

## Form 5

### Building consent - BC250144

Section 51, Building Act 2004

## The building

|                                                      |                               |
|------------------------------------------------------|-------------------------------|
| Street address of building:                          | 7 Eagle Ray Road<br>Mangawhai |
| Legal description of land where building is located: | LOT 12 DP 579625              |
| Building name:                                       | Main building                 |
| Location of building within site/block number:       | 7 Eagle Ray Road<br>Mangawhai |
| Level/unit number:                                   | 0                             |

## The owner

|                                                                                |                                                                                                                 |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Name of owner:                                                                 | St Lambert Limited                                                                                              |
| Contact person:                                                                | Chris Warren                                                                                                    |
| Mailing address:                                                               | 478 Karangahape Road<br>Auckland Central<br>Auckland 1010                                                       |
| Street address/registered office:                                              |                                                                                                                 |
| Phone number:                                                                  | Landline: Mobile: 0210402316                                                                                    |
| Daytime:                                                                       | No information provided                                                                                         |
| After hours:                                                                   | No information provided                                                                                         |
| Facsimile number:                                                              | No information provided                                                                                         |
| Email address:                                                                 | josh@strata-architects.nz                                                                                       |
| Website:                                                                       | No information provided                                                                                         |
| First point of contact for communications with the building consent authority: |                                                                                                                 |
| Jack O'Neill (Strata Studio); Mailing Address:                                 | 478 Karangahape Road<br>Auckland Central<br>Auckland 1010; Mobile: 0212632282; Email: jack@strata-architects.nz |

## Building work

The following building work is authorised by this building consent:

New commercial gym

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the

construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

## Conditions

This building consent is subject to the following conditions:

**Section 90 - Inspections by Building Consent Authorities:** (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

## Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- Chartered Geotechnical Engineer from Wiley Geotechnical:  
Construction monitoring and provision of PS4, Producer Statement Construction Review for building platform and foundation excavations.  
  
Certification of engineered compacted fill greater than 600mm depth.
- Chartered Structural Engineer from Richards Consulting Engineers Ltd:  
Construction monitoring and provision of PS4, Producer Statement Construction Review for : RC piles and foundations, steel portal frames, SED beams, posts and connections.
- KDC Building Inspector:  
Check for the approved civil drawings (Infrastructure team - Prasad/Steffen) under RM240229 (A3 TITLE) for disposal of WW and SW should be in accordance with those [files supplied to us for reference are in working folder (reference)].

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records, please forward these to [buildingsupport@kaipara.govt.nz](mailto:buildingsupport@kaipara.govt.nz) referencing the building consent number.

## **Inspections**

The following Kaipara Building Consent Authority inspections are required:

- Siting and Site Scrape Inspection
- Wastepipes
- Sub-floor Framing
- Concrete / Tilt panel / Steel frame
- Pre-plaster
- Solid Plaster - Render / Flank Coat Inspection
- Post Line
- Drainage
- Prepour
- Floor Slab
- Framing / Pre-wrap
- Post Wrap / Cavity
- Solid Plaster - Bond / Scratch Coat Inspection
- Preline
- Internal Membrane
- Final

## **Documents required**

Prepour

- B1: Piles - Construction monitoring records
- B1: Foundations - Construction monitoring records

Wastepipes

- G12: Pipework pressure test documentation
- G13: Underslab plumbing as-built & plumbers details

Floor Slab

- B1: Slab - Construction monitoring records

Framing / Pre-wrap

- B1: Truss certification

Concrete / Tilt panel / Steel frame

- B1: Mid-floor slab - Construction monitoring records
- B1: Portal frame - Construction monitoring records

Drainage

- E1: Stormwater drain leakage test and as-built plans
- G13: As-builts, drainlayer details, pipework test

Final

- PS3 For Internal Waterproofing Membrane

- F7: Fire Safety Systems - Fire Alarm Certificate Of Completion
- F7: Fire Safety Systems - Commissioning And Construction Monitoring
- F6: Emergency lighting - Commissioning & construction monitoring
- G4: Mechanical vent - Commissioning & construction monitoring
- G9: Energy works certificate

## Compliance schedule

A compliance schedule is required for the building.

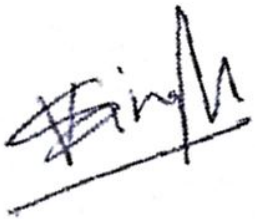
*Please refer to the attached Compliance Schedule for details*

The Compliance Schedule must contain the following specified systems and comply with the performance standards for those systems required by the building code

## Attachments

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

- Advice notes
- Project Information Memorandum (PIM): BC250144
- Form 3: Development Contribution Notice
- Draft Compliance Schedule

A handwritten signature in blue ink, appearing to read 'Vikrant Singh', with a horizontal line drawn underneath it.

Signature: Vikrant Singh

Position: Building Services Officer

On behalf of: Kaipara District Council

Issue Date: 11 July 2025

## Advice notes

**Site Safety:** Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

**Section 36 - Development Contribution Notice:** Attached to this consent is a development contribution notice issued by the Territorial Authority, in accordance with section 36 of the Building Act 2004. Please note that the code compliance certificate will not be issued unless the development contributions have been paid in full.

**Escape Routes:** Doors on escape routes may not be blocked or barred when the building is occupied. Any locking devices are to be easily operated. The use of a key for unlocking is not allowed on doors on escape routes.

**ADDENDA TO THIS BUILDING CONSENT:**

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of the survey pegs before work commences.
5. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 90 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give at least 2 working days notice of the covering up of any
  - i) drainage or plumbing
  - ii) excavation for a foundation
  - iii) reinforcing steel for a foundation
  - iv) timber required to have a specific moisture content
  - v) other work required to give notice as a condition
6. Council MUST be notified at the completion of building work on the attached form.

**BUILDING CONSENT FEES:**

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

## Project information memorandum

Section 34, Building Act 2004

### Application

Owner: St Lambert Limited  
C/- Strata Studio  
478 Karangahape Road  
Auckland Central  
Auckland 1010

Issue Date: 16 May 2025

### Project

Description: New commercial gym  
Intended use: 5.0.1 Commercial  
Location: 7 Eagle Ray Road  
Mangawhai

Legal description: LOT 12 DP 579625  
Valuation number: 0122013041

**Please Note:** This is not an approval to start building work. Please ensure your Building Consent is issued prior to commencing any work. Upon receiving your building consent please check carefully and ensure that compliance with any Conditions, District Planning restrictions or Resource Consent conditions are satisfied. The information below should be read with the understanding that should changes be made at building consent stage then this may alter the requirements listed below.

**This project information memorandum does NOT constitute a building consent.**

### Heritage status of the building

Building work associated with this project will not be affecting land or structures that have heritage status. This project is exempt from the rules of the district plan that relate to heritage buildings.

### Notable trees

Council is not aware of there being any notable trees associated with this site. Therefore the project is exempt from the rules of the District Plan that relate to Notable Trees.

### Special features of the land concerned

There are no known special features of the land concerned - this includes potential natural hazards, or the likely presence of hazardous contaminants that is likely to be relevant to the design and construction or alteration of the building or proposed buildings; and that is known to the Territorial Authority; and that is not apparent from the district plan under the Resource Management Act 1991.

*"Land concerned" means the land on which the proposed building work is to be carried out; and includes any*

*other land likely to affect or be affected by the building work.*

*"Special feature of the land concerned" includes, without limitation, potential natural hazards, or the likely presence of hazardous contaminants, that -*

*a) are likely to be relevant to the design and construction or alteration of the building or proposed building; and*

*b) is known to the Territorial Authority; and*

*c) is not apparent from the District Plan under the Resource Management Act 1991.*

### **Details of existing stormwater or wastewater systems relating to proposed building work**

There are existing storm water services available on, or adjacent to, the site of the proposed building work.

There are existing wastewater utility services available on, or adjacent to, the site of the proposed building work.

### **Other information**

Once a Building Consent is issued, the Council will follow up on building work not completed within two years of building consent issue.

A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.

If the building is public premises it may not be occupied until either a Code Compliance Certificate or Certificate for Public Use has been issued.

If the building is wholly or partly a dam, a Project Information Memorandum and Building Consent must be obtained from the regional authority.

The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites.

Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice) before you make an application for a Building Consent.

All archaeological sites are protected under the provisions of the Historic Places Act 1993. If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.

The proposed project complies with the District Plan zoning as it does meet the Estuary Estate Zone Rules as per RM240229

Consent Notice: 5752463.2 12539177.5

Please be advised there are consent notices registered against this property. A breach of these conditions may result in legal action.

(As per the BRANZ Maps) - Council's desktop assessment has found that the site wind zone rating is high

(As per the BRANZ Maps) - The Council's desktop assessment has found that the site exposure zone is zone D - Sea Spray

Development Contributions do not apply to this project.

The proposed vehicle access (gradient / width / length) needs to comply with the requirements of the District Plan / Council's Engineering Standards. Attached if required, for your use, is a copy of the crossing application form.

**ATTACHMENTS:**

- Form 3
- Consent Notices 12539177.5 5752463.2
- Planning Map
- Vehicle Crossing application form
- GIS map of property and utilities

**Notes:**

1. The information supplied in the sections of this project information memorandum is specific to the building project to which the application relates by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council (09) 439 3123.
2. The Council has used its best endeavors to ensure that all information provided in this project information memorandum is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
3. This information reflects the Kaipara District Council's current understanding of information which is relevant to the project. This is based only on the information thus far provided to it and held on record. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
4. The information contained in this project information memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of

issue.

## Form 3

### Development contribution notice

*Section 36, Building Act 2004*

To: St Lambert Limited, 478 Karangahape Road, Auckland Central, Auckland, 1010

A code compliance certificate for the building work referred to in the attached project information memorandum or building consent number BC250144 will not be issued until a development contribution of \$117.48 is paid. The development contribution must be paid to the Kaipara District Council.

If the development contribution is not paid,-

(a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004:

(b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received-

(i) evidence that the development contribution has been paid or made by the owner to the Council; or

(ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:

(c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land in respect of which the development contribution was required.

Please note this will be invoiced at the time the first building inspection is carried out with payment required no later than 60 days of the issue of the invoice.



Sharon Martin

On behalf of: Kaipara District Council

Issue Date: 15 May 2025

NOTE: All queries relating to Utilities should be directed to the asset department phone 0800 727 059 (Free Phone) / +64 9 431 3161.

## Kaipara District Council Development Contributions Policy

### Development Contributions Assessment Notice

Date assessment issued: 15-May-2025

Consent number: 250144

Description: New commercial gym

Owner's Name: St Lambert Limited c/-Chris Warren

Address: 7 Eagle Ray Road Mangawhai Lot 12 DP 579625 only

Valuation Number: 0122013041

Application date: 11-Apr-2025

Date application accepted: 14-Apr-2025

Applicable DC Policy: DCP 2024-2037

|                          | Existing Units<br>of Demand<br>(UoD) | Total UoD<br>after<br>development | Additional<br>UoD after<br>development | Contribution per<br>UoD | Development<br>contribution<br>(Excl GST) |
|--------------------------|--------------------------------------|-----------------------------------|----------------------------------------|-------------------------|-------------------------------------------|
| Roading                  | 1.00                                 | 1.05                              | 0.05                                   | \$ 12,600.00            | \$ 586.91                                 |
| Water supply             | 0.00                                 | 0.00                              | 0.00                                   | \$ -                    | \$ -                                      |
| Wastewater treatment     | 0.00                                 | 2.33                              | 2.33                                   | \$ 41,897.00            | \$ 97,782.29                              |
| Stormwater               | 1.00                                 | 3.07                              | 2.07                                   | \$ 1,827.00             | \$ 3,790.29                               |
| Community infrastructure | 1.00                                 | 1.00                              | 0.00                                   | \$ 1,239.00             | \$ -                                      |

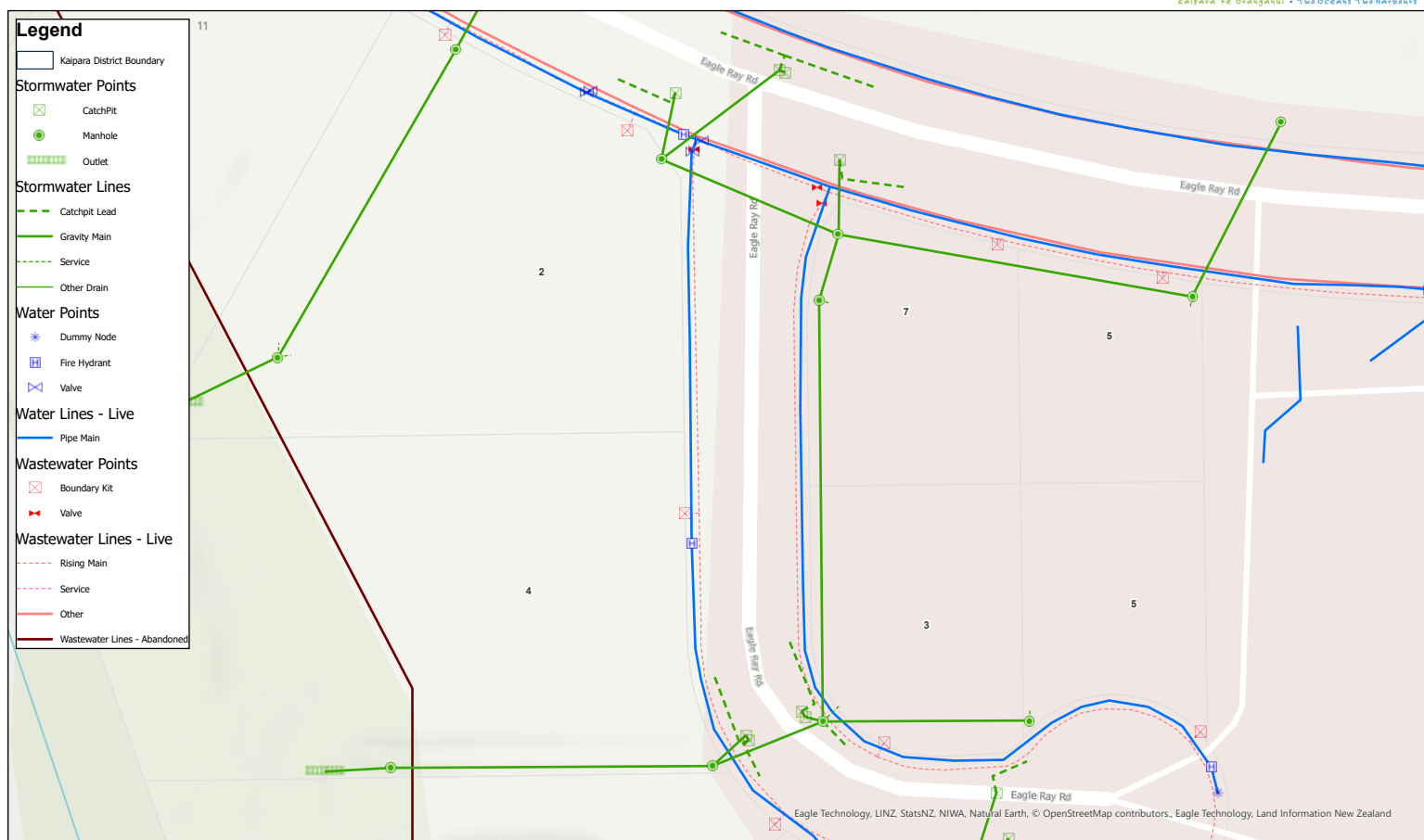
**Total assessed development contribution (Excluding GST) \$ 102,159.49**

**GST \$ 15,323.92**

**Total assessed development contribution (Including GST) \$ 117,483.41**

#### Notes:

- The assessed development contribution amounts exclude GST
- This is an assessment only and may be and may be altered if the application for consent or authorisation is varied in any way
- This assessment may be varied if another consent or authorisation for the same development is invoiced before this assessment can be invoiced
- An applicant can ask the Council to formally review this assessment on grounds set out in the Policy and Council may remit, reduce or postpone the payment of the development contribution. A request for review must be received by Council in writing, no later than 14 working days after the date on which Council issues this assessment. A fee may be charged by the Council to carry out the review
- The Council will invoice the assessed development contributions, in the case of:
  - a resource consent for land use, an authorisation for service connection or a certificate of acceptance, 14 working days after granting the consent, authorisation or certificate
  - a subdivision consent, at the time of receiving an application for a certificate under section 224(c) of the Resource Management Act 1991
  - a building consent under the Building Act 2004, at the time the first building inspection is carried out.
- This assessment has attracted a "Temporary Activity Factor Discount" which has taken into account the limited use of the premises



Scale: 1:564

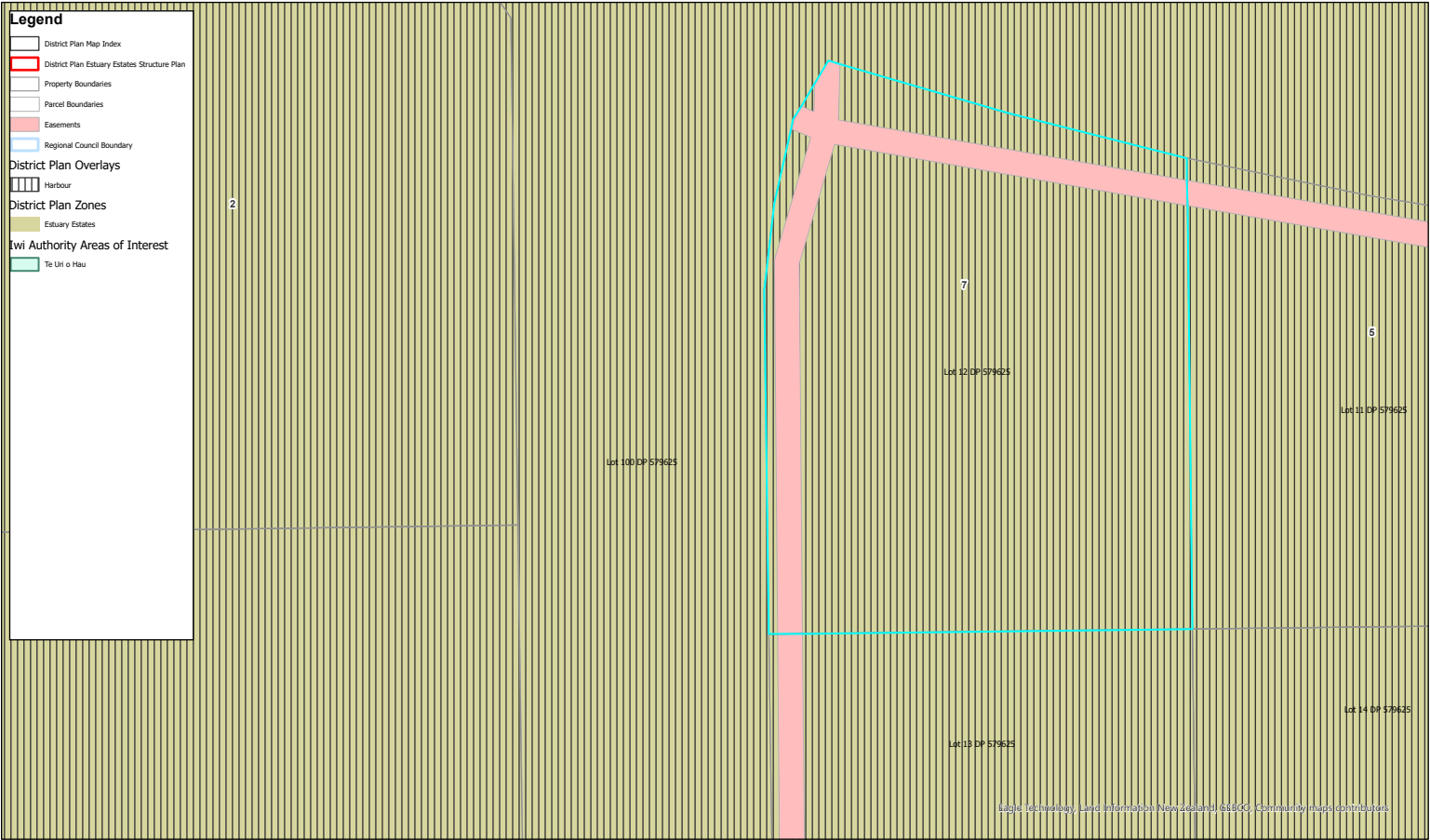
**Original Sheet Size: A3**

Projection: NZGD 2000 New Zealand Transverse Mercator

Bounds: 1741302.820945E 6002385.957329N  
1741531.679608E 6002251.712433N

The information provided is an indication only and needs to be validated in the field.  
Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting from the reliance or use of this information. Cadastral information is derived from LINZ's Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.

# 250144-Planning Maps



# View Instrument Details



|                               |                                                              |
|-------------------------------|--------------------------------------------------------------|
| <b>Instrument No</b>          | 12539177.5                                                   |
| <b>Status</b>                 | Registered                                                   |
| <b>Date &amp; Time Lodged</b> | 18 July 2023 17:32                                           |
| <b>Lodged By</b>              | Waterhouse, Tracie Jane                                      |
| <b>Instrument Type</b>        | Consent Notice under s221(4)(a) Resource Management Act 1991 |



| Affected Records of Title | Land District  |
|---------------------------|----------------|
| 1076567                   | North Auckland |
| 1119995                   | North Auckland |
| 1119996                   | North Auckland |
| 1119997                   | North Auckland |
| 1119998                   | North Auckland |
| 1119999                   | North Auckland |
| 1120000                   | North Auckland |
| 1120002                   | North Auckland |
| 1120003                   | North Auckland |
| 1120004                   | North Auckland |
| 1120005                   | North Auckland |
| 1120006                   | North Auckland |
| 1120014                   | North Auckland |
| 1120001                   | North Auckland |

**Annexure Schedule** Contains 3 Pages.

## Signature

Signed by Nadine Alice Hopkins as Territorial Authority Representative on 17/07/2023 07:20 AM

**\*\*\* End of Report \*\*\***

**IN THE MATTER** of the Resource Management  
Act 1991 ("**Act**")

**A N D**

**IN THE MATTER** of the subdivision of land  
shown in Deposited Plan  
579625 (North Auckland  
Registry) ("**Plan**")

**CONSENT NOTICE**  
**(Section 221 of the Act)**

**KAIPARA DISTRICT COUNCIL** ("**Council**") being the territorial authority of the district within which the land described in the First Schedule below ("**Land**") is located has consented to the subdivision of the Land as shown in the Plan subject to the conditions of the Second Schedule below to be complied with on a continuing basis by the Owner (as defined in the Act).

**FIRST SCHEDULE**  
**(Land)**

**ALL** of that land being Lot 301 Deposited Plan 560726 and Lot 4 Deposited Plan 154785 described in Computer Freehold Register as Record of Title 990199 and Record of Title NA92C/38 respectively.

**SECOND SCHEDULE**  
**(Conditions)**

The Owner (as defined in the Act) must, on a continuing basis, to the satisfaction of the Council, comply with the following conditions of the Council's Subdivision Consent RM190283C ("**Resource Consent**"), namely:

1. In respect of Lots 1-8, and 10-15 on the Plan (each a "Lot" and together the "Lots"):

1.1. Any development shall comply with the restrictions and recommendations identified in the McKenzie&Co Engineering Report dated September 2019, Wiley Geotechnical Ltd

(Reference No:18108\_RV dated July 2019, and 18108\_SZ dated July 2019) and Geotechnical Completion Report for Service and Retail Zones, Mangawhai Central, 83 Molesworth Dr. submitted to MCL on the 18/07/2022 (reference number 18108\_GCR\_Service&Retail), unless an alternative engineering report prepared by a suitably qualified and experienced Chartered Professional Engineer is approved in writing by Council.

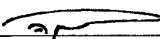
- 1.2. At the time of building consent, the owner of any Lot shall connect to stormwater and wastewater reticulation available on the Lot, and submit a Stormwater assessment report which details proposed stormwater devices to Council for approval.
- 1.3. The private stormwater management system (re-use tanks and any other onsite devices situated on each Lot for treatment of contaminants) outlined in the McKenzie & Co Limited Engineering Report dated September 2019 ("**System**") shall be installed at the time of building consent. The installation, replacement and ongoing maintenance of the System are the responsibility of the owner of each Lot. A copy of the operation and maintenance procedures for onsite stormwater management measures shall be submitted to Council at building consent stage.
- 1.4. At the time of building consent, the owner of any Lot obtaining access directly from a vested road, shall construct the vehicle entrance crossing (including those over swales), and the associated stormwater infrastructure in accordance with Council's Engineering Standards 2011 and the McKenzie & Co Engineering Report dated September 2019 (with the exception of the location of crossings for Lots 4, 5, 6, 7, 8, and 11 of which shall be constructed in accordance with the engineering design plans certified by condition 1, 7, 8 and 9 of resource consent RM190283 and approved Engineering Design Plans of RM 190283 certified by KDC on 14 May 2020. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.
- 1.5. The owner of each Lot is responsible for ensuring the Lot complies with the NZ Fire Safety (NZFS) check list for the water supply requirement in accordance with NZFS water supply requirements at the time of Building consent.

- 1.6. Development on the Lots shall be implemented in accordance with the Urban Design Guidelines, referenced 'Local Service Activity Design Guidelines – Version 1' prepared by Ian Munro dated June 2019, as amended by condition 130 of the Resource Consent.
2. In respect of Lots 3-8, 10 and 15 on the Plan:
- 2.1. The landscape planting within the 2.5m front yard setback as per the approved planting plan ('RM190283C Mangawhai Central Local Service Activity Subdivision Landscape Development Plan Package prepared by LA4 dated 25<sup>th</sup> May 2023 plan reference PP03') shall be implemented prior to the issue of a Code of Compliance Certificate associated with any building consent for each Lot.
- 2.2. The landscape planting within covenant areas V, "R", "O", "K", "W", "EE", "E", "F", "G", "H", and "J" on the Plan shall be protected in perpetuity as per the approved planting plan 'RM190283C Mangawhai Central Local Service Activity Subdivision Landscape Development Plan Package prepared by LA4 dated 25<sup>th</sup> May 2023 plan reference PP04-PP06, CS01-CS04'.
- 2.3. Earthworks, new buildings or storage of goods or materials shall not be undertaken or permitted, or be built, placed, erected or established within covenant areas V, "R", "O", "K", "W", "EE", "E", "F", "G", "H", and "J" on the Plan.
- 2.4. The façade of any building adjacent to and facing the planted bund shall be finished in a dark recessive colour.

DATED the 6<sup>th</sup> day of June 2023

SIGNED by the Council  
by its authorised signatory

)  
)

  
Dina Tetzner

CONO 5752463.2 Cor

Cpy - 01/01, Pgs - 001, 03/10/03, 10



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IN THE MATTER of the Resource Management Act 1991 ("the Act")

AND

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 314200

AND

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by THE KAIPARA DISTRICT COUNCIL ("the Council")

I, ALAN JOHN McKERCHAR Chief Executive Officer for the Council HEREBY CERTIFY that the following condition to be complied with on a continuing basis was imposed by the Council as a condition of approval for the subdivision as effected by Land Transfer Plan No. 314200 ("the plan").

*The registered proprietor for the time being of Lot 6 on the plan will notify any prospective purchaser of such allotment that the area of Manuka bush must remain fenced off and protected in perpetuity.*

DATED at Dargaville this 8th day of October 2002.

SIGNED by the said ALAN JOHN McKERCHAR, Chief Executive Officer for THE KAIPARA DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to Sections 252(1)(a) and 715 of the Local Government Act 1974

A.J. McKerchar



## Vehicle Crossing Permit Application

Application No: .....  
(Office use only)

Resource Consent No: .....  
(only required if current RC exists subject to a VC permit)

### Applicant/Owner Details

Name .....

Postal address .....

Contact telephone ..... Email .....

### Agent

Name .....

Postal address .....

Contact telephone ..... Email .....

Send permit to: ☐ Owner ☐ Agent as noted above

**Note:** If agent is noted, then it is the agent's responsibility to pass all Council's correspondence, notices, certificate, etc. to the applicant as appropriate.

### Site Location

Street/RAPID No ..... Road name .....

Town or locality ..... Valuation No .....

Legal description .....

### Contractor Details

Name of person/firm constructing the crossing .....

Postal address .....

Contact telephone ..... Email .....

A Corridor Access Request (CAR) with a Traffic Management Plan (TMP, prepared by a warranted Temporary Traffic Management (TTM) Planner, is required to be submitted through [www.submitica.com](http://www.submitica.com) for all work on the road corridor including vehicle crossings. Once the CAR is approved a Work Access Permit (WAP) will be issued.

### Crossing Information Required

Location: Adjacent road is: .....

☐ Urban (S05) ☐ Rural (S06) ☐ Sealed with kerb & channel ☐ Sealed with no kerb & channel

☐ Metalled (*only applicable to unsealed roads*)

### Intended Use

☐ Residential ☐ Commercial ☐ Other (*please specify*) .....

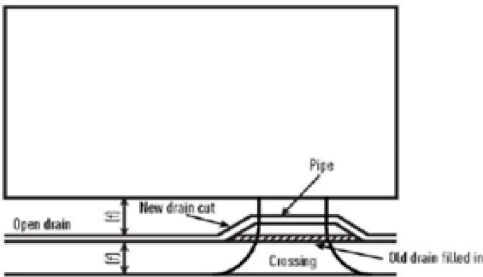
**Note:** Application **will not** be accepted by Council if a plan is not attached for the **location** of your vehicle access.

Site Locality Plan (please refer to example below for required dimensions)

Road name:

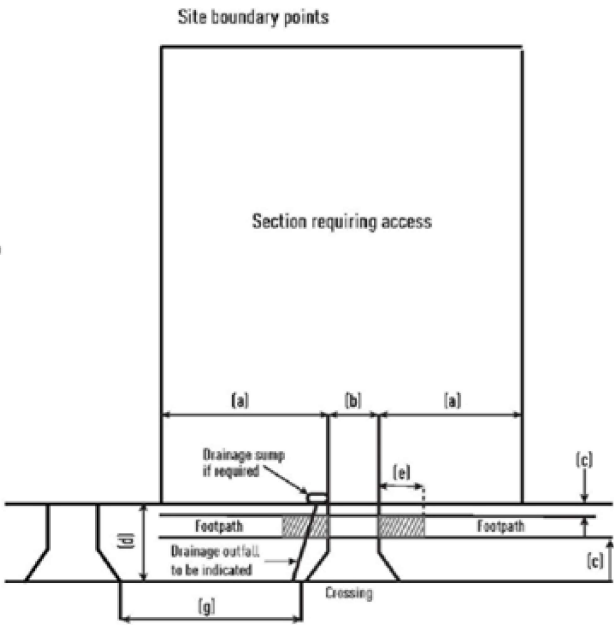
Property Description:

EXAMPLES



- (a) Access location on boundaries
- (b) Access width and method of stormwater control
- (c) Footpath location to boundaries
- (d) Boundary to road edge dimension
- (e) Tie in footpath (1:12 maximum slope)
- (f) Drain/watertable location
- (g) Distance to neighbouring/abutting driveway

NOTE: Adjacent driveways cannot exceed 6m maximum combined width



Road Name:

Not To Scale

**The application fee must be paid before the permit can be processed.**

If the property has a current resource consent of which the vehicle crossing is a part, the fee to be charged is \$190.00 (inc GST), the inspections will be billed separately. For all other applications, the fee is \$512.00 (inc GST) which includes the pre- and post-approval inspections.

For internet banking Council account number is:

- BNZ Dargaville: 02 0308 0090743 07

Alternatively, you can follow the link on Council's website:

<https://www.kaipara.govt.nz/pay-it-online?token=MTYzNjY2NjYxOA>

Please use "VCA" and your name in the reference fields.

Signed by Owner/Agent: ..... Date: .....

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**Office Use Only**

|                |       |
|----------------|-------|
| Receipt number | Date: |
|----------------|-------|

## Compliance schedule

Compliance schedule number:

Date of issue:

11 July 2025

Last amended:

11 July 2025, 8:25 am

### The building

Street address of building:

7 Eagle Ray Road  
Mangawhai

Legal description of land where building is located:

LOT 12 DP 579625

Building name:

Main building

Location of building within site/block number:

7 Eagle Ray Road  
Mangawhai

Current, lawfully established use:

5.0.1 Commercial

BC Number:

BC250144

Highest fire hazard category for building use:

N/A

### The owner

Name of owner:

St Lambert Limited

Contact Person:

Chris Warren

Mailing address:

478 Karangahape Road  
Auckland Central  
Auckland

Street address:

Phone number:

Mobile number:

0210402316

Fax number:

Email address:

josh@strata-architects.nz

Website:

First point of contact for communications with the territorial authority:

Jack O'Neill (Strata Studio); Mailing Address: 478 Karangahape Road  
Auckland Central

Auckland 1010; Mobile: 0212632282; Email: jack@strata-architects.nz

### Specified system/s

|      |                                                                                                                               |
|------|-------------------------------------------------------------------------------------------------------------------------------|
| SS 2 | SS 2/2 Automatic or manual emergency warning systems for fire or other dangers -<br>Type 2<br><i>Manual fire alarm system</i> |
|------|-------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Type</b><br>Type 2 Manual Fire Alarm System.                                                                                                                                                |
|  | <b>Location</b><br>Throughout the building as shown on the fire safety plans (Fire report - Date:10.07.25, Rev: 4) provided with building consent BC250144.                                    |
|  | <b>Performance Standard</b><br>NZS 4512:2021 Fire detection and alarm systems in buildings                                                                                                     |
|  | <b>Inspections</b><br>Part 6 of NZS 4512:2021 Fire detection and alarm systems in buildings.                                                                                                   |
|  | <b>Frequency of Inspections</b><br>Monthly and annually by IQP.                                                                                                                                |
|  | <b>Person Responsible</b><br>Testing, maintenance and reporting to be undertaken by competent and qualified personnel accepted by the Territorial Authority to undertake the procedures (IQP). |

|      |                                                                                                                                                                                                                                                              |
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| SS 3 | <b>SS 3/2 Electromagnetic or automatic doors or windows</b><br><i>Access controlled doors</i>                                                                                                                                                                |
|      | <b>Type</b><br>Access Controlled Doors                                                                                                                                                                                                                       |
|      | <b>Location</b><br>At the front entry of the proposed building. Also, refer fire safety plans (Fire report - Date:10.07.25, Rev: 4) provided with building consent BC250144.                                                                                 |
|      | <b>Performance Standard</b><br>C/AS2 - Acceptable Solution for Buildings other than Risk Group SH, Amendment 3 dated 2nd November 2023 (Paragraphs 3.15.2 & 3.15.7)                                                                                          |
|      | <b>Inspections</b><br>Full inspections and maintenance procedures in accordance with the details on page 23 in the Ministry of Business, Innovation and Employment Compliance Schedule Handbook, Amendment 3.                                                |
|      | <b>Frequency of Inspections</b><br>Daily inspections by Owner/Tenant occupier of the building.<br>Monthly inspection Owner/Tenant occupier of the building.<br>Annual inspection by an independent qualified person.                                         |
|      | <b>Person Responsible</b><br>Daily and Monthly inspection by Occupant / Tenant / Owner.<br>Testing, maintenance and reporting to be undertaken by competent and qualified personnel accepted by the Territorial Authority to undertake the procedures (IQP). |

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| SS 4 | <b>SS 4/2 Emergency lighting system</b> |
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|  | <i>Emergency Lighting with self contained back-up power</i>                                                                                                                                                                              |
|  | <b>Type</b><br>Signs relating to the fire alarm system (operation of manual call points)                                                                                                                                                 |
|  | <b>Location</b><br>Throughout the building as per emergency lighting plan on sheets no. 7951-01 Rev: 0 - 7951-04 Rev: 0 and also on the fire safety plans (Fire report - Date:10.07.25, Rev: 4) provided with building consent BC250144. |
|  | <b>Performance Standard</b><br>F6/AS1 (Amendment 4: 1 January 2017) (Paragraphs 1.3.1, 1.5.1 & 1.6.1)<br><br>AS 2293 - 2005: Part 1 & 3 for System Design and Installation.                                                              |
|  | <b>Inspections</b><br>Inspection, Maintenance and reporting procedures shall be performed with AS/NZS 2293.2:1995 Emergency evacuation lighting for buildings - Part 2: Inspection and maintenance.                                      |
|  | <b>Frequency of Inspections</b><br>Six Monthly and annually by IQP                                                                                                                                                                       |
|  | <b>Person Responsible</b><br>Testing, maintenance and reporting to be undertaken by competent and qualified personnel accepted by the Territorial Authority to undertake the procedures (IQP).                                           |

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| SS 7 | <b>SS 7 Automatic backflow preventers connected to a potable water supply</b><br><i>Automatic backflow preventers</i>                                                                                                              |
|      | <b>Type</b><br>Automatic backflow preventers<br><br>Medium Cross Connection Hazard<br>Backflow Preventer Type: Double check valve (Watts: Series 007)                                                                              |
|      | <b>Location</b><br>Potable water supply entry to the building as shown on sheet A7.101 (S4).                                                                                                                                       |
|      | <b>Performance Standard</b><br>AS/NZS 2845.1: 2022 - Water supply Backflow prevention devices Part 1 Materials, design and performance requirements                                                                                |
|      | <b>Inspections</b><br>Inspected by an independent person qualified to:<br>AS 2845.3: 2020 Water supply backflow prevention devices Part 3 Field testing and maintenance of testable devices and NZ backflow testing standard 2019. |
|      | <b>Frequency of Inspections</b><br>Annually by IQP                                                                                                                                                                                 |
|      | <b>Person Responsible</b><br>Testing, maintenance and reporting to be undertaken by competent and qualified                                                                                                                        |

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|       | personnel accepted by the Territorial Authority to undertake the procedures (IQP).                                                                                                               |
| SS 9  | <b>SS 9 Mechanical ventilation or air conditioning systems</b><br><i>Mechanical ventilation or air conditioning systems</i>                                                                      |
|       | <b>Type</b><br>Mechanical supply and extract ventilation                                                                                                                                         |
|       | <b>Location</b><br>Throughout the building as shown on the mechanical services plans (Drawing 105) provided with building consent BC250144.                                                      |
|       | <b>Performance Standard</b><br>AS 1668.2: 2012 The use of ventilation and air conditioning in buildings<br>NZS 4303: 1990 Ventilation for acceptable indoor air quality                          |
|       | <b>Inspections</b><br>Inspected by an independent person qualified to:<br>AS/NZS 3666.2: 2011 - Air-handling and water systems of buildings Microbial Control Part 2: Operation and maintenance. |
|       | <b>Frequency of Inspections</b><br>Quarterly and annually by IQP.                                                                                                                                |
|       | <b>Person Responsible</b><br>Testing, maintenance and reporting to be undertaken by competent and qualified personnel accepted by the Territorial Authority to undertake the procedures (IQP).   |
| SS 14 | <b>SS 14/2 Emergency power systems for, or signs relating to, a specified system in any of specified systems 1-13</b><br><i>Signs</i>                                                            |
|       | <b>Type</b><br>Signs<br><br>Signs relating to the fire alarm system (operation of manual call points, sign showing location of door release on access control door)                              |
|       | <b>Location</b><br>Throughout the building as shown on the fire safety plans (Fire report - Date:10.07.25, Rev: 4) provided with building consent BC250144.                                      |
|       | <b>Performance Standard</b><br>F8/AS1 (Amendment 4, effective 1 January 2017) Paragraph 5.1                                                                                                      |
|       | <b>Inspections</b><br>Inspected by an independent person qualified to:<br>Compliance Schedule Handbook (Amendment 3, February 2014) pages 53 - 54                                                |
|       | <b>Frequency of Inspections</b><br>Monthly and Annually by IQP                                                                                                                                   |
|       |                                                                                                                                                                                                  |



