

Building consent 111440

Section 51, Building Act 2004

The building

Street address of building: 24 Canterbury Street, Ashley

Legal description of land where building is located: Pt RS 1294

Valuation number: 2144002300

Building name:

Location of building within site/block number:

Level/unit number:

120131004923

BC111440.01



TRIM Record Number

The owner

Name of owner: S & M Coffey & R Longstaff Trustees Limited

Contact person: Stephanie Coffey

Mailing address: C/- Avia Air Charter, 4 Ingram Road, RD 2, Hamilton 3282

Street address/registered office:

Phone number: Landline: 07 8433267

Mobile: 021 2774988

Daytime: 07 8433267

After hours: 07 8433267

Facsimile number: 07 8433707

Email address: stephanie@avia.co.nz

Website:

First point of contact for communications with the council/building consent authority:
As above

Building work

The following building work is authorised by this building consent:

Replacement septic tank & effluent disposal system

Domestic

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

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following condition:

The Building Act 2004, s90, states that agents authorised by the building consent authority (the Council) for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect –

- (a) land on which building work is being or is proposed to be carried out; and



- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

This building consent is issued with the following advice notes:

1. This consent is issued subject to the attached Building Inspection Works Schedule:
2. Please note that the consent fees allow for a single inspection of construction stages of the project as specified in the inspection schedule. Any extra inspections required will be invoiced before a code compliance certificate is issued.
3. All boundary survey pegs must be located by discovery or redefinition before work is commenced.
4. The duplicate copy of the approved consent documents and inspection schedule must remain on site during construction.
5. All inspections listed must be requested. It is advisable to give at least 48 Hours Notice.
6. Waste disposal units, or garbage grinders shall not be installed to a septic tank system.
7. Please note that any deviation from the approved documents will require application for amendment.
8. All relevant energy certificates will need to be supplied prior to the issue of the Code Compliance Certificate.
9. Your consent is issued subject to manufactures technical information about their products, installation and maintenance is to be as this technical information requires.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Signature



Position



On behalf of: Waimakariri District Council

Date: 2/11/11

GST No 55-188-688

Received with thanks by 25/01
Waimakariri District Council

7-10-11 16:45 Receipt no.511853

DR BC111440

R LONGSTAFF TRUSTEES 761.00-

S & M Coffey & R Longstaff Trustees Lim

CQ BNZ RGA

FOR MEL HANSEN CONTR 761.00

Total Receipted 761.00

1 1 1 4 4 0

111440



WAIMAKARIRI
DISTRICT COUNCIL

BUILDING CONSENT AND / OR PIM APPLICATION - NON COMMERCIAL

Under The Building Act 2004

Private Bag 1005, Rangiora 7440
Ph 03 311 8900, 03 327 6834 Fax 03 313 4432
www.waimakariri.govt.nz

BC 111440

THE BUILDING

- Site address (street/road/township):
24 Canterbury St
Ashley
- Legal Description of the land where the building is located:
Lot: 2 DP: RS 1294
Valuation Roll Number: 2144002300

Note: Only complete items here that are applicable to your project.

- Building Name: N/A
(eg: where buildings have Official Names)
- Location of Building within Site: _____
(only applicable to multi-development sites)
- Number of Levels: _____ 6. Level/Unit No: _____
- Floor Area - Existing: _____ New: _____ Total: _____
- Current Lawfully Established Use (eg: Use on any previous consent for the existing building): _____
- Year Building First Constructed: _____
(only applicable to existing buildings, approximate date is acceptable, eg 1920's or 1960-1970)

THE APPLICANT / OWNER

- Owner's Name: S Coffey + M Coffey
(Company or organisational name) + Ron Longstaff Trustees Limited
- Contact Person: Stephanie Coffey
(If Owner is not an Individual)
- Mailing Address: 4- Avia Air Charter,
R02, Ingram Rd Postcode: 3282
HAMILTON
- Street Address / Registered Office: _____
- Contact Numbers: Landline 07 843 3267
Mobile: 021 2774 988 Daytime: _____
After hours: _____
- Fax: 07 843 3707
- Email: stephanie@avia.co.nz
- The following evidence of ownership is attached to this application, eg:
☒ Copy of Certificate of Title (current within 1 month)
If Certificate of Title is not issued:
☐ Signed copy of Sale and Purchase Agreement

AGENT / CONTACT

(Only use if application is being made for and on behalf of owner.
Agent will receipt invoices)

- Name of Agent: _____
- Contact Person: _____
- Mailing / Billing Address: _____
- Street Address / Registered Office: _____
- Contact Numbers: Landline _____
Mobile: _____ Daytime: _____
After hours: _____
- Fax: _____
- Email: _____
- ☐ Authorisation from owner attached (required when application not signed by owner)
- Note: The "Agent / Contact" will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.

APPLICATION

- I request that the following (please select one) be issued for the Building Work described in this Application:
☐ Project Information Memorandum Only (PIM)
☐ Building Consent for PIM No: _____
☐ Building Consent (including Project Information Memorandum)
☒ Building Consent without PIM
☐ Exemption from the need for B/C. (Refer Schedule 1, Section 'K' BA04).

WAIMAKARIRI DISTRICT COUNCIL

Received

Lodged

Date: 7-10-11Date: 21-11Signed: AKRSigned: AKR

For Office Use Only

Fee Paid on Application

Deposit	Fixed Fee
\$ <u>761.00</u>	\$ _____

Date 7-10-11Receipt 511853Officer AKR

THE PROJECT

28. Type of Building Work (dwelling, dwelling alterations, dwelling additions etc):

Replacement septic tank & effluent disposal system

29. Specify the intended use of the building (eg residential, implement shed, storage etc)

N/A Domestic

30. Will the building work result in a change of use of this building?

☐ Yes

☒ No

Will Hazardous Substances be stored in the building?

☐ Yes

☐ No N/A

31. Intended life of the building: N/A

☐ Indefinite but not less than 50 years

☐ Or specified as _____ years

32. List Building Consents previously issued for **this building** (if any) (ie is this project being constructed in stages? Is this consent for a relocated or transportable building?):

N/A

33. Estimated Value (incl GST) \$ \$100,000
~~50-100,000~~

(ie the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST).

PROJECT INFORMATION MEMORANDUM

*This section must be completed if you are applying for a PIM
DO NOT complete this section if a PIM has already been issued*

The following documents are attached to this application:

- ☐ Site plan, Floor plans, Elevations for proposed building, Certificate of Title, and/or Sales and Purchase Agreement.
- ☐ Two copies of all information required (all plans to be dimensioned, scaled and accurate). *One set of plans must be A3 or A4 size.*
- ☐ Application Fee (per Council Fees and Charges Schedule)

BUILDING CONSENT

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

34. The following documents are attached to this application:

- ☒ **3 copies** - building plans (site plans, floor plans, elevation plans) (*one set of plans only, must be A3 or A4 size*)
- ☒ **3 copies** of each - specifications, producer statements, truss details (*refer below*)
- ☒ **2 copies** - Certificate of Title and/or Sale and Purchase Agreement. Current C/T required (all transactions up to date)

All plans to be dimensioned, scaled and accurate

- ☐ Project Information Memorandum
- ☐ Development Contribution Notice (if applicable)
- ☐ Certificate attached to Project Information Memorandum (Resource Management Act)
- ☐ Key personnel - see page 8

35. See page 9 for a Schedule confirming the Building Work will comply with the Building Code.

NB: Where a buildable truss design certificate is used for the granting of a building consent, an 'as built' truss design must be provided to us for assessment ten days prior to the structure and pre-roof inspection. A set fee will be charged at the time of granting of the consent to cover the assessment of the as built truss design information.

Where a building consent has been granted using an 'as built' truss design certificate, no further information will be required unless the design/layout of the roof has changed from what was consented.

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add, eg Resource Consents

Resource Consent has been applied for from
Ekan. This should be approved in the very near
future as Draft Conditions have been signed
off. Consent # CRC 120583.
Letter of acknowledgment attached.

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)

A PIM will be issued within 20 working days provided all the required information is supplied with the application. Insufficient information could mean the application is returned. It is not mandatory to apply for a PIM. Applicants can choose not to apply for a PIM when they consider that the information would not be relevant for their building project. Note that where information is found to be necessary for processing the consent application, consent processing will be placed on hold until that information is provided and the cost will be charged as part of the consent processing fee.

A fee is required to accompany your PIM application (per Council's fees and Charges Schedule).

(b) Building Consent (BC)

A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the correct information is received.

Once the building consent has been processed, you will receive notification, which will include an invoice for the fees payable.

Once the fees are paid in full, your Building Consent will be issued.

(c) Combined Project Information Memorandum & Building Consent Applications

Applications for a combined PIM/BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided, then further information will be requested, or your application may be returned to you.

INSPECTIONS

During the process of construction, inspection will be necessary to confirm all work complies with your approved Building Consent documentation. Please ring the Council on 03 311 8900 well in advance of requiring an inspection to ensure that a time can be arranged.

The inspections required will be set out in the Building Consent documentation issued by the Council. Failure to have a prescribed inspection carried out may put the issue of the Code Compliance Certificate at risk.

Failed inspections will incur a re-inspection charge.

RESOURCE CONSENTS

Your application will be assessed by the Planning Unit of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Unit to determine the process from there.

CODE COMPLIANCE CERTIFICATE

A Building Consent is not completed until it has been issued with a Code Compliance Certificate. The owner is required to complete a separate application for a Code Compliance Certificate as soon as practicable after the building work is completed. In any event no later than two (2) years after the granting of the Building Consent, Council is required to decide whether or not a Code Compliance Certificate can be issued. If your project will not be completed within two years you will need to apply for a time extension*.

**fees apply*



WAIMAKARIRI
DISTRICT COUNCIL

BUILDING CONSENT APPLICATION CHECKLIST - NON COMMERCIAL

The Building Act 2004
Residential Projects and Habitable Buildings

Private Bag 1005, Rangiora 7440
Ph 03 311 8900, 03 327 6834 Fax 03 313 4432
www.waimakariri.govt.nz

*If you are unsure about the terminology or whether your project requires a particular detail,
your builder or designer will be able to assist you.*

PROVIDE THE FOLLOWING WITH EVERY APPLICATION
**Applications may not be accepted or returned unprocessed if the application is not
fully drawn and specified and accompanied by supporting documentation.**

Applicants must mark all items provided with ☒ or mark ☒ if not applicable.

Is this work associated with damage sustained in the earthquake/aftershocks?

☐ Y ☐ N

APPLICATION FORM (one copy required)

- ☒ Fully complete all sections
- ☒ Means of Compliance with NZBC - Designer to complete
- ☒ Provide the correct legal description (Council can help with this)
- ☒ Provide two copies of the current Certificate of Title, or Sales and Purchase Agreement
- ☒ Give name and contact numbers of contact person (if not the owner)
- ☒ State the project location (street address or location details as near as possible if no address)
- ☒ Sign and date the form
- ☐ Agent Authorisation *N/A*

DESIGN BASIS (to be completed by the Designer) *N/A*

Please list the following basis for the building design:

- ☐ Wind Zone
- ☐ Earthquake Zone
- ☐ Snow Zone/Altitude
- ☐ Corrosion Zone (if applicable)
- ☐ Building is specifically engineer designed
- ☐ Complies with NZS 3604
- ☐ Both Specific Design and NZS 3604

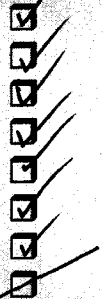
DESIGN DOCUMENTS (three copies required)

- ☐ Weather Tightness Risk Matrix
- ☐ Truss design layout and Producer Statement
- ☐ Bracing Calculations / Plan
- ☐ H1 Energy efficiency calculations

SITE PLAN (three copies)

- ☐ Overview of site showing legal boundaries as per current Title
- ☐ Showing proposed and existing structures (including swimming pools)
- ☐ Dimensions to boundaries
- ☐ Proposed and existing site levels
- ☐ North Point
- ☐ Utility infrastructure (sewer, water pipelines, septic tanks etc) where applicable
- ☐ Water races, drains, topographic features

FOR OFFICE USE ONLY:
these have arrived



DRAINAGE LAYOUT

N/A

Three copies to scale usually 1:100 or 1:50

- | | |
|---|---|
| ☐ Foul Water - Showing waste pipes, sizes, grades, venting | ☐ Storm Water - Pipe sizes, grades, downpipe locations |
| ☐ Foul Water to discharge point | ☐ Storm Water drain to discharge point |

FOUNDATION LAYOUT

N/A

Three copies to scale usually 1:100 or 1:50

- | | |
|---|---|
| ☐ Full foundation layout plan | ☐ Slab thickenings, shrinkage control joints and reinforcing rebates |
| ☐ For timber floors, show all pile layout, pile types and bracing location | |

FLOOR PLANS

N/A

Three copies to scale usually 1:100 or 1:50

- | | |
|---|---|
| ☐ Layout of all floors fully dimensioned. For alterations and/or additions provide both new and existing floor plans | ☐ Lintel sizes |
| ☐ Doors and window positions and sizes | ☐ HWC Location |
| ☐ Layout of amenity areas (laundry etc) | ☐ Roof Space Access |
| ☐ Main structural beams that are not shown elsewhere | ☐ Gas Cylinder Location |
| | ☐ Room names |
| | ☐ Location of smoke alarms |
| | ☐ Location of heating unit (if applicable) |

EXTERIOR ELEVATIONS

N/A

Three copies to scale usually 1:200 or 1:50

- | | |
|---|---|
| ☐ Elevations of all external walls showing claddings | ☐ Accurate ground levels existing and proposed |
| ☐ Doors and windows showing opening sections | ☐ Subfloor ventilation for timber floors |
| ☐ Show location of Solar Panels | ☐ Show roof bracing on elevations if not shown elsewhere |

CROSS SECTION AND CONSTRUCTION DETAILS

N/A

Three copies to scale usually 1:50 or 1:20 for sections and 1:10 for details (minimum scale)

Three copies to scale usually 1:200 or 1:50

- | | |
|--|--|
| ☐ Roof lines, overhangs, floor levels, ground levels | ☐ Foundation and footing details and reinforcing. Show height from finished floor to ground level |
| ☐ Major vertical dimensions | ☐ Pile details for timber floors |
| ☐ Foundation, wall and roof structure and materials | ☐ Floor bracing details |
| ☐ Upper level decks or balconies over lower level room must be fully detailed including the storm water disposal and overflow precautions | ☐ Timber grade and treatment |
| ☐ Stairs, handrails and balustrade showing pitch and head clearances | ☐ Damp proof membranes and building papers |
| ☐ Structural connections, posts to footings, beams to posts, trusses or beams to walls | ☐ Insulation systems and materials |
| ☐ Component fixing information is to be provided for all structural and framing components | ☐ Flashing details and documents |
| | ☐ Roof penetrations |
| | ☐ Shower floor details and wall to shower base junction detail |
| | ☐ Sealing to wet area fixtures |
| | ☐ Water splash prevention |
| | ☐ All other building components that are not otherwise detailed or are unusual in any way |

FOR OFFICE USE ONLY:
these have arrived

SPECIFICATION - Three copies

The specification must be for the project. We will not accept standard specifications unless they relate directly to the building and they cover the project accurately and fully. Multi-choice specifications will not be accepted. A brief accurate specification is usually best.

- ☒ Provide a written specification to cover all of the trades involved in the project. All materials used in the project are fully specified including fixings of all materials and components.
- ☐ The specification can be written on the drawings as long as all materials are fully covered.

FOR OFFICE USE ONLY:
these have arrived

**SPECIFIC DESIGNS - Three copies**

For all components that require specific design, provide the following:

- ☒ The Chartered Professional Engineer's Producer Statement
- ☐ The engineer's monitoring schedule if the engineer chooses to do site monitoring
- ☐ All structural calculations
- ☐ Structural details showing connections and details of the components
- ☐ Solar technical details and plumbing schematic
- ☐ Log fire and flue installation instructions
- ☐ Current Potable Water Test
- ☐ Effluent disposal design & ECan's copy of the submitted application form or approval
- ☐ Wastewater system designs when required to be done by a Chartered Professional Engineer such as in a hazard zone

OFFICE USE ONLY

Further information required? Y / N

Application accepted? Y / N

Date of acceptance

Further information provided? Y / N

Officer

CATEGORY OF WORK

Allocated to: _____

Residential 1 ☐ 2 ☐ 3 ☐ Commercial 1 ☐ 2 ☐ 3 ☐

Notes field updated ☐

CODE COMPLIANCE

Complete as far as possible in all cases

(Give names, addresses, and telephone numbers. Give relevant registration numbers if known)

BUILDER

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

DESIGNER(S)

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

REGISTERED DRAINLAYER

Name: Hansen Contractors Ltd. Reg. No: 20686.
Address: 32 Newnham St, PO Box 32, Rangiora
Phone No: (03) 313 8418 Fax No: (03) 313 8580.
Email: pete@hansencontractors.co.nz

CRAFTSMAN PLUMBER

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

CRAFTSMAN GASFITTER

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

REGISTERED ELECTRICIAN

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

STRUCTURAL ENGINEER

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

OTHER CONTRACTOR

Name: _____ Type: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

BUILDING CODE COMPLIANCE**Application for project information memorandum and/or building consent**

The building work will comply with the building code as follows:

(If you are not sure which clauses are applicable, consult with your builder, designer, or architect)

Clause (tick relevant clause numbers of Building Code)	Means of compliance (refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable, put n/a)	Waiver / modification required (state nature of waiver or modification of building code required; if not applicable, put n/a)
B1 Structure		
B2 Durability		
C1 Outbreak of fire		
C2 Means of escape		
C3 Spread of fire		
C4 Structural stability during fire		
D1 Access routes		
D2 Mechanical installations for access		
E1 Surface water		
E2 External moisture		
E3 Internal moisture		
F1 Hazardous agents on site		
E2 Hazardous building materials		
F3 Hazardous substances and processes		
F4 Safety from falling		
F5 Construction and demolition hazards		
F6 Lighting for emergency		
F7 Warning systems		
F8 Signs		
G1 Personal hygiene		
G2 Laundering		
G3 Food preparation and prevention of contamination		
G4 Ventilation		
G5 Interior environment		
G6 Airborne and impact sound		
G7 Natural light		
G8 Artificial light		
G9 Electricity		
G10 Piped services		
G11 Gas as an energy source		
G12 Water supplies	✓	
G13 Foul water		
G14 Industrial liquid waste		
G15 Solid waste		
H1 Energy efficiency		

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Waimakariri District Council to assess your application. Under these Acts this information has to be made available to members of the public. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

APPLICANT'S SIGNATURESigned by or for and on behalf of the Applicant E. J. Coffey☒ Owner ☐ or AgentDate: 4. 10. 2011

Note: If acting "for and on behalf", please read the following declaration before signing - "I hereby declare that I am authorised to act as Agent of the Applicant" and enclose a letter of authorisation from the owner.

Planning Department Check List

PIM correctly identifies all planning issues:

☒ Y ☐ N**Dwelling:**

"Dwellinghouse" definition (single kitchen) Existing occupied structure, Second Dwelling
 Compliant and legal lot size (delineated area?)
 Consent Notices/special SD conditions:

Y/N/F1
 Y/N
 Y/N

N/A

General:

Zone/special rules/further consents?
 Setbacks (road, ROW, open drain, zones boundary, other):
 Vehicle crossing compliance:
 (Width, separations, intersections, sightlines)

☒ Y ☐ N
 Y/N N/A
 Y/N N/A

Residential:

Recession Plane: Y/N
 Coverage: Y/N

N/A

Rural:

Effluent spreading database check: Y/N
 Other: Noise contours Y/N

N/A

Commercial:

Permitted Activity: Y/N
 Staffing Level: Y/N
 Hours of Operation: Y/N
 Retail Definition: Y/N

N/A

Car Parking provision:
 Required
 Shown
 Other: Noise

N/A

Y/N

Planning items to be addressed on PIM:

*RC Required for:

Advice Notes:

Planning Department: Signed: _____
 Dated: _____

Building Unit Processor: Signed: _____
 Dated: _____

Outstanding information required that was identified on the PIM: Y/N/NA

Resource Consents Issued: Y/N/NA

PROJECT INFORMATION MEMORANDUM CHECKLIST

Key: Y = Applicable N = No
 NIF = No Information Found
 NA = Not Applicable to the project being assessed

Application No:

BC 111440

Date:

28.10.11

PIM requested by applicant:

Yes ☒ No ☐

Valuation Number:

2144002300

Legal Description:

Lot 2 DP 19873

☒ C/T or ☐ S&P

Address:

24 Canterbury Street, Ashley

Amalgamated Land:

Yes ☒ No ☐

Sec 75/77 required:

Yes ☐ No ☒ NA ☐

Legal Description being amalgamated with subject land:

BUILDING PROJECT:

Replacement Septic tank

Floor Area:

N/A

Value of Project:

\$100k

PIM Fee:

N/A

INFORMATION TO BE CHECKED FOR THE PIM AND INCLUDED WHEN APPLICABLE:

BR ☒ Y ☐ NAREC ☐ Y ☒ NACT ☒ Y ☐ NCOV ☐ Y ☒ NEasements: Y/N ☒ NA ☐

Wind Zone:

☒ M ☐ H ☐ V ☐ SDSnow Zone: 4 ☒

Approx. metres AMSL:

35

Earthquake Zone Zone 2 ☒Private Well: Y/N ☒ NA ☐ NoPotable Water Test: ☒ Y ☐ N

ECAN CONSENT:

Water Y/N ☒ NA ☐ CRCOther Y/N ☒ NA ☐ CRCDEDS ☒ Y ☐ N ☐ NA ☐ CRCWQL8: Y/N ☒ NA ☐Land Area ha/m²:

2200

WDC Zone:

Res 3

ROW:

Y/N ☒ NA ☐Existing Buildings m²:New Building m²:

Replacement Septic tank

Total m²:

Site Coverage %:

R/plane:

Comply / Non-comply / NA

Setbacks:

Comply / Non-comply / NA

Planning Check Charges
\$ 75.00
Signed:

Water: HURUNU Connected: Y/N/NA
Sewer: Deds Connected: Y/N/NA

Stormwater: Kerb & channel Y/N/NA

Rural Zone:

Purple	Blue	Green	Orange	Red	Grey
5	4	3	2	1	0

Other: _____
Consent Notice: Y/N/NA

Water Race: Y/NIF/NA Location: _____
Vehicle Crossing: Y/N/NA Type: _____
Solar Heating: Y/N/NA
Fire Type: Y/N/NIF _____ Type
River: Y/N/NA Name: _____ Setback: _____
Public Drain: Y/NIF/NA Name: _____ Setback: _____
Natural Depression / Water Courses: Y/NIF/NA Setback: _____

Historic Building: Y/NIF/NA District Plan No. H _____
Historic Places Trust: Y/NIF/NA Reg. _____
Protected Trees: Y/NIF/NA District Plan No. P _____
Vegetation Site: Y/NIF/NA District Plan No. V _____
Designation: Y/NIF/NA District Plan No. D _____
Limited Access: Y/NA
Fill: Y/NIF/NA
Liquefaction: Y/N
Silent Fill Area: Y/N
Ground Instability: Y/NIF/NA
Hazards: Y/NIF
Dev. Contributions: Y/NA Copy of calculation attached: Y/N
Effluent Spreading Buffer Zone: Y/N/NA
Maximum Building Height Allowed: _____
Earthworks Y/N
Specific Floor Levels Y/NA

Airport Contour Lines Within 55 dBA: Y/N
Demolition Project: Y/N

Swimming Pool: Y/N/NA Commercial Project: Y/N/NA
WQL3/ECan: ☐ Car Parking: ☐ Section 363 Y/N
Registration Form: ☐ Signage: ☐ Fire/Evacuation Sch Y/N
Fencing: ☐ Noise: ☐
Backflow Preventer: ☐ Access: ☐
Other: _____

WDC District Plan Rules Quoted: _____

Resource Consents Issued:

RC 095085 - 4 lot Subdiv.
RC _____
RC _____
RC _____

Resource Consent Advice Notes: _____

Resource Consent Consent Notices: _____

Authorisations Required:

Ecan Consent CRC 120583

Miscellaneous Items to be addressed on PIM: _____

PIM Department: Signed: _____
Dated: _____

All items checked and addressed as required on the PIM.

Application Date: 7/10/11
Report Date: 28 October 2011
PIM Number: 111440C

RECEIVED 28/10/11

Compliance and Service Check - Building Unit Check Sheet

Internal Use Only

Sections 30-39, Building Act 2004

Project

Description	Other Construction eg signs, pergolas, sewer & drainage Being Stage 1 of an intended 1 Stages Replacement septic tank & effluent disposal system
Intended Life	Indefinite, but not less than 50 years
Intended Use	Domestic
Estimated Value	\$100,000
Location	24 Canterbury Street, Ashley
Legal Description	Pt RS 1294
Valuation No.	2144002300

ITEMS THAT NEED TO BE ADDRESSED IN CONJUNCTION WITH THE BUILDING CONSENT

No issues raised in the compliance and services check.

Signed:

Name: Gillian Beilby

Date: 28/10/11

Gillian Beilby

CANTERBURY ST

HIGH ST

ASHLEY HOTEL

KEY

--- NEW 100mm SEWER
-#-#- NEW FENCE

* NOTE: 3x EX STANKS
TO BE PUMPED OUT + HARDFILED



Refer to PIM report for
conditions of this
application

Plan PIM
111440
9-11-11

HAASEN COMMERCIAL

SEPTIC TANKS - AS PER DESIGN

FINAL LOCATION TO BE
CONFIRMED ON SITE WITH CLIENT

* NOTE: ALL TANKS TO HAVE A FENCE
AROUND THE OUTSIDE FOR PROTECTION
FROM TRAFFIC!

NEW SEWER

EX STANK 1

NEW 3,000L - WITH HEAVY DUTY LID.
GREASE TRAP - FINAL
LOCATION + CONNECTION TO BE
CONFIRMED ON SITE WITH OWNER

CAR PARK AREA

EX STANK 2

NEW FENCE

NEW SEWER

EX STANK 3

DITCH

50mm SUB MAIN

3x BORE HOLES

NEW FENCE

NEW FENCE TO PROTECT NEW EFFLUENT!

3x BORE HOLES

NEW EFFLUENT SAND TRENCH

4.2m WIDE X 27m LONG - GIVING
= 113m²

2m

NEW BOUNDARY

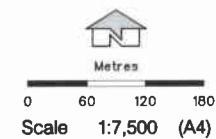
SCALE 1:200

Mel Hansen Contractors Ltd
PO Box 32
Rangiora 7440

Stephanie Coffey, Michael Coffey
& Ron Longstaff Trustee Ltd
Canterbury & High Streets
Ashley
Pt RS 1294



NOTE:
Disclaimer - refer to map legend sheet

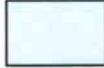


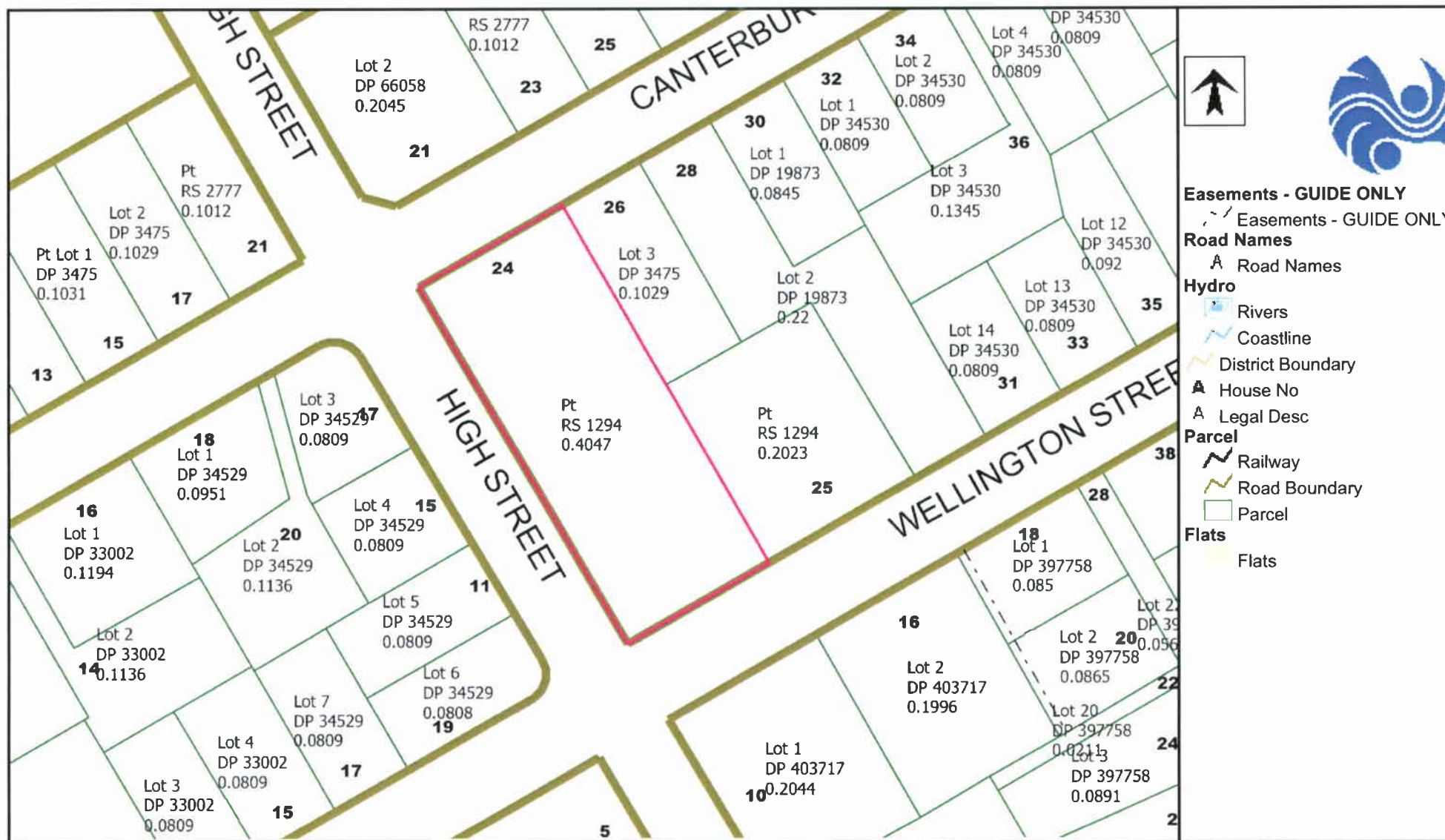
79	22	23	83
80	81	82	
34		35	

Ashley

81

URBAN LEGEND (Sheets 77 to 133)

	Zone Business 1		Zone Residential 6A		Designations		River Reaches subject to esplanade provisions		
	Zone Business 2		Zone Rural		Heritage Sites		Limited Access Road		
	Zone Business 3		Zone Maplesham Rural 4B		Vegetation and Habitat Sites		Road to be Closed		
	Zone Business 4		Subdivision Constraint (Rural)		Notable Plant Sites		Outline Development Plan Required Boundary		
	Zone Residential 1		Subdivision Constraint Area (Policy 18.1.1.8)		Archaeological Sites		Coastal Marine Area boundary		
	Zone Residential 2		Pegasus Rural Zone See Map 142		Waahi Tapu / Waahi Taonga		Waimakariri District boundary		
	Zone Residential 3		Localised Flooding Area		Transpower High Voltage Lines	NOTE: The planning maps are produced in colour and are intended to provide accurate and adequate information as at the date of publication and at the scale at which they are published. The Waimakariri District Council will not accept liability to any person or entity arising out of any reliance in part or full, by such person or entity upon any of the contents of the planning maps for any purpose in circumstances where they are reproduced in a way that alters the scale, and / or colour or any other detail of the maps, and the information contained therein.			
	Zone Residential 4A		Goat control area	NOTE: These notations do not necessarily indicate the precise position of the Site, nor relate to the size of any Site.					
	Zone Residential 4B	Note:	See Rule 23.1.1.16 for goat control (Includes Outstanding Landscape areas)						
	Zone Residential 5		Transit New Zealand Designation		Average Noise Exposure Contours; Christchurch International Airport	50 Noise Level in dBA Ldn			
	Zone Residential 6		Tranz Rail Designation						



100 m  1 : 1345

The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
DCDB Crown Copyright Reserved
Produced by 192.168.0.152 at 14:19
on 28/10/2011

Our Reference: RC095035 RC095036/ 090507012809
Valuation Reference: 21440-023-00

7 May 2009

Resource Consent Services
2 Campbell Lane
OXFORD

Attention: K Felstead

Dear Kevin

**DECISION ON RESOURCE CONSENT APPLICATION
S COFFEY – CANTERBURY STREET & WELLINGTON STREET, ASHLEY**

Please find enclosed a copy of the decision reached by the District Plan Manager under delegated authority from the Council on the above application.

We also enclose information relating to rights of appeal, lapsing of consent (where applicable), and other legal requirements.

Yours faithfully

Matt Robinson
PLANNING OFFICER

Encl

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **S Coffey** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent for a subdivision, reconfiguring the boundaries of four existing residential lots and retaining the existing Ashley hotel on Lot 1.

DECISION

The District Plan Manager, on the 29th April 2009, approved:

Subdivision

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide, by way of boundary adjustment, Lot 2 DP 19873, Part Rural Section 1294, Lot 3 DP 3475 and Pt Rural Section 1294 consisting of a total of 9299m² into Lot 1 (2086m²), Lot 2 (1646m²), Lot 3 (3609m²), Lot 4 (1921m²) with Lots 5 (18m²) and 6 (18m²), to vest in the Council as road reserve, at 24, 26, 28 Canterbury Street & 25 Wellington Street, Ashley, as a discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Except when giving effect to the following conditions, the activity shall be carried out in accordance with the attached approved application plans.
2. **Standards**
All stages of design and construction shall accord with the Waimakariri District Council Engineering Code of Practice.
3. **Easements**
All services, including open drains and access ways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.
4. **Water**
 - 4.1 The subdivider shall provide an adequate domestic reticulated water supply to each lot from the Ashley Rural Water Supply, providing a minimum of

1.8m³/day (one unit) per lot, in accordance with the Hurunui District Council's Rural Water Supply Bylaw 1999. This supply is a flow-restricted scheme.

4.2 The subdivider shall install the reticulation to meet the following minimum standards for Lots 1 - 4 incl:

- Separate 15mm diameter laterals from the main to the toby box;
- Toby boxes, restrictors and valves installed at the road frontage;
- Individual 20mm laterals from the toby box to the storage tank, which shall be located a minimum of 1 metre within the main body of the lots;
- Supply a minimum of 1.8m³/day of water, including pipework, restrictors, fittings and storage tanks with a minimum capacity of 5400 litres;
- Storage tanks shall be water tight with no evidence of water leaks from the tank or associated connections. Tanks shall be installed so that the nominal water volume of each tank is achieved.

4.3 The Hurunui District Council, at the subdivider's expense, shall carry out any required new or modified connections to the water supply following application and payment of any contributions and fees to Hurunui District Council.

5. Power and Telephone

5.1 Underground electrical and telephone reticulation shall be provided to the main body of Lots 1 - 4 by an appropriate network utility operator at the subdividers expense.

5.2 The subdivider shall provide written evidence from the relevant service utility provider that the electrical and telephone connections have been installed to these lots

6. Access

6.1 The subdivider shall form and seal the access to proposed Lot 2 off Canterbury Street to accord with the requirements of Waimakariri District Council Standard Drawing 600-214 (issue c).

6.2 The subdivider shall upgrade and seal the existing access to the proposed Lot 1 off High Street to accord with the requirements of Waimakariri District Council Standard Drawing 600-214 (issue c).

7. Ashley Hotel Car Park

7.1 The subdivider shall form and seal the car park on proposed Lot 1 to accord with the requirements of Waimakariri District Councils Engineering Code of Practise standard drawing 600-274 (issue c).

7.2 The stormwater discharge from the car park shall pass through an oil/grit interceptor trap before discharging to the public drain running through the eastern edge of the proposed Lot 1.

8. As Built Plans

- 8.1 "As Built" plans setting out in detail the location of all services shall be provided to the Council immediately following completion of the works and are to be available at the time of the Condition Certificate inspection. Two sets of plans are to be provided at a scale of 1:200 or 1:250.

9. Traffic Management.

- 9.1 The subdivider shall submit for approval a comprehensive Traffic Management Plan detailing traffic control works (including a sketch layout and control signs). This plan shall be submitted at the time of engineering plan approval and prior to any work commencing on or in High/Wellington Streets. Traffic management shall be Level 1, as described in the TNZ & LTSA Code of Practice for Temporary Traffic Management.

10. Septic Tank

- 10.1 The subdivider shall ensure that either a trafficable lid is provided for the septic tank located in the car-park access to proposed Lot 1, or the septic tank is relocated to an appropriate location.

11. Corner Splays

- 11.1 Lots 5 (18m²) and 6 (18m²), shall vest in Council as road reserve for the purpose of a corner splay.

12. Conditions Auditing

- 12.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking. The subdivider or their authorised agent shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed.

The minimum level of inspection shall be as follows:

Services

- Following completion of required works including water reticulation.

Accesses/Carpark

- On completion of excavation to sub grade.
- Following compaction of base course.
- Following compaction of top course prior to final surfacing.

Whole Works

- Prior to issue of a certificate under Section 224(c) of the Resource Management Act.

Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled.

Currently these rates are \$75/hr for the Council officer inspecting and \$ 0.70/km for kilometres travelled.

12. Works Conditions

That a certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 11 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the subdivider.

Land use

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to retain the Ashley Hotel on proposed Lot 1 (2086m²), being a subdivision of RC095035, Lot 2 DP 19873, Part Rural Section 1294, Lot 3 DP 3475 and Pt Rural Section 1294 as a discretionary activity and no conditions are imposed.

ADVICE NOTES

- a) The structure coverage currently on proposed Lot 1 stands at 30.22%, potentially any new structure located on this lot may trigger the requirement for formal resource consent approval.
- b) Parking spaces for disabled persons, in relation to the Ashley Hotel, shall be provided in accordance with NZS: 4121: 1985: "Design for Access and Use of Buildings and Facilities for Disabled Persons".
- (c) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.
- d) The subdivider is advised that vehicle access to any lot must comply with the requirements of the Waimakariri District Vehicle Crossings Bylaw 1997. Wherein no vehicle may be taken onto any property in the Waimakariri District other than by way of a properly formed vehicle crossing. The owner or occupier of any lot who may require vehicular access across any footpath, berm and water channel adjoining that lot is required to apply in writing to the Council to construct a vehicle crossing at the owner's or occupier's cost. No owner or

occupier of any lot can build, or allow to be built, any dwelling, other significant building or any part of such a building on any property unless the building site on that property is provided with adequate site access in terms of the above-mentioned bylaw.

- (e) Floor levels for all potential buildings should be constructed at least 500mm above the 2% AEP (50 year) flood level
- (f) Any filling should be carried out in accordance and compliance with NZS 4431: 1989 Code of Practice of Earth Fill for residential development.

REASONS FOR DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

- No peoples are deemed adversely affected by the proposal.
- The adverse effects for the proposed subdivision are considered no more than minor.
- The proposal is in accordance with the District Plan

DATED at Rangiora this 7th day of May 2009

SIGNED by Matt Robinson
PLANNING OFFICER

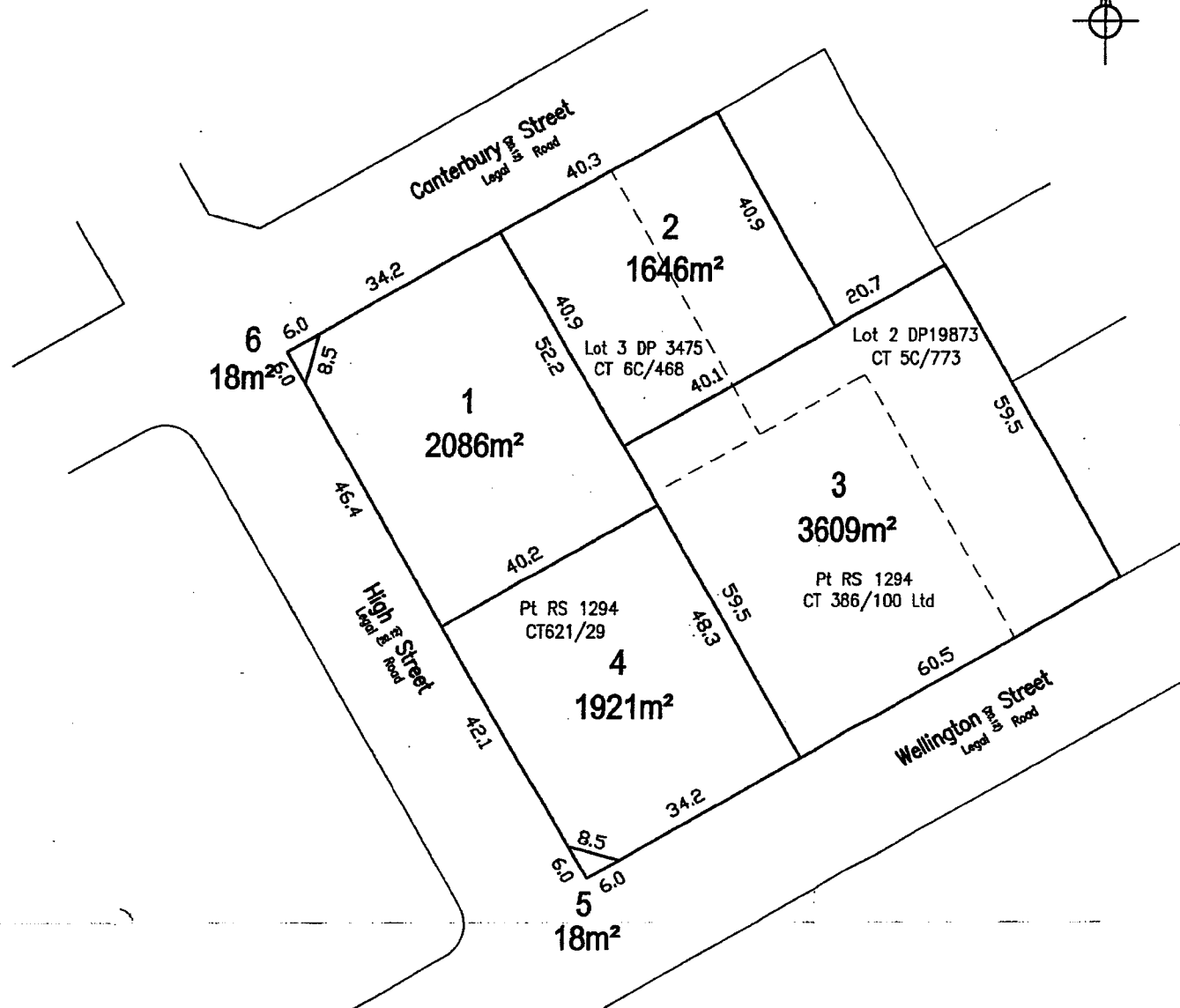
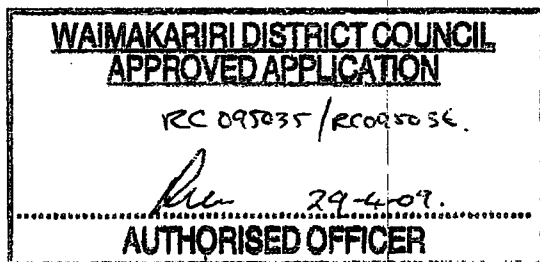
NOTES

- Subdivision proposal plan only.
- Areas and dimensions subject to final survey.
- Plan prepared for the purpose of obtaining a Resource Consent.

Note: Scandlyn Surveying accepts no responsibility for the use of this plan for any other purpose other than that intended (obtaining a Resource Consent).

Lots 5 and 6 to vest as road in the Waimakariri District Council

See Sheet 2 for topo detail



Waimakariri District Council
C'sT 386/100, 621/29, 5C/773, 6C/468

Proposed subdivision of Pt's RS 1294,
Lot 3 DP3475 and Lot 2 DP19873

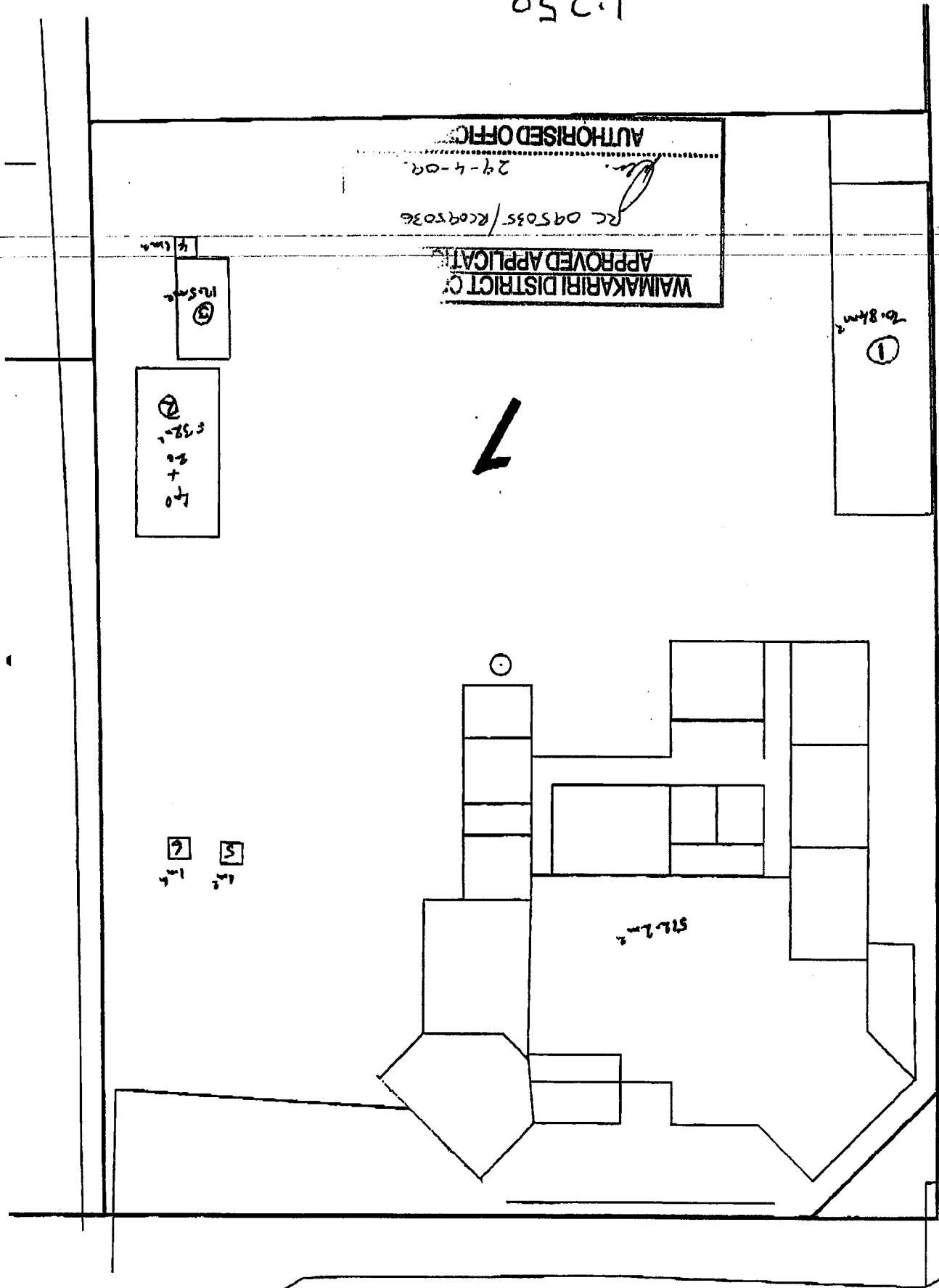
Scale 1:750 A3

Canterbury Street. ASHLEY

Sheet 1/2

Scandlyn Surveying Ltd
18 Durham Street
RANGIORA
Ph 03 313 1272, fax 03 313 1274
Ref: 2823 Date: 8 August 2008

Floor layout of Ashley Hotel and associated ancillary buildings.



033124674 10

1:250

WAIMAKARIRI DISTRICT COUNCIL
APPROVED APPLICATION
RC 095035 / RC095036
24-4-09
AUTHORISED OFFICER

① 6.84m²

③ 12.5m²

② 4.0 + 2.0 + 5.32m²

④ 1.5m²

⑤ 1.5m²

51.2m²

111440



WAIMAKARIRI
DISTRICT COUNCIL

BUILDING CONSENT AND / OR PIM APPLICATION - NON COMMERCIAL

Under The Building Act 2004

Private Bag 1005, Rangiora 7440
Ph 03 311 8900, 03 327 6834 Fax 03 313 4432
www.waimakariri.govt.nz

BC 111440

THE BUILDING

1. Site address (street/road/township):
24 Canterbury St
Ashley
2. Legal Description of the land where the building is located:
Lot: 2 DP: RS 1294
Valuation Roll Number: 2144002300

Note: Only complete items here that are applicable to your project.

3. Building Name: N/A
(eg: where buildings have Official Names)
4. Location of Building within Site: _____
(only applicable to multi-development sites)
5. Number of Levels: _____ 6. Level/Unit No: _____
7. Floor Area - Existing: _____ New: _____ Total: _____
8. Current Lawfully Established Use (eg: Use on any previous consent for the existing building): _____
9. Year Building First Constructed: _____
(only applicable to existing buildings, approximate date is acceptable, eg 1920's or 1960-1970)

THE APPLICANT / OWNER

10. Owner's Name: S Coffey + M Coffey
(Company or organisational name) + Ron Longstaff Trustees
11. Contact Person: Stephanie Coffey
(If Owner is not an Individual)
12. Mailing Address: 4- Avia Air Charter,
R02, Ingram Rd Postcode: 3282
HAMILTON
13. Street Address / Registered Office: _____
14. Contact Numbers: Landline 07 843 3267
Mobile: 021 2774 988 Daytime: "
After hours: "
15. Fax: 07 843 3707
16. Email: stephanie@avia.co.nz
17. The following evidence of ownership is attached to this application, eg:
☒ Copy of Certificate of Title (current within 1 month)
If Certificate of Title is not issued:
☐ Signed copy of Sale and Purchase Agreement

AGENT / CONTACT

(Only use if application is being made for and on behalf of owner.
Agent will receipt invoices)

18. Name of Agent: _____
19. Contact Person: _____
20. Mailing / Billing Address: _____
21. Street Address / Registered Office: _____
22. Contact Numbers: Landline _____
Mobile: _____ Daytime: _____
After hours: _____
23. Fax: _____
24. Email: _____
25. ☐ Authorisation from owner attached (required when application not signed by owner)
26. Note: The "Agent / Contact" will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.

APPLICATION

27. I request that the following (please select one) be issued for the Building Work described in this Application:

- ☐ Project Information Memorandum (PIM)
- ☐ Building Consent for PIM No: _____
- ☐ Building Consent (including Project Information Memorandum)
- ☒ Building Consent without PIM
- ☐ Exemption from the need for B/C (Refer Schedule 1, Section 'K' BA04).

WAIMAKARIRI DISTRICT COUNCIL	
Received	Endorsed
Date: <u>7.10.11</u>	Date: <u>21.10.11</u>
Signed: <u>ACR</u>	Signed: <u>AR</u>
1 of 9	

For Office Use Only

Fee Paid on Application

Deposit \$ <u>761.00</u>	Fixed Fee \$ _____
-----------------------------	-----------------------

Date 7.10.11Receipt 511853Officer AR

THE PROJECT

28. Type of Building Work (dwelling, dwelling alterations, dwelling additions etc): <u>Replacement septic tank & effluent disposal system</u> 29. Specify the intended use of the building (eg residential, implement shed, storage etc) <u>N/A Domestic</u> 30. Will the building work result in a change of use of this building? ☐ Yes ☒ No Will Hazardous Substances be stored in the building? ☐ Yes ☐ No <u>N/A</u>	31. Intended life of the building: <u>N/A</u> ☐ Indefinite but not less than 50 years ☐ Or specified as _____ years 32. List Building Consents previously issued for this building (if any) (ie is this project being constructed in stages? Is this consent for a relocated or transportable building?): <u>N/A</u> 33. Estimated Value (incl GST) \$ <u>\$100,000</u> 50-100,000 (ie the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST).
--	--

PROJECT INFORMATION MEMORANDUM

*This section must be completed if you are applying for a PIM
 DO NOT complete this section if a PIM has already been issued*

The following documents are attached to this application:

- ☐ Site plan, Floor plans, Elevations for proposed building, Certificate of Title, and/or Sales and Purchase Agreement.
- ☐ Two copies of all information required (all plans to be dimensioned, scaled and accurate). *One set of plans must be A3 or A4 size.*
- ☐ Application Fee (per Council Fees and Charges Schedule)

BUILDING CONSENT

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

34. The following documents are attached to this application:

- ☒ **3 copies** - building plans (site plans, floor plans, elevation plans) (*one set of plans only, must be A3 or A4 size*)
 - ☒ **3 copies** of each - specifications, producer statements, truss details (*refer below*)
 - ☒ **2 copies** - Certificate of Title and/or Sale and Purchase Agreement. Current C/T required (all transactions up to date)
- All plans to be dimensioned, scaled and accurate
- ☐ Project Information Memorandum
 - ☐ Development Contribution Notice (if applicable)
 - ☐ Certificate attached to Project Information Memorandum (Resource Management Act)
 - ☐ Key personnel - see page 8

35. See page 9 for a Schedule confirming the Building Work will comply with the Building Code.

NB: Where a buildable truss design certificate is used for the granting of a building consent, an 'as built' truss design must be provided to us for assessment ten days prior to the structure and pre-roof inspection. A set fee will be charged at the time of granting of the consent to cover the assessment of the as built truss design information.

Where a building consent has been granted using an 'as built' truss design certificate, no further information will be required unless the design/layout of the roof has changed from what was consented.

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add, eg Resource Consents

Resource Consent has been applied for from
Elen. This should be approved in the very near
future as Draft Conditions have been signed
off. Consent # CRC 120583.
Letter of acknowledgment attached.

28/10/11

Note the disposal field is being
contained within proposed Lot 1
of Subdiv. RC095035 and will
not impede into proposed Lot 4 of
Subdiv.

CyBeal

2

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)

A PIM will be issued within 20 working days provided all the required information is supplied with the application. Insufficient information could mean the application is returned. It is not mandatory to apply for a PIM. Applicants can choose not to apply for a PIM when they consider that the information would not be relevant for their building project. Note that where information is found to be necessary for processing the consent application, consent processing will be placed on hold until that information is provided and the cost will be charged as part of the consent processing fee.

A fee is required to accompany your PIM application (per Council's fees and Charges Schedule).

(b) Building Consent (BC)

A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the correct information is received.

Once the building consent has been processed, you will receive notification, which will include an invoice for the fees payable.

Once the fees are paid in full, your Building Consent will be issued.

(c) Combined Project Information Memorandum & Building Consent Applications

Applications for a combined PIM/BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided, then further information will be requested, or your application may be returned to you.

INSPECTIONS

During the process of construction, inspection will be necessary to confirm all work complies with your approved Building Consent documentation. Please ring the Council on 03 311 8900 well in advance of requiring an inspection to ensure that a time can be arranged.

The inspections required will be set out in the Building Consent documentation issued by the Council. Failure to have a prescribed inspection carried out may put the issue of the Code Compliance Certificate at risk.

Failed inspections will incur a re-inspection charge.

RESOURCE CONSENTS

Your application will be assessed by the Planning Unit of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Unit to determine the process from there.

CODE COMPLIANCE CERTIFICATE

A Building Consent is not completed until it has been issued with a Code Compliance Certificate. The owner is required to complete a separate application for a Code Compliance Certificate as soon as practicable after the building work is completed. In any event no later than two (2) years after the granting of the Building Consent, Council is required to decide whether or not a Code Compliance Certificate can be issued. If your project will not be completed within two years you will need to apply for a time extension*.

**fees apply*



WAIMAKARIRI DISTRICT COUNCIL

BUILDING CONSENT APPLICATION CHECKLIST - NON COMMERCIAL

The Building Act 2004
Residential Projects and Habitable Buildings

Private Bag 1005, Rangiora 7440
Ph 03 311 8900, 03 327 6834 Fax 03 313 4432
www.waimakariri.govt.nz

*If you are unsure about the terminology or whether your project requires a particular detail,
your builder or designer will be able to assist you.*

PROVIDE THE FOLLOWING WITH EVERY APPLICATION
**Applications may not be accepted or returned unprocessed if the application is not
fully drawn and specified and accompanied by supporting documentation.**

Applicants must mark all items provided with ☒ or mark ☒ if not applicable.

Is this work associated with damage sustained in the earthquake/aftershocks?

☐ Y ☐ N

APPLICATION FORM (one copy required)

- ☒ Fully complete all sections
- ☒ Means of Compliance with NZBC - Designer to complete
- ☒ Provide the correct legal description (Council can help with this)
- ☒ Provide two copies of the current Certificate of Title, or Sales and Purchase Agreement
- ☒ Give name and contact numbers of contact person (if not the owner)
- ☒ State the project location (street address or location details as near as possible if no address)
- ☒ Sign and date the form
- ☐ Agent Authorisation *N/A*

FOR OFFICE USE ONLY:
these have arrived

- ☒
- ☒
- ☒
- ☒
- ☒
- ☒
- ☒
- ☒
- ☒

DESIGN BASIS (to be completed by the Designer) *N/A*

Please list the following basis for the building design:

- ☐ Wind Zone
- ☐ Earthquake Zone
- ☐ Snow Zone/Altitude
- ☐ Corrosion Zone (if applicable)
- ☐ Building is specifically engineer designed
- ☐ Complies with NZS 3604
- ☐ Both Specific Design and NZS 3604

DESIGN DOCUMENTS (three copies required)

- ☐ Weather Tightness Risk Matrix
- ☐ Truss design layout and Producer Statement
- ☐ Bracing Calculations / Plan
- ☐ H1 Energy efficiency calculations

- ☐
- ☐
- ☐
- ☐

SITE PLAN (three copies)

- ☐ Overview of site showing legal boundaries as per current Title
- ☐ Showing proposed and existing structures (including swimming pools)
- ☐ Dimensions to boundaries
- ☐ Proposed and existing site levels
- ☐ North Point
- ☐ Utility infrastructure (sewer, water pipelines, septic tanks etc) where applicable
- ☐ Water races, drains, topographic features

- ☒

DRAINAGE LAYOUT *N/A*

Three copies to scale usually 1:100 or 1:50

- | | |
|---|---|
| ☐ Foul Water - Showing waste pipes, sizes, grades, venting | ☐ Storm Water - Pipe sizes, grades, downpipe locations |
| ☐ Foul Water to discharge point | ☐ Storm Water drain to discharge point |

FOUNDATION LAYOUT *N/A*

Three copies to scale usually 1:100 or 1:50

- | | |
|---|---|
| ☐ Full foundation layout plan | ☐ Slab thickenings, shrinkage control joints and reinforcing rebates |
| ☐ For timber floors, show all pile layout, pile types and bracing location | |

FLOOR PLANS *N/A*

Three copies to scale usually 1:100 or 1:50

- | | |
|---|---|
| ☐ Layout of all floors fully dimensioned. For alterations and/or additions provide both new and existing floor plans | ☐ Lintel sizes |
| ☐ Doors and window positions and sizes | ☐ HWC Location |
| ☐ Layout of amenity areas (laundry etc) | ☐ Roof Space Access |
| ☐ Main structural beams that are not shown elsewhere | ☐ Gas Cylinder Location |
| | ☐ Room names |
| | ☐ Location of smoke alarms |
| | ☐ Location of heating unit (if applicable) |

EXTERIOR ELEVATIONS *N/A*

Three copies to scale usually 1:200 or 1:50

- | | |
|---|---|
| ☐ Elevations of all external walls showing claddings | ☐ Accurate ground levels existing and proposed |
| ☐ Doors and windows showing opening sections | ☐ Subfloor ventilation for timber floors |
| ☐ Show location of Solar Panels | ☐ Show roof bracing on elevations if not shown elsewhere |

CROSS SECTION AND CONSTRUCTION DETAILS *N/A*

Three copies to scale usually 1:50 or 1:20 for sections and 1:10 for details (minimum scale)

Three copies to scale usually 1:200 or 1:50

- | | |
|--|--|
| ☐ Roof lines, overhangs, floor levels, ground levels | ☐ Foundation and footing details and reinforcing. Show height from finished floor to ground level |
| ☐ Major vertical dimensions | ☐ Pile details for timber floors |
| ☐ Foundation, wall and roof structure and materials | ☐ Floor bracing details |
| ☐ Upper level decks or balconies over lower level room must be fully detailed including the storm water disposal and overflow precautions | ☐ Timber grade and treatment |
| ☐ Stairs, handrails and balustrade showing pitch and head clearances | ☐ Damp proof membranes and building papers |
| ☐ Structural connections, posts to footings, beams to posts, trusses or beams to walls | ☐ Insulation systems and materials |
| ☐ Component fixing information is to be provided for all structural and framing components | ☐ Flashing details and documents |
| | ☐ Roof penetrations |
| | ☐ Shower floor details and wall to shower base junction detail |
| | ☐ Sealing to wet area fixtures |
| | ☐ Water splash prevention |
| | ☐ All other building components that are not otherwise detailed or are unusual in any way |

FOR OFFICE USE ONLY:
these have arrived

SPECIFICATION - Three copies

The specification must be for the project. We will not accept standard specifications unless they relate directly to the building and they cover the project accurately and fully. Multi-choice specifications will not be accepted. A brief accurate specification is usually best.

- ☒ Provide a written specification to cover all of the trades involved in the project. All materials used in the project are fully specified including fixings of all materials and components.
- ☐ The specification can be written on the drawings as long as all materials are fully covered.

FOR OFFICE USE ONLY:
these have arrived



SPECIFIC DESIGNS - Three copies

For all components that require specific design, provide the following:

- ☒ The Chartered Professional Engineer's Producer Statement
- ☐ The engineer's monitoring schedule if the engineer chooses to do site monitoring
- ☐ All structural calculations
- ☐ Structural details showing connections and details of the components
- ☐ Solar technical details and plumbing schematic
- ☐ Log fire and flue installation instructions
- ☐ Current Potable Water Test
- ☐ Effluent disposal design & ECan's copy of the submitted application form or approval
- ☐ Wastewater system designs when required to be done by a Chartered Professional Engineer such as in a hazard zone



OFFICE USE ONLY

Further information required? Y / N

Application accepted? Y / N

Date of acceptance

Further information provided? Y / N

Officer

CATEGORY OF WORK

Allocated to: _____

Residential 1 ☐ 2 ☐ 3 ☐ Commercial 1 ☐ 2 ☐ 3 ☐

Notes field updated ☐

CODE COMPLIANCE

Complete as far as possible in all cases

(Give names, addresses, and telephone numbers. Give relevant registration numbers if known)

BUILDER

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

DESIGNER(S)

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

REGISTERED DRAINLAYER

Name: Hansen Contractors Ltd. Reg. No: 20686.
Address: 32 Newnham St, PO Box 32, Rangiora
Phone No: (03) 313 8418 Fax No: (03) 313 8580
Email: pete@hansencontractors.co.nz

CRAFTSMAN PLUMBER

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

CRAFTSMAN GASFITTER

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

REGISTERED ELECTRICIAN

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

STRUCTURAL ENGINEER

Name: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

OTHER CONTRACTOR

Name: _____ Type: _____ Reg. No: _____
Address: _____
Phone No: _____ Fax No: _____
Email: _____

BUILDING CODE COMPLIANCE**Application for project information memorandum and/or building consent**

The building work will comply with the building code as follows:

(If you are not sure which clauses are applicable, consult with your builder, designer, or architect)

Clause (tick relevant clause numbers of Building Code)	Means of compliance (refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable, put n/a)	Waiver / modification required (state nature of waiver or modification of building code required; if not applicable, put n/a)
B1 Structure		
B2 Durability		
C1 Outbreak of fire		
C2 Means of escape		
C3 Spread of fire		
C4 Structural stability during fire		
D1 Access routes		
D2 Mechanical installations for access		
E1 Surface water		
E2 External moisture		
E3 Internal moisture		
F1 Hazardous agents on site		
E2 Hazardous building materials		
F3 Hazardous substances and processes		
F4 Safety from falling		
F5 Construction and demolition hazards		
F6 Lighting for emergency		
F7 Warning systems		
F8 Signs		
G1 Personal hygiene		
G2 Laundering		
G3 Food preparation and prevention of contamination		
G4 Ventilation		
G5 Interior environment		
G6 Airborne and impact sound		
G7 Natural light		
G8 Artificial light		
G9 Electricity		
G10 Piped services		
G11 Gas as an energy source		
G12 Water supplies	✓	
G13 Foul water		
G14 Industrial liquid waste		
G15 Solid waste		
H1 Energy efficiency		

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Waimakariri District Council to assess your application. Under these Acts this information has to be made available to members of the public. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

APPLICANT'S SIGNATURESigned by or for and on behalf of the Applicant E. P. Coffey☒ Owner ☐ or AgentDate: 4. 10. 2011

Note: If acting "for and on behalf", please read the following declaration before signing - "I hereby declare that I am authorised to act as Agent of the Applicant" and enclose a letter of authorisation from the owner.

RecordNo CRC120583

Type Consent

Souce Applic /New

PermitType Discharge Permit

FileNo CO6C/32632

ClientID 86598

ClientName Mrs S P Coffey

To To discharge contaminants to land

Location 24 Canterbury Street, ASHLEY

Status Decision notified to applicant

Events

- 21/Sep/2011 Submitted
- 21/Sep/2011 Receipted
- 28/Sep/2011 IO Recommendation Made
- 03/Oct/2011 Draft Conditions Sent
- 04/Oct/2011 Draft Conditions Period Closed
- 05/Oct/2011 Generating Part II Documentation
- 05/Oct/2011 Passed to Decision Maker
- 11/Oct/2011 Decision
- 13/Oct/2011 Decision Notified to Applicant
- 11/Oct/2046 Consent Expires

Subject to the following conditions:

- 1) (a) The discharge shall be only:
 - (i) domestic wastewater from a public house and associated accommodation;
 - (ii) domestic wastewater from a public bar; and
 - (iii) greywater from the restaurant kitchen.(b) For the purpose of this consent, the collective term for the contaminants listed in (a) shall be wastewater.

- 2) The wastewater treatment and land application system shall not include chlorine disinfection.

- 3) (a) The volume of wastewater entering the land application system shall be continuously measured by a flow meter.
(b) The volume of wastewater discharged to the land application system shall not exceed five cubic metres per day.
(c) The flow meter shall be located at or about the point shown on Plan CRC120583B.

For the purposes of demonstrating compliance with (a), a record of the volume, in cubic metres per day, of wastewater entering the land application system shall be maintained and kept by the consent holder. The consent holder shall forward a copy of the records to the Canterbury Regional Council, attention: RMA Compliance and Enforcement Manager, by 31 March each year.

- 4) (a) The public house shall be located on Pt RS 1294, 24 Canterbury Street, Ashley, as shown on Plan CRC120583A, which forms part of this consent.
(b) The wastewater shall be only discharged into land at or about map reference NZMS 260 M34:7751-7007 / NZTM 2000 BW24:6751-0845, via the land application system labelled on Plan CRC120583B and Plan CRC120583C, which form part of this consent.
- 5) The wastewater treatment system shall consist of:
 - (a) A 10 000 litre pre-treatment tank; followed by
 - (b) A 10 000 litre settle chamber with a flow balancing pump programmed to pump a maximum of 5000 litres within any 24 hour period. This shall be pumped to;
 - (c) A 10 000 litre tank with two filters, then into;
 - (d) A 5 000 litre, three chamber septic tank.

Consent Summary



- 6) (a) The wastewater treatment system shall have a proprietary outlet filter installed.
(b) The wastewater from the restaurant kitchen shall pass through a 3000 litre grease trap prior to entering the septic tank. The grease trap shall be inspected at least once every three months and any sludge or scum shall be removed.
- 7) After exiting the wastewater treatment system, the wastewater shall be discharged via a land application system as follows:
(a) The land application system shall have an area of at least 113 square metres.
(b) The land application system shall include a layer of graded sand, classified within the envelope 2A as shown on Diagram One which forms part of this consent, for a depth of at least 600 millimetres below the level of the distribution pipe.
(c) The wastewater shall be evenly dosed in fixed quantities over the land application system.
(d) The wastewater shall be discharged at a loading rate not exceeding 44 millimetres per day.
(e) The base of the 2A sand layer shall be a maximum of 900 millimetres below ground level as shown on Plan CRC120583C.
(f) Under drains shall be installed within 500 millimetres below the base of the 2A graded sand to direct any excess wastewater to the six bore holes, as shown on Plan CRC120583C.
- 8) The wastewater treatment and land application system shall ensure that the concentration of faecal coliform bacteria in the discharge at the base of the 2A sand layer shall be less than 1,000 colony forming units per hundred-millilitre sample.
- 9) (a) The wastewater treatment and land application system installed shall be certified by a person suitably qualified and experienced in the design and operation of such wastewater treatment and land application systems, as complying with conditions (3), (4)(b), (5) and (6) and capable of meeting the standard specified in conditions (7)(b) and (8).
(b) A copy of the certificate shall be forwarded to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, following the installation of the wastewater treatment and land application system.
- 10) The land application system shall be fenced to prevent stock, vehicle and public access.
- 11) The discharge shall not result in any wastewater being visible at the land surface.
- 12) (a) There shall be no discharge within eight metres of any surface water body.
(b) There shall be no discharge to surface water as a consequence of the exercise of this consent.
- 13) The discharge shall not occur within the following distances from bores that existed or were authorised before 21 September 2011:
(a) 1,000 metres up-gradient (in relation to the direction of groundwater flow) and 200 metres in any other direction of any bore from which more than 20 cubic metres per day of water is taken for community supply purposes; and
(b) 200 metres up-gradient (in relation to the direction of groundwater flow) and 50 metres in any other direction of any bore from which less than 20 cubic metres per day of water is taken for community supply purposes; and
(c) 50 metres up-gradient (in relation to the direction of groundwater flow) and 30 metres in any other direction of any bore not used for community supply purposes.
- 14) (a) The wastewater treatment and land application system shall be serviced at least once per year by a person suitably qualified and experienced in the maintenance of such systems. (b) The servicing shall include, but shall not be limited to: measuring the depth of solids and scum in the wastewater treatment tank(s); pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than two thirds of the depth of the wastewater treatment tank(s); inspecting the outlet filter and cleaning it if necessary; checking that the pump and float switches are working and replacing the pump as required; and flushing the distribution lines until water runs clear and then pressure testing. (c) Following every service a written report shall be prepared and kept by the consent holder. In addition, the consent holder shall also keep written records of all repairs made to any part of the wastewater treatment and land application system. (d) The consent holder shall forward a copy of the written reports and records of repairs to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, on request.

- 15) The Canterbury Regional Council may, once per year, on any of the last five working days of March or September, serve notice of its intention to review the conditions of this consent for the purposes of:
- (a) Dealing with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
 - (b) Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
- 16) The lapsing date for the purposes of section 125 shall be 31 December 2016.

111440



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



R.W. Muir
Registrar-General
of Land

Identifier CB5C/773
Land Registration District Canterbury
Date Issued 08 February 1966

Prior References
CB110/80

Estate Fee Simple
Area 2200 square metres more or less
Legal Description Lot 2 Deposited Plan 19873

Proprietors
Stephanie Paula Coffey, Michael John Coffey and Ron Longstaff Trustee Limited

Interests
8566515.2 Mortgage to ANZ National Bank Limited - 1.9.2010 at 11:18 am



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



R.W. Muir
Registrar-General
of Land

Identifier CB6C/468
Land Registration District Canterbury
Date Issued 30 September 1966

Prior References
CB337/70

Estate Fee Simple
Area 1029 square metres more or less
Legal Description Lot 3 Deposited Plan 3475

Proprietors
Stephanie Paula Coffey, Michael John Coffey and Ron Longstaff Trustee Limited

Interests
8566515.2 Mortgage to ANZ National Bank Limited - 1.9.2010 at 11:18 am

21 September 2011

Mel Hansen Contractors Ltd
Attn: Peter Hansen
PO Box 32
Rangiora 7440

Dear Sir/Madam

ACKNOWLEDGEMENT OF RESOURCE CONSENT APPLICATION(S)
NUMBER: CRC120583 **APPLICANT NAME: MRS S P COFFEY**

Thank you for your application for resource consent.

CRC120583 To discharge up to 5000 litres of septic tank effluent to land per day at 24 Canterbury Street, Ashley.

Your application has been queued for assigning to the first available Investigating Officer. Your application will be considered under Section 88 of the Resource Management Act (1991) to ensure all information required to complete the audit is included. Should your application be deficient of the information required, we will either contact you or return your application detailing the missing information which may be:

- an adequate assessment of environmental effects or;
- information required by regulations

If you do not agree with the consent authority decision that the application has been deemed incomplete under Section 88 RMA, you may lodge an objection under Section 357 RMA. Notice of any objection must be in writing and lodged with Environment Canterbury within 15 working days of receipt of this decision.

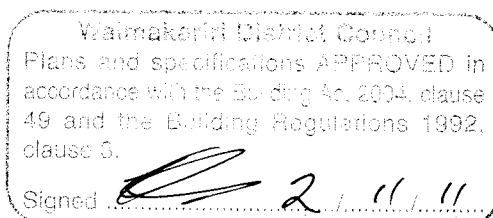
Once your application has passed the Section 88 RMA assessment, an Investigating Officer will contact you if your application is to be subject to notification.

If the decision is made that your application will be processed without notification, a recommendation on your application will be prepared by the Investigating Officer and considered by the consent authority. A copy of the decision will then be forwarded to you.

The progress of your consent application can be monitored through www.ecan.govt.nz by selecting "Consent Search" on the Resource Consents page. For a guideline of our current processing timeframes, please select "Consent Process".

Environment Canterbury takes every measure to improve both applications and processes, and we appreciate your feedback as an important component in ensuring this occurs. You can complete a consents survey on-line at <http://www.ecan.govt.nz/services/resource-consents/pages/surveys.aspx>. Alternatively, you can call our Customer Services Section on 0800 EC INFO who will be happy to complete the survey with you.

Our Ref: CO6C/32632
Your Ref:
Contact: Customer Services



Applicant Ltr
Rev May 2009

111440

For all queries please contact our Customer Services Section by telephoning (03) 353 9007, 0800 ECINFO (0800 324 636), or email ecinfo@ecan.govt.nz quoting your CRC number above.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C Steers', with a horizontal line drawn through it.

Carly Steers
CONSENTS ASSISTANT

32 Newnham St
PO Box 32
Rangiora



111440

WOC

PH (03) 313 8418
FAX (03) 313 8580
A/H 0274 545 775

DRAINAGE

EXCAVATION

HANSEN CONTRACTORS LIMITED

EFFLUENT DESIGN

Date: 6 September 2011

Applicant: Stephanie Paula Coffey,
Michael John Coffey and
Ron Longstaff Trustee Limited

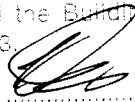
Address: Canterbury and High Streets,
Ashley
Pt RS 1294

Design No: 420

Hansen Contractors Limited believe this is a widely accepted system and if maintained to a high standard should perform well. The life of a soakage bed is dependant on many variables and therefore no guarantee can be given.

The design is covered by a Professional Indemnity Insurance which is only valid if the system is installed by Hansen Contractors Limited.

Peter Hansen
Manager

Waimakariri District Council
Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 3.
Signed  2 " 4

2.

Effluent Data

The total effluent discharged will be no more than 5000 litres per day.

Service Contract:

A service contract must be in place for this system and a copy sent to Environment Canterbury and the Waimakariri District Council. The service contractor must check the tank two times per year and carry out the seven steps listed in the Resource Consent.

Hansen Contractors Limited can provide a service contract - Phone 3130352

Effects on the Environment:

This system has been designed to comply with Environment Canterbury's outlines on effluent disposal and to the best of our knowledge complies fully with their requirements.

This system has been designed with this property's specific boundaries, soil type, coliform and nitrate levels, groundwater depth and waterways.

This system is designed with widely accepted principles and therefore should have minimal effects on the environment.

3.

Effluent Design

Applicant: Stephanie Coffey, Michael Coffey and Ron Longstaff
Trustee Ltd

Wells: No – community supply

Open Drains: Yes –as per site plan

Soil Type: Test hole revealed 200 mm top soil, 3000 mm clay,
3500 mm clay loam, sand, stones, 300 mm damp clay loam,
sand, stones – water table

Site: Level

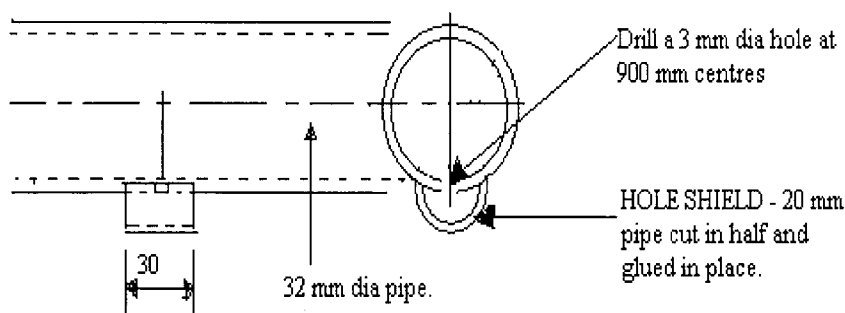
Kitchen: The kitchen will require a 3,000 litre grease trap with a
heavy duty/trafficable lid.

Tank and Effluent Type:

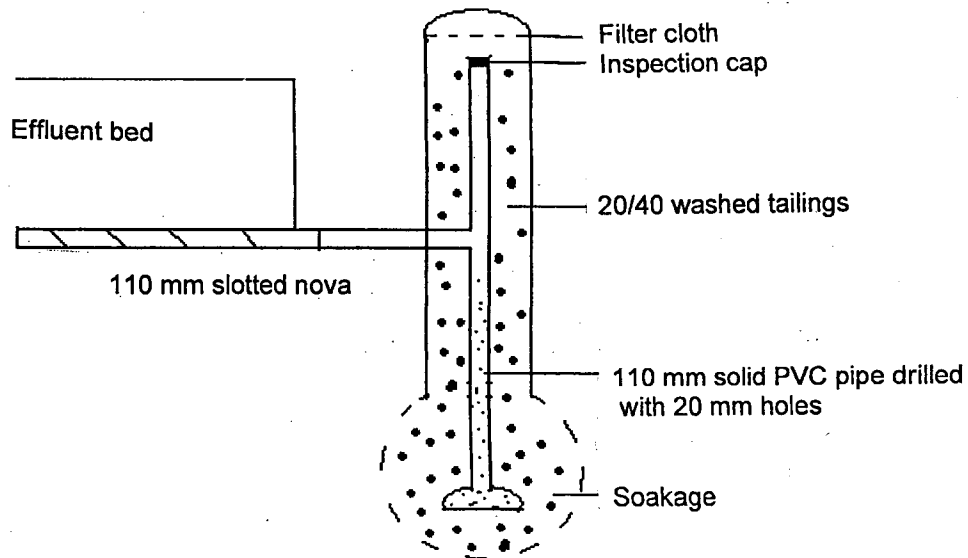
Hansen Commercial:

1. 1 x 10,000 litre pre-treatment tank into:
2. 1 x 10,000 litre settle chamber with a Pedrollo MC 10 flow balancing pump
with a timer to pump 5,000 litres over a 24 hour period through a 40 mm line to:
3. 1 x 10,000 litre tank with 2 Taylex filters into a:

Hansen 55, 5000 litre, 3 chambers with a Taylex filter and a Pedrollo Top Multi 2
pump, and an audible alarm. Pumped through a 50 mm alkathene line to the
sand trench.

Effluent Piping

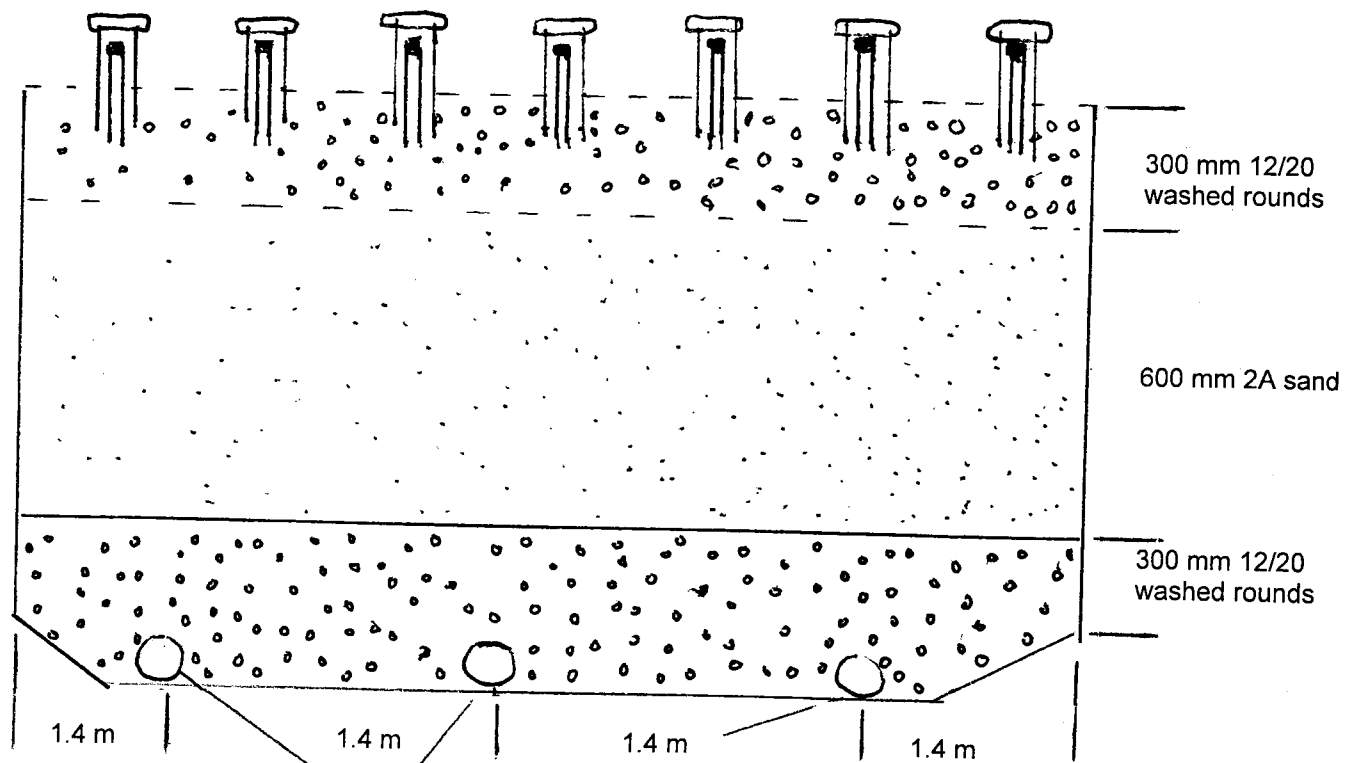
4.

Land Application System

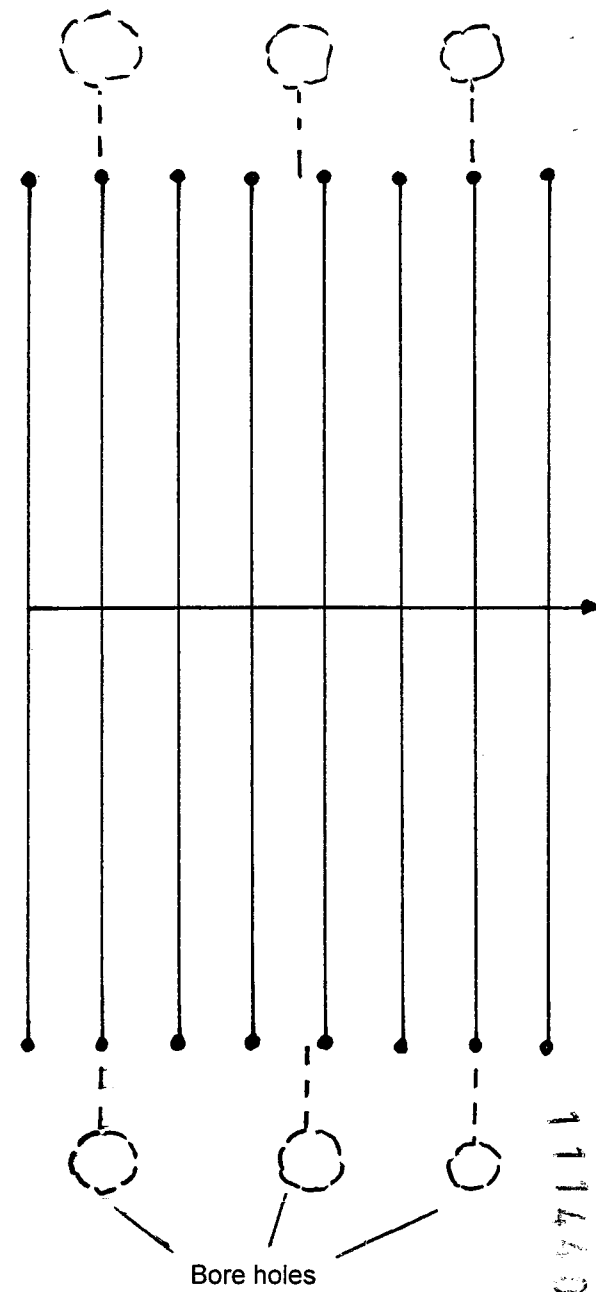
Vent and inspection ports are to be placed at each end of sand trench.
The 50 mm Alkathene is to join in the middle of the sand trench.

The 7 effluent lines will be at 600 mm spacings and be 4.2 m wide x 27 m long giving 113 m² of soakage per day @ 44 mm of effluent per m² per day maximum.

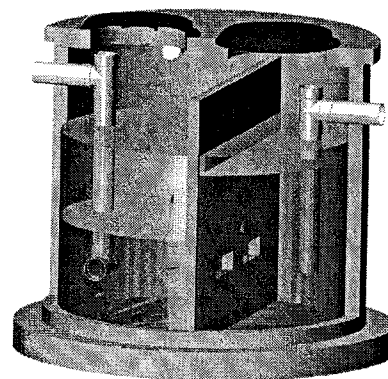
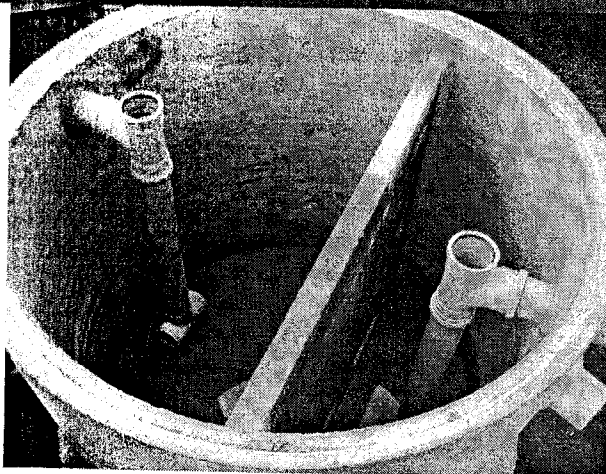
| 300 mm | 600 mm | 600 mm | 600 mm | 600 mm | 600 mm | 600 mm | 600 mm | 300 mm |



3 x 110 mm nova drains collect treated effluent and discharge to 3 x 300 mm diameter boreholes to soakage each end of field = 6 bore holes total.



Humes Grease Interceptor



To suit a range of commercial applications

The new, modular **Humes Grease Interceptor** is the result of a redesign in consultation with four territorial authorities, Rotorua, Waipa, Hamilton and Taupo. This improved configuration was developed to overcome limitations usually associated with traditional, rectangular grease traps including limited range of available sizes, limited depths to inlet/outlet pipe inverts, and non-trafficable lids.

Regional Trade Waste Bylaws require commercial operations to reduce (if not eliminate) the quantity of animal / vegetable fat by-products (grease) and suspended solids from their trade waste prior to it discharging into the public wastewater system. **Humes Grease Interceptors** are hydrodynamic separation devices that provide a range of treatment volumes and physical configurations to suit a large range of commercial applications.

For example, commercial kitchen dishwashers typically discharge trade waste to a grease interceptor at elevated temperatures in excess of 80°C. The principal fats that are likely to be present in a commercial kitchen trade waste discharge, and their associated melting points, are as follows:

Mutton Fat (42-46°C), Beef Fat (42-44°C), Bacon / Pig Fat (30-110°C), Butter (42°C), Margarine (54°C)

To achieve effective separation of grease there are two basic criteria to be fulfilled:

- provide a sufficiently long flow path that allows grease to rise above the outlet take point, and
- cool the temperature of wastewater to less than 40°C prior to discharging into the receiving wastewater sewer.

Humes Grease Interceptor achieves increased retention time within the unit and eliminates short-circuiting of flow by diverting the incoming flow circumferentially around the interior of the primary chamber rather than straight through. The design also helps to reduce the amount of turbulence in the primary chamber, thus avoiding re-suspension of retained solids. By utilising a range of diameters interceptor capacities can be provided in 500 litre increments to designers looking to appropriately size a grease interceptor to effluent flow rate and concentrations.

Lids are available in light duty (non-vehicle traffic) and heavy duty (vehicle traffic to 0.85HN) to allow greater flexibility of placement on site and adjustment rings allow greater flexibility when considering depth to inlet/outlet pipe invert.

Item	Description
05040	GT500L Grease Interceptor
05041	GT1000L Grease Interceptor
05042	GT1500L Grease Interceptor
05043	GT2000L Grease Interceptor
05044	GT2500L Grease Interceptor
05045	GT3000L Grease Interceptor

Waimakariri District Council
Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 3.

Signed

[Signature] 2 " " "

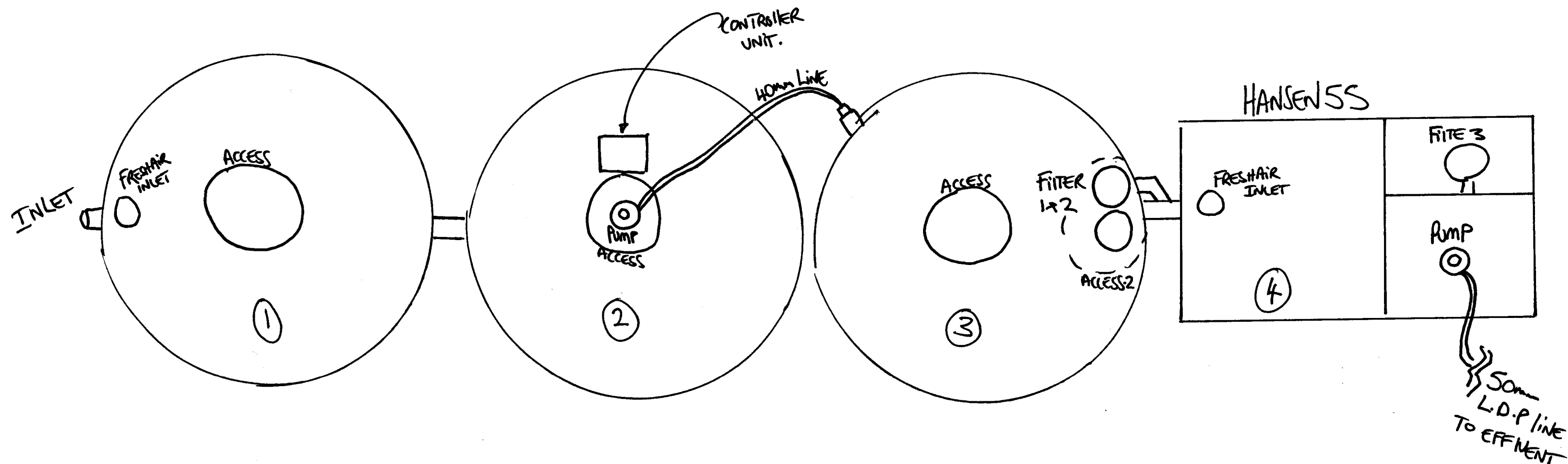
Buyers and users of the products described in this brochure must make their own assessment of the suitability and appropriateness of the products for their particular use and the conditions in which they will be used. All queries regarding product suitability, purpose or installation should be directed to the nearest Humes Sales Centre for service and assistance. © Fletcher Concrete and Infrastructure Limited 2006. Printed 10/07.



Freephone 0800 502 112

www.humes.co.nz

111440



Waikato District Council
Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 3.
Signed *[Signature]* 2 11 4

Mel Hansen Contractors Ltd
PO Box 32
Rangiora 7440

HANSEN COMMERCIAL SEPTIC TANK SYSTEM

Stephanie Coffey, Michael Coffey
& Ron Longstaff Trustee Ltd
Canterbury & High Streets
Ashley
Pt RS 1294

CANTERBURY ST

111440



HIGH ST

ASHLEY HOTEL

KEY

--- NEW 100mm SEWER
--- NEW FENCE

* NOTE: 3x E-X TANKS
TO BE PUMPED OUT + HARDFILED

E-X TANK 2

E-X TANK 1

NEW SEWER

NEW 3,000L - WITH HEAVY DUTY LID.

GREASE TRAP - FINAL
LOCATION + CONNECTION TO BE
CONFIRMED ONSITE WITH OWNER

CAR PARK AREA

50mm SUB MAIN

3x BORE HOLES

NEW FENCE

NEW FENCE TO PROTECT NEW EFFLUENT!

3x BORE HOLES

2m

NEW BOUNDARY

Refer to PIM report for
conditions of this
application
Approved Application
Plan PIM 111440 ebb
9-11-11

HANSEN COMMERCIAL

SEPTIC TANKS - AS PER DESIGN

FINAL LOCATION TO BE

CONFIRMED ON SITE WITH CLIENT

* NOTE: ALL TANKS TO HAVE A FENCE
AROUND THE OUTSIDE FOR PROTECTION
FROM TRAFFIC!

Waimakariri District Council
Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 3.
Signed [Signature] 21/11

NEW EFFLUENT SAND TRENCH

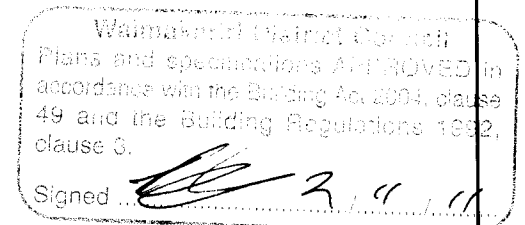
4.2m WIDE x 27m LONG - GIVING
= 113m²

SCALE 1:200

Mel Hansen Contractors Ltd
PO Box 32
Rangiora 7440

Stephanie Coffey, Michael Coffey
& Ron Longstaff Trustee Ltd
Canterbury & High Streets
Ashley
Pt RS 1294

Origin of Levels
Assumed datum 100.00 at OIT Cnr of
Canterbury and High Streets



32 Newnham St
PO Box 32
Rangiora



PH (03) 313 8418
FAX (03) 313 8580
A/H 0274 545 775

DRAINAGE

EXCAVATION

OWNERS MANUAL

Applicant: Stephanie Coffey, Michael Coffey and
Ron Longstaff Trustee Ltd

Date: 6 September 2011

Location: Canterbury/High Streets, Ashley
Pt RS 1294

**AS THE OWNER OF THIS SEPTIC TANK AND EFFLUENT SYSTEM,
YOU ARE RESPONSIBLE FOR IT'S OPERATION AND
MAINTENANCE. AFTER THE SYSTEM HAS BEEN OPERATING
FOR A WEEK YOU WILL NEED TO HAVE THE SYSTEM
COMMISSIONED AND SET UP A SERVICE CONTRACT.**

LIFE OF SYSTEM

- 1. Effluent Field and Septic Tank Area**
It is imperative that these areas are fenced from stock and any other traffic.
- 2. Pump**
The pump is a mechanical item and with maintenance should last at least 5 years (if required).
- 3. Drains and Septic Tank**
These should last at least 50 years.
- 4. Septic Tank/Pump Chambers**
Concrete septic tanks should last at least 50 years.
- 5. Effluent Field**
The life of the effluent field is dependent on many variables. Some are listed below:
 - a) The types of other products flushed into the system, (what kills bugs in the house will kill bacterial bugs in the septic tank).
 - b) Volume of effluent discharged per day.
 - c) What type of detergents used.
 - d) Volume of solid particles discharged.
 - e) The maintenance of the system.
 - f) High rainfall.
 - g) Ground Water height.

Waimakariri District Council
Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 3.
Signed ...  2, 11, 11

2.

The life of your system will depend on how you as a owner treat it.

1. Limit the amount of water that goes through your system.
2. Limit the amount of excess food off plates that goes down your drains.
3. Use biodegradable cleaners, synthetic powders and soaps.
4. Do not use standard soaps.
5. Do not flush down your sinks or toilets: nappies, wipes, condoms, tampons, pads, disinfectants, medicine, powerful bleach, fat, oils or petrol etc.
6. Do not install a garbage disposal system.
7. Do not empty a pool or spa into your system.
8. **If you sell your property please give the new owners these Instructions.**
9. **Set up a Maintenance/Service Contract - Phone Hansen Contractors Ltd (03) 313 8418 or (03) 313 0352.**

For further details on how to maintain your system please contact your service company.