

Lodgement checklist: commercial

Please attach this checklist with your application

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11 MAR 2013

AUCKLAND COUNCIL
WARKWORTH

Auckland
Council

Te Kaurihera o Tāmaki Makaurau



GUIDANCE INFORMATION

Documentation must cover all aspects identified in this lodgement checklist. The checklist is designed to ensure applicants know up front what information is required, please ensure you read it and answer all questions with the applicable answer. This will ensure your application is processed in a timely manner. For guidance refer to the building consent practice notes on the Auckland Council website.

All applications must be accompanied by 2 x comprehensive sets of documentation (except in Manukau where 3 x sets are required).

Standard of documentation

Section 7 of the Building Act defines 'plans and specifications' as the drawings, specifications and other documents according to which a building is to be constructed, altered, demolished or removed.

Documentation is required to be of a high, professional standard. Refer to the Department of Building and Housing publication "Guide to applying for a building consent" for a copy visit www.dbh.govt.nz

Drawings must be:-

- Produced to scale on A3, A2 or A1 white paper. Minimum font size 10 and for CAD 2.5
- Produced in black ink only (no coloured or freehand drawings)
- each drawing must contain:-
 - a drawing number and title
 - designer's name
 - address of property
 - be dated for version control
- specifications must be project specific and include relevant supporting documentation (installation details)

Restricted building work (RBW): From March 1st 2012, the introduction of 'RBW' takes affect for residential dwellings and apartment buildings. RBW is defined as design or building work that is critical to the integrity of the building.

A small to medium sized apartment building is defined as:

- containing 2 or more residential units (apartments) or residential facilities (foyer, laundry, garage, etc)
- does not contain commercial units or facilities
- has a maximum height of less than 10m (the vertical distances between the highest point of its roof excluding aerials, chimneys, flagpoles and vents and the lowest point of the ground)

Licensed building practitioners (LBPs): are the only people allowed to supervise or carry out RBW. The classes of RBW are design, carpentry, site supervision, roofing, bricklaying, blocklaying, external plastering, foundations and emergency warning systems. Applies to apartment building only

For further information about licensing or restricted building work refer to the Department of Building and Housing website www.dbh.govt.nz

Applications supported by a producer statement (PS): If a producer statement is supplied in support of an application for building consent, the architectural plans must be counter-signed by the design specialist (i.e. engineer) confirming design details.

Note: producer statements must be dated no older than 90 days and the author must be listed on Councils Approved Author Register. For a list of approved authors please visit www.aucklandcouncil.govt.nz

Specified systems: if this application involves specified systems, the application form must list all systems and identify inspection, maintenance and reporting procedures for these systems (this can be attached as separate schedule).

Deposit: all applications must be supported by a deposit payable at the time of lodgement. A final invoice will be sent when your building consent has been approved; the final invoice will include the full cost of processing the application as well as fees for inspections and the code compliance certificate less the deposit already paid.

Water meter applications: for new water meter connections download an application form and apply direct to WaterCare (note independent charges will occur) please refer to www.watercare.co.nz

Vehicle crossing applications: all building consent applicants should advise whether the property has an existing vehicle crossing that will be used to serve the new house or development. If the answer is No, then a new vehicle crossing application must be submitted to Auckland Council, who act as the receiving agent for Auckland Transport. An "Application Form" and description of the approval process, can be viewed and downloaded from the website www.aucklandtransport.govt.nz and type in the key word search "Vehicle Crossing" and select the "Vehicle Crossing link". The completed application form together with fee must be submitted in person to your nearest Auckland Council Office.

Network utility operator: prior approval is required if building under or near high voltage transmission lines or over or near public drains.

Financial assistance package (FAP): if this application is subject to a claim under the Financial Assistance Package (FAP) scheme; you must lodge this application in person at 35 Graham Street, Auckland City.

SITE ADDRESS

Property address

1332 SANDSPIT ROAD SANDSPIT.

DECLARATION

I/We confirm that all the information/documentation as indicated on this checklist is provided. If this commercial building consent application includes a solid fuel heater, solar water heater/heat pump water heater or pool / spa pool or compliance schedule **all relevant sections of this checklist must be completed** (please tick ✓ as applicable):

☐

Solid fuel heater

☐

Solar water heater / heat pump water heater

☐

Pool / spa pool

This application addresses the following sections of the New Zealand Building Act 2004, please tick ✓ as applicable.

☐

Section 71

☐

Section 75

☐

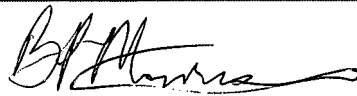
Section 112

☐

Section 115

Applicant/Agent/

Owner signature:



Date:

9 / 3 / 2013

Name:

BRIAN MORRISON

GENERAL REQUIREMENTS

Entire section N/A

☐

Customer use (Circle as appropriate)			Description	Council use only		
Yes	No	N/A		Yes	No	N/A
☒	☐	☐	Application form completed in full and signed?	☒	☐	☐
☒	☐	☐	Application fee as per Auckland Council fee schedule	☒	☐	☐
☒	☐	☐	Project description is accurate and describes all work involved in the project	☒	☐	☐
☐	☒	☐	Is signage included as part of this application?	☐	☐	☒
☒	☐	☐	Certificate of title (no older than 90 days) including all consent notices and encumbrances; sale and purchase agreement or lease agreement	☒	☐	☐
☐	☒	☒	Letter of authorisation from owner if application is submitted by an agent, company or trust	☐	☐	☒

MEMORANDUM / CERTIFICATE OF DESIGN WORK (CoW)

Entire section N/A

☐

Yes	No	N/A	Description	Yes	No	N/A
☒	☐	☐		☒	☐	☐
☒	☐	☐	The designer has provided a memorandum of design for restricted building work?	☒	☐	☐
☒	☐	☐	The engineer has provided a memorandum for design for restricted building work?	☒	☐	☐
☒	☐	☐	The memorandum of design is completed in full and personally signed by licensed building practitioner?	☒	☐	☐
☒	☐	☐	Have all fields on the memorandum of design been fully completed? Contact details; type of design; description of work; reference to plans; etc	☒	☐	☐
☐	☒	☐	Is there a waiver or modification?	☐	☐	☒
☒	☐	☐	Has the declaration been completed (no change to wording) and signed personally by the licensed building practitioner?	☒	☐	☐

SPECIFIED SYSTEMS

Entire section N/A

☐

Yes	No	N/A	Description	Yes	No	N/A
☐	☒	☐		☐	☐	☒
☐	☒	☐	Are there any specified systems in this building?	☐	☐	☒
☐	☐	☒	If existing building, has a copy of the existing compliance schedule been supplied?	☐	☐	☒
☐	☐	☒	Has the applicant provided a list of the inspection, maintenance and reporting procedures for each of the specified systems	☐	☐	☒
☐	☐	☒	Have plans been provided showing the location of all specified systems included in the building?	☐	☐	☒

Customer use (Circle as appropriate)			Description	Council use only		
SITE PLAN (SCALE 1:100 FOR URBAN AREAS AND 1:200 FOR RURAL AREAS)				Entire section N/A		☐
☒ Yes	☐ No	☐ N/A	Legal description; Lot, DP and street address indicated?	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	North point indicated?	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Land contours or spot levels shown at maximum 1m increments; datum identified with levels indicated?	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Site boundaries including bearings of boundaries / exclusive area boundaries for cross lease properties, common areas clearly shown.	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	All existing and proposed buildings clearly defined with dimensions from boundaries and other buildings (including notional boundaries if appropriate)	☒ Yes	☐ No	☐ N/A
☐ Yes	☐ No	☒ N/A	Location and dimensions of all signage indicated?	☐ Yes	☐ No	☒ N/A
☒ Yes	☐ No	☐ N/A	All existing and proposed sanitary/storm water drainage (including on-site treatment systems) indicated with distances to boundaries	☒ Yes	☐ No	☐ N/A
FOUNDATION AND SUPERSTRUCTURE DESIGN (SCALE 1:100 OR 1:50)				Entire section N/A		☐
☒ Yes	☐ No	☐ N/A	Producer Statement PS1 / PS2	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Producer statement register checked to determine approval status of authors?	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Plans countersigned by engineer?	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Structural drawings and engineers calculations provided?	☒ Yes	☐ No	☐ N/A
☐ Yes	☐ No	☒ N/A	Is there excavation close to the boundary?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Proposed method of temporary support for excavation shown (i.e. soldier pile system)?	☐ Yes	☐ No	☒ N/A
☐ Yes	☒ No	☐ N/A	Are any ground anchors proposed?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Details of underpinning provided?	☐ Yes	☐ No	☒ N/A
FLOOR PLAN (SCALE 1:100 OR 1:50)				Entire section N/A		☐
☒ Yes	☐ No	☐ N/A	Existing and proposed layout and use	☒ Yes	☐ No	☐ N/A
☐ Yes	☐ No	☒ N/A	Internal stairs, handrails and decking shown	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Joist layout for all levels shown?	☐ Yes	☐ No	☒ N/A
☒ Yes	☐ No	☐ N/A	Finished floor levels shown?	☒ Yes	☐ No	☐ N/A
☐ Yes	☐ No	☒ N/A	Location of smoke alarms indicated on floor plan?	☐ Yes	☐ No	☒ N/A
ELEVATIONS (SCALE 1:100 OR 1:50)				Entire section N/A		☐
☒ Yes	☐ No	☐ N/A	Elevations for each external wall provided?	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Existing and finished ground levels / floor levels indicated?	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Exterior stairs, handrails and decking shown?	☒ Yes	☐ No	☐ N/A
☐ Yes	☐ No	☒ N/A	Sub floor ventilation indicated?	☐ Yes	☐ No	☒ N/A
CROSS-SECTIONS (SCALE 1:100 OR 1:50)				Entire section N/A		☐
☒ Yes	☐ No	☐ N/A	A minimum of two cross sections through the length and width of the building	☒ Yes	☐ No	☐ N/A
☐ Yes	☐ No	☒ N/A	Retaining wall details (cut, fill, height of retained ground, waterproof membrane and drainage) and height of wall indicated	☐ Yes	☐ No	☒ N/A
☒ Yes	☐ No	☐ N/A	Foundation details, terraces, steps, balustrades and proximity to services indicated?	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Wall and roof construction shown (size, height, timber treatment and grading)	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Finished ground levels / floor levels, floor systems and roof system indicated	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Wall/ceiling/floor cladding and insulation indicated and specifications provided	☒ Yes	☐ No	☐ N/A
ROOF PLAN + ROOF FRAMING PLAN (SCALE 1:100 OR 1:50)				Entire section N/A		☐
☒ Yes	☐ No	☐ N/A	M/F producer statement for computer software, fabricator design statement and truss layout plan supplied and roof bracing plan?	☐ Yes	☒ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Location and size of rainwater heads, scuppers, internal gutters, spouting and downpipes indicated?	☐ Yes	☒ No	☐ N/A

Customer use (Circle as appropriate)			Description	Council use only		
PLUMBING (SCALE 1:100 OR 1:50)				Entire section N/A		☐
☒ Yes	☐ No	☐ N/A	Plumbing layout and schematic showing wastes, venting water supply / backflow protection, pipe material and falls provided? HWC?	☒ Yes	☐ No	☐ N/A
☐ Yes	☐ No	☒ N/A	Building stormwater disposal design and calculations provided?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Location and size of rainwater heads, scuppers, internal gutters, spouting and downpipes indicated?	☐ Yes	☒ No	☒ N/A
☒ Yes	☐ No	☐ N/A	Fixtures and number of proposed fixtures and fittings (including location of cleaner's sink) shown?	☒ Yes	☐ No	☐ N/A
☒ Yes	☐ No	☐ N/A	Specifications and details for wet areas (bathroom and laundry) provided?	☒ Yes	☐ No	☐ N/A
DRAINAGE (SCALE 1:100 OR 1:50)				Entire section N/A		☐
☐ Yes	☐ No	☒ N/A	Infrastructure capacity report (sanitary and/or stormwater) provided?	☐ Yes	☐ No	☒ N/A
☒ Yes	☐ No	☐ N/A	Existing and proposed sanitary sewer and stormwater drainage shown?	☒ Yes	☐ No	☐ N/A
☐ Yes	☐ No	☒ N/A	On-site waste water disposal and TP58 report?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Flooding and surface water assessment report provided?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Soakage report provided and details shown on plans?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Detention / retention tanks shown with distances from buildings and boundaries and calculations provided?	☐ Yes	☐ No	☒ N/A
ACOUSTICS				Entire section N/A		☐
☐ Yes	☐ No	☒ N/A	Acoustic report from qualified professional stating requirements provided?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	All acoustic details / requirements indicated on plans?	☐ Yes	☐ No	☒ N/A
BUILDING ENVELOPE (SCALE 1:100 OR 1:50)				Entire section N/A		☐
☐ Yes	☐ No	☒ N/A	Building envelope (façade) design provided?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Quality assurance programme (if re-clad)	☐ Yes	☐ No	☒ N/A
☒ Yes	☐ No	☐ N/A	Cross sections / details of all roof and wall junctions, eaves, balustrade, parapets, penetrations, control joints and sill/head/jamb flashings	☒ Yes	☐ No	☐ N/A
☐ Yes	☐ No	☐ N/A	Appraisal certificates / manufacturer's specifications for all cladding systems	☒ Yes	☐ No	☐ N/A
LIFTS				Entire section N/A		☐
☐ Yes	☐ No	☒ N/A	Manufacturer's specifications and lift design plans provided?	☐ Yes	☐ No	☒ N/A
MECHANICAL SERVICES ENGINEERING				Entire section N/A		☐
☐ Yes	☐ No	☒ N/A	Engineering calculations provided for ventilation system(s)?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	All details shown on plans and design specifications provided?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Manufacturer's specifications/technical data sheets provided for ventilation system(s)?	☐ Yes	☒ No	☐ N/A
FIRE SAFETY ENGINEERING				Entire section N/A		☐
☐ Yes	☐ No	☒ N/A	Is this an alternative solution? If yes, extra set of plans required for the NZ Fire Service	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Has Verification Method been used as basis for their design? If yes, design by CPeng fire specialist?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Fire report provided including calculations/computer modelling if relevant?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Fire safety precautions and other requirements shown on plans?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Fire rating requirements indicated on elevations and cross sections as applicable?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Adequacy of water pressure for sprinkler system tested and certified?	☐ Yes	☐ No	☒ N/A
☐ Yes	☐ No	☒ N/A	Emergency lighting provided and shown on plans?	☐ Yes	☐ No	☒ N/A

Customer use (Circle as appropriate)			Description	Council use only		
ACCESSIBILITY				Entire section N/A		☐
☒	No	N/A	Access and facilities for disabled persons provided in accordance with Building Act / Building Code requirements and shown on plans?	☒	No	N/A
☒	No	N/A	Car parking shown on site plan (number)	☒	No	N/A
☒	No	N/A	Accessible route	☒	No	N/A
☒	No	N/A	Lifts	☒	No	N/A
☒	No	N/A	Accessible stairs	☒	No	N/A
☒	No	N/A	Accessible toilets and showers	☒	No	N/A
☒	No	N/A	Ramps (gradient)	☒	No	N/A
☒	No	N/A	Building entrances	☒	No	N/A
☒	No	N/A	Public counters (height)	☒	No	N/A
☒	No	N/A	Laundering	☒	No	N/A
☒	No	N/A	Food preparation	☒	No	N/A
☒	No	N/A	Signs	☒	No	N/A
PUBLIC SAFETY DURING CONSTRUCTION				Entire section N/A		☐
☒	No	N/A	Details and measures provided for public safety during construction?	☒	No	N/A
☒	No	N/A	Site / traffic management plan provided addressing public access, delivery access and storage areas, as well as dust and noise controls?	☒	No	N/A
☒	No	N/A	Will a certificate for public use application be required for proposed work within an existing building?	☒	No	N/A
HAZARDOUS SUBSTANCES				Entire section N/A		☐
☒	No	N/A	Details of handling and storage of hazardous materials provided?	☒	No	N/A
☒	No	N/A	Hazardous substances type, class and quality?	☒	No	N/A
☒	No	N/A	Test Certifier report provided for compliance with hazardous substances and noxious organisms (HSNO) Act	☒	No	N/A
FOOD PREMISES				Entire section N/A		☐
☒	No	N/A	Details provided with regards to the type of business and operations?	☒	No	N/A
☒	No	N/A	Number of staff and patrons indicated?	☒	No	N/A
☒	No	N/A	Details of surface finishes in food preparation, cooking, servery, storage and dishwashing areas provided?	☒	No	N/A
☒	No	N/A	Full details and location of appliances (cooking / fridges/ freezers) provided?	☒	No	N/A
☒	No	N/A	Liquor licence application submitted?	☒	No	N/A
OTHER DOCUMENTATION				Entire section N/A		☐
☒	No	N/A	Has a pre-application meeting been held? (If yes, please attach a copy of the minutes with this application)	☒	No	N/A
☒	No	N/A	Energy efficiency (H1) report / calculations provided?	☒	No	N/A
☒	No	N/A	Soil and ground stability assessment checklist / geotechnical report provided?	☒	No	N/A
☒	No	N/A	Erosion and sediment control plan provided?	☒	No	N/A
☒	No	N/A	Site contamination assessment checklist / report provided?	☒	No	N/A
☒	No	N/A	CCTV video / DVD and report provided for building over / near public sewer?	☒	No	N/A
☒	No	N/A	Neighbours approval for underpinning provided?	☒	No	N/A
☒	No	N/A	Neighbours approval for ground anchors and lease agreement provided?	☒	No	N/A
☒	No	N/A	Neighbours approval for drainage (section 461 LGA) provided?	☒	No	N/A
☒	No	N/A	Lease agreements (i.e. air space) provided?	☒	No	N/A
PLANNING INFORMATION				Entire section N/A		☐
☒	No	N/A	Copy of approved resource consent with stamped plans provided?	☒	No	N/A
☒	No	N/A	Location, size, volume and depth of excavation for storm water management devices (rain gardens/retention/ detention tanks) shown?	☒	No	N/A

Customer use (Circle as appropriate)			Description	Council use only		
Yes	No	N/A	Location, dimensions and gradient of car parking/ manoeuvring/ vehicle crossing shown on the plan?	Yes	No	N/A
Yes	No	N/A	All areas of impermeable coverage, building and landscaping shown and calculations provided?	Yes	No	N/A
Yes	No	N/A	Are all streams and riparian margins shown on the plan?	Yes	No	N/A
Yes	No	N/A	Are all trees protected by the District Plan (height, girth and drip line) shown?	Yes	No	N/A
Yes	No	N/A	Height in relation to boundary controls shown at the critical points and with the maximum height control?	Yes	No	N/A
SWIMMING / SPA POOL AND POOL FENCING				Entire section N/A ☒		
Yes	No	N/A	☐ Swimming pool ☐ Spa pool ☐ Ornamental pool	Yes	No	N/A
Yes	No	N/A	☐ In-ground ☐ Above ground	Yes	No	N/A
Yes	No	N/A	Pool specifications i.e. type, brand, installation, etc	Yes	No	N/A
Yes	No	N/A	Engineers drawings / design details	Yes	No	N/A
Yes	No	N/A	Location of proposed pool and pool fencing including any gates; gates to show opening projection	Yes	No	N/A
Yes	No	N/A	Immediate pool area specified (i.e. pool isolated)	Yes	No	N/A
Yes	No	N/A	Fencing specification (materials, height) supplied	Yes	No	N/A
Yes	No	N/A	If building is used as part of fencing: ☐ Floor plan indicating location and opening projection of all doors opening into pool area ☐ Construction details and type of self-closing / latching devices for all doors leading into pool area ☐ Elevations of any windows <1.2m in height opening into pool area and details of locking mechanisms i.e. restrictors	Yes	No	N/A
Yes	No	N/A	If boundary fencing used as part of pool fencing: ☐ Photos showing all intersecting fences note: no climbable intersecting fences, rails, etc permitted ☐ Photos showing both sides of fence note: no climbable projections permitted within 1.2m of fence (i.e. trees, sheds, etc) ☐ Cross-section showing details of fencing (height, openings, materials, etc)	Yes	No	N/A
Yes	No	N/A	Exemption for pool covers, door alarms and non-complying doors?	Yes	No	N/A
SOLID FUEL HEATER APPLIANCE				Entire section N/A ☒		
Yes	No	N/A	Location of solid fuel heating appliance identified?	Yes	No	N/A
Yes	No	N/A	Location of all windows and doors in close proximity to appliance shown?	Yes	No	N/A
Yes	No	N/A	Location of hot water cylinder, only required if wetback installed?	Yes	No	N/A
Yes	No	N/A	Cross section through building showing flue penetration through floor joists / fire protection (only required where building is two or more stories)	Yes	No	N/A
Yes	No	N/A	Cross section through roof showing roof material and flashing details; floor construction (i.e. timber / concrete floor) and type of restraint (i.e. method of fixing appliance to hearth and hearth to floor)	Yes	No	N/A
Yes	No	N/A	Cross section through chimney where false chimney surround constructed	Yes	No	N/A
Yes	No	N/A	Elevation or photo of external wall that the appliance is being installed on to show location and height of flue; dimensions to be included (and clearances from upper storey windows where flue penetrates a lower storey)	Yes	No	N/A
Yes	No	N/A	Wetback details; details of valves and water supply pipes?	Yes	No	N/A
Yes	No	N/A	Type and capacity of hot water cylinder Note: HWC must be open vented low pressure system if wetback installed	Yes	No	N/A
Yes	No	N/A	Manufacturer's specifications, indicating make and model, installation instructions, clearances, flue details, flashing details, hearth insulating method, etc?	Yes	No	N/A
Yes	No	N/A	Roofing materials specified? (Concrete, ceramic or slate tile or steel; asphalt, shingles; membrane)	Yes	No	N/A
Yes	No	N/A	Method of ventilation specified? (Opening window; air duct; air blower)	Yes	No	N/A
Yes	No	N/A	National Environmental Standard: details of emission and thermal efficiency ratings for model installed	Yes	No	N/A
Yes	No	N/A	Authorisation number ECAN Nelson Second hand appliance: third party report on condition of appliance, third party must also confirm that the appliance complies with emission standards	Yes	No	N/A

Customer use (Circle as appropriate)			Description	Council use only		
Yes	No	N/A	Heritage buildings: approval required from NZ Historic Places Trust and / or Planning Team	Yes	No	N/A
Yes	No	N/A	Location of solid fuel heating appliance identified?	Yes	No	N/A
Yes	No	N/A	If RBW, has an exemption under clause K of Schedule 1 been requested?	Yes	No	N/A
WATER HEATERS (SOLAR OR HEAT PUMP)				Entire section N/A ☒		
Yes	No	N/A	Location and capacity of hot water cylinder and temperature or pressure relief valve discharge point provided?	Yes	No	N/A
Yes	No	N/A	Supporting structural components in the roof space are details provided?	Yes	No	N/A
Yes	No	N/A	Connection and weatherproofing details, including flashing details, provided?	Yes	No	N/A
Yes	No	N/A	At least two elevations provided to show compliance with height to boundary restrictions and position / inclination of panels?	Yes	No	N/A
Yes	No	N/A	Location of solar panels in relation to rafters / trusses details provided?	Yes	No	N/A
Yes	No	N/A	Span and centres of rafters / trusses and under purlins if applicable details provided?	Yes	No	N/A
Yes	No	N/A	Weight of panels; size of panel (area); and dimensions to edge of roof	Yes	No	N/A
Yes	No	N/A	Temperature or pressure valve discharge point details provided?	Yes	No	N/A
Yes	No	N/A	Specifications and technical data sheets provided?	Yes	No	N/A
Yes	No	N/A	Engineering calculations / producer statements provided for structural design elements	Yes	No	N/A
Yes	No	N/A	Product certification / appraisal certificates	Yes	No	N/A
DEMOLITION / REMOVAL / RELOCATION CHECKLIST (TO BE COMPLETED IF INCLUDED IN BUILDING)				Entire section N/A ☒		
Yes	No	N/A	Services capped and sealed inside boundary?	Yes	No	N/A
Yes	No	N/A	All existing buildings and buildings to be demolished / removed shown?	Yes	No	N/A
Yes	No	N/A	Safety plan / report detailing safe handling and disposal of hazardous materials provided?	Yes	No	N/A
Yes	No	N/A	Pollution prevention plan covering control of noise and dust provided?	Yes	No	N/A
Yes	No	N/A	Details/means of barricading the site to prevent public access provided?	Yes	No	N/A
Yes	No	N/A	Third party report for relocatable building?	Yes	No	N/A
PRODUCER STATEMENTS				Entire section N/A ☐		
<u>Yes</u>	No	N/A	Agreement to provide producer statement construction if applicable?	<u>Yes</u>	No	N/A
<u>Yes</u>	No	N/A	Plans signed and dated by engineer if supported by producer statement	<u>Yes</u>	No	N/A
<u>Yes</u>	No	N/A	Producer statement register checked to determine approval status of authors?	<u>Yes</u>	No	N/A

COUNCIL USE

Consent number:

1014136

PIM number:

Other relevant consent numbers:

Building complexity level?

C1 ☒C2 ☐C3 ☐

Application accepted: (please circle)

Yes

No

If NO, state the reason(s) why application not accepted below in comments section:

LBP register checked: (please circle)

Yes

No

NA

Designer / Draftsperson / Engineer number

101151

IPENZ register checked: (please circle)

Yes

No

NA

Chartered professional engineer number

63973

NZRAB register checked: (please circle)

Yes

No

NA

Registered architect number:

Name of Lodgement Officer:

WINSTON LAM

Signature:



Date:

14/3/2013

COMMENTS

1. Requested Producer Statement for Roof Truss layout and the manufacturer's specification for ventilation system.
2. Designer commented fire safety engineering ~~at~~ provision will leave it to the responsible officer to process.

Commercial processing checklist



Address:	1334 Sandspit Road.										Consent N°:	10/4/36									
Processed by:	Ronald Bate										Date:	3/4/13									
Description:	New Ablution Block and Kitchen (camping ground)																				
Exposure Zone	C					D					Wind zone	L	M	H	VH	EH	SED				
Project complexity	COM 1		COM 2		COM 3		Processors competency		COM 1		COM 2		COM 3								
	Level confirmed?				Yes				Competency confirmed?				Yes								
Number of levels above / below GL					ABOVE		BELOW		Type of application		BUILDING					AMENDS					
Purpose group	CS	CL	CO	CM	SC	SD	SA	SR	SH	WL	WM	WH	WF	IA	ID						
Classified use	HOUSING		COMMUNAL RESIDENTIAL		COMMUNAL NON-RESIDENTIAL		COMMERCIAL		INDUSTRIAL		OUTBUILDING		ANCILLARY								

Community Service - Camping Ground.

Legislative requirements	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
In this section we are asking if the following sections of the Act apply				
S.72 Do hazards apply (stability, flooding)	☐	☐	☒	☐ Flood report ☐ Geotechnical report
S.75 Is the building on 2 or more allotments	☐	☐	☒	If yes, apply condition
S.112 Does application involve alterations to an existing building	☐	☐	☒	If yes, complies with NZBC to same extent as before alts
S.113 Is specified intended life <50 years	☐	☐	☒	If yes, apply condition
S.115 Does application involve a change of use	☐	☐	☒	Incorporates one or more household units where household units did not exist before
S.53 Is \$ value of building work reasonable	☒	☐	☐	

Siting	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
In this section we are asking if all items below have been shown on the plans				
Siting	☒	☐	☐	
Minimum (floor and finished ground) levels shown on site plan	☒	☐	☐	
Siting dimensions 3 minimum shown on site plan	☒	☐	☐	
Datum / contours shown on site plan	☒	☐	☐	
All building works shown on site plan	☒	☐	☐	Garages, decks, retaining walls and outbuildings
Main access to building shown on site plan	☒	☐	☐	
Public drainage shown on site plan (depth, connections, bridging and approvals gained)	☐	☐	☐	

Description of how the building has been designed: (providing a description of the building works provides a clear brief as to the work involved (building, engineering, etc))

outbuilding; importance level = 2 (normal)
Framed to combination of NZS 4229,
NZS 3604 and SED structural elements.

B1 Structure	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
In this section we are asking if these items apply and approved				
Barriers all Types			☒	
Barrier constructed to appropriate loading (Type Load)	☐	☐	☐	
Barrier construction timber (Top rail, baluster, bolt connection type, Bottom rail)	☐	☐	☐	
Retaining walls			☒	Council engineer (Structural design approved)
PS1 / PS2	☐	☐	☐	
Retaining wall design construction details	☐	☐	☐	
Timber and fixings components to B2	☐	☐	☐	
Designed for appropriate surcharge (type)	☐	☐	☐	
B2 Durability				
	Yes	RFI	N/A	Reasons for decision / comments
Structure assessed for compliance	☒	☐	☐	
NZS 3604				
	Yes	RFI	N/A	Reasons for decision / comments
In this section we are asking if the items are approved both as NZS 3604 or as an Alternative				
Strip footings			☒	
Footings (depth / size)	☐	☐	☐	
Reinforcing (size, type, centres)	☐	☐	☐	
Concrete strength	☐	☐	☐	mPa
Columns and posts pads (depths , size)	☐	☐	☐	
Steps in foundations (height)	☐	☐	☐	
Pile footings			☒	
Pile layout,(c/s , point loads, height >150 mm to <3.0m)	☐	☐	☐	
Pile (treatment, grade, size)	☐	☐	☐	

Footings (depth, size, punch pad)		☐	☐	☒	
Ordinary (size, height, connections)		☐	☐	☐	G SS
Anchor (size, height, connections)		☐	☐	☐	G SS
Braced (size, height, connections)		☐	☐	☐	G SS
Cantilevered (size, height, connections)		☐	☐	☐	G SS
Driven piles (NZS3604 or SED)		☐	☐	☐	Condition of consent
Bearers, joists & flooring:	Ground			☒	
Bracing located on all corners at 5.0m c/s and evenly distributed		☐	☐	☐	
Layout shows brace type, location and length on plan		☐	☐	☐	
Bracing (calculations, zone, demand)		☐	☐	☐	
Subfloor braces (treatment, grade, size, length and fixings)		☐	☐	☐	
Bearers (treatment, grade, size, centres, span, cantilever, point loads, fixing to foundation walls, 1.5, 2.0 KPa)		☐	☐	☐	kPa
Floor joists (treatment, grade, size, centres, span, penetrations, 1.5, 2.0 KPa)		☐	☐	☐	kPa
Cantilever joist (treatment, grade)		☐	☐	☐	
Cantilever joist 2.4m maximum height wall over joist and support for load-bearing walls		☐	☐	☐	
Lateral support (mid-span, blocking ,over bracing line)		☐	☐	☐	
Flooring ground clearances (thickness, type)		☐	☐	☐	
Ground floor diaphragms (bracing units)		☐	☐	☐	
Base cladding (type) support, ventilation, access, crawlspace		☐	☐	☐	
DPC if limited cross-flow, obstructions or large floor area		☐	☐	☐	
Provision for surface water runoff		☐	☐	☐	
Joists & flooring:	1st	2nd		☒	
Floor joists (treatment, grade, size, centres, span, penetrations, 1.5, 2.0 KPa))		☐	☐	☐	kPa
Cantilever joist (treatment, grade)		☐	☐	☐	
Cantilever joist 2.4m maximum height wall over joist and support for load-bearing walls		☐	☐	☐	
Lateral support (mid-span, blocking over bracing line)		☐	☐	☐	
Flooring (thickness, type)		☐	☐	☐	
Subfloor and deck bracing:				☐	low risk
Brace design (NZS3604, SED)		☐	☐	☐	

PS1 / PS2	☐	☐	☒	
Bracing at 5.0m c/s, evenly distributed, 4 min.	☒	☐	☐	Refer clause 5.5.2.c and 5.5.6
Capacity no less than 100 BUs or 50% of total demand or 15 BUs / m ext. wall length	☒	☐	☐	Refer clause 5.5.2.1.e and 5.5.5.2
<u>2-storey</u> (height vs. width)	☒	☐	☒	Refer clause 5.5.3.2
Sub-floor and deck bracing (cont)	☒	☐	☐	<i>low PRB</i>
Floor diaphragms shown on bracing plan	☒	☐	☐	
Deck bracing >2.0m wide	☒	☐	☐	Refer 7.4.2
Foundation walls	☐	☐	☒	
Wall (type, size, height)	☐	☐	☐	
Vertical reinforcing (size, type, c/s)	☐	☐	☐	
Horizontal reinforcing (size, type, c/s)	☐	☐	☐	
Masonry grade	A	B	C	
Grout strength (MPa)	☐	☐	☐	MPa
Retaining / split-level (waterproofing and provision of drainage)	☐	☐	☐	
Slabs	☒	☐	☐	SED check by Council engineer <i>✓ m/le collen</i>
<u>PS1 / PS2</u>	☒	☐	☐	
Concrete strength (thickness, MPa)	☒	☐	☐	mm MPa
Hard fill (75mm min 600mm max)	☒	☐	☐	Condition required if >600mm
Sand binding 25mm maximum	☒	☐	☐	
Membrane (type)	☒	☐	☐	
Plumbing pipes (penetrations, thickenings)	☒	☐	☐	
Slab thickenings (cross check against truss plan)	☒	☐	☐	
Shrinkage control joints shown (free joints >24m or SED, internal corners)	☒	☐	☐	
Mesh (state type)	☐	☐	☐	(668 - 12m max; 665 -24m max.)
Wall framing	☐	☐	☐	
Framing (NZS3604, SED) <i>NZS 4229</i>	☒	☐	☐	
<u>PS1 / PS2</u>	☒	☐	☐	
Framing (treatment, grade)	☒	☐	☐	
Gable end framed for cladding	☒	☐	☐	<i>Sheet 7 indorsed.</i>

Bottom plate (size, fixing details)	☒	☐	☐	
Stud / post (size, height, spacing, fixings)	☒	☐	☐	
Top plate (size, point loads, bracing)	☒	☐	☐	
Uplift fixings detailed (wind zone)	☒	☐	☐	
Lintel (size, point loads)	☒	☐	☐	Truss plan may indicate SED lintels required
Cantilevered lintel (size, fixings, point load)	☐	☐	☒	Truss plan may indicate SED lintels required
Engineered beams (fixing details provided)	☒	☐	☐	
Ceiling battens (type, size, centres)	☒	☐	☐	
Wall bracing			☐	
Brace design (NZS3604, SED) <i>NZS4229</i>	☒	☐	☐	
PS1 / PS2	☒	☐	☐	
Bracing at 6.0m c/s, evenly distributed, split or discontinuous levels, wings, blocks, type, wet areas	☒	☐	☐	
Bracing located on all corners at 6.0m c/s and evenly distributed	☒	☐	☐	
Layout shows brace type, location and length on plan	☒	☐	☐	
Bracing (calculations, zone, demand)	☒	☐	☐	
External lines no less than 100 BUs or 50% of total demand or 15 BUs / m ext. wall length	☒	☐	☐	Clause 5.4.7 and 5.4.7.2
Internal lines no less than 100 BUs or 50% of total demand	☒	☐	☐	Clause 5.4.7 and 5.4.7.1
Dragon ties to extend brace lines to 7.5m	☐	☐	☒	
Ceiling plane braces within 300mm of braced wall	☐	☐	☒	
Diaphragm 100 BUs each wall and max 15m (type)	☐	☐	☒	
Diaphragm openings in middle third	☐	☐	☒	
Roof framing and bracing			☐	
Roof (pitch, roof shape, weight)	☒	☐	☐	
Roof (trussed or pitched)	☒	☐	☐	
PS1 / PS2	☒	☐	☐	<i>condition</i>
Timber (grade, treatment)	☒	☐	☐	
Roof framing layout (design, fixings, point loads)	☒	☐	☐	
Rafter / ridge beam (size, spacing, span, fixing)	☒	☐	☐	
Under purlin (size, fixings)	☒	☐	☐	

Skillion roof sarking (thickness, type)	☐	☐	☒	
Strutting beam (size, seating)	☒	☒	☐	RP1.
Roof plane, space and ceiling plane bracing	☒	☒	☐	RP1
Ceiling battens (type, size, centres)	☒	☐	☐	
Ply substrates	☐	☐	☒	
Purlin / tile batten (size, fixing, span, spacing)	☒	☐	☐	
Timber slatted decks			☐	low risk
Piles (treatment, grade, height, fixings)	☒	☐	☐	
Structural timber (wet in service, type, grade, treatment, 2.0 kPa loading)	☒	☐	☐	
Layout (joist size, spacing, blocking)	☒	☐	☐	
Bracing (calculations if >2m wide)	☒	☐	☐	
Cantilevered joists (fixing details, barrier, mass weight, size)	☒	☐	☐	
Decking (size, span)	☒	☐	☐	
C1 Fire				
	Decision	Yes	RFI	N/A
C1 Outbreak of fire				Reasons for decision / comments
			☒	Solid fuel heating checklist, attach if applicable ☐
Combustible surfaces / clearances	☐	☐	☐	
Down lights comply with NZCEP54:2001	☐	☐	☐	
C2-4 Fire Safety				
	Decision	Yes	RFI	N/A
C2-4 Fire Safety				Reasons for decision / comments
In this section provide a brief overview of the principles for the fire design and items not included in the prompt questions				
Acceptable Solutions ☒	Alternative Solution SED ☐	Review by the DRU ☐		
Alterations to existing s 112 ☐	Change of Use to existing building s 115 ☐	Subdivision s 116A ☐		
PS1 PS2	☐	☐	☒	
- unstuffed kitchen - toilets and amenities - enclosed corridors - locker rooms IA Table 2.1 C/AS1 (2011)				

Occupational number and purpose group	☒	☐	☐	
Fire Hazard categories (FHC) table 2.1 (1,2,3,4)	☒	☐	☐	1
Purpose group table (PG) 2.1 (groups)	☒	☐	☐	IA.
Occupation load table 2.2 (number)	☒	☐	☐	0 = intermittent activity
Means of escape C2	☒	☐	☐	
Number of escape routes table 3.1 (number) fig 3.2	☒	☐	☐	
Height and width of escape routes table 3.2 fig 3.3,3.4,3.5	☐	☐	☒	
Handrail limit to stairs width fig 3.6	☐	☐	☒	
Length of escape routes table 3.3 (dead end, open path, protected path) fig 3.7,3.8	☒	☐	☐	
Protected path mandatory - reference paragraph 3.4.3 - 3.11	☐	☐	☒	
Intermediate floor stairs / ladders fig 3.9, 3.10 (length)	☐	☐	☒	
Escape through adjoining building fig 3.11 (length)	☐	☐	☒	
Basement escape 3.7 and single means fig 3.19	☐	☐	☒	
Open path - separation fig 3.12	☒	☐	☐	
Fixed seats table 3.4 and loose seating	☐	☐	☒	
Dead ends – no more than 50 occupants table 3.3	☒	☐	☐	
Control of exit way (activities, lifts)	☐	☐	☒	
External escape routes fig 3.19-3.23 (length)	☐	☐	☒	
Special conditions for (crowd, sleeping)	☐	☐	☒	
Doors subdividing escape routes table 6.1 fig 3.25 - 3.31 and 6.1- 6.5 (door hardware, panic bolts, vision panels, smoke, fire)	☒	☐	☐	
Hold open device	☐	☐	☒	
Requirements for fire cells			☒	if WL, => 20f, 18c 16
Determine limitations of table (purpose group, other floors, basement, intermediate floor, early childhood)	☐	☐	☒	
Fire safety precautions (table 4.2 1-5) (escape height), (F rating), (fire precaution types)	☐	☐	☒	
Fire Resistance Rating (FFR)	☐	☐	☒	
S Rating for FHC Table 5.1	☐	☐	☒	
Higher of used (F or S rating) ref 5.7.2 minimum fire rating (FRR - / - / -)	☐	☐	☒	

Glazing and fire smoke separation fig 5.1	☐	☐	☒	
Structural stability during fire - refer 5.9	☐	☐	☒	
Control of internal / external fire and smoke spread			☐	
Purpose Groups -refer 6.3 (Purpose group, activities) fig 6.1 6.2	☐	☐	☒	
Fire cell construction - junctions fig 6.4	☐	☐	☒	
Long corridor subdivision (length) fig 6.5	☐	☐	☒	
Floors (intermediate floors, basement, sub floor, FRR) fig 6.6-7	☐	☐	☒	
Protected shafts (type) fig 6.8	☐	☐	☒	
Fire stopping - service outlets fig 6.9	☐	☐	☒	
Concealed spaces fig 6,10 -12	☐	☐	☒	
Closures in fire smoke control separation -- ref 6.19 table 6.1	☐	☐	☒	
Interior surface finishes, table 6.2-3, ref 6.20	☒	☐	☐	
Smoke control , intermediate floors, ref 6.21	☐	☐	☒	
Area atrium fire cell fig 6.9, ref 6.22, table 6.4-6	☐	☐	☒	
Building services plant (air handling system, emergency power)	☐	☐	☒	
Control of external fire spread			☒	Boundary to the public reserve.
Separation of legal titles ref 7.2	☐	☐	☐	
Horizontal from external walls fig 7.1&7.3 table 7.5	☐	☐	☐	
Method 1 small opening and fire resisting glazing Fig 7.4 table 7.1 (distance)	☐	☐	☐	
Method 2 enclosing rectangles; parallel boundary , fig 7.5-7 table 7.3-6 (height, width)	☐	☐	☐	
Method 3 enclosing rectangles; non-parallel boundary Fig 7.8 (height, width)	☐	☐	☐	
Method 4 return walls and wing walls fig 7.9 table 7.3-4	☐	☐	☐	
Horizontal spread roofs, floors, open buildings fig 10	☐	☐	☐	
Vertical fire spread exterior walls fig 7.1&7.11-12	☐	☐	☐	
FRR of external walls (state)	☐	☐	☐	
Exterior surface finish	☐	☐	☐	
Fire fighting			☐	
Fire service vehicular (width, length)	☒	☐	☐	

D1 Access	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Access	☒	☒	☐	
Principal entrance and connections on accessible route	☒	☐	☐	
Change in level no isolated steps, with threshold step Maximum 20mm	☒	☒	☐	20 RFI, endorsed
Minimum height access route achieved and stair (from Table1) (fig 2)	☒	☐	☐	Bernie Rose, 8/8/13 phone
Obstructions and projects minimised (fig 4,5,6,7)	☒	☐	☐	
Slip resistance; pedestrian areas, entrances (table2)	☒	☐	☐	
Minimum widths achieved – accessible route (1200mm)	☒	☐	☐	
Ramp (slope, up-stands, width, handrails both sides)	☒	☐	☐	
Landings at top & bottom of ramps, fig 9 (1200,1500,2000) (table 5)	☒	☐	☐	
Kerb ramp (1:8, colour and texture contrast)	☐	☐	☒	
Stairs Fig11 (pitch riser, tread, type, width)	☒	☐	☐	
Open risers and riser opening (100,130)	☒	☐	☐	closed, endorsed.
Visible/contrasting nosing on stair treads	☒	☐	☐	
Landings at top and bottom of stairs (Fig 14 ,15 and table 7) clear of doors	☒	☐	☐	
Curved and spiral stairs comply	☐	☐	☒	
Fixed ladders (rungs, fall arrest, landings, horizontal openings)	☐	☐	☒	
Hand rails (height, turndown, fixing, profile, continuous) Fig 25 and 26	☒	☐	☐	
Door and Openings (clearances in lobbies, swing direction, width, visibility, door handles)	☒	☐	☐	
Place of Assembly wheelchair spaces in halls/auditoria	☐	☐	☒	
Ramps / lift to stages in auditoria	☐	☐	☒	
Accessible accommodation – correct ratio in communal residential buildings, hotels, motels (table 9)	☐	☐	☒	out of scope
Car parking space and location compliance	☒	☒	☐	location / details?
Lifts (CAS1 table 2.2 or NZS 4121)	☐	☐	☒	

D2 Lifts	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Design calculations & specifications	☐	☐	☒	Cable Car ☐ Domestic Lift ☐
PS1 / PS2	☐	☐	☐	
Design calculations, specifications and plans	☐	☐	☐	

NZS 4212 Section 9 Accessible features detailed – lift (controls panel, lift indicators, car size, door size, handrails, space in front)	☐	☐	☒	
Design calculations, specifications and plans	☐	☐	☒	
E1 surface water	Decision Yes RFI N/A			Reasons for decision / comments
Surface water	☒	☒	☐	outfall? RFI
PS1 PS 2 Verification method E1/VM1	☐	☐	☒	
Stormwater drainage (pipe size, drainage under building)	☒	☐	☐	
Stormwater run-off (cesspits, catchment area, soakage, capacity, pump)	☒	☐	☐	☐ Detention tank ☐ Rainwater tank
Downpipes Table 5 (size, number)	☒	☐	☐	
Internal gutters (slope, overflow, outlet)	☒	☐	☐	
Overflow path / runoff to other land	☒	☐	☐	☐ Flood report
E2 external moisture	Decision Yes RFI N/A			Reasons for decision / comments
PS / PS2 / Verification method	☐	☐	☒	
E2 risk matrix (score)	☐	☐	☒	out building
Flashings	☒		☐	
Material compatibility	☒	☐	☐	
Roof / wall / deck (apron, parallel flashings, kick outs, stop ends)	☒	☐	☐	
Parapets and chimneys			☒	
Parapet / chimney capping (slope min 5°, compatibility, construction details)	☐	☐	☒	
Parapet / chimney wall junctions	☐	☐	☒	
Parapet drainage details provided (gutters / scupper, overflows, penetrations)	☐	☐	☒	
Pergolas and verandas			☒	
Pergola to wall junction (stringer, fixings, air-gap)	☐	☐	☒	
Post to beam and post base connections	☐	☐	☒	
Beam to rafter connections	☐	☐	☒	
Rafters	☐	☐	☒	
Wall cladding	☒		☐	Product register Manufacturer's specifications
Cladding (type)	☒	☐	☐	☐ Acceptable solution ☐ Alternative solution
Manufacturer's specifications	☒	☐	☐	
Bottom of cladding heights	☒			

Window details (E2/AS1 / WANZ WIS)	☒	☐	☐	
Wall junction details (similar / dissimilar claddings)	☒	☐	☐	
Barge, fascia, spouting to wall junctions	☒	☐	☐	
Building wrap and compatibility (type)	☒	☐	☐	
Air barrier (rigid / non-rigid)	☒	☐	☐	
Cavity details (size, type, treatment, vermin proofing)	☐	☐	☒	
Control joints (mid-floor, vertical / horizontal)	☒	☐	☒	
Penetration details (meter box, pipes, etc)	☒	☐	☐	
Roof cladding			☒	Product register Manufacturer's specifications
Cladding (type)	☒	☐	☐	☒ Acceptable solution ☐ Alternative solution
Manufacturer's specifications	☒	☐	☐	
Underlay	☒	☐	☐	
Junction roof / wall claddings (clearance, flashing)	☒	☐	☐	
Roof penetrations (flashing detailed)	☒	☐	☐	
Membrane roof or deck and balustrades			☒	Product register Manufacturer's specifications
Membrane (type)	☒	☐	☐	☒ Acceptable solution ☐ Alternative solution gutter only.
Installation (details)	☒	☐	☐	
Overflows to parapet roofs / enclosed decks	☐	☐	☒	
Substrates (type, treatment, falls)	☒	☐	☐	
Control joints (ventilation, SED if >40 sq.m)	☐	☐	☒	
Junction floor / wall claddings (clearance, flashing)	☒	☐	☐	
Drainage details provided (gutters / scupper overflows, penetrations)	☒	☐	☐	
Drainage achievable for level entry enclosed decks	☒	☐	☐	
Thresholds (enclosed decks, level entry)	☒	☐	☒	
Fixing of handrails / stanchions to enclosed balustrades (slope min 5°, compatibility, construction details)	☐	☐	☒	
Floors and basements			☒	Product register
Membrane (type)	☒	☐	☐	☒ Acceptable solution ☐ Alternative solution
Manufacturer's specifications	☒	☐	☐	
Surrounding ground allows water to run away from floor and channel drain	☒	☐	☐	

E3 Internal Moisture	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Internal moisture	☒	☒	☐	Membrane (type, product register, Manufacture's specifications)
Overflow provision where damage to other property could occur	☐	☐	☐	
Water Splash Impervious surfaces (Floor ,walls)	☒	☐	☐	Conditions applied Vinyl floor covering on concrete slab
Wall junction to fixtures sealed at baths, basins, hand-basin, urinal, etc	☒	☐	☐	
Overflow provision where damage to other property could occur	☐	☐	☐	
Water Splash Impervious surfaces (Floor ,walls)	☒	☐	☐	condensation: RPI

F1 Hazardous agents on site	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Hazardous agents on site	☐	☐	☒	Check PIM ,PIC
Site investigation report and assessment F1/VM1	☐	☐	☐	
Remedial actions (detailed)	☐	☐	☐	
Hazard to building elements (Preventative measures detailed)	☐	☐	☐	

F2 Hazardous Building materials	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Hazardous agents on site	☒	☐	☐	
Glazing – Human impact (thickness ,safety glass)	☒	☐	☐	
Manifestation to full height glazing mistaken for unimpeded path of travel	☒	☐	☐	
Asbestos – (boned or encapsulated)	☐	☐	☒	

F3 Hazardous Substances and processes	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Hazardous Substances and processes	☐	☐	☐	Hazardous substances and new Organisms Act 1996
PS1 PS2 Verification method	☐	☐	☒	
Hazardous substances (Classes; 2 gases, 3.1 flammable liquids, 4 flammable solids, 5 Oxidising / peroxides substance 3.1D domestic heating oil)	☒	☒	☒	4x gas tanks. EPA reduced to 2 tanks

F4 Safety from Falling	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Safety from Falling	☐	☐	☒	Swimming Pools – please complete swimming pool section of residential check sheet if applicable ☐
Barrier located in spaces frequented by children under 6 years old	☐	☐	☐	680 ≤ 1m falls.
Barriers (height, top / bottom rails, spacing and openings) (areas) table 1, fig 1-3	☐	☐	☐	
Barrier to stairs and ramps (height, pitch, opening) Fig 4	☐	☐	☐	
Fixed seating (deck, other) Fig 6	☐	☐	☐	
Barrier to window openings (760mm above floor restrictors barrier height)1.0m wide	☐	☐	☐	

Be constructed so that they are not readily able to be used as seats. Fig 5	☐	☐	☒	
Roofs with permanent access to have barriers	☐	☐	☐	
F5 Construction and Demolition hazards	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Construction and demolition hazards	☒	☐	☐	
Safety barriers height (hoarding, fence) Tab 1	☒	☐	☐	site check
Water hazards fenced	☐	☐	☒	
Gantries	☐	☐	☒	
F6 Visibility in escape routes	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Visibility in escape routes	☐	☐	☒	
PS1 PS2 Emergency lighting detailed on plans and documents	☐	☐	☐	
Location on escape route with (change of level, open path <20m occupancy over 250, spaces in community care) App D fig1	☐	☐	☐	
Illumination and duration	☐	☐	☐	
F7 Warning Systems	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Warning Systems	☐	☐	☒	
Manual and automatic fire alarm systems (Type 2, 3, 4, 5, 6, 7)	☐	☐	☐	
Location (hold open device, smoke extract)	☐	☐	☐	
Interface with ancillary control systems (Type 9, 10, 11, 13, 15, 16)	☐	☐	☐	
Direct connection between the alarm system and NZFS	☐	☐	☐	
F8 Signs	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Signs	☐	☐	☐	
Clearly visible and readily understandable	☒	☐	☐	Endorsed on sheet 3.
Signage for escape routes directional locations (exit and exit ways)	☒	☐	☐	
Signage visible at all times- illumination (Type)	☒	☐	☐	
Signage for accessible route and facilities (Car parks, Entrance, WC)	☒	☐	☐	
Signage for potential hazards (Type)	☒	☐	☐	test certifier's report if necessary.
Clearly visible and readily understandable	☒	☐	☐	
signage for escape routes directional locations (exit and exit ways)	☒	☐	☐	
Signage visible at all times- illumination (Type)	☒	☐	☐	

G1 Personal Hygiene	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Personal Hygiene	☒	☒	☐	
Number of WC Pans, basins, urinals (number single sex / unisex) Table 1	☒	☒	☐	
Baths and showers (Number) table 2	☒	☒	☐	
Sanitary towel disposal space	☒	☒	☐	site check
Urinals	☒	☒	☐	
Location – (space, access to food prep area work, basin communal)	☒	☒	☐	
Self-draining floor in combined facility; size, falls, curtain	☐	☐	☒	
Accessible facilities available where toilet blocks are grouped	☒	☒	☐	
Door details (location, swing/slide, fittings)	☒	☒	☐	
Showers – accessible fittings, mixer, dimensions, compartment size if separate	☒	☒	☐	
Privacy; line of sight / privacy achieved?	☒	☒	☐	RFI
G2 Laundering	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Laundering	☐	☐	☒	
Minimum dimensions achieved for tub and/or washing machine	☐	☐	☒	
Accessible facilities – Access and 1500mm turning circle	☐	☐	☒	
Communal facilities in correct ratio facilities provided for proposed use	☐	☐	☒	
G3 Food preparation and prevention of contamination	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Food preparation and prevention of contamination	☐	☐	☒	Commercial kitchens, restaurants – refer to EHO
Food prep areas accessible - 1500mm diameter turning circle	☒	☐	☐	camping ground Clause G3.3.5 only applies.
Cooker, oven, fridge, food storage provided	☐	☐	☒	
Prep bench and sink; minimum size	☐	☐	☒	
Internal linings and work surfaces impervious and easy clean floor coverings / junctions	☐	☐	☒	
Exposed building elements located and shaped to avoid accumulation of dirt	☐	☐	☒	
Wash down areas – graded floors	☐	☐	☒	
G4 Ventilation	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Ventilation	☒	☒	☐	
PS1 PS2	☒	☒	☐	RFI
Type 5 fire alarm in kitchen extract ventilation	☐	☐	☒	

Naturally ventilated spaces (5% or does not apply)	☒	☐	☐	
Car park naturally ventilated to AS1668.2 section 7	☐	☐	☒	
SH and SR with one wall ventilation	☐	☐	☒	Hobs, bayonet fittings for portable appliances
Passive stack/trickle ventilators	☐	☐	☒	
Combination natural / mechanical ventilation	☒	☒	☐	PS1
Mechanical ventilated spaces	☒	☒	☐	↓
Mechanical extract ventilation to bathrooms, laundries, commercial kitchens, fume cupboards, flammables fumes / toxic gases	☒	☒	☐	
Car park mechanical ventilation to AS1668.2 or alternative design NZ4303:1990)	☐	☐	☒	
Ventilation of spaces containing Gas fuel appliances- (Natural Mechanical flue location or NZS 5621 part 2)	☐	☐	☒	
G5 Interior Environment				
	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
G5 Interior Environment			☒	
Internal temperature in habitable spaces in childhood centres and old people's homes	☐	☐	☒	
Adequate activity space in old people's home	☐	☐	☒	
Reception counters and desks	☐	☐	☒	
Listening systems and hearing loops in cinemas, theatres and assembly spaces	☐	☐	☒	
G6 Airborne and impact sound				
	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Airborne and impact sound			☒	
Acoustic design to AS1 - STC and IIC	☐	☐	☒	
Verification method - ASTM E336	☐	☐	☒	
Acoustic report / PS1 – specific design	☐	☐	☒	
Peer review required PS2	☐	☐	☒	
Underlay in hard floor areas	☐	☐	☒	
Council inspection and field testing	☐	☐	☒	
PS4 required on completion	☐	☐	☒	
Acoustic design to AS1- STC and IIC	☐	☐	☒	

G7 Natural light	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Natural light			☒	old people's homes and childhood centres
G7/AS1 External windows 10% of floor area minimum housing, old people's homes and childhood centres	☐	☐	☐	
Modelling/calculation for daylight- 30 lux min	☐	☐	☐	
Opening to give awareness of the outside in habitable spaces- location of openings	☐	☐	☐	
Reflectance of internal surface finishes	☐	☐	☐	

G8 Artificial Light	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Artificial Light	☒		☐	
Verification method NZS 6703: 1984 Code of practice for interior lighting design	☐	☐	☐	
AS1 – luminance of 20 lux min at floor level to all spaces within buildings and common spaces in SR, communal residential and communal non residential	☒	☐	☐	

G9 Electricity	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Electricity	☒		☐	
Accessible type switches and sockets	☐	☐	☒	
Back-up power for compliance schedule where required for an essential service	☐	☐	☒	Consent advice note
Energy certificate for CCC	☒	☐	☐	Consent advice note

G10 – G11 Piped services and gas as an energy source	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Piped services and gas as an energy source	☒		☐	
Specifications (installation details)	☒	☐	☐	
Clearances (window openings, drains, etc)	☒	☐	☐	
Energy works certificate	☒	☐	☐	Consent advice note

G12 Water supplies	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Water supplies			☐	
Pipes (material, diameter)	☒	☐	☐	
Backflow system	☐	☐	☒	
Water supply (town, tank, other) <i>how? Reconsent.</i>	☒	☒	☐	Filtration? RFI.
Hot water system (type, capacity, location)	☒	☒	☐	RFI.
Operating devices and valves	☒	☐	☐	
Overflow (tanks, safe trays, header tank)	☒	☐	☐	

Wet back (low pressure open vented systems)	☐	☐	☒	
Solar water heating	☐	☐	☒	If applicable refer solar water heating checklist
G13 Sanitary plumbing				
	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Sanitary plumbing	☒	☒	☐	
Water trap	☒	☐	☐	
Discharge pipe (diameter, material, fall)	☒	☐	☐	
Unit venting (air-admittance valve, backflow)	☒	☐	☐	
G13 Drainage / AS3500				
	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Drainage / AS3500	☒	☒	☐	Onsite effluent disposal ☒ as existing Complete separate checklist (out of scope)
Pipe (junctions, vents, diameter, material)	☒	☐	☐	
Angle of inference (depth and proximity of drain to building)	☐	☐	☒	Discharge consent applied.
Drainage connections	☐	☐	☒	
Wastewater pump (flow rate)	☐	☐	☒	See ABA - 10/226/ for details.
Swimming pool backwash discharge	☐	☐	☒	
G14 Industrial Liquid Waste				
	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Industrial liquid waste			☒	Checked by Network unity pre treatment and ERC
PS1 PS2 Verification method	☐	☐	☐	
G15 Solid waste				
	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Solid waste			☒	
Common refuse store adequate	☐	☐	☐	
Refuse store ventilated and vermin proof	☐	☐	☐	
Refuse store – easy clean finishes	☐	☐	☐	
Carry distance (35m max)	☐	☐	☐	
Refuse chute size and easy clean finish	☐	☐	☐	
Refuse chute not in exit ways	☐	☐	☐	
Common refuse store adequate	☐	☐	☐	
Refuse store ventilated and vermin proof	☐	☐	☐	

H1 Energy efficiency	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Energy efficiency			☒	
Method	☐	☐	☒	☐ Schedule ☐ Calculation ☐ Modelling
Insulation detailed on drawings (Type, R value)	☐	☐	☒	☐ Sub floor ☐ Building ☐ Roof
Cavities vs. insulation (fit)	☐	☐	☒	
25mm clearance from underside of roofing	☐	☐	☒	Walls, ceilings, skillion roofs
Thermal break provided to metal framing	☐	☐	☒	
Thermal envelope defined (garage, 2-storey)	☐	☐	☒	
PS1/PS2- check register	☐	☐	☒	
By specific design - Modelling	☐	☐	☒	
Scheduled method - NZS 4243	☐	☐	☒	
Calculation method - NZS 4243	☐	☐	☒	
Small building less than 300 sq.m - NZS4218	☐	☐	☒	
Lighting for >300m ² to NZS 4243.2 - PS1	☐	☐	☒	
Heating ventilation and air conditioning must be located, constructed and installed to H1.3.6 PS1 provided	☐	☐	☒	
Systems for the heating and storage of hot water to sanitary appliances H1.3.4	☒	☐	☐	site check

Requests for further information	N/A	Yes	Reasons for decisions / comments
Information requested	☐	☒	Date 4/3/13
Information requested	☐	☒	Date 19/4/13
First processing check completed		☒	Complete this section <u>only</u> where RFI required and processing can not be completed
Processor's signature: _____			Date _____
Second processing check completed		☒	Complete this section after RFI received and processing check has now been completed
Processor's name: <u>Ronald Bate</u>			Date 26/04/13
Comments			

19/4/13. Pending items.
 - Section 73 ✓
 - mechanical ventilation. ✓ 26/04/13

Final check	N/A	Yes	Final check	N/A	Yes		
Requests for further information resolved	☐	☒	Other approvals				
PIM issues resolved (AC- 1106)	☒	☐	Watercare main truck – 10m	☒	☐		
S 37 RMA - Cert to be issued (AC-1106)	☐	☒	NUO Bridging sewer pipe	☒	☐		
S36 Development contribution notice (AC-1108)	☒	☐	Gas-line 12-14m	☒	☐		
S 39 Historic place trust informed	☒	☐	Work under power lines	☒	☐		
Conditions note			Easement to other property	☒	☐		
S67 Waivers and Modification (DBH notified AC1117)	☒	☐	Combined drainage	☒	☐		
S73 Natural Hazard (AC-1107)	☐	☒	Other considerations				
S.75 2 or more allotments (AC-1111)	☒	☐	Staged Consent (AC-1113)	☐	☐		
S.113 Is specified intended life <50 years	☒	☐	S.115 Approved for change of use	☒	☐		
Internal contractors (AC-1102)			S.112 Approved for alterations to an existing building	☒	☐		
Structural engineering signed off <i>low Risk AC policy</i>	☒	☐	Fire design sent to DRU proposal MEMO considered (AC-1116)	☒	☐		
Geotechnical signed off	☐	☒	Certificate for public use	☒	☐		
Fire Engineers signed off	☒	☐	116A Subdivision	☒	☐		
Plans signed by engineer	☒	☐	Complete documentation				
Others sign off	☒	☐	Inspection requirements identified	☐	☒		
External contractors (PS2) (AC- 1102)			Compliance schedule checklist	☒	☐		
Structural engineering	☒	☐	Relevant checklists attached	☒	☐		
Geotechnical	☒	☐	SFH	☒	☐		
Fire Engineers	☒	☐	Solar heating	☒	☐		
Mechanical Lifts (Peer review PS)	☒	☐	On site effluent	☒	☐		
Mechanical Ventilation	☒	☐	Product register	☒	☐		
Airborne and impact sound	☒	☐	Agreement to provide PS3 & PS4	☐	☒		
Others	☒	☐	Document sets collated and stamped	☐	☒		
Other Departments			Computer tasks completed	☐	☒		
Checked by health	☒	☐	Supervision record signed off (processors)	☒	☐		
Report from ERMA Hazards (2x45 tanks)	☒	☒	File handed onto admin / invoicing	☐	☒		
Outcome							
I confirm that the technical review of the building consent is completed and the building consent is ready to be			(tick as applicable) ☒ Granted ☐ Refused				
Name: <i>Ronald Bate</i>	Signed: <i>u</i>		Date: <i>26/4/13</i>				
Supervision (this section only needs to be completed if supervision is required)							
Application has been processed under my supervision				Yes	No		
I agree with the decision reached				Yes	No		
Supervisor's name:			Date				

- F3. ~~EPA~~ ^(EPA) certificate for gas bottles
- PS4 - geotech, site verification required under PS1 structures.
- G1. privacy.
- x Full height partitions to the accessible toilet/shower cubicles for privacy.
 - x WAB inside the two WC pans near the store room
 - x direct line of sight to male urinals.
- x Discharge consent? No. See ABA-1012261
- x New effluent system? No. See ABA-1012261

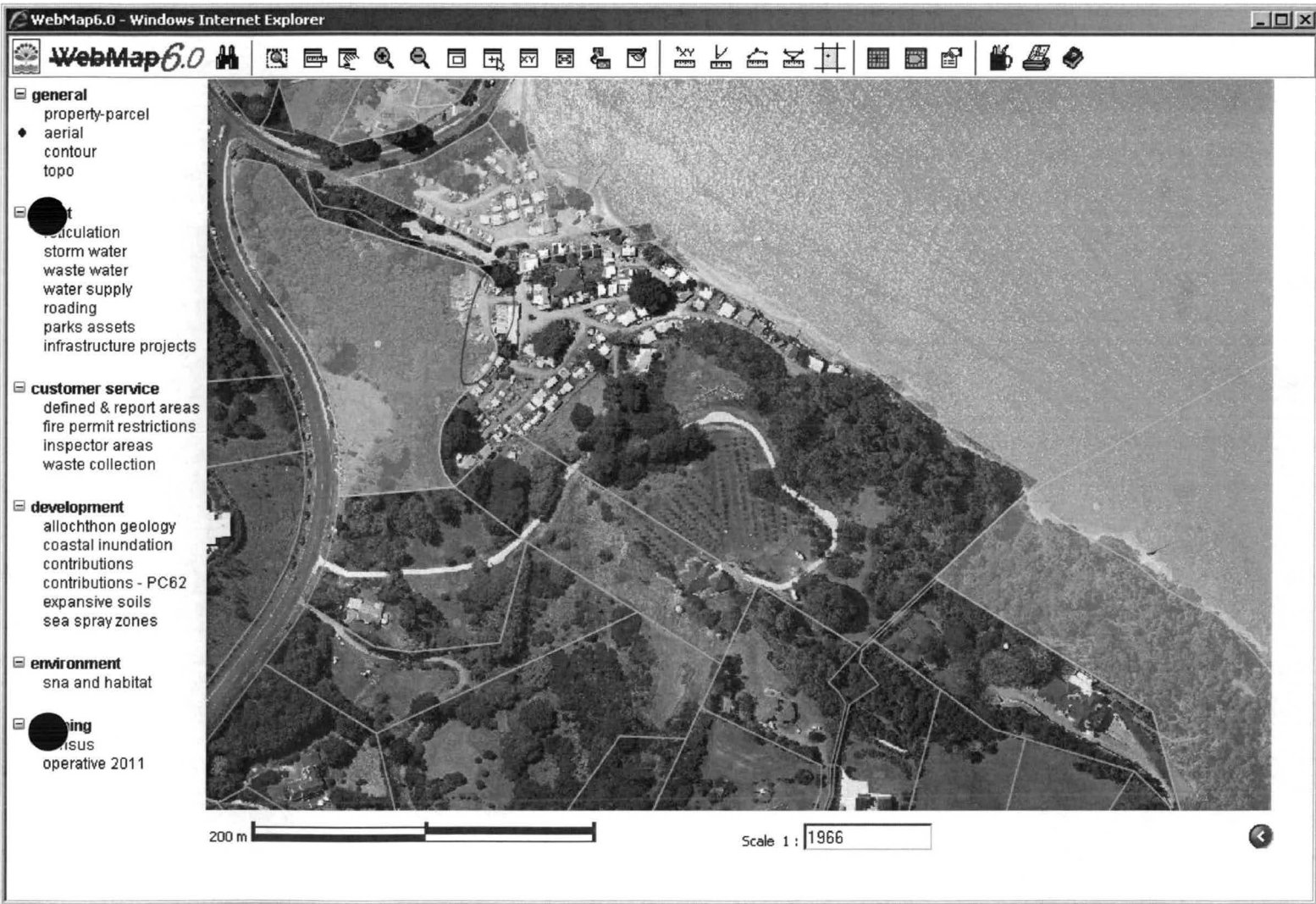
Occupants: Table 2.2 C/AS1 (2006)

- ~~toilets/showers~~ = 0.0/m²
- Kitchen 0.1 user/m² = 4 (conservative)
- storage 0.02 user/m² =
- toilets/showers = 0.0/m²

$$5.9m \times 10.5m \times 0.1 \text{ users/m}^2 = 6 \text{ users}$$

$$6.4m \times 2.9m \times 0.02 \text{ user/m}^2 = 0.4 \text{ user}$$

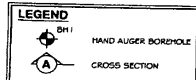
say 10.







LEGAL DESCRIPTION
PT. ALLOT 2.3
AREA: 4.1460u



NOTE:
ALL AREAS & LEVELS SUBJECT TO FINAL SURVEY.

See ABA-1012267

EXISTING OXIDATION
TANKS

SITE PLAN

EXISTING
IMPLEMENT SHED
AND GARAGES TO
BE REMOVED

PROPOSED NEW
ABLUTION BLOCK

EXISTING
ABLUTION
BLOCK

EXISTING
ABLUTION
BLOCK

REV.	DATE	BY
This drawing and its contents shall be the property of the Engineer and shall remain the property of the Engineer. No part of this drawing shall be reproduced without the written consent of the Engineer.		
DO NOT SCALE IF IN DOUBT - ASK		
 Hutchinson CONSULTING ENGINEERS		
General Office: 1000 West 10th Street, Suite 100, Winnipeg, MB R2E 1A1 Tel: (204) 425-1700 Fax: (204) 425-1701 www.hutchinson.ca		
PROJECT: B. & V. MORRISON PROPOSED ABLUTION BLOCK AT 1324 SANDSPIT ROAD SANDSPIT		
DRAWING TITLE: GEOTECHNICAL INVESTIGATION SITE PLAN		
SCALE:	DATE:	
1:800 @ A1	JULY 2013	
DESIGN:	CHECKED:	
JR	AS - 15567G/01	
REV:		

3/4/13

Rodney Production System

File Edit View Associated Tools Options

Help

Application Maintenance

Class Selection

Applications Search Profile

Building Consents Summary

Address Search Profile

Property Summary

Address Details (Rodney District Council)

Property Address4 Brick Bay Drive, Sandspit 0982

OwnersRodney District Council

DescriptionLot 202 DP 94165 (1.5697HA)

StatusCurrent

Property Key1146532

Property Details

Property TypeReserve - (Local purpose)

WardRodney

Assessment1146532 5

Area : Land1.5697 HA Building0

Title

CT

References

HIST-FILETPA12802

HIST-FILETPA690185

Land Use

S5PASSIVE OUTDOOR EG. PARKS

Zones

Parcel (1)

Lot 202 DP 94165 (1.5697HA)

Options

Close

Batch

ContribuNon-C

Only one record matches the search profile.

3/4/13

Email Record for ABA-1014136

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Monday, 11 March 2013 2:56 p.m.
To: Steve Cavanagh; Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Steve,

I respond to your request as follows:

1. Infringement and Change in Footprint

The existing workshop/storage building has a footprint of approximately 224m² and the existing ladies toilet block has a footprint area of approximately 42m²; both these buildings which have a total floor area of 266m² are to be removed. The proposed ablution block has a proposed floor area of 251m², a mower store area of 17m² and a deck area of 112m². The cross section plan (sheet 4 of 6) shows the extent of earthworks.

2. Overland Flow Path

The existing overland flow path is shown to extend through the existing shed/garage on the council webmap, based on the contour plan provided it would appear that any overland flows would extend to the north or south of the existing shed/garage. As the proposed Ablution block foot print lies mostly within the existing building footprint I am under the impression no overland flow would be altered. However during earthwork provisions should be made to ensure that any existing flow paths are not altered during earthworks.

3. Flooding

Finished floor levels as noted in the Tonkin & Taylor Report 22239 minimum floor level due to inundation has been set at RL of 3.4 however as the proposed toilet block is non-habitable we would recommend a minimum finished floor level 300mm above the surrounding finished ground level of approximately 2.8m the client is showing a finished floor level of 3.3m which is a minimum of 500mm above the existing ground level.

4. Water

Water is provided by way of a bore.

5. Wastewater Disposal

There is an existing discharge consent which valid until 2014. As you are aware the applicants have recently applied for a new discharge consent and this is currently being processed by Auckland Council.

I trust this answers your queries. Feel free to contact me if you wish to discuss.

Kind Regards,

Diana

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Thursday, 7 March 2013 2:11 p.m.
To: Jinyu Zhou
Subject: RE: Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Jinyu,

Thanks you for your email.

In terms of the rules listed below, the proposed ablution block is a discretionary activity and therefore the development controls you have listed are not applicable. However, for your assessment I note that the proposed building complies with bulk in relation to boundary controls however infringes the height in relation to boundary control – please see plans attached. Site coverage is currently exceeded by the Holiday Park development and this situation enjoys existing use rights; while the proposal involves the construction of a new building it also involves the removal of two other buildings (the storage/workshop building and the ladies toilets) and as such the overall site coverage will be similar to that which currently exists.

Please include the infringements you have identified under Rules 18.9.2 and 18.10.3 within the current application; the matters requiring assessment for these additional infringements have already been covered within the AEE provided.

The totara tree you mentioned in your email is located some 4-5 metres from the proposed works and as such we do not consider that it will be adversely affected by the proposed works and in any case these works could be appropriately mitigated through standard conditions of consent.

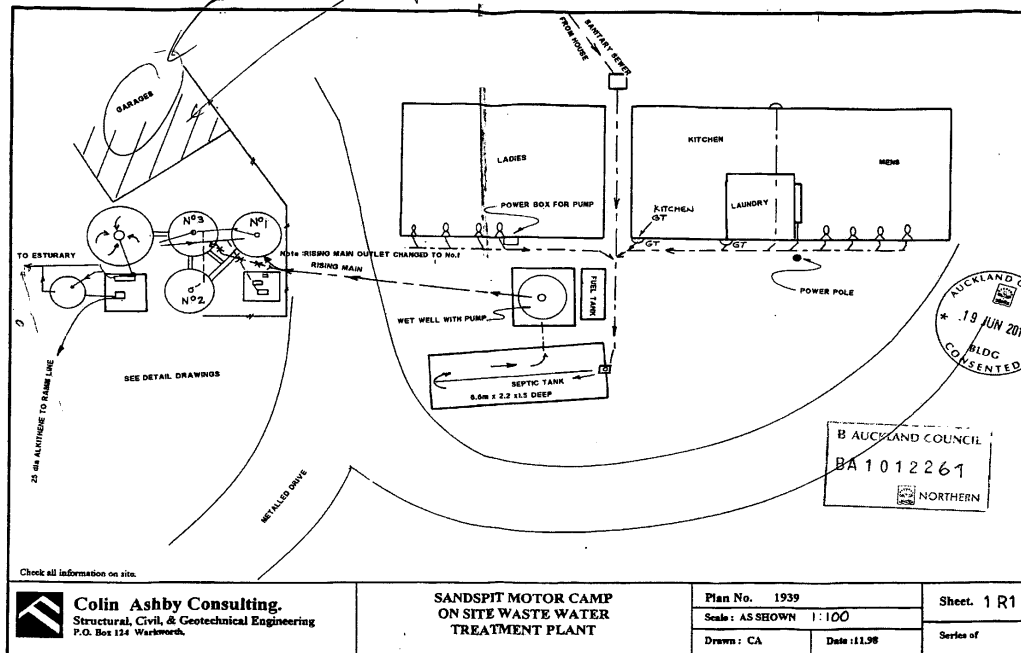
When on site you would have met Jarred. This is the owner's son who currently runs the Holiday Park – the owners of the site, and the previous operators of the Holiday Park, are Brian and Vanessa Morrison. Brian and Vanessa have owned the site for over 20 years; when they purchased the property the reserve area to the west of the proposed ablution block was used for boat parking. I understand that this area of land has been used for boat parking for over 50 years and that Council are aware of this use hence the statement in my report that this has been a long standing arrangement. The owners of the site are currently in negotiations with Keith Morris, Senior Property Manager – Property & Development at Auckland Council regarding the renewal of the leases for the Holiday Park.

I trust the above information is of assistance and helps answer your queries. Feel free to contact me if you wish to discuss further.

Kind Regards,

Diana

Building to be demolished.
 Proposed new abutment block location
 ADA-1014136



ADA-1014136-3/4/13

Check all information on site.

Colin Ashby Consulting.
 Structural, Civil, & Geotechnical Engineering
 P.O. Box 124 Warkworth.

**SANDSPIT MOTOR CAMP
 ON SITE WASTE WATER
 TREATMENT PLANT**

Plan No. 1939
 Scale: AS SHOWN 1:100
 Drawn: CA Date: 11.98

Sheet. 1 R1
 Series of

C. P. K.

Ronald Bate

From: Ronald Bate
Sent: Thursday, 4 April 2013 14:30
To: 'B K Design'
Cc: 'brianandvanessa@xtra.co.nz'
Subject: ABA-1014136; Ablution Block; Sandspit Holiday Park, 1331 Sandspit Road, Sandspit. RFI fn01702024 2013-04-04-1429
Attachments: 01702024.DOC

Bernie,
As discussed; attached copy of the RFI letter as posted.
Please call me directly at 09 427 3982 should you require further clarifications.

Thank you.

Faithfully yours,

Ronald Bate | Senior Processor | Building Control - Northern

Ph +64 (9) 301 0101 | Extn 44 3982 | DDI +64 (9) 427 3982 | Fax +64 (9) 426 8902 | Email ronald.bate@aucklandcouncil.govt.nz

Auckland Council | Orewa Service Centre - GF, Pacific Bldg, 50 Centreway Road, Orewa 0931 | Private Bag 92300, Auckland 1142 | New Zealand

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x 19/4/13 - items 4.0 x 7.0 pending. - email/surf.

3 April 2013

Brian & Vanessa Morrison
C/o Bernie Kose
PO Box 23, Warkworth 0941

Re:
Building consent number: ABA-1014136
Address: 1334 Sandspit Road, Sandspit 0982
Description: Replacement of an existing ablution block with a new modern system for the Sandspit Holiday Park.

Request for further information

This is to advise we have received your building consent application for the above property; however, we will need you to provide further information to help progress the application.

Until we receive the necessary additional information, please be advised that the statutory timeframe on your application has been suspended. The clock will not start again until all information has been received and checked.

To help progress your application, please provide a covering letter addressing each point below, together with **two copies** of the following information and revised plans (where applicable) to Building Control Northern, attention Ronald Bate:-

1.0 NZBC Clause B1 (Structure) requirements:

- ✓ 1.1 Revised sheet 5 roof framing plan to;
 - ✓ Show the proper support details for the trusses along the wall between the store room and the kitchen.
 - ✓ Show the roof plane braces for the main trusses running from the ridge line down to the support walls.
- ✓ 1.2 Revised sheet 7 to show wall studs to the gable end of roof space to support the gable end wall cladding.

2.0 NZBC Clause D1 (Access Routes) requirements:

- ✓ 2.1 Show location and details of the accessible carparks. *sheet 2. (2x)*
- ✓ 2.2 Show location and details of the accessible route from the accessible carparks to the accessible entry ramp. *sheet 2.*
- ✓ 2.3 Show maximum 20mm accessible entry door threshold instead of 25mm. *sheet 3*

3.0 NZBC Clause E1 (Surface Water) requirements:

Location and details of the approved outfall of the stormwater drains. *as existing outfall*

4.0 NZBC Clause E3 (Internal Moisture) requirements:

Specify on the plans details of controlling condensation and prevention of fungal growth, i.e.

- ✓ • Show details of insulations for the walls, ceiling and roof. *sheets 3, 6, 7.*
- ✓ • Show details of the natural and mechanical ventilation systems. See also requirements under NZBC Clause G4 below. *Still to be supplied.*

5.0 NZBC Clause F3 (Hazardous Substances and Processes) requirements:

✓ Please provide the Test Certifier's Report to confirm that the proposed 4x gas bottles, as per the design, is able to be certified under the EPA regulations, where applicable. *→ reduced to x 2, less than 100 kg. now N/A.*
If necessary, provide revised plans to suit the test certifier's requirement.

6.0 NZBC Clause G1 (Personal Hygiene) requirements:

- ✓ 6.1 Clarify the number of people expected to use the proposed toilets and showers, and confirm adequacy of the number of toilet and shower facilities.
- 6.2 Revised plans the show full height walls and doors, instead of Resco walls, to all toilet cubicles that are visible from the common area corridors, or partitions between unisex cubicles, to provide privacy. Amongst others:
 - ✓ a) Show full height walls and doors for the unisex accessible toilet and shower cubicles. *sheet 3.*

- ✓ b) Show full height walls and doors for the unisex common area toilet cubicles near the cleaner's room. *sheet 3,*
- ✓ c) Show full height wall for the accessible toilet cubicle inside the men's toilet facility which is visible from the common area corridor. *sheet 3,*
- ✓ 6.3 Show wash hand basin for each of the common WC toilet cubicles near the cleaner's room to provide privacy. *sheet 3.*
- ✓ 6.4 Show privacy screen to prevent direct line of sight to the men's urinals from the common area corridor. *sheet 3.*
- ✓ 6.5 Show privacy screen for the women's shower facility door. *sheet 3*
- ✓ 6.6 Specify sanitary towel disposal units to the female and unisex toilet facilities. *sheet 3, notes.*

7.0 NZBC Clause G4 (Ventilation) requirements:

Provide the relevant documentations for the mechanical ventilation system design, i.e. ducting plans, manufacturer's specifications, engineering calculations, Producer Statement – Design (PS1), etc. Refer also to the telephone inquiry from Winston Lam on 14/3/2013 at the lodgement review.

14/4/13. still to be supplied

8.0 NZBC Clause G12 (Water Supplies) requirements:

- 8.1 Location and details of the water supply for the building, e.g. rainwater tanks, bore, etc. *sheet 1, 2*
- 8.2 Location, details and/or specifications of the filtration and treatment system, where applicable, for the rainwater tank potable water supply. *sheet 2 still light specs.*

9.0 NZBC Clause G13 (Foul Water) requirements:

Clarify the number of people expected to use the proposed toilets, showers and kitchen sinks, i.e. waste-water design flow volume; and confirm adequacy of the existing on-site waste-water treatment and disposal system as approved under the building consent and the discharge consent.

RC 412 52 granted 10/4/2013. maximum 36 m²/day.

If any of the above changes result in changes to engineer designed plans, which are supported by a producer statement, then the revised plans must also be signed by the engineer. Please ensure that all changes are clearly marked (i.e. clouded) on the revised plans and each sheet is version controlled and dated.

Please note that the council's policy requires that all information be provided within one month (30 days) of the date that the information was requested. Failure to provide the required information could result in the application being refused.

If you have any further queries regarding this matter, please contact your local Council Service Centre or call the Council Call Centre on (09) 301-0101 quoting the above building consent number and service centre.

We look forward to receiving the information to help process your building consent application.
Thank you.

Yours faithfully,

Ronald Bate
Senior Processor – Orewa Service Centre
BUILDING CONTROL- NORTHERN

Ronald Bate

Resolved. 26/4/13

From: Ronald Bate
Sent: Friday, 19 April 2013 09:39
To: 'B K Design'
Cc: 'brianandvanessa@xtra.co.nz'
Subject: ABA-1014136; 1334 Sandspit Road. RFI 2013-04-19-0937
Attachments: 1014136 AC2326 Agreement to provide producer statement during construction.doc

Bernie,

Please be advised of the following items that are still outstanding for this BC application;

- ✓ 1. Section 73 Condition completed response form; please refer to the letter from Garry Peters, Consulting Engineer, dated 18 April 2013.
- ✓ 2. Mechanical ventilation design from a suitably qualified person; as mentioned in your reply letter dated 16 April 2013.
- ✓ 3. Please complete, sign, and return that attached form for your agreement to provide PS3/4 during construction.

Please call me directly at 09 427 3982 should you require further clarifications.

Note that the application will remain suspended until the above items have been resolved.

Thank you.

Faithfully yours,

Ronald Bate | Senior Processor | Building Control - Northern

09 427 3982 | Ext 44 3982 | DDI +64 (9) 427 3982 | Fax +64 (9) 426 8902 | Email ronald.bate@aucklandcouncil.govt.nz

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19/04/2013

18-Apr-2013

Brian Phillip Morrison
6 Brick Bay Drive
RD 2
Warkworth 0982

Building consent number: ABA-1014136
Address: 1334 Sandspit Road, Sandspit 0982
Description: Replacement of an existing ablution block with a new modern system for the Sandspit Holiday Park.

With reference to your application received on for a building consent at the above site. The land on which the building work is to take place is subject to a natural hazard, namely inundation as determined in report entitled "Assessment of Potential Sea Levels due to Storms and Climate Change along Rodney's East Coast by Tonkin & Taylor dated July 2005. Under Section 72 of the Building Act 2004, a building consent can only be issued if:

- (a) The building work to which an application for a building consent relates will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property; and
- (b) The land on which the building work is to take place is subject to, or likely to be subject to a natural hazard; and
- (c) It is reasonable to grant a waiver or modification of the Building Code in respect of the natural hazard concerned
- (d) The applicant is the owner of the land and he or she has acknowledged that Legal and Technical advice has been sought and that the associated risks are acceptable by the owner.

Under Section 73 of the Building Act, the Council must impose a condition when the building consent is issued. That condition requires the Council to notify the District Land Registrar that a building consent has been issued for building work on land which is the subject of a natural hazard. The District Land Registrar will then make an entry or memorial on the certificate of title for the above site. A fee of \$170.00 will be charged to cover the costs of registering this notice. Attached to this letter is an extract from the Building Act 2004 Sections 71, 72 and 73. If after receiving both Legal advice as to the implications of the Section 73 Notice and Technical advice in relation to the risk associated with the Natural hazard, you wish to continue with the building consent application please complete the attached form and forward it to Council.

Please note that this application is suspended until the attached form is completed and received by Council.

Yours faithfully



Garry Peters
Consulting Engineer
BUILDING CONTROL – NORTHERN

Attachment:

- Application to continue with a Building Consent application subject to section 73 notice pursuant to the Building Act 2004 form BC 8.7F

Applicant Name: Brian Morrison
Site Address: 1334 Sandspit Rd
Legal description: Pt Allotment 23 Parish of Mahurangi
Application Number: ABA 1014136

Option	Response	Please tick to indicate preference
1 *	I/We wish to change the design or present a technical report providing the bases for approving the building consent without a Section 73 notice. This will be forwarded to you in the near future.	
2 **	I/We have taken legal and technical advice and have accepted that a 73 Notice will be attached to the Certificate of Title for the property.	
3	I/We have decided to withdraw the building consent application as I do not want a section 73 notice registered against the Certificate of Title for this property	

* For Option 1 to be successful you need to demonstrate that Section 71(2) of the Building Act 2004 has been satisfied.

** For Option 2 complete the following details

This is to advise you that we have taken Legal and Technical advice associated with the Section 73 notice and the risk associated with the Natural Hazard from the following:

Legal Advice: Name _____
 Company _____
 Address _____
 Ph Number _____

Technical Advice: Name _____
 Company _____
 Address _____
 Ph Number _____

Please proceed with the Building Consent application as it is reasonable to grant a waiver or modification of the Building Code performance requirements and issue the Building consent with a section 73 Notice to be requested against the title of my/our property.

Owner/s name: ¹ (please print) _____	Signature: _____	Date: _____
---	-------------------------	--------------------



potentially affected by coastal inundation
EAST COAST AND SOUTH KAIPARA ONLY

potentially affected by dune erosion
OMAHA ONLY

18 April 2013

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0m 5m 10m



Auckland Council Structural Checking Sheet

Date: 18/4/13...

Job Address: 1334 Sandspit Rd.

ABA No: 1014136...

pt Allot 23

1.0 Natural Hazards

- Soil Conditions Type B Class _____
- Allochthon Soils _____
- Geotechnical Report Hutchinson LJ 15567

Inundation of Site

- Stormwater CMPlan: Mahurangi East
- Coastal Inundation: chuck
- Minimum Finished Floor Level FFL = _____ m

Section 73 Notice req'd: Yes Coastal Inundation

2.0 Consent Notices

-
-
-
-

3.0 Minor Eng Works MEN

- Proximity to Services Water main, SW pipeline, WW Pipeline _____

4.0 Stormwater Disposal Method

5.0 Specific Engineering Design items

- Mike has done Geotech + requests Section 73 for
- Coastal inundation to 3.23m.
-
-
-
-
-

6037.4

Allot 324
Psh of Mahurangi SO 41563
6551 m2

4.1480 ha

Lot 2
DP 390452
8880 m²

1
390452
93 m2

Lot 2
DP 162531
8002 m2

Lot 20
DP 96551
5750 m2

Lot 25
DP 96551
9506 m2

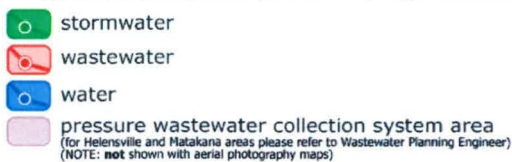
Lot 4
DP 162531
1.6720 ha

Lot 19
DP 96551
5838 m2

Lot 21
DP 96551
5789 m2

Lot 22
DP 96551
5092 m2

Lot 23
DP 9655
4524 m2

reticulated
services

1334 Sandspit Road Sandspit 0982

2 May 2013

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Auckland Council
Te Kauhira o Tāmaki Makaurau

PLANNING CHECK FOR BUILDING CONSENTS

BC.

ABA Number 1014136

Map Reference _____

Zone	Operative: <u>Residential Landscape Protection</u> Proposed:
Description of Activity	<u>LAN 59778</u>
Activity	Operative <u>Controlled</u> Proposed:
Existing Consent	<u>Various</u>
Consent Notice	Bush protection Earthwork/foundation <u>NA</u> Other
DEVELOPMENT CONTROLS	
Yards	- Front - Side <u>Wairings</u> - Rear - Rear site - Shoreline - Coastal - Bulk in relation to boundary <u>Replacing existing blog same foot print</u>
Height	- Above ground level <u>2.9m</u> <u>6.7m</u> - Height to boundary <u>Not Complying</u> - Fences - <1.8 m in height
Multiple units	Distance between units
Site Coverage	Area of site <u>111450</u> Does coverage comply? Yes/No Area of Building <u>051.13 + 17.43</u> <u>Existing</u>
Parking and manoeuvring & access	Parking required: _____ Loading Bays _____ Turning circle compliance _____ Width of driveway? <u>As existing</u> Grade of Access? _____ Vehicle crossing compliance: _____ Number of crossings? _____ Access gained within defined road boundary _____ Is site on a Limited Access Road? _____
Private Open Space	Comply?
Earthworks	Volume: <u>1850m³</u> <u>(cut & fill)</u> 1:2 Slope: <u>✓</u> Is it a SNA? <u>NO</u>
Tree consent required	<u>NO (to be 4.5m away)</u>
Designated / Scheduled	<u>SA 111</u>
Historical Site	<u>CH1 R09, 631 - Not near site (Planned addressing)</u>
Signs:	Comply?
Resource Consent required?	Operative: <u>LAN 59778 NYG</u> Proposed Plan: <u>-</u> FC Plan Change 62: <u>NO</u>

Officer: Christine Tan Date: 14.3.13



PIM CHECKLIST

Sea Spray Zone Information	Seaspray
Fire Service Requirements Noted (Fire Evacuation / and Referrals to NZFS)	NAY.
Vehicle Crossings	Existing
Trade Waste Licenses	-
Food Premises Requirements	-
Swimming Pool	-
Building Across Boundaries Section 75	
Gas Pipeline Information	-
Fireplace	-
Accessibility	NAY.



Date: 19 December 2013

ABA Number: 1014136 - Replacement of an existing ablution block with a new modern system.

Property ID: 1123134 - 1334 Sandspit Road, Sandspit

Parcel Description: Pt Allot 23 Psh Of Mahurangi

BUILDING ENGINEER

Check the following on WEBMAP

Expansive Soils category b

Northern Allochthon -

Coastal Inundation potentially affected by coastal inundation

Consent Notice: -

Catchment Management plan: Mahurangi East – PRR 60374

REPORTS

PRR	NEW (in file)	Ref: LJ15567
	Author:	Hutchinson Consulting Engineers
	Date:	24 July 2012

In Pathway order:

See attached



Land Information Register Report

Date: 19 March 2013
Property ID: 1123134 - 1334 Sandspit Road Sandspit 0982
Parcel Description: Pt Allot 23 Psh Of Mahurangi (4.148HA)

Ref Number: 51079
Report Title: Geotechnical Assessment
Author: Riley Consultants Limited
Date: 16-Nov-2005
Author Reference: 05287-B
Property: 1334 Sandspit Road, Sandspit 1241
Application: SUB-37378, 8 Brick Bay Drive, Sandspit 1241
Conversion Keywords:
Status: Current
Hazard Identified:
Links Checked: 22-Jan-2008 TT