

Refer: David Makani :Colleen Shaw Ext. 8353 Civic Centre

25 September, 1996

S Faapaia
3218 Great North Road
AUCKLAND

STATEMENT OF PASSING OVER INFORMATION:
This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Dear Sir

RE: ERECT A DECK

I would advise that your application has been considered and the following decision reached:

Pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent is granted to the application by S Faapaia to erect a deck in the 6.0m privacy/amenity yard control at 27 Danube Lane, Glen Eden being Lot 3 DP 137124 for the following reasons:-

- (i) The written consent has been obtained from all persons considered to be potentially affected by the proposal pursuant to S94(2)(b) of the Resource Management Act 1991.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and will not create any significant adverse effects on the environment. (Relevant assessment criteria are attached).

Conditions imposed on the consent are as follows:

Nil

A copy of the decision and the supporting report is enclosed for your information. If consent has been granted, this lapses in two years unless it has been given effect to within that period (refer Section 125 of the Resource Management Act). Please also note that the development must be carried out in accordance with the plans and information submitted with the application any conditions of consent. Any time period specified within the conditions of consent must be complied with. A site inspection will be carried out by a Council Officer to check for compliance at an appropriate later date.

Please note that additional requirements may apply if you require a building consent.

If you are dissatisfied with this decision it is suggested you contact Mr Peter Reaburn, Planning Manager, to discuss the provisions relating to the objection procedures under

Section 357 of the Resource Management Act 1991. Any objection to a decision (including a condition of consent) must be made in writing within 15 working s days of the receipt of this letter.

Should you have any further queries, please do not hesitate to contact David Makani of the Planning Department.

Yours faithfully

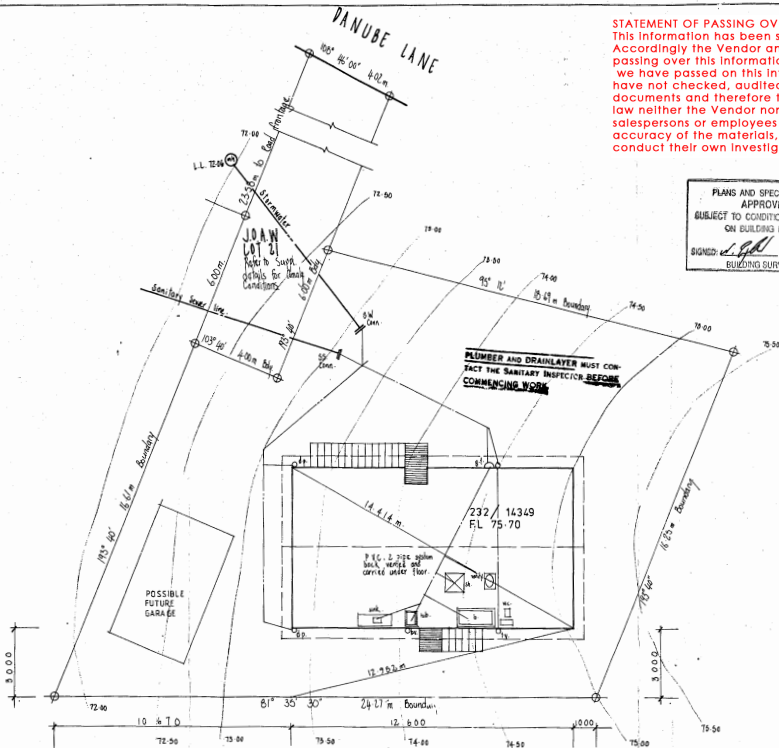
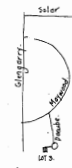
PETER D REABURN
PLANNING MANAGER



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PLANS AND SPECIFICATIONS APPROVED
 SUBJECT TO CONDITIONS ENDORSED ON BUILDING PERMIT
 SIGNED: *[Signature]* DATE: 14 MAY 1990
 BUILDING SURVEYOR

LOCALITY PLAN



All measurements subject to survey office check

Site Plan
 LOT 3 DANUBE LANE - GLEN EREN
 WAITAKERE CITY COUNCIL

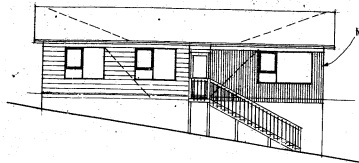
Lot 3	Scale 1:100
DP	Drawn J.C.
Area 407m ²	Date 26 01 90



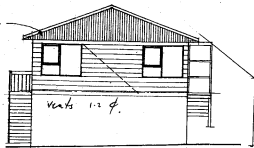
Job N^o
 232 / 14349

Contours shown are to Dotted datum

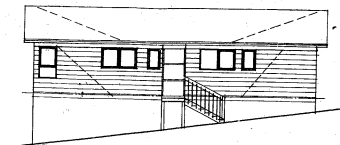
PLUMBER AND DRAINLAYER MUST CONTACT THE SANITARY INSPECTOR BEFORE COMMENSING WORK



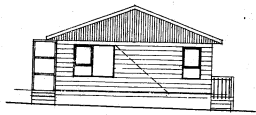
ELEVATION A.



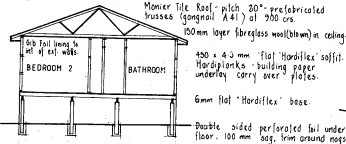
ELEVATION B.



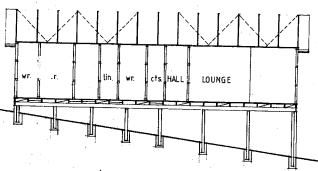
ELEVATION C.



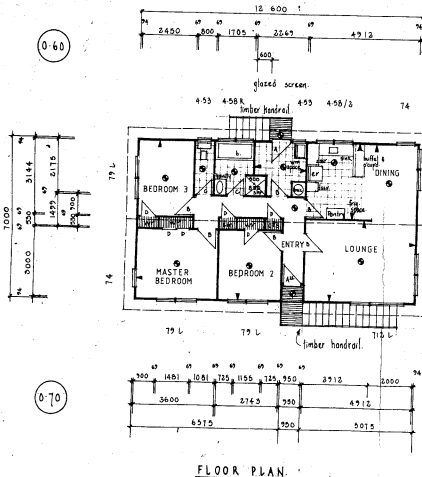
ELEVATION D.



CROSS SECTION.

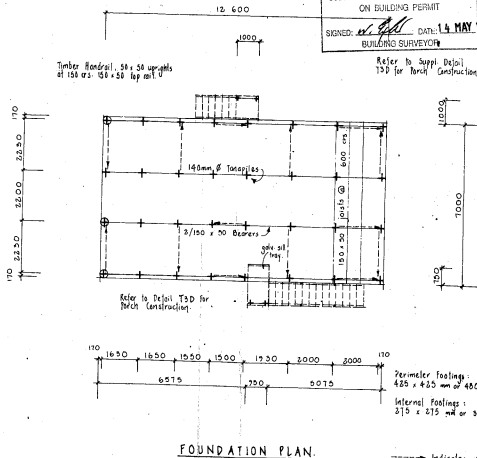


LONG SECTION.



FLOOR PLAN.

NOTE: ONLY SANITARY PLUMBING FITTINGS (INCLUDING DUAL FLUSH WATER CLOSERS) APPROVED BY COUNCIL ARE TO BE INSTALLED.



FOUNDATION PLAN.

PLANS AND SPECIFICATIONS APPROVED SUBJECT TO CONDITIONS ENDORSED ON BUILDING PERMIT
 SIGNED: [Signature] DATE: 14 MAY 1980
 BUILDING SURVEYOR

- ROOF: Monier Tile
- SHEATHING: Hardiflex and Mansions Board
- BASE: Flat Hardiflex
- JOINERY: Aluminium
- CEILING: 6-b Board
- FLOOR: Melamine
- KITCHEN:
 - SINKBENCH: Laminated
 - DRESSER: Laminated
 - NWC: 155 litres
 - LP: 12
 - P.P: 11

Allow 600 mm for E.R.

DOOR SCHEDULE

A	1780 x 810 2 light
A	1780 x 810 fig 6
B	1950 x 760 flush
C	1950 x 710 flush
D	1750 x 610 flush
E	1780 x 460 flush

Note: Interior doors to be paint quality.

UNIVERSAL HOMES.

PROPOSED RESIDENCE AT
 1013 BEAULANE
 GLEN EDEN
 WAITAKERE CITY COUNCIL.

3604 09 89
 SCALE 1:100
 AREA 88.2 m²
 PLAN NO 252R/14349

Waitakere City Council

Building Consents

Page: 1

Date: 24/06/96

Property Id	C0001131006
Legal Desc	LOT 3 DP 137124
Property Address	27 DANUBE LANE, GLEN EDEN WAITAKERE CITY, 1007
Owner's Name	FUAFANUA, PERELINI & SIAVII, SILIFAI PERELINI
Unauthorised work exists?	N

37255

Owner of Premises

Univ. of Homes

Date

8-6-70

CITY OF WAITAKERE

PLUMBING/DRAINAGE PERMIT

The undermentioned registered ^{Number} Drainlayer is hereby authorised to carry out the work described herein and as set forth

on the application deposited with me on the premises situated at

Lot

3181-32

Description of Work

SEE ZONE
PLUMBING

Value

1000

Fee Paid (including G.S.T.)

170

Receipt Number

218

SEE ZONE
PLUMBING
3181-32

The work is to be carried out in strict accordance with the DRAINAGE AND PLUMBING REGULATIONS 1978 and the Waitakere City Council By-Laws.

Triplicate - Card Index Copy.

ENGINEER

37256

Owner of Premises

Universal Homes

Date

5-1-70

CITY OF WAITAKERE

PLUMBING/~~DRAINAGE~~ PERMIT

The undermentioned registered ~~Drainlayer~~ Plumber is hereby authorised to carry out the work described herein and as set forth on the application deposited with me on the premises situated at

Lot 3 DP 137124

Description of Work

27 DANUBE LANE
New Dwelling

Value

2300

Fee Paid (including G.S.T.)

\$90

Receipt Number

3/106

M. Wathell
c/o P.O. Box 6973
Wellisly St.

The work is to be carried out in strict accordance with the DRAINAGE AND PLUMBING REGULATIONS 1978 and the Waitakere City Council By-Laws.



ENGINEER

Triplicate -- Card Index Copy

Inspector: M _____ File No. _____

Receipt No. _____

Date Permit Issued 7/16/90

OWNER

Name UNIVERSAL HOMES LTD

Mailing Address P.O. BOX 6973
AUCKLAND

BUILDER

Name SAME

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 27

Street Name LAUREL LAKE

Town/District CLEN ELEN

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 33150/E/7/00 PT

Lot 3 D.P. 137124

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

DWELLING

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres		Number Erected	
68			
ESTIMATED VALUES \$	Building	54,298	00
	Plumbing	640	00
	Drainage	600	00
	G.S.T.	6,942	00
	TOTAL	62,480	00

NATURE OF PERMIT (TICK BOX)

- NEW BUILDING
- exclude domestic garages and domestic outbuildings
- FOUNDATIONS ONLY
- ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances
- NEW CONSTRUCTION OTHER THAN BUILDINGS
+ include demolitions
- DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ _____	Water Connection	\$ _____
Street Damage Deposit	\$ _____		\$ _____
Building Research Levy	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____		\$ _____
M.S. Plumbing	\$ _____		\$ _____
		G.S.T.	\$ _____
		TOTAL:	\$ _____

Receipt No. 3/106

Date of Payment 7.16.190

Authorised Officer _____

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)
12.6.90	Footings OK
30.7.90	Foundations OK

BUILDING PERMIT

Office Copy
1450/77

2.10.90

ENTERED

AUTHORITY

Stats. No. H

001573

No.

07374

Receipt No. _____

Date Permit Issued 7/6/90

OWNER	
Name	UNIVERSAL HOMES LTD
Mailing Address	P.O. BOX 6973 AUCKLAND

BUILDER	
Name	SAME
Mailing Address	

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	27
Street Name	DANUBE LANE
Town/District	GLEN EDEN
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	33150/877/00 PT
Lot	3
D.P.	137124
Section	
Block	
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

DWELLING

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	88	Number Erected	

ESTIMATED VALUES	
Building	54,298 00
Plumbing	640 00
Drainage	600 00
G.S.T.	6,942 00
TOTAL	62,480 00

NATURE OF PERMIT (TICK BOX)

- NEW BUILDING
- exclude domestic garages and domestic outbuildings
- FOUNDATIONS ONLY
- ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances
- NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
- DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ _____	Water Connection	\$ _____
Street Damage Deposit	\$ _____		\$ _____
Building Research Levy	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Jewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ _____
M.S. Plumbing	\$ _____	TOTAL:	\$ _____

Receipt No. 3/106
Date of Payment 7/6/90
Authorised Officer _____

Special Conditions: (In addition to those noted on reverse):

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the work proposed in accordance with the drawings and other documents submitted, and with any conditions defined, such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By Laws.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

WAITAKERE CITY COUNCIL
BUILDING PERMIT APPLICATION

November 1989

Date received 4/5/90 Application No.: 145017 Date Permit Issued: 7 JUN 1990 Permit No.: 7374

OWNER

Name Universal Homes Ltd.
Mailing Address P.O. Box 6973
Wellesley St Auckland
Phone No. 775309

BUILDER

Name Universal Homes Ltd.
Mailing Address P.O. Box 6973
Wellesley St Auckland
Phone No. 775309

PROPERTY ON WHICH BUILDING IS TO BE ERECTED

SITE

Street No. 27
Street Name Danube Lane
Town/District Glen Eden
Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 33150/877/600 pt.
Lot 3 D.P. 137124
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

New Dwelling

FLOOR AREA **DWELLING UNITS**

Whole Sq. Metres 38.2 Number Erected ONE

ESTIMATED VALUES \$	Building <u>54298</u>	<u>45,843</u>	<u>00</u>
	Plumbing <u>402,300</u>	<u>00</u>	<u>00</u>
	Drainage <u>601,050</u>	<u>00</u>	<u>00</u>
	GST <u>6942</u>	<u>00</u>	<u>00</u>
<u>62450</u>	TOTAL VALUE <u>55,342</u>	<u>00</u>	<u>00</u>

(TICK BOX) NATURE OF PERMIT

NEW BUILDING
— exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED

NEW CONSTRUCTION OTHER THAN BUILDINGS

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

(TICK BOX) GENERAL

Yes No

Any Second-Hand Materials

Any Electricity Transmission Lines

Clay Fill Peat

Nature of Ground

Other _____
(Define)

APPLICANT

Name Universal Homes Ltd.
Signature Rev. P.P. Universal Homes
Mailing Address P.O. Box 6973
Wellesley St Auckland
Phone No. 775309
Capacity owners & builder (owner, builder, architect etc)

OFFICE USE ONLY

FEES APPLICABLE

Building	<u>420</u>	<u>210</u>
Plumbing		<u>90</u>
Drainage		<u>90</u>
Water Connection		<u>305.23</u>
Development Fee		
Planning Check		<u>11.25</u>
Building Research Levy		<u>63</u>
Street Damage Deposit		<u>Bond</u>
Vehicle Crossing Fee/Bond		
TOTAL:		<u>769.48</u>

RECEIPT

PLAN REVIEW FEE

\$ _____

Receipt No. 01194005 047757905081 21

Date of Payment 1/1

FEES

Receipt No. 3/106

Date of Payment 7 JUN 1990

NO AS BUILT

DRAINAGE PLAN

PROVIDED

AT TIME OF MICROFILMING

PLAN No.

232

GENERAL

SPECIFICATION

JOB No.

14349

OF

WORK TO BE DONE AND MATERIALS TO BE EMPLOYED IN THE ERECTION OF A RESIDENCE AT

ADDRESS:

LOT: 3

Donube Lane
Glen Eden.

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BUILDER:

UNIVERSAL HOMES LTD
85 AIREDALE ST, AUCKLAND 1.
P.O. BOX 6742 WELLESLEY ST P.O.
PHONE 775-309

ALTERATIONS TO GENERAL SPECIFICATIONS

THE FOLLOWING CLAUSES SHALL BE DELETED AS NOT APPLICABLE TO THE TYPE OF CONSTRUCTION EMPLOYED IN THIS DWELLING.

CLAUSE NUMBERS

21	22	23	24	25	26	29	30	67c	67b
82b	84	85	90						

THE FOLLOWING ADDITIONAL CLAUSES ARE INCLUDED

Provide Taylor Fascia and Spouting. Fix to manufacturers Specifications.

1. **CONTRACT:**

This includes the supply and delivery of all materials, labour, fittings, tools, plants, etc, necessary for the due and proper completion of the building as shown on the plans and herein specified.

2. **PERMITS:**

Contractor to comply with Labour and Building By-Laws of the district to apply for and obtain specific building permit and pay for the same.

3. **WATER:**

The Builder will be responsible where reticulation is available for getting water laid on to the section by making application to Local Body and paying all fees.

4. **SITE AND ACCESS:**

The Builder will be responsible for ensuring that the section is fully pegged with pegs correctly numbered and flagged. The Builder will be responsible for clearing excess vegetation from the building site and will provide suitable access to the section and building site for vehicles of the Builder and various sub-trades. When the Builder is working on an Owners own site some or all of these clauses may be deleted at the Builder's discretion.

5. **PROVIDE AND FIX:**

Shall be construed to mean 'Provide and Fix' where used separately unless otherwise specified.

6. **INSURANCE:**

The Contractor is to have all his employees covered against accident by an Employee Liability Policy and to take out an Insurance against fire for a sum sufficient to cover the contract price, both policies to remain in force until the building is taken over by the Purchaser.

7. **INTERPRETATION:**

Workmanship shown on plans or otherwise specified and not shown must be applied as though both shown and specified or alternatively constructed to accepted trade practice. Materials shown but not specified must be of the kind commonly employed for the service it is intended

to perform. All figure dimensions shall be taken in preference to those scaled and all detail drawings shall supercede those of a smaller scale. All dimensions shown on plans are approximate only and the builder is in no way responsible for variation on site. This Specification is to be read in conjunction with the accompanying drawings and to be followed in conjunction with the NZS3604, NZSS1900 and Common Trade Practices.

8. **METRICATION & DIMENSIONS:**

Due to selective metrication sizes shown on plans and specifications may vary from those supplied and in addition base heights as shown on plans may vary from final heights on site and the Builder shall not be held responsible for such variation. Timber dimensions are generally call sizes and will vary depending on the finish required.

9. **CLEARING:**

All trades shall remove their trade wastes from the house on completion of their work and place on site in a neat stack for removal.

10. **MAINTENANCE:**

The maintenance period shall be thirty days (30 days) after possession is granted. Purchaser will notify the Builder in writing of any defects or faults which appear within 30 days and give the Builder a signed clearance when all items are rectified. If no such written notice is received within the 30 days period it shall be construed that no maintenance is required and the Builder is cleared of responsibility.

11. **MATERIALS:**

In the event of any materials herein specified not being procurable at the time it is required, such materials may be substituted with other similar materials provided that the other materials conform to the Local By-Laws. The right of substitution shall be at the sole discretion of the Builder and his decision will be final.

12. **INSULATION:**

Insulate in accordance with NZS4218P, NZS 4214 and BRANZ Paper C1 1978. The Builder reserves the right to substitute materials of equivalent thermal value as

and when deemed necessary without notification and consultation.

13. EXCAVATION:

Excavate for all piles, walls and other foundations as shown on drawings to the minimum depth as specified in NZS3604 or to good solid bearing. Step as necessary for falls in ground and leave bottom of trenches level and consolidated. Backfill all foundation excavations at completion. Where extra foundation work is required by the Owner, the Lending Institution or the Local Body because of any peculiarity of the section such as excess rock, loose filling, unstable sub-soil or hidden subsidence etc, such work will be carried out charged as an extra on Labour and materials plus 10%. Where excavation is carried out to provide a basement, as Builder is excavating at request of Owner, the Owner will accept full responsibility for any claim arising through subsidence, water damage or any like contingency on Owner's or adjoining property. Spoil from excavations shall be placed on section at Builder's discretion and disposal of same is full responsibility of Owner.

DRAINLAYERS

14. GENERAL:

Provide and fix all materials for the installation of the complete sanitary and stormwater drainage system.

15. SEWER CONNECTIONS:

Arrange with the Local Authority to lay a sewer connection and pay all charges for same. Drains shall be laid in straight lines and to even gradients, properly cleaned out as the work proceeds. Fix 100mm gully traps to take wastes and 100mm bends to take soil pipe, terminal vents etc. Position of drains may be altered from the Site Plan either by the Plumbing or Drainage Contractor at their sole discretion.

16. STORMWATER DRAINS:

Fix 100mm E.W.P bend to each downpipe and lead to connection if available, or soakage system clear of the house site as required by the Local Authority. The whole of the drainage work shall be carried out in accordance with the

By-Laws of the Local Authority and to the satisfaction of its Inspectors. Position of drains may be altered from the Site Plan either by the Plumbing or Drainage Contractor at their sole discretion.

17. BOUNDARY DRAINS:

All boundary draining or ring draining for irrigation of site required by the Local Authority Inspector or Lending Institution is the responsibility of the Owner and will be provided by the Owner at his own expense.

CONCRETE

18. THE CONTRACTOR:

Shall erect all concrete work as indicated on Plans and as specified. All Portland cement shall be of an approved brand. All sand shall be clean and sharp. All aggregate shall be broken metal 20mm gauge of approved Builders mix. All concrete shall be properly mixed, shall be placed immediately after mixing and well rammed. All re-inforcement shall be mild steel rods or H.R.C Fabric free from scale, rust and other defects. All concrete shall be composed of five parts approved aggregate to one of cement. Ready-mix concrete may be used at Builders discretion.

19. PORCHES:

- (a) Box for and re-inforce both ways and pour 100mm concrete floors with falls out for porches suitably supported on piers, tender walls or filling at discretion of the Builder. Form covered upstands to slabs. Slab shall be trowelled to a smooth surface.
- (b) (OR) Timber, constructed as shown on plan.

20. STEPS:

- (a) Shall be concrete, constructed as Builder considers suitable and trowelled to a smooth surface.
- (b) (OR) Timber, constructed as shown on Plan.

21. TERRACES:

- (a) Shall be concrete, poured as for porch slabs.
- (b) (OR) Timber, constructed as shown on Plan.

22. CONCRETE FLOORS TO HABITABLE ROOMS:

(a) GRANULAR BASE:

Hard fill shall have a minimum depth of 100mm as a minimum size of 10mm and shall be of sufficient strength not to break up under compaction. Aggregate may be of rounded gravel or crushed rock or a mixture of both. A layer of fines or building paper shall be placed over the aggregate after compaction and before pouring.

(b) MOISTURE CONTROL:

A vapour barrier shall be placed between the fines or building paper and the concrete slab. This shall be continuous over the entire floor area and be adequately sealed around service pipes and other projections. The bed on which this barrier is placed shall be even and free from any projections. The barrier shall be polythene sheeting, a minimum thickness of 0.25mm and laid in the longest widths and lengths available, and shall be lapped a minimum of 100mm, and sealed with polythene backed pressure sensitive tape.

(c) CONCRETE SLAB:

The concrete slab shall have a minimum thickness of 100mm and the mix proportion, mixing and placing shall comply with NZSS 95 part V 17,240Kpa concrete. The slab shall be re-inforced with HRC 665 and the top cover over the steel shall be not less than 200mm or greater than 25mm.

(d) TIMBER FRAMED WALLS:

Bottom plate of exterior framed walls shall be secured to the floor slab by 12.5mm bolts bedded in at least 150mm into concrete. Fixing should not be spaced at more than 1.4m c.c. Internal partitions excepting sheet bracing walls may be fixed with approved 4mm disc fitting shot fired fasteners.

(e) SITE:

Site shall be excavated to good bearing and shall be well drained to remove water from slab area.

23. CARPORTS AND GARAGES:

Provide 75mm concrete to Carport and Garage floors, re-inforced with .665 HRC

mesh. Only when indicated on drawings.

BASE WALLS

24. CONCRETE BLOCKS:

All concrete blocks shall be of approved type laid in cement mortar with approved additive. Joints shall be filled 10mm thick with struck or pointed finish. Construct 200mm foundation walls with lateral supports and bond beam as shown on plans. Perpendents shall be kept true. Provide and build in 400mm x 200mm precast vents at a maximum of 1.6m centres. Build in holding down bolts or wire ties as required. All corners and sides of openings shall be vertical reinforced with one 12mm diameter rod and solid filled with concrete. Bond beams shall be re-inforced with four 12mm diameter rods and 6mm diameter stirrups at 600mm centres and solid filled with concrete. Lateral supports shall be re-inforced as required by the Local Authority. Clean down all work on completion. Footings shall be 400mm x 300mm or 300mm x 300mm as required by the Local Authority re-inforced with four 12mm diameter rods.

25. CONCRETE BLOCK DWARF WALLS:

Shall be of 200mm concrete block of approved make laid in cement mortar with approved additive. Joints shall be solid filled 10mm thick with struck or, pointed finish. Construct dwarf walls to 300mm minimum above ground level, stepped to follow ground line. Provide 200mm x 200mm bond beam solid filled with concrete and re-inforced with one 15mm diameter rod. Dwarf wall to be on 300mm x 300mm concrete footing re-inforced with three 12mm diameter rods.

26. RETAINING WALLS:

Where required to be constructed in accordance with Winstone's Standard Detail for concrete block retaining walls. Provide adequate drainage and damp-proofing behind all walls. Backfill with scoria or similar.

27. HARDIFLEX BASE: (Where Applicable)

Cover base with 6mm flat hardiflex. Fix base vents 750mm away from angles and at approximately 1.2m centres. (Not required on a recessed base.) Provide

building paper under hardiflex where required by Local Authority.

28. **DAMP COURSE:**
Fix three ply damp-course between concrete or brick and all woodwork adjacent.

BRICKLAYER

29. **GENERAL:**
All bricks shall be of approved make and sound. Bricks to be well burnt. Mortar shall be 6:1:1 sand, lime and cement. Plimortar may be used in place of lime. All brick work shall be properly bonded and well wetted before use. All perpend and levels shall be accurate and external joints shall be weather struck.
30. **BRICK VENEER WALLS:**
Shall not be less than 40mm nor more than 75mm clear of framing. Build in galvanised iron ties at 600mm c.c. horizontally and 350mm vertically bent up and face fixed to studs. Build in approved galvanised metal vermin stop below vermin plates. Clean out cavity as work proceeds and thoroughly clean down exposed face on completion.

CARPENTER & JOINER

31. **TIMBER:**
All timber up to flooring and all exterior timbers shall be heart quality or timber treated by an approved process. All timber shall be graded according to New Zealand Standard specifications No.169, 3rd Revision.
32. **PLACED TIMBER PILES:**
This specification refers specifically to timber piles having a minimum diameter of 140mm. The piles shall not exceed a maximum height of 3000mm above finished ground level.
33. **TIMBER PILES:**
Timber piles shall be straight, natural rounds, free from decay with all outer bark removed, treated preservative to T.P.A. Specification C.1. (b)
The minimum diameter of the piles shall not be less than 140mm.
Where piles have been cut after treatment the cut end shall not be

embedded in the ground.

Cut and notched surfaces (above ground level) shall be coated with a mixture of 5% copper naphthanate, creosote, or pentachlorophenol and 95% light petroleum solvent applied liberally by brush. Enseal or equivalent proprietary brands are acceptable.

34. **EMBEDMENT OF PILES:**
All piles shall be embedded to the minimum depth as specified in N.Z.S. 3604, or to firm solid bearing.
Piles shall be placed on a 100mm punch pad of concrete prior to the initial set occurring, plumbed and then back-filled with concrete with a compressive strength at 28 days of not less than 17.5 MPa.
Piles shall be laid out in as straight a row as possible with the top of the pile within a tolerance of 10mm from a straight line in the direction of the bearer.
Piles shall be placed plumb within a tolerance of 15mm in 1000mm from the vertical.
35. **HEIGHT OF PILES:**
The maximum height of the pile above cleared ground shall be 3000mm. The minimum height a pile may be cut above ground level shall be 300mm except that an uncut pile may be set to a minimum height of 150mm above ground level.
36. **FIXING OF BEARERS:**
The minimum fixing of bearers to the timber pile shall be:-
(a) Two 100mm x 4.9mm Z nails either side OR
(b) One 100mm x 4.9mm Z nail either side to unbraced piles and an approved 17 Kn. connection for piles receiving the subfloor braces.
37. **BRACING TO PILES:**
Diagonal timber bracing shall be fixed to the timber piles on exterior wall lines and on lines at no more than 5000mm centres in two directions at right angles.
Where bracing is required the minimum number shall be four in each direction at right angles placed at the extremities of the dwelling. Additional bracing shall be as indicated on the attached drawings (Foundation Plan and

Detail)

Braces shall be No. 1 framing grade in one continuous length fixed with 12mm hot dipped galvanised bolts:

Braces shall be 100 x 75mm for braces up to 3,000mm long and 100 x 100mm for braces up to 5000mm long.

The lower end of the brace shall not be closer than 150mm to the finished ground level or more than 300mm above finished ground level.

The upper end of the brace shall be attached either to a floor joist with the fixing placed within 200mm of the centre line of the bearer or to the bearer within 200mm of the centre line of the pole. (See Detail)

No braces shall be steeper than 45° to the horizontal and if possible of alternative slope.

No more than one brace in each bracing line shall be fixed to any pole. (Two braces at right angles may be fixed to a single pole.)

Where corners are braced the upper end of the braces shall be at the corner.

All bolts, nuts and washers and other connections used, whether exposed to or protected from the weather, shall be hot dipped galvanised. Bolts shall be protected by smearing with grease or pitch.

Where bracing piles are indicated on the drawings these shall have the bottom of the brace attached to them.

Note: Senton Sawn House Piles may be substituted for 140mm natural round piles.

38. BASE LINING:

Unless otherwise specified, the base shall be lined with 6mm flat Hardiflex fixed in accordance with the manufacturer's specification.

Base framing shall be fixed as per the attached details 75 x 50mm and 100 x 50mm framing fixed horizontally at 500mm centres and vertical 75 x 50mm nogs at 680 centres.

Any check outs required to keep base true shall be taken from the framing not the piles.

SCHEDULE OF MATERIALS

39. BEARERS: (as indicated on plans)

(a) 100 x 75mm BAH Rimu/Matai or approved treated pine.

(b) 100 x 100mm BAH Rimu/Matai or approved treated pine.

(c) 150 x 100mm BAH Rimu/Matai or approved treated pine.

40. WALL PLATES:

100mm x 50mm BAH Rimu/Matai or approved treated pine.

41. FOUNDATION BRACES:

100 x 75mm and 100 x 100mm BAH Rimu/Matai or approved treated pine.

42. FLOOR JOISTS: (as indicated on plans)

(a) 150mm x 50mm BAH Rimu/Matai or approved treated pine. At centres specified.

(b) 200mm x 50mm BAH Rimu/Matai or approved treated pine. At centres specified.

(c) 225mm x 50mm BAH Rimu/Matai or approved treated pine. At centres specified.

(d) 250mm x 50mm BAH Rimu/Matai or approved treated pine. At centres specified.

(e) 300mm x 50mm BAH Rimu/Matai or approved treated pine. At centres specified.

43. STUDS (EXTERIOR):

100mm x 40mm, 100mm x 50mm and 100mm x 75mm BAH Rimu/Matai or approved treated pine. As per Table 12 NZS 3604.

44. STUDS (INTERIOR):

100mm x 40mm, 100mm x 50mm and 75mm x 50mm BAH Rimu/Matai or approved treated pine. As per Table 12 NZS 3604.

45. NOGGINGS:

100mm x 50mm, 75mm x 50mm or approved metal whalings. BAH Rimu/Matai or approved treated pine. 2 row internal.

46. PLATES:

100mm x 50mm and 75mm x 50mm. BAH Rimu/Matai or approved treated pine.

47. BRACES:

100mm x 25mm or approved metal strap. BAH Rimu/Matai or approved treated pine. Diagonal checked in.

48. RAFTERS*: (as required NZS 3604)

(a) 100mm x 50mm BAH Rimu/Matai or approved treated pine. At centres specified.

60. ARCHITRAVES: (where applicable) 50mm x 12mm Finger Jointed Boric Pine splayed.
61. CORNICICES: 30mm Finger Jointed Boric Pine splayed.
62. DOOR SILLS (EXTERIOR): 220mm x 65mm D.A.H. Metal where applicable.
63. FRAMING: Frame floors with floor joists at nominated centres with nogs and strutting as required under NZS 3604. Frame walls and partitions and provide sheet braces or angle braces at approximately 45 degrees where required. Fix rows of nogging to each lined wall and elsewhere as required for fixing.
- Frame for roof as shown on drawings in compliance with good trade practice. Truss roof shall be framed to manufacturer's specifications with 125mm x 40mm plate on top of top plate. Form soffits as on drawings line under with flat asbestos sheets housed into fascia board. All linings to be in accordance with NZS 3604, 1981.
64. HARDIPLANK: Where indicated cover exterior walls with Hardies Hardiplank weatherboards over building paper fixed to manufacturer's specifications with 50mm x 2.87mm galvanised flathead nails. External corners to be covered with 47mm galvanised soakers and interior corners to be butted into 47mm galvanised internal angle moulding. Butt joints to be set in 15mm P.V.C. moulding soaker.
65. HARDIFLEX: Where indicated vertical panels shall be fixed to manufacturer's specifications.
66. FLOORING: Lay particle board, Finatloor 600 Melamine, at builder's sole discretion, with one machine sand at completion. Suitable for floor coverings only. No responsibility for colour variation of floors. Other substitution of similar quality may be made by the builder as required without notification.
67. CEILING: (As indicated on drawings) (a) Textured surface (Glamatex Interno splayed.
49. TRUSS ROOF: To manufacturer's specifications.
50. PURLINS: (Depending on roof material) (a) 50mm x 50mm BAH Rimu/Matal or approved treated pine. Max centres. (b) 75mm x 50mm BAH Rimu/Matal or approved treated pine. Max centres. (c) Ex 75mm x 50mm BAH Rimu/Matal or approved treated pine. Max centres.
51. RIDGES & HIP: (where required) 150mm x 25mm BAH Rimu/Matal or approved treated pine.
52. VALLEY: (where required) 150mm x 25mm BAH Rimu/Matal or approved treated pine.
53. VALLEY BOARDS (where required) 150mm x 25mm BAH Rimu/Matal or approved treated pine.
54. FASCIA BOARDS 150mm x 25mm D.A.H.R. (for pressed metal tiles) 200mm x 25mm D.A.H.R. (for Monier or c.g. iron)
55. WEATHERBOARDS Hardies Fibroplank unless otherwise specified.
56. FLOORING: Particle Board Finatloor 600 Melamine, or equivalent approved chipboard flooring.
57. FACINGS (EXTERIOR) 100mm x 25mm D.A.H.R.
58. INTERIOR DOOR JAMBS: 25mm Finger Jointed Boric Pine with 12mm planted stops OR 20mm Customwood rebated jambs.
59. SKIRTING: 75mm x 12mm Finger Jointed Boric Pine splayed.

or similar) to be trowelled, sprayed, rolled as per manufacturers specification.

Substrate to be gib board, fixed to manufacturer's specification.

- (b) Ceilings to be lined with fibrous plaster sheets flush jointed to an even surface thoroughly wadded or glued at joints at 400mm x 450mm centres.
- (c) Ceilings to be lined with Gibraltar Board sheets in accordance with manufacturer's instructions. The builder accepts no responsibility in the event of joints cracking when this product is used.

68. CEILING FRAMING:

(a) Truss Roof:

Double skew nail 75mm x 40mm boron treated strapping to bottom chords of trusses at 500mm centres for fibrous ceilings, 400 cts for spray textured gib board or 450mm centres for painted gib board.

(b) Sloping Ceiling for Framed Roof:

Where ceilings are fixed to rafters exceeding 500mm centres, nogging or strapping shall be fixed in accordance with the ceiling manufacturer's specification.

69. WALL LININGS

Walls to be lined with 9.5mm flush jointed Gibraltar board sheets. All sheets to be nailed or glued. All stopping to be done with good quality plaster of Paris by skilled tradesmen. All back porches to be lined with flat fibrolite unless otherwise indicated. Where alternative linings are used they shall be fixed in accordance with manufacturer's specification.

70. DOORS:

External timber doors shall be 1980mm x 810mm x 50mm solid framed Hutloc treated pine doors glazed with obscured glass or as indicated on drawings hung with 1 1/2 pairs 100mm loose pin galvanised butts in 50mm solid rebated and throated frames with 75mm weathered and grooved sills. Internal doors shall be hollow core of approved make hung with one and a half pair 89mm loose pin A.C butts.

Interior doors not already prefinished shall be suitable for painting only.

Non-standard doors, e.g. louvre or aluminium, shall be fixed in accordance with the manufacturer's specification.

Aluminium external doors may be substituted for timber where and when required at the Builder's sole discretion.

71. ALUMINIUM JOINERY:

Shall be approved make. Opening sashes to have friction stays and approved catches. Sizes to be overall shown on plan and to have factory fitted jamb liners. Sizes may vary due to metrication. Window head flashings where necessary should accurately fit the work and cap the scribes.

72. KITCHEN FITTINGS:

To be of Builder's standard design placed as shown on plan. Provide toe space to all fittings. Dresser or buffet top to be finished with formica or laminex. Sizes may vary to plan due to metrication.

73. SINK TOPS:

To be a formica top. Form cupboards as on plan under with one full width full length shelf and doors with toe space at floor.

74. WARDROBES - COAT CUPBOARDS ETC:

Frame wardrobes, linen, coats etc, as shown with linings as previously specified 19mm shelves in linen and one 19mm shelf and hanger rods in coats and each wardrobe. Linen, coats and HWC will not be decorated.

75. INTERIOR FINISHINGS:

Fix skirting to all walls. Fix architraves with mitred angles to all openings. Fix scotia cornices to all ceilings. Fix 12.5mm quarter round beadings to all internal angles of fittings and enamelled walls. Rebated Jamb must be substituted for architraves where applicable.

76. HARDWARE:

Hardware to be installed by the Contractor - locks, butts, hinges and screws for doors and fittings for sashes.

77. BATHROOM CABINET:

Provide cabinet with mirror in bathroom, finish round cabinet with quarter round beads.

78. **TUB CABINET:**
Provide cupboard under tub.
79. **ACCESS TO CEILING:**
Provide access to ceiling. (Where applicable).
80. **ACCESS TO BASEMENT:**
Provide base door and frame for access. (Where applicable)

81. **GABLE FINISHING:**
Finish eaves and gable ends as indicated on plans. Fixed in accordance with manufacturer's specification.
82. **SHOWER RECESS:**
(a) Provide Fibreglass shower cubicle fitted to manufacturers specification.
(b) Provide shower over bath with curtain rail. Fix single soap recess. The shower tray, where required, is included as part of the plumbing contract.

ROOFER

83. **GENERAL**
Fix roof as indicated on drawings. All roofs shall be fixed by approved specialist roofing contractors. Pitch of roof shall be as indicated with minimum of $17\frac{1}{2}$ degrees for concrete tiles, 10 degrees for corrugated Ironroofs, and $12\frac{1}{2}$ degrees for metal tile roofs.
84. **GALVANISED IRON:**
Fix .45mm corrugated iron roofing complete with all ridges, hips and barge roll 225mm end laps and $1\frac{1}{2}$ corrugations side laps. Paint all laps before fixing and fix roof with lead headed or other approved roofing nails at top and bottom of sheets and at intermediate purlins. Fix lead edge ridging beaten well down onto corrugations and 150mm end laps and ridge caps. Provide under iron an approved Building paper underlay supported on galvanised wire netting or galvanised strand wire at the plumber's sole discretion.
85. **GERRARD TILE:**
Fixed to manufacturer's specifications.

86. **TILE ROOFS:**
Monier or Rosscrete:
Fix tile roof with main slope set out in complete courses with not less than 75mm end lap and in straight vertical and horizontal lines. All concrete tiles shall be in colour to be selected by the Builder.

PLUMBING

87. **GENERAL:**
All work shall be carried out in accordance with the Specifications, Local Authority and Public Health Regulations. Approved New Zealand manufactured materials are to be used wherever possible. All materials are to be of approved manufacture. Water pipes shall be set out in straight runs avoiding all places where air locks are likely to occur.
88. **FLASHINGS:**
Flash as necessary to render building watertight. All flashings shall accurately fit the work and shall be machine bent and cut in as long lengths as possible with all joints well lapped and fixed with 18mm flat head galvanised nails.
89. **ROOFS**
Fix .45mm gauge galvanised ridge caps at each apex of galvanised roofs. Flash all vents, chimneys and other upstands through roof. Line all valleys with .55mm gauge galvanised iron.
90. **DOWNPIPES:**
Position of downpipes may be altered as shown on site plan by Plumbing Contractors or Local Authority at their sole discretion.
91. **VENT AND SOIL STACK:**
Vent pipes shall be 100mm x 6mm cast iron for the first 1800mm above ground level with copper extensions or 75mm Rigid PVC for total length. Secure cast iron pipes to walls with metal screws and Rigid PVC with galvanised or PVC Stand-Off Clips. Fix wire cage.

92. **WASTES:**

Join W.C. pan to drain above the level of the floor with a spun yarn ring sealed with mastic or other approved material which will provide a non-rigid gas tight joint. Fix lavatory basin with 32mm polypropylene trap and copper or Rigid PVC waste pipes to ground level with an approved floor flange. All other wastes shall be either screwed galvanised iron, PVC or copper pipes, with polypropylene traps and cleaning eyes. Bath and wash tub wastes shall be 38mm diameter. Sink wastes shall be not less than 38mm diameter. Where waste pipes terminate this will determine position of drainage gully traps which may differ from Site Plan.

93. **COLD WATER SUPPLY:**

Lay cold water supply from point in 18mm diameter galvanised, 15mm PVC, 15mm copper, or 15mm polybutylene pipe buried not less than 300mm, take 15mm branches to bath, basin, sink and each compartment of wash tubs, W.C. flushing cisterns and to one exterior hose tap.

94. **HOT WATER SUPPLY:**

Lagg 15mm copper, or polybutylene pipe to sink; also provide lagged exhaust pipe between cylinder and ceiling where relief valves are not fitted. Provide and fix 135 litre electric hot water cylinder of approved type and manufacture, complete with lagging and galvanised iron casing. Connect copper or polybutylene expansion pipe, 15mm diameter, copper or polybutylene sludge pipe with screwed cap and 15mm copper or polybutylene branches to sink, tubs, basin and bath.

95. **TAPS:**

- (a) Taps should be chromium plated streamlined pattern of approved manufacture marked 'HOT' and 'COLD' with 15mm diameter bibs to baths; 15mm diameter pillar cocks to basin; 15mm bibcocks to tubs; 15mm stopcock to w.c. and exterior 15mm diameter brass hose tap.
- (b) Provide Topliss, Felton or approved mixer to shower.

96. **SANITARY FITTINGS:**

Fit plastic bath, and vanity unit. Fit rubber plugs and plastic gratings to all

fittings. Fix single soap recess for bath. Fix white, glazed earthenware W.C. pan and fit with double flap plastic seat and low-down flushing cistern of approved manufacture. Fix single stainless steel tub in Laundry according to Plan with hot and cold tap over.

ELECTRICIAN

97. **GENERAL:**

All installations shall be made in a sound safe practical and workmanlike manner in conformity with modern practice in accordance with the Wiring Regulations 1984 and to the satisfaction of the Local Authority. All switches and plugs shall be flush type and all cables shall be C.M.A. brand or similar approved. Internal fuse board where required by the Authority.

98. **LIGHTS:**

Provide light points with lamps and shades at positions to be arranged and provide 100 watt lamps in Living and Dining rooms and 60 watt lamps to all other points.

99. **POWER POINTS:**

Provide power points at positions to be arranged, 1400mm above floor in kitchen and 300mm above floor elsewhere.

100. **COOKER:**

Provide and fix Electric Cooker. An approved automatic stove of Builder's discretion. Install to instructions with control switch within easy reach of cooker.

101. **HOT WATER:**

Connect element and thermostat to hot water cylinder provided by Plumber. The Company guarantees the hot water element for 3 months from date of possession and will replace it free of charge if it falls within those 3 months. The manufacturer guarantees the element for 12 months from date of installation and should the element fail after 3 months from possession, then the manufacturer and NOT Universal Homes Limited should be contacted.

PAINTER

102. GENERAL:

All materials shall be the best of their kind and all work shall be performed by skilled tradesmen. Protect all work against damage and adjacent surfaces to be kept clean.

103. EXTERIOR WORK:

Prime all exterior exposed woodwork with approved primer. Follow with one undercoat. Finish with a first quality Exterior High Gloss in Owner's colour scheme restricted to three shades. Fibrolite soffit, porch, walls and Fibrolite base when applicable to be given two coats of PVA paint. Painting of corrugated iron roof where applicable is included in Contract. Fibrolite weatherboards to receive two coats Acrylic only. Block or brick bases will NOT be painted. Wrought iron handrails are NOT to be painted. Exposed subfloor beams and poles will not be painted. Tanalised timber need not be primed and may be painted, stained or oiled.

Picking out of colours or work considered by the painter to be beyond normal standard will be subject to extra charges as agreed between the Owner and the Painter before work is carried out.

104. INTERIOR WORK:

Painting of ceilings and scotia shall be with two coats ready-mixed approved matt finish except in service rooms which shall have an approved brand ready mixed gloss enamel. Prime interior work to windows, undercoat and enamel with approved brand. All interior finishing lines except scotia shall be undercoated and enamelled. Where exposed beams or rafters are involved, these shall be stained to obtain a satisfactory finish or condition that the Owner accepts without redress the finish obtained with clear varnish. Where Owner's colour schemes exceed three colours to a room or is considered by the Painter to be beyond normal standard, extra may be charged as agreed between Owner and Painter before work is carried out. Tinted ceilings are subject to extra charge. Painting interior of cupboards is not included in Contract. All interior hollow core doors to be painted. Textured ceilings will not be painted.

106. PAPER ALL WALLS:

Paper all interior walls suitable for wallpaper finish only with P.C. value \$14.00 standard roll, to be selected by the Owner. Hang papers plumb and in full lengths and widths with butt joints. Excess of P.C. sum shall be payable direct to the painter prior to commencement of paperhanging.

GLAZING

107. GLASS:

Shall be approved manufacture and shall be cut with allowance for expansion and bedded sprung and back-puttled. Glaze sashes with panes under $.56m^2$ in 510 gram sheet glass ordinary glazing quality, sashes with panes $.56$ to $1.022m^2$ in 680 gram sheet glass ordinary glazing panes over $.929m^2$ glazed with 907 gram sheet glass selected glazing quality. Glaze all Bathroom and W.C. sashes with white translucent glass. Glass louvres with 6mm cast plate glass. Glaze internal Fig 6 or 10 sliding doors and external casement doors and sidelights with 680 gram glass ordinary glaze quality. Glaze front door and sidelights and glaze back doors with selected obscured glass.

108. ALUMINIUM GLAZING:

All glazing to aluminium joinery to be carried out in compliance with manufacturer's specifications.

109. METRIC CHANGEOVER

INTERPRETATION:

Wherever it occurs within these specifications, the Builder shall not be held responsible for variation between Imperial and metric dimensions and the Builder reserves the right to substitute any material in metric dimensions in lieu of any previous Imperial dimensions.

1 4 3 4 9

1 4 3 4 9

PROPOSED RESIDENCE

LOT 3

Danube Lane

Glen Eden

DP

DATE 26 01 90

PLAN NO 232

UNIVERSAL HOMES LTD

85 AIREDALE STREET

AUCKLAND 1

PHONE 775 309

P.O. BOX 6973

WELLESLEY STREET

supplementary details

DOOR SCHEDULE

A	1980 x 810	fig 6
A	1980 x 810	fig 10
A	1980 x 810	2 fig 10
A	1980 x 810	fig 7
A	1980 x 810	fig 2
A	trip and base as shown	
A	1980 x 760	flush
B	1980 x 710	flush
C	1980 x 710	2 fig 10
C	1980 x 610	flush
D	1980 x 450	flush
E	1980 x 810	flush

SHEET A

(CIRCLE whichever is applicable)

NAME: 233

ADDRESS:

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium Low

Along
Across

W = 21 B.U.'s/m

W = 30 B.U.'s/m

E = 2 B.U.'s/m²

EARTHQUAKE ZONE: A / B C

ROOF OR BUILDING LENGTH

BL = 12.6 m

ROOF OR BUILDING WIDTH

BW = 7.9 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 106.65 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 2 x 106.65 = 213.3 B.U.'s

WIND: B.U.'s ALONG

W x BW = 21 x 7.9 = 165.9 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 30 x 12.6 = 378 B.U.'s

SKETCH PLAN (external and internal walls) :

SHEET B

1 Total B.U.'s Required	2 Wall Line		3 Wall Bracing Elements Provided				8 B.U.'s Provided	
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)		
ALONG	A	126	1	1	42	1.7	71.4	
			2	1	42	2.4	100.8	
			Sub-total					172.2
	B	70	3	1	42	2.86	120.12	
			Sub-total					120.12
			Sub-total					120.12
	C	126	4	1	42	1.7	71.4	
			5	1	42	2.4	100.8	
			Sub-total					172.2
	D							
			Sub-total					
			Sub-total					

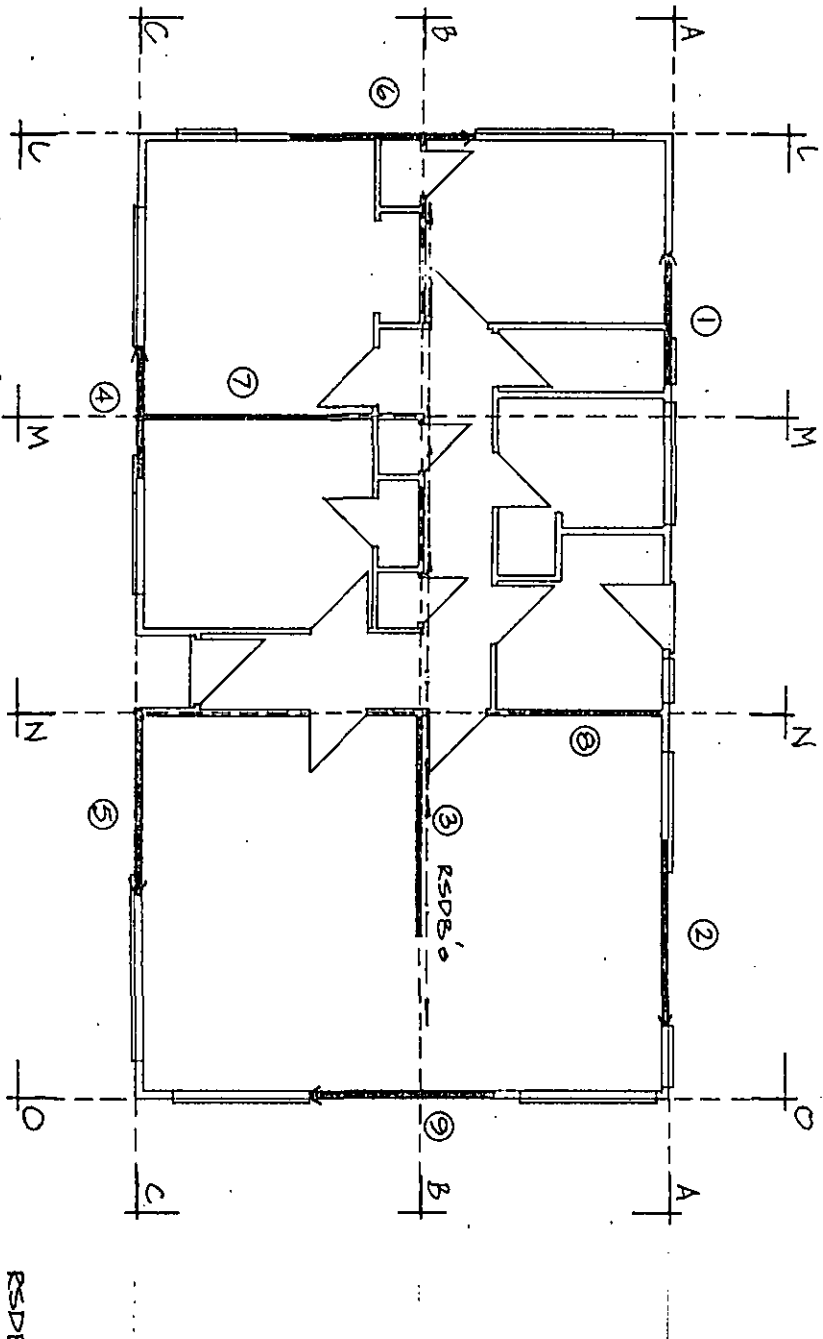
213.3	TOTAL	322.0	TOTAL	464.52
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ACROSS	L	70	6	1	42	2.4	100.8	
			Sub-total					100.8
			Sub-total					100.8
	M	70	7	1	42	2.4	100.8	
			Sub-total					100.8
			Sub-total					100.8
	N	70	8	2	62	1.7	105.4	
			Sub-total					105.4
			Sub-total					105.4
	O	70	9	1	42	2.4	100.8	
			Sub-total					100.8
			Sub-total					100.8
P								
		Sub-total						
		Sub-total						

378	TOTAL	280	TOTAL	407.8
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232/14349

Brace N°	type	length.
1		1.7
2		2.4
3		2.86
4		1.7
5		2.4
6		2.4
7		2.4
8		1.7
9		2.4



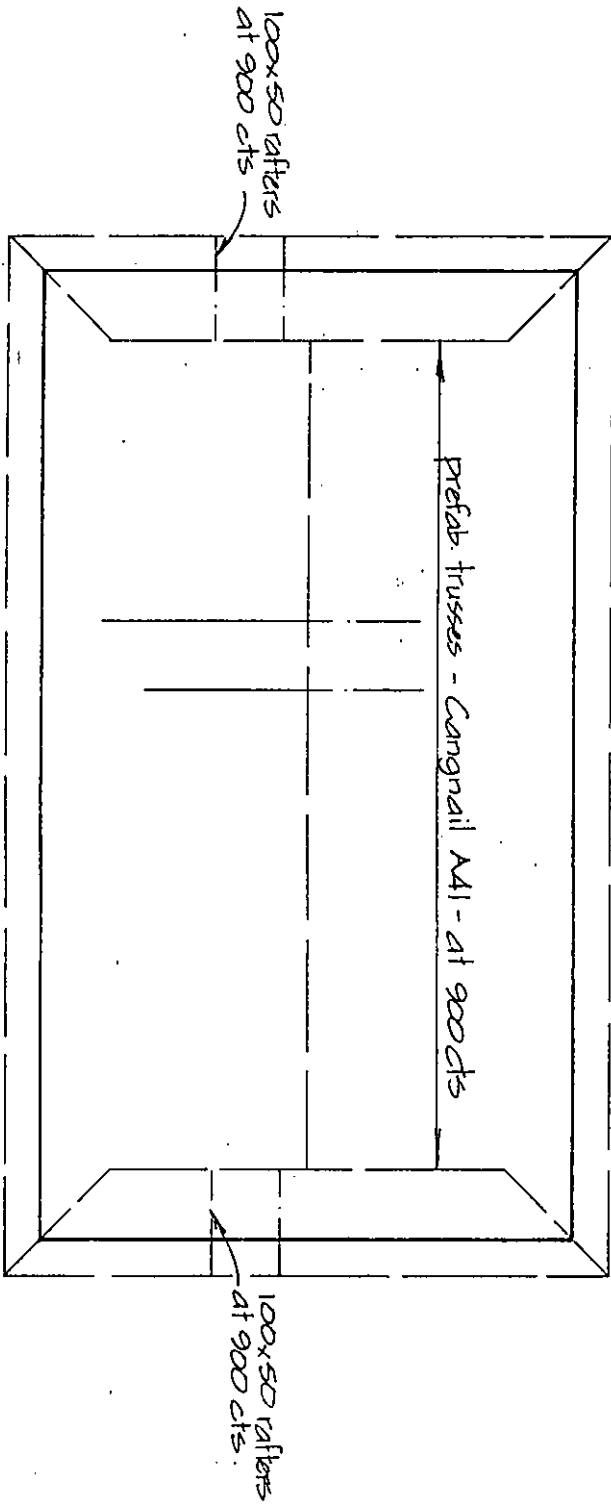
RSDB - Roof space diagonal braces.

Heavyweight roof - pitch 20° PLAN N°: M ~~232~~ / 14349

3604.11 80

LOT

LOT



Intels to comply with
truss layout manual

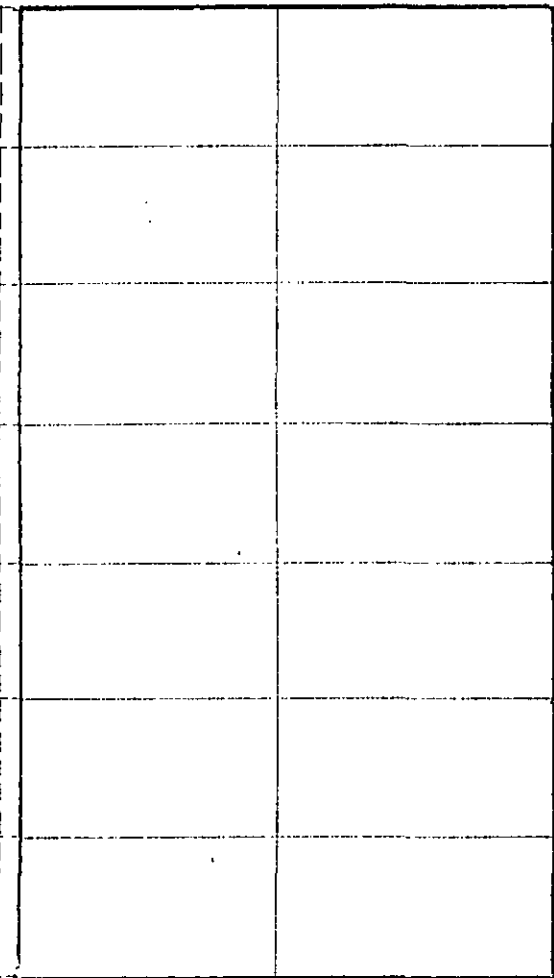
Roof layout

PLAN N°: M253/14349

26/04 11 80

352
14349

MAJQ OCS
elsshe AI
elsshe 8.1 x 2.8



230 PLAN.
14 sheets
3.6 x 1.8 sheets.

MAJQ OCS

FLOORING LAYOUT.

TUOYAJ 2M1R00JF

230 / 14349

APB

OR

OP

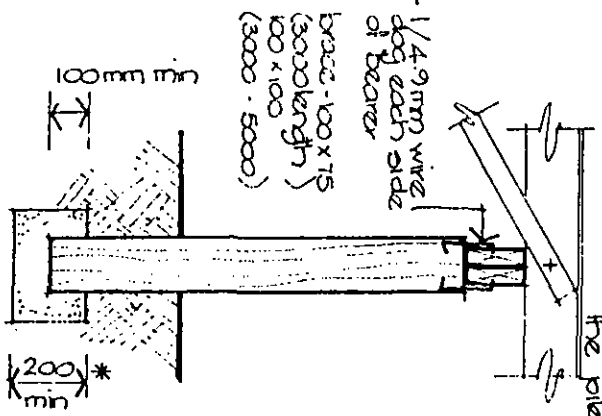
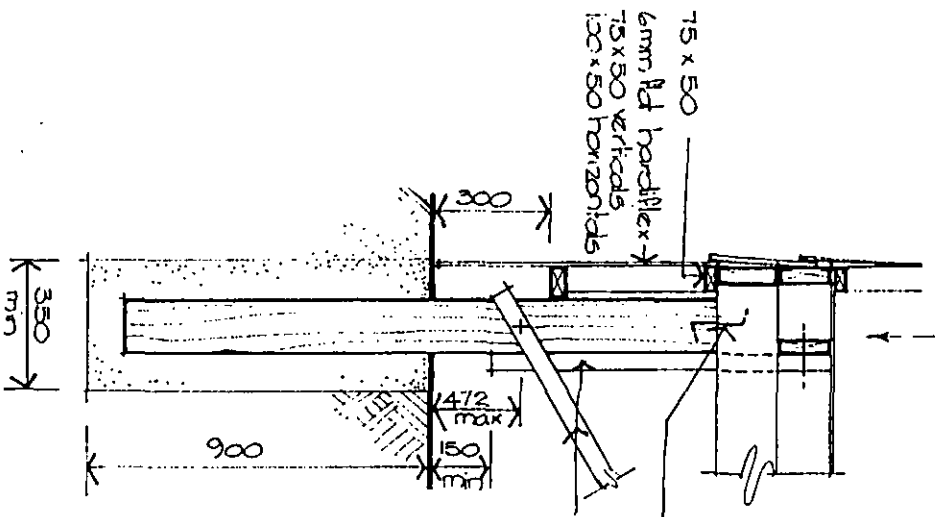
When brace is bolted to bearer or base of pile it must be up within 200mm of the c/c of the pile

AP

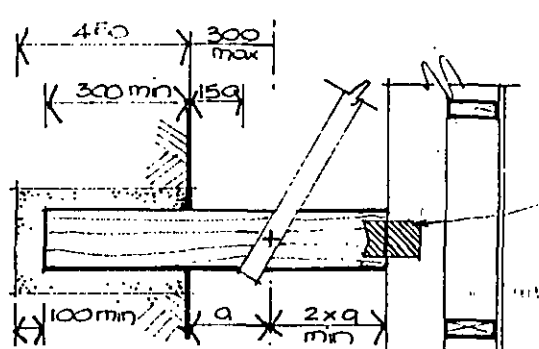
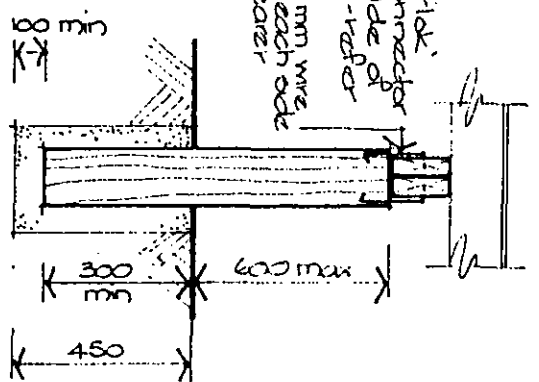
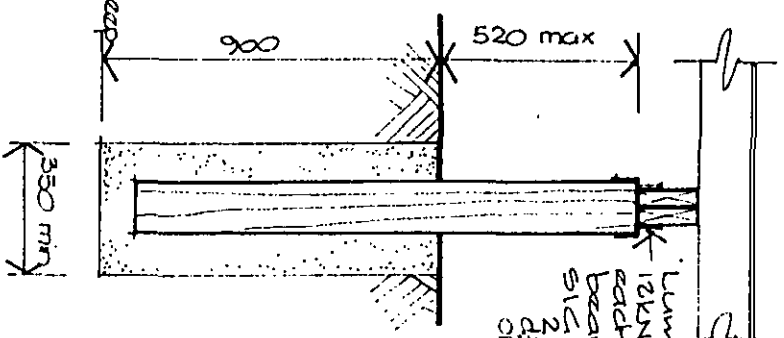
OR

C.P

B.P



* minimum of twice the distance the footing projects past the face of the pile
eg 480mm ϕ = 340mm deep



Lumber blk 12kN connector each side of bearer refer 51C

ANCHOR PILE
(for bearing pits up to 3500 tgl to III)

ORDINARY PILE

ANCHOR PILE
bearing in line with bearer only

CANTILEVER PILE

BRACED PILE

PILES
SCALE 1:20

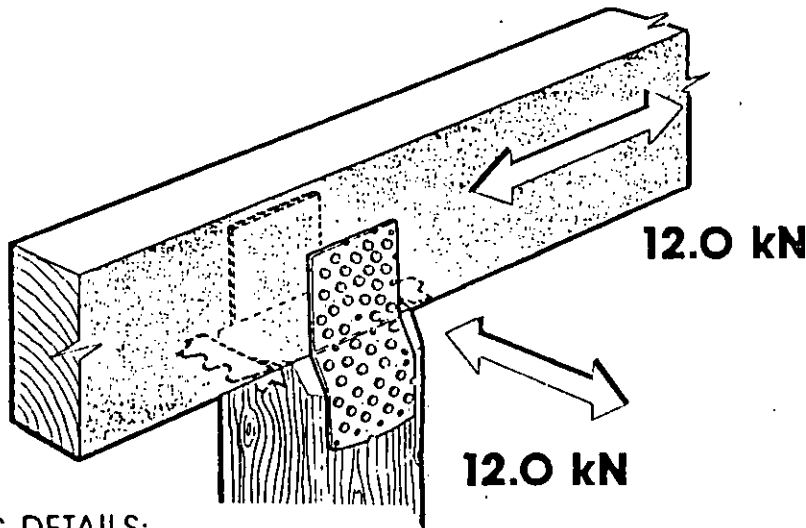
amended 18.03 S.I.F.

LO1

PLAN No 232/14347

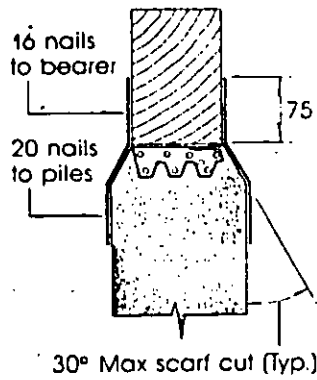
12KN PILE/BEARER CONNECTION

Complies with NZS-3604 4.5.7.1

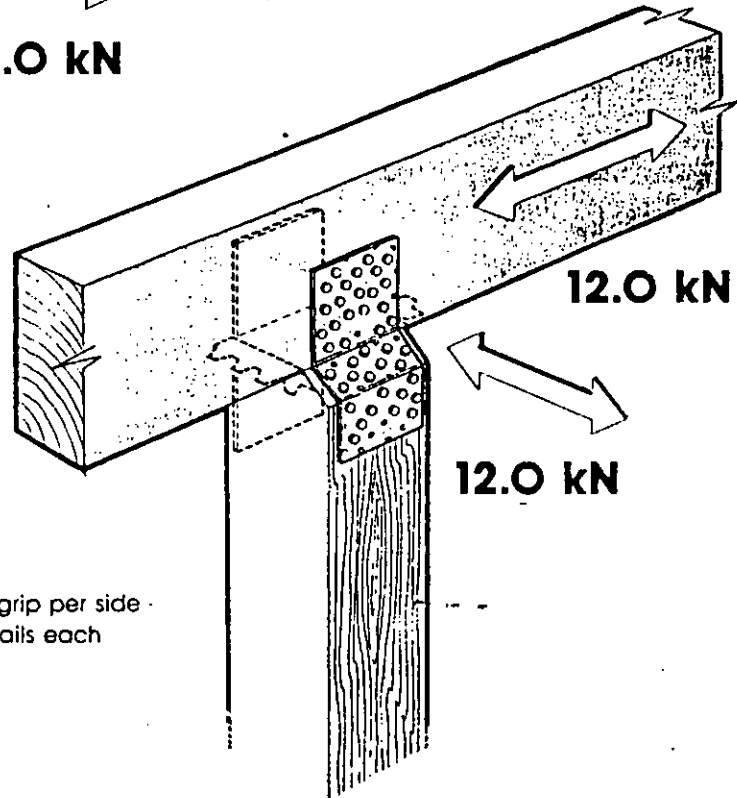
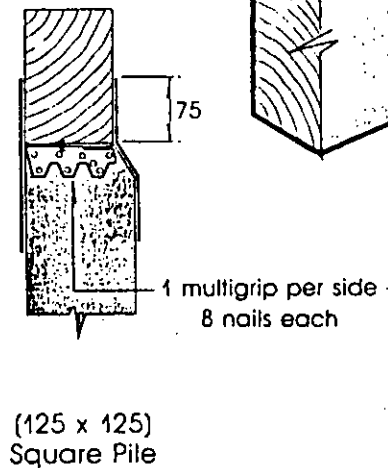


FIXING DETAILS:

Bearer sizes: 100 x 75, 100 150 x 75, 100
1mm Nailon x 200 mm lg



(140^Ø mm min.)
Round Pile



BEARER SIZE	NAILON LENGTH	PRODUCT QUANTITIES/JOINT
100 x 75, 100 150 x 75, 100	200 mm 200 mm	1mm Nailon x 200 lg — 2 Multigrrips — 2 Product Nails
200 x 100 250 x 100	240 mm 240 mm	1mm Nailon x 240 lg — 2 Multigrrips — 2 Product Nails

NAILON PLATE:

1.0mm x 110mm mild steel G350 to NZS3441. Galvanised Z300

MULTIGRIP:

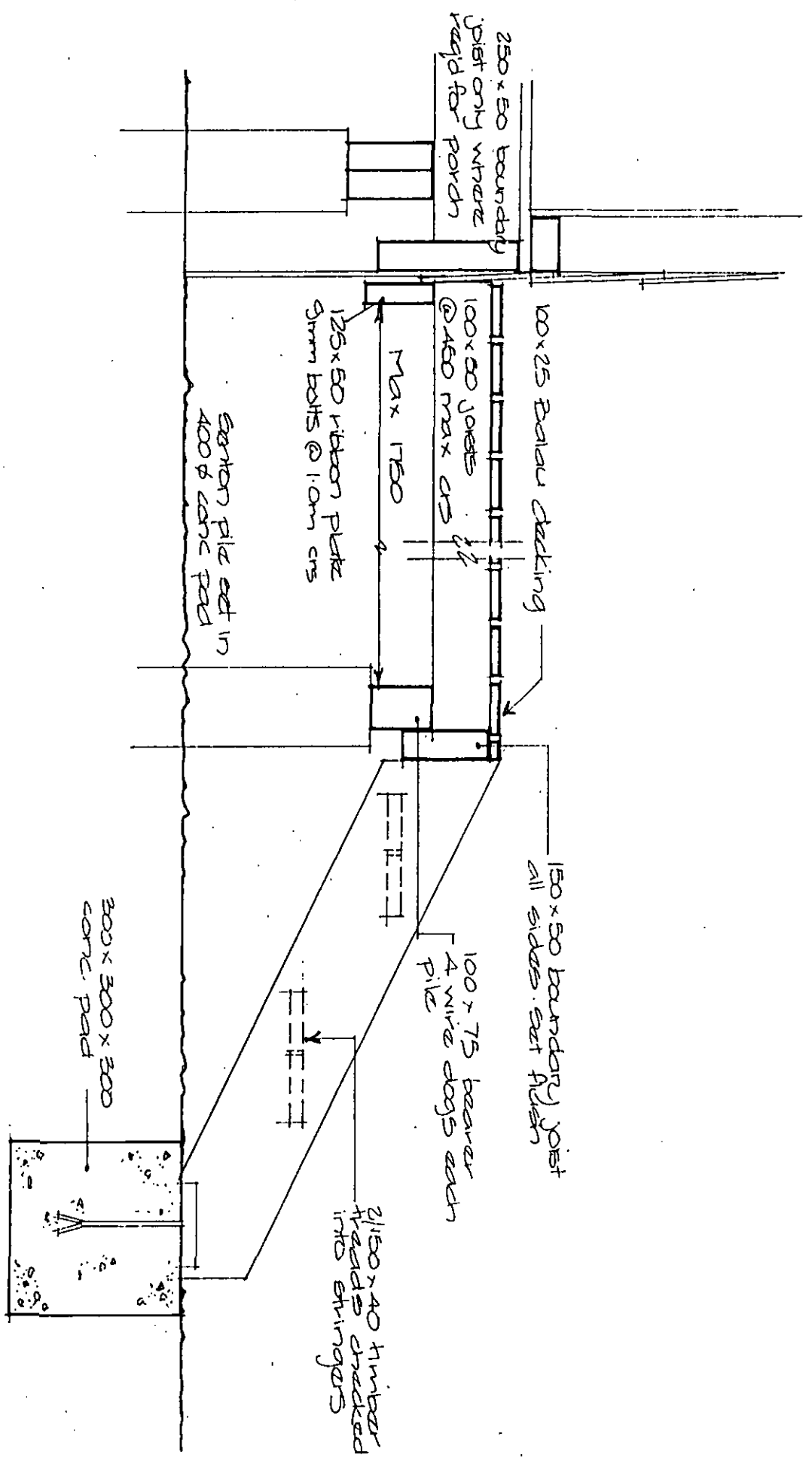
.95mm mild steel G350. Galvanised Z300.

NAILS:

LUMBERLOK Product Nails 30mm x 3.15^Ø Galvanised.

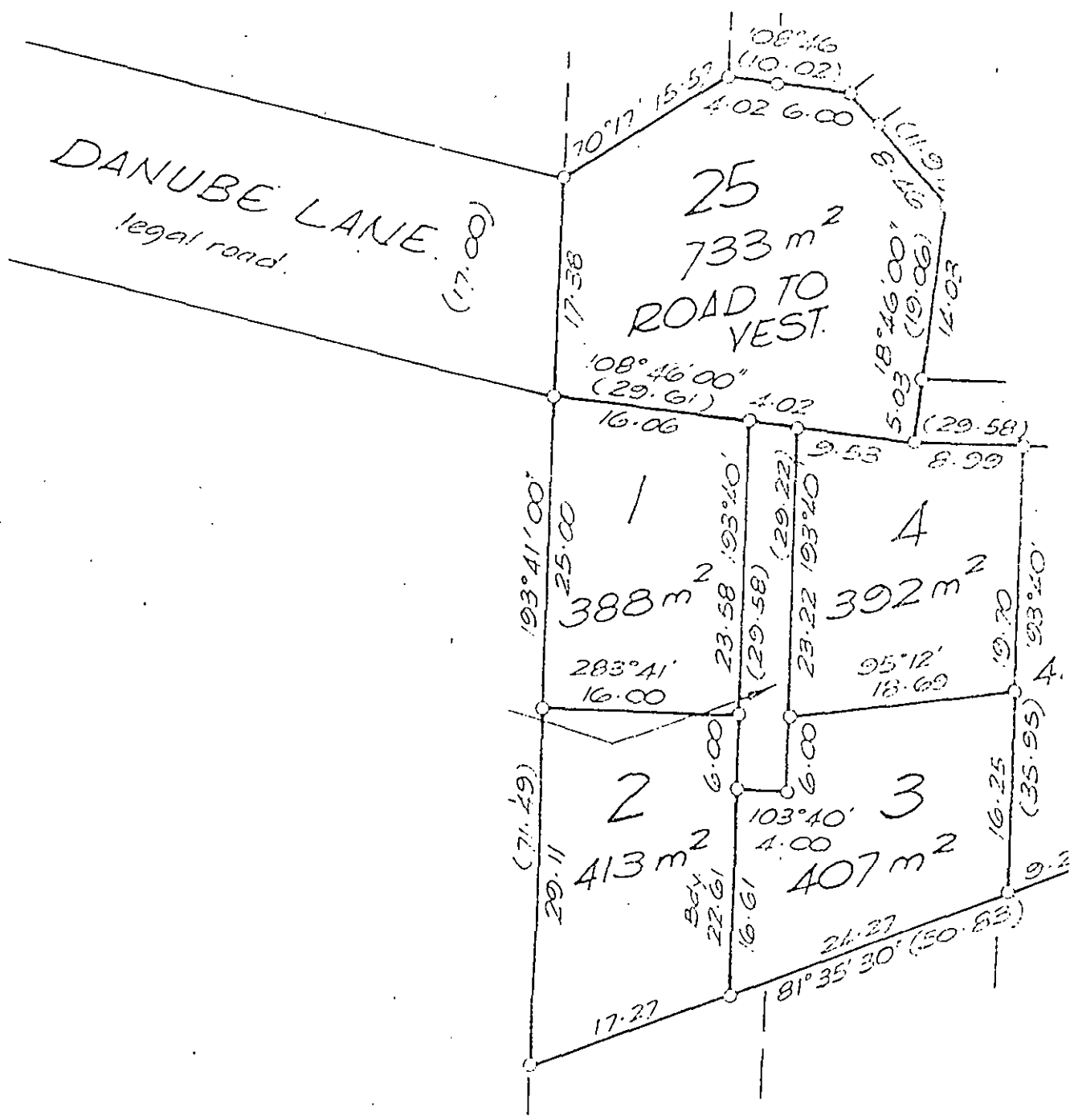
233/14349

PORCH CONSTRUCTION



T3D

Job No 232/14347



AMALGAMATION CONDITIONS

I THAT LOT 21 HEREON BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 2 TO 4 INCLUSIVE HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

232/14349

WAITAKERE CITY COUNCIL
STREET DAMAGE DEPOSIT



Date received 4/5/90

1250 7

OWNER

Name Universal Homes Ltd.

Mailing Address P.O. Box 6973
Wellesley St Auckland

Phone No. 775309.

BUILDER

Name Universal Homes Ltd.

Mailing Address P.O. Box 6973
Wellesley St Auckland.

Phone No. 775309.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED

SITE

Street No. _____

Street Name Donube lane

Town/District Glen Eden.

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 3 D.P. 137124.

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

New Dwelling

FOOTPATH CONDITION PRIOR TO ISSUE OF PERMIT

ok.

OFFICE USE ONLY

Condition at time of completion: OK

B.P. No: _____

Foreman/Inspector's Report:

The street frontage to the above property has been inspected and I recommend that the deposit paid should be refunded as follows:

- * Full Amount
- * \$..... of the deposit should be retained to cover the cost of damage. The balance being refunded.
- * Delete not applicable.

Inspector/Foreman

[Signature]

Date 30-9-90

Street Damage Deposit \$ Bond

Receipt No. 3/106

Date 7-6-90

REFUND DUE \$ _____

ACCOUNTS USE ONLY

Prepared by _____

Date _____

Checked by _____

Date cheque posted _____

Received amount above _____

Voucher No. _____

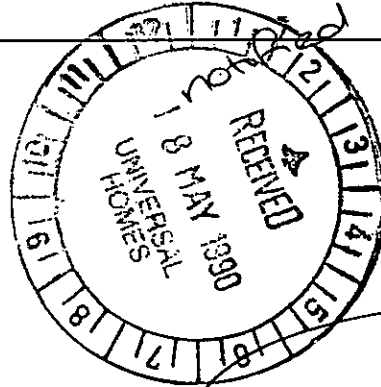
Waitakere City Council

14349

Private Bag
Henderson
Waitakere City 1231
DX 6018

Civic Centre
Waipareira Ave
Ph (09) 837-3700
Fax (09) 837-1964

16 May 1990



Universal Homes Ltd
P.O. Box 6973
AUCKLAND

90/7374

Dear Sir/Madam,

RE: LOT 3 DP 137124: 27 DANUBE LANE

Application 1450/7 is now approved and the following fees are payable.

Balance Building Permit Fee	\$210.00
Plumbing Permit Fee	90.00
Drainage Permit Fee	90.00
Water Meter Connection	305.23
Planning Check Fee	11.25
Building Research Levy	63.00

TOTAL FEES PAYABLE: \$769.48

Please present this letter, together with any enclosures duly completed, to the **Treasury Payments** between 8.45am and 4.15pm weekdays. The permit can then be uplifted from the Health and Building Department on presentation of the receipted letter. To assist Council you are requested to uplift the permit within one month of the date of this letter otherwise it will be necessary for the application to be cancelled. If you have any enquiries regarding this letter please contact the writer on extension 8889.

Yours faithfully,

Ann Rutt (Mrs)
Bylaws Clerk
For: G.W. Gillard
BUILDING CONTROL MANAGER

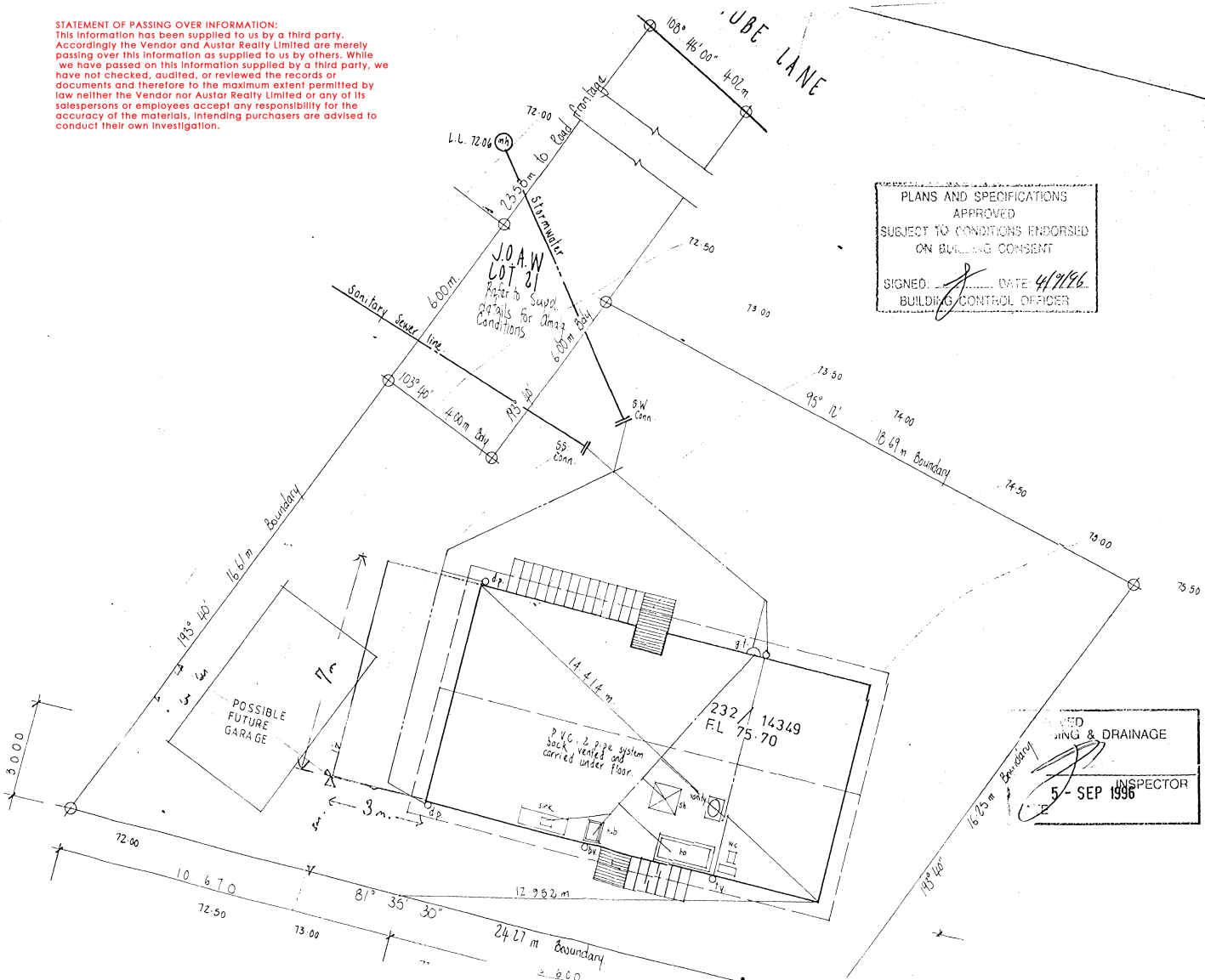
3/106 7/690 769.48

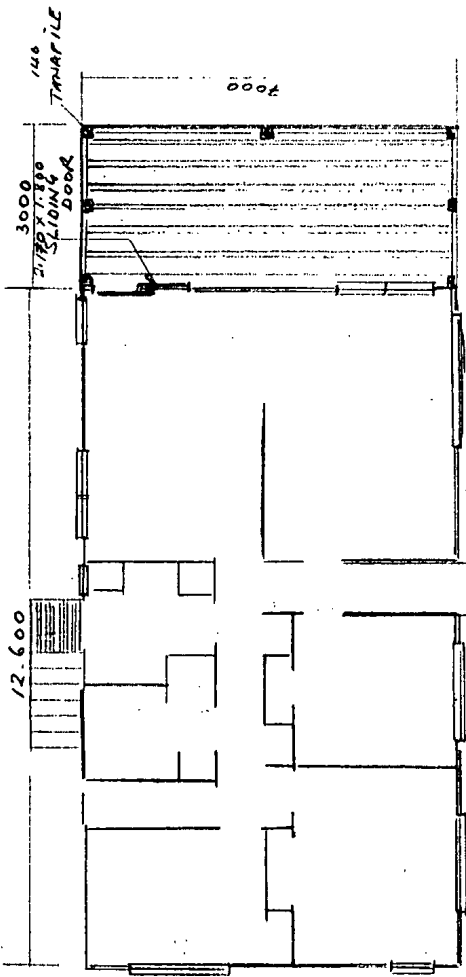
Offices at:
Glen Eden
3 Glendale Rd
Ph 818-7024
Fax 818-3830

Henderson
Alderman Drive
Ph 837-0579
Fax 837-2942

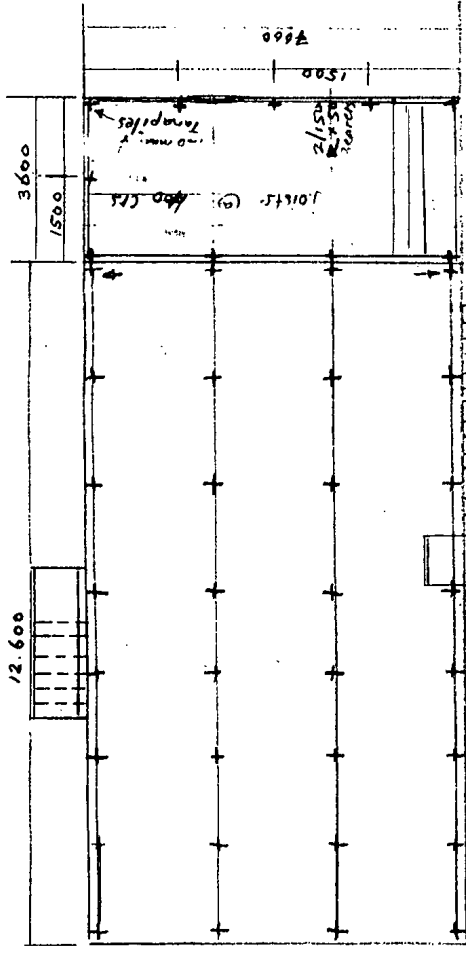
New Lynn
Memorial Sq
Ph 871-094
Fax 876-327

STATEMENT OF PASSING OVER INFORMATION:
 This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials, intending purchasers are advised to conduct their own investigation.

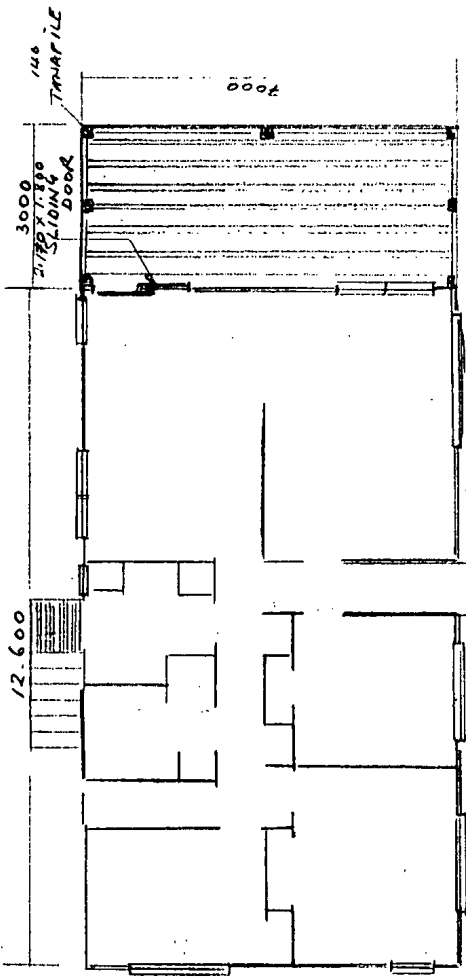




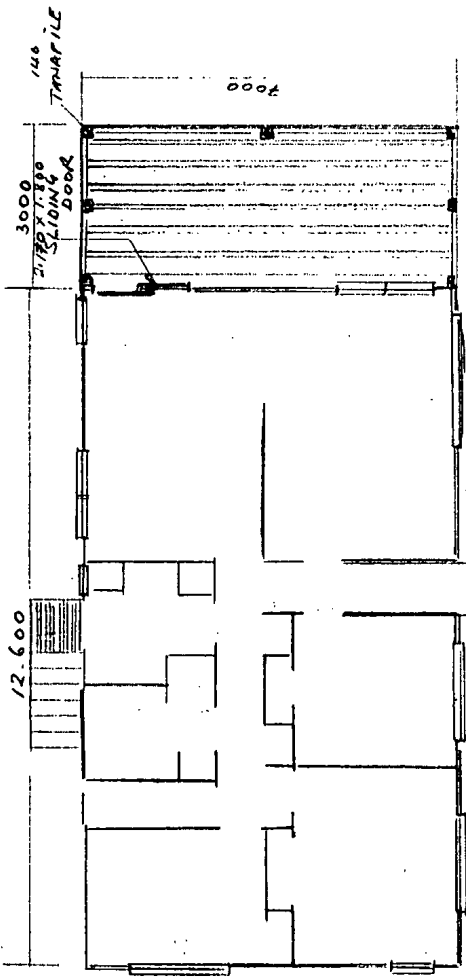
FOUNDATION PLAN



PROPOSED DECK



FLOOR PLAN



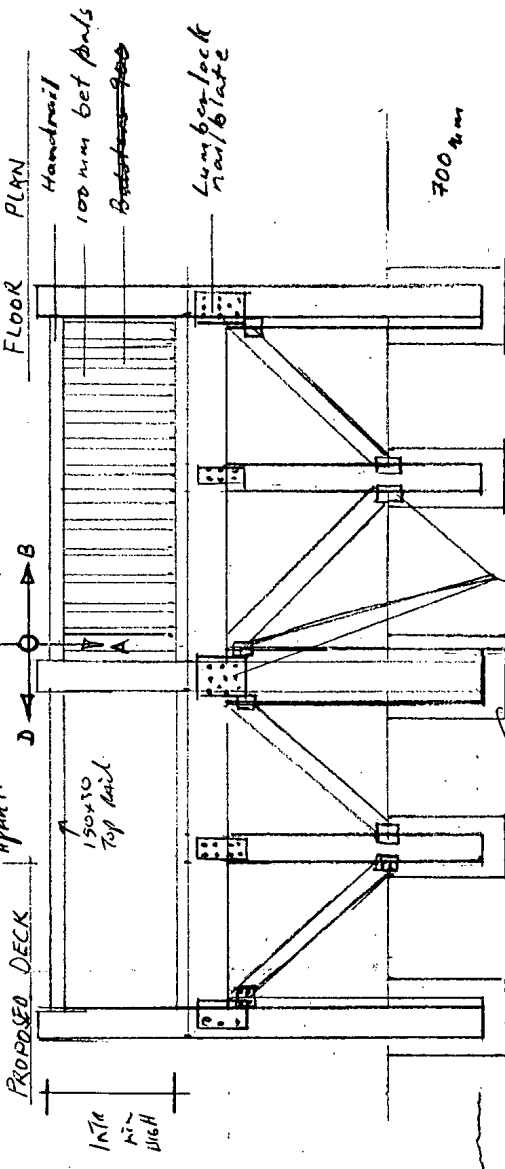
150x50 joists @ 400 c/s

APPROVED
PLANS AND SPECIFICATIONS
SUBJECT TO CONDITIONS ENDORSED
ON BUILDING CONSENT

SIGNED: *[Signature]* DATE: 4/19/76
BUILDING CONTROL OFFICER

100 by 3m H4
10 / 140 X 90 by 7m H7
12 / 120 X 120 by 3.5 H7
4 / 120 X 120 by 5 H3

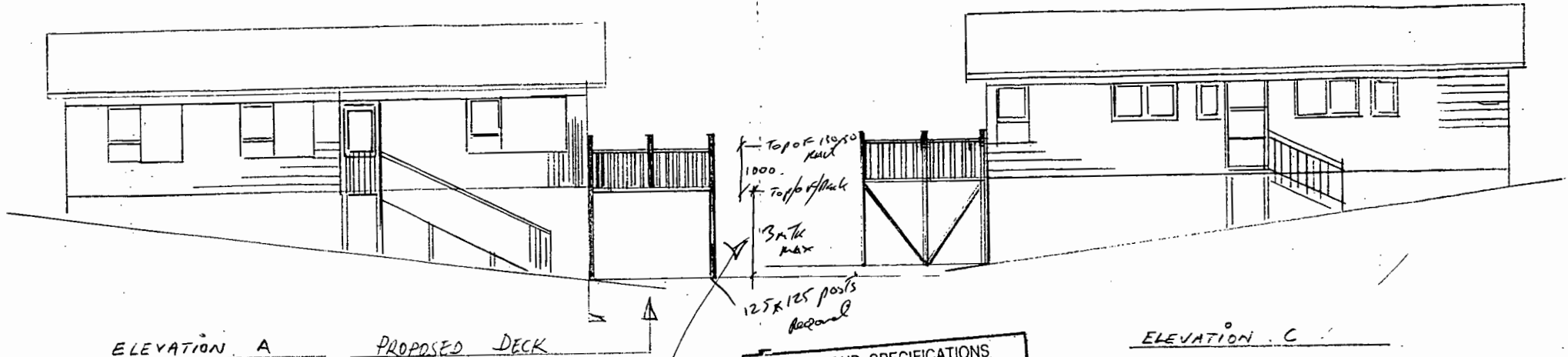
95mm Timber Deck
Handrail to comply with NZBC 1991
SECTIONS B1 & F4



Piles
Scale 1:20

ALL work to comply
WITH NZBC 1991
& NZS 3604 1990

SHEET		NO. 1.	
DRAWN	CHECKED	SCALE	SERIES OF
F. Serravallo		1:100	REF
TRACED	DATE		

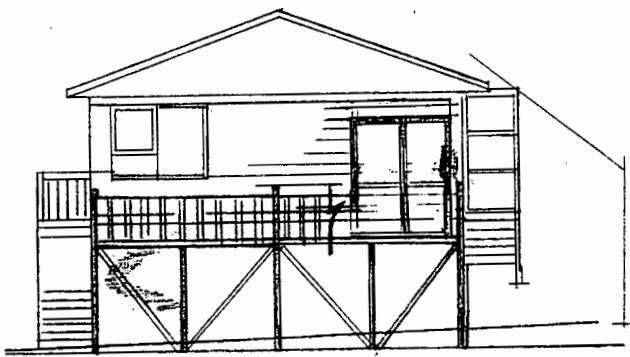


ELEVATION A PROPOSED DECK

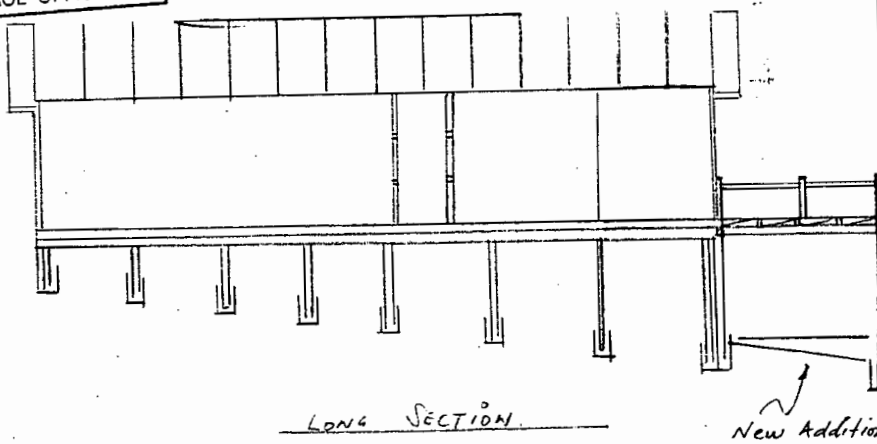
ELEVATION C

PLANS AND SPECIFICATIONS APPROVED
 SUBJECT TO CONDITIONS ENDORSED ON BUILDING CONSENT
 SIGNED: *[Signature]* DATE: 4/9/76
 BUILDING CONTROL OFFICER

* Not to Scale



ELEVATION B



STATEMENT OF PASSING OVER INFORMATION:
 This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials, intending purchasers are advised to conduct their own investigation.

F. Seaman-Tata			SHEET
			N ^o 2.
DRAWN	CHECKED	SCALES	SERIES OF
TRACED	DATE	1:100	REF

FIELD INSPECTIONS

BUILDING		BUILDER PHONE:	MASON REG NO. (if applicable):	
Type	Date	Comments	OK	Signature
Foundation				
Prefloor				
Bond Beam				
Prelne				
Misc	11/14/98	NO. wrong plans given for inspection so unable to check construction as per plan.		
Misc		Also (1) no footing inspection recorded but error is to expose to soil footings to show they are as per plan.		
		(2) Replace Braces with 100x75 Bolted to piles		
		(3) Coach screws to ribbon plates.		
		(4) J-Box hangers to Braces (checked over) also per required to check size of all tubes used in construction.		
		(5) Horizontal to be upgraded to comply with NBC.		
Final				

PLUMBING		PLUMBERS NAME	PLUMBERS REG. NO:	
Type	Date	Comments	OK	Signature
Conc. Floor				
Prelne				
Cylinder				
Misc				
Final				

DRAINAGE		DRAINLAYERS NAME	DRAINLAYERS REG. NO:	
Type	Date	Comments	OK	Signature
Sewer/ S/Water				
Septic Tank				
Eng Cert				
Drain Plan		Confirm as built plan received		
Misc				
Final				

BUILDING CONSENT NO: 96/3113

Project Information Memorandum No: 96/3113

Section 35, Building Act 1991
WAITAKERE CITY COUNCIL

ISSUED BY

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

APPLICANT	PROJECT
Name: F PERELINI Mailing Address: C/-S FAHPAIA 3218 GREAT NORTH RD NEW LYNN	All <input checked="" type="checkbox"/> Stage No X of an intended stages of: New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
PROJECT LOCATION	Intended Use(s) (in detail): SITE BUILDING & ERECT DECK Intended Life:
Street Address: 27 DANUBE LN GLEN EDEN	Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as _____ years Demolition <input type="checkbox"/> Estimated Value: \$ 1,500.00
LEGAL DESCRIPTION	Signed for and on behalf of the Council: Name: <i>B Jackson</i> TECHNICAL CLERK BUILDING CONTROL Position: _____ Date: / /
Property Number: Valuation Roll Number: 33660-036-00 Lot: 3 DP: 137124 Section: Block: Survey District:	The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE
COUNCIL CHARGES	

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

This building consent is issued subject to the conditions specified in the attached pages, headed "Conditions of Building Consent No 96/3113".

CONDITIONS OF BUILDING CONSENT 96/3113

The above Building Consent has been approved today subject to the following conditions:-

1. To notations on plans.
2. The applicant shall take all steps necessary to avoid damaging the street, footpath or verge area and shall reinstate any damage to those areas to the satisfaction of Council.
3. Where one is not already constructed, the owner shall construct to a standard satisfactory to Council a vehicle crossing between the carriageway and the owner's land.

When excavating for the crossing the owner shall take all steps necessary to avoid damaging Council's watermain, which is generally located in the berm area with 450mm minimum cover. Where more than 250mm is being excavated the depth and location of the watermain should be confirmed by hand digging prior to commencement of excavation. (For further information please contact Council on phone 836-8045). In the event of any damage to the watermain the cost of any repairs will be charged to the owner.

4. Subject to the certificate attached in respect to the Resource Management Act 1991. Issued pursuant to Section 35(1A) of the Building Act 1991.

Waitakere City Council



RESTRICTIONS ON IMPLEMENTING BUILDING CONSENT

Section 35(1A), Building Act 1991

Certificate Issued by **WAITAKERE CITY COUNCIL**

Building Work Authorised by Building Consent No. 96/3113

in respect of building work at
Street address: 27 Danube Lane, Glen Eden.

Legal description: Lot 3, DP 137124

is also required to have the following authorisation under the Resource Management Act 1991.

A Resource Consent pursuant to Section 88 of the Resource Management Act 1991.

Until that authorisation has been obtained [*Cross the applicable box*]:

- No building work to which the above building consent relates may be undertaken.
- Building work to which the above building consent relates may be undertaken only to the extent specified in the attached pages headed "Building work to which Building Consent No. Relates and Which May be Undertaken Before Authorisation under the Resource Management Act has been Obtained."

Failure to observe the restrictions of this certificate may result in enforcement proceedings under the Resource Management Act 1991.

Signed for and on behalf of the Council:

Name: *[Signature]*

TECHNICAL CLERK
BUILDING CONTROL

Position: Date /

Private Bag 93109
Henderson
WAITAKERE CITY
NEW ZEALAND

Civic Centre
6 Waipareira Avenue
WAITAKERE CITY
NEW ZEALAND

Telephone (64) (09) 836 8000
Facsimile (64) (09) 836 8001
DX CX 10250 Auckland Mail Centre
Internet: waitakere.govt.nz

Address all correspondence
to the Chief Executive Officer

Note to Applicant

Building Consent No. 96/3113

You have been issued a consent which is subject to restrictions imposed on a 'Section 35 Certificate'.

In order to comply with the requirements of the Resource Management Act you will need to do the following:-

The following Rule in the Proposed Waitakere City District Plan (1995) appears to be infringed:

Building Location - Privacy/Amenity - (Discretionary Activity)

Living Environment Rule 8.1(a) residential building located and designed so that, any "deck" or "terrace" is separate by a minimum of 6.0 metres from the site boundary (copy of Rule and assessment criteria attached).

In order to meet compliance with the Rule above either:-

1. Amend plan to comply.
2. Obtain affected parties/neighbours consent (blue form/s enclosed) site plan to be signed also. (Where that portion of the deck is within the 6.0m yard) - two neighbours affected. Complete Resource Consent application form enclosed, and fee of \$56.25 if all information can be obtained.
3. Screening (trees, planting etc.) to be provided either on the boundary's to a height of 3 metres, or trellis to a height of 1.5m on the deck.

Upon fulfilling the above criteria please forward information to Regulatory Services, planning resource Management (Ext.8013).

PROJECT INFORMATION MEMORANDUM NO:

96/3113

Section 31, Building Act 1991

ISSUED BY

WAITAKERE CITY COUNCIL

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

<p>APPLICANT</p> <p>Name: F PERELINI Mailing Address: C/-S FAHPAIA 3218 GREAT NORTH RD NEW LYNN</p>	<p>PROJECT</p> <p>New or Relocated Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/></p> <p>Intended Use(s) (in detail): SITE BUILDING & ERECT DECK</p> <p>Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Specified as _____ years</p>
<p>PROJECT LOCATION</p> <p>Street Address: 27 DANUBE LN GLEN EDEN</p>	<p>This is:</p> <p><input type="checkbox"/> Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent.</p> <p>Not yet applied for <input type="checkbox"/></p> <p>No: attached <input type="checkbox"/></p> <p><input type="checkbox"/> Notification that other authorisations must be obtained before a building consent will be issued.</p> <p><input type="checkbox"/> Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.</p>
<p>LEGAL DESCRIPTION</p> <p>Property Number: Valuation Roll Number: 33660-036-00 Lot: 3 DP: 137124 Section: _____ Block: Survey District:</p>	
<p>COUNCIL CHARGES</p> <p>The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the tax invoice are \$ 0.00</p> <p>ALL FEES ARE G.S.T. INCLUSIVE</p>	

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

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

Signed for and on behalf of the Council:

Name: _____

[Signature]
**TECHNICAL CLERK
BUILDING CONTROL**

Position: _____

Date: 12/9/96

PROJECT INFORMATION MEMORANDUM

PIM NO: 962/113 SITE ADDRESS: 27 DANUBE GANE, GCEN EDEN

LEGAL DESCRIPTION: LOT 3 DP137124

PLANNING

Proposed District Plan Controls:

Natural Area: General

Natural Landscape Element/s: N/A

Human Environment: Living

Heritage, Designation or Scheduled Site Notation: N/A

Road Hierarchy: Local

Natural Hazards Classification: utba

Impact on Waahi Tapu?: utba

Archaeological Site?: utba

Operative District Plan Controls:

Zoning: Residential 2

Site Designated Stability Sensitive: YES (NO)

Site Designated Flood Sensitive: YES (NO)

Land Use Consent Required: YES/NO/ALREADY GRANTED/BEING PROCESSED/UNABLE TO BE ASCERTAINED

Land / Building classification by Statutory Organisation:

Any Other Requirements:

BUILDING

High-tension electricity transmission lines clearance required: YES NO

If yes: ~~Power New Zealand / Electrix~~

Hazard Register: No Visible Hazards

PLUMBING AND DRAINAGE:

Existing foulwater drains: YES / NO

Existing stormwater drains: YES / NO

Sanitary Sewer: YES / NO

If no state any disposal requirements:

Stormwater Sewer: YES / NO

If no state any disposal requirements:

Auckland Regional Council Sewer clearance required: YES / NO

Auckland Regional Council Bulk Watermain clearance required: YES / NO

HEALTH/DANGEROUS GOODS

Hazardous contaminants present (if known) YES / NO

If yes, state any requirements:

DRAINAGE ENGINEER

Requirements for building over or adjacent to Council sewer: YES / NO

If yes: See attached sheet

DEVELOPMENT ENGINEER

Subdivision requirements:

Fire fighting requirements:

Roading requirements:

MISCELLANEOUS REQUIREMENTS



Waitakere City Council

Refer: Mr (Regulatory Services)
Extension No. (Civic Centre)

18-9-96

S. Facpaia
3218 Great North Road
New Lynn

Dear Sir/Madam

RE: SECTION 35 CERTIFICATE

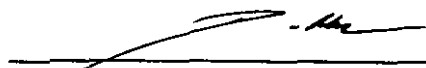
BC: 96/3118

ADDRESS: 27 Dambe Lane, Aken Eden

The planning requirements of the Section 35 Certificate have now been met. You may commence building work subject to uplifting the Building Consent.

Subject to compliance with the ^{No 2220}
conditions of Resource Consent granted
18/9/96 pursuant to S.104, 105 & 108
of the Resource Management Act 1991.

SIGNED:



(David Maki Planning Officer)

For: ~~P D Reaburn~~

~~PLANNING MANAGER~~

DATE: 18-9-96

Waitakere City Council



Refer: Mr D Makani (Regulatory Services)
Extension No. 8353 (Civic Centre):

11-9-96

S. Faapaia
3218 Great North Road
New Lynn

"Planning 2"

Dear Sir/Madam

BCA NO: 96/3113 - 27 Danube Lane, Glen Eden - (erect a deck)


The plans and information submitted with your building consent application have been checked by Council's Planning Officers in order to determine whether the project complies with the requirements of the District Plan. I have to advise you that Council's planning requirements have not been satisfied. Details of the problem areas are indicated on the attached schedule.

Although your project cannot at this stage satisfy town planning requirements, the Building Act 1991 requires Council to issue a building consent irrespective of any outstanding planning requirements, subject to a certificate issued under Section 35 of the Building Act. The certificate may require that construction work cannot commence until Council is assured that your project can meet the requirements of the District Plan, or until a resource consent has been granted under the provisions of the Resource Management Act 1991. If a resource consent is necessary, this may take up to 20 working days to process.

Please read the attached schedule carefully so that you are quite sure what work you will or will not be able to commence. If the schedule requires additional amended information to be submitted you may be able to provide this for approval and resolve the planning matter(s) prior to Building Consent issue.

You should also be aware that other sections of Council may have requirements that need to be satisfied before a building consent can be issued.

Yours faithfully


David Makani
Planner
For: P.D. Reburn
PLANNING MANAGER

Private Bag 93129
Henderson
WAITAKERE CITY
NEW ZEALAND

Civic Centre
Waiwera Avenue
WAITAKERE CITY
NEW ZEALAND

Telephone (64) (9) 830 8000
Facsimile (64) (9) 830 8011
DX CK 10250 Auckland Mail Centre
Internet: waitakere.govt.nz

Address all correspondence
to the Chief Executive Officer

STRUCTURAL CHECK REPORT

RESIDENTIAL OR MINOR BUILDING WORKS

BUILDING SURVEYOR'S PROCESSING SHEET

BUILDING CONSENT APPLICATION NO: 96/3113

CALCULATIONS AND PRODUCER STATEMENT CHECK

Each of the items must be checked and the box ticked:

Site not stability sensitive

Calculations provided

Producer Statement provided (see note)

Producer Statement signed by Registered Engineer

Calculations cover all work on drawings requiring design

Note: If a producer statement is not offered Council cannot request one.

I recommend that the application be APPROVED subject to the following conditions:

Signed: _____
(Building Surveyor)

Date: _____

WAITAKERE CITY COUNCIL

PRIVATE BAG 93109 HENDERSON
WAITAKERE CITY
PH 838-8000

APPLICATION FOR BUILDING CONSENT

(Attach all relevant documents in duplicate)

APPLICATION NUMBER

96/3113

PART A

Complete in all cases

OWNER		CONTACT (If not owner)	
Name: <u>FUAFANUA PERELINI</u>		Contact Name/Company: <u>FAPAIA S. (Builder)</u>	
Postal Address: <u>27 DANUBE LANE</u> <u>GLEN EDEN</u>		Postal Address: <u>3218 GT Nth Rd</u> <u>NEW LYNN</u>	
Phone Number: <u>8130143</u>		Phone Number: <u>8277229</u>	
Fax Number: _____		Fax Number: _____	
PROJECT LOCATION		LEGAL DESCRIPTION	
Number: <u>Lot 3 No. 27</u>		Valuation Number: <u>33660-036-00</u>	
Street: <u>DANUBE LANE</u>		Lot: <u>3</u> Df: <u>137124</u>	
Locality: <u>GLEN EDEN</u>		_____	
PROJECT			
Proposed Work: <u>SITE BUILDING ^{NEW} DECK</u>			
Estimated Value: \$ <u>1500</u> (GST Incl)		No. of Dwelling Units: _____	
Floor area of proposed work: <u>21.5 sq mtr</u>		No. of Storeys: _____	
Intended Life: Indefinite but not less than 50 Years <input type="checkbox"/> or specified as _____ Years.			
New Building <input type="checkbox"/> Relocated building <input type="checkbox"/> Additions/Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>			
Stages: All <input type="checkbox"/> or stage No. _____ of an intended _____ Stages			
Do high-tension electricity transmission lines cross the property? Yes/No			
Will any second-hand materials be used? Yes/No			
OFFICE USE ONLY			
CHARGES		CATEGORY <u>2</u>	
The Council's charges payable on the making of this application are:		Plan Processing Fee: B1 <u>75</u>	
\$ <u>105-00</u> Receipt No: <u>61904</u>		Planning Check Fee: PL 3 <u>20</u>	
Date: <u>28-8-96</u>		PIM Fee: B9 <u>10</u>	
This application will not be processed until the Application Fee is paid		TOTAL <u>105</u>	

Application for Building Consent only, in accordance with Project Information Memorandum No.....

Application for Building Consent and Project Information Memorandum.

PART B: PROJECT DETAILS

(Complete Part B only if you have NOT applied separately for a project information memorandum).

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

- Location in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- Provisions to be made for vehicular access, including parking.
- Provisions to be made in building over or adjacent to any road or public place.
- New provisions to be made for disposing of stormwater and wastewater.
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
- New connections to public utilities.
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris and disconnection from public utilities, and suppression of noise.
- Details of any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C: BUILDING DETAILS

Complete Part C in all cases

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate).

- The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
 - Building certificates
 - Producer statements
 - References to accreditation certificates issued by the Building Industry Authority
 - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction.

PART D

Complete as far as possible in all cases
(Give names, addresses and relevant registration numbers if known)

DESIGNER

Name: FAAPAI - SEUMANUTAPA.
Address: 3218 ST Nth RD NEIN LYNN

BUILDER

Name: FAAPAI - SEUMANUTAPA.
Address: 3218 ST Nth RD N. LYNN.

ENGINEER

Name: Reg. No.
Address:

DRAINLAYER

Name: Reg. No.
Address:

PLUMBER

Name: Reg. No.
Address:

GASFITTER

Name: Reg. No.
Address:

ELECTRICIAN

Name: Reg. No.
Address:

CERTIFIER

Name: Reg. No.
Address:
Certifying:

PART E: COMPLIANCE SCHEDULE DETAILS

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE
(complete Part E1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Automatic sprinkler systems or other systems of automatic fire protection.
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- Emergency warning systems for fire or any other dangers.
- Emergency lighting systems.
- Escape route pressurisation systems.
- Riser mains for fire service use.
- Any automatic back-flow preventer connected to a potable water supply.
- Lifts, escalators or travelators or other similar systems.
- Mechanical ventilation or air conditioning system serving all or a major part of the building.
- Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code.
- Building maintenance units for providing access to the exterior and interior walls of buildings.
- Such signs as are required by the building code in respect of the above mentioned systems.
- None of the above.

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE
Complete Part E2 only if the building contains one or more of the systems listed in Part E1

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Means of escape from fire.
- Safety barriers.
- Means of access and facilities for the use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975.
- Hand-held hoses for fire fighting.
- Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

The information collected in this form is required under provisions of the Building Act 1991 to process this application for Building Consent.

This information forms part of the Council's record relating to the property and will be held for at least the life of the building to which it relates. The information is freely available upon request to any person who so wishes to inspect Council's record except for those plans marked confidential pursuant to S.27 of the Building Act 1991.

Personal information relating to the applicant/owner, the project and the property contained in this form will be used as part of statistical information produced by Council which is provided to Valuation NZ and Statistics New Zealand and is also available, for a fee, to any person upon request from the council.

Signed by or for and on behalf of owner:

F. Seamanutya

Position: *Builder*

Date *27th Aug 96*

CHECK-LIST BUILDING CONSENT APPLICATIONS

(Category 2, 3 and 4 buildings)

1. APPLICATION FORMS

[1.1] **Building Consent Application:**

An application form must be completed by the applicant and signed by the owner or authorised agent. All items on the application form are to be completed.

[1.2] **Swimming Pools:**

An application for 'Registration of Swimming Pool for Compliance of Pool Fencing' is to be completed and signed by the owner or authorised agent.

[1.3] **Second-hand Buildings/Materials:**

Where it is proposed to re-locate a second-hand building or incorporate second-hand materials into a building an 'Application for Inspection of Second-hand Minor Buildings' or an 'Application for Inspection of Second-hand Materials' form must be completed and signed by the owner or authorised agent and included (together with the specified fee) with your application for building consent.

Note: If the building/materials are located outside the Waitakere City boundary it will be necessary to obtain a report and photographs from a building consultant, clerk of works or the territorial authority (council) controlling the area where the building/materials are located. This report and photographs must be submitted with your application for building consent.

2. SITE AND DRAINAGE PLANS

Two copies of site and drainage plans are required, drawn in ink, to a scale of 1:100 or 1:200. Rural sites may be drawn to a smaller scale provided a further partial site and drainage plan showing the proposed building area to a scale of 1:100 is submitted. Cross-lease sites must show the entire site.

[2.1] Entire site to be shown with all boundary dimensions stated.

[2.2] Any existing buildings on the property are to be shown and marked 'Existing' and designated e.g. Existing Shed, Existing House.

[2.3] All proposed building work to be shown and dimensioned from boundaries and adjacent buildings and marked 'Proposed' or hatched or highlighted in colour to clearly distinguish the proposed building work from existing and designated e.g. Proposed Garage, Proposed Deck.

[2.4] Position of sanitary and stormwater sewers to be shown including manholes and drainage connections.

[2.5] Layout of existing and proposed sanitary and stormwater drainage to be shown. Where applicable position of septic tank and effluent disposal trenches; cess-pits in driveways/parking areas; and retaining wall relief drains and silt traps to be shown.

[2.6] Where effluent disposal is by means of a septic tank and the proposed work involves the addition of bedroom space or additional sanitary fittings a report from a registered engineer with competence in public health engineering must be submitted demonstrating that the existing system is capable of receiving the additional effluent that will result.

[N] [2.7] Details of land contours. The slope of your property both lengthways and across needs to be shown on the site plan. This can be done by:-
Deck only
EITHER Contour lines at 1.0m increments.

OR Spot levels at building corners, site corners and on the site boundaries opposite the building corners.

Floor level/s to be stated in relation to the levels shown.

[φ] [2.8] Auckland Regional Council sewers and water mains. Buildings proposed within 10.0 metres of any ARC sewer or water main requires approval from Watercare Services Limited. This approval will need to be included with your application for building consent.

3. DRAWINGS AND SPECIFICATIONS

Two copies of working drawings and specifications are required. All dimensions to be in metric. Drawings to be drawn in ink to a scale of 1:100 or 1:50.

[✓] [3.1] Sub-floor plan showing size and spacing of all sub-floor members including position of braces. Sub-floor bracing calculations to be provided.

[✓] [3.2] Floor plan showing room layout and designation. For additions/alterations the whole floor plan to be shown as well as the proposed work. Details of wall bracing to be shown on floor plan and wall bracing calculations provided.

[✓] [3.3] Provide elevations of all external walls of proposed work. For additions/alterations the whole wall to be shown. Location of wall braces in external walls to be shown on elevations.

[N] [3.4] Roof plan showing size and spacing of all roof members. Roof bracing to be shown.

[✓] [3.5] Cross-section/s required detailing all aspects of construction. More than one cross-section may be required to fully demonstrate all details. Deck construction, handrails and barrier infill details to be included.

[N] [3.6] Stairs to be detailed to demonstrate compliance with the NZ Building Code including stair layout, pitch, riser, and tread size, handrail/baluster details and fixing, and, where applicable, slip resistant features.

[✓] [3.7] Specifications to be provided. For small projects the specification may be detailed on the plans.

[N] [3.8] Buildings over or within 1.0 metre of Council sewers. Details to be provided of sub-floor construction to bridge sewer and foundation founding depths. Invert level of sewer to be indicated on the detail. Specific engineering design to be provided for concrete foundations, masonry foundation walls, concrete floors situated in the area of uncompacted fill of the sewer trench, or timber sub-floor members outside the scope of NZ Standard 3604.

4. ADDITIONAL REQUIREMENTS

To be provided (in duplicate) where applicable to your project.

[N] [4.1] **Specific Engineering Design:**

Any building or part of a building that is outside the scope of the Acceptable Solutions to the NZ Building Code or the associated non-design Codes of Practice will require specific design from a competent designer. All items covered by the calculations to be incorporated into the working drawings. If offered by the designer Council may accept a Producer Statement, together with the supporting design calculations.

[4.2] **Stability Sensitive Areas:**

Applications for building consents on sites designated Stability Sensitive in Council's District Plan or listed in Council's register as requiring geotechnical investigation to be accompanied by a geotechnical assessment/report prepared by a registered engineer experienced in geomechanics.

[4.3] **Swimming Pools:**

In addition to site plan and construction drawings, design calculations from a registered engineer (or written evidence of a blanket approval) to be provided. Details of pool fencing to be shown on drawings demonstrating compliance with the NZ Building Code or the Fencing of Swimming Pools Act 1987.

[4.4] **Fire Resistance Ratings and Fire Safety Features:**

Where a building or part of a building is required by the NZ Building Code to have fire resistance ratings and/or fire safety features these features and the method of achieving the required ratings to be detailed on the drawings and accompanied by a resume from the designer of how the ratings/features were determined from the NZ Building Code or a report provided from a Fire Engineer.

[4.5] **Building on Council Reserves:**

Before any building can be erected on a Council reserve it is necessary for your proposal to be considered by Council's parks staff and the appropriate Community Board. Once your project has been approved from a parks/community board perspective you will then be able to apply for a building consent. A copy of the letter of approval from the Parks Asset Manager must be included with your building consent application.

OFFICE USE ONLY

- (a) All the necessary requirements are included in the plans submitted.

Signature: *WAS* Date: 28-8-92

- (b) The following requirements are to be incorporated before plans will be accepted for processing:
NOTE: This Check List must be returned when re-submitting application.

Item Nos. _____

Signature: _____ Date: _____

- (c) Additional requirements as in (b) submitted with plans.

Signature: _____ Date: _____

N^o 27 Danube In

1 October 1994

BUILDING CONSENT APPLICATION
PROGRESS SHEET

APPL NO: 96, 313

DATE RECEIVED: 28/8/96

TO	DATE IN	DATE OUT	SENT ON TO	REMARKS
Building Surveyor	30/8	7/9/96	P/D	OK (with)
Plumbing & Drainage Surveyor (Reticulated Site)	4/9	5 - SEP 1996	P/D	
Plumbing & Drainage Surveyor (Septic Tanks)				
Design Engineer				
Drainage Engineer				
Environmental Health Officer				
Dangerous Goods Surveyor				
Development Engineer				
Parks Manager				
Property Manager				
Roading & Traffic Manager				
Planning Officer	5 - SEP 1996	11/9/96	Final check	Seet. 35.
Final Check	12/9	12/9	Doc Prep	OK

BUILDING CONSENT PROCESSING SHEET

Planning Zoning Residential 2 (W), Living/General Officer & Date 11/9/96 ✓

Complies with: Section 35 (below)

Approved by: [Signature] Building Control Officer 4/9/96 Date ✓

Approved by: [Signature] Plumbing/Drainage Surveyor 5 - SEP 1996 Date ✓

Approved by: Environmental Health Officer Date

Approved by: Dangerous Goods Surveyor Date

REMARKS

BUILDING CONSENT CONDITIONS

- 1. To notations on plans.
- 2. The applicant shall take all steps necessary to avoid damaging the street, footpath or verge area and shall reinstate any damage to those areas to the satisfaction of Council.
- 3. Where one is not already constructed, the owner shall construct to a standard satisfactory to Council a vehicle crossing between the carriageway and the owner's land.

When excavating for the crossing the owner shall take all steps necessary to avoid damaging Council's watermain, which is generally located in the berm area with 450mm minimum cover. Where more than 250mm is being excavated the depth and location of the watermain should be confirmed by hand digging prior to commencement of excavation. (For further information please contact Council on phone 836-8045). In the event of any damage to the watermain the cost of any repairs will be charged to the owner.

4) Subject to the certificate attached in respect of the resource Management Act 1991. Issued pursuant to Section 35(1A) of the Building Act 1991.

BUILDING/PLUMBING AND DRAINAGE CHECKLIST

INITIAL OR N/A

Second-hand Building Materials Report Attached	[Signature]	✓
Electricity Transmission Line Clearance Received	N/A	✓
WCC Sanitary Sewers Checked: Release/Hold		✓
ARC Sewers Checked: Release/Hold	[Signature]	✓
WCC Stormwater Sewers Checked: Release/Hold	[Signature]	✓

FINAL CHECK Initials [Signature]

BUILDING CONSENT NO 96/3113

Date 12/9/96

DATE ISSUED

FOR OFFICE USE ONLY

CODE	FEE DESCRIPTION	MNEMONIC	\$	¢
1	Plan Processing Fee	B1		
2	Planning Check Fee	PL3		
3	PIM Fee	B9		
4	Inspection Fee	B1	60	00
5	Code Compliance Certificate	B8	15	00
6	Water Connection	WHSCON		
7	Water Charge	WNEWCON		
8	Building Research Levy	BLDGRESLY		
9	Building Industry Authority Levy	BIAL		
10	Section 35 Certificate	PL3		
11	Design Check Fee	TCSVSTR		
12	Amended Plan Fee	B1		
13	Photocopying	B2		
14	Resource Consent (Minor Addtn)	PL2		
15	Sewer Connection	SEWREC		
16	Re-lay Sewer	SEWREC		
17	Engineering Fee - Subdivision	SD2		
18	Reserve Contribution (Massey)	LSCNTRMW		
19	Reserve Contribution (Waitakere)	LSCNTRWW		
20	Reserve Contribution (New Lynn)	LSCNTRNLW		
21	Reserve Contribution (Henderson)	LSCNTRHW		
22	Performance Bond	SECHNDBOND		
23	Stormwater Upgrading	SWCONTRIB		
24	Road Construction Deposit	RDCONSTDEP		
25	Stormwater Connection	SWCONREC		
26	Engineering Fees - Development	SD3		
27	Memorandum of Encumbrance	DOC		
28	Resource Bond	PLNBOND		
29	Water Contribution	WCONTRIB		
30	Sewer Upgrading	SEWCONTRIB		
31	Planning Site Visit	PL3		
32	Consultancy Fees	B11		
33	Fire Hydrants	WMNCON		
34	Pool Inspection Fee	B7		
35	Reserve Contribution	SPRLSGONTR	Deleted	
36	Crossing Bond	P/XSP		
37	Street Damage	FTPTHDGEDP		
38	Plumbing	B1		
39	Drainage	B1		
40	Septic Tank Fee	B10		
41	Oratia Stream	OSPROJREC		
42	Planning (Resource Consent)	PL1		
TOTAL			\$ 75	00

OFFICIAL RECEIPT

Name and Address	Assessment No. Account No.	Amount Received
F PERELINI C/- S FAHPAIA 3218 GREAT NORTH ROAD NEW LYNN Chq N & S PERELINI	000463141001001711 000463141011001641	60.00 15.00

Receipt No. 074552
Date 17-Sep-96
Amount Tendered \$0.00
Cash \$0.00
Cheque \$75.00
Change \$0.00
TOTAL: \$75.00
OP:08/TT:392

Waitakere City Council

Civic Centre
6 Waipareira Avenue,
Waitakere City

Postal Address:
Private Bag 93 109
Henderson
Waitakere City 1231

Telephone: 0-9-836 8000



F PERELINI
C/-S FAHPAIA
3218 GREAT NORTH RD
NEW LYNN

Date 12/09/96

This is a Tax Invoice
G.S.T. No. 52-211-247

Consent
Application No. 96/3113

Owner's Name PERELINI, F

Project
Street Address 27 DANUBE LN

Account Name	Code	Net	G.S.T.	Gross
INSPECTION FEE	B1	53.33	6.67	60.00
CODE COMPLIANCE CERT	B8	13.33	1.67	15.00

66.66 8.34 75.00

17/9/96.
rec 174552

Plan Review Fee Already PAID = \$ 105.00

BALANCE TO PAY \$

75.00

BF

The above Building Consent has been approved and is now ready for upliftment on payment of the fees shown.

Please make payment at Council's New Lynn Service Centre.

Please present this invoice for payment together with any enclosures duly completed, to the Technical Clerk, Building Section at Council's New Lynn Service Centre between 8.45am and 4.15pm weekdays. The approved plans can then be uplifted from the Service Centre building counter on presentation of the receipt attached to this invoice. For any enquiries regarding this invoice, please phone 836 8000 ext 8606.

Unless the consent is uplifted within one month of the date on this invoice, the consent may be cancelled without further reference.

Waitakere City Council, New Lynn Service Centre, Memorial Square, New Lynn, WAITAKERE CITY.
Private Bag 93109, Henderson. Telephone 09 827 1094. Fax 09 827 6327.

Waitakere City Council

Applicant



F PERELINI
C/-S FAHPAIA
3218 GREAT NORTH RD
NEW LYNN

Date 12/09/96

This is a Tax Invoice
G.S.T. No. 52-211-247

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Application No. 96/3113

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Waitakere City Council, New Lynn Service Centre, Memorial Square, New Lynn, WAITAKERE CITY.
Private Bag 93109, Henderson. Telephone 09 827 1094. Fax 09 827 6327.

STATEMENT OF PASSING OVER INFORMATION:

This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials, intending purchasers are advised to conduct their own investigation.

Refer: David Makani :Colleen Shaw Ext. 8353 Civic Centre

25 September, 1996

S Faapaia
3218 Great North Road
AUCKLAND

Dear Sir

RE: ERECT A DECK

I would advise that your application has been considered and the following decision reached:

Pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent is granted to the application by S Faapaia to erect a deck in the 6.0m privacy/amenity yard control at 27 Danube Lane, Glen Eden being Lot 3 DP 137124 for the following reasons:-

- (i) The written consent has been obtained from all persons considered to be potentially affected by the proposal pursuant to S94(2)(b) of the Resource Management Act 1991.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and will not create any significant adverse effects on the environment. (Relevant assessment criteria are attached).

Conditions imposed on the consent are as follows:

Nil

A copy of the decision and the supporting report is enclosed for your information. If consent has been granted, this lapses in two years unless it has been given effect to within that period (refer Section 125 of the Resource Management Act). Please also note that the development must be carried out in accordance with the plans and information submitted with the application any conditions of consent. Any time period specified within the conditions of consent must be complied with. A site inspection will be carried out by a Council Officer to check for compliance at an appropriate later date.

Please note that additional requirements may apply if you require a building consent.

If you are dissatisfied with this decision it is suggested you contact Mr Peter Reaburn, Planning Manager, to discuss the provisions relating to the objection procedures under

Section 357 of the Resource Management Act 1991. Any objection to a decision (including a condition of consent) must be made in writing within 15 working s days of the receipt of this letter.

Should you have any further queries, please do not hesitate to contact David Makani of the Planning Department.

Yours faithfully

PETER D REABURN
PLANNING MANAGER

CITY OF WAITAKERE DISTRICT PLAN

RESOURCE CONSENT

2220

Pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent is granted to the application by S. Faapaia to erect a deck in the 6.0m privacy/amenity yard control at 27 Danube Lane Glen Eden being Lot 3 DP 137124 for the following reasons:-

- (i) The written consent has been obtained from all persons considered to be potentially affected by the proposal pursuant to S94(2)(b) of the Resource Management Act 1991.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and will not create any significant adverse effects on the environment. (Relevant assessment criteria are attached).

Conditions imposed on the consent are as follows:

N/A

David Makani

Date: 18 September 1996

For: Peter Reburn
PLANNING MANAGER

BACKGROUND INFORMATION

Dates: Lodged: 18/9/96 Further Info. requested: Yes - 11/9/96 Further Info. received: Yes - 18/9/96
 Any Affected Persons: (Yes) No (Refer file) -> Neighbours consent given
 Zone: Operative - Residential 2 Proposed - Living/General
 Ward: H/(W)/NL/M Building Consent No.: 96/313

Address For Service: S. Faapaia, 3218 Great North Road, Auckland
 Use Category: Cont. Ltd Disc Disc. (Tick Appropriate Box)

District Plan Rules Relevant:- (Tick Appropriate Box)

Height to boundary:	<input type="checkbox"/>	Signage:	<input type="checkbox"/>	Height:	<input type="checkbox"/>
Privacy/Amenity:	<input checked="" type="checkbox"/>	Buildings:	<input type="checkbox"/>	Front Yard:	<input type="checkbox"/>
Outdoor Space:	<input type="checkbox"/>	Vegetation Clearance:	<input type="checkbox"/>	Other (Specify below):	<input type="checkbox"/>
Impermeable Surfaces:	<input checked="" type="checkbox"/>	Earthworks:	<input type="checkbox"/>		

Extent of non-compliance: Deck is 3.0m from the South boundary & 3.5m from North WPA Boundary

(If you have any queries about this report, please contact the Resource Management Section) (Ph: 836-8013)

LIVING ENVIRONMENT

ASSESSMENT CRITERIA

FRONT YARDS

6(a) The extent to which the *setback of a building from the road boundary* will create any adverse effects on amenity values and neighbourhood character.

OK CONDITIONS REQUIRED NOT OK

6(b) The extent to which the *setback of a building from the road boundary* will maintain opportunities for lawn and tree planting in the front yard.

OK CONDITIONS REQUIRED NOT OK

6(c) The extent to which the *setback of a building from the road boundary* will allow for safe traffic movement on and off the road and parking and manoeuvring off the road.

OK CONDITIONS REQUIRED NOT OK

6(d) The extent to which a *building closer to the road boundary* would offer greater safety through surveillance, to users of the road.

OK CONDITIONS REQUIRED NOT OK

BUILDING COVERAGE

7(a) The extent to which *building coverage* will create adverse effects on amenity values and neighbourhood character.

OK CONDITIONS REQUIRED NOT OK

7(b) The extent to which *building coverage* will maintain opportunities to provide for the planting of lawns and trees around buildings.

OK CONDITIONS REQUIRED NOT OK

7(c) The extent to which *building coverage* will maintain opportunities to provide for adequate outdoor space associated with residential activities on the site.

OK CONDITIONS REQUIRED NOT OK

7(d) The extent to which *building coverage* will physically dominate adjoining sites.

OK CONDITIONS REQUIRED NOT OK

BUILDING LOCATION - PRIVACY/AMENITY

8(a) The extent to which *privacy* is maintained between the main indoor and outdoor living areas of adjoining sites.

OK CONDITIONS REQUIRED NOT OK

8(b) The extent to which *Non-Residential Activity* creates adverse visual effects on adjoining sites and the road.

OK CONDITIONS REQUIRED NOT OK

§ 56.287 required to be paid

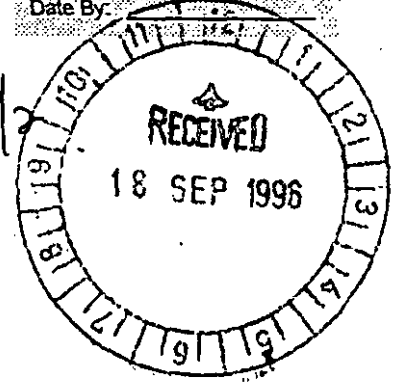


WAITAKERE CITY COUNCIL
APPLICATION FOR RESOURCE CONSENT
UNDER SECTION 88 OF THE
RESOURCE MANAGEMENT ACT 1991

OFFICE USE ONLY
Receipt Date: 18/9/96
Initials: PAI
Register No: _____
Planner: PAI
Date By: _____

TO: The Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1231

18/9/96 74999/12



ATTN: Planning Manager

Please read the information sheet accompanying this form first

APPLICANT: S. Faa paia agent/owner

ADDRESS OF PROPERTY: 27 Danube, Glen Eden

LEGAL DESCRIPTION: LOT 3 DP 137124

TOTAL SITE AREA: Check Computer M²

UNIT SITE AREAS: (if applicable to residential developments only) N/A

BUILDING CONSENT APPLICATION NO: (if applicable) 961313

DESCRIPTION OF PROPOSAL: (outline this on the attached sheet)

THE TYPE OF RESOURCE CONSENT SOUGHT IS: (✓ box)

LAND USE CONSENT SUBDIVISION CONSENT AIR DISCHARGE CONSENT

SPECIFY THE PARTICULAR RULE(S) OF THE DISTRICT PLAN UNDER WHICH A RESOURCE CONSENT IS REQUIRED: (i.e. what aspect of your proposal needs a resource consent)

Proposed Plan - Privacy / Amenity - Living Environment Rule 8.1(a)
Deck within 6 metres of site boundary.

ASSESSMENT OF EFFECTS - DESCRIBE THE EFFECT OF THE PROPOSAL ON THE ENVIRONMENT (including neighbouring properties) AND MEASURES INCORPORATED INTO THE PROPOSED ACTIVITY TO REDUCE EFFECTS TO AN ACCEPTABLE LEVEL. The attached sheets provide examples of categories under which potential environmental effects may be described and provides space to describe measures to reduce effects (attach further written statements as necessary).

Please note that particular information requirements and assessment criteria applicable to various resource consent categories are available from the Council on request.

PLEASE INDICATE WHICH (IF ANY) OF THE FOLLOWING ADDITIONAL RESOURCE CONSENTS ARE REQUIRED FOR THE PROPOSAL:

SUBDIVISION CONSENT/WATER PERMIT/DISCHARGE PERMIT.

HAVE THESE BEEN APPLIED FOR: YES : NO: N/A

DATE OF APPLICATION: _____

COUNCIL: _____

NAMES AND ADDRESSES OF OWNERS AND OCCUPIERS OF THE PROPERTY (if other than applicant):

OWNER(S): Fuafanua Penclini OCCUPIER(S): Warehouse Person

ADDRESS FOR CORRESPONDENCE: S. Faapuaia, 3218 Great North Road, New Lynn.

PHONE NO: BUSINESS: 827 3224 HOME: 813 0143

FAX: _____

DO YOU HAVE A DOG ON THE PROPERTY THAT MIGHT WORRY THE INSPECTING COUNCIL STAFF?

YES/NO

SIGNATURE: X  X DATE: ✓ 18/9/96 X

MATERIAL REQUIRED TO ACCOMPANY THIS APPLICATION (N.B. see also attached information sheet)

1. Attach a further assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act (available from the Council on request). (For a Controlled Activity such an assessment is not necessary unless specifically required in the District Plan).
2. Attach a set of accurate to-scale plans. Note: if a building consent application has been lodged it will still be necessary to supply an additional set of plans for this application.
3. Attach written consent of affected parties (eg neighbours) where this is required. (NB: where a property is in joint ownership, such as husband and wife, all landowners must sign. A copy of the plans should be signed also).
4. Attach other information (if any), required to be included in the application by the District Plan or Regulations.
5. For subdivision consent application only - attach information in accordance with Section 219 of the Act.

PAYMENT OF THE CORRECT PROCESSING FEE/DEPOSIT IS REQUIRED WITH THIS APPLICATION.

FURTHER INFORMATION WILL BE REQUESTED IF CONSIDERED NECESSARY.

PLEASE ALLOW ADEQUATE TIME FOR INITIAL REVIEW AND SITE INSPECTION (APPROXIMATELY 2 WEEKS) PRIOR TO MAKING ENQUIRIES CONCERNING PROGRESS OF APPLICATION PROCESSING.

PLEASE RING THE PLANNING SECTION ON 836-8013 WITH ANY QUERIES REGARDING THIS FORM

WAITAKERE CITY COUNCIL

RESOURCE CONSENTS SUMMARY SHEET

(N.B. for major applications separate reports should be produced)

Possible Effect*	Measures Proposed to Mitigate Effects to an Acceptable Level

* For guidance on possible effects see Assessment Criteria for Resource Consents applicable to your proposal. Examples of effects may include location, size and design of buildings, removal or alteration of landform and vegetation, traffic and parking impacts, noise, odour, health and safety.



WAITAKERE CITY COUNCIL
RESOURCE MANAGEMENT ACT 1991

HOW TO MAKE A NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT

(For controlled activities, limited discretionary activities and 'minor' discretionary and non-complying activities).

INFORMATION TO BE PROVIDED

To avoid delay in the processing of your application the following information **must** be provided:

1. **PLANS** fully outlining the proposal. A site plan, elevation plans, and floor plans are required for most proposals. If a building consent application has been lodged it will still be necessary to supply an additional copy of the plans for this application. Ground levels at the boundary and floor levels of buildings must be shown. Plan accuracy is the responsibility of the applicant.

Note: The plans may need to show the following further information:

- (a) Landscaping, fencing, and site layout including living courts, and
- (b) Location and design of vehicle access, parking and manoeuvring, and
- (c) The design and external appearance of buildings, and
- (d) Any areas of existing or proposed native bush clearance.
- (e) The location and extent (in m³) of any earthworks.

2. **WRITTEN CONSENT** of bodies or persons the Council considers may be affected by your proposal. Affected bodies or persons must provide their written consent to the proposal. They should also sign a copy of the plans to show that they have actually seen the proposal.

Note: If there are multiple owners of the affected property, eg husband and wife, all owners of the property must sign.

3. **YOUR ASSESSMENT** of what 'effect', if any, your proposal will have, for example on neighbouring properties. Examples of categories under which effects may be described are listed on Attachment A to the application form. Measures that you are willing to take to reduce effects to an acceptable level should be described on Attachment A and incorporated, where appropriate, on building and site plans. See also the district plan "assessment criteria" which are relevant to your application - these are available free from the Council.

4. **REASONS** justifying the proposal.

REPORT AND DECISION

A report explaining the proposal in terms of the requirements of the Resource Management Act and the District Plan is prepared for Council to assist it in its decision. You are notified of Council's decision within 20 working days of receipt of full information, and have a right of appeal to the Planning Tribunal if you are dissatisfied with the decision.

5. **Fees - Non-notified Resource Consent**

\$56.25	internal (no site visit) consent
- \$112.50	site visit, 'simple' report procedure
- \$250.00	site visit, formal report procedure

Note: Additional fees may be charged for more complex applications.

Charge Account: PL2

6. **Building Consent Applications**

Where a building consent application has already been lodged please indicate on the application form the building consent application number.

**IF YOU REQUIRE ANY FURTHER INFORMATION CONTACT A RESOURCE PLANNER
AT THE COUNCIL, PHONE 836-8013**

INFORMATION REQUIREMENTS FOR LAND USE CONSENTS (see Rule 1.1 Information Requirements Proposed District Plan)

Where relevant to the circumstances of the application, the following information should be provided:

- (a) A site plan(s) to the scale of 1:100, 1:200 or (for large sites) 1:500, showing:
- the location of any existing or proposed buildings.
 - the location of existing or proposed driveways and carparking areas.
 - details of landscape features (including any natural landscape elements), vegetation, natural water systems and soils.
 - existing or proposed planting and screening.
 - existing or proposed signs.
 - existing or proposed locations for hazardous facilities, and associated protection structures.
 - any heritage item or waahi tapu.
 - details of any earthworks proposed.
 - contours and/or spot levels.
 - the nature and location of any reflective surfaces and, where relevant, colour.
 - the location, nature and power of lighting on the site and the means of directing light spill.
 - the present or proposed future use to which all parts of the site are to be put.
- (b) For any building proposed as part of a resource consent:
- ~~X~~ • elevations to a scale of 1:100.
 - details of materials and colour to be used.
 - the distance between buildings and site boundaries or unit area boundaries (where applicable).
 - ~~X~~ • the height and outline of buildings and the relevant recession plane.
 - floor plans showing the room layout of each and every floor of buildings, whether existing or proposed.
 - the present or proposed future use to which all or any part of buildings are to be put.
- (c) A report assessing the effects the proposed activity will have on natural features and any identified heritage item or waahi tapu.
- (d) An assessment of the effects of the proposal carried out by an appropriately qualified person including a covering statement in respect of each of the assessment criteria relevant to the application.

FURTHER INFORMATION

As provided for by section 92 of the Act, the Council will require further information from an applicant where it is necessary to obtain a better understanding of the nature of the activity, the effect it may have on the environment, or the ways in which any adverse effect may be mitigated. A report may also be commissioned at the applicant's expense, on any matter raised in relation to the application or on any environmental assessment of effects.

INFORMATION REQUIREMENTS FOR SUBDIVISION CONSENTS (see Rule 1.2 Information Requirements Proposed District Plan)

Where relevant to the circumstances of the application, the following information may be required by the Council:

- (a) All of the information required by section 219 of the Act.
- (b) A plan drawn to scale clearly showing the proposal.
- (c) The position of all proposed site boundaries.
- (d) The site area and net site area of all new sites.
- (e) Indicative building positions and indicative driveway access points from roads and the driveway within sites.
- (f) The location of all natural features.
- (g) The location and extent and volume of proposed earthworks.
- (h) New roads, with their widths and areas (and grades if on sloping ground), service lanes, pedestrian accessways, driveways and access lots.
- (i) Proposed easements and covenant areas.
- (j) The location and areas of new reserves to be created.
- (k) Locations of any areas considered unsuitable for building purposes because of natural hazards.
- (l) All topographical information including contours.
- (m) Any heritage item or waahi tapu.
- (n) A report assessing the effects the subdivision will have on natural features and any identified heritage item or waahi tapu.
- (o) An assessment of the effects of the subdivision carried out by an appropriately qualified person including a statement covering each of the assessment criteria relevant to the application.

FURTHER INFORMATION

As provided for by section 92 of the Act, the Council will require further information from an applicant where it is necessary to obtain a better understanding of the nature of the activity, the effect it may have on the environment, or the ways in which any adverse effect may be mitigated. A report may also be commissioned at the applicant's expense, on any matter raised in relation to the application or on any environmental assessment of effects.



AFFECTED PARTIES CONSENT FORM

I/WE THE UNDERSIGNED AS AN AFFECTED PARTY AND/OR OWNER/S OF:

191 Alencarry Rd, Glen Eden
Lot 2 DP 39415
(your full address)

HEREBY CERTIFY THAT I/WE HAVE SEEN THE PROPOSED RESOURCE CONSENT APPLICATION AT: 27 Danube Lane, Glen Eden
(full address of applicants property)

TO UNDERTAKE THE FOLLOWING PROPOSAL: Erect a deck within the 6.0 metre Privacy Amenity yard.

AND GIVE OUR WRITTEN CONSENT TO THAT PROPOSAL SUBJECT TO:

NO CONDITIONS

THE FOLLOWING CONDITIONS:

.....
.....

OK Rec. 13/7/16 [unclear]

1. Signature of affected party
Rhonda Ixy Kelly
Please print name (or owner)

2. Signature of affected party
Rhelly
Please print name

Note: all owners must sign.
Contact phone no: 813 0216
Date: 16-9-96

NOTE: Under Section 104(6) of the Resource Management Act when consent is granted to an application Council cannot then take into consideration any actual or potential effects of the proposed activity on the person granting consent.

If you have any concerns about giving your consent or need help understanding this proposal please feel free to contact the Resource Management Staff on 836-8013.

Note: A copy of the plans should also be signed and attached to this consent form.
Any queries - contact Waitakere City Council, Resource Management Section, 836-8013.



AFFECTED PARTIES CONSENT FORM

I/WE THE UNDERSIGNED AS AN AFFECTED PARTY AND/OR OWNER/S OF:

25 Danube Lane, Glen Eden

(your full address)

HEREBY CERTIFY THAT I/WE HAVE SEEN THE PROPOSED RESOURCE CONSENT APPLICATION AT:

27 Danube

Lane, Glen Eden

(full address of applicants property)

TO UNDERTAKE THE FOLLOWING PROPOSAL: To erect a deck in the 6.0 metre yard, on Western Boundary.

AND GIVE OUR WRITTEN CONSENT TO THAT PROPOSAL SUBJECT TO:

NO CONDITIONS

THE FOLLOWING CONDITIONS:

1. Signature of affected party

X THERESA CURRY X

Please print name

X [Signature] X

2. Signature of affected party

Please print name

Note: all owners must sign.

Contact phone no: X 813 1956 X

Date: 16.9.96

NOTE: Under Section 104(6) of the Resource Management Act when consent is granted to an application Council cannot then take into consideration any actual or potential effects of the proposed activity on the person granting consent. If you have any concerns about giving your consent or need help understanding this proposal please feel free to contact the Resource Management Staff on 836-8013.

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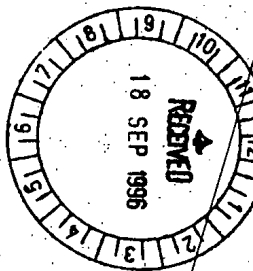
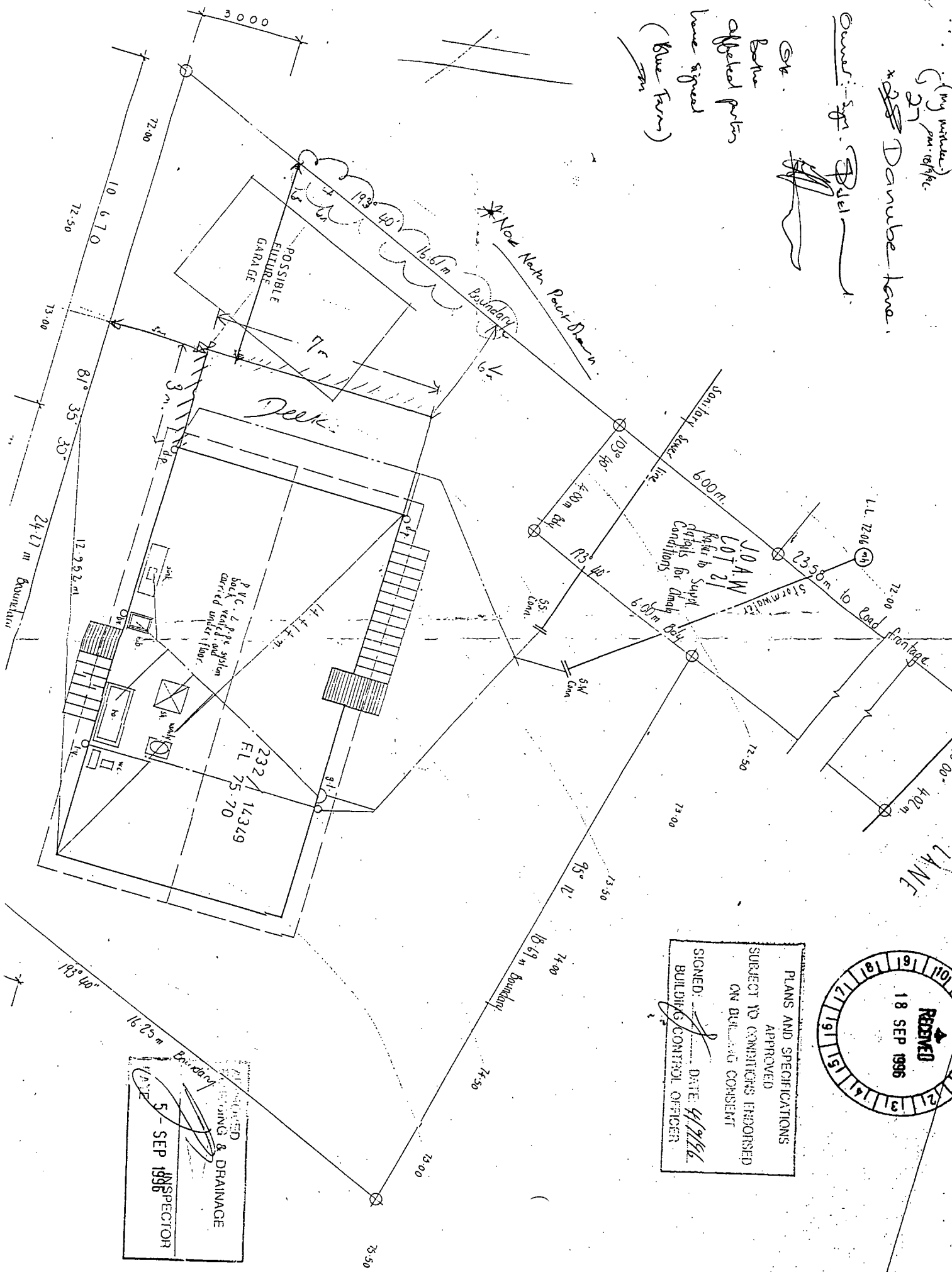
(My notes)
G 27
Danube lane.

Owner: Sgt. P. Del

[Signature]

SW
Bottom
affected gates
have signed
(Blue Form)

*Noe Nahr Park-Drain.



PLANS AND SPECIFICATIONS
APPROVED
SUBJECT TO CONDITIONS ENDORSED
ON BUILDING CONSENT

SIGNED: *[Signature]* DATE: 11/9/96
BUILDINGS CONTROL OFFICER

RECEIVED
DRAINING & DRAINAGE
5 - SEP 1996
INSPECTOR

Name and Address	Assessment No. Account No.	Amount Received
PERELINI 27 DANUBE Chq PERELINI	000461161071001641	56.25

LOT 3 DP 137124

Receipt No. 074999

Date 18-Sep-96

Cash	Amount Tendered
\$0.00	
Cheque	
\$56.25	

Change	\$0.00
DP:02/TT:491	

Waitakere City Council

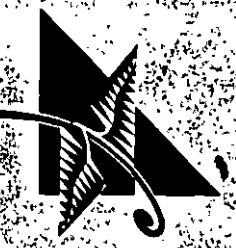
Civic Centre
6 Waipareira Avenue,
Waitakere City

Postal Address:
Private Bag 93 109
Henderson
Waitakere City 1231

Telephone: 0-9-836 8000

TAX RECEIPT
REG. NO. 52-211-247
INCLUSIVE OF G.S.T.

TAX INVOICE
REG. NO. 52-211-247
INCLUSIVE OF G.S.T.



OFFICIAL RECEIPT

WAITAKERE CITY COUNCIL

APPLICATION FOR BUILDING CONSENT

(Attach all relevant documents in duplicate)

PRIVATE BAG 93109 HENDERSON
WAITAKERE CITY
PH 836-8000

APPLICATION NUMBER 98001750

PART A
Complete in all cases

OWNER <u>629886</u>		CONTACT (if not owner)	
Name: <u>Reelini</u>		Contact Name/Company: <u>Adams Associates</u>	
Postal Address: <u>27 Danze Lane</u> <u>Gen Eden</u>		Postal Address: <u>3 Greenmeads Close</u> <u>Tikurangi</u>	
Phone Number:		Phone Number: <u>8776319</u>	
Fax Number:		Fax Number: <u>8776310</u>	
PROJECT LOCATION		LEGAL DESCRIPTION	
Number: <u>27</u>		Valuation Number: <u>33660-036-00</u>	
Street: <u>Danze Lane</u>		Lot: <u>3</u> <u>137124</u>	
Locality: <u>Gen Eden</u>		<u>11575</u> <u>407m²</u>	
CANCELLED			
PROJECT			
Proposed Work: <u>Prement Development & Redevelopment Deleted</u>			
Estimated Value: <u>\$4000</u> (GST Incl)		No. of Dwelling Units: <u>1</u>	
Floor area of proposed work: <u>32m²</u>		No. of Storeys: <u>2</u>	
Intended Life: Indefinite but not less than 50 Years <input checked="" type="checkbox"/> or specified as Years.			
New Building <input type="checkbox"/> Relocated building <input type="checkbox"/> Additions/Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>			
Stages: All <input checked="" type="checkbox"/> or stage No. of an intended Stages			
Do high-tension electricity transmission lines cross the property? Yes/No <u>No</u>			
Will any second-hand materials be used? Yes/No <u>No</u>			
OFFICE USE ONLY			
CHARGES		CATEGORY <u>4</u>	
The Council's charges payable on the making of this application are:		Plan Processing Fee: B1 <u>\$175</u>	
\$ Receipt No: <u>230857</u>		Planning Check Fee: PL 3 <u>55</u>	
Date: <u>20/4/98</u>		PIM Fee: B9 <u>20</u>	
This application will not be processed until the Application Fee is paid		TOTAL <u>\$ 250</u>	

Application for Building Consent only, in accordance with Project Information Memorandum No.

Application for Building Consent and Project Information Memorandum.

PART B: PROJECT DETAILS

(Complete Part B only if you have NOT applied separately for a project information memorandum).

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

- Location in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- Provisions to be made for vehicular access, including parking.
- Provisions to be made in building over or adjacent to any road or public place.
- New provisions to be made for disposing of stormwater and wastewater.
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
- New connections to public utilities.
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris and disconnection from public utilities, and suppression of noise.
- Details of any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C: BUILDING DETAILS

Complete Part C in all cases

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate).

- The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
 - Building certificates
 - Producer statements
 - References to accreditation certificates issued by the Building Industry Authority
 - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction.

PART D

Complete as far as possible in all cases
(Give names, addresses and relevant registration numbers if known)

<p><u>DESIGNER</u></p> <p>Name:</p> <p>Address:</p>
<p><u>BUILDER</u></p> <p>Name:</p> <p>Address:</p>
<p><u>ENGINEER</u></p> <p>Name: Reg. No.</p> <p>Address:</p>
<p><u>DRAINLAYER</u></p> <p>Name: Reg. No.</p> <p>Address:</p>
<p><u>PLUMBER</u></p> <p>Name: Reg. No.</p> <p>Address:</p>
<p><u>GASFITTER</u></p> <p>Name: Reg. No.</p> <p>Address:</p>
<p><u>ELECTRICIAN</u></p> <p>Name: Reg. No.</p> <p>Address:</p>
<p><u>CERTIFIER</u></p> <p>Name: Reg. No.</p> <p>Address:</p> <p>Certifying:</p>

CANCELLED

PART E: COMPLIANCE SCHEDULE DETAILS

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(complete Part E1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Automatic sprinkler systems or other systems of automatic fire protection.
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- Emergency warning systems for fire or any other dangers.
- Emergency lighting systems.
- Escape route pressurisation systems.
- Riser mains for fire service use.
- Any automatic back-flow preventer connected to a potable water supply.
- Lifts, escalators or travelators or other similar systems.
- Mechanical ventilation or air conditioning system serving all or a major part of the building.
- Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code.
- Building maintenance units for providing access to the exterior and interior walls of buildings.
- Such signs as are required by the building code in respect of the above mentioned systems.
- None of the above.

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

Complete Part E2 only if the building contains one or more of the systems listed in Part E1

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Means of escape from fire.
- Safety barriers.
- Means of access and facilities for the use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975.
- Hand-held hoses for fire fighting.
- Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

The information collected in this form is required under provisions of the Building Act 1991 to process this application for Building Consent.

This information forms part of the Council's record relating to the property and will be held for at least the life of the building to which it relates. The information is freely available upon request to any person who so wishes to inspect Council's record except for those plans marked confidential pursuant to S.27 of the Building Act 1991.

Personal information relating to the applicant/owner, the project and the property contained in this form will be used as part of statistical information produced by Council which is provided to Valuation NZ and Statistics New Zealand and is also available, for a fee, to any person upon request from the council.

Signed by or for and on behalf of owner:

.....
Position:

Date