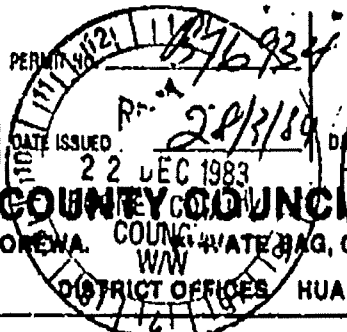
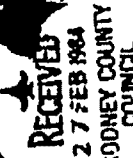
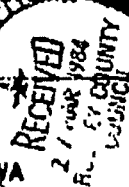


APPLICATION NO. 5398DISTRICT OFFICE NO. 4531**RODNEY COUNTY COUNCIL**

CENTREWAY ROAD, ONEWA. COUNCIL WATER BAY, ONEWA

PHONE HBC 65-169

LODGED
DISTRICT OFFICE

HUA PAI PH. 512-8120

WARKWORTH 6530

BUILDING PERMIT APPLICATION

IMPORTANT PLEASE READ INSTRUCTIONS ON PAGE 3 AND COMPLETE THE FOLLOWING INFORMATION

OWNER OF SECTION:

NAME

PAUL ANDERSON

PHONE NO.

483058

PRESENT POSTAL ADDRESS

at P.O. Box 64026 BIRKENHEAD STN**BUILDER:**

NAME

TREEHOUSE DEVELOPMENTS LTD

PHONE NO.

483058 AUCK

ADDRESS

P.O. Box 64026 BIRKENHEAD STN

(PERMIT WILL BE POSTED TO BUILDER UNLESS OTHERWISE REQUESTED)

PREVIOUS OWNER OF SECTION: NAME

LEGAL DESCRIPTION OF SECTION:

(SEE HATES FORM)

LOT

76

D.P.

19714

VALUATION NO.

941/07200

ROAD NAME

KAWAU IS.

LOCALITY

LEMING BAY

AREA OF SECTION

HECTARES
SQ. METRES

ROAD FRONTAGE

METRES

DESCRIPTION OF PROPOSED WORK:NEW HOUSE**FLOOR AREA:**81

SQ. METRES

CARPORT/GARAGE

ADDITION

BASEMENT

GROUND FLOOR

FIRST FLOOR

OTHERS

TOTAL AREA

VALUE OF BUILDING WORK ONLY

45,000

(The decision of the Building Inspector shall be final as to estimated cost)

SIGNATURE OF APPLICANT

FOR OFFICE USE ONLY

PERMIT FEES

ANNUAL INSPECTION

WEATHER DAMAGE REPORT

WEATHER DAMAGE REPORT

WORK

VALUE

FEE

RECEIPT NO.

DATE

BUILDING

47,000185.0001817.1.84

DRAINAGE

1,20068.00

PLUMBING

1,20068.00

TOTAL

50,000

BUILDING RESEARCH & DEV

TOTAL PERMIT FEE

WEATHER CONNECTION

ROAD DAMAGE DEPOSIT

50.0001817.1.84371.00

SUNDRY FEES

BUILDING PERMIT APPLICATION FEES

ESTIMATED VALUE OF WORK
(a) Not Exceeding \$

From	\$	\$	\$
501	500	8.00	
1,001	1,000	15.00	
2,001	2,000	20.00	
3,001	4,000	30.00	
4,001	6,000	40.00	
5,001	8,000	50.00	
6,001	10,000	60.00	
7,001	15,000	90.00	
8,001	20,000	110.00	
9,001	25,000	125.00	
10,001	30,000	140.00	
11,001	35,000	155.00	
12,001	40,000	170.00	
13,001	50,000	185.00	
14,001	60,000	200.00	
15,001	70,000	215.00	
16,001	80,000	230.00	
17,001	90,000	245.00	
18,001	100,000	260.00	
19,001	120,000	275.00	
20,001	140,000	290.00	
21,001	160,000	305.00	
22,001	180,000	320.00	
23,001	200,000	335.00	
24,001	250,000	365.00	

Above \$250,000 an additional \$10.00 for every additional \$20,000

BUILDING RESEARCH LEVY

THE LEVY IS \$1.00 PER EACH \$1,000 (OR PART \$1,000) OF THE TOTAL VALUE.
NOTE: THIS LEVY IS PAYABLE ON ALL WORK VALUED \$10,000 AND OVER.

INSPECTION FEE FOR OLD OR USED TIMBER OR SECONDHAND BUILDINGS

(a) Inspections outside County
(b) Inspections within the County
Provided that where an inspection is required outside the limits of 65
kilometers from the appropriate District Office or Head Office of the Coun-
ty, Public Service mileage rates shall be levied in addition to the above
charges.

LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE

APPLICATION APPROVED BY

DATE	INITIALS
23.3.84	B. J. Shalton
27.1.84	B. J. Shalton
1.3.84	B. J. Shalton

BUILDING INSPECTOR
HEALTH INSPECTOR
PLUMBING & DRAINAGE INSPECTOR
TOWN PLANNING OFFICER
STRUCTURAL ENGINEER
DISTRICT ENGINEER

DISTRICT SCHEME ZONING *Karatu Suburban Special Zone*

ELECTRICITY TRANSMISSION LINES

SEWER

STORMWATER

(DELETE NOT APPLICABLE)

PERMIT ISSUED SUBJECT TO FOLLOWING CONDITIONS

Drainage: Septic Tank must be 650 gallons & 4.5 metres of secondary treatment

THIS BUILDING IS TO BE
INSULATED TO COMPLY
WITH THE N.Z.S. 4218P
MINIMUM THERMAL
INSULATION.

TO COMPLY WITH THE CONDITIONS ENFORCED
ON THE APPROVED PLANS AND SPECIFICATIONS

DATE COMMENTS BY OFFICER

22/12/83 *P.O.D. to come*
27.1.84 *Builder advised about P.O.D. applications*
25.1.84 *P.O.D. received*

COMPLETED (Signature) _____ Date 5/9/74

NO FINAL INSPECTION

~~STREET - DAY FOR DEPOSIT~~

ACTIONED (DATE, 5/9/74)

RODNEY COUNTY COUNCIL

Head Office - Private Bag, Centurway Road, Orewa. Tel. HBC 65-169
 District Offices - Warkworth Tel. WY 8539; Huapai Tel. AI 412-9120

APPLICATION FOR *PLUMBING and/or *DRAINAGE PERMIT DATE: 23/1/84

TO: The County Manager

I, the undersigned (name in full) B. J. Edwards: Robert Falem.

being registered *Craftsman plumber *registered drainlayer, apply for permission to undertake the work described below at the following premises:-

No. _____ Road/Street _____

being Loc 76 D.P. 19714

District _____

OWNER'S NAME Anderson. (P. Higgins) Phone _____

PRESENT ADDRESS _____

IMPORTANT: REFER TO PAGE 2 RE:- PLANS AND GENERAL INFORMATION

BRIEF DESCRIPTION OF PROPOSED WORK:-

*DRAINAGE Septic tank system 2 slatons

*PLUMBING Sanitary household plumbing

Value of Proposed Work

Drainage	\$	Fee (see scale on Page 2)	\$
Plumbing	\$	Fee (see scale on Page 2)	\$
		TOTAL FEE	\$

Signature B. J. Edwards

Address _____

Registered Drainlayer No. 03112 Phone _____

*Craftsman Plumber No. 03119 Phone _____

*Delete not applicable
 FOR OFFICE USE ONLY

Building Permit No. _____	PERMIT
Approved for issue <u>27.1.84</u> Inspector Date <u>27.1.84</u>	Dr No. <u>5256</u>
Fee Paid:	Pl No. <u>5256</u>
Drainage \$ <u>68.00</u> Receipt No. <u>018</u> Date <u>17.1.84</u>	Date <u>30.3.84</u>
Plumbing \$ <u>68.00</u> Receipt No. <u>018</u> Date <u>17.1.84</u>	

REMARKS Septic tank to 15 meters of drainage

SHEET A

NAME

P & J ANDERSON

ADDRESS

LOT 76 PEMBLEY BAY KAWAU ISLAND

STOREY

SINGLE OR UPPERMOST

ROOF PITCH

26-45

ROOF TYPE

LIGHT

WIND AREA

MEDIUM

EARTHQUAKE ZONE

C

BUILDING LENGTH

12.8

BUILDING WIDTH

9.1

BUILDING PLAN AREA

81

WIND B.U'S/M

53

EARTHQUAKE B.U'S/M

3

**EARTHQUAKE
B.U'S ALONG AND ACROSS**

243

WIND B.U'S ALONG

482.2

WIND B.U'S ACROSS

678.4

AND
AP
EXH
CONDITIONS AS TO
BE GRANTED BY THE
APPLICANT TO
BUILDING PERMIT
SIGNED: *63-2*

TOTAL B.U.'S REQUIRED	WALL LINE LABEL	WALL BRACING ELEMENTS PROVIDED					B.U.'S PROVIDED
		MINIMUM B.U.'S REQUIRED	LABEL NO.	TYPE	RATING B.U.'S/M	LENGTH (M)	
ACROSS							
	L		1	1	42	2.2	92.4
		50					92.4
	M		1	1	42	2	84
			2	1	42	1.8	75.6
		109					159.6
	N		1	1	42	3.6	151.2
			2	1	42	2.7	113.4
			3	12	42	3	126
		70					390.6
	O		1	1	42	2.4	100.8
			2	1	42	2.4	100.8
		99					201.6
442.3		328					844.2

Anderson House
Pambias Bay
Kauai.

93M.6

Pole Platform.

Consider worst bearing between
dining & bedroom single span
3.2m floor
4.5m wall
2.6m roof.

$$W_D = 3.2 \times 0.5 + 4.5 \times 0.35 + 2.6 \times 0.5$$

$$= 4.48 \text{ kN/m}$$

$$W_L = 3.2 \times 1.5 + 2.6 \times 0.25$$

$$= \frac{5.45}{0.93} \text{ kN/m}$$

$$M = 0.93 \times 3.1^2 / 8$$

$$= 11.98 \text{ kNm}$$

$$K_1 = 1.19$$

$$K_2 = 1.14$$

$$E_{min} = 1463 \text{ mm}^2 \times 10^3$$

$$I_{min} = \frac{5 K_1 W_L^3}{384 E \times 1004}$$

$$= \frac{5 \times 1.45 \times 0.93 \times 3.1^3}{384 \times 8000 \times 1004}$$

$$= 174.5 \times 10^3 \text{ mm}^4$$

2 /
200 x 5
R.S
201
Rad pr
OK.

Pole embedment.

Assume $c = 60 \text{ kPa}$

$K = 0.5$

$FS = 3$

Max pole load

$$= 0.93 \times 3.1$$

$$= 30.8 \text{ kNm}$$

Point load

$$= \frac{1 \times 0.55^2}{4} \times 60 \times 3$$

$$= 52.0 \text{ kN}$$

Side Grid

$$= 40.4$$

$$= 0.6 \times 60 \times 1 \times 0.55 \times E$$

$$= 1.02$$

350 x
101

1.2m
embed

Use 1.2m embedment.

✓

S P E C I F I C A T I O N

of various works to be done and
materials to be used in the
construction of a residence
for

Paul & Jan Anderson at

Lot 76 Pambles Bay KAUAI

TREEHOUSE HOMES

PRELIMINARIES

1. General Clauses.

The whole of the Preliminary Clauses shall be read in conjunction with and shall apply to each and every trade section of the contract to their full extent and meaning.

2. Site.

The contractor is requested to make an inspection of the site and shall ascertain for himself the nature and extent of the work, the rights and interests that may be interfered with by the execution of the works and all other matters referred to in the plans and specifications, which may influence him in making his tender.

The contractor shall be required to satisfy himself as to the means of access to the site and shall make provision for the carriage of all materials from the site of the building. The levels shown on the drawings are approximately correct, but tenders shall verify these as no claims for extra work will be allowed on the basis of incorrect levels shown.

3. Materials and Workmanship.

All work shall be carried out in strict accordance with the plans and specifications and no deviation will be allowed without the written sanction of the employer. All materials rejected by the employer shall be immediately removed from the site. Should he be called upon to do so, the contractor shall provide vouchers proving materials to be genuine. All materials and workmanship shall comply with the relevant New Zealand Standard Specifications where these exist, and all workmanship to be in accordance with best trade practice.

4. Drawings and Specifications.

The drawings and all writing, interlineations, figures and details are to be considered a part of and illustrating this Specification, and must be carefully followed.

All copies of drawings and Specifications shall remain the property of the Architect and shall be used solely for the work in hand, and shall be returned to the same upon completion of the contract.

The plans and Specifications are intended to supplement each other, in that taken together, they shall define what the builder shall furnish and perform and the terms and conditions under which such shall be furnished and performed.

The Contractor shall give due and sufficient notice to the owner or his agent of any detail or working drawing that he may require.

Figured dimensions shall take preference over scaled dimensions.

PRELIMINARIES (Cont'd)

6. Sub-contractors.

Subject to such exceptions as specified, the owner will recognise only the contractor who will be held responsible for the execution of the entire work under this contract.

Where necessary, portions of the work may be sub-let by the contractors, after approval of the owner or his agent, which will be given only when the proposed sub-contractor has an established business, suitable facilities, experience in such class of work, so located as to assure proper service and is, in the opinion of the owner or his agent, otherwise desirable and responsible. The owner reserves the right to reject work executed by parties who have not been approved by him. The names of proposed sub-contractors, if any, shall be submitted for approval immediately after signing of the contract, and after approval, sub-contracts shall be promptly let. Such approval in no way relieves the contractor and holds good only so long as contract requirements are met; such approval does not permit sub-letting any part of a sub-contract. Sub-contractors shall be subject to the 'General Conditions' and no sub-contracts shall be such as to conflict with any part thereof.

Should work or parties prove objectionable, and should violations of the contract requirements exist and continue after the contractor has received a reasonable warning, then upon request of the owner, such objectionable party shall be removed from the work and excluded from buildings and shop, and the work continued by others who are satisfactory.

The owner or his agent shall, on request, furnish to any sub-contractor where practicable, evidence of the amounts certified to on his account.

The contractor shall attend upon all trades and render assistance to the sub-contractor and tradesmen employed on the work.

7. Insurance.

Fire & Builders Risk

The contractor shall effect a Fire and Builders Risk policy for the amount stated in the Memorandum, and shall during the progress of the works extend such insurance to keep the work fully covered.

Public Risk

The contractor shall take out a Public Risk policy for the amount stated in the Memorandum to indemnify himself and the owner against any claims from the general public for compensation arising from any accident or damage in any way attributable to the work.

The contractor must lodge insurance cover notes or satisfactory evidence with the owner or his agent immediately work commences and the owner will not be obliged to issue any certificate of payment to the contractor until satisfied that the contractor has coped with his insurance obligations. The employer shall not at any time be held liable for loss of or injury to any of the contractor's plant, temporary work and materials.

PRELIMINARIES (Cont'd)

10. Included Sums (cont'd)

The term 'provisional sum' will be used to describe items which include workmanship as well as material and which shall be under the control of the employer or his agent. To these sums the contractor shall add such amounts as he requires for profit and to cover expenses incidental to waiting on the workmen concerned, such sums will be adjusted on a proportional basis as above mentioned in respect of P.C. sums. In addition to the foregoing general clauses the contractor shall include in his tender all charges in fixing and installing items covered by P.C. sums and he shall make all connections, install wastes, services and all other work as required.

11. Progress Payments.

The contractor shall be entitled to claim progress payments at such intervals as stated in the Memorandum.

12. Contingencies.

The contractor shall allow the amount stated in the Memorandum for contingencies. The sum is to be expended only as the employer or his agent may direct in writing and shall be deducted if not required in whole or part from the amount due to the contractor on completion of the works.

13. Works Outside Contract.

The employer or his agent reserves the right to execute works outside the contract without prejudice to the contract. Such works shall be under the charge of the employer or his agent.

14. "Provide" and "Fix".

The word 'provide' and the word 'fix' used separately in this specification shall be taken to mean 'provide and fix' unless otherwise stated.

15. Protection of Works.

During the currency of the works, the works and materials upon the site shall be protected from all damage, in particular from the elements. Should the contractor fail to carry out this provision and damage takes place, same shall be made good by the particular contractor and any loss or expense incurred shall be deducted from monies due or which may become due.

16. Protection of Surface Finish.

The contractor must take all necessary precautions to protect and maintain surface finishes and completed work from damage, markings or disfiguration during the progress of the work. In the event of such damage, the contractor shall repair, replace or make good the damaged part of the work to the satisfaction of the employer or his agent.

PRELIMINARIES (Cont'd)

24. Maintenance.

All contractors work shall be subject to a maintenance as stated in the Memorandum, from practical completion of the building. Any defects, stains or imperfections arising during the period or before shall be made good by the contractor, at his expense.

The contractor shall complete all necessary maintenance within 10 working days of notification, unless extensions have been agreed in writing.

25. Clear Away and Clean at Completion.

Allow for clearing and carting away all packings, shavings and waste matter which may collect from time to time, for broom sweeping all floors before joinery is brought in. At completion, filling in all truck tracks, cleaning all roofs and gutters and leaving free from waste materials, remove wrappings and paper from sanitary fittings and equipment and leaving linoleums and floors clean and free from cement, paint, stains and blemishes; replacing all cracked glass, thoroughly cleaning off cement and putty, paint and dirt, and polishing all glass both sides, cleaning down thoroughly the whole of the building and the surroundings and leaving the premises and site clean and fit for immediate use and occupation.

The contractor shall take all necessary precautions to keep the works free from vermin and shall leave the building entirely vermin-proof at completion.

CARPENTRY (Cont'd)

5. Timber Classes and Grades (cont'd)

Adjustments in respect of market fluctuations in timber prices will be made on the cost of the actual timber used and all invoices shall be produced to enable this adjustment to be made.

Refer to 'Timber Treatment' for meanings of 'Tanalised' and 'Treated'.

All timbers shall be of the following grades and kinds unless otherwise specified or approved.

(a) Framing Against Concrete

Including joists :

Tanalised Pine C7

(b) All Other Framing

Treated No. 1 Pine. No. 2 Pine may be used for non-structural shorts. N.Z. Douglas Fir equal to No. 1 may be used except for framing i. flat roofs.

(c) Exterior Finishing Timbers

(this includes facings, fascias and the like)

D.A. Heart Rimu Tanalised Pine C7
Tanalised D.A. Rimu Redwood or Cedar

(d) Flooring

20 mm High Density Particle Board.

(e) Interior Finishing Timbers

All interior finishing timbers shall be D.A. Rimu.

6. Stacking.

All timbers immediately on arrival at the site shall be block or fillet stacked as required to the type of timber; all joinery, all kiln dried timber, seasoned timber, treated timber and all dressed timbers shall be protected from the weather and from damage continuously during the currency of the contract. All joinery and dressed lines shall be under continuous roofed cover to protect from both sun and rain.

7. Workmanship.

All work shall be framed, fixed, trussed, braced, nailed, screwed, bolted and fitted together in a workmanlike manner in accordance with best trade practice and as or where specially specified. All members shall be fixed true to line and face. Ends shall be cut to the square or the true angle as necessary. All work shall be accurately set out, neatly executed and finished. Any work which develops defects shall be made good or replaced.

CARPENTRY (Cont'd)

12. Stairs.

Install pre-made stair units and ensure they do not move or squeak. Protect stairs during construction with pinex treads.

13. Fittings.

Install all bathroom, kitchen and laundry fittings and ensure all doors hang true and do not bind.

14. Bath and Shower.

Build in bath in 75 x 50 cradle and fit shower as shown on pinex base. Line all areas of bathroom indicated with any specialist finishes required on site.

15. Framing Generally.

Build all framing straight, true, rigid and securely jointed. Walls shall be straight and ceiling surfaces plane. Wavy uneven surfaces shall be corrected at the contractor's expense.

16. Priming.

The following shall be primed before fixing and the Carpenter shall not fix any such timbers until they are primed.

(a) All faces, backs, edges, ends, joints and abutting surfaces of all exterior finish timbers including facings, fascias, bargees, angle boxes and the like.

(b) All surfaces of exterior joinery including backs, edges, ends, rebates, beads and doors. Prime doors including top edges before hanging but after fixing. Prime all checkings for butts, locks and similar.

Prime joinery after inspection by the Foreman and before installation.

17. Dampcourse.

Fix Duroid or equal dampcourse strip continuously between all timber and concrete, out flush at edges.

18. Standards.

All work shall comply with the provisions of NZS 1900, Chapters 6.1 and 9.1:1964 'Construction Requirements for Buildings', and with the further requirement of this specification and the drawings.

19. Drying.

All finishing timbers shall be dried to a moisture content of from 12% to 18% based on oven dry weight and shall be kept dry at all times. Timber showing signs of faulty or excessive kiln drying may be rejected.

Framing timbers shall be reasonably dry when erected and shall have dried to a moisture content not exceeding 27% before internal linings are applied.

CARPENTRY (cont'd)

21

Floor

Lay 200 x 50 Radiata Boric and C7 Tanalised treated floor Joists with lines of lateral support as indicated on the drawings.
Lay Duroid 421 perforated foil with 100mm sags over joists and fix with staples.
Fix particle board flooring with 60mm galvanised countersunk flooring nails at 225mm c/s on Joists and 350mm c/s on Intermediate Joists.

22

Walls

Frame walls with Boric treated Radiata as follows
Exterior walls 100 x 50 studs at 600mm c/s and noggs at 480mm c/s.
Interior walls 100 x 50 studs at 600mm c/s and noggs at 1200mm c/s.
All lintels to comply with NZS 3604.
Clad the exterior with Radiata Vertical Bandsawn Shiplap weatherboard nailed in accordance with NZS 3604.
Clad the interior with Gibraltar board fixed in accordance with the manufacturers instructions.

23

Roof

Fit rafters as shown on the drawings at the centres indicated. Nail in accordance with NZS 3604 for a Medium wind load.
Lay Douglas Fir T, G & V over rafters and nail in accordance with NZS 3604. Cover marking immediately with Duroid 424 double sided foil and lay 75 x 50 purlins at 1200mm c/s. Fit all fascia and barge as indicated on the drawings.

24

Insulation

Fit the following insulation in addition to foil insulation already mentioned.
Walls R1.6 Wall Batts
Ceilings 175mm Building Insulation Blanket.

25

METAL WINDOWS

1. General.

This section of the specification shall be read in conjunction with the Preliminary Clauses.

2. Scope.

Supply in bronze anodized aluminium, all window frames and sliding doors glazed and complete with hardware, and rimu head, sill and jambs.

3. Materials and Workmanship.

All materials and workmanship shall be to the best standard and comply with all relevant NZS codes.

4. Flashings.

Supply all head flashings for all windows in bronze anodized aluminium.

PLUMBING (Cont'd)

5. Permits, Testing and Workmanship.

The contractor shall obtain and pay for all permits, and testing fees and shall carry out all work in accordance with the Plumbing and Drainage Regulations 1959. All work shall be in accordance with best trade practice and shall be carried out by a Registered Plumber.

6. Pipes.

Wastes shall be unplasticised P.V.C. of sizes required, Vents shall be unplasticised P.V.C. conforming to BS 3506. Water supply pipes, sockets, elbows, etc. shall be 12 mm and 20 mm 18 gauge copper with compression couplings or 'silfros' welded joints or 12 mm and 20 mm Polytherm.

7. Dimensions.

The sizes given of all pipes shall be understood as the inside bore or clear waterway.

8. Contact of Dissimilar Metals.

The contractor shall at all times avoid placing dissimilar metals in contact with each other by the provision of bituminous felt.

9. Layout of the Pipe Work.

All piping and ducting in the building shall be concealed except where otherwise approved by the employer or his agent. Provide access to all traps. Water pipes shall be set out in straight runs with easy bends and unless unavoidable, elbow fittings shall not be used. All piping shall be adequately secure to framing with purpose made straps of the same materials as the pipe.

10. Internal Water Piping.

All hot water piping shall be in copper or Polytherm tubing or similar approved. Conceal all piping within the structure except where necessary for final connection to fittings. Conceal piping within wall framing as much as possible but generally do not notch studding for pipes greater than 20 mm. Piping within the structure shall be jointed only by brass welded fittings or by brazing in the case of copper tubing, but brass compression fittings may be used where exposed to view and for final connections to fittings. Securely fix all pipes with saddles and screws. Provide wall plates at all taps and fix with brass screws. Provide chrome plated flange plates in all places where pipes emerge from floors, walls or ceilings and where necessary screw in position to prevent displacement. Water pipes to basins or similar shall not emerge less than 450 mm above the floor. Lag hot water piping with hair-felt bound with copper wire. All pipes to be sized according to fittings served. All hot water taps to be on the left.

PLUMBING (cont'd)

18

Flashings

Flash all roof penetrations in a medium suitable to the roofing material being used. Ensure the building is left in watertight state.

19

Sanitary Fittings and Taps

Supply and fit the following sanitary fittings

Basins	1	AHI Chelsea basin. White.
WC Basin		N/A
Showers	1	Burns & Ferrall SP1
Cisterns	1	Dux 10-line white
WC Pans	1	McSkimming white
Sink	1	Burns & ferrall PL 5
Tub	1	Burns & ferrall LP 2
Taps		To be selected. Allow a PC sum of \$300.00
HWC		1801 low pressure
Dishwasher		N/A
Wastewater		N/A

20

Gas Fitting (if applicable)

Not applicable

ROOFER (Cont'd)

9. Insulation.

Allow to install only all roofing insulatio. which will be inaccessible at a later date.

10. Painting.

Paint all laps and under all flashings.

11. Cleaning Site.

All waste materials are to be removed from the site and whole job is to be left ready for occupation by the owner.

12. Guarantee.

A two year fixing guarantee is to be provided and the final payment shall not be made until this is given in writing to the owner or his agent.

ELECTRICAL (Cont'd)

7. Circuiting.

The following number of outlets per circuit shall be observed.

- (a) Lighting - not more than 9 outlets per circuit.
- (b) Socket outlets - not more than 5 outlets per circuit with one 15 amp circuit supplying kitchen socket outlets only.
- (c) Miscellaneous equipment - own circuit.

8. Mounting Heights.

The following mounting heights (to centre of outlet) are intended as a guide only and shall be checked with the employer or his agent before installation :

Light switches	1300 mm
General Power Points	300 mm
Power points above benches and in laundry	1000 mm

9. Reference to Architectural Drawings.

During the course of the work and prior to tendering, reference shall be made to the Architectural drawings for precise details concerning room layout and building construction. Any cost involved due to the Electrician not conforming with this clause shall be at his own expense.

10. Temporary Power.

Allow to connect temporary power and to arrange all inspections, and connections and to pay all fees.

11. Meter Board.

The meter board shall comprise a galvanised sheetmetal waterproof cabinet with perspex viewing window and set semi-flush in the wall where shown.

This cabinet shall contain the necessary meters, hot water control relay and fuse sealed 60 amp switch and neutral stud all where applicable.

The flashing of the cabinet will be by the builder.

12. Switchboard.

Provide and fix a NFI circuit breaker board.

13. Outlet Positions, etc.

All electrical outlets shall be exactly positioned on site with Electrician and the employer or his agent.

14. Electrical Supply.

Make all arrangements with the Supply Authority regarding connection to their supply and pay any fees connected therewith.

ELECTRICAL (Cont'd)

21. Power Points and Light Outlets.

Allow for the number of power points and light outlets shown in the Memorandum.

22. Completion.

On completion, clean all fittings, check the correct operation of all fittings and including power points and lodge any and all guarantees with the employer or his agent. Remove all excess material from the site.

DRAINLAYER (Cont'd)

5. Workmanship (cont'd)

In the event of excavations being made too deep, they shall be brought back to the correct level with the use of site concrete (as specified under Concretor) at the contractor's expense.

Turf and topsoil shall be set aside for re-use.

The excavation shall be kept free from water by pumping or baling.

6. Filling.

No trench shall be filled, until after the drain therein has been tested and passed.

Earth filling to the bottom of the trenches and to a height of 300 mm above the top of the pipes shall be of selected materials, hand packed, watered if necessary, and well rammed on both sides of the pipe.

Special care shall be taken, against damage where pipes are laid directly onto the earth, or beds, without benches or covers. The remainder of the earth shall be well rammed with mechanical rammers until consolidated. Top off with 150 mm of top soil.

Surplus earth shall be spread evenly over the site.

7. Gradients.

Lay the whole of the drains as shown on the plans to the minimum falls shown in the Plumbing and Drainage Regulations 1976.

8. Laying.

Each pipe shall be examined before laying, any defective pipes shall be removed from the site.

Drains shall be laid in true and even lines to an even gradient. Care shall be exercised in setting out and determining levels of the pipes, and the contractor shall provide suitable instruments and set up and maintain all sight rails, boring rods and bench marks necessary for the purpose.

All drains shall be kept free from earth, debris, cement and other obstructions during laying, and until the completion of the work, when they shall be handed over in a clean condition.

9. Bedding.

The concrete for sewer drains is to be composed as specified in materials. Lay all sewer drains where shown on the drawings on a bed of this concrete at least 150 mm thick benched halfway up on both sides to the crown of the pipe for its full length.

Jetty Details of shared wharf
with lot 74

This decision contains a correction made under section 133A of the RMA to correct the applicant details.

Decision on application for resource consent under the Resource Management Act 1991



Discretionary activity

Application number: COA-68289
Applicant: Maxwell Francis Templeton & Savannah Trust
Site address: Adjacent to Lot 74 DP 17914, Pembroes Bay,
Pembroes 1142, Kawau Island
NZTM map reference: N: 1763690 E: 5969443

Proposal:

The application is for a coastal permit renewal for an existing jetty, timber boat ramp, steps and dolphin piles located in Pembroes Bay, Kawau Island.

The coastal permit (COA/30083) for the structure recently expired. Consent is being sought to continue the occupation of the common marine and coastal area by the jetty, steps and dolphin piles. No changes are proposed to the existing structures.

The timber jetty is approximately 42 metres in length and three dolphin piles were installed at the end of the jetty in 1996 to protect the jetty from larger ferries that service the island. A single dolphin pile is located to the north of the jetty structure. A timber boat launching ramp is located alongside the jetty walkway to allow small boats to be removed from the water during storms. This timber jetty is 24m long and 2.2m wide.

The applicant has supplied an engineering report with the application that details the works that need to be undertaken on the jetty to make it safe and stable including replacing all piles. The applicant has proposed to undertake this work within six months.

The resource consent(s) are:

Coastal permits (s12) – COA-68289

Auckland Council Regional Plan: Coastal

- Rule 10.5.9 states that occupation by any activity specified as a discretionary activity by another rule in this plan is a **discretionary activity**.
- Rule 11.5.5 states that any activity which is not a permitted, controlled or restricted discretionary activity and is not prohibited is a discretionary activity. The proposed jetty involves the occupation of space in terms of section 12(2) of the RMA, and does not meet permitted or restricted

This decision contains a correction made under section 133A of the RMA to correct the applicant details.

1. The activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number COA-68345.

- Application Form, and Assessment of Environmental Effects prepared by Diana Bell, dated 18 July 2016.

Report title and reference	Author	Rev	Dated
Jetty condition assessment – Lot 74 DP 19714 Pemples Bay for M & M Family Trust	Ashby Consulting	-	June 2016

Templeton Wharf (FS143) – Kawau Island	Kibblewhite Engineering Consultants Ltd		
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Plan title and reference	Author	Rev	Dated
Jetty Layout. Sheet 1 of 2. Location Plan. Sheet no C100	Kibblewhite Engineering Consultants Limited	C	August 2016

Jetty Layout. Sheet 2 of 2. Location Plan. Sheet no C101	Kibblewhite Engineering Consultants Limited	C	August 2016
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Other additional information	Author	Rev	Dated
S92 response from Diana Bell confirming upgrades to jetty and to include dolphin pile in consent	Diana Bell	-	23 August 2016
Updated S92 response from Diana Bell providing addition Engineering response and confirmation of 5 yearly structural reviews	Diana Bell	-	17 October 2016

2. The consent holder shall pay the council an initial consent compliance monitoring charge of \$300 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time.

This decision contains a correction made under section 133A of the RMA to correct the applicant details.

The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

3. The consent holder must undertake all maintenance work specified in the Kibblewhite Engineering Consultants Report referred to in condition 1 before 17 April 2017.

Maintenance Requirements

4. The structures permitted to occupy the CMCA by this consent shall be maintained at all times in a good and sound condition via a regular monitoring programme which includes undertaking annual inspections of the structures including the associated supporting piles to identify any maintenance which may be necessary. This will ensure structural competence of the various structures is maintained into the future.
5. Once every five years commencing September 2016, the consent holder shall have the jetty inspected by a Chartered Professional Structural Engineer. The Engineer must provide a report covering the structural integrity of the jetty to Council by September of that year. In the event that the five yearly inspections indicate that replacement or upgrading of components is required, then this should be carried out as soon as possible or in line with the report recommendations.
6. The consent holder shall not modify, alter or extend any of the works without first obtaining all necessary resource consents.
7. The consent holder shall permit the servants or agents of Auckland Council to have access to relevant parts of the property at all reasonable times to investigate the activities approved by this permit and any adverse effects on the environment.

Duration

8. Consent to occupy and use the CMA with the structures covered under this consent shall expire on 10 October 2051.

Occupation

9. The right to occupy part of the coastal marine area shall be limited to the area of the structures covered under this consent.
10. The right to occupy the common marine and coastal area is not an exclusive right, and the consent holder shall at all times permit all persons to use the authorised structures for the purpose of providing public access to and along the coastal marine area.

Removal condition

11. Within forty (40) working days of the expiry, termination or surrender of this consent, or within a period as otherwise agreed in writing by the Team Leader

This decision contains a correction made under section 133A of the RMA to correct the applicant details.

Northern Monitoring, the consent holder shall, at their own expense, entirely remove the structure(s) authorised by this consent from the coastal marine area, to the satisfaction of the Team Leader – Northern, unless an application for a replacement consent has been accepted for processing by the Council at least six months prior to the expiry of this consent.

Renewal condition

12. In accordance with section 128 of the RMA the conditions of this consent may be reviewed by the Team Leader- Monitoring North at the consent holder's cost:
 - (i) By giving notice under section 129 of the RMA, in November 2016 and every two years thereafter following commencement of consent in order:
 - a. To deal with any adverse effect on the environment which may arise, or potentially arise, from the exercise of this consent and which it is appropriate to deal with at a later stage.
 - b. In the case of a coastal, water or discharge permit, to provide compliance with any relevant NES that has been made since the commencement of consent.
 - (ii) At any time, if it is found that the information made available to council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

3. Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified.
3. For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant

This decision contains a correction made under section 133A of the RMA to correct the applicant details.

Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

Delegated decision maker:

Name: Nicola Broadbent
Title: Team Leader, Resource Consents
Signed: 

Date: 18/10/2016