

No: 963097

~~CONFIDENTIAL~~ - PIM - BC

Related PIM - BC No.: Date Received: 4/11/96

Name: K. C. H. H. Timber Granted Date - Planned:

Address: 362 ANTANAWA VALLEY / Granted Date - Actual: 14/11/96

Ward: 51 / Issue Date - Actual: 13/11/96

Details: D.P.

Septic Tank + Sump

No	Action	Est	Actions Needed	Initial/Date
				Complete
		100		
10	Check PIM to Application	100		
15	Site Inspection - Building	100		
17	Site Inspection - P&D	200		
25	Development Engineer	400		
		200		
35	Services Engineer	400		
	Building Eng Struc/			
55	Plumbing & Drainage	100		
70		400		
	Check PIM	100		
	Grant PIM	500		
200	Check Building Consent	100		
200	Grant Consent	500		
260	Final - CCC	100		

OREWA

HUAPAI

~~CONFIDENTIAL~~

Sewerage Con	100	Sitting	180	Plumbing
Pans/New	110	Excavation	195	Drainage
Pans/Additional	120	Foundations	200	Ext. Cladding
Pans/Commercial	130	Bond Beams	205	Drainage
Urinals	140	Concrete Floors	215	Environ. Health
Water Connections	150	Pre-Line	240	Fire/Disabled Persons
Commercial	160	Roof Framing	250	Other
Private	170	Insulation	260	Final CCC
Dual Supply	180	Wall Lining		
Tank		Planned Inspections To Be Involved. 2		

Person for
further
check planning
DONS

K. C. H. H. Timber

164



NUMBER: 96 3097

NAME: Kowhai Timber

It is necessary to obtain an appointment prior to the lodgement of your Building Consent Application.

BUILDING **CONSENT**

Council copy



Date _____

P kil	16.11.96
HA	17.11.96
WZ -	14.11.98
WR	14.11.98

P kil	16.11.96
HA	19.11.96
waz-	14.11.97
wal	14.11.97

P kil	16.11.96
HA	19.11.96
waz-	14.11.08
wal	14.11.08

P kil	16.11.96
HA	19.11.96
waz-	14.11.97
wal	14.11.97

P kil	16.11.96
HA	19.11.96
WZ -	14.11.98
WR	14.11.98

P kil	16.11.96
HA	19.11.96
waz-	14.11.98
wal	14.11.98

P kil	16.11.96
HA	19.11.96
waz-	14.11.98
wal	14.11.98

P kil	16.11.96
HA	19.11.96
waz-	14.11.08
wal	14.11.08

P kil	16.11.96
HA	19.11.96
waz-	14.11.08
wal	14.11.08

P kil	16.11.96
HA	19.11.96
waz-	14.11.97
wal	14.11.97

P kil	16.11.96
HA	19.11.96
waz-	14.11.04
wal	14.11.04

P kil	16.11.96
HA	19.11.96
waz-	14.11.08
wal	14.11.08

P kil	16.11.96
HA	19.11.96
WZ	14.11.98
WR	14.11.98

P kil	16.11.96
HA	19.11.96
waz-	14.11.08
wal	14.11.08

P kil	16.11.96
HA	19.11.96
waz-	14.11.98
wal	14.11.98

P kil	16.11.96
HA	19.11.96
Waz-	14.11.08
Wal	14.11.08

P kil	16.11.96
HA	19.11.96
waz-	14.11.08
wal	14.11.08

P kil	16.11.96
HA	19.11.96
WZ-	14.11.98
WR	14.11.98

APPLICATION NUMBER 963097.

OFFICER COMMENTS

Date	Comments
14.11.96	Provisioning
14-11-96	7 ⁰⁰ Heard the show published nearby. Road Rustin at H29. Whangarei. Has to phone back. Bernie Co from Markworth may be able to help.
14.11.96	Geo. The tip is shown on the adjacent lot. - H.A.

PROJECT INFORMATION MEMORANDUM NO: ABA 963097

Section 31, Building Act 1991

ISSUED BY: RODNEY DISTRICT COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: KOWHAI TIMBER (1990) LIMITED Mailing Address: PO BOX 170 MATAKANA	New or Relocated Building: ☐ Alteration: ☒ Proposed Work(s) in detail: SEPTIC TANK ONLY Intended Life: Indefinite, but not less than 50 years ☒ Demolition Specified asyears ☐ This is:
PROJECT LOCATION	
Street Address: 362 MATAKANA VALLEY ROAD, MATAKANA	
LEGAL DESCRIPTION	
Property Number: 1120982 Valuation Roll Number: 00900 08900 Legal Description: PT ALLOT 51 PSH OF MATAKANA	☐ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent. ☐ Not yet applied for ☒ No: 963097 attached ☐ Notification that other authorisations must be obtained before a building consent will be issued. ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$	

This project information memorandum includes (cross each applicable box, attach relevant document, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):

- ☐ Information identifying relevant special features of the land concerned.
- ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- ☐ Details of relevant utility systems.
- ☐ Details of authorisations which have been granted.
- ☐ Details of authorisations which must be obtained before a building consent will be issued.
- ☐ Details of authorisations which have been refused.

Signed for and on behalf of the Council:

Name: Position: for: District Building Inspector Date: 14/11/1996

**RODNEY ENVIRONMENT
BUILDING SECTION**

PROJECT INFORMATION MEMORANDUM

This is not a building consent. A building consent must be issued before building work is started.

This is information from Council's records which is given as required by the Building Act 1991 for the building work proposed by application number 963097 to Rodney District Council dated 14/11/96 at 362 Matakana Valley Road for a Septic Tank and Seepage Beds.

Project Details

It is the responsibility of the applicant to show that the proposed building complies with the Building Act 1991.

Information Identifying Relevant Special Features of the Land Concerned

NIL

Information About The Land Or Buildings Concerned Notified To The Council By Any Statutory Organisation Having The Power To Classify Or Register Land Or Buildings

No details of classifications of land and buildings is known by the Council.

Details Of Relevant Public Utility Systems

Council has no record of any public utility systems on this land.

Details Of Authorisations Which Have Been Granted

Council has no record of existing authorisations for this project.

Details Of Authorisations Which Must Be Obtained For This Project

This activity cannot be carried out as of right and requires a:

Discretionary Activity Resource Consent

in terms of the Resource Management Act 1991.

You must check that your title is not limited by any restrictive covenant or consent notice to which any building may need to conform.

1/4/97 Drain test satisfactory, house to ST.

Drain needs concrete capping. Distributor box not yet installed. Only two lines of drainage beds, not three as shown on plan. Producer statement required to show this deviation from design. Requested from BK Design this date AMK.

11/7/97 Final inspection -

① Evapotranspiration bed does not have any planting.

② No swale drain constructed as required on plans

③ Roof water on house not properly disposed of and causing extra loading on ET bed.

④ As-built plan required. AMK

31/3/98 Final inspection OK AMK

COMPLETED (Signature) _____ Date / /

NO. _____

CODE COMPLIANCE CERTIFICATE

Certifier	Signature	Date	Certifier	Signature	Date
BUILDING			POWER		
PLUMBING			GAS		
DRAINAGE			SERVICES		
E.H.O.			RESOURCE MGMT		
LIFTS			AIR COND.		
OTHER					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED AS REQUIRED BY THE BUILDING ACT. CODE COMPLIANCE CERTIFICATE NO. _____

Signature Designation Date

WHEN THIS PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE.

SPECIAL CONDITIONS:

963097

CONSENT NO.	PIM NO.	LODGED AT SERVICE CENTRE
DATE ISSUED	DATED ISSUED	DATE

HEAD OFFICE DATE STAMP



Warkworth Service Centre
Baker Street, Warkworth
Telephone (09) 432-8299

Huapoi Service Centre
Mata Road, Huapoi
Telephone (09) 412-9120

Mohamudi Service Centre
Cassowary Road, Mohamudi
Telephone (09) 430-0043

PRIVATE BAG 500, OREWA
TELEPHONE (09) 436-9169

963097
31618
BUILDING CONSENT APPLICATION

(Complete in all cases)

1. OWNER - As per attached Certificate of Title*

2. CONTACT (If not owner)

Name: <i>Howe's Timber</i>	Contact Name:
Postal Address: <i>Box 170 Matahuna</i>	Postal Address:
Phone Number: <i>422 7030</i>	Phone Number:
Fax Number: <i>422 7717</i>	Fax Number:
Previous Owner:	

3. PROJECT LOCATION

Number: Street/Road: <i>362 matahuna rd</i>	Locality: <i>MATAHUNA</i>	Ward:
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4. LEGAL DESCRIPTION

Valuation Number: <i>00900-08900</i>	Council Property ID: <i>1120982</i>
Lot: <i>51</i>	DP: <i>CT 110/152</i>
Certificate of Title:	Site Area: <i>Princl. 7002.662 2.5268 squaremetres hectares</i>

5. PROJECT

New Building		Description of Work: <i>Install septic tank and seepage beds</i>
Alteration		
Relocation		
Demolition		
Intended Life: Indefinite but not less than 50 years or specified as years		
Estimated Value: \$ <i>3820</i> (Incl GST)		No. of Units:

SIGNED BY OR FOR AND ON BEHALF OF THE OWNER:

SIGNATURE: <i>[Signature]</i>	DATE: <i>25/10/96</i>
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6. CHARGES

OFFICE USE ONLY

The Council's charges payable on the making of this application are:

<i>112.50</i>	Receipt No:	Date:
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This application will not be accepted until the Application Fee is paid.
Additional charges may be payable prior to lifting of the Building Consent

* Copy of agreement for purchase from owner of title.

7.	Being stage of an intended stages.	
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8.	FLOOR AREA OF PROPOSED WORK:	
	BUILDINGS OTHER THAN DETACHED ACCESSORY BUILDINGS:	
	Floor	Area square metres
	Basement	
	Ground Floor	
	First Floor	
	Second Floor	
	Additional Floors (Total)	
	Mezzanine	
	Decks	
	TOTAL	
	DETACHED ACCESSORY BUILDINGS	Area square metres
	Garage	
	Carport	
	Other Buildings	
	TOTAL	

- * Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

(Complete as far as possible in all cases)

9.

DESIGNER(S) Name:		
Address:		
Phone Number	Fax Number:	
BUILDER Name:		
Address:		
Phone Number:	Fax Number:	
DRAINLAYER Name:	JOHN WALSH Reg. No. 11263	
Address:	16 ORLY AVE WANGERE	
Phone Number:	275 5846 Fax Number:	
PLUMBER (if not as above) Name:	Reg. No.	
Address:		
Phone Number	Fax Number:	

CERTIFIER(S) (if applicable)

Name:

Address:

Phone Number:

Certifying:

Name:

Address:

Phone Number:

Certifying:

Reg. No.

Fax Number:

Reg. No.

Fax Number:

PROJECT DETAILS

(Complete unless you have applied separately for a Project Information Memorandum)

10.

The project involves the following matters. Tick each applicable box, if any, and attach the relevant information in duplicate.

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.
- (c) ☐ Provisions to be made for vehicular access, including parking.
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☐ Provisions to be made for disposing of stormwater and wastewater.
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- (g) ☐ New connections to public utilities i.e. gas, electricity, water supply, stormwater systems, wastewater systems.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae.
- (j) ☐ Details of any consents already obtained or approved relating to this application.

(Complete in all cases)

11. This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).
- (a) ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting comments, if any, including:
 - (b) ☐ Building certificates.
 - (c) ☐ Producer statements.
 - (d) ☐ References to accreditation certificates issued by the Building Industry Authority.
 - (e) ☐ References to determinations issued by the Building Industry Authority.
 - (f) ☐ Proposed procedures, if any, for inspection during construction.

PRIVACY ACT 1993

- (1) Personal information obtained in this application is primarily for establishing applicant identity and, when the application has been granted or declined, for administration, monitoring and enforcement.
- (2) The information may be released to any inquirer about the application, the refusal of the application, or in relation to the use of any consent or approval of the application.
- (3) The information will be held by Rodney District Council, 50 Centreway Road, Orewa.
- (4) The information will be used for verifying and amending the Council's ownership and occupier records (the Rating Roll) and will be released in accordance with the Rating Powers Act 1968 and to Valuation New Zealand.
- (5) You have the right to access the information and to request its correction.

BUILDING CONSENT NO: ABA 963097

Project Information Memorandum No: ABA 963097

Section 35, Building Act 1991

ISSUED BY: RODNEY DISTRICT COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: KOWHAI TIMBER (1990) LIMITED Mailing Address: PO BOX 170 MATAKANA	All ☒ Stage No of an intendedstages New Building ☐ Alteration ☒ Proposed Work(s) in detail: SEPTIC TANK ONLY Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐ Estimated Value: \$3800
PROJECT LOCATION	
Street Address: 362 MATAKANA VALLEY ROAD, MATAKANA	
LEGAL DESCRIPTION	
Property Number: 1120882 Valuation Roll No: 00900 08900 Legal Description: PT ALLOT 51 PSB OF MATAKANA	
COUNCIL CHARGES	Signed for and on behalf of the Council: Name:..... <i>[Signature]</i> Position:for: District Building Inspector Date:.....14/11/96.....
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	

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

This building consent and conditions comprise sheets.
Page 1.

U
[REDACTED]

963097 KOWHAI TIMBER

CONDITIONS OF BUILDING CONSENT

PLUMBING AND DRAINAGE

All plumbing and drainage work to comply with the Building Code 1992, in particular Clauses G1, G4, G12, G13 and E1. Also AS3500-2 Residential and Low Rise Commercial.

SEPTIC TANK - PRODUCER STATEMENT

The designer must supervise the installation of the septic tank and effluent disposal system and submit a Producer Statement, in the format of NZIA-ACENZ-IPENZ - Construction Review, to Council on completion.

BUILDING CODE

All building work shall comply with the Building Code 1992, Acceptable Solutions and/or approved Alternative Solutions.

CODE COMPLIANCE CERTIFICATE NO: ABA 963097

Section 43(3), Building Act

ISSUED BY: RODNEY DISTRICT COUNCIL

BUILDING CONSENT NO: ABA 963097

PROJECT	PROJECT LOCATION
All ☒ NEW CONSTRUCTION OTHER CONSTRUCTION	Name: KOWHAI TIMBER (1990) LIMITED Mailing Address: PO BOX 170 MATAKANA 1240
Proposed Use(s) in detail: SEPTIC TANK ONLY Intended Life: Indefinite, but not less than 50 years	LEGAL DESCRIPTION Street Address: 362 MATAKANA VALLEY ROAD, MATAKANA Property Number: 1120982 Valuation Roll No: 00900 08900 Legal Description: CT 1107 PT ALLOT 51 PSH OF MATAKANA

This is:

☒

A final code compliance issued in respect of all of the building work under the above building consent.

☐

An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent. This certificate is issued subject to the conditions specified in the attached pages headed "Conditions of Code Compliance Certificate No: ."

Signed for and on behalf of the Council:

Name:.....



Date: 02/04/1998

ADVICE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991

To: RODNEY DISTRICT COUNCIL

Under Building Consent No: 963097

Mr. Regan

PROJECT LOCATION:

362 MATAKANA VALLEY ROAD, MATAKANA

FROM (Owner):

Name: KOWHAI TIMBER (1990) LIMITED

Mailing Address:

PO BOX 170
MATAKANA

(Insert a cross in each applicable box. Attach relevant documents)

You are hereby advised that:

☒ All

☐ Part only as specified in the attached particulars

of the building work under the above Building Consent is believed to have been completed to the extent required by that Building Consent.

You are requested to issue:

☒ A final

☐ An interim

☒ Code compliance certificate accordingly (except where a code compliance certificate has been issued by a Building Certifier as stated below).

The attached particulars include:

☐ Building Certificates

☐ Code Compliance Certificate No: issued by
.....(Building Certifier).

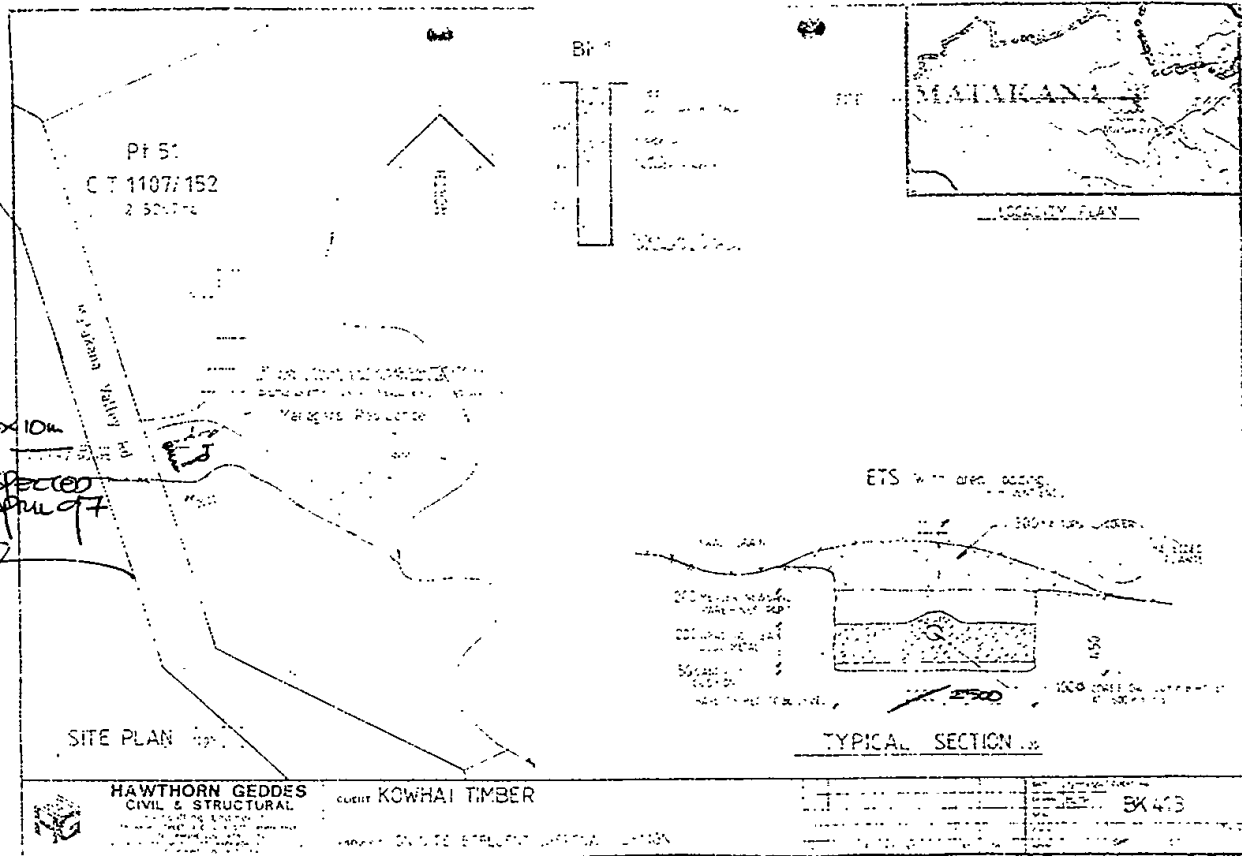
☐ Producer Statements

Signed by/for and on behalf of the owner:

Name: *G. Ryan*

Position: Date: *30/3/93*

Contact Daytime Telephone Number: *Int. 22.72.32*





Correspondence to
The General Manager
Rodney District Council
Private Bag 500, Orewa, New Zealand
Telephone 0-9-426 5169
Facsimile 0-9-426 7280
DX BP 60009
Head Office Centreway Road, Orewa

Reference Number **ABA 963097**

If calling please ask for

Arnold Regan
Ph: 09-425 8539
SR

14 July 1997

Kowhai Timber Limited
PO Box 170
MATAKANA

Dear Sir

INSPECTION - BUILDING CONSENT NO: ABA 963097
PT ALLOT 51 PARISH OF MATAKANA

An inspection of the building work authorised by the issue of the abovementioned consent was carried out on 11 July 1997. The items listed below require attention:

1. Evapotranspiration bed requires planting out as recommended in Building Consent.
2. Swale drain required between house and ET bed.
3. Roof water from house to be properly disposed of to avoid flowing to ET bed.
4. As-built plan of drainage required.

Your early attention to the completion of the building work is requested and on completion please forward the advice of completion and request a final inspection.

Yours faithfully

for: **BUILDING AND HEALTH MANAGER**
John Smart

Pls file on
362. Matahara
Valey Rd.

BC 963097

Philip Kirk
SE/M042

20 November 1996

Kowhai Timber
P O Box 170
MATAKANA

Dear Sir/Madam

BUILDING CONSENT APPLICATION NO: 963097

I refer to the above application. The proposal fails to comply with the provisions of the Rodney District Plan in the following respect:

- That septic tank and their associated fields are a maximum of 50 metres from any watercourse.

Therefore the proposal requires a land use consent under the provisions of the Resource Management Act 1991.

I have attached:

- a certificate that has been issued in respect of the application;
- an application form and information sheet.

If you have any questions on the matter, contact Philip Kirk, Council's Enquiries Planner on (09) 426-5169 extension 8867.

Yours faithfully

for: **CONSENTS & ENVIRONMENTAL SERVICES MANAGER**
John Smart

BUILDING INSPECTIONS
INSPECTIONS - FOUNDATION/SLAB CHECKLIST

FOUNDATIONS

1.	Plans on site	
2.	Identify site	
3.	Check condition of footpath/road/berm for damage	
4.	Locate boundary pegs	
5.	Check the siting	
6.	Ensure conditions on consent have been complied with	
7.	Inspect excavated footings/trenches	
8.	Confirm depth of footings	
9.	Piles and poles on site	
10.	Bearing capacity of soil	
11.	Check for location of fill	
12.	Bond Beams	

SLAB

1.	Approved plans on site	
2.	Polythene in place and joints taped	
3.	Mesh installed and tied together	
4.	Granular base fill	
5.	Boundary rods in place	
6.	Starters bent and tied to mesh	
7.	Fixing of bottom plates to floor	
8.	Slab thickenings and point load pads	
9.	Support for mesh (bar chairs)	

Response Options

Y
NA

= Yes (compliance with requirement)

= No (does not comply with requirement)

= Not applicable to this building

Date: 15/11/1996

BUILDING INSPECTIONS
INSPECTIONS - PRELIMINE CHECKLIST

FOUNDATIONS

1.	Approved plans on site	
2.	Subfloor braces	
3.	Subfloor ventilation	
4.	Subfloor connections	
5.	Timber/Concrete piles type	
6.	Damp course	
7.	Underfloor foil	
8.	Lateral support to joists	
9.	Load bearing double joists	
10.	Joist c/s and span	
11.	Bearer/beams spacing, sizes and end fixings	
12.	Crawl space- 450mm-600mm g/h to u/s flooring (particle board)	
13.	Retaining wall backfill/draincoil/weatherproofing (flintcoat)	

ABOVE FLOOR

14.	Bracing and nailing off	
15.	Insulation	
16.	Moisture content in framing 16-20 (24% Building Code)	
17.	Stud spacing	
18.	Nogs spacing	
19.	Top plate size	
20.	Fixing of braces	
21.	Fixing for rafters 2 nails etc ("Z" nails)	
22.	Truss locations / c/s	
23.	Rafter sizes, spacings, spans	
24.	Ceiling, roof bracing	
25.	Durability, building paper	
26.	Fixing lintels	
27.	Framing timber grading (quality ie No 1,2 Engineering grade)	
28.	Height above ground for concrete floors 150, 225mm	

Response Options

Y	= Yes (compliance with requirement)
	= No (does not comply with requirement)
NA	= Not applicable to this building

RODNEY ENVIRONMENT
CONSENT: 963097
REMSM 9.2.20

Date: 15/11/1996

BUILDING INSPECTIONS
INSPECTIONS - PRELINE CHECKLIST

29.	Bottom plate holding down bolts and spacing to external walls and braced panels	
30.	Brick veneer tie spacings (vertical and horizontal) and weak holes.	
31.	DPC under plates	
32.	Exterior cladding	
33.	Proofer Statement - construction review	

Response Options

Y
NA

= Yes (compliance with requirement)

= No (does not comply with requirement)

= Not applicable to this building

Date: 15/11/1996

BUILDING INSPECTIONS

PLUMBING AND DRAINAGE
INSPECTIONS - SITE CHECKLIST

PRE SLAB

1.	Craftsman plumber accepted responsibility	
2.	Sufficient fall on waste pipes	
3.	Floor wastes required	
4.	Water tests pipes (potable and waste lines)	
5.	Bedding installed correctly	
6.	Drain from HWC installed	
7.	Ducted or denso taped	

PLUMBING PRE LINE

1.	Craftsman plumber accepted responsibility	
2.	Water test pipes including main and all concealed lines	
3.	Fittings compatible with pipes used	
4.	Adequate supported provided for waste and water pipes	
5.	Vent pipes air admission valves installed correctly	
6.	Sufficient inspection points provided for waste pipes	
7.	Sufficient fall on waste pipes	
8.	Bracket elbows firmly secured to nogs or studs	
9.	Test internal stacks/wastes	
10.	Equipotential bonding	SIGHTED CERTIFIED

FINAL PLUMBING

1.	Craftsman plumber accepted responsibility	
2.	All fittings connected to plumbing supply and wastes, taps etc installed as shown on plans	
3.	Fittings, taps and faucets and shower mixers secured	
4.	All vents through roof and flashed	
5.	All drainpipes adequately supported and spouting falling to drainpipes	
6.	Waste pipes supported	
7.	Overflows installed on WC cisterns or outlet blocked off	

Response Options

Y
NA

= Yes (compliance with requirement)

= No (does not comply with requirement)

= Not applicable to this building

Date: 15/11/1998

BUILDING INSPECTIONS

9.	Hot water cylinder secured (seismic straps)	
10.	TPR and cold water expansion valves installed (main pressure only)	
11.	Relief valve and cold water expansion valves installed correctly (valve vented only)	
12.	3 : 1 installed (all instances)	
13.	Insulating gate valve installed	
14.	Drain from HWC installed	
15.	Tempering valve installed	
16.	Limiting valve required	
17.	All valves, drains and HWC drain taken to outside of building to visible location	
18.	Safe tray required on HWC or supply tank	
19.	Floor wastes required	
20.	Detritus trap required	
21.	Trade waste!! Has application been approved	
22.	Air admission valves installed correctly	

DRAINAGE

1.	Drainlayer accepted responsibility	
2.	"As built" provided and accurately drawn	
3.	Identify connections - sw and sewer (cross connections)	
4.	Drains on made ground	
5.	Drain trenches deep enough or is capping required	
6.	Adequate fall	
7.	Inspections installed as required by NZBC	
8.	Depth of gully from water level to gully dish rim	
9.	Gully dishes plastered	
10.	Cesspit required	
11.	Chamber required (cross lease requirement)	
12.	Drains located within the boundaries	
13.	Water or air test	
14.	Bedding installed correctly	
15.	Trade waste	
16.	Subsoil drainage to silt traps	

Response Options

Y
NA

= Yes (compliance with requirement)

= No (does not comply with requirement)

= Not applicable to this building

Date: 15/11/1996

BUILDING INSPECTIONS

17.	Wet surcharge gully Installed	
-----	-------------------------------	--

SEPTIC TANK INSTALLATION

1.	Scoria size -50-70 mm	Y
2.	Irrigation laid to level contour	Y
3.	Distribution box outlets level	Y
4.	System installed as per Engineer's report	NA Y
5.	Engineer inspected job	Y
6.	Completion certificate filed	Y

BACK FLOW PREVENTION

1.	Certificate received from IQP	
2.	Location of valve	
3.	Type of valve	

RATES DEPARTMENT INFORMATION REQUIRED

(For commercial only)	
Number of WC Pans	
Number of Urinals	

Response Options

Y	= Yes (compliance with requirement)
	= No (does not comply with requirement)
NA	= Not applicable to this building

Date: 15/11/1996

BUILDING INSPECTIONS
 INSPECTIONS - CODE COMPLIANCE CERTIFICATE CHECKLIST

1.	Preline outstanding items	
2.	Ceiling insulation installed	
3.	Glass in shower doors, low windows and roof glazing safety glass	
4.	12kn fixing in correct place on subfloor	
5.	All subfloor braces installed correctly	
6.	Base ventilation provided	
7.	Window flashings, scribes and plugs	
8.	Drives and parking areas formed and shaped with correct storm water controls	
9.	Planning conditions have been complied with	
10.	Check if any retaining walls have been built with or without consent and height of fences / walls	
11.	Do all handrails comply with B1/AS2	
12.	External weathering of sheathing	
13.	Deck stringers bolted/post to beam fixings	
14.	Ventilation to all rooms	
15.	All bathroom/kitchen fittings fixed securely and seated at walls	
16.	Fire clearances and seismic restraints	
17.	Ensure retaining walls are backfilled and draincoil installed and terminate to approved outfalls	
18.	Condition of footpath/road/berm for damage	
19.	Ensure conditions of consent have been complied with - eg 36(2)	
20.	Producer Statements - construction reviews are in hand	
21.	Starts to D1/AS1, handrails	

Response Options

Y
NA

= Yes (compliance with requirement)

= No (does not comply with requirement)

= Not applicable to this building

Application No:

963097

Site Address:

362 MATAKAWA VALLEY ROAD

Name:

KAWHAI TIMBER

REPORT ON PROJECT INFORMATION MEMORANDA/BUILDING CONSENT APPLICATION - SITE INSPECTION

Note: The land on which the proposed building work is to be carried out is to be assessed. Comment must be made on any Effect the proposed work is likely to have on adjacent land or on the effect the adjacent land may have on the proposed work.

ADJACENT

ADJACENT	POTENTIAL CONTAMINATION	Further Action Required
Land Information Register Record (File Ref. No. H.21-60-11 Timber tram)	Effluent/Geotechnical/ Foundation	YES -
Adjacent Known Land Information	Plant - Yes/No H21-7	FILE
Within Overall Chaos	Yes/No	
Within Suspect Area OC	Yes/No	
Bearing Capacity of Ground	100 kPa	
General Topography of Site	Steep/Undulating/Flat	
Stability of Site		
Presence of Hazardous Contaminants	Yes/No	
Filling on Site	Yes/No	
Possibility of Flooding	Yes/No	
Existing Watercourses or Drains		
Site Exposure to Wind	Specific Design Very High/High/Med	
Existing Buildings on Site		
Existing Services on Site	Power/Sewer/Stormwater	
Electricity Transmission Lines over Site	Yes/No	
Disposal of Sewerage	Sewer/Septic Tank/Other	
Disposal of Stormwater	Road/Sewer/Watercourse	
Type of Water Supply	Mains/Tank/Bore	
Condition of Road and Footpath		
Vehicular Access to Site Provided	Yes/No	
Gradient at Roadside to Boundary	<1:33 Yes/No	
Gradient to Building Platform from boundary	<1:5 Yes/No	
Boundary Pegs	Slighted: Yes/No	
Any significant Trees on Building Platform e.g 60 high	Yes/No	
Comments to be noted on Officer's Comments page		
Signed:		Date:



RODNEY ENVIRONMENT

The General Manager
Rodney District Council
Private Bag 500
OREWA 1461

ATTENTION

The proposal subject to the attached Building Consent
also requires a Land Use Consent.

CERTIFICATE IN RESPECT OF RESOURCE MANAGEMENT
ACT
(Section 35(1A) Building Act 1991)

Issued by RODNEY DISTRICT COUNCIL
In respect of Building Consent No MA.36.1.2.....

(Cross the applicable box)

☒ No building work to which the building consent relates may be undertaken.

☐ Building work to which the above building consent relates may be undertaken
only to the extent on the attached schedule.

until the following authorisation has been obtained under the Resource Management
Act 1991 as described in the P.I.M.:

.....Resource Management Act 1991.....
.....
.....
.....

Name: Mr. M. J. J. J......

Position:

Date: 27/06/96.....

Council's Enquiries Planner can be contacted on 09 426 5169 extension 8867.

FORM RM022

27/06/96



Rodney

DISTRICT COUNCIL

RESOURCE CONSENT DECISION NO: RMA 22394

Resource Management Act 1991

DECISION BY: RODNEY DISTRICT COUNCIL

DATE: 31/01/1997

APPLICANT

Name: KOWHAI TIMBER (1990) LIMITED
Mailing Address: PO BOX 170, MATAKANA, ATT: GARY RYAN

APPLICATION LOCATION

Street Address: 362 MATAKANA VALLEY ROAD, MATAKANA
Property Number: 1120982
Valuation Roll Number: 00900 08900
Legal Description: PT ALLOT 51 PSH OF MATAKANA
Zone: PAA/RUPAL 1
Area of Site: 2.5268 HA

CONSENT Granted

TO THE APPLICATION PURSUANT TO SECTION 105 OF THE RESOURCE
MANAGEMENT ACT 1991 FOR CONSENT TO A DISCRETIONARY ACTIVITY
TO LOCATE A SEPTIC TANK AND SOAKAGE BEDS WITHIN 50 METRES OF
A WATERCOURSE.

You will be advised of the fees payable in respect of this Resource Consent.

The decision is subject to the following :

- ☐ Conditions as detailed on the attached _____ pages.
- ☐ The Consent is Granted for the reasons as detailed on the attached _____ pages.

Signed for and on behalf of the Council:

Name:..... Position:..... Date:.....

RODNEY DISTRICT COUNCIL

RESOURCE CONSENT FOR KOWHAL TIMBER (1990) LTD. FILE: 122394

CONDITIONS

NIL

REASONS

1. IT IS NOT CONSIDERED THAT THE PROPOSED LOCATION OF THE EFFLUENT DISPOSAL SYSTEM WILL HAVE ADVERSE EFFECTS ON THE ENVIRONMENTAL QUALITY OF THE NEARBY STREAM.
2. THE PROPOSAL IS NOT CONSIDERED TO CONFLICT WITH THE RELEVANT OBJECTIVES AND POLICIES OF PROPOSED PLAN CHANGE 55.

B K DESIGN

PRODUCER STATEMENT - CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: BERNARD J. KOSE

TO: Kowhai Timber
(Owner)

IN RESPECT OF: PROPOSED DWELLING
(Description of Building Work)

AT: 362 MATAKANA VALLEY RD
MATAKANA
(Address)

LOT P751 DP CT 1107/152 SO

BK DESIGN

(Design Firm)

has been engaged by

OWNER

(Owner/Developer/Contractor)

to provide EFFLUENT DISPOSAL INSPECTION
(Extent of Engagement)

services

in respect of clause(s) G13 / TP58 of the Building Regulations 1992 for the building work described by the drawings and specifications prepared by BK DESIGN

(Design Firm)

titled On Site Effluent Disposal and numbered BK 413 sh 1

Authorised variation(s) No. Two (copies attached) have been issued during the course of the works. I have sighted Building Consent No ABA963097 and the attached conditions of building consent.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works

I BELIEVE ON REASONABLE GROUNDS that ☐ All ☒ Part only as specified in the attached particulars of the building work under the above building consent with respect to Clause(s) G13 / TP58 of the Building Regulations 1992 has been completed to the extent required by that building consent.

(Signature suitably qualified Design Professional)

Date: 4/4/97

B.K. DESIGN

P.O. BOX 23

WARKWORTH

PH./FAX 09-425 7695

(Address)

B.K. DESIGN

P.O. BOX 23

WARKWORTH

PH./FAX 09-425 7695

BK DESIGN

DRAUGHTING & ENGINEERING SERVICES
PO BOX 23 WARKWORTH

OLIVIA
HAR -
Ry
7/11

JOB No: BK413

DATE: OCT 96

CLIENT: KOWHAI TIMBER

STRUCTURE: HOUSE

STRUCTURAL COMPONENTS: On Site Effluent Disposal Design

NZS: ARWB TP58

DESIGNER: B J KOSE

CHECKED:

SITE: LOT PT. LOT 81

DP: CT. 110/152

AREA: 2.5267 ha

ADDRESS: MATAKANA VALLEY RD
MATAKANA

ASSUMPTIONS: No BEDROOMS Z = 4 people

WATER SUPPLY 1) TANK = 140 l/p/day
* WATER SAVING FIXTURES ~~AT TOWN~~

BORE HOLE: REVEALED CLAYS. SITE SUITS EMPO
TRANSPARATION SEEPAGE BEDS. ALLOW
15mm/DAY LTS.

DESIGN: TOTAL DAILY EFFLUENT LOADING = 4×140

= 560 l/day

TOTAL SOAKAGE AREA REQUIRED = $560 \div 15$

= 38 m²

DESIGN FOR(ETS)

IF BEDS ARE 20 m WIDE THEN CONSTRUCT
3 X 8m LONG BEDS

USE 4500 L SINGLE CHAMBER SEPTIC TANK & WITH
AN INNOFLOW FILTER INSTALLED.

**APPENDIX E: ON-SITE WASTEWATER DISPOSAL SITE EVALUATION -
SITE ASSESSMENT AND SUBSOIL INVESTIGATION CHECKLIST**

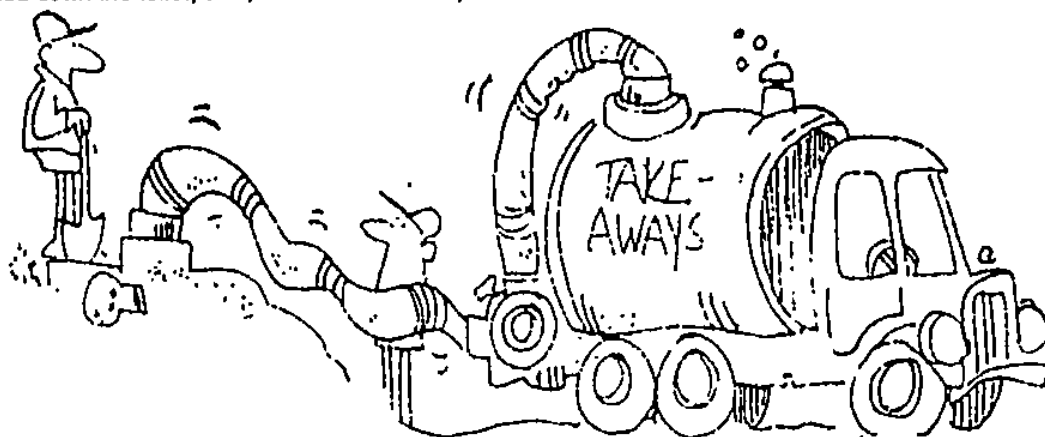
1.0 SITE EVALUATOR(S)		
1.1 Name:	Company/Agency:	
BERNIE KOSE	B.K. DESIGN	
Designation:	Address:	
Engineering Assistant	P.O. BOX 23	
	WARKWORTH	
	PH./FAX 09 425 7695	
Phone: (09) 4257695 Fax:		
1.2 Additional Staff Involved:		
Name(s):		
Designation(s):		
Involvement:		
2.0 SITE INFORMATION		
2.1 Location Details: MATAKANA ROAD		
Locality:	MATAKANA	
Owner:	KOWHAI TIMBER	
Address:	Box 170	
	MATAKANA	
Survey Plan Details: LOT No P151 DPCT 1107/152		
Regional Council Area: AUCKLAND		
Local Council Area: RODNEY DISTRICT COUNCIL		
Size/Shape/Layout: (Sketch Plan Details Attached, Ref. No. BK413		
2.6267 RURAL INDUSTRIAL SITE.		
Photograph Attached: (delete one)	YES / NO	(Specify details)
2.2 Work Undertaken:		
Details	Date (month, day)	Weather (on day, and over preceding week)
HAND AUGERED	OCT 3RD	FINE.
BORE HOLES		

3.0. SITE ASSESSMENT			
3.1 Topography			
Slope: <u>FLAT.</u>		Ground Cover: <u>GRASS.</u>	
Geology: <u>(Fill ?)</u>			
Drainage Patterns: (sketch details attached)		<u>DOWN SLOPE</u>	
Available Clearance: (sketch details attached)			
Boundaries <u>10m</u>		Wells, Bores ☒	
Waterways <u>SMALL DRAIN 5m.</u>		Embankments ☒	
Stands of trees, shrubs <u>3m.</u>		Buildings <u>3m+</u>	
Other (specify)			
3.2 Site Stability:			
Is expert evaluation necessary? (delete one) YES / NO			
If NO, why not? <u>FLAT SITE.</u>			
If YES, attached stability report and give details here of:			
Author:		Designation:	
Company/Agency:		Date of Report:	
3.3 Drainage Controls:			
Depth of seasonal watertable:		WINTER ☒ SUMMER ☒	
<u>GREATER THAN 20m</u>			
Need for groundwater cut off drains?		☒	
Need for surface water collector drains?		<u>SWALE DRAIN</u>	
3.4 Climate:			
Annual rainfall: <u>1500</u>		Annual Potential : <u>800</u>	
		mm mm	
		Evapo transpiration	
* General comment. (rainfall intensities, seasonal variation, etc) <u>VERY DRY SUMMERS:</u>			
<u>HEAVY RAIN CAN FALL AT ANY TIME OF THE YEAR.</u>			

3.5 Intended Water Supply Source:			
Rainwater (roof collection):	YES	Bore/Well:	/
Public supply:	/		
3.6 Local Experience (existing on-site systems):			
Number of systems in locality:	SEVERAL		
Performance:	✓	% Satisfactory	% Failed
			% Problems evident
Reasons: for satisfactory performance	NEW SYSTEMS.		
for problems			
for failures (give type/nature of failure)			
3.7 Availability of Reserve/Buffer Areas:			
Reserve area available for extensions*:	100	% of design area.	
Buffer area*:	(between site development and on-site disposal design and reserve areas)		
10	% of total site area (*Show details on sketch plan).		
4.0 SUBSOIL INVESTIGATION			
4.1 Soil Profile Determination:			
Method:	Test Pit	Borehole	YES
	Other (specify)		
Reporting:	(attach detailed soil report as appropriate, Ref. BK 413)		
4.2 Percolation Testing:			
Carried out: (delete one)	YES	/ NO	
If YES, specify method:			
Test results:	(attach detailed report as appropriate, Ref.)		

If you live in Rodney, you will be disposing of your laundry water, shower water, sink water and toilet flushing into an on-site disposal system commonly known as a septic tank. All of these waters contain body wastes and can be contaminated with bacteria and viruses. The following advice will help you to operate your system effectively and reduce health risks.

1. Have you desludged recently? Cleaning of your on-site water disposal systems first stage (septic tank) of two or three years of accumulated fats, toilet paper and your family's body wastes is essential. This is all the waste you have flushed down the toilet, sink, shower and laundry tub that has settled out over several years in your septic tank.



2. The frequency of desludging is important. The following table gives you a guide. Obviously, occasional use (just weekends) will reduce the frequency so go back one or two steps.

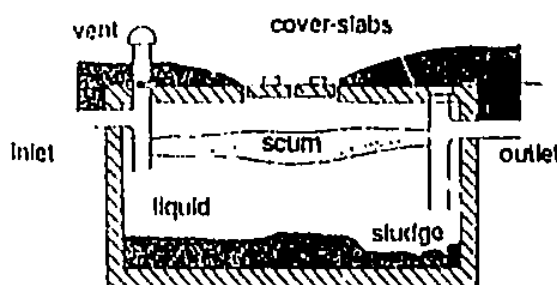
DESLUDGE FREQUENCY TABLE

Number of Residents in your house	☉	☉☉	☉☉☉	☉☉☉☉	☉☉☉☉☉
Small septic tank 600 = 2300 litres	4 yrs	3 yrs	2 yrs	☼	☼☼
Medium septic tank 800 gal = 3000 litres	5 yrs	4 yrs	3 yrs	2 yrs	☼☼
Large septic tank 1000 gal = 3800 litres	6 yrs	5 yrs	4 yrs	3 yrs	2 yrs

3. If you have doubts, get your drainlayer or septic tank cleaner to inspect your first stage on-site waste water disposal system before you pack in those extra people during the holidays. Note that any occupancy more than recommended, i.e. to the right of the dotted line, will cause problems - even over one week - because of the need for 24 hour retention in your first stage septic tank.

SOME DO'S AND DON'TS

- Don't wash or disinfect the tank after cleaning, a small residue of sludge should be left in the tank to get bacterial action started again
- Dishes and utensils should be well scraped to remove grease and food scraps before washing
- Soaps or detergents, bleaches, draincleaners, or other materials normally used in the household, should have no appreciable adverse effect on the system as they are rapidly diluted in the tank. But ask advice before discharging large doses of chemicals or disinfectants into the system.
- Roof run-off, and drainage from other sources producing large volumes of water, must not be piped into the septic tank or absorption area. They tend to stir up the contents of the tank and carry solids into the outlet, or flood the disposal field



4" Biotube™ Effluent Filter



Oronco Systems
Incorporated

814 AIRWAY AVENUE

SOUTHERN, OREGON

97478-9312

TELEPHONE

(503) 458-4449

FACSIMILE

(503) 458-7824

Features and Benefits

- Improves effluent quality. Average Total Suspended Solids (TSS) is less than 30 PPM, nearly 2-1/2 times lower than a non-screened system!
- Superior patented design. Extends drainfield life. Reliable, corrosion-proof construction.
- Easy installation. Installs in minutes in new or existing tanks.
- Simple, hassle-free maintenance. Cleaning is necessary only as often as the tank needs pumping.
- Allows for smaller diameter drainfield pipe. Lowers drainfield material costs.
- Ideal for variable-grade sewers. Allows reduction of the transport line size and associated costs.
- Available alarm. Indicates when maintenance is needed.
- Custom sizes. Call for availability.

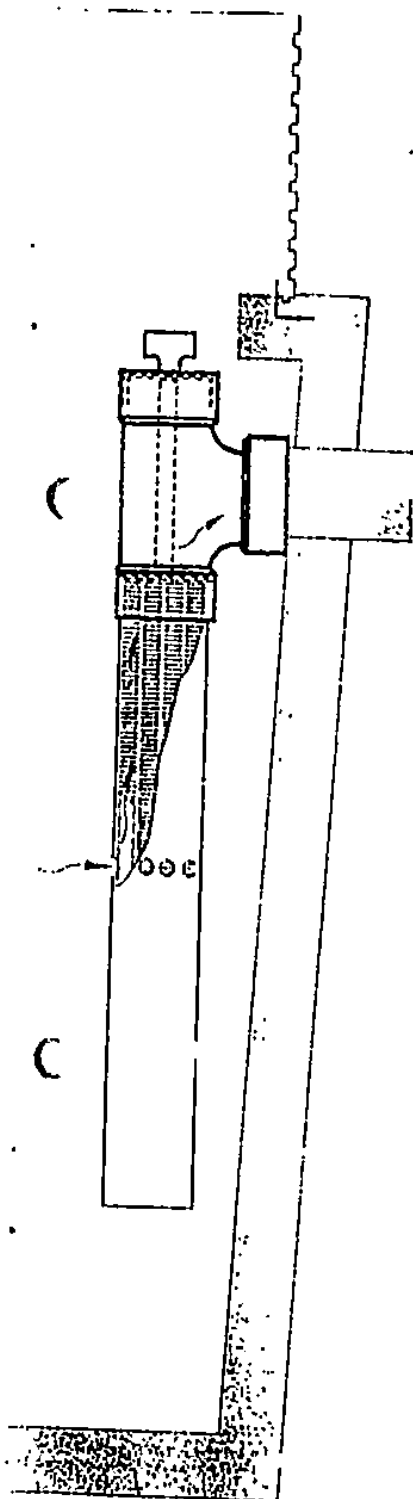
The OSI Biotube™ Effluent Filter dramatically improves the quality of effluent discharged from a septic tank by preventing large solids from leaving the tank. The filter is easy to install and maintain. Hosing off the screen is necessary only as often as the tank needs pumping.

A Simple Concept for Residential Applications

Effluent from the relatively clear zone of the septic tank, between the scum and the sludge layers, enters the Biotube Effluent Filter through its inlet holes. Effluent then enters the annular space between the housing and the Biotubes™, utilizing the Biotubes' entire screen surface for filtering. Particles larger than 1/8" are detained in the annular space, where continued decomposition of organic material occurs.

Once it has been filtered through the Biotubes, effluent flows through the modulating orifices at the outlet of the filter.

If inflow becomes temporarily excessive, the fluid level in the tank will rise as the modulating orifices slow the flow through the tank, allowing maximum settling of solids.



© 1975 Oronco Systems, Inc.

Covered by U.S. Method
of Use Patent No. 4,479,122

SYSTEM

NOTES:

1. Compiled from information provided by Alan Fielding and Associates, Landscape Architects and Environmental Horticultural Consultants, Whangarei, August 1976.
2. Information applicable to Northland, Auckland, Bay of Plenty and Coromandel areas in particular. For other areas of NZ local horticultural advice should be sought.
3. KEY:

<u>Height</u>	<u>Durability</u>
1. Around 1 metre or lower	A. Very hardy
2. Around 2 metres	B. Hardy
3. Above 3 metres	C. Soft

SECTION A: TREES - GENERAL

Should preferably be evergreens although some ~~deciduous trees~~ offer very good transpiration, e.g.

Elms, 3A
American Oaks, 3A
Birch, 3A
Shrubby Pussy Willow, Bitter Willow, 3A
Hydrangea, 2A
Catalpa, 3B

SECTION B: FRINGE TREES

KawaKawa, 3A
Geniostoma, 3A
Hibiscus (various indigenous and exotic), 1-2B
Catalpa, 3B
Karakia, 3A
Pukatea (for very wet conditions), 3A
Kohokohe, 3A
Puka (Meiyya), 3B
Puriri, 3A
Makomako, 3A
Lemonwood (Filiosporus), 3A
Parapara, 3C

(Shelter at least for initial establishment may be very important)

SECTION C: PLANTS AND EVERGREENS

Canna, 1B
Taro, 1C
Aralias, 1-2B
Rhubarb, 1A
Rock Lily (Anthreopodium), 1B
Rangiora, 2A
Fuchsia, 2A
Philodendrons (large range), 1C
Flax (Phormium tenax), 2A
Agapanthus, 1B
Kaka Beak (Clamhus), 1-2A
Swan Plant, 2-3A
Gunneras (larger varieties), 1-2A
Geraniums (large range), 1A

Begonias (large range of species), 1C
• are very useful as an underplant in sheltered places.

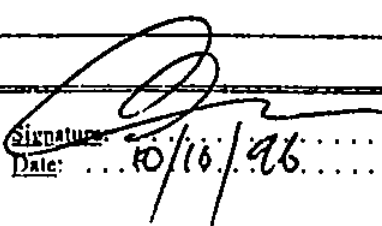
SECTION D: GRASSES

Paspalum (will tolerate extreme wet and dry)
Poa species
Crested Dogs Tail (Cynosurus)
Yorkshire Fog (if fairly regular wet)
Canary Reed Grass (Phalaris Arundinacea)

SECTION E: GROUND COVERS

Mercury Bay Weed (Dichondra) could be useful on light soils
Yellow clovers (or pseudo clovers) • good where extra wet

4.3 Estimated Soil Category		
Soil Category	Description	Tick On*
1	Gravel, coarse sand; rapid draining	☐
2	Coarse to medium sand; free draining	☐
3	Medium-fine and loamy sand; good drainage	☐
4	Sandy loam, loam and silt loam; moderate drainage	☐
5	Sandy clay-loam, clay-loam and silty clay-loam; moderate to slow drainage	☒
6	Sandy clay, non-swelling clay and silty clay; slowly draining	☐
7	Swelling clay, grey clay, hardpan; poorly or non-draining	☐
Reasons for placing in Stated Category: <u>KNOWN SOIL CHARACTERISTICS</u> <u>FOR THIS AREA.</u>		
5.0 GENERAL COMMENTS		
5.1 Need for Groundwater Quality Protection: <u>NO</u>		
5.2 Type of Disposal System considered best suited to Site(s): <u>E/APO TRANSPIRATION</u> <u>SEEPAGE BEDS WITH AN INNOFLOW FILTER INSTALLED</u>		
5.3 Minimum Disposal area Recommended for the Site <u>70</u> m ² (comprising disposal field, space between and surrounding the disposal field elements, and the reserve area).		
5.4 Design Considerations:		
Any specific environmental constraints? <u>KEEP BODS AS FAR</u> <u>AS POSSIBLE AWAY FROM SMALL DRAIN</u>		
Any specific public health constraints? <u> </u>		
5.5 Other Comment:		

Signature: 
Date: 10/16/96

