



ENGINEERING INFORMATION FOR APPROVAL

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The attached information was received in relation to;

Resource Consent Number *59778*.....

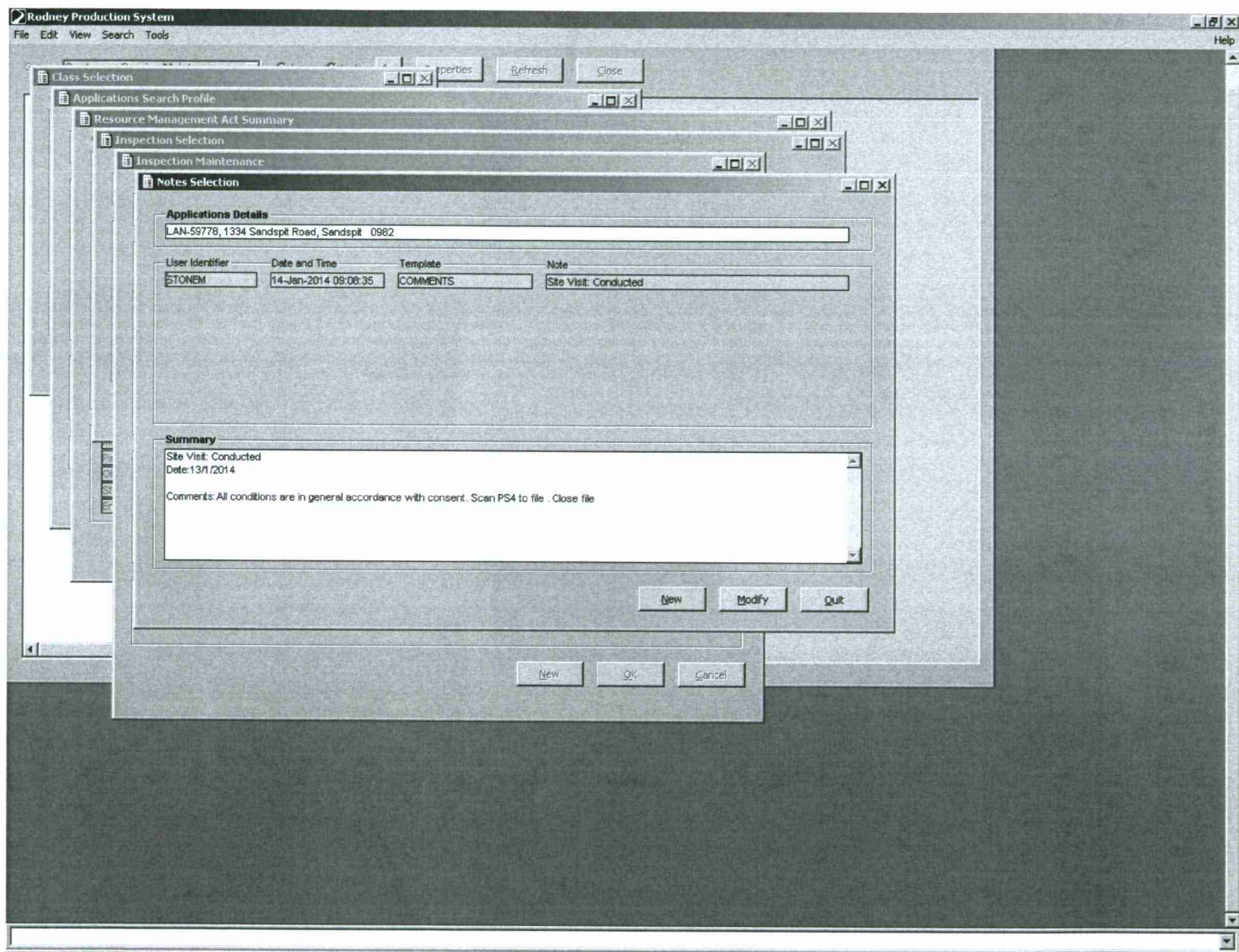
Could you please review this information and advise whether it satisfies the requirements of consent.

Approved; ☒ Yes / ☐ No If no, please give reason,

.....
.....
.....

By..... *acdel*.....

Date..... *10/2/14*.....





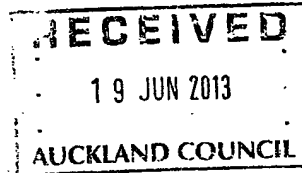
Hutchinson
CONSULTING ENGINEERS

PO Box 150, Orewa 0946
154 Centreway Road, Orewa
+64 9 426 5702
www.hc.co.nz

Our Ref: LKJ16136

07 May 2013

Auckland Council
Orewa Office
Private Bag 92300
AUCKLAND 1142



Attention: Team Leader (Building)

Dear Sir

**RE: ABA: 1014136 PT ALLOT 23 PARISH OF MAHURANGI
PERIMETER STRIP FOOTING OBSERVATION
AT 1334 SANDSPIT ROAD, SANDSPIT
FOR BRIAN AND VANESSA MORRISON**

This office has completed a perimeter strip footing observation inspection for the above site on Tuesday the 7th May 2013.

All foundations had been excavated a minimum of 450 mm below compacted ground level into controlled fill.

Sufficient minimum height of finished concrete slab-on-grade floors above adjoining finished ground level in accordance with Section 7.5 NZS 3604:1999 "Code of Practice for TIMBER FRAME BUILDINGS" must be made available once the final landscaping is complete.

The reinforcing steel within the perimeter strip footing had been correctly detailed, placed and lapped. It comprised of 4/D12 longitudinal bars with R6 stirrups at 600 centres and D12 starters at 600 centres.

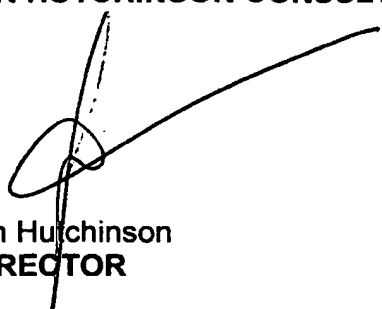
In accordance with the approved Building Consent conditions we enclose a Producer Statement – Construction Review (PS4) for same.

The bulk and location requirements of the structure and the construction of any foundations within close vicinity of services had not been checked by this office. We assume that these items had been required and approved by Council as part of the Building Consent process and had been checked and approved as part of their on-site inspections.

Should you wish to discuss any aspects of the above information, please contact the above office.

We trust this meets with your approval.

Yours faithfully
IAN HUTCHINSON CONSULTANTS LTD



Ian Hutchinson
DIRECTOR

cc Brian and Vanessa Morrison
1334 Sandspit Road
RD 2
Warkworth 0982

Owner: Please forward a copy of this correspondence to your building contractor responsible for the above works.

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

ISSUED BY: Ian Hutchinson Consultants Ltd
(Construction Review Firm)

TO: Brian and Vanessa Morrison
(Owner / Developer)

TO BE SUPPLIED TO: Auckland Council
(Building Consent Authority)

IN RESPECT OF: Proposed Dwelling
(Description of Building Work)

AT: 1334 Sandspit Road
(Address)

Sandspit PT ALLOT 23, Parish of Mahurangi

IAN HUTCHINSON CONSULTANTS LTD has been engaged by Brian and Vanessa Morrison
(Construction Review Firm)

To provide ☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (Architecture Categories)

☒ or other PERIMETER STRIP FOOTING OBSERVATION services
(Extent of Engagement)

in respect of clause(s) B1 (VM1) ; B1 (VM4) of the Building Code for the building work described in documents relating to Building Consent No ABA1014136 and those relating to Building Consent Amendment(s) Nos. issued during the course of the works. Correspondence specifically relating to the works, ref LKJ16136 dated 07 May 2013 should be read in conjunction with this Producer Statement.

On the basis of ☐ this ☐ these review(s) and information supplied by the contractor during the course of the works, I believe on reasonable grounds that ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect of clause(s) B1 (VM1) ; B1 (VM4) of the Building Regulations.

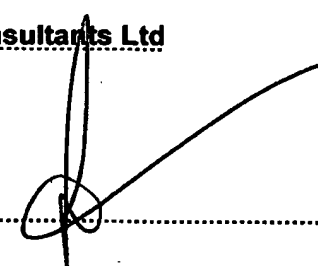
I, Ian Thomas Hutchinson am CPEng # 63973. I am a Member of: IPENZ and hold the following qualifications:
BE (Civil) ME MIPENZ (Civil) CPEng IntPE

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000.*

Ian Hutchinson Consultants Ltd is a member of ACENZ

SIGNED BY Ian T Hutchinson ON BEHALF OF Ian Hutchinson Consultants Ltd

Date 07 May 2013

Signed 

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$ 200,000.*

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.



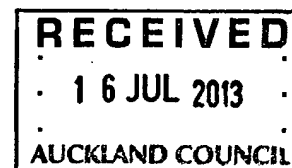
Hutchinson
CONSULTING ENGINEERS

PO Box 150, Orewa 0946
154 Centreway Road, Orewa
+64 9 426 5702
www.hc.co.nz

Our Ref: LIH16136

15 July 2013

Auckland Council
Orewa Office
Private Bag 92300
AUCKLAND 1142



Attention: Team Leader (Building)

Dear Sir

**RE: ABA 1014136 PT ALLOT 23 PSH OF MAHURANGI
MASONRY WALL AT 1334 SANDSPIT ROAD, SANDSPIT
FOR BRIAN AND VANESSA MORRISON**

This office has completed a reinforced masonry wall construction and reinforcement placement observation at the above site on Thursday the 4th July 2013.

The masonry walls inspected included the initial 1400mm of height over the entire ablution block.

All masonry had been adequately detailed and reinforced in accordance with design drawings.

The vertical reinforcing consisted of D12 at 600 centres placed centrally within the masonry core. The horizontal reinforcement consisted of D12 at 600 centres.

Wash out ports had been provided between the central common men's/woman's dividing wall to allow for a future full height pour.

Vertical trimmer reinforcing (D16) had been provided around all openings.

The Contractor had installed control joints in accordance with the approved drawings.

The bulk and location requirements of the structure and the construction of any foundations within close vicinity of services had not been checked by this office. We assume that these items had been required and approved by Council as part of the Building Consent process and had been checked and approved as part of their on-site inspections.

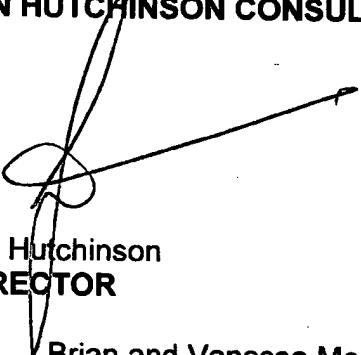
Should you wish to discuss any aspects of the above information, please contact the above office.

We trust this meets with your approval.

Should you wish to discuss any aspects of the above information, please contact the above office.

We trust this meets with your approval.

Yours faithfully
IAN HUTCHINSON CONSULTANTS LTD



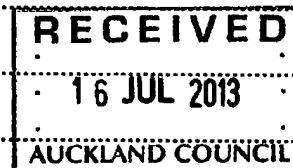
Ian Hutchinson
DIRECTOR

cc Brian and Vanessa Morrison
1334 Sandspit Road
RD2
Warkworth 0982

Owner: Please forward a copy of this correspondence to your building contractor responsible for the above works.

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

ISSUED BY: Ian Hutchinson Consultants Ltd
(Construction Review Firm)
 TO: Brian and Vanessa Morrison
(Owner / Developer)
 TO BE SUPPLIED TO: Auckland Council
(Building Consent Authority)
 IN RESPECT OF: Proposed Amenities Block
(Description of Building Work)
 AT: 1334 Sandspit Road
(Address)
Sandspit LOT Pt Allot 23 DP SO



IAN HUTCHINSON CONSULTANTS LTD (Construction Review Firm) has been engaged by Brian and Vanessa Morrison
 To provide ☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (Architecture Categories)
☒ or other MASONRY WALL CONSTRUCTION AND REINFORCEMENT PLACEMENT OBSERVATION (Extent of Engagement) services
 in respect of clause(s) B1 (VM1) ; B1 (VM4) of the Building Code for the building work described in
 documents relating to Building Consent No 1014136 and those relating to
 Building Consent Amendment(s) Nos. issued during the
 course of the works. Correspondence specifically relating to the works, ref LIH16136 dated 15 July 2013
 should be read in conjunction with this Producer Statement.

On the basis of ☐ this ☐ these review(s) and information supplied by the contractor during the course of the works,
 I believe on reasonable grounds that ☒ Part only of the building works have been completed in accordance with the
 relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect of
 clause(s) B1 (VM1) ; B1 (VM4) of the Building Regulations.

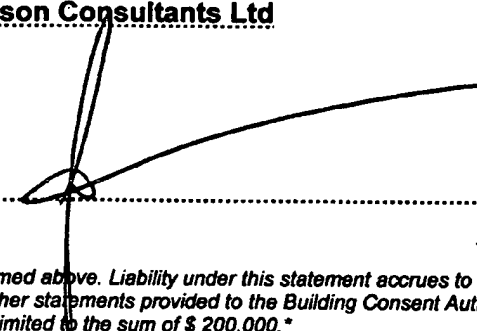
I, Ian Thomas Hutchinson am CPEng # 63973 I am a Member of: IPENZ and hold the following qualifications:
BE (Civil) ME MIPENZ (Civil) CPEng IntPE

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000.*

Ian Hutchinson Consultants Ltd is a member of ACENZ

SIGNED BY Ian T Hutchinson ON BEHALF OF Ian Hutchinson Consultants Ltd

Date 15 July 2013

Signed 

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$ 200,000.*

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.



Hutchinson
CONSULTING ENGINEERS

PO Box 150, Orewa 0946
154 Centreway Road, Orewa
+64 9 426 5702
www.hc.co.nz

Our Ref: LJ16136a

16 September 2013

Auckland Council
Orewa Office
Private Bag 92300
AUCKLAND 1142

Attention: Team Leader (Building)

Dear Sir

**RE: ABA: 1014136 Pt Allot 23 PSH OF MAHURANGI
BUILDING PLATFORM EARTHWORKS PREPARATION
AT 1334 SANDSPIT ROAD, SANDSPIT
FOR B. & V. MORRISON**

This office has completed a building platform earthworks preparation observation of the placing and compaction of the hardfilling under the proposed concrete floor slab at the above site, on the 22nd, 23rd and 29th of April and the 28th of May 2013

The topsoil and unsuitable material had been adequately stripped and the platform benched prior to filling. The fill was adequately compacted to a maximum depth of 2000 mm.

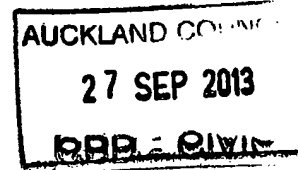
The extent of the fill tested included the building footprint plus a 1.0 m strip around the perimeter.

We were instructed by the Contractor that the GAP 65 hardfill had been spread in even uncompacted layers of approximately 100 - 150 mm thick, then compacted using a flat drum roller and heavy plate compactor.

Penetrometer tests completed on the hardfilling resulted in at least four blows per 100 mm through the hardfill.

The fill has been placed in accordance with the recommendations of the geotechnical report prepared by this office ref LJ15567 dated 24 July 2012

In accordance with the approved Building Consent conditions we enclose a Producer Statement – Construction Review (PS4) for same.



OREWA

27 SEP 2013

AUCKLAND COUNCIL

RPC

Page 2 of 3
LJ16136a

Should you wish to discuss any aspects of the above information, please contact the above office.

We trust this meets with your approval.

Yours faithfully
IAN HUTCHINSON CONSULTANTS LTD

A handwritten signature in black ink, appearing to be 'J. Black', written in a cursive style.

J. Black
ENGINEER

cc B. & V. Morrison
1334 Sandspit Road
RD2
WARKWORTH 0982

Owner: Please forward a copy of this correspondence to your building contractor responsible for the above works.

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

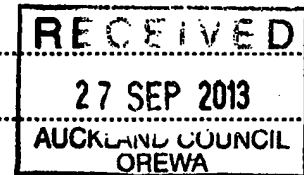
ISSUED BY: Ian Hutchinson Consultants Ltd
(Construction Review Firm)

TO: B. & V. Morrison
(Owner / Developer)

TO BE SUPPLIED TO: Auckland Council
(Building Consent Authority)

IN RESPECT OF: Proposed Dwelling
(Description of Building Work)

AT: 1334 Sandspit Road
(Address)



Sandspit LOT Pt. Allot 23 Psh of Mahurangi SO IAN HUTCHINSON CONSULTANTS LTD has been engaged by B. Morrison
(Construction Review Firm)

To provide ☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (Architecture Categories)
☒ or other BUILDING PLATFORM EARTHWORKS PREPARATION OBSERVATION services
(Extent of Engagement)
 in respect of clause(s) B1 (VM1); B1 (VM4) of the Building Code for the building work described in documents relating to Building Consent No ABA 1014136 and those relating to Building Consent Amendment(s) Nos. issued during the course of the works. Correspondence specifically relating to the works, ref LJ16136a dated 16 September 2013 should be read in conjunction with this Producer Statement.

On the basis of ☐ this ☐ these review(s) and information supplied by the contractor during the course of the works, I believe on reasonable grounds that ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect of clause(s) B1 (VM1); B1 (VM4) of the Building Regulations.

I, Ian Thomas Hutchinson, am CPEng # 63973. I am a Member of: IPENZ and hold the following qualifications:
BE (Civil) ME MIPENZ (Civil) CPEng IntPE

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000.*

Ian Hutchinson Consultants Ltd is a member of ACENZ

SIGNED BY Ian T Hutchinson ON BEHALF OF Ian Hutchinson Consultants Ltd

Date 16 September 2013

Signed 

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$ 200,000.*

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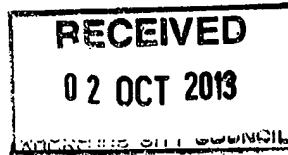
Hutchinson
CONSULTING ENGINEERS

PO Box 150, Orewa 0946
154 Centreway Road, Orewa
+64 9 426 5702
www.hc.co.nz

Our Ref: LJ16136b

25 September 2013

Auckland Council
Orewa Office
Private Bag 92300
AUCKLAND 1142



AUCKLAND COUNCIL

- 2 OCT 2013
OREWA

Attention: Team Leader (Building)

Dear Sir

**RE: ABA: 1014136 PT ALLOT 23 DP 16136
CONSTRUCTION AND EXCAVATIONS FOR
FOUNDATIONS OBSERVATION
AT 1334 SANDSPIT ROAD, SANDSPIT
FOR B. & V. MORRISON**

This office has completed a perimeter strip footing observation inspection for the above site on Tuesday the 7th of May and the Friday the 10th of June 2013.

All perimeter foundations had been excavated a minimum 400 mm wide and 450 mm deep the internal foundations had been excavated 300 mm wide and 200mm deep below cleared ground level into good ground.

Sufficient minimum height of finished concrete slab-on-grade floors above adjoining finished ground level in accordance with Section 7.5 NZS 3604:1999 "Code of Practice for TIMBER FRAME BUILDINGS" must be made available once the final landscaping is complete.

The reinforcing steel within the perimeter strip and internal footings had been correctly detailed, placed and lapped. It comprised of 4/D12 longitudinal bars with R6 stirrups at 600 centres and D12 starters at 600 centres.

The Contractor was instructed to support the principal perimeter strip footing reinforcement on plastic chairs and provide a minimum concrete cover of 75 mm in all areas where concrete is poured against unprotected ground.

In accordance with the approved Building Consent conditions we enclose a Producer Statement – Construction Review (PS4) for same.

The bulk and location requirements of the structure and the construction of any foundations within close vicinity of services had not been checked by this office. We assume that these items had been required and approved by Council as part of the Building Consent process and had been checked and approved as part of their on-site inspections.

Should you wish to discuss any aspects of the above information, please contact the above office.

We trust this meets with your approval.

Yours faithfully
IAN HUTCHINSON CONSULTANTS LTD

A handwritten signature in black ink, appearing to be 'J. Black', written in a cursive style.

J. Black
ENGINEER

cc **B. & V. Morrison**
 1334 Sandspit Road
 RD2
 WARKWORTH 0982

Owner: Please forward a copy of this correspondence to your building contractor responsible for the above works.

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

ISSUED BY: Ian Hutchinson Consultants Ltd
(Construction Review Firm)

TO: B. & V. Morrison
(Owner / Developer)

TO BE SUPPLIED TO: Auckland Council
(Building Consent Authority)

IN RESPECT OF: Proposed Dwelling
(Description of Building Work)

AT: 1334 Sandspit Road
(Address)

Sandspit LOT Pt Allot 23 Psh of Mahurangi SO

IAN HUTCHINSON CONSULTANTS LTD has been engaged by B. Morrison
(Construction Review Firm)

To provide ☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (Architecture Categories)

☒ or other EXCAVATIONS FOR FOUNDATIONS AND CONSTRUCTION OF FOUNDATIONS services
(Extent of Engagement)

in respect of clause(s) B1 (VM1); B1 (VM4) of the Building Code for the building work described in documents relating to Building Consent No ABA 1014136 and those relating to Building Consent Amendment(s) Nos. _____ issued during the course of the works. Correspondence specifically relating to the works, ref LJ16136b dated 25 September 2013 should be read in conjunction with this Producer Statement.

On the basis of ☐ this ☐ these review(s) and information supplied by the contractor during the course of the works, I believe on reasonable grounds that ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect of clause(s) B1 (VM1); B1 (VM4) of the Building Regulations.

I, Ian Thomas Hutchinson am CPEng # 63973. I am a Member of: IPENZ and hold the following qualifications:

BE (Civil) ME MIPENZ (Civil) CPEng IntPE

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000.*

Ian Hutchinson Consultants Ltd is a member of ACENZ

SIGNED BY Ian T Hutchinson ON BEHALF OF Ian Hutchinson Consultants Ltd

Date 25 September 2013

Signed _____

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contact, tort or otherwise (including negligence), is limited to the sum of \$ 200,000.*

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.