

77 MINNEHAHA AVE PROPERTY FILE

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Rapid Building Assessment

Assessor Detail

Assessor Name Graeme Turner
Assessor ID 164
Authority Auckland Council

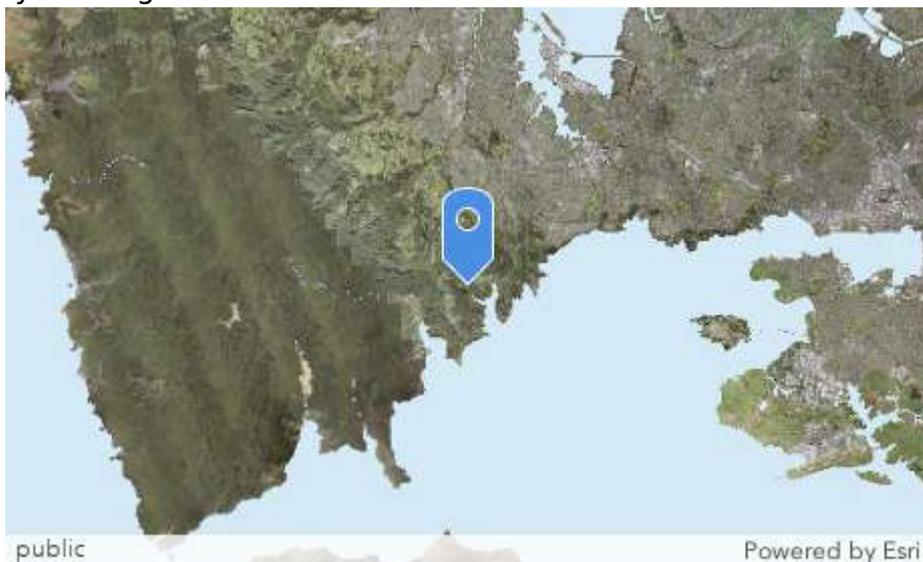
Date/Time

Assessment Date/Time February 2, 2023 1:29 PM
Original Global ID {B88D4A8E-EB0F-4F96-81DA-E84EA5F7B386}

Building Location Details

Building Name	
Unit	77
Street	Minihaha Rd
City/Town	Woodland Park
Postcode	
Other ID or access	
Type	Simple Residential Buildings

Survey123 original GPS coordinates



Building photos







Existing Placard Details

Existing Placard	None
Placard Date	
Team ID	

BUILDING DESCRIPTION	Dimensions
Storeys above ground	1
Storeys below ground	0
Footprint (m2)	
Estimate Construction Age	
Building Type	
Other Building Type:	
Structure Type	Timber frame
Other Structure Type:	
Cladding Type	Sheet Material
Other Cladding Type:	
Lining Type	Other
Other Lining Type:	NA

EXTERNAL RISKS	Potential External Risks
Land instability above	No
Land instability below	No
Sea wall breach	No
Stopbank breach	No
Flash flood	No
Water level rising	No
Other	Yes
Other Potential Cause	On adjacent property No. 56 - no apparent damage to No. 77

Photo / Sketch of the external risk factors

DAMAGE ASSESSMENT

Internal Water/Silt Levels	
Water height inside building above the floor (at time of inspection)	0
Silt depth	0

SUMMARY

Rapid Assessment Outcome

Rapid Assessment Outcome W - Can be used

Survey Extent

Exterior Partial

Interior Partial

Geotech Assessment completed?

No

Assessor Signature



SUGGESTED FURTHER ACTIONS

Recommended further Assessment	
Recommended further Assessment	None
Level 2 Rapid Assessment	
Specify Particular Expertise Required	
Building Owner	
Welfare visit required?	No
Safety Cordon	None required
Cordon Extent Description	

Photo of the cordon extent diagram

Barricades None required

Barricade extent

Photo of the barricades extent diagram

Urgency of suggested action Standard

Immediate Actions:

NOTES

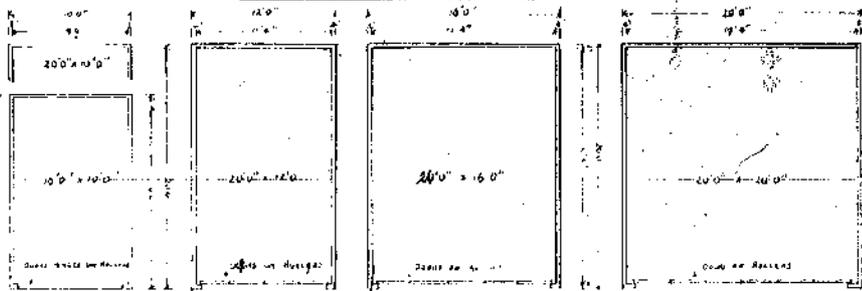
Notes

Slip noted to adjacent property No. 56 Minihaha Rd. No apparent damage to detached building at No. 77. Old cracking to foundation wall noted, not from this event.

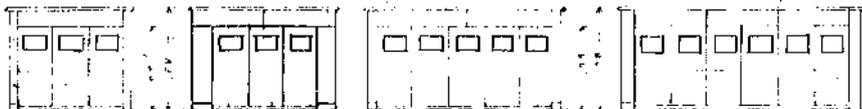
Sketch:

Photo of the sketch:

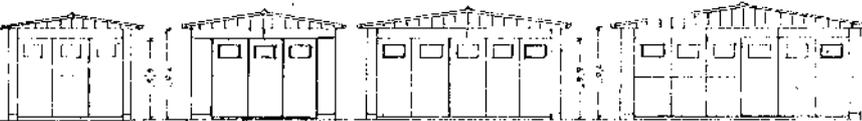
SKYLINE - GARAGES.



PLANS 1/8" = 1'-0"



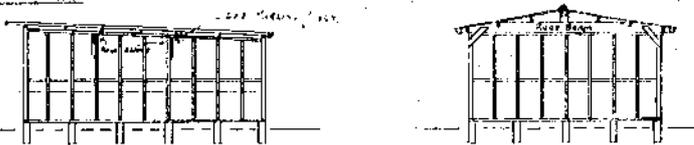
FRONT ELEVATIONS 1/8" = 1'-0"



FRONT ELEVATIONS 1/8" = 1'-0"



SIDE ELEVATIONS 1/8" = 1'-0"



CROSS SECTIONS 1/8" = 1'-0"

SPECIFICATIONS

FUNDATION — 12" x 6" x 6" CONCRETE PILES AT 40' CDS. 20" x 6" x 6" + 30" x 6" x 6" PILES USED FOR EXTRA HEIGHT OR POOR GROUND.

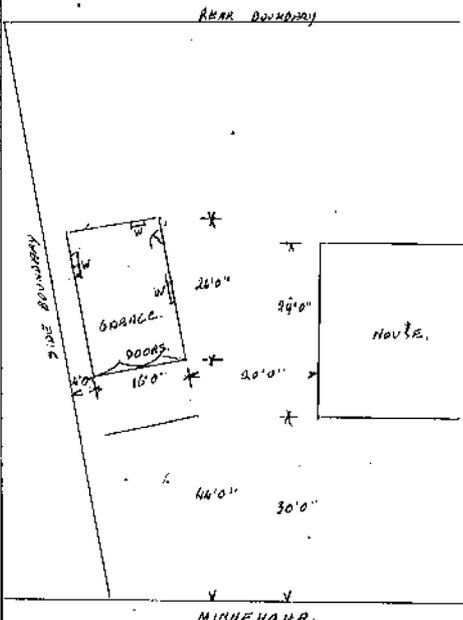
DAMP PROOF — 2 PLY MALTHOID BETWEEN ALL CONCRETE AND BOTTOM PARTS.

LUMBER SCHEDULE — ALL 4"x2"+3"x2" — PRESURIZED TREATED RADIIATA; ALL 6"x2" — DOUGLASS-PA; ALL 9"x2" + 12"x2" — MEREN OREGON.

GARAGE SIZE	PILES	STUDS IN	ROOF BEAMS	DOOR BEAMS	RAFTERS	TRUSSES	GARAGE SIZE	PILES	STUDS IN	ROOF BEAMS	DOOR BEAMS	RAFTERS
10' x 10'	3 x 2	3 x 2	3 x 2	3 x 2	1 1/2 x 2	1 1/2 x 2	10' x 10'	3 x 2	3 x 2	3 x 2	3 x 2	1 1/2 x 2
20' x 10'	3 x 2	3 x 2	3 x 2	3 x 2	1 1/2 x 2	1 1/2 x 2	20' x 10'	3 x 2	3 x 2	3 x 2	3 x 2	1 1/2 x 2
20' x 12'	4 x 2	4 x 2	4 x 2	4 x 2	1 1/2 x 2	1 1/2 x 2	20' x 12'	4 x 2	4 x 2	4 x 2	4 x 2	1 1/2 x 2
20' x 16'	4 x 2	4 x 2	2 1/2 x 2	12 x 2	4 x 2	4 x 2	20' x 16'	4 x 2	4 x 2	2 1/2 x 2	12 x 2	4 x 2
20' x 20'	4 x 2	4 x 2	2 1/2 x 2	12 x 2	4 x 2	4 x 2	20' x 20'	4 x 2	4 x 2	2 1/2 x 2	12 x 2	4 x 2

ROOFING — 26g GALV. CORR. IRON
WALL SHEATHING — 3/8" FLAT-FIBROGLITE
 — 26g GALV. METAL WEATHERBOARDS

SPROUTING — 4" GALV. IRON
DOWNPIPE — 2" GALV. IRON
DOORS — GALV. IRON ON WOOD FRAME



PRIVATE GARAGE AT 77 MINNEHAWKA-TERRACE

FOR MRS. D. A. JONES.

Riding

Titirangi

County of Waitemata

Roll No. 357/717/1

Nº 10203

BUILDING PERMIT

Date 22.7.65

Owner of Section

D.A. JONES.

Address

77 Minnehaha Avenue, Titirangi.

This Permit

is granted to the undermentioned person authorising the following building work on

Lot No. 1, D.p. 47999, of allot 22, Waikumete Pah.

on Minnehaha Ave, Road Titirangi

in accordance with the plans lodged and

subject to the following conditions: Not to be built over any drainage system.

This permit covers the erection of a building (or part of a building as the case may be) to be used as a garage the use of which is incidental to the use of a residential building.

Nature of proposed work

GARAGE

Value of work, £ 212.

Fee £ 2 : - : - Rec. No. Pt 25161.

For the Waitemata County Council.

Skyline Buildings Limited,
64A Walls Road,
AUCKLAND, N.Z.

FOR FURTHER CONDITIONS SEE OVER.

Duly Authorised Officer.

L. J. M. de la

Inspector.

Building Inspected.

Date

Complied

Final Inspection

Register Noted

Date

20 10563

Riding

Sitirangi

County of Waitemata

Roll No. 537 / 747 / 1

No 10203

BUILDING PERMIT

Date 22.7.53

Owner of Section D.A. JONES.

Address 77 Manohaha Avenue, Sitirangi.

This Permit is granted to the undermentioned person authorising the following building work on

Lot No. 1, D.P. 47999, of allot 22, Waitemata Pab.

on 7 Manohaha Ave Road Sitirangi in accordance with the plans lodged and

subject to the following conditions: Not to be built over any drainage system. This permit covers the erection of a building (or part of a building in the case any be) to be used as a garage the use of which is incidental to the use of a residential building.

Nature of proposed work GARAGE

Value of work, £ 242.

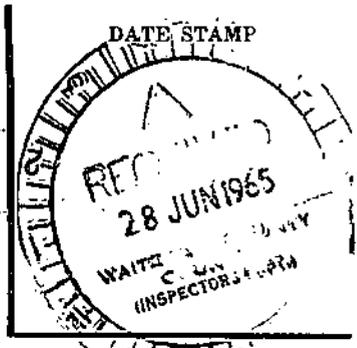
Fee £ 2 : 0 : 0 Rec. No. F6 2974.

For the Waitemata County Council.

Styline Buildings Limited,
C/O 1234 Road,
AUCKLAND, N.Z.

Duly Authorised Officer.

APPLICATION No. 45/14 PERMIT No. 10203
VALUATION Roll No. 337/717/1 DATE ISSUED 22-7-65



WAITEMATA COUNTY COUNCIL
P.O. BOX 5440 — AUCKLAND, C.1.

Application for a Building Permit

OWNER OF SECTION. NAME M^{rs} D. A. JONES. PHONE No. TITIRANGI. 226 D.
(BLOCK CAPITALS)

PRESENT POSTAL ADDRESS 77 MINNEHAHA AVE. TITIRANGI.
SKYLINE BUILDINGS LIMITED,

BUILDER. NAME 64 A WALLS ROAD, PHONE No. 547821.

POSTAL ADDRESS AUCKLAND, S.E. 6.

(Note:—Permit will be posted to builder unless otherwise requested.)

NATURE OF PROPOSED BUILDING WORK Build a garage.

VALUE OF WORK £ 212-10/- FEE £ 2 PAYABLE AT TIME OF APPLICATION.
(Refer back page)

FULL LEGAL DESCRIPTION OF SECTION (as appears on either rate demand or title deeds). LOT 1 D.P. 47999 of Section 22 Wharf Ash TITW S.D.

NAME OF PREVIOUS OWNER OF SECTION

AREA OF SECTION 1/4 Acre(s). FRONTAGE Feet.

ROAD NAME MINNEHAHA AVE. T LOCALITY TITIRANGI.

IMPORTANT SEE INSTRUCTIONS INSIDE

FOR OFFICE USE ONLY

Remarks: Residential

Permit Issued Subject to the Following Conditions: Not to be built over any drainage system and to be issued subject to conditions for a private garage.

Approved by _____ Town Planning Officer _____ Date

Approved by D. G. Deane Building Inspector 27-7-65 Date

Approved by _____ Health Inspector _____ Date

Approved by _____ Drainage & Plumbing Inspector _____ Date

Building Permit Fee £ 20.0 Receipt No. M 25761 Date 2-7-65

Footpath Deposit Fee £ _____ Receipt No. _____ Date

Footpath Deposit Refund £ _____ to _____ Date

Cost of Vehicular Crossing £ _____ Date

3601 2.0
53.75

SPECIFICATION

FOUNDATIONS

If solid concrete. Size of footings..... Walls..... Reinforcing.....

If concrete blocks. Size..... Spacing.....

N.B.—All blocks must be at least 12" in to ground on a 12" x 12" x 4" concrete pad.

FRAMING

	Size	Spacing <small>Along Runs.</small>	Span	Timber
Jack Studs	.....	.....	.....	.....
<small>(Note: If base over 6ft. in height Jack studs to be spaced at 29in. centres).</small>				
Bearer Plates	.....	.....	.....	.....
Floor Joists	.....	.....	.....	.....
Outer Studs	.....	.....	.....	.....
Inner Studs	.....	.....	.....	.....
Ceiling Joists	.....	.....	.....	.....
Bottom Plates	Size.....	.....	Top Plates.	Size.....
Dwangs.	Size.....	.....	Number of rows of dwangs	.....

See Plans & Details

N.B.—Minimum stud height for dwellings is 8 feet.

ROOF

Covering.....	Ridges.	Size.....	Purlins.	Size.....
Collar ties.	Size.....	Sarking.	Size.....	Under Purlins.....
	Size	Spacing	Span	Timber
Rafters	.....	.....	.....	.....

MISCELLANEOUS

Flooring. Size..... Exterior Sheathing.....

Inside lining..... Area of New Building or Addition.....sq. ft.

Is any second hand material to be used in the proposed constructions?.....

N.B.—Top window trimmers must be checked $\frac{1}{2}$ " or otherwise supported.

SANITATION

Privy Type.....e.g. Water closet, chemical pan or night soil?

N.B.—If chemical pan or night soil pan, the privy building must be at least 15' away from dwelling.

DRAINAGE & PLUMBING

All drainage and plumbing must be carried out by registered tradesmen. If it is intended to install a septic tank, now or in the future, the site must be inspected by the Health Inspector before building is commenced.

IT IS MOST IMPORTANT that buildings should not be occupied before complete plumbing and drainage systems have been installed and officially approved.

P.P. SKYLINE BUILDINGS LIMITED

SIGNATURE OF APPLICANT.....

[Signature]

ROAD FRONTAGE

10' 20' 30' 40' 50' 60' 70' 80'

SITE PLAN

RESIDENTIAL SECTIONS

The site plan must be accurately drawn to the scale provided (16 feet to 1 inch).

ALL OTHER SECTIONS

(including farms, etc.)

Please state scale used.

Note

1. This site plan must show the desired position of the proposed building and also ALL existing buildings.

2. Distances of each building from boundary lines must be clearly indicated. Consult your Building Inspector if in doubt as to Council's requirements as to Siting of Buildings.

BUILDING INSPECTORS ARE AVAILABLE AT COUNTY OFFICE BETWEEN 8.30-9.45 A.M. MONDAY TO FRIDAY.

3. Separate plans, drawn to scale (preferably 1/4" or 1/2" to 1'), must be submitted, showing a ground plan, and elevations of two sides. In cases of extensions to existing buildings, these plans should show the whole building, and the extension should be shaded or coloured.

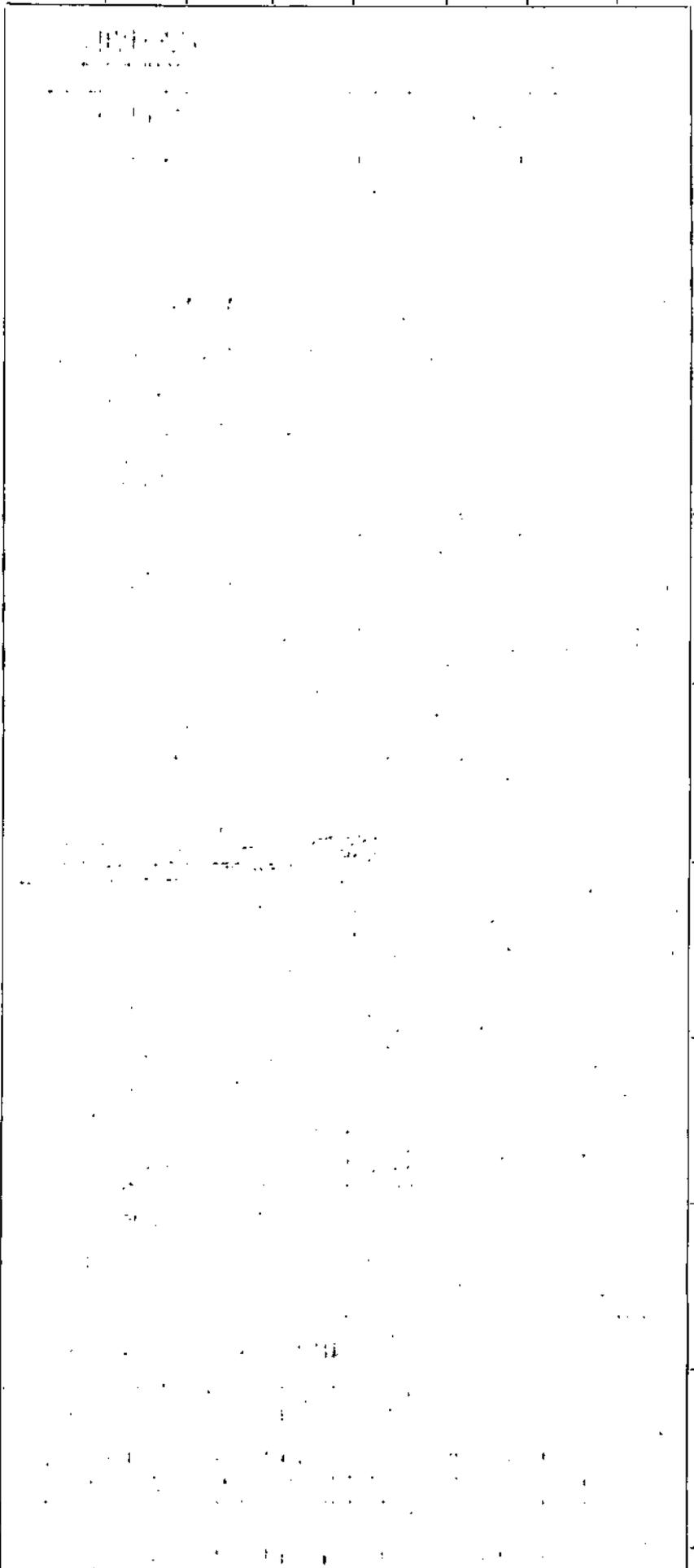
4. Applications, plans and specifications MUST be made in duplicate, except for minor outbuildings.

5. Location plan must be completed.

PENCIL DRAWINGS WILL NOT BE ACCEPTED.

IMPORTANT:

A condition of this permit is that THE BUILDER is responsible for all stormwater drains being constructed to comply with health inspectors requirements.



REAR BOUNDARY

**Fees Payable UPON APPLICATION for Any Building Permit
According to the Estimated Value of the Building Work.**

Estimated Value of Building Work		£	s.	d.
Not exceeding £10			10	0
Over £10 and not exceeding £100		1	0	0
" £100	£200	1	10	0
" £200	£300	2	0	0
" £300	£400	3	0	0
" £400	£500	3	10	0
" £500	£600	4	0	0
" £600	£700	4	10	0
" £700	£800	5	0	0
" £800	£900	6	0	0
" £900	£1,000	6	10	0
" £1,000	£1,250	8	0	0
" £1,250	£1,500	9	10	0
" £1,500	£1,750	10	10	0
" £1,750	£2,000	12	0	0
" £2,000	£2,500	14	10	0
" £2,500	£3,000	16	0	0
" £3,000	£3,500	18	0	0
" £3,500	£4,000	20	0	0
" £4,000	£4,500	22	0	0
" £4,500	£5,000	24	0	0
" £5,000	£6,000	27	0	0
" £6,000	£7,000	30	0	0
" £7,000	£8,000	32	0	0
" £8,000	£9,000	35	0	0
" £9,000	£10,000	37	10	0
" £10,000	£12,500	42	10	0
" £12,500	£15,000	48	0	0
" £15,000	£17,500	53	10	0
" £17,500	£20,000	58	10	0
" £20,000	£25,000	65	10	0
" £25,000	£30,000	72	0	0
" £30,000	£35,000	78	10	0
" £35,000	£40,000	85	10	0
" £40,000	£45,000	92	0	0
" £45,000	£50,000	98	10	0
" £50,000	£60,000	105	10	0
" £60,000	£70,000	112	0	0
" £70,000	£80,000	118	10	0
" £80,000	£90,000	125	10	0
" £90,000	£100,000	132	0	0
Exceeding £100,000		133	10	0

In any dispute the Engineer shall have the absolute determination of the value of such work.

4th April 2002

Private Bag 93109
Henderson
Waitakere City

Roger Harris
77 Minnehaha Avenue
Woodlands Park
WAITAKERE CITY

Dear Sir

RE: RMA NUMBER 20020375, PROPOSED REMOVAL OF 2 FLAME TREES (ERYTHRINA SP.).

Further to my site visit and an assessment of your Resource Consent application, I am writing to clarify Council's position in relation to this matter.

1. You have proposed to remove 2 Flame trees from your property. The first located at the front of your property near to the road, is located in the General Natural Area. The Waitakere City Proposed District Plan classifies the removal of exotic vegetation in excess of 6m in height or 600mm girth from the General Natural Area as a Limited Discretionary Activity requiring a resource consent. This tree is a significant specimen in the General Natural Area, in terms of its contribution to the amenity of the area. The effects upon the surrounding environment caused by the proposed removal of this tree would be more than minor. You have proposed to replace the trees with slower growing natives. However this would not sufficiently mitigate the removal of the Flame tree which is approximately 12m in height. As the proposal stands, I am unable to recommend that consent be granted for your application.
2. Your consent application states that the Flame tree at the front is growing into powerlines and the house. Please be aware that in the General Natural Area pruning of up to 20% of an exotic tree in any one calendar year, if done in accordance with accepted modern arboricultural practice, is permitted without resource consent. **Please note that topping the tree is not permitted.** I would advise that any pruning work near the powerlines be undertaken by an arborist qualified and experienced in such work.
3. If you still wish to pursue removal of the flame tree at the front of the property. It will be necessary for the application to be notified. This involves a public submission process whereby people have an opportunity to make a submission on whether or not they agree with removal of the trees or not. If there are no submissions, then the Council committee will consider the application and make a decision. There will be no public hearing unless there are submissions.
4. Please also be advised that there maybe costs related to notified hearings. There maybe a base charge of \$2620.00 (Inc GST) for Council's administration, advertising and report preparation. There is a possible subsequent charge for the hearing of approximately \$1800.00. The overall timeframe for the notified process to run its full course is approximately 3 months. In the event of a notified hearing Council may well request further information to assist in the decision making process including professionally prepared reports. Please inform me as soon as possible if you wish to proceed with such an application. If you require further assistance or clarification of any of the above, please contact me on 836-8000, ext. 8337.
5. The second Flame tree located at the back of your property downslope of the house, is located in the Managed Natural Area. Removal of exotic vegetation from the Managed Natural Area, provided that any clearance does not exceed a maximum area of 500m², is a permitted activity. Consequently, the flame tree at the back of your property may be removed without resource consent. I have included a copy of Council's Guideline to the Proposed District Plan Rules for Vegetation Alteration for your information.

Yours faithfully,

M. I. Sharp

Martin Sharp
**CUSTOMER FIELD ADVISOR
RESOURCE MANAGEMENT**

77 Minnehaha Ave

02 April 2004

Roger Harris
PO BOX 12-1100
Henderson
WAITAKERE CITY

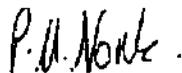
Dear Sir/Madam,

Re: Resource Consent Application: RMA 20020375
Proposal: To remove/alter protected vegetation

We refer to your application for resource consent relating to the removal/alteration of protected vegetation at **77 Minnehaha Ave, Woodlands Park**. We have recently audited our files and note that Council originally received the application on 6th March 2002 and we have not had any response to our letter dated 4th April 2002 (copy of letter attached). In view of the time that has lapsed, it appears that you no longer wish to proceed with this application. This letter advises that your application has been cancelled.

If you have any queries regarding the above, please contact Pam Vonk of Consent Services (phone 836 8000 Ext 8160).

Yours faithfully,



Pam Vonk
Process Support

RCD 27/153

523224

OFFICE USE ONLY

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



Receipt Date:
Initials:
Register No: 20020375
Planner: MS
Date By: 6/4/02
G-NA C-NA
M-NA R/CE-NA
P-NA RES-NA
WAITAKERE CITY COUNCIL

**APPLICATION TO REMOVE AND/OR
PRUNE AND/OR UNDERTAKE
WORKS WITHIN THE DRIPLINE OF
VEGETATION IN WAITAKERE CITY**

- 6 MAR 2002
agent/owner

APPLICANT: Roger Hains
ADDRESS OF PROPERTY: 77 Minnehaha Ave, Woodlands Pk
LEGAL DESCRIPTION: LOT 1 DP 47999

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

OWNER(S): _____ OCCUPIER(S): _____

ADDRESS FOR CORRESPONDENCE: PO box 12-1100, Henderson
Waitakere city.

PHONE NO: BUSINESS: 836 2272 ext HOME: 817 1517
FAX: 836 5232

Do you have a dog or any other hazards that might prevent council staff gaining access to the property? NO

SIGNATURE: [Signature] DATE: 4/3/02

The type of Resource Consent sought is for (Box):

VEGETATION REMOVAL PRUNING WORKS WITHIN THE DRIPLINE
SPECIES OF TREE/S: flame tree

REPORT AND DECISION
(1) YOU WILL BE NOTIFIED OF THE COUNCIL'S DECISION WITHIN 20 WORKING DAYS OF RECEIPT OF FULL INFORMATION, AND HAVE A RIGHT OF OBJECTION PURSUANT TO SECTION 357 OF THE RESOURCE MANAGEMENT ACT 1991 IF YOU ARE DISSATISFIED WITH THE DECISION.
(2) PLEASE RING A CUSTOMER FIELD ADVISOR (RESOURCE MANAGEMENT - VEGETATION) ON 839-0400 OR FAX ON 836-8064 WITH ANY QUERIES REGARDING THIS FORM.

* PLEASE NOTE THAT IF INFORMATION REQUIRED IS NOT SUPPLIED, THE APPLICATION MAY BE PUT ON HOLD UNTIL THIS IS RECEIVED

Address To: The Chief Executive, Waitakere City Council, Private Bag 93109
Henderson, WAITAKERE CITY

Chief Executive	
Community Dev	
Environment	
Finance & Dev	
Human Resources	
City Infrastructure	
Water Issues	
Consent App	

PART A (MUST be completed) DESCRIPTION OF PROPOSAL

(Please include the following: details of why tree(s) are to be removed or pruned or works undertaken within the dripline (if this is to accommodate a new building, then full plans will need to be supplied).)

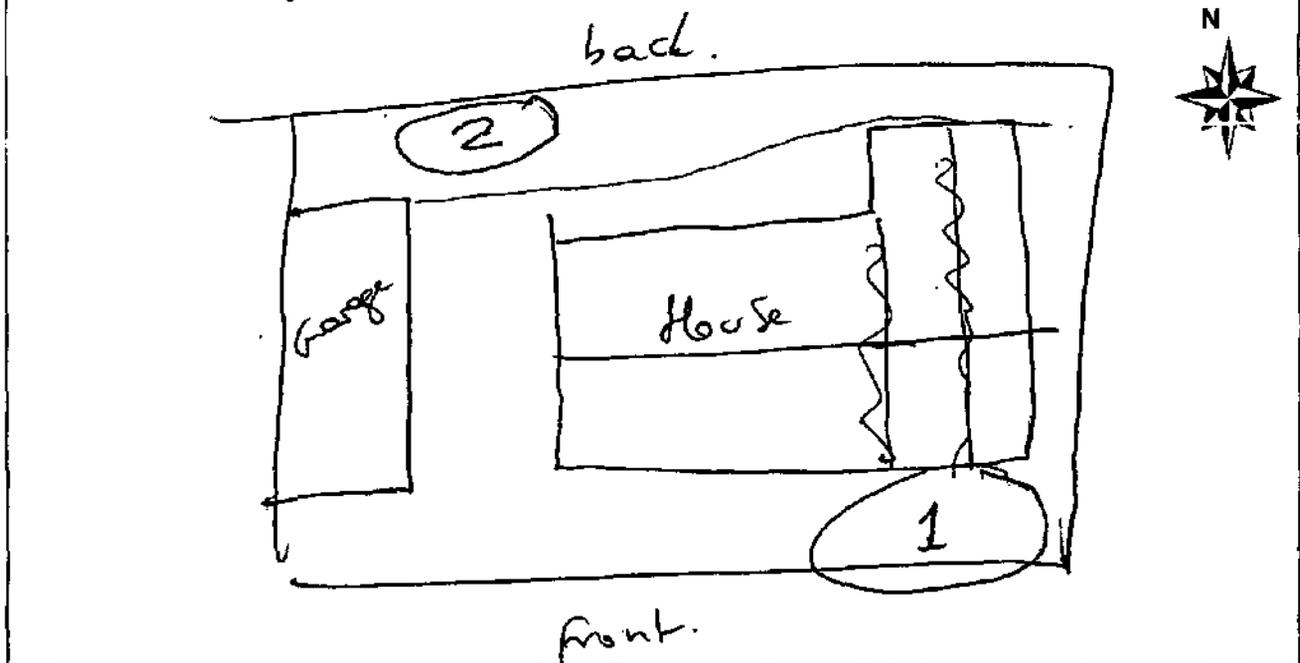
my request is to remove (1) flame tree from the front of my property because the tree is excessively large, is causing other (native) trees (Pohutakawa) to be crowded out, is inhibiting new plants from growing, is growing into power lines, is growing into the house — my second request is to remove another flame tree from the rear of my property before it does as above (2)

PART B (MUST be completed) MITIGATION FOR PROPOSED WORKS

In this section, please list the measures to be put in place to compensate for removal of the vegetation as described (e.g. this may be replanting, for instance).

my plan is to plant native trees along both sides of the front fence line and to establish gardens between the house and fence line. At the back of the property I wish to landscape and plant in natives.

SITE PLAN Please identify the approximate location of the tree/s on site in relation to any buildings and streets.



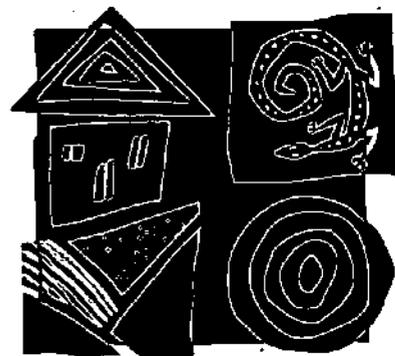
at limits

(2) In-lane on highway
flame tree approx
10m downslope from
the house

(3) At front Rm has
flame
=> Significant specimen,
prominent at end
of street, healthy,
high visibility,
=> is overhanging
polystyrene
=> front LHS In Area
Footpath
=>



Natural Areas



Vegetation Alteration

Introduction

Waitakere City's Proposed District Plan has been prepared in accordance with the Resource Management Act 1991 (RMA), and uses a new two-layered zoning system.

Human Environments

Waitakere is divided into 11 Human Environments which reflect the human character of the City. (See Human Environment Maps). These Environments are governed by rules managing the effect of people on other people. For example, the effect of noise or night time lighting, car parking, or building a house.

Natural Areas

Every part of Waitakere City also fits into one of six natural areas (see Natural Area Maps). These Natural Areas are governed by rules managing the effect of people's activities on natural resources. For example, bush and tree removal and earthworks. The Policy Section of the Proposed District Plan provides further explanation of these Natural Areas, and the natural resources contained within these areas. The Natural Area Maps also indicate natural landscape elements, which are the subject of separate rules within the Human Environment Rules, for example special soils or sensitive ridge lines.

Every property in Waitakere City has at least one Natural Area and one Human Environment zoning. When you undertake earthworks, you will have to consult the rules for both zones. See also the Rules Section of the Proposed District Plan for Human Environment Rules that may also apply.

Vegetation in Waitakere City

Waitakere City is fortunate to contain areas of outstanding landscape and ecological value. In particular, the City has one of the largest remaining areas of native forest in the Auckland region - the Waitakere Ranges. These ranges contain a diverse array of plants and animals:

- Approximately 25% of all New Zealand's native flowering plants;
- 66% of all New Zealand's native ferns; and
- 71 species of bird, including the Tui, Kereru, Silver eye and Fantail.

However, most of the original forest cover has gone from the developed parts of the City, with only 10% remaining. Although most of the native forest has vanished, there is still a valuable "urban forest" which consists of both native and introduced species.

Vegetation in the ranges and urban areas is valued for its:

- Visual amenity and landscape appearance;
- Cultural identity and heritage;
- Importance as a wildlife habitat;
- Role in improving air and stream quality;
- Role in storm water control and ability to reduce erosion; and
- Role in recreation and tourism.

These important values are under threat from subdivision, general development, noxious and invasive weeds and pests and unauthorised clearance.

The Role Of Waitakere City Council

The RMA promotes the sustainable management of natural and physical resources. Waitakere City Council has an obligation under the RMA to protect areas of significant native vegetation, wild life and trees within urban areas. The Council has therefore included rules in the Proposed District Plan that limit vegetation alteration.

Important Proposed District Plan Definitions

Vegetation means plant life, and includes shrubs, trees, grasses, monocotyledons, mosses, liverworts and ferns, and includes parts of such plant life.

Vegetation alteration means any pruning, clearance or work within the drip line of vegetation.

Clearance means removing or killing any native vegetation of any height or any exotic vegetation with a height of 1.0m or more, including any alteration of the root structure of such vegetation likely to result in plant death.

Dripline means all that area (including the ground and beneath the ground) below the canopy spread of a plant.

(1) The General Natural Area

You will need to apply for a Resource Consent when:

Undertaking clearance and work within the drip line of:
Native trees greater than 3m in height or greater than 300mm in girth (measured at any point above 1.4m); and exotic trees greater than 6m in height or greater than 600mm in girth (measured at any point above 1.4m).

Vegetation clearance exceeds 500m².

This includes environmentally damaging plants and tree species, which are identified on the Removable Vegetation Appendix of the Proposed District Plan.

Pruning removes more than 20% of a tree's foliage in any one calendar year.

(2) The Restoration Natural Area

You will need to apply for a Resource Consent when:
Undertaking clearance and work within the drip line of:
Native trees greater than 3m in height or greater than 300mm in girth (measured at any point above 1.4m) within 3m of the eaves of a dwelling;
All other native vegetation regardless of size; and
Exotic trees greater than 6m in height or greater than 600mm in girth (measured at any point above 1.4m).

Vegetation clearance exceeds 500m².

This includes environmentally damaging plants, exotic vegetation smaller than the above thresholds, and tree species which are identified on the Removable Vegetation Appendix of the Proposed District Plan.

Pruning removes more than 20% of a tree's foliage in any one calendar year.

(3) The Managed Natural Area

You will need to apply for a Resource Consent when:

Undertaking clearance and work within the drip line of:
Native trees greater than 3m in height or greater than 300mm in girth (measured at any point above 1.4m) within 3m of the eaves of a dwelling; and
All other native vegetation regardless of size;

Vegetation clearance exceeds 500m².

This includes environmentally damaging plants, exotic vegetation and tree species which are identified on the Removable Vegetation Appendix of the Proposed District Plan.

Pruning removes more than 20% of a tree's foliage in any one calendar year.

(4) The Coastal Natural Area

You will need to apply for a Resource Consent when:

Undertaking clearance and work within the drip line of:
Native trees greater than 3m in height or greater than 300mm girth (measured at any point above 1.4m) within 3m of the eaves of a dwelling;.
All other native vegetation regardless of size; and
Exotic trees greater than 6m in height or greater than 600mm in girth (measured at any point above 1.4m).

Vegetation clearance exceeds 500m².

This includes environmentally damaging plants, exotic vegetation smaller than the above thresholds and tree species, which are identified on the Removable Vegetation Appendix of the Proposed District Plan.

Pruning removes more than 20% of a tree's foliage in any one calendar year.

(5) The Riparian Margins/Coastal Edges Natural Area

You will need to apply for a Resource Consent when:

Undertaking clearance and work within the drip line of:
All native vegetation regardless of size; and
Exotic trees greater than 6m in height or greater than 600mm in girth (measured at any point above 1.4m).

Vegetation clearance of environmentally damaging plants and exotic vegetation smaller than the above thresholds when the area exceeds 10% of the site.

Pruning removes more than 20% of a tree's foliage in any one calendar year.

(6) The Protected Natural Area

You will need to apply for a Resource Consent when:

Undertaking clearance and work within the drip line of:
All native vegetation regardless of size; and
All exotic vegetation including environmentally damaging plants.

Pruning removes more than 20% of a tree's foliage in any one calendar year.

7) Heritage Trees

Heritage trees are listed in the Heritage Section of Rules Volume 1 of the District Plan. These trees have been identified as heritage trees because they have special historical, cultural or visual significance to a local area. These trees are also shown on the Human Environment Maps. You will need to apply for a Resource Consent when:

Undertaking clearance of Heritage Trees, and any activity or temporary activity within the drip line of any Heritage Tree.

Pruning removes more than 20% of a tree's foliage in any one calendar year.

Please note that professional arborists can assist with the best management of your trees. Look in the Yellow Pages under 'Tree Services' for a current list of arboricultural contractors.

There is no charge for a resource consent application for vegetation alteration.

This brochure is only a guide to vegetation alteration. If you have any queries, or require further information please ask the Civic Centre Counter Staff or telephone the Council Call Centre on (09) 839.0400.

VERSION 1

AUGUST 2000

Code Compliance Certificate

Section 95, Building Act 2004

COPY

The building

Street address of building: 77 MINNEHAHA AVE, WOODLANDS PARK, WAITAKERE CITY

Legal description of land where building is located: DP 47999 LOT 1

Building name:

Location of building within site/block number: LOT 1 DP 47999

Level/unit number:

The owner:

Name of owner: ROGER JOHN HARRIS

Contact person: Jason Irving

Mailing address: C/- JASON IRVING, 4 SEASONS HENDERSON, 52 LINCOLN RD, HENDERSON 1008 WAITAKERE CITY

Street address/registered office: N/A

Phone number: Landline: 8362272 Mobile:

Daytime:

After hours: 8171517

Facsimile number:

Email address: N/A

Website:

Name of first point of contact for communications with the council/building consent authority: N/A

Mailing address: N/A

Street address/registered office: N/A

Phone number: Landline: N/A Mobile: N/A

Daytime:

After hours: N/A

Facsimile number: N/A

Email address: N/A

Website:

Building work:

BC - Heater Installation Jayline spitfire with water booster

Building Consent No.: ABA 20051540 Issued by: Waitakere City Council

COPY

Code Compliance:

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) the building work complies with the building consent and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Compliance Schedule:

Signature:



Position: TEAM LEADER
PLUMBING & DRAINAGE

On behalf of Waitakere City Council.

Date: 2/09/05

Event ID : 5

Application for code compliance certificate

Section 92, Building Act 2004



Send to: Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1231

For more information:
Civic Centre, Waipareira Avenue,
Henderson
Telephone (09) 839 0400
Facsimile (09) 836 8001

WAITAKERE CITY COUNCIL

- 1 SEP 2005

642947

The building consent

Building consent number: ABA 2005 1540

Issued by: Waitakere C.C.

(name of building consent authority that granted building consent)

*The owner

Name of owner: R. J. HARRIS

(include preferred form of address, eg, Mr, Miss, Dr, if an individual)

†Contact person: -

Mailing address: _____

Street address/registered office: _____

Phone number: Landline: _____ Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: _____ Email address: _____

Website: _____

The following evidence of ownership is attached to this application: (copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building. Please circle).

*Agent

Name of agent: 4 Seasons Auckland

(only required if application is being made on behalf of the owner)

‡Contact person: Jason Irving

Mailing address: P.O. Box 41.128 St Lukes.

Street address/registered office: _____

Phone number: Landline: 846.1430 Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: 846.1434

Email address: Jason@4SeasonsAkl.co.nz

Website: _____

Relationship to owner: Retailer

(state details of the authorisation from the owner to make the application on the owner's behalf)

First point of contact for communications with the building consent authority:

(state full name, mailing address, phonenumber(s), facsimile number(s) and email address(es))

Jason Irving

Application

All building work to be carried out under the above building consent was completed on: 23/6/05

The personnel who carried out the building work are as follows: _____
(list names, addresses, phone numbers, and (where relevant) registration numbers)

B. Jeffrey

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:
(list specified systems)

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to: (state which address, and whether owner or agent) agent

P.O. Box 41. 128. St Lukes

[Signature]
Signature of ~~owner~~ agent on behalf of and with the authority of the owner)

J.M. Yorke / 4 Seasons
Name of person signing

Date: 17/8/05

Attachments

The following documents are attached to this application:

- Certificates from the personnel who carried out the work
- Certificates that relate to the energy work
- Evidence that specified systems are capable of performing to the performance standards set out in the building consent

- Delete this section if details have not changed from the building consent.
- Delete if owner is an individual.
- Delete this section if the application is not being made on behalf of the owner.
- Delete if the agent is an individual.
- Contact details must be in New Zealand.
- Delete item not applicable.

Chief Executive	
Corporate Services	
City Services Mosell	
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	
Field Services	



P.S.2.

Waikare CC
(Territorial Authority)

BUILDING CONSENT NO:

PRODUCER STATEMENT - CONSTRUCTION

ISSUED BY: B. Jeffrey
(N.Z. Home Heating Assoc. Certified Installer)

Installer No: 1456

TO: R.J. Harris
(Owner)

IN RESPECT OF: Installation of Solid Fuel Heater

AT: 77 Minnehaha Ave, Woodlands Park
(Address)

LOT: 1 DP: 42999 SO:
BRET has contracted to
(Certified Installer) (Owner/Developer)

to perform the above work as described.

I BRET Certified Installer No. 1456 have sighted Building Consent No. ABA 20051540 and believe on reasonable grounds that the solid fuel heating appliance installation has been installed as per the above Building Consent and the Heater Manufacturers Instructions.

SIGNATURE OF CERTIFIED INSTALLER: [Signature]
DATE: 28/1/05

EMPLOYMENT STATUS
(Complete as Applicable)

SELF EMPLOYED EMPLOYEE
Address: 64b CURRAN ST
HERNE BAY
Ph No: 021 447 059
Employer Name:
Address:
Ph No:

ACCREDITATION CERTIFICATE



**This is to Certify that
BRET JEFFERY**

of

4 Seasons North Shore Limited

*has attended the New Zealand Home Heating Association
Stage 1 Theory Course in Solid Fuel Heating Appliances
and has qualified as an Accredited Technician.*

Date 16th November 2001

President

Secretary

Accreditation - Installer's No 1456

Building Consent

Section 51, Building Act 2004

The building

Street address of building: 77 MINNEHAHA AVE, WOODLANDS PARK, WAITAKERE CITY

Legal description of land where building is located: DP 47999 LOT 1

Building name:

Location of building within site/block number: LOT 1 DP 47999

Level/unit number:

The owner:

Name of owner: ROGER JOHN HARRIS

Contact person: Jason Irving

Mailing address: C/- 4 SEASONS HENDERSON, JASON IRVING, 52 LINCOLN ROAD, HENDERSON 1008

Street address/registered office: N/A

Phone number: Landline: 8362272 Mobile:

Daytime: N/A After hours: 8171517

Facsimile number:

Email address: N/A

Website: N/A

Name of first point of contact for communications with the council/building consent authority: N/A

Mailing address: N/A

Street address/registered office: N/A

Phone number: Landline: N/A Mobile: N/A

Daytime: N/A After hours: N/A

Facsimile number: N/A

Email address: N/A

Website: N/A

Building work:

The following building work is authorized by this building consent:

BC - Heater Installation Jayline spitfire with water booster

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

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

This building consent is subject to the following conditions:

1 page.

Attachments:

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

Signature:



Position:



On behalf of Waitakere City Council.

Date: 3/06/05

Notes:

1. On completion of the work covered by this building consent application must be made on the prescribed form for a Code Compliance Certificate.
2. The building consent will lapse and be of no effect if the building work has not been commenced within 12 calendar months of the date of issue of the consent.
3. Work must be completed and the Code Compliance Certificate issued within 2 years of the date of issue of the consent

Inspection Booking Information

Please note that the following inspections are required by the council for this Building Consent

Final P&D

CONDITIONS OF BUILDING CONSENT ABA 20051540

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

1. Subject to compliance with the maximum building height and the height in relation to boundary controls contained in the Waitakere City District plan. (If you have any concern above this you should apply separately for a planning clearance).
2. Installation to comply with NZS 7421 and the manufacturer's installation instructions.
3. Seismic restraints must be provided.
4. A Producer Statement from the installer is to be forwarded to Council on completion of the installation.

PLEASE NOTE:

If second-hand parts or material are to be incorporated into this installation they should be checked to determine soundness by a suitably qualified person prior to installation.

The inspection carried out after installation in terms of the building consent only covers the installation of the unit to ensure that the installation is in accordance with the manufacturer's installation instructions.

ADDITIONAL inspections or re-inspections when work is not ready or is non-complying will be charged at \$125.00 per inspection. All requests for inspections should be made to Council's Call Centre.

TELEPHONE: 09 839 0400

Calls can be made to the above number 24 HOURS DAILY 7 DAYS A WEEK.

PLEASE QUOTE BUILDING CONSENT NO **ABA 20051540** WHEN REQUESTING ANY INSPECTION.

IT IS REQUIRED THAT THE STAMPED APPROVED PLANS AND RELATED DOCUMENTS BE AVAILABLE ON SITE AT THE TIME OF ALL INSPECTIONS INCLUDING PLUMBING AND DRAINAGE.

THE AS-BUILT DRAINAGE PLAN IS REQUIRED TO BE PROVIDED BY THE DRAINLAYER AT THE TIME OF THE DRAINAGE TEST.

IF YOUR CONSENT IS FOR MULTIPLE DWELLINGS/BUILDINGS PLEASE CLEARLY IDENTIFY WHICH UNIT IS TO BE INSPECTED QUOTING THE SUPPLEMENTARY CONSENT NO AS SHOWN ON THE NOTICE ATTACHED TO YOUR SET OF PLANS.

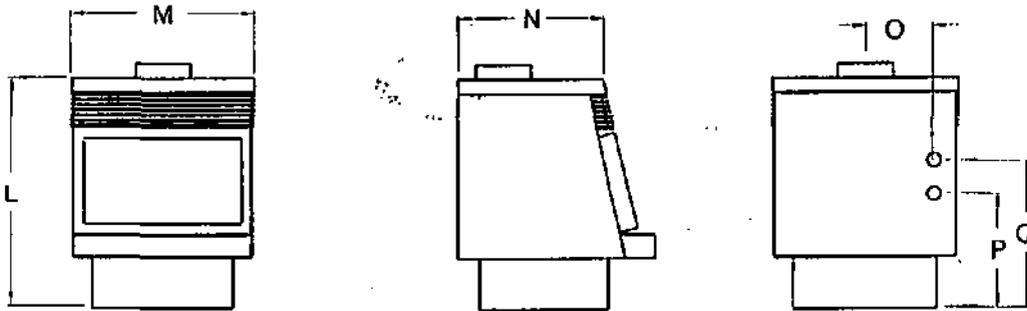
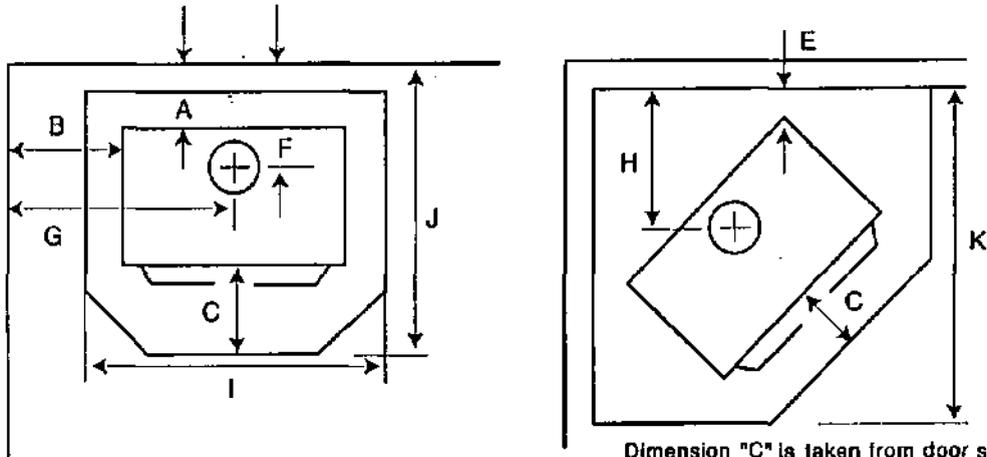
Requests for Vehicle Crossing Inspections or refunds of Street Damage Deposits should be made by calling Telephone 09-835-8045.

The Code Compliance Certificate will not be issued until the building work is completed in accordance with the Building Consent documents and in compliance with the NZ Building Code. Final inspections can not be arranged by telephone. An application for a Code Compliance Certificate must be completed and lodged with Council before a final inspection can be arranged.

FREESTANDING SPECIFICATIONS

MODEL: SPITFIRE FS10

PAGE 1 OF 2



Spitfire Specifications

	A	B	C	E	F	G	H	I	J	K
New Zealand with S/S Flue Screen 1200	100	200	300	25	255	525	350	900	840	1000

	L	M	N	O	P	Q
Measurements	715	650	410	150	320	495

NZHHA tested Maximum Output (kW)	Industry Rated Peak Output (kW)	Water Heating Option	Estimated Burn Time on low (HRS)	Ash Hearth
14.4	20	✓	B-10	✓

PLANS AND SPECIFICATIONS APPROVED
 SUBJECT TO CONDITIONS ENDORSED ON BUILDING CONSENT
 SIGNED: VS DATE: 3/6/05
 BUILDING CONTROL OFFICER

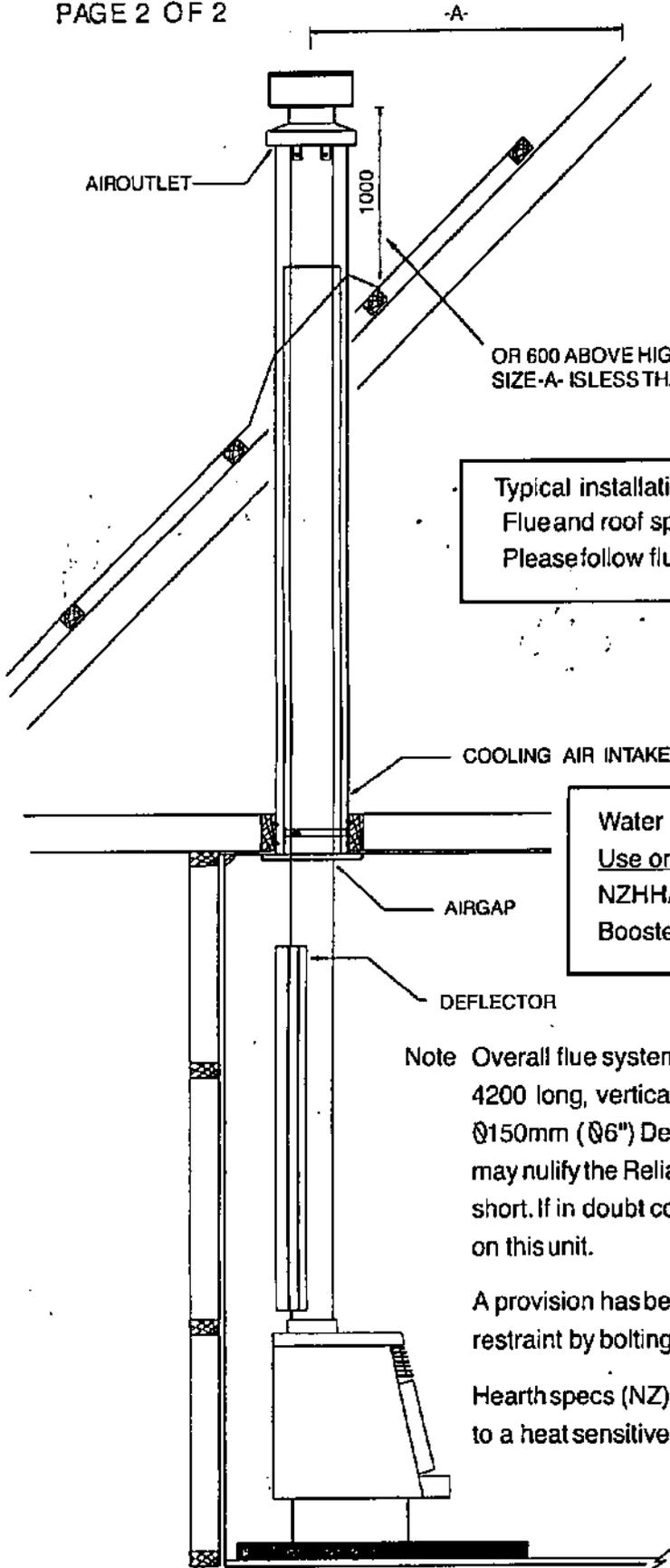
IF INSTALLED IN ACCORDANCE WITH THESE SPECIFICATIONS THE HEATER COMPLIES WITH AS/NZS 2918:2001

RETAIL LINKS RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESGNS WITHOUT PRIOR NOTICE

INSERT SPECIFICATIONS

MODEL: SPITFIRE

PAGE 2 OF 2



PLANS AND SPECIFICATIONS
APPROVED
SUBJECT TO CONDITIONS ENDORSED
ON BUILDING CONSENT

SIGNED: VS DATE: 3/6/05
BUILDING CONTROL OFFICER

OR 600 ABOVE HIGHEST POINT IF
SIZE-A- IS LESS THAN 3000

Typical installation shown complies with AS/NZS 2918
Flue and roof specifications are recommendations only.
Please follow flue kit manufacturers installation instructions.

Water Booster

Use only a Reliance Group Water Booster 2.0 Kw (tested to
NZHHA Max output) part#123699. Any other Water
Booster will nullify the Reliance Group Warranty.

DEFLECTOR

Note Overall flue system length for optimum performance should be
4200 long, vertical and have no bends. Flue pipes should be
Ø150mm (Ø6") Deviation from this may alter heaters performance and
may nullify the Reliance Group warranty if the flue is excessively long or
short. If in doubt contact your Jayline supplier. Stainless steel deflector, tested
on this unit.

A provision has been made at the rear of the pedestal for seismic
restraint by bolting through the two holes provided

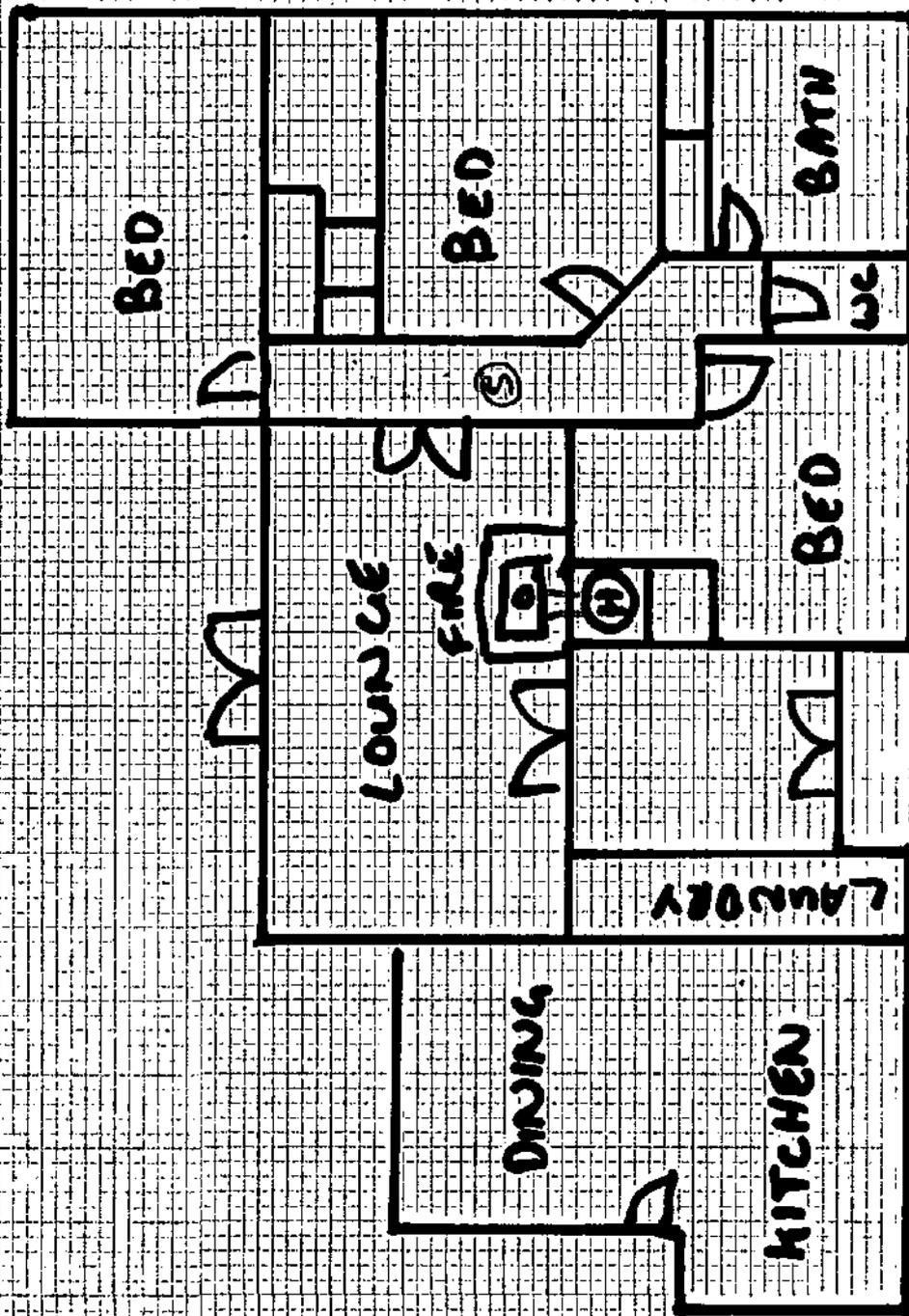
Hearth specs (NZ) minimum Ash Hearth only e.g ceramic tiles glued
to a heat sensitive floor.

IF INSTALLED IN ACCORDANCE WITH THESE SPECIFICATIONS THE HEATER COMPLIES WITH
AS/NZS 2918:2001

RETAIL LINKS LTD RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE.

PLANS AND SPECIFICATIONS
 APPROVED
 SUBJECT TO CONDITIONS ENDORSED
 ON BUILDING CONSENT

SIGNED: *[Signature]* DATE: 3/1/05
 BUILDING CONTROL OFFICER



77 MINNEHAHA RD
 TITIRANGI

ACCREDITATION CERTIFICATE



This is to Certify that

BRET JEFFERY

of

4 Seasons North Shore Limited

*has attended the New Zealand Home Heating Association
Stage I Theory Course in Solid Fuel Heating Appliances
and has qualified as an Accredited Technician.*

Date **16th November 2001**

President

Accreditation • Installer's No **1456**

Secretary

Application for project information memorandum and/or building consent

WAITAKERE CITY COUNCIL

25 MAY 2005

6 MAY 2005



Waitakere City Council
Te Tūhono Waitakere

Section 33 or section 45, Building Act 2004

2005/540

Send to: Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1231

For more information:
Civic Centre, Waipareira Avenue,
Henderson
Telephone (09) 839 0400
Facsimile (09) 836 8001

CHEQUE FOR
\$95.00
TO CASHIERS

\$280
IC

Part of chq. \$1045

The building

Street address of building: 77 MINNEHAHA ROAD, TITIRANGI
(for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

Legal description of land where building is located: LOT 1 DP 47999
(state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)

Building name: (if applicable) _____

Location of building within site/block number: (include nearest street access) _____

Number of levels: (include ground level and any levels below ground) 1

Level/unit number: (if applicable) 1

Area: (total floor area; indicate area affected by the building work if less than the total area) 1m²

Current, lawfully established, use: (include number of occupants per level and per use if more than 1) RESIDENCE

Year first constructed: (approximate date is acceptable e.g. c1920s or 1960-1970) _____

The owner

Name of owner: (include preferred form of address, eg. Mr, Miss, Dr, if an individual) R HARRIS

Contact person: (put n/a if the applicant is an individual) ROGER

Mailing address: 77 MINNEHAHA ROAD, TITIRANGI

Street address/registered office: AS ABOVE

Phone number: Landline: 817 1517 Mobile: 021-887-777

Daytime: _____ After hours: 817 1517

Facsimile number: _____

Email address: _____

Website: (if applicable) _____

The following evidence of ownership is attached to this application: (ie, copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building. Please circle.)

Agent (only required if application is being made on behalf of the owner, delete if not applicable)

Name of agent: 4 SEASONS HENDERSON

Contact person: (insert n/a if the agent is an individual) JASON IRVING

Mailing address: 52 LINCOLN ROAD, HENDERSON

Street address/registered office: AS ABOVE

Phone number: Landline: 838 7292 Mobile: _____

Daytime: 838 7292 After hours: _____

Facsimile number: 837 2626

Email address: _____

Website:(if applicable) _____

Relationship to owner: (state details of the authorisation from the owner to make the application on the owner's behalf) SUPPLIER AND REGISTERED INSTALLER OF WOODFIRES (NZHHA)

First point of contact for communications with the council/building consent authority: (state full name, mailing address, phone number(s), facsimile number(s) and email address(es))

AGENT DETAILS AS ABOVE

Application

I request that you issue a project information memorandum building consent for the building work described in this application (tick one or both, as applicable)

SRMIA

Signature of owner/agent on behalf of and with the authority of the owner (cross out one)

20/4/05

Date

Space for council use

The project

Description of the building work: (provide sufficient description of building work to enable scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description)

INSTALLATION OF SAYLINE SPITFIRE AND WATER BOOSTER TO MANUFACTURERS SPECIFICATION IN THE LOUNGE.

Will the building work result in a change of use of the building?

Yes

No

If yes, provide details of the new use:

Intended life of the building if less than 50 years: (number of years)

15

List building consents previously issued for this project (if any):
(list who issued the consent, the date of issue and the consent number)

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):
(state estimated value as defined in section 7 of the Building Act 2004) \$ 2900

Project information memorandum (do not fill in this section if the application is for a building consent only)

The following matters are involved in the project: (tick the matters relevant to the project)

- Subdivision
- Alterations to land contours
- New or altered connections to public utilities
- New or altered locations and/or external dimensions of buildings
- New or altered access for vehicles
- Building work over or adjacent to any road or public place
- Disposal of stormwater and wastewater
- Building work over any existing drains or sewers or in close proximity to wells or water mains
- Other matters known to the applicant that may require authorisations from the territorial authority: (specify)

WOODFIRE & WATER BOOSTER INSTALLATION

Building consent (do not fill in this section if the application is for a project information memorandum only)

The following plans and specifications are attached to this application: (all plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority)

MANUFACTURERS SPECIFICATION FOR TAYLOR
SPITFIRE FREESTANDING WOODFIRE
PLANS OF HOUSE LAYOUT SHOWING FIRE LOCATION
& SMOKE DETECTOR LOCATION

The building work will comply with the building code as follows: (if you're not sure which clauses are applicable, talk to the BCA or your architect)

Clause (tick relevant clause numbers of building code)	Means of compliance (refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable, put n/a)	Waiver/modification required (state nature of waiver or modification of building code required; if not applicable, put n/a)
<input type="radio"/> B1 Structure	N/A	
<input type="radio"/> B2 Durability	h	
<input type="radio"/> C1 Outbreak of fire	h	
<input type="radio"/> C2 Means of escape	h	
<input checked="" type="radio"/> C3 Spread of fire	CU ml 1.1, CASI 9.5	
<input type="radio"/> C4 Structural stability during fire	N/A	
<input type="radio"/> D1 Access routes	h	
<input type="radio"/> D2 Mechanical installations for access	h	
<input type="radio"/> E1 Surface water	h	
<input type="radio"/> E2 External moisture	h	
<input type="radio"/> E3 Internal moisture	h	
<input type="radio"/> F1 Hazardous agents on site	h	
<input type="radio"/> F2 Hazardous building materials	h	
<input type="radio"/> F3 Hazardous substances and processes	h	
<input type="radio"/> F4 Safety from falling	h	
<input type="radio"/> F5 Construction and demolition hazards	h	
<input type="radio"/> F6 Lighting for emergency	h	
<input checked="" type="radio"/> F7 Warning systems	CASI PART 7 3-2	
<input type="radio"/> F8 Signs	N/A	
<input type="radio"/> G1 Personal hygiene	h	
<input type="radio"/> G2 Laundering	h	
<input type="radio"/> G3 Food preparation and prevention of contamination	h	
<input type="radio"/> G4 Ventilation	h	
<input type="radio"/> G5 Interior environment	h	
<input type="radio"/> G6 Airborne and impact sound	h	
<input type="radio"/> G7 Natural light	h	
<input type="radio"/> G8 Artificial light	h	
<input type="radio"/> G9 Electricity	h	
<input type="radio"/> G10 Piped services	h	
<input type="radio"/> G11 Gas an an energy source	h	
<input type="radio"/> G12 Water supplies	h	
<input type="radio"/> G13 Foul water	h	
<input type="radio"/> G14 Industrial liquid waste	h	
<input type="radio"/> G15 Solid waste	h	
<input type="radio"/> H1 Energy efficiency	h	

Compliance schedule (do not fill in this section if this is an application for a project information memorandum only) Tick one:

The specified systems for the building are as follows:
(specified systems are defined in regulations; if you are not sure whether your building has specified systems, talk to the BCA or your architect)

The following specified systems are being altered, added to, or removed in the course of the building work:
(insert n/a if not applicable)

There are no specified systems in the building.

Attachments

The following documents are attached to this application: (tick as applicable or put n/a if there are no attachments)

Plans and specifications (list) PLAN - HOUSE LAYOUT
SPECIFICATION - SA-ILINE SPITFIRE (2002)

- Project information memorandum
- Development contribution notice
- Certificate attached to project information memorandum

A fee is required on lodgement of all applications.

All fees (other than the base fee) shall be paid in full without self-off or deduction of any kind within 14 days of the date of the invoice or prior to the issue of the Certificate whichever is the sooner.

The applicant shall further pay to Waitakere City Council, all costs and expenses (including costs on a solicitor/client basis and debt collector's costs) incurred in the enforcing or attempting to enforce these terms and conditions or in seeking payment of all fees.

Where you fail to make payment of any amount on the due date, Waitakere City Council may in addition require you to compensate it by making payment of interest as liquidated damages on the amount due from the due date for payment until the date of actual payment at a rate equal to the current overdraft interest rate Waitakere City Council has with its principal registered bank.

Name and Address for Accounts: 4 SEASONS HENDERSON
52 LINCOLN ROAD

Phone number: Business: 839 72912 Home: _____
Mobile: _____ Fax: 837 2624

GST Number: _____

Signature of Applicant / Authorised agent [Signature]
Print name of Applicant / Authorised agent SASON IRUNG

If the named Applicant is a Company or Trust, please state your position / title and contact details: _____

I have the authority to bind the Company / Trust _____
(please attach a copy of the authorising documents for the Company / Trust)

This application will not be accepted by the Council unless all the above required and appropriate information is provided.

Declaration

Signed by / for and on behalf of owner: [Signature] Name: (print) SASON IRUNG
Position: AGENT Date: 20/4/15

If you have any enquiries about any part of the building consent process please contact our Customer Services line: 839-0400 or fax 836-8001 or our Counter Services Staff, Waitakere City Council, 6 Waipareira Avenue, Henderson.

Consent Services
Thank you for your time



ABA NO: 20051540

1 July 97

HEATER INSTALLATION PROCESSING SHEET

Approved by *VS* Building Surveyor *3/6/05* Date

Approved by Plumbing & Drainage Surveyor Date

REMARKS

BUILDING SURVEYORS CHECKLIST

INITIAL OR N/A

Electricity Transmission Line Clearance Received

BUILDING CONSENT CONDITIONS

- 1. Subject to compliance with the maximum building height and the height in relation to the boundary controls contained in the Waitakere City District Plan. (If you have any concern about this you should apply separately for a planning clearance.)
- 2. Installation to comply with NZS 7421 and the manufacturers installation instructions.
- 3. Seismic restraints must be provided.
- 4. A producer statement from the installer is to be forwarded to Council on completion of the installation.

INSPECTIONS REQUIRED: $\frac{1}{4}$ Final CCC Bldg $\frac{1}{4}$ Final CCC P&D

CODE	FEE DESCRIPTION	\$	c
144	Inspection Fee Records	120	00
105	Code Compliance Certificate Lounge Fee	100	00
	TOTAL	\$220	00

FINAL CHECK

Initials *VS*

Date *3/6/05*



Waitakere City Council
Te Taiāwhiri o Waitākere

Waitakere City Council
Civic Centre
6 Waipareira Ave
Waitakere City

Telephone
09 836 8000
Facsimile
09 836 8001

DX CX 10250 Auckland Mail Centre
Email: info@waitakere.govt.nz
Website: www.waitakere.govt.nz

Private Bag 93109
Henderson
Waitakere City

Refer: Richard Greaves: Field Services: Ref: pp
Extension No. 8699: Civic Centre

22 January 2002

M S McCormick & N M Mackie
77 Minnehaha Ave
Woodland Park
WAITAKERE CITY 1007

Dear Sir or Madam:

SAFE & SANITARY REPORT FROM INDEPENDENT BUILDING CONSULTANT

PROPERTY LOCATION: 77 Minnehaha Ave, Woodlands Park

LOT NO: 1 DP NO: 47999

We acknowledge receipt of the Safe and Sanitary Report from House Appraisals Ltd for the dwelling on the above property without any known authorisation.

This unauthorised building work has been noted on Council's records and the report will be made available for viewing by any owner or prospective purchaser within Council's set procedures.

In the absence of any direct involvement or prior knowledge of the works, Council cannot however now assume responsibility for either the accuracy of the report, or the adequacy of the building works to which it refers.

A copy of this letter will also be made available with the Safe and Sanitary Report.

Yours faithfully

Richard Greaves
CUSTOMER FIELD ADVISOR
(BUILDING COMPLIANCE)



WAITAKERE CITY COUNCIL

15th January 2002

18 JAN 2002

Waitakere City Council
Private Bag 93 109
Henderson

Dear Sir/Madam (Regulatory Services)

Report on unconsented work at:-

77 Minnehaha Avenue
Woodlands Park
Titirangi

Brief:-

At the request of the owner, an inspection was carried out for the purpose of reporting on the house which all the records have been lost.

The purpose of this inspection was to ensure that the house is safe and sanitary, in terms of section 64 and 65 of the Building Act 1991.

Inspection:-

An inspection of this property was carried out on Monday 14th January 2002.

Work carried out:-

This property was built many years ago and is still in a good condition. Since the house was built the kitchen dining area has been altered slightly by the existing owners who have been there nearly seven years. There has been a new kitchen installed and a partition been removed and a beam fitted to support the ceiling joists. All this work that has been done is in accordance with the code. All the rest of the house has been done in a proper tradesmanlike manner and in accordance with the local by-laws at the time it was built.

At the back of the house there is a retaining wall running across the section which is approximately a meter high to support fill so as the lawn can be reasonable level. This retaining wall was built before the present owners purchased the property. A visual look at the wall it seems to be quite satisfactory for what it is doing as it does not seem to have moved much in the time it has been up. If a full report is required it would have to be done by an engineer. A visual inspection indicates that the work has been carried out in a very professional manner by a competent builder with all work conforming to the requirements of the N.Z.S.S. 3604.

I believe that the "house" should be accepted as structurally safe and sanitarily sound.

Legal Situation:-

"Unauthorized work" completed prior to July 1992 is covered under Section 8 of the building act 1991. The Act prevents the council from taking action or from requiring any up grading of any building work that has taken place prior to the implementation of the Act on 1st July 1992.

This exception is applied to all work that can be considered to be satisfactory and performing well.

Sections 64 and 65 of the Building Act cover such works that are deemed to be unsafe or insanity, which can be required to be upgraded regardless of when they are constructed. The purpose of this report is to inspect and report on this matter, so that if it is confirmed that Sections 64 and 65 do not apply, the situation can be accepted as existing, with no further action necessary on the part of the council, this is provided that there are no breaches of the District Plan, and that the jurisdiction that is covered by council under the Resource Management Act, 1991.

It should be noted that no retrospective building consents can be given under the Building Act for any work that has been previously constructed without a building consent under the Act, or under a building permit based on previous bylaw requirements.

Having established that there is "unauthorized work", and then having established that the work is not unsafe or insanitary under sections 64 and 65 of the Building Act 1991 then council will simply file any such report given to them with no "approval".

Such work will always remain as "unauthorized".

Prospective purchasers need to be aware of this, so they understand that the situation can never be "legalized" from a Building Act point of view.

Exclusions:-

This report has been prepared on the basis of a visual inspection of the premises using normal readily available access and without testing of components for the assessment of the overall structural condition of the house and associated items, and without recourse to the construction drawings. No detail Geo. technical investigation has been included in this brief.

No investigation of the condition and location of underground drainage and services and all electrical, gas and plumbing (except as may be described elsewhere in this report) have been included in the brief.

No warranty can be given as to other defects not apparent to visual inspection at the time.

This report has been prepared solely for the benefit of N.M.Mackie & M.S. McCormick as our client, with respect to the brief, for a third party who is a purchaser from N.M.Mackie & M.S.McCormick, and the Waitakere City Council.

The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties sole risk.

Conclusions:-

The building work in question has generally been constructed to a satisfactory standard, and it can be confirmed that it is not unsafe nor insanitary in terms of section 64 and 65 of the Building Act.

Therefore under section 8 of the act, council is prevented from taking any further action in relation to the matter.

Should you require any clarification of this matter discussed, or if you require any further assistance, please feel free to give me a call.

House Appraisals Ltd.

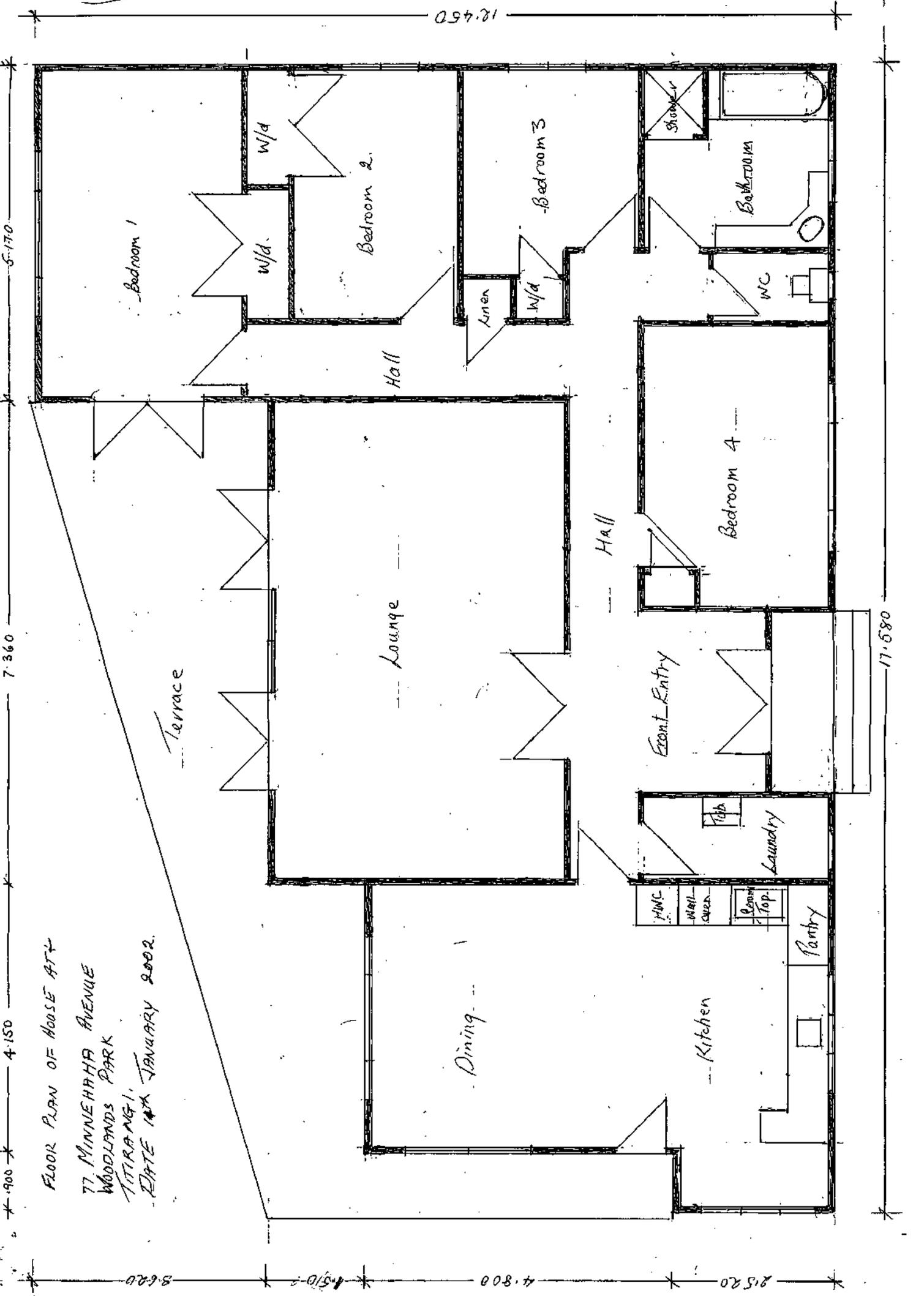
O.I.Cooper Adv./T.C.Corp./T.C.C. & /J Adv.Bid. Prac. & Job Mangt./ NZMBF/ AMB Ass

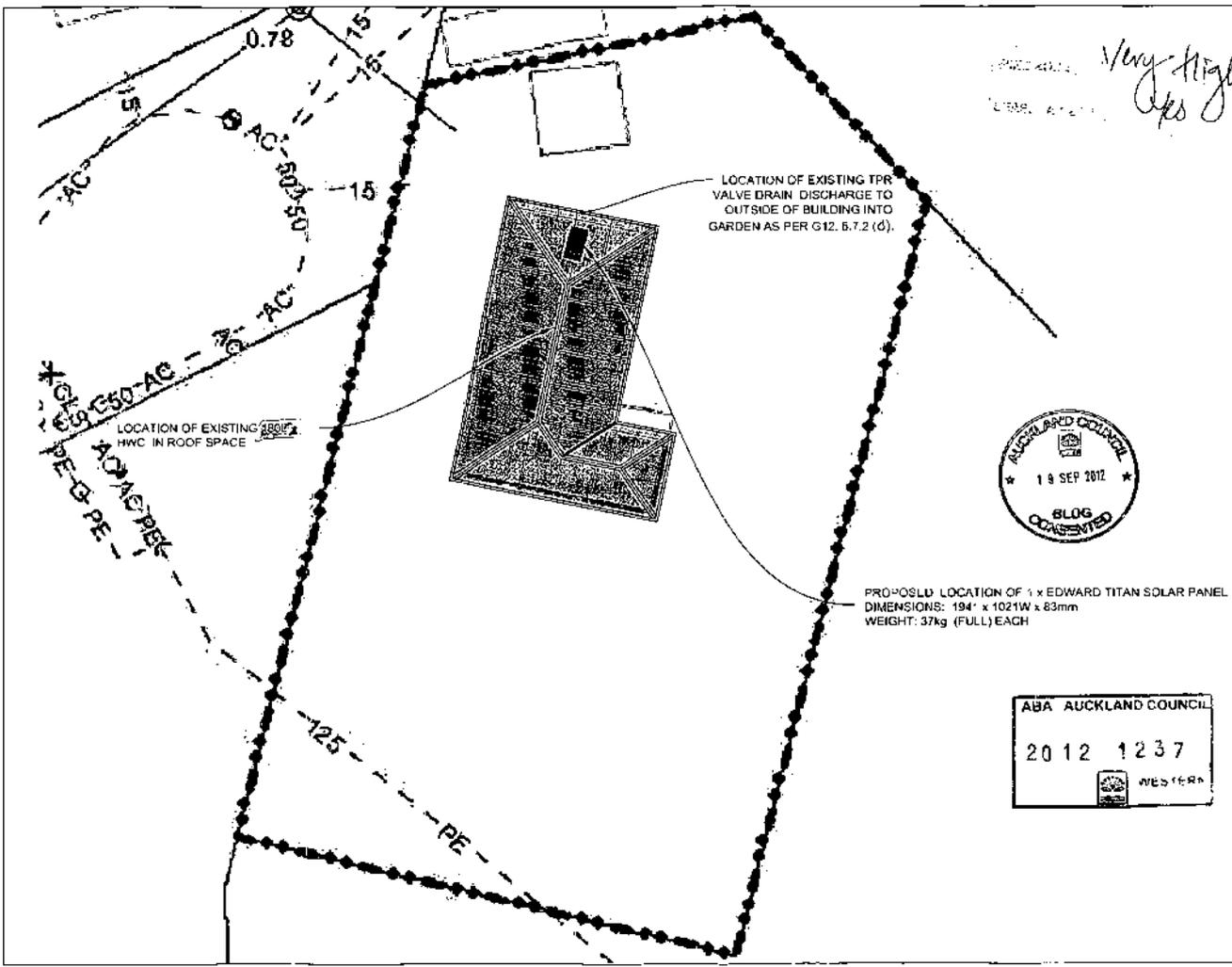
Chief Executive	
Corporate Services	
Community Devel.	
Regulatory	
Strategy & Dev.	
Human Resources	
City Infrastructure	
Maori Issues	
Field 5.	

~~BE~~

Richard
Greaves

FLOOR PLAN OF HOUSE AT
 77, MINNEHAHA AVENUE
 WOODLANDS PARK
 TITIRANGI.
 DATE 14th JANUARY 2002.





Very High
Ops



SOLAR GROUP LTD
 P.O. BOX 35588
 BROWNS BAY 0753
 AUCKLAND NZ

PH: 09 477 2989
 FAX: 09 353 1441

Email: technical@slg.co.nz

Website: www.SLG.co.nz

PLAT SIZE:	SCALE:
A3	1:250
DRAWING NO.:	DATE:
SP0*	27.08.2012
JOB NO.:	REVISION NO.:
-	-

CONSULTANTS:



CLIENT:
 HARRY AND JACINTHA
 ABENHUIS

NAME:		DATE
SUBMITTED	BY	27.08.2012
DESIGNED	BY	27.08.2012
CHECKED	BY	27.08.2012
APPROVED	BY	27.08.2012

PROPERTY DETAILS:
 77 MINNEHAHA AVE
 TITIRANGI
 AUCKLAND
 LOT 1
 OP 47999



DRAWING TITLE:
 SITE PLAN

REVISION DESCRIPTION:

Rev	Date	Description



SOLAR GROUP LTD
 P.O. BOX 35588
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 AUCKLAND NZ

PH: 09 477 2999
 FAX: 09 353 1441

E-mail: technical@slg.co.nz

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PLAN NO:	AS	SCALE:	1:100
ORIG. DRAWING NO.:	SPO2	DATE:	27.08.2012
JOB NO.:	-	REV. NO. & NO.:	-

CONSULTANTS:

CLIENT:
 HARRY AND JACINTHA
 ABBENHUIS



	NAME:	DATE
SURVEYED	KE	27.08.2012
DESIGNED	VC	27.08.2012
DRAWN	MT	27.08.2012
CHECKED	KE	27.08.2012
APPROVED	KE	27.08.2012

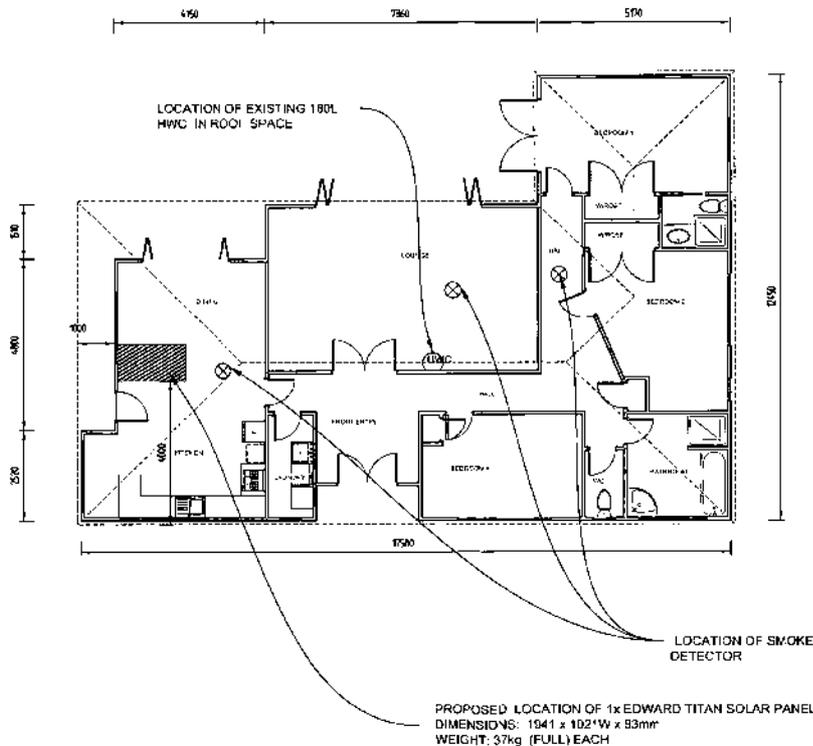
PROPERTY DETAILS:
 77 MINNEHAMA AVE
 TIRIKANGI
 AUCKLAND
 LO11
 DP 4/999



DRAWING TITLE
FLOOR PLANS

REVISION DESCRIPTION:

No.	Date	Description



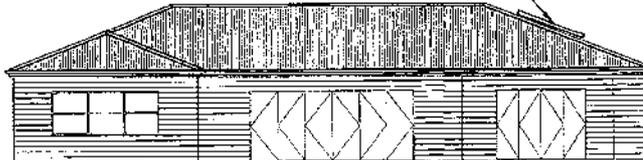
NO HEIGHT TO
BOUNDARY ISSUES

PROPOSED LOCATION OF 1 x EDWARD TITAN SOLAR PANEL
DIMENSIONS: 1941 x 1021W x 83mm
WEIGHT: 37kg (FULL) EACH



NORTH ELEVATION

PROPOSED LOCATION OF 1 x EDWARD TITAN SOLAR PANEL
DIMENSIONS: 1941 x 1021W x 83mm
WEIGHT: 37kg (FULL) EACH



EAST ELEVATION



ASA AUCKLAND COUNCIL

2012 1237



WESTERN



SOLAR GROUP LTD
P.O BOX 35588
BROWNS BAY 0753
AUCKLAND NZ

PH: 09 477 2999
FAX: 09 353 4441

Email:
technical@slg.co.nz

Website:
www.SLG.co.nz

PROJ. NO.:	AD	SCALE:	1:100
DRAWING NO.:	SP03	DATE:	27.08.2012
LOG NO.:		REVISION NO.:	

CONSULTANTS:

CLIENT

HARRY AND JACINTHA
ABBENHUIS

	NAME:	DATE:
DESIGNED	YE	27.08.2012
DRAWN	MY	27.08.2012
CHECKED	YE	27.08.2012
APPROVED	YE	27.08.2012

PROPERTY DETAILS:

77 MINNEHAHA AVE
TIRANGI
AUCKLAND
LOT 1
DP 47999

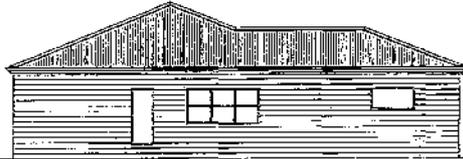
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ELEVATIONS

REVISION DESCRIPTION:

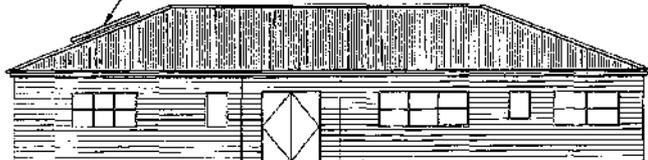
Rev	Date	Description

NO HEIGHT TO
BOUNDARY ISSUES



SOUTH ELEVATION

PROPOSED LOCATION OF 1 x EDWARD TITAN SOLAR PANEL
DIMENSIONS: 1941 x 1021W x 83mm
WEIGHT: 37kg (FULL) EACH



WEST ELEVATION



SOLAR GROUP LTD
P O BOX 35588
BROWNS BAY 0753
AUCKLAND NZ

PH: 09 477 2999
FAX: 09 353 1441

Email: technical@slg.co.nz

Website: www.SLG.co.nz

PLOT SIZE: A3 SCALE: 1:100

DRAWING NO: SP03A DATE: 27.08.2012

JOB NO: REVISION NO:

CONSULTANTS:

CLIENT:
HARRY AND JACINTHA
ABBENHUIS

	NAME	DATE:
REVIEWED	YY	27.08.2012
DESIGNED	YY	27.08.2012
DRAWN	YY	27.08.2012
CHECKED	YY	27.08.2012
APPROVED	YY	27.08.2012

PROPERTY DETAILS
77 MINNEHAHA AVE
TITIRANGI
AUCKLAND
LOT 1
DP 47959
WESTERN

DRAWING TITLE:
ELEVATIONS

REVISION DESCRIPTION		
Rev	Date	Description

Figure 13: Direct fixed strap with rail - elevation
Paragraph 6.3.1

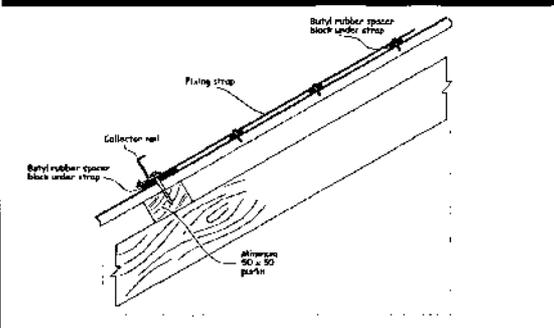
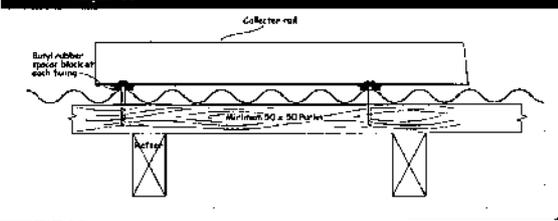


Figure 14: Direct fixed strap with rail - section
Paragraph 6.3.1



DETAILS
 -FIXING OF SOLAR PANEL ONTO METAL ROOF.
 -PIPE FLASHING ON METAL ROOF
 -ALL SOLAR PANEL FIXING DETAILS ARE AS PER G12/AS2 INSTRUCTIONS



SOLAR GROUP LTD
 P.O. BOX 35588
 BROWNS BAY 0753
 AUCKLAND NZ

PH: 09 477 2999
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Email: technical@slg.co.nz

Website: www.SLG.co.nz

PROJECT NO:	AS	SCALE:	N.T.S.
DRAWING NO:	SP04A	DATE:	27.08.2012
(REV):		REVISION BY:	

CONSULTANTS:

CLIENT:
 HARRY AND JACINTHA
 ABBENHUIS

NAME:	DATE:
SUPERVISOR: JP	27.08.2012
DESIGNED: JL	27.08.2012
DRAWN: MY	27.08.2012
CHECKED: WE	27.08.2012
APPROVED: YF	27.08.2012

PROPERTY DETAILS:
 77 MINNHABA AVE
 TITIRANGI
 AUCKLAND
 NZ
 DP 47999

DRAWING TITLE:
 PART 1
 FIXING AND
 PENETRATION
 DETAILS

REVISION DESCRIPTION:	
Rev	Description

Figure 8: Mains Pressure Storage Water Heater System (inverted)
 Paragraphs 6.1.2 and 6.2.1.01

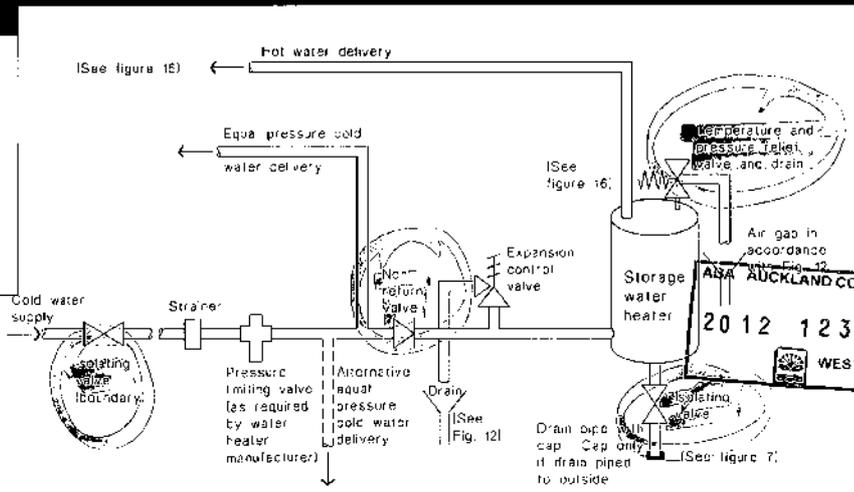
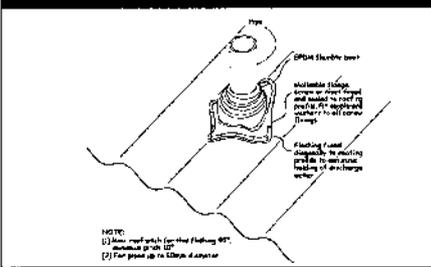


Figure 6: Flashing for pipes, valves and other penetrations
 Paragraphs 6.1.2 and 6.2.1.01





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Email:
 technical@slg.co.nz

Website:
 www.SLG.co.nz

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SP05	27.08.2012																
<table border="1"> <tr> <td>JOB NO:</td> <td>REVISION NO:</td> </tr> <tr> <td>-</td> <td>-</td> </tr> </table>	JOB NO:	REVISION NO:	-	-													
JOB NO:	REVISION NO:																
-	-																

CONSULTANTS:

CLIENT:
 HARRY AND JACINTHA
 ABENHUIS

	NAME	DATE
SUPERVED	VE	27/08/2012
DESIGNED	VE	27/08/2012
DRAWN	MF	27/08/2012
CHECKED	VE	27/08/2012
APPROVED	VE	27/08/2012

PROPOSED DETAILS:

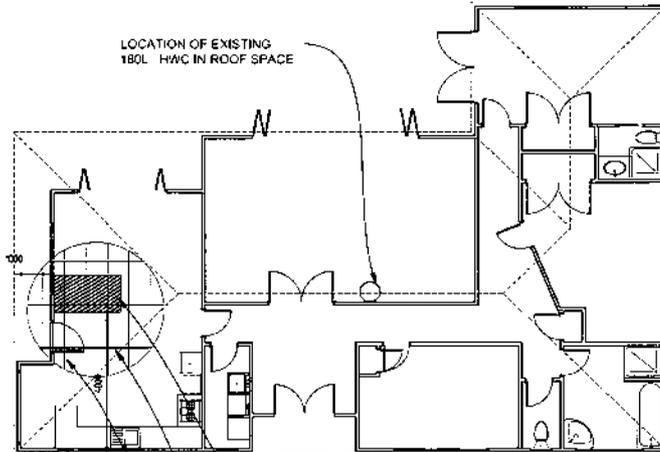
27 MINNEHAWA AVE
 (TITIRANGI)
 AUCKLAND
 LOT 1
 DP 4/999

DRAWING TITLE:

ROOF STRUCTURE PLAN

REVISION DESCRIPTION:

Rev	Date	Description



PROPOSED LOCATION OF 1 x EDWARD TITAN SOLAR PANEL
 DIMENSIONS: 1941 x 1021W x 83mm
 WEIGHT: 37kg (FULL) EACH

22.5° COLOUR STEEL ROOF

RAFTER 100mm X 50mm AT 1200mm CENTRES.

PURLINS 70mm X 50mm AT 600mm CENTRES.



ABA AUCKLAND COUNCIL

2012 1237





SOLAR GROUP LTD
 P.O. BOX 35588
 BROWNS BAY 0753
 AUCKLAND NZ

PH: 09 477 2999
 FAX: 09 353 1441

Email: technical@slg.co.nz

Website
 www.slg.co.nz

<table border="1"> <tr> <td>PROJECT NO.</td> <td>A3</td> <td>SCALE</td> <td>1:50</td> </tr> <tr> <td>DRAWING NO.</td> <td>SP06</td> <td>DATE</td> <td>27.08.2012</td> </tr> <tr> <td>JOB NO.</td> <td>-</td> <td>REVISION NO.</td> <td>-</td> </tr> </table>	PROJECT NO.	A3	SCALE	1:50	DRAWING NO.	SP06	DATE	27.08.2012	JOB NO.	-	REVISION NO.	-	
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DRAWING NO.	SP06	DATE	27.08.2012										
JOB NO.	-	REVISION NO.	-										

CONSULTANTS:

CLIENT
 HARRY AND JACINTHA
 ABENHUIS

	NAME	DATE
SURVEYED	YE	21.06.2012
DRAWING	YE	27.08.2012
CHECKED	MC	21.09.2012
APPROVED	YE	21.09.2012

MANAGERIAL DETAILS:

77 MINNEHAHA AVE
 TITIRANGI
 AUCKLAND



DRAWING TITLE:
 CROSS SECTION

22.5° COLOUR STEEL ROOF

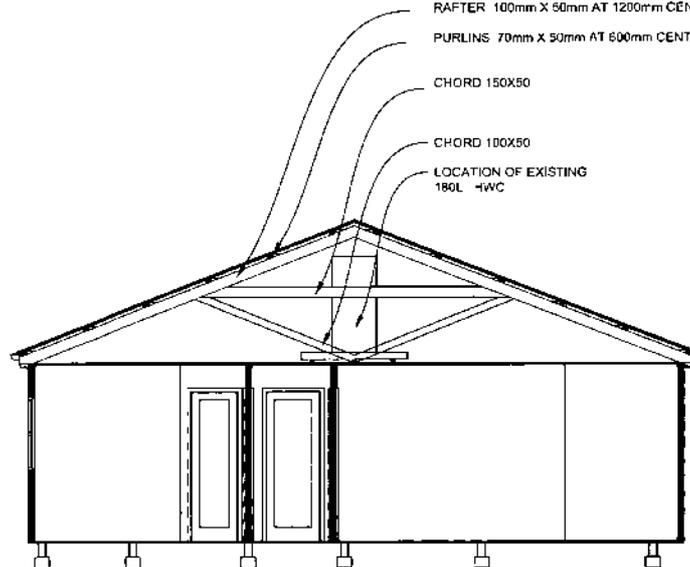
RAFTER 100mm X 50mm AT 1200mm CENTRES

PURLINS 70mm X 50mm AT 600mm CENTRES.

CHORD 150X50

CHORD 100X50

LOCATION OF EXISTING
 180L HWC

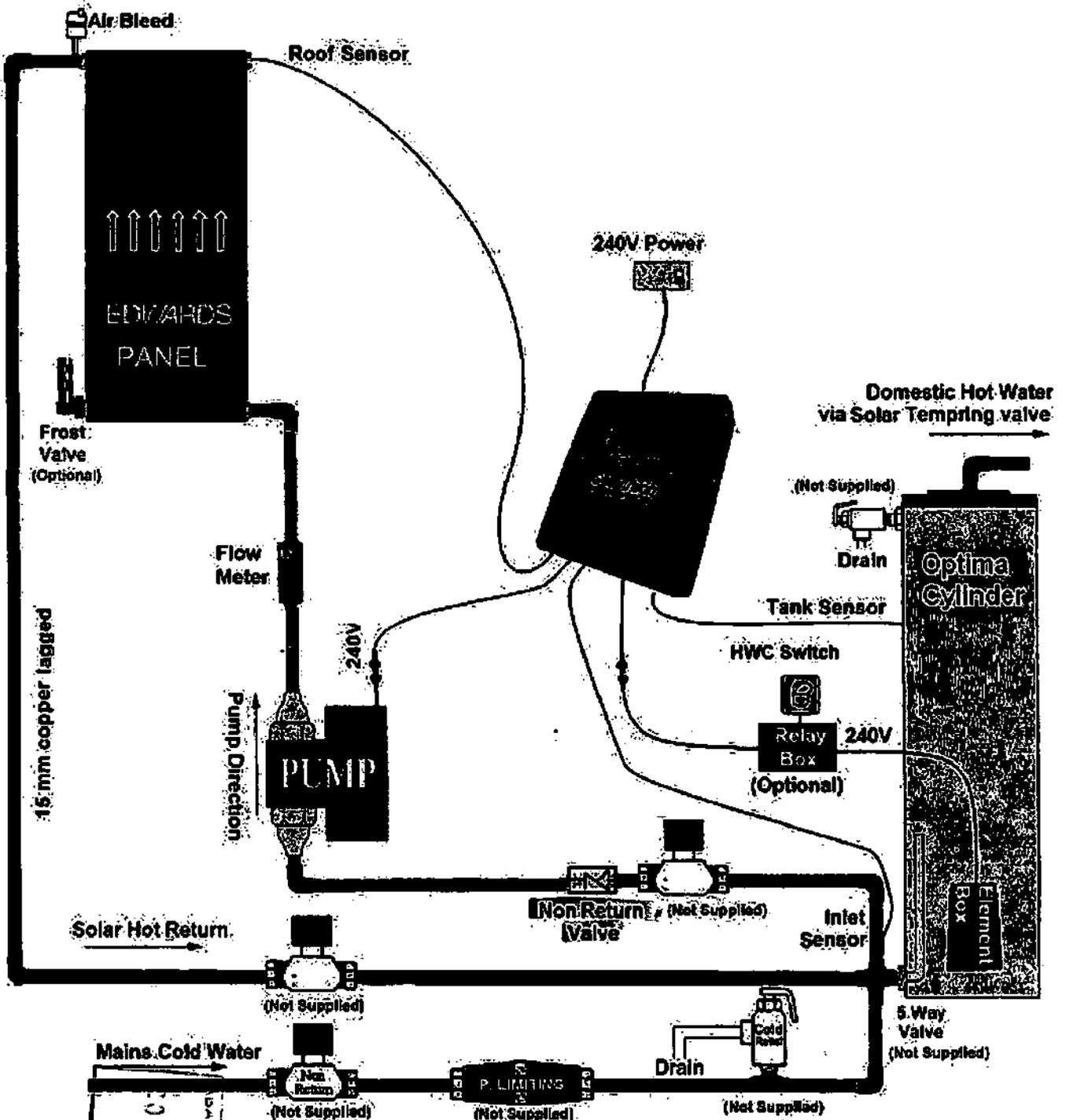


REVISION DESCRIPTION:

REV	DATE	DESCRIPTION

One Edwards Collector Retro Kit

Open Loop - Water Mains Pressure Tank - 5 Way Valve



0112 1237
AUCKLAND COUNCIL
WESTERN

AUCKLAND COUNCIL
19 SEP 2012
BLDG
CONSENTED



STANDARDSMARK LICENCE

SAI Global hereby grants:

Rheem Australia Pty Ltd

ABN 21098823511

1 Alan Street, RYDALMERE, NSW 2116, Australia

StandardsMark Licence

Manufactured to:

AS/NZS 2712:2007 - Solar and heat pump water heaters - Design and construction

"the StandardsMark Licensee" the right to use the STANDARDSMARK as shown below only in respect of the goods described and detailed in the Schedule which are produced by the Licensee or on behalf of the Licensee* and which comply with the appropriate Standard referred to above as from time to time amended. The Licence is granted subject to the rules governing the use of the STANDARDSMARK and the Terms and Conditions for certification and licence. The Licensee covenants to comply with all the Rules and Terms and Conditions.

Certificate No:SMK0757

Issued: 15 April 2011

Expires: 24 June 2015

Originally Certified: 25 June 1985

Current Certification: 15 April 2011

Duncan Lilley
Global Head - Assurance Services

Alex Ezrakhovich
General Manager - Certification Services



* For details of manufacture, refer to the licensee

The STANDARDSMARK is a registered certification trademark of SAI Global Limited (A.C.N. 050 644 642) and is issued under licence by SAI Global Certification Services Pty Limited (ACN 108 715 869) ("SAI Global") 285 Sussex Street, Sydney NSW 2000, GPO Box 5420 Sydney NSW 2001. This certificate remains the property of SAI Global and must be returned to SAI Global upon its request. Refer to www.sai-global.com for the list of product models.



Paul Christopher Matthew Turner

18844

Authorisation for 2012 - 2013

-  Plumbers,
-  Gasfitters and
-  Drainlayers Board



Paul Turner

SIGNATURE

This card entitles the holder to carry out work authorised by or under the Plumbers, Gasfitters and Drainlayers Act 2008 and/or Gas Act 1992 in accordance with the authorisation held.

IF FOUND RETURN TO
PO BOX 10855, WELLINGTON 6143

Ph 0800 743 332
www.pgdh.co.nz

**Installation of a Titan Panel on
Existing Roof**

at

**77 Minnehaha Avenue
Titirangi**

**for
Solar Group Ltd**

CALCULATIONS



**JAWA Structures Ltd
Auckland**

**RW/2821
August 2012**

CONTENTS

PART 1 : PRODUCER STATEMENT

PART 2 : SKETCHES

PART 3 : CALCULATIONS

PART 1 : PRODUCER STATEMENT

Construction monitoring is: Not required Required (if required please list below)

[Empty box] (Agreement must be attached)

Signed by: [Signature] Date: 29/8/12

ACENZ PENZ CPENG NZIA Other (specify) 15448
(Membership number)

Address: Cl-Java Structures Ltd
8 Melrose St, Newmarket Postcode: 1023

Phone: 09 520 7740 Fax: [Empty]

Mobile: 027 245 8171 Email: rob@java.co.nz

COUNCIL USE ONLY

Central Henderson Manukau Orewa Papakura Pukekohe Takapuna

Received by: [Empty] Register checked: YES NO

Signature: [Empty] Registration current: YES NO

Producer statement accepted as establishing compliance with the Building Code: YES NO

COMMENTS

[Empty box for comments]

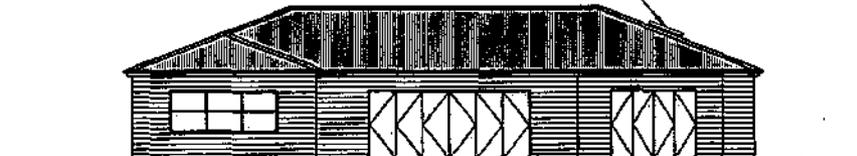
NO HEIGHT TO
BOUNDARY ISSUES

PROPOSED LOCATION OF 1 x EDWARD TITAN SOLAR PANEL
DIMENSIONS: 1941 x 1021W x 83mm
WEIGHT: 37kg (FULL) EACH



NORTH ELEVATION

PROPOSED LOCATION OF 1 x EDWARD TITAN SOLAR PANEL
DIMENSIONS: 1941 x 1021W x 83mm
WEIGHT: 37kg (FULL) EACH



EAST ELEVATION

solar
group

SOLAR GROUP LTD
P.O. BOX 35588
BROWNS BAY 0753
AUCKLAND NZ

PH: 09 477 2999
FAX: 09 363 1441

Email:
technical@slg.co.nz

Website:
www.slg.co.nz

PROJECT NO: A3	SCALE 1:100
DRAWING NO: SP03	DATE: 27.08.2012
JOB NO: --	REVISION NO: --

CONTRACT TYPE:

CLIENT:

HARRY AND JACINTHA
ABBEHUIS

	NAME:	DATE:
SUBMITTED	BY	23.08.2012
DESIGNED	BY	27.08.2012
DRAWN	BY	27.08.2012
CHECKED	BY	27.08.2012
APPROVED	BY	27.08.2012

PROPERTY DETAILS:

77 MINNEAPOLIS AVE
TITIRANGI
AUCKLAND
LOT 1
DP 47999

DRAWING TITLE:

ELEVATIONS

REVISION DESCRIPTION

No.	Date	Description



SOLAR GROUP LTD
P.O.BOX 35688
BROWNS BAY 0753
AUCKLAND NZ

PH: 09 477 2999
FAX: 09 353 1441

Email: technical@stg.co.nz

Website: www.SLG.CO.NZ

PLAN NO:	SCALE:
A3	1:100
DRAWING NO:	DATE:
SP05	27.08.2012
DWG NO:	REVISED:

CONSULTANT:

CLIENT:

HARRY AND JACINTHA
ABBEYHUIS

	NAME:	DATE:
SUBMITTED	YES	27.08.2012
FORWARDED	YES	27.08.2012
ISSUED	NO	27.08.2012
REVISED	YES	27.08.2012
APPROVED	YES	27.08.2012

PROPERTY DETAILS:

77 MINEHABA AVE
TITIRANGI
AUCKLAND
LOT 1
DP 47999

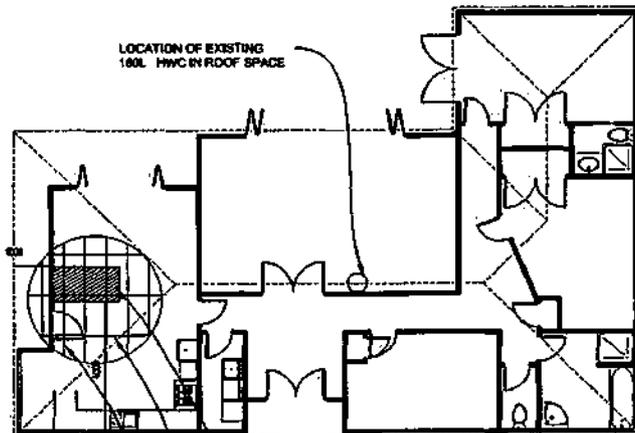
DRAWING TITLE:

ROOF STRUCTURE PLAN

REVISION DESCRIPTION:

No.	Date	Description

LOCATION OF EXISTING
100L HWC IN ROOF SPACE



PROPOSED LOCATION OF 1 x EDWARD TITAN SOLAR PANEL
DIMENSIONS: 1941 x 1021W x 83mm
WEIGHT: 37kg (FULL) EACH

22.5' COLOUR STEEL ROOF

RAFTER 100mm X 50mm AT 1200mm CENTRES.

PURLINS 70mm X 50mm AT 800mm CENTRES.



SOLAR GROUP LTD
P.O. BOX 35588
BROWNS BAY 0753
AUCKLAND NZ

PH: 09 477 2999
FAX: 09 353 1441

Email: technical@slg.co.nz

Website:
www.SLG.CO.NZ

PLAN NO:	SCALE:
A3	1:50
ISSUED NO:	DATE:
SP08	27.08.2012
JOB NO:	REVISION NO:
--	--

CONTRACT NO:

CLIENT:

HARRY AND JACINTHA
ABDENHUIS

	ISSUED	DATE
DESIGNED	VE	27.08.2012
CHECKED	VE	27.08.2012
APPROVED	VE	27.08.2012

PROPERTY DETAILS:

27 MIRINIHAHA AVE
TITIRANGI
AUCKLAND
LOT 1
DP 47099

DRAWING TITLE:

CROSS SECTION

REVISION DESCRIPTION:

No.	Date	Description

22.5° COLOUR STEEL ROOF

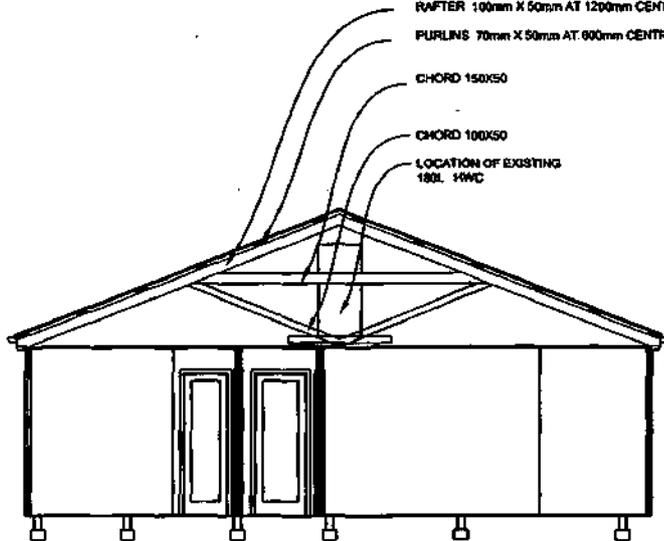
RAFTER 100mm X 50mm AT 1200mm CENTRES.

PURLINS 70mm X 50mm AT 900mm CENTRES.

CHORD 150X50

CHORD 100X50

LOCATION OF EXISTING
180L 15WC



PART 3 : CALCULATIONS



JAWA
STRUCTURES
LIMITED

STRUCTURAL & CIVIL ENGINEERS

PROJECT:

77 Minnehaha Ave

PAGE NO:

1

DESCRIPTION:

Titan Panel on Roof.

JOB NO:

2871

MADE BY:

LO

DATE:

29/8/12

Wet weight of panel is 3.7 kg

Panel size = 2m x 1m

imposed load = 0.18 kPa

ie less than 0.25 kPa roof @

Existing roof is colour steel onto 70x50

purlins at 600 c/c onto 100x50 rafter

at 1200 c/c spanning 1.8m

$$M^c \text{ onto batts} = \left\{ (0.18 \times 0.6 \times 1.2) + (0.05 \times 0.6 \times 1.2) \right\} \times 1.2^2 / 8$$
$$= 0.03 \text{ kNm}$$

$$\phi_{ms} = 0.8 \times 50^2 \times 70 / 6 \times 14$$
$$= 0.33 \text{ kNm} \quad \therefore \text{OK}$$

$$M^c \text{ onto rafter} = 0.23 \times 1.2 \times 1.2 \times 1.8^2 / 8$$
$$= 0.13 \text{ kNm}$$

$$\phi_{ms} = 0.8 \times 100^2 \times 50 / 6 \times 14$$
$$= 0.93 \text{ kNm} \quad \therefore \text{OK}$$

Rob Walsham

From: Yariv Edery <yariv@sig.co.nz>
Sent: Tuesday, 28 August 2012 4:01 p.m.
To: Rob Walsham
Subject: solar panel fixed to roof - 77 Minnehaha Ave
Attachments: elevation.pdf; roof plan.pdf; section.pdf; floor plan.pdf

Hi Rob,

I hope all is well at your end.

Attached is a set of plans that should help with your calculations to allow the installation of a single solar panel (34kg) onto existing roof. There is no frame required. Your report is required because this building was built pre 1990 NZBC

Please let me know if there is anything else you require for this one.

I am also following up on number: 2B Fisher Street, Waiheke Is. which I've sent some time ago.

I've also been over-loaded with tasks at my end and run short of time on both these projects (Fisher st. and Minnehaha Ave)

Rob, I will appreciate if you could give these two a priority.

I've also left a message on your mobile today.

Regards,

Yariv

YARIV EDERY

SolarTech Limited

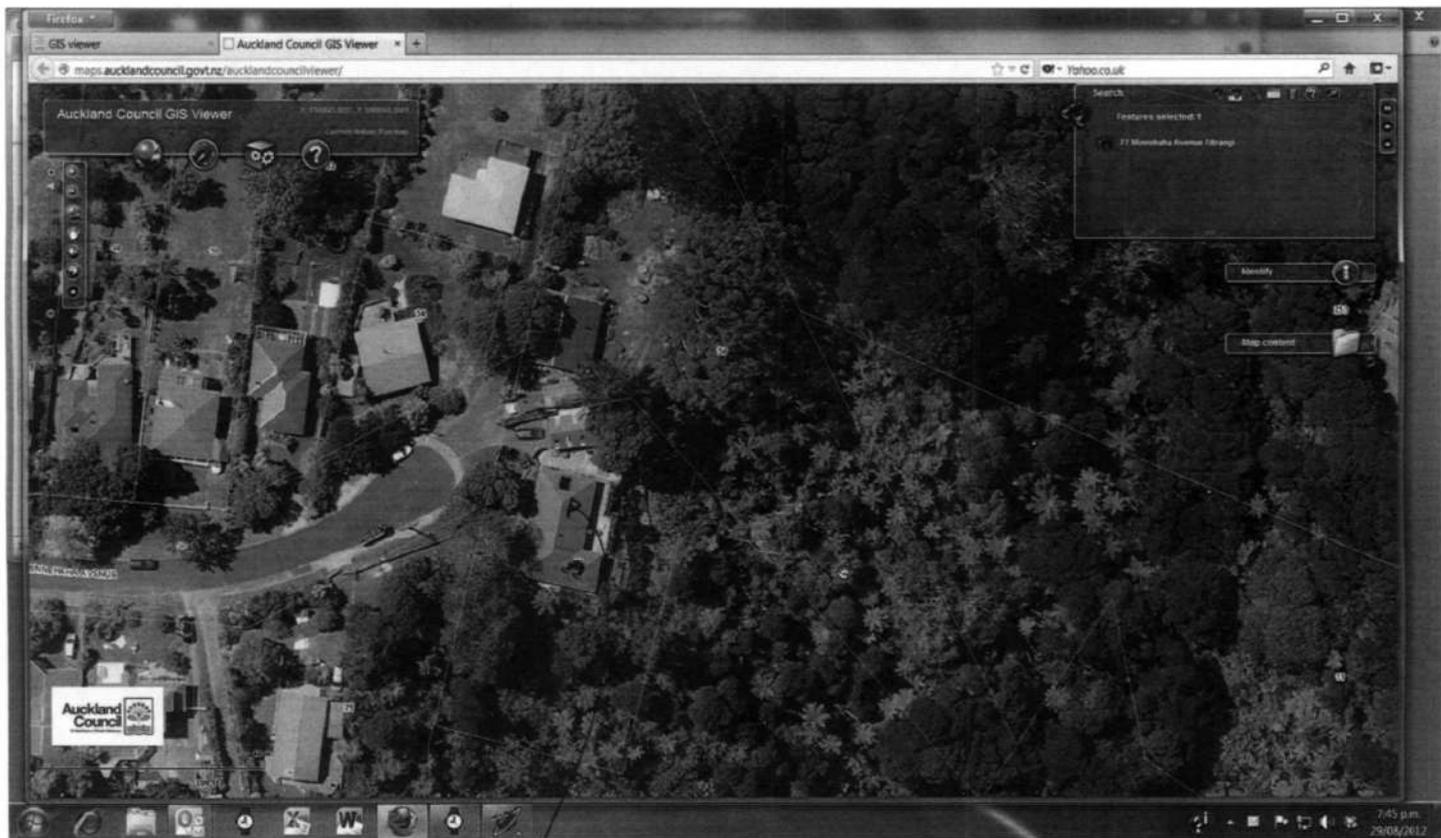
Ph (09) 477 2998 ext 210 Mob(021) 796 599 Fax (09) 478 7651 0800

765278 www.solartech.co.nz

19 Arrenway Drive, Albany PO Box 35588, Browns Bay 0753

Be like me, be Carbon Free! Don't print this and save a tree.

Signature powered by WiseStamp



77 Minnehaha Ave,
location of panel.

SolaStat™-Plus

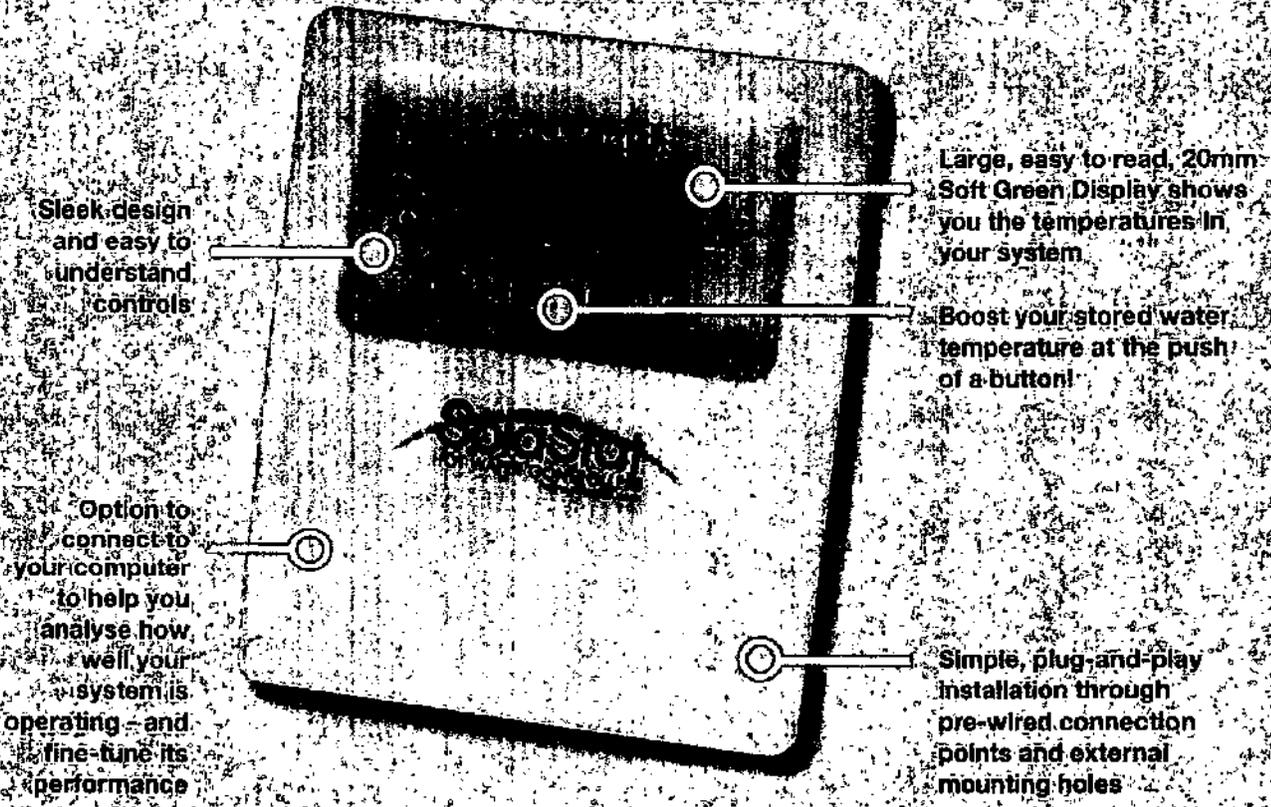
Solar Hot Water Controller

The sleek, easy-to-use SolaStat™-Plus takes full control of your Solar Panels and Hot Water Cylinder element, giving you automatic electricity savings.

Your SolaStat™-Plus will make sure you don't run out of hot water and you'll still get the benefits of maximum savings.

User-friendly controls team up with a large soft green digital display to enable you to examine the system as it intelligently operates the solar hot water system year after year without any fuss. You don't have to give it a second thought - it manages all by itself!

The SolaStat™-Plus is easy to set up, easy to use, easy to programme and looks great!



Sleek design and easy to understand controls

Large, easy to read, 20mm Soft Green Display shows you the temperatures in your system

Boost your stored water temperature at the push of a button!

Option to connect to your computer to help you analyse how well your system is operating - and fine-tune its performance

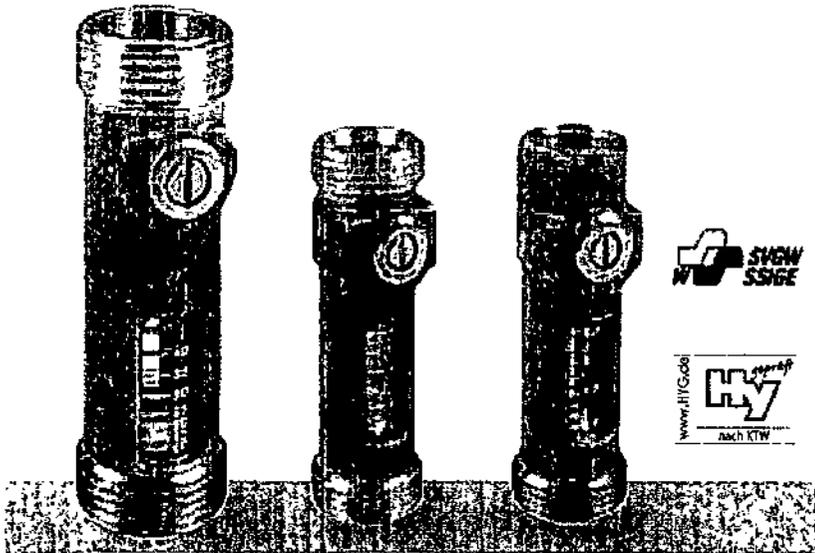
Simple, plug-and-play installation through pre-wired connection points and external mounting holes

Features

- ✔ Intelligent heat extraction from solar water panels
- ✔ Pre-programmed to customer's specifications at no extra cost
- ✔ Access code protects unauthorised programme changes on front panel
- ✔ Pre-wired with mains plugs and sockets
- ✔ Frost protection / over temperature protection
- ✔ Enclosure and cables UV resistant
- ✔ Water resistant and rear cable entry options

AV 23 SETTER Inline Balancing Valve

taconova



Application

Direct regulation, reading and shut-off of flows in systems

Direct hydraulic balancing and control of flows to consumers or in a subsystem. Balancing valves offer a quick, easy and accurate method of adjusting the flow rates through heating, ventilation, air conditioning and cooling systems.

Correct balancing of hydraulic circuits ensures optimum energy distribution, resulting in more efficient and economical operation in accordance with the energy saving regulations provided for by legislation.

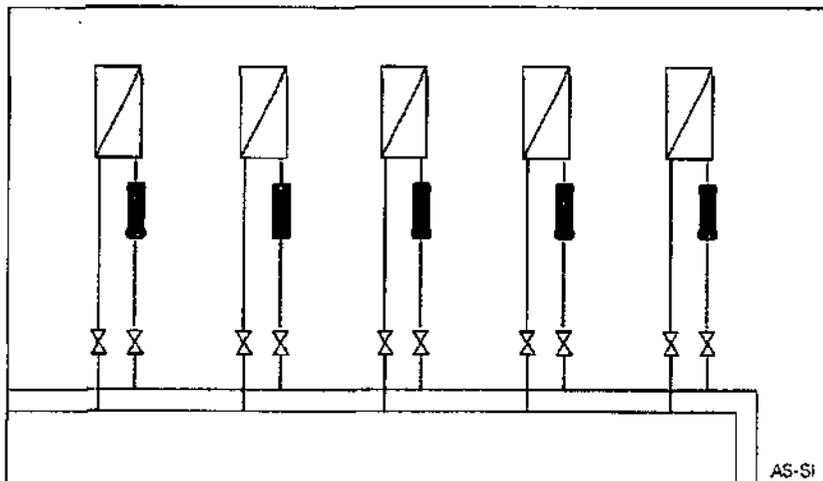
With SETTER Inline balancing valves, any qualified fitter can set the appropriate water distribution on the premises in question, thus avoiding investments in training and costly measuring devices.

Installation

The valve can be installed in a horizontal, vertical or inclined position. Care should be taken in order to ensure that the arrow is pointing in the direction of the flow.

Advantages

- Accurate and quick balancing without diagrams, tables or measuring devices
- The flow rate is displayed directly in l/min
- Regulating valve with adjustment scale
- Regulating valve with isolating facility
- Can be installed in any position
- Additional types are also available as make resistant to dezincification.



Operation

The flow measurement is based on the principle of a baffle float. The flowmeter is built into the housing. The balancing can be carried out with a screwdriver at the adjusting screw. The reading position is the bottom line of the baffle float.

RMC

Five Way Connector

MODEL: SC75

APPLICATIONS

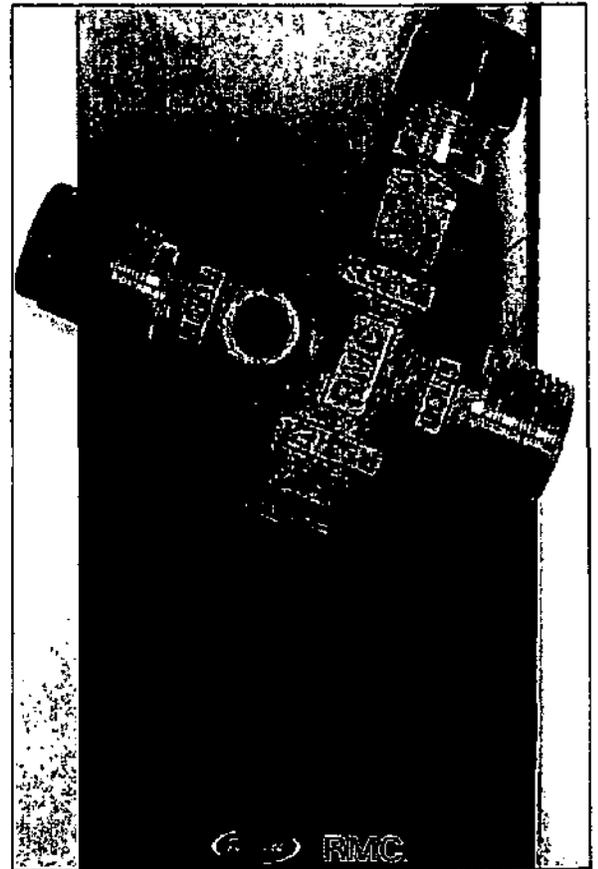
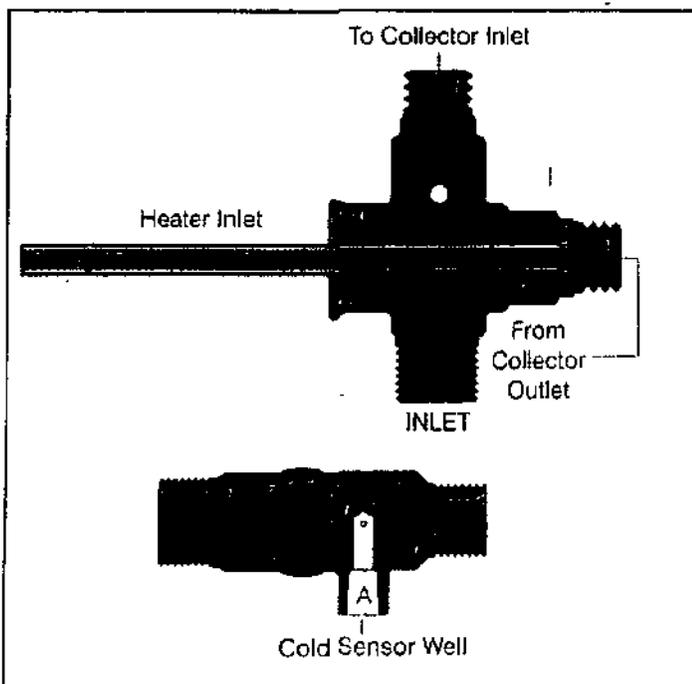
Flow and return lines and cold sensor entry for installation of forced circulation solar water heaters.

SPECIFICATIONS

Mains inlet:	DN20 (3/4") M.I.
Heater connection:	DN20 (3/4") FI.
Collector connection:	15 Comp (1/2"C)
Pump connection:	15 Comp (1/2"C)
Sensor Boss:	16 mm

Sensor Boss: 16 mm

MODEL SC75 - CROSECTION



MODEL: SC701

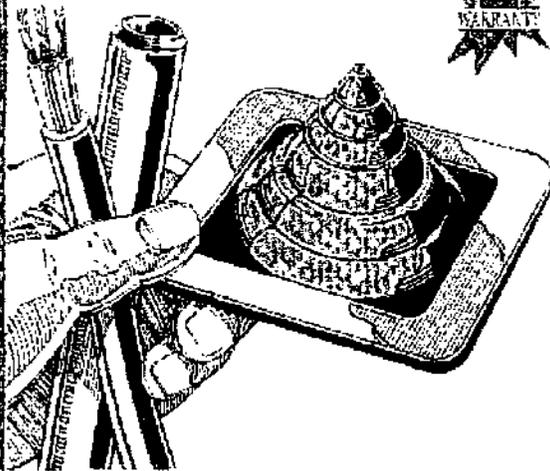


Reliance Worldwide Ltd
305 Neilson Street
PO Box 13349, Onehunga,
Auckland, New Zealand

FREEPHONE 0800 800 523
FREEFAX 0800 101 503
Websites: www.rmc.co.nz
www.relianceworldwide.com

MINI DEKTITE®

Mini Dektite®



Mini Dektites® increase your on the job versatility even further. Mini Dektites® have been designed specifically for flashing applications such as P.V.C. conduits, electrical wiring and other small diameter wall and roof penetrations, including small-bore copper tubing and lightning conductors.

Just like other Dektite® products, their flexible E.P.D.M. rubber cones are specially compounded to resist degradation from ozone and ultra violet light. Mini Dektites® are as quick and easy to install as any other Dektite®.

They cover pipe diameters up to 35mm, and roof pitches up to 60°.

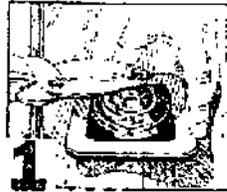
You can always rely on them for a maintenance-free leak proof seal that flexes with whatever material they're mounted to.

Easy Selection Guide

Code	PIPE mm	BASE mm	PITCH	COLOR
DB 0 35 DG 0 35	0-35	99x99	0-60°	BLACK (EPDM) GREY (EPDM)

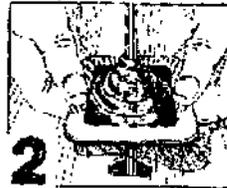
E.P.D.M. with tank temperatures from -50°C to +120°C & up to 150°C intermittently

INSTALLATION INSTRUCTIONS



1

Simply cut Mini Dektite® cone to required size for 'snug' fit.



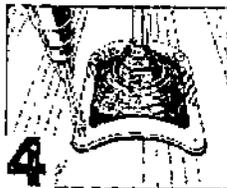
2

Push or pull cable or pipe through cone.



3

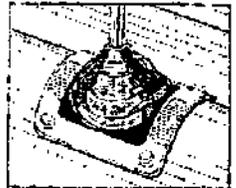
Apply neutral-cure Silicone to underside of flashing (embossed ribbed section). If necessary press flashing into contours of surface configuration.



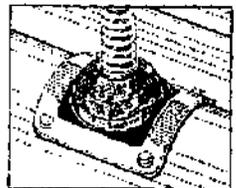
4

Fasten flashing to wall or roof surface with washered self-drilling screws.

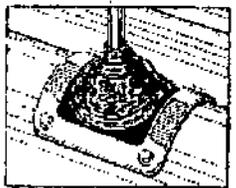
Applications include:



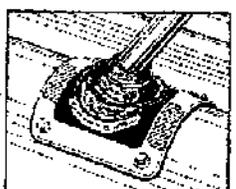
ELECTRICAL CABLES



AIR CONDITIONING CONDUITS



SOLAR HEATING OR HOT WATER OVERFLOWS



REFRIGERATION OVERFLOWS and LIGHTNING CONDUCTORS

SELF DRILLING ROOFING SCREWS TYPE 17 14 GAUGE (Non Cyclonic)

DIMENSIONAL INFORMATION

Part No.	Description	A (mm)	B (mm)
6-030-0170-3	14-10 x 50	50	15
6-030-0171-1	14-10 x 65	65	30

PERFORMANCE DATA

Ultimate Average Pullout Load.

Timber Grade	30mm Embedment
F6/JD4	5900 N 
F8/J2	6400 N
F17/J3	7100 N
F22 (Pre-Drilled)	6900 N

MECHANICAL PROPERTIES

Single Shear Strength	10.2 kN
Axial Tensile Strength	17.9 kN
Torsional Strength	18.5 Nm

Values given are ultimate averages obtained under laboratory conditions. Appropriate safety factors should be applied for design purposes.

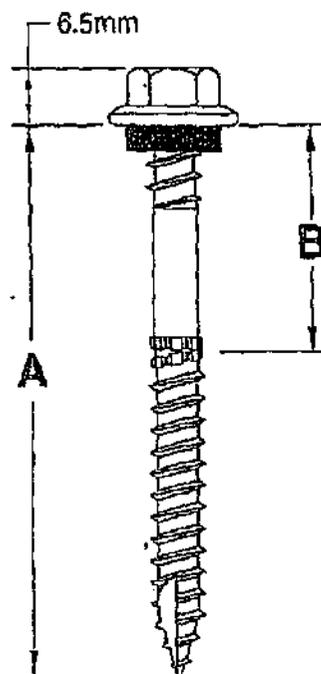
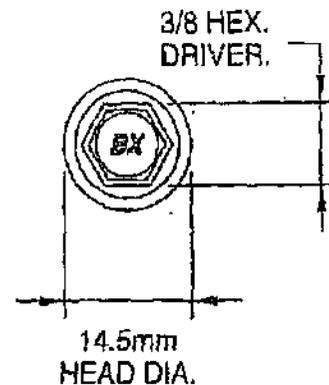
INSTALLATION GUIDELINES



“ Use a screw gun of at least 800 watt capacity with a speed of at least 1500 RPM.

For piercing the steel profile, drill as fast as practical.

Always use Buildex drive sockets. Part No. is 1-999-1370-4 – never use a worn socket. ”



ITW Construction Products

ITW Construction Products A.C.N. 004 235 063
a division of W.A. Deutscher Pty Ltd.

Head Office: 800 South Rd, Moorabbin, Vic. 3189, Aust.
Tel.: (03) 9555 6433, Inter: +613 9555 6433,
Fax: (03) 9592 0693
Offices in all States.

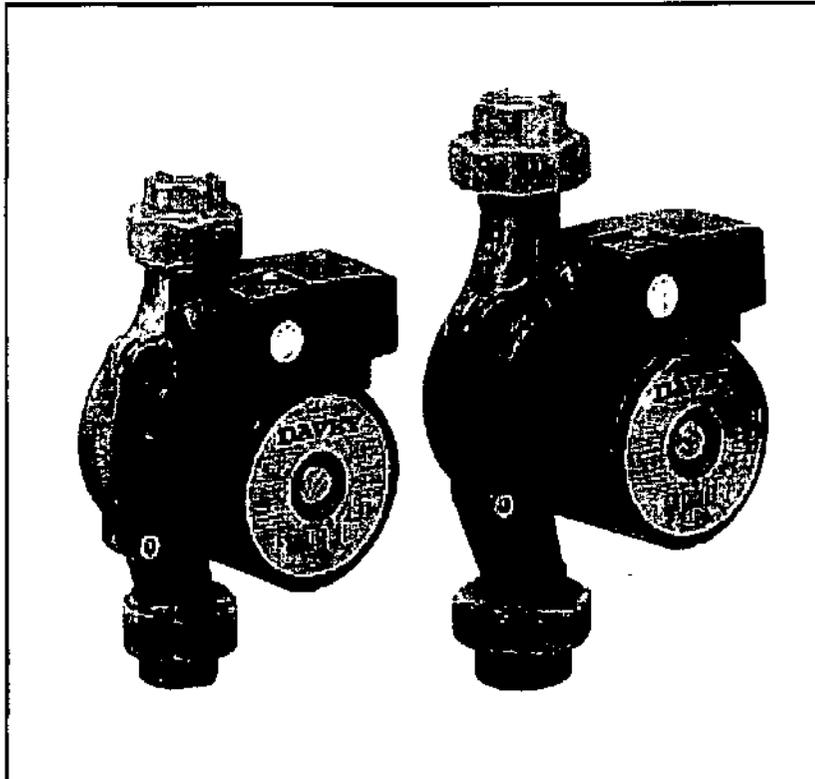
HOT & COLD WATER CIRCULATORS

Model Numbers: SC20-25, SB25-20,
SB30-25, SS30-25,
SXM32-45

DEPENDENT ON

DAVEY

WATER PRODUCTS



HOT WATER CIRCULATORS

PRODUCT DESCRIPTION

Circulation of hot or cold water in heating, air-conditioning or cooling systems.

APPLICATIONS

- For domestic and commercial installations such as :-
- For houses, motels and small apartment buildings
 - Solar heating circuits
 - The water runs hot as soon as the tap is opened

FEATURES & BENEFITS

In-line pump casing with threaded ports for easy installation and direct mounting on pipe work.

Barrel unions with threaded ports for easy installation & service.

Rotating parts in contact with pumped liquid, made of corrosion resistant materials, to provide maintenance free and long service life.

Stainless steel impeller neck ring for long life & maintenance free operation.

Three speed with manual selector switch, adaptable to suit installations.

Wet rotor bearings lubricated by pumped liquid providing quiet, vibration free operation.

Rotor chamber protected from impurities by sintered bronze filter.

Manual bleed when started up.

Reliable, maintenance free operation.

High capacity built-in capacitor for high starting torque.

Direct connection via unions to pipe work from 3/4" to 1 1/4".

Low electrical consumption.

Integrated & automatic motor overload protection.

OPERATING LIMITS

Capacities up to	165 lpm
Heads up to	70 kPa
Maximum working pressure	1000 kpa
Temperature	-20° to +120°C
Maximum ambient temperature	+40°C
Port ND	20 to 32mm
Speed	See Table
Power supply	1 x 230V
Frequency	50Hz
Insulation class	F (155°C)
Protection	IP44

Conforming to
EN 60335-2-51



TECHNICAL SPECIFICATIONS

MATERIALS OF CONSTRUCTION

PART	MATERIAL
Pump casing	Cast iron (SC & SXM) Bronze (SB) Stainless steel (SS)
Impeller	Composite material
Shaft-motor can	Stainless steel
Bearings	Graphite
Seals	Ethyl.-propylene
Rotor-shaft	Ceramic

PUMP IDENTIFICATION - S SERIES*

	SC 20 - 25
Range	S
Pump casing	C Cast iron B Bronze S Stainless steel
Pump nominal flow	20 2.0 m ³ /hr 25 2.5 m ³ /hr 30 3.0 m ³ /hr
Pump connection	20 20 mm / 3/4" BSP 25 25 mm / 1" BSP

* For SXM32-45 refer dimensions

INSTALLATIONS

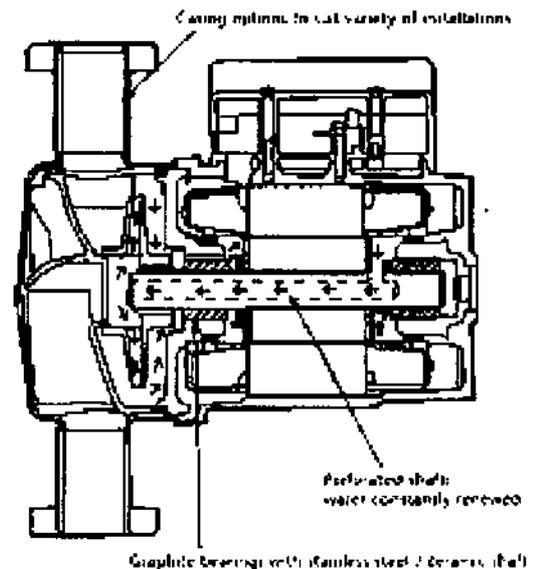
Cast iron models are designed for faster circulation of hot or cold water in a closed loop heating or air-conditioning system.

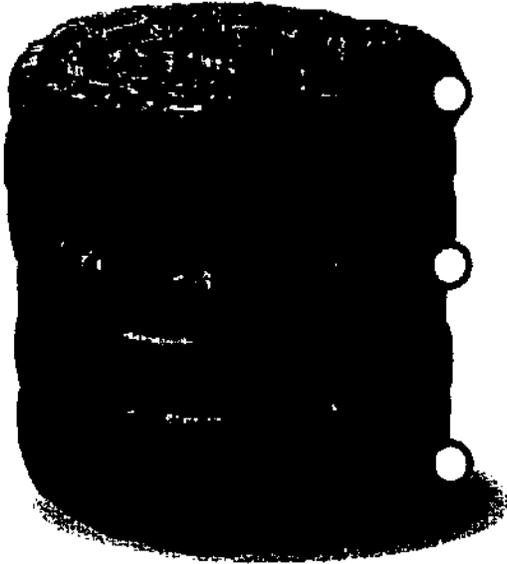
Bronze or stainless steel models are designed for faster circulation in a hot or cold water open or closed loop system.

Examples include secondary hot water distribution, air-conditioning, heating or cooling systems.

Note: Davey hot water circulators are not suitable for use in swimming pool or spa applications.

DESIGN - INTERIOR OF CIRCULATOR





Highly flexible

Resists UV radiation, weather & mechanical damage

High temperature insulation

Armaflex Solar insulation is available in single tubes, without copper, for insulating the flow and return lines of solar hot-water systems. Tubing is dusted to provide ease of fitting

This is an ideal solution for systems that use hard-drawn copper. The insulation has excellent abrasion-resistance, with its tough and weather-proof covering providing protection from damage during installation.



Benefits:

- ▶ High temperature insulation specifically designed for use on solar flow and return lines
- ▶ In 15mm (R0.6) and 22mm (R1.0) thickness insulation to provide compliance with Building Codes and Government Standards
- ▶ Protective outer film and unique foam chemistry provides protection against UV damage and weathering
- ▶ In practical coils to minimise the amount of waste material
- ▶ Suitable for both hard drawn and soft drawn copper



Single coils of solar insulation supplied without copper

Pipe Size	Insulation Thickness	Coil Length	Product Code	Product Description
DN15 (1/2")	15 mm	25 m	9H151225	Armaflex Solar Tube 15x12 25m-coil
DN20 (3/4")	15 mm	20 m	9H152020	Armaflex Solar Tube 15x20 20m-coil
DN25 (1")	15 mm	15 m	9H152520	Armaflex Solar Tube 15x25 15m-coil
DN15 (1/2")	22 mm	15 m	9H221215	Armaflex Solar Tube 22x12 15m-coil
DN20 (3/4")	22 mm	10 m	9H222010	Armaflex Solar Tube 22x20 10m-coil

Armaflex Solar insulation is also available in pre-slit tubing for retro-fitting. This provides a perfect solution for insulating existing pipe-work, particularly on older systems that were installed without insulation or with unsuitable insulation. The split is easily re-joined with Armaflex Solar Tape, which provides a matching surface and high-quality long-term bond.



Single coils of pre-slit insulation supplied without copper

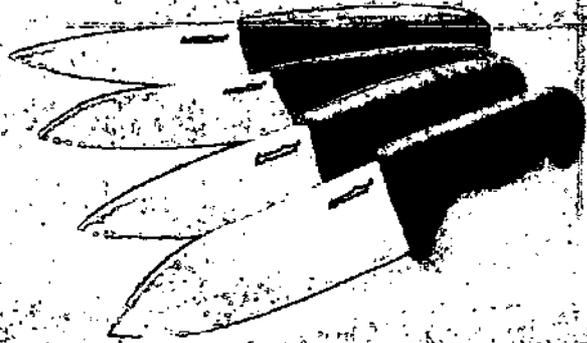
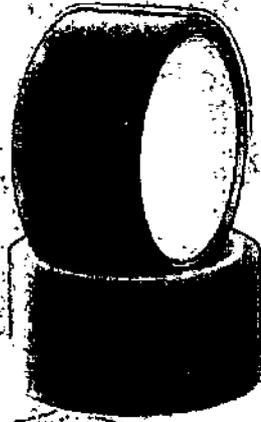
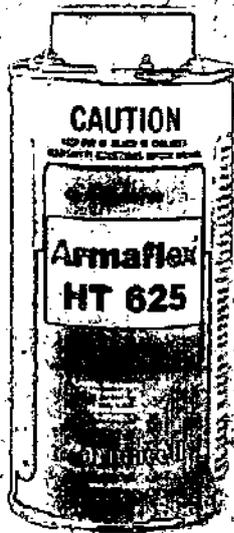
Pipe Size	Insulation Thickness	Coil Length	Product Code	Product Description
DN15 (1/2")	15 mm	25 m	9H1512ST	Armaflex Solar Pre-Slit 15x12 25m-coil
DN20 (3/4")	15 mm	20 m	9H1520ST	Armaflex Solar Pre-Slit 15x20 20m-coil
DN25 (1")	15 mm	15 m	9H1525ST	Armaflex Solar Pre-Slit 15x25 15m-coil

Each carton contains a roll of solar tape for joining split.

Installation Tip

Pre-slit solar tube should be installed with the seam facing downwards. This prevents water accumulation if the material is exposed to rainfall or other incidental water. Apply Armaflex Solar Tape along the seam, applying even pressure across all areas of the tape to activate the pressure-sensitive adhesive.

Armaflex[®] Accessories



Armaflex[®] Accessories



Product Description	Packaging	Product Code
Armaflex Solar Tape	Carton of 12 rolls	9H004830
Armaflex HT625 Adhesive 500ml	Carton of 12 cans	9Z000651
Ceramic Knife 4"	Pack of 2	9Y000004
Ceramic Knife 6"	Pack of 2	9Y000006
DuoSolar Saddle Clamp	Pack of 10 clamps	9HDCLAMP
Solar Saddle Clamp	Pack of 10 clamps	9HSCLAMP

Armaflex[®] Accessories



Product	Properties
Armaflex Solar Tape	<ul style="list-style-type: none"> • High-tack and high-adhesion black polypropylene tape • Excellent UV-resistance • Will not delaminate with age • Suitable for surfaces with intermittent maximum temperatures up to 150°C, and continuous temperatures up to 125°C • All-weather acrylic adhesive allows application at low temperatures
Armaflex HT625 Adhesive	<ul style="list-style-type: none"> • Designed specifically for joining high-temperature Armaflex • Suitable for seams and butt joints up to 150°C • Supplied in a convenient 500ml can with a brush in the lid
Ceramic Knife	<ul style="list-style-type: none"> • Extremely sharp and long lasting • Excellent for slicing Armaflex to provide a clean and straight cut
Saddle Clamps	<ul style="list-style-type: none"> • Powder-coated galvanized steel for long-lasting performance • Provides secure clipping and fixing of insulated pipes • Smooth, black finish for a professional and colour-matched installation

armacell
engineered foams

ARMACELL AUSTRALIA PTY LTD
13-17 Nathan Road Dandenong, Victoria 3175
Postal Address: PO Box 5202 Hallam VIC 3803
TEL +61 (3) 8710-5999 FAX +61 (3) 8710-5900
EMAIL info@armacell.com WEB www.armacell.com.au

Technical Data

The Australis Series 2 collector is the most popular collector in our solar range. Its design is tried and proven over many years of use and it is designed for both residential and commercial applications where capital costs are critical.

If your home is situated in a temperate or tropical zone - then the Edwards Australis Series 2 collector is for you. With your wonderful climate, this proven Edwards Australis Series 2 collector will supply you and your family abundant piping hot water. The Australis Series 2 is solidly constructed from high grade copper and aluminium and is housed in a durable long life COLORBOND® steel tray.

ABSORBER PLATE

The absorber plate is constructed of 0.8mm thick pressed aluminium. It is coated with a polyester matt black paint designed to maximise solar performance and prolonged exposure to sunlight without degradation.

CASING

The collector casing is constructed of 0.4mm COLORBOND® steel and extruded aluminium to provide good corrosion resistance properties and light handling capabilities.

INSULATION

Polyester batts are used to insulate the base of the collector to minimise heat loss. It is 38mm thick and has a density of 14kg per cubic meter.

CONNECTIONS

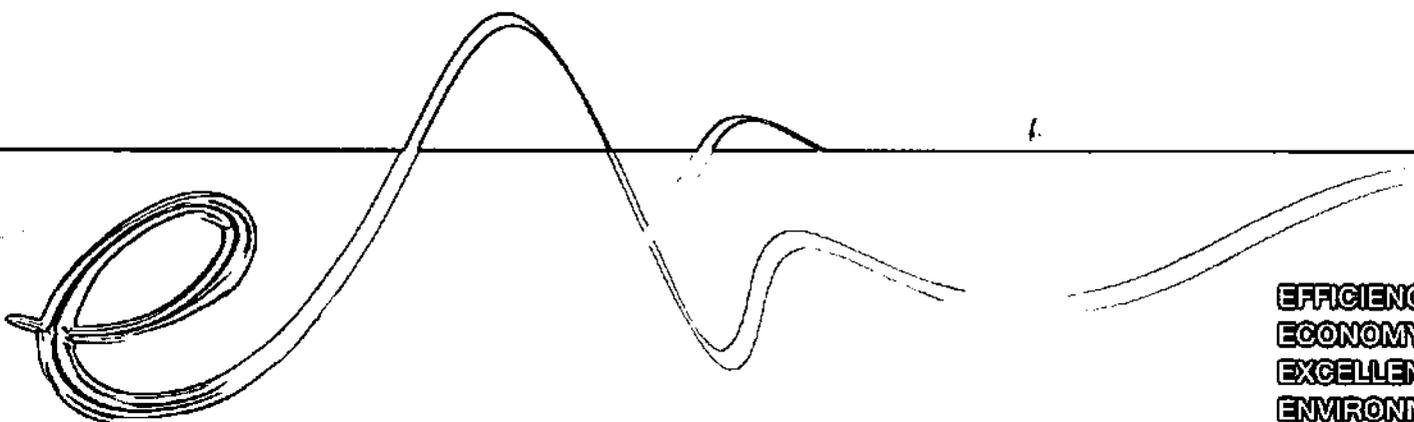
These are M33, brass compression fittings that conform to Australian and International Standards. Each fitting accepts a 25mm copper tube and ensures the prevention of water ingress through the casing.

RISERS

Designed for either water or propylene glycol, the copper tubes conform to Australian Standard AS1432 and other applicable international standards. The 25mm diameter headers and 12.7mm risers are of Type C copper and the 6 risers are spaced at 148mm. The risers are mechanically bonded to the absorber plate.

GLAZING

Tempered, low iron Solite glass is used to maximise the solar radiation available. It is extremely strong 3.2mm thick tempered glass that is hail resistant. It is specifically designed for solar applications and has a minimum energy transmittance of 0.89 and a low iron oxide content of only 0.04% or less.



EFFICIENCY
ECONOMY
EXCELLENCE
ENVIRONMENT

SPECIFICATIONS

Overall Data

Overall Collector Dimensions	mm	1941 x 1027 x 84
Weight of Collector - full	kg	35
Accreditation		AS2712, AS9001:2000
Aperture Area	m ²	1.98

Risers

Number of Risers		6
Fluid Capacity	litres	2
Riser Dimensions	mm	12.7 x 0.71 x 1864
Header Dimensions	mm	25.4 x 0.91 x 998
Test Pressure	kPa	300
Maximum Working Pressure	kPa	1400

Insulation

Polyester Insulation Density - Base	kg/m ³	14
Insulation Thickness - Base	mm	38
Polyester Insulation Density - Sides	kg/m ³	32
Insulation Thickness - Sides	mm	28

Absorber Plate

Effective Absorber Surface Area	m ²	1.86
Absorber Plate Thickness	mm	0.8
Absorber Plate Dimensions	mm	1840 x 980

Glazing

Glazing Type		Tempered Low Iron Solite Glass
Glazing Thickness	mm	3.2
Glazing Transmittance		0.89 min.
Glazing Iron Oxide Content	%	< 0.04

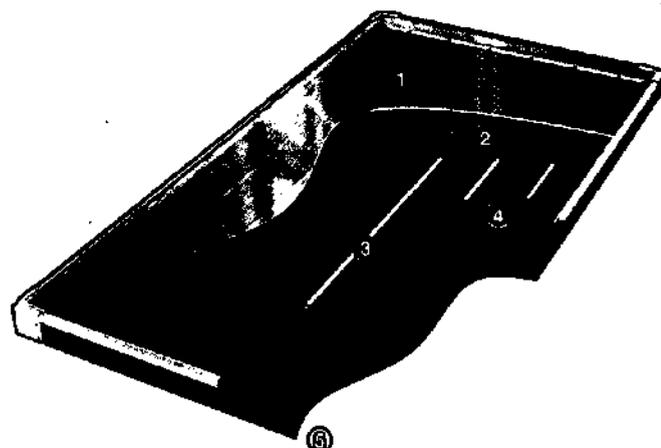
Casing

Casing Thickness	mm	0.4
Casing Drain Holes	mm	4 x Ø4mm

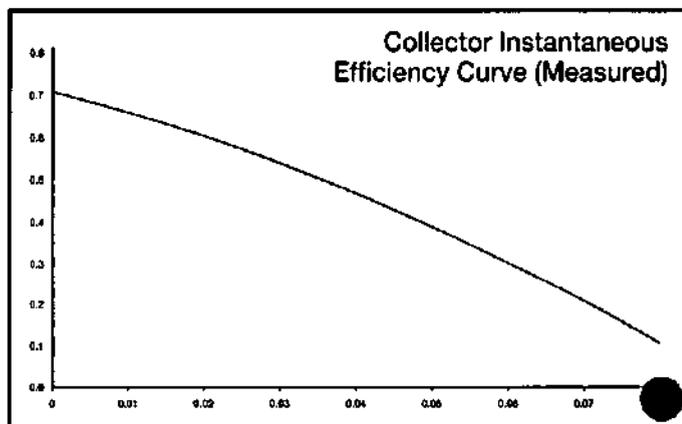
Connections

Inlet/Outlet Connections	mm	33 Female Compression
Max. Torque	Nm	34

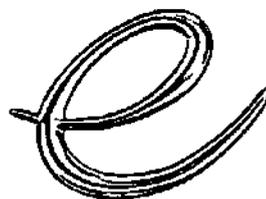
Your local distributor:



- 1. Low iron Solite Tempered Glass**
Maximises available solar radiation.
- 2. Aluminium Powder Coated Absorber Plate**
Designed to maximise solar input and prolong life span.
- 3. Polyester Insulation**
Reduces heat losses and improves performance.
- 4. 6 Copper Risers**
Used for its excellent corrosion resistance and heat transfer properties.
- 5. Durable COLORBOND® steel**
Provides all weather protection to the collector internals.



η_0	0.7103
a_1	4.5185 W/(m ² K)
a_2	0.047304 W/(m ² K ²)



EDWARDS
solar hot water®

For sales assistance call
132 949 (Australia Only)

For International Enquires

Tel +61 8 9351 4600
Fax +61 8 9351 8034

Website www.edwards.com.au
Email info@edwards.com.au
ABN 21 098 823 511

Building consent

Section 51, Building Act 2004

(Form 5 – Building (Forms) Regulations 2004)



Location of building (please tick)

To: Auckland Franklin Manukau North Shore Papakura Rodney Waitakere

THE BUILDING

Building consent number: Date building consent issued:

Street Address:

Legal description:
Lot number & Deposited plan DP:

Parcel: Valuation Number:
(please provide if you are able)

Building name:

Location of building within site/ block number: Level or unit number:

THE OWNER

Name of owner:
(Include preferred form of address e.g. Mr, Miss, Dr if an individual)

Mailing address:

Street address/ Registered office:

Telephone (home): Telephone (work):

Mobile: Fax:

Email:

FIRST POINT OF CONTACT FOR COMMUNICATION *(must be in New Zealand)*

Full Name:

Mailing address:

Telephone (home): Telephone (work):

Mobile: Fax:

Email:

BUILDING WORK

The following building work is authorised by this building consent:

Install solar water heater

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

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

This building consent is subject to the following conditions and advisory notes overleaf – 3 pages

A compliance schedule is not required for the building.

Attachments

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

- Project information memorandum number:
- Form 3 Development contribution notice.
- Form 4 Certificate attached to project information memorandum.

Other approvals required

The following other approvals/authorisation are required:

- Section 37 certificate.
- Notification that approval needs to be sought from the New Zealand Historic Places Trust.
- Fire evacuation scheme under section 21A of the Fire Service Act 1975.

Signature: (on behalf of Auckland Council)  Date: 21 September 2012

Print name: Ian McCormick

Position: Manager Building Control Date granted: 21 September 2012

NOTE:

Clause B2 (Section 2) of the Building Code Compliance Documents specifies the requirements relating to durability of specific building elements. Please note that many of these elements require regular maintenance to be undertaken to achieve the durability requirements.

NOTE:

You are advised that this Building Consent will lapse in 12 months from the date of issue if no work has been undertaken. Also the building work proposed in this Building Consent must be completed within two years from the date the Building Consent was granted to receive a Code Compliance Certificate unless a further period is agreed with Council.

NOTE:

If there are any previous building consents on this property that have no Code Compliance Certificate issued, these may cause a delay in the issuing of the Code Compliance Certificate on this building consent. It is the property's owner responsibility to ensure that all building consents on the property are issued with the Code Compliance Certificate.

INSPECTION BOOKING INFORMATION
PLEASE NOTE ALL OF THE BELOW TYPES OF INSPECTIONS ARE TO BE INSPECTED BY
AN AUCKLAND COUNCIL INSPECTOR

AUCKLAND COUNCIL WILL ONLY ACCEPT ORIGINAL OR CERTIFIED
COPY CERTIFICATES AND PRODUCER STATEMENTS

WE DO NOT ACCEPT PHOTOCOPIES, FACSIMILES, EMAILS OR ELECTRONIC
SIGNATURE VERSIONS OF CERTIFICATES AND PRODUCER STATEMENTS

18813/2012

Residential Final

ADDITIONAL inspections or re-inspections when work is not ready or is non-complying will be charged at the scheduled rate. All requests for inspections should be made to Council's Call Centre.

TELEPHONE: 09 301 0101

Calls can be made to the above number 24 HOURS DAILY 7 DAYS A WEEK.

PLEASE QUOTE BUILDING CONSENT NUMBER WHEN REQUESTING ANY INSPECTION. Where amendments have been approved, inspections must be booked for the original consent.

IT IS REQUIRED THAT THE STAMPED APPROVED PLANS AND RELATED DOCUMENTS BE AVAILABLE ON SITE AT THE TIME OF ALL INSPECTIONS INCLUDING PLUMBING AND DRAINAGE.

THE AS-BUILT DRAINAGE PLAN IS REQUIRED TO BE PROVIDED BY THE DRAINLAYER AT THE TIME OF THE DRAINAGE TEST.

IF YOUR CONSENT IS FOR MULTIPLE DWELLINGS/BUILDINGS PLEASE CLEARLY IDENTIFY WHICH UNIT IS TO BE INSPECTED.

The Code Compliance Certificate will not be issued until all building work is completed in accordance with the Building Consent documents and in compliance with the NZ Building Code.

BUILDING CONSENT DOCUMENTATION / CONDITIONS - BUILDING CONSENT
No ABA-2012-1237

Contents

1 Introduction
2 Advice Notes
3 Building Consent Conditions
4 Establishing Building Consent Compliance
5 Attachments

1 INTRODUCTION

As the building owner you are advised to read the documentation associated with this building consent in detail. If there are details or issues that are not clear you should clarify these by contacting the council or seeking independent legal advice. As the building owner you have very significant procedural and legal obligations which need to be met in order for this building work to be properly completed and to enable a Code Compliance Certificate to be issued by council.

In addition to the building consent there may be other authorisations that you require under the District Plan, Bylaws, and standards set by infrastructure providers for services such as roads, wastewater, water supply and stormwater. Please ensure that these separate authorisations have been obtained prior to work commencing on site

Council has developed a building consent guidance document which provides information on your legal obligations and information that will assist you in successfully completing your building project

2 ADVICE NOTES

Booking Inspections

Please make sure that you call for the inspections identified in section 4 of the building consent documentation. It is advisable that you plan your inspections well ahead of time and book these inspections with as much notice as possible. It is possible that if insufficient notice is given, Council may not be able to schedule the inspection at your preferred time and this may cause construction delays.

Notations on plans

Notations on the plans are as agreed to by you.

Consent documents to be held on site

As the building owner you must ensure that a full copy of the approved building consent is on site at all times, together with the previous inspection records so that the building inspector can undertake the inspections.

Building Consent Attachments

Section 51 of the Building Act requires the building consent to be issued in the prescribed form (Form 5). This form refers to attachments and conditions. The conditions are in section 4 below.

The council is required to attach the following documents, if they are relevant, to this building consent

- Project Information Memorandum
- Development contribution notice

**BUILDING CONSENT DOCUMENTATION / CONDITIONS - BUILDING CONSENT
No ABA-2012-1237**

- Restrictions on the commencement of building work
- Compliance schedule application

Durability

Clause B2 (section 2) of the Building Code compliance documents specifies the requirements relating to durability of specific building elements. Please note that many of these elements require regular maintenance to be undertaken to maintain the durability requirements, for the specified period, for these elements, as required by the building code.

There are no advice notes.

3 BUILDING CONSENT CONDITIONS

There are no building consent conditions.

4 ESTABLISHING BUILDING CONSENT COMPLIANCE

Demonstrating Compliance

In order for a Code Compliance Certificate (CCC) to be issued, Council needs to be satisfied on reasonable grounds that the building work complies with the building consent. To enable this to be achieved **you as the building owner**, have agreed to call for the attached inspections and supply the following documentation, including producer statements.

Note;- The producer statements need to be provided in the format specified by Auckland Council, as outlined on the Auckland Council web site.

The attached are the specific inspections required, to be carried out by council building inspectors and the documentation that is required for Council to be satisfied on reasonable grounds that the building work complies with the building consent as granted and issued.

To enable the building inspector to undertake inspections, you should ensure that a full copy of the approved building consent is on site at all times, together with the previous inspection records. The Building Inspector may require additional inspections which will be discussed with you or the Builder.

Compliance with Manufacturers Specifications

Products and systems incorporated in the building work proposed in this consent must be constructed as approved in this consent and in compliance with the manufacturer's specifications.

Note:-

- 1/ The drawings or details referenced in the manufacturers specification can not be substituted for the specifically approved drawing or details in this building consent.
- 2/ It is the responsibility of you, as the building owner, to hold the manufacturer's specifications relevant to this building project on site and available for the building inspector during the inspection process. The manufacturers specification must be the version that was current at the time your building consent was issued.

BUILDING CONSENT DOCUMENTATION / CONDITIONS - BUILDING CONSENT
No ABA-2012-1237

4.43 Energy Works Certificate – Electrical (Producer Statement)

Provide an Energy Works Certificate, to certify that all electrical installations meet the requirements of Clause G9 (Electricity) of the New Zealand Building Code and the acceptable solutions.

4.3 Producer Statements (General)

The following documentation is required to demonstrate compliance with the New Zealand Building Code before a Code Compliance Certificate is able to be issued:

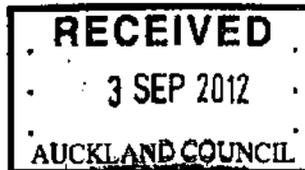
- Submission of the required producer statements and certificates, listed below, to the council
- A producer statement from a Certifying drain layer, including the as-built drainage plan

5 ATTACHMENTS

There are no attachments.

Application for water heater (solar or heat pump)

Section 33 or Section 45, Building Act 2004



Date received:

Application No: ABA-2012-1237

APPLICATION TYPE (tick appropriately)

I request that you issue a:

Project information memorandum

Building consent

Residential

Commercial (see * on page 3)

THE BUILDING

Street address of building: (for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

77 Minnehaha Ave, Titirangi, Auckland

Legal description of land where building is located: (state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)

Lot 1 DP 47999

Building name: Living

Location of building within site/block number: (include nearest street access)

Minnehaha Ave

Number of levels: (include ground level and any levels below ground)

1

Level or unit number:

1

Current, lawfully established, use: (include number of occupants per level and per use if more than 1)

Housing

Area: (total floor area; indicate area affected by the building work if less than the total floor area)

4

m²

Year first constructed:

1961

THE OWNER

Name of owner: (Include preferred form of address e.g. Mr, Miss, Dr if an individual)

Harry and Jacintha Abbenhuis

Contact person: (Insert n/a if the applicant is an individual)

N/A

Mailing address:

77 Minnehaha Ave, Titirangi, Auckland

Postcode:

0604

Street address/registered office:

AS ABOVE

Phone number: landline

09 8177559

Daytime:

098177559

Facsimile number:

Mobile:

Email address:

singit@clear.net.nz

Website:

The following evidence of ownership is attached to this application: (copy of certificate of title, lease agreement or agreement for sale and purchase showing full name of legal owner(s) of the building)

Certificate of Title

AGENT (only required if application is being made on behalf of the owner)

Name of agent:

SOLAR GROUP LTD

Contact person:

YARIV EDERY

Mailing address:

PO BOX 35588, BROWNS BAY, AUCKLAND

Postcode:

0753

Street address/
registered office:

19A ARRENWAY DRIVE, ALBANY, AUCKLAND

Phone number:
Landline

09 4772999

Daytime:

4772999

Facsimile number:

3531441

Mobile:

021 769599

Email address:

YARIV@SOLARGROUP.CO.NZ

Website:

WWW.SLG.CO.NZ

Relationship to owner: (supply details of authorisation from the owner to make the application on the owner's behalf)

SUPPLIER

FIRST POINT OF CONTACT FOR COMMUNICATIONS WITH COUNCIL/BUILDING CONSENT AUTHORITY

Full name:

YARIV EDERY

Mailing address:

AS ABOVE (AGENT)

Postcode:

Phone number:

Mobile:

Facsimile number:

Email address:

BILLING

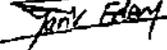
All consent related invoices/refunds to be billed and posted to:

Owner:

Or Agent:

SIGNATURE

Signature



Owner:

Agent:

Date:

15-8-2012

Name

YARIV EDERY

THE PROJECT (tick as appropriate)

Description of work:

INSTALL SOLAR WATER HEATER

- Installation of solar water heater
- Solar panel fixed to roof
- Solar panel and HWC on roof
- Solar panel on elevated frame

- Installation of heat pump water heaters
- Retrofitted to existing cylinder (split system)
- Retrofitted to new cylinder (split system)
- Combined heat pump-hot water cylinder (externally mounted)

Make: **EDWARDS SOLAR**

Model: **EDWARDS TITAN**

Intended life: **20** In years

Estimated value of the building work (including goods and services tax): \$ **6,900**

MEANS OF COMPLIANCE: the building work will comply with the building code as follows:

The building work will comply with the building code clause G12 Water Supplies.

You will need to provide independent verifications of compliance with relevant documents.

Tick as appropriately:

- B1/AS2 Structure
- B2/AS1 Durability
- E2/AS1 External Moisture
- AS/NZS 2712:2007 Solar and heat pump water heaters design and construction
- Other (specify) **STRUCTURE ENGINEER REPORT - PS1 FOR B1 AND B2**
- G12/AS2 Solar water heaters
- AS/NZS 3500.1:2003 Plumbing and drainage water services
- AS/NZS 3500.4:2003 Plumbing and drainage heated water services

* If this is a commercial building, is there any specified systems being installed?

Yes No

If yes please complete the application form AC2103 Application for Project information memorandum and/or building consent

WAIVER OR MODIFICATION

If you require a waiver or modification, please state the nature of the waiver or modification:

OFFICE ONLY USE

Receipt No:	4904696
Deposit \$:	220.00
PIM/BC No:	ABA-2012-1237
Date:	4.9.12

Processing Office		
<input type="checkbox"/> Central	<input type="checkbox"/> Henderson	<input type="checkbox"/> Orewa
<input type="checkbox"/> Papakura	<input type="checkbox"/> Pukekohe	<input type="checkbox"/> Takapuna
<input type="checkbox"/> Manukau		
<input type="checkbox"/> Compass	<input type="checkbox"/> MBC	<input type="checkbox"/> Professional

New compliance schedule required

Yes No

Existing compliance schedule requires

Yes No

Solar water heating full processing checklist



Use this checklist when processing a stand-alone application for a solar water-heating appliance

Address:	77 Minnehaha Avenue		Consent N°:	ABA-2012-1237	
Processed by:	ANISHA BHATTACHARYA		Date:	19/9/12	
Description of work:	Install solar water heater				
Corrosion zone	C	Wind zone	Very high		
Project complexity	Res 1	Processors competency			
Purpose group	SM	Application:	<input checked="" type="checkbox"/> Building consent	<input type="checkbox"/> Amends	
LBP N°: (Eng)		LBP N°: (Design)			

PIM / PIC (list any non-standard issues raised in the PIM that affect this application to show they have been considered)

Means of Compliance					RBW	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> SED	<input type="checkbox"/> Design memorandum	<input checked="" type="checkbox"/> PS1	<input type="checkbox"/> PS2	<input checked="" type="checkbox"/> G12/AS2			

Solar heating appliance:	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
G12/AS2 (check scope within G12/AS2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fixings
SED provided (check PS1 scope)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PS1 provided - Rob Walsham
Floor plan showing location of panels, smoke alarms, HWC and TPR discharge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	shown in plan
Hot water storage (check structural support if located in ceiling space, NZS3604 or AS3500)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	calculation supporting
Min storage 50 litres / m ² of collector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	180L for 2m ²
Isolating valve - accessible & capped	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	shown
Independent water pipes and open vented if wetback	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Solar heating appliance:	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Collector +/- 90° between East & West	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Collector +/- 20° of horizontal (17.5° min pitch)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22.5° pitched roof
Materials, pipes, supports and fixings (compatibility, run-off)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Suitable for corrosion zone and frost	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All penetrations flashed / fitted with boots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All fixings (fitted with washers) and penetrations through crest of roofing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Insulation of pipes (H1/AS1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Armaflex
Collector allows passage of water (collector shall not be directly fixed to metal cladding)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Structural design of roof shown and fixing details / connection of panels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	cross section provided showing roof structure.
Collector outside high pressure zone (G12/AS2 cl.4.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Panel fixed as per G12/AS2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Within scope and fixed as per Clause 6.0
SED panel fixing (project specific PS1 provided)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Single escape routes (DEOP)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Multiple escape routes(TOP)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

F7 Warning systems	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Smoke alarms if SH purpose group	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Type

Producer statements / certificates required	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All inspections by Council

Building Act matters	Decision			Reasons for decision / comments	N/A <input type="checkbox"/>
	Yes	RFI	N/A		
S.67 Waivers and modifications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
S.72 Hazards (stability / flooding) <input type="checkbox"/> Condition <input type="checkbox"/> Registration on title	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Attach checklist	
S.75 Building on 2 or more allotments <input type="checkbox"/> Condition <input type="checkbox"/> Registration on title	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
S.84 Restricted building work	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
S.112 Alterations to existing buildings <input type="checkbox"/> Complies to same extent as before alts <input type="checkbox"/> Escape paths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
S.113 Specified intended life	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
S.115 Change of use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
S.116A Subdivisions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Requests for further information	Decision		Date requested	Date resolved	Signed
	Yes	N/A			
Information requested	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Information requested	<input type="checkbox"/>	<input type="checkbox"/>			

Final check / sign off	Decision		Final check / sign off	Decision	
	Yes	N/A		Yes	N/A
PIM issues resolved	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inspection requirements identified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Document sets collated and stamped	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conditions completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Superseded plans separated / retained	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Computer tasks completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plans signed by engineer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	File handed onto admin / invoicing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RMA issues (Form 4)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Final sign off (signature)		Yes	No
I am satisfied on reasonable grounds that compliance has been established with the Building Code and the building consent / amendment is approved and ready for granting		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building: <i>Amisha</i>	Date: 19/9/12		
P & D: <i>Amisha</i>	Date: 19/9/12		
Supervision sign off (signature)		<input type="checkbox"/> N/A	
Supervisor: <i>[Signature]</i>	19 SEP 2012	Date:	

If supervised, supervision form must be completed and forwarded to BCaudits@aucklandcouncil.govt.nz

Lodgement checklist: water heater (solar or heat pump)



Please provide this checklist with your application

GUIDANCE INFORMATION

Documentation must cover all aspects identified in this lodgement checklist. The checklist is designed to ensure applicants know up front what information is required, please ensure you read it and answer all questions with the applicable answer. This will ensure your application is processed in a timely manner. For guidance refer to the building consent practice notes on the Auckland Council website.

All applications must be accompanied by 2 x comprehensive sets of documentation (except in Manukau where 3 x sets are required).

Standard of documentation

Section 7 of the Building Act defines 'plans and specifications' as the drawings, specifications and other documents according to which a building is to be constructed, altered, demolished or removed.

Documentation is required to be of a high, professional standard. Refer to the Department of Building and Housing publication "Guide to applying for a building consent" for a copy visit www.dbh.govt.nz

Drawings must be:-

- Produced to scale on A3, A2 or A1 white paper. Minimum font size 10 and for CAD 2.5
- Produced in black ink only (no coloured or freehand drawings)
- each drawing must contain:-
 - a drawing number and title
 - designer's name
 - address of property
 - be dated for version control
- specifications must be project specific and include relevant supporting documentation (installation details)

Please note: the term professional standard does not mean plans have to be drawn by a designer. As long as the plan is drawn to scale the applicant may draw their own plans. No photocopies or scanned copies of previously approved plans will be accepted.

SITE ADDRESS

Property address:

77 Minnehaha Ave, Titirangi, Auckland 0604

DECLARATION

I / we confirm that the information / documentation as indicated on this checklist is provided for (please tick ✓ as applicable).



Solar water heater



Heat pump water heater

Owner (applicant) signature:

Yariv Ederly

Date:

14-8-2012

Name:

YARIV EDERY

GENERAL REQUIREMENTS				Entire section N/A		
Customer use (circle as appropriate)			Description	Council use only		
<input checked="" type="radio"/>	No	N/A	Application form completed in full and signed	<input checked="" type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Application fee as per Auckland Council fee schedule (N.B. if approved installer, discount rate applied)	<input checked="" type="radio"/>	No	N/A
<input type="radio"/>	No	<input checked="" type="radio"/>	If specified systems present in building (commercial applications only), please use PIM / Building consent application form AC2103?	<input type="radio"/>	No	<input checked="" type="radio"/>
<input checked="" type="radio"/>	No	N/A	Certificate of title (no older than 90 days), lease agreement, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building (i.e. current rates demand)	<input checked="" type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Letter of authorisation from owner if application is submitted by an agent, company or trust	<input checked="" type="radio"/>	No	N/A
SITE PLAN (SCALE 1:100 FOR URBAN AREAS AND 1:200 FOR RURAL AREAS)				Entire section N/A		
<input checked="" type="radio"/>	No	N/A	Legal description; Lot, DP and street address indicated?	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	North point indicated?	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Proposed location and orientation of panels shown on existing building provided?	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Siting dimensions and location of hot water cylinder / heat pump (if external) provided?	<input type="radio"/>	No	N/A
FLOOR PLAN (SCALE 1:100 OR 1:50)				Entire section N/A		
<input checked="" type="radio"/>	No	N/A	Existing and proposed layout and use?	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Location of smoke alarms?	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Location and capacity of hot water cylinder and temperature or pressure relief valve discharge point provided?	<input type="radio"/>	No	N/A
CROSS-SECTIONS (SCALE 1:100 OR 1:50)				Entire section N/A		
<input type="radio"/>	No	<input checked="" type="radio"/>	Supporting structural components in the roof space are details provided?	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Connection and weatherproofing details, including flashing details, provided?	<input type="radio"/>	No	N/A
ELEVATIONS (SCALE 1:100 OR 1:50)				Entire section N/A		
<input checked="" type="radio"/>	No	N/A	At least two elevations provided to show compliance with height to boundary restrictions and position / inclination of panels?	<input type="radio"/>	No	N/A
ROOF PLAN (SCALE 1:100 OR 1:50)				Entire section N/A		
<input checked="" type="radio"/>	No	N/A	Location of solar panels in relation to rafters / trusses details provided?	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Span and centres of rafters / trusses and under purlins if applicable details provided?	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Weight of panels; size of panel (area); and dimensions to edge of roof	<input type="radio"/>	No	N/A
PLUMBING AND DRAINAGE PLAN (SCALE 1:100 OR 1:50)				Entire section N/A		
<input checked="" type="radio"/>	No	N/A	Temperature or pressure valve discharge point details provided?	<input type="radio"/>	No	N/A
OTHER DETAILS (SCALE 1:10 OR 1:5)				Entire section N/A		
<input checked="" type="radio"/>	No	N/A	Specifications and technical data sheets provided?	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Engineering calculations / producer statements provided for structural design elements	<input type="radio"/>	No	N/A
<input checked="" type="radio"/>	No	N/A	Product certification / appraisal certificates	<input type="radio"/>	No	N/A

COUNCIL USE

Consent number:

ABA-2012-1237

PIM number:

Other relevant consent numbers:

Building complexity level?

R1

R2

R3

C1

C2

C3

Application accepted: (please circle)

Yes

No

If NO, state the reason(s) why application not accepted below in comments section:

Name of Lodgement Officer:

Kirsty Larmer

Signature:



Date:

0 SEP 2012

COMMENTS

document check only.

See attached guidance over page

Building consent processing cover sheet



Complexity level:	R1	R2	R3	C1	C2	C3	RBW: (YES / NO)
Consent N°:	ABA 2012-1237					Pre-application N°:	
New PIM N°:						Existing PIM N°:	
Project address:	SOLAR WATER HEATER						4/7/12
Project description:	77 Mischaka Ave						

Tick if required	Inputs	Pre-check		RFI		Final approval		
		Date	Print name	Date requested	Date received	Date approved	Initials	Time spent (if required)
<input type="checkbox"/>	Acoustic							
<input type="checkbox"/>	Arborist							
<input checked="" type="checkbox"/>	Building	15/9				19/9	AB	1.2
<input type="checkbox"/>	Compliance schedule	<input type="checkbox"/> Required <input type="checkbox"/> Not required						
<input type="checkbox"/>	Contractor							
<input type="checkbox"/>	Dangerous goods							
<input type="checkbox"/>	Drainage engineer							
<input type="checkbox"/>	Fire & egress							
<input type="checkbox"/>	Geotechnical							
<input type="checkbox"/>	Hazards	S.71 notice <input type="checkbox"/> Required <input type="checkbox"/> Not required						
<input type="checkbox"/>	Health							
<input type="checkbox"/>	HVAC							
<input type="checkbox"/>	Lifts							
<input type="checkbox"/>	NZHPT	<input type="checkbox"/> Required <input type="checkbox"/> Not required						
<input type="checkbox"/>	NZFS	<input type="checkbox"/> Required <input type="checkbox"/> Not required Amount: \$						
<input type="checkbox"/>	Onsite wastewater							
<input type="checkbox"/>	Plumbing & drainage							
<input checked="" type="checkbox"/>	Planning							
<input type="checkbox"/>	Resource consent	<input type="checkbox"/> Required <input type="checkbox"/> Not required <input type="checkbox"/> Applied for <input type="checkbox"/> Approved <input type="checkbox"/> S.37 RC#						
<input type="checkbox"/>	Dev. Con	<input type="checkbox"/> Required <input type="checkbox"/> Not required <input type="checkbox"/> DC# Amount: \$						
<input type="checkbox"/>	Pool fencing							
<input type="checkbox"/>	Public safety & traffic							
<input type="checkbox"/>	Re-clad review							
<input type="checkbox"/>	RBW / LBP register	<input type="checkbox"/> Checked <input type="checkbox"/> N/A						
<input type="checkbox"/>	Structural engineer							
<input type="checkbox"/>								
<input type="checkbox"/>	Final vet	<input type="checkbox"/> Approved <input type="checkbox"/> Refused						

Administration check:

<input type="checkbox"/> Advice notes	<input type="checkbox"/> Conditions	<input type="checkbox"/> Attachments	<input type="checkbox"/> Inspection book	<input type="checkbox"/> Inspection #
<input type="checkbox"/> RBW	<input type="checkbox"/> Invoice	<input type="checkbox"/> Final scan	<input type="checkbox"/> Ready for uplift	<input type="checkbox"/> Computer updated
Date:		Print name:		

20/9/12 Poc Prep F JM . 4

Building consent processing cover sheet



DUPLICATE

Complexity level:	<input checked="" type="radio"/> R1	<input type="radio"/> R2	<input type="radio"/> R3	<input type="radio"/> C1	<input type="radio"/> C2	<input type="radio"/> C3	RBW: (YES/NO)
Consent N°:	ABA-2012-1237						Pre-application N°:
New PIM N°:							Existing PIM N°:
Project address:	SOLAR WATER HEATER						4/7/12
Project description:	77 Minihaha Avenue						

Tick if required	Inputs	Pre-check		RFI		Final approval		
		Date	Print name	Date requested	Date received	Date approved	Initials	Time spent (if required)
<input type="checkbox"/>	Acoustic							
<input type="checkbox"/>	Arborist							
<input checked="" type="checkbox"/>	Building							
<input type="checkbox"/>	Compliance schedule	<input type="checkbox"/> Required <input type="checkbox"/> Not required						
<input type="checkbox"/>	Contractor							
<input type="checkbox"/>	Dangerous goods							
<input type="checkbox"/>	Drainage engineer							
<input type="checkbox"/>	Fire & egress							
<input type="checkbox"/>	Geotechnical							
<input type="checkbox"/>	Hazards	S.71 notice <input type="checkbox"/> Required <input type="checkbox"/> Not required						
<input type="checkbox"/>	Health							
<input type="checkbox"/>	HVAC							
<input type="checkbox"/>	Lifts							
<input type="checkbox"/>	NZHPT	<input type="checkbox"/> Required <input type="checkbox"/> Not required						
<input type="checkbox"/>	NZFS	<input type="checkbox"/> Required <input type="checkbox"/> Not required Amount: \$						
<input type="checkbox"/>	Onsite wastewater							
<input type="checkbox"/>	Plumbing & drainage							
<input type="checkbox"/>	Planning	13/9				14/9/12	BEN PW	
<input type="checkbox"/>	Resource consent	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Applied for <input type="checkbox"/> Approved <input type="checkbox"/> S.37 RC#						
<input type="checkbox"/>	Dev. Con	<input type="checkbox"/> Required <input type="checkbox"/> Not required <input type="checkbox"/> DC# Amount: \$						
<input type="checkbox"/>	Pool fencing							
<input type="checkbox"/>	Public safety & traffic							
<input type="checkbox"/>	Re-clad review							
<input type="checkbox"/>	RBW / LBP register	<input type="checkbox"/> Checked <input type="checkbox"/> N/A						
<input type="checkbox"/>	Structural engineer							
<input type="checkbox"/>								
<input type="checkbox"/>	Final vet	<input type="checkbox"/> Approved <input type="checkbox"/> Refused						

Administration check:

<input type="checkbox"/> Advice notes	<input type="checkbox"/> Conditions	<input type="checkbox"/> Attachments	<input type="checkbox"/> Inspection book	<input type="checkbox"/> Inspection #
<input type="checkbox"/> RBW	<input type="checkbox"/> Invoice	<input type="checkbox"/> Final scan	<input type="checkbox"/> Ready for uplift	<input type="checkbox"/> Computer updated
Date:		Print name:		



Date: 13/06/12

Property Address: 77 Minnehaha Ave. Titirangi

Dear Harry and Jacintha Abenhuis,
Congratulations on your recent purchase of our Solar Hot Water system. We appreciate your business and we are sure you are looking forward to enjoying the benefits of your solar hot water system.

Your signing of the quote forms an agreement between yourself and Solar Group. To ensure that the purchase and installation of your solar hot water system is installed the following outlines of the responsibilities each party.

Solar Group Limited will:

- Provide Government Grant (EECA) documentation
- Facilitate your building consent process
- Facilitate the Finance Agreement if applicable
- Inform you at the earliest practical opportunity of any unforeseen additional costs
- For new house installations provide your project manager the necessary documentation
- After Sales Service with your Solar Consultant where you will receive:
 - Warranty certification
 - User manual
 - PS3 Compliance Form
- Not be liable for any indirect losses or non-consequential damages of any kind, suffered or incurred by you in connection to the installation of our products.

Solar Hot Water Property Owner will:

- Pay all fees relating to the building consent, code of compliance and any additional calculation or drawings required by council.
- Make progress payments as follows:
 - A minimum 20% deposit upon acceptance of the quote
 - Balance of account within seven days of installation
 - *Payment can be made either directly into Solar Group bank account 06-0101-0880975-00; cheque; Visa/Mastercard credit card*
- Acknowledge that the solar hot water system remains the property of Solar Group until paid in full.
- Waives the right to ownership of current or future carbon tax credits issued in relation to the solar hot water system. Solar Group will retain ownership of all current and future carbon tax credits.
- Confirmation that the Auckland Solar options were presented to us and we decided to Accept / Decline the Auckland solar option

Please sign this letter to confirm your acceptance of these terms and conditions.

We look forward to you experiencing many years of solar hot water. Should you have any further queries please don't hesitate to call us or contact your Solar Consultant.

Yours sincerely

Name / Signature

On behalf of Solar Group
Solar Consultant

Name / Signature

On Behalf of Solar Hot Water
Property Owner

Solar Group Limited

19 Arrenway Drive, Albany 0632, PO Box 35588, Browns Bay 0753, Auckland
Phone 09 477 2999 Fax: 09 353 1445 www.SLG.co.nz

2/10



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



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier NA1965/55
Land Registration District North Auckland
Date Issued 22 August 1961

Prior References

NA1820/10

Estate Fee Simple
Area 2023 square metres more or less
Legal Description Lot 1 Deposited Plan 47999

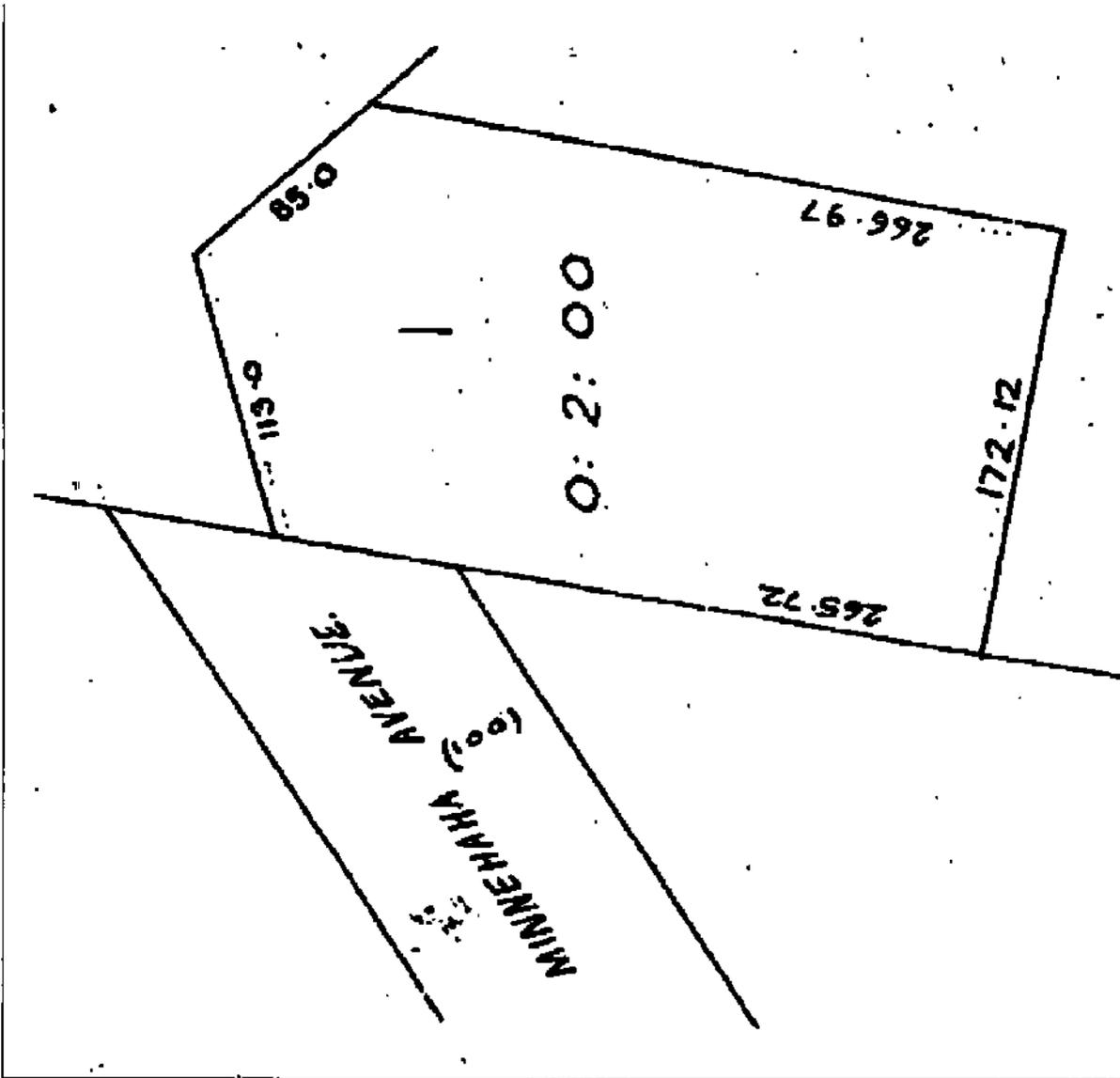
Proprietors

Henricus Emile Gerardus Maria Abbenhuis, Jacintha Maria Abbenhuis van den Broek and Perpetual Trust Limited

Interests

Identifier

NA1965/55



Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)

COPY

Auckland Council
Te Kaitiaki o Tāmaki Makaurau



THE BUILDING

Building consent number:

ABA-2012-1237

Date building consent issued:

21-Sep-2012

Street Address of building:

77 Minnehaha Avenue, TITIRANGI

Legal description of land where building is located:

LOT 1 DP 47999

Currently, lawfully established use:
[include number of occupants per level and per use if more than 1]

Residential

Year first constructed:

n/a

THE OWNER

Name of owner:

H E Abbenhuis and J M Abbenhuis Van Den Broek and PERPETUAL TRUST LIMITED

Mailing address:

77 Minnehaha Avenue, Titirangi, AUCKLAND 0604

Street address/
registered office:

77 Minnehaha Avenue, Titirangi, AUCKLAND 0604

Phone Number: Landline:

817 7559

Mobile:

N/A

Email address:

singit@clear.net.nz

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:

Yariv Esery of Solartech

Mailing address:

PO Box 35588, Browns Bay

Phone Number: Landline:

N/A

Mobile:

021 796599

Email address:

yariv@solargroup.co.nz

BUILDING WORK

The following building work is authorised by this building consent:

Install solar water heater

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

The building work complies with the building consent.

On behalf of Auckland Council:

Date issued:

02-Sep-2014

Print name:

Ian McCormick

Position:

Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building

New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-condition systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>

CCC Technical decision checklist



This checklist to be completed by Technical Staff with the appropriate competency level

Date of final inspection	27-11-2012	Date of CCC Requested	25-10-2012
Address:	77 Mianehaha Ave Titirangi		
Consent N°:	ABA 2012/1237		
Description:	Solar installation		

Section 1: CCC Assessors

Assessor's name:	JOHN NICHOLLS SENIOR PLUMBING & DRAINAGE INSPECTOR		
	Yes	No	N/A
Have all required items as described in the Pre-CCC findings been completed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Has a compliance schedule application been given to the BWOFF officer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final stage: Technical decision

Reasons for decision (In this section: check the box to indicate which Act applies and select compliance option Yes = approved No = not approved)

<input checked="" type="checkbox"/> BA04	I am satisfied on reasonable grounds that building works comply with the approved building consent based upon my review of the above information (or)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> BA91	I am satisfied on reasonable grounds that building works comply with the Building Code based upon my review of the above information	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Code compliance certificate approved for issue		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Name: JOHN NICHOLLS SENIOR PLUMBING & DRAINAGE INSPECTOR	Signed:	Date: 26-8-14	

Additional comments if applicable:

Instructions to Building Support for issue of CCC – only apply options if box checked

- Building Consent (Building Act 2004); with B2 modification
- Building Code (Building Act 1991); with B2 modification
- The specified systems in the building are capable of performing to the performance standards set out in the building consent

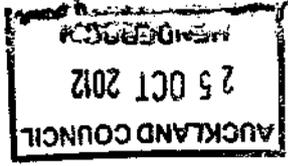
COMMENTS:

OK for CCC

W

Application for code compliance certificate

Auckland Council
Te Kaitiaki o Tāmaki Makaurau



Section 92 (Building Act 2004)

The building consent

Building consent number: ABA 2012 1237 Date granted: 21-9-12

Street address of building: 77 Minnehaha Ave. Titirangi Auckland

Issued by: Auckland Council Current lawfully established use: Residential

The compliance schedule (only complete this section if the buildings has had specified systems installed or removed)

Purpose group: _____ Occupancy No. _____ Highest fire hazard category: _____

Compliance schedule: New Amendment Ex. compliance schedule No. _____ Year first constructed: _____

Owner details (must be completed in full in all cases)

Owners name: (Include preferred form of address if an individual) Harry & Jacintha Abbenhuis

Mailing address: 77 Minnehaha Ave Titirangi AKL Postcode: _____

Street address / registered office: _____ Postcode: _____

Business phone: 09-8177559 After hours: _____

Facsimile number: _____ Mobile: _____

Email address: Singit@clear.net.nz

Evidence of ownership to the application (e.g. copy of certificate of title, lease agreement, agreement for sale and purchase or other document showing full name of legal owners of the building). Note only required if ownership has changed since the application for building consent was made:
Ownership changed: Yes No

Agent (only required if application is being made on behalf of the owner)

Contact person: Yariv Eder of SolarTech

Mailing address: P.O. Box 35588 Browns Bay Postcode: 0753

Business phone: 09 4772099 After hours: _____

Facsimile number: _____ Mobile: 021 796599

Email address: Yariv @ Solargroup.co.nz

Relationship to owner: Supplier

Note: written authorisation must be provided when an application is made by an agent on behalf of an owner

First point of contact for communication with council (must be in New Zealand)

Full name: as per agent details

Mailing address: _____ Postcode: _____

Business phone: _____ Mobile: _____

Facsimile number: _____ Email address: _____

The licensed building practitioners (LBP) who carried out or supervised the restricted building work are as follows, continue on another page if necessary (applies as of 1 March 2012)

NO new building work (timber work) was done.

Name	Licensing class	LBP or Registration number if licensed under s.291 of Act	Particular work carried out or supervised
	<i>plumbing and electrical only.</i>		
	<i>LBP not required.</i>		

The personnel who carried out the building work other than restricted building work are as follows (list names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers)

Designer or Architect	Structural Engineer
Name: _____	Name: <i>Rob Walsburn / Jawa Structures</i>
Address: _____	Address: <i>8 Melrose St. Newmarket</i>
Daytime: _____ After Hours: _____	Daytime: <i>520 7740</i> After Hours: _____
Mobile: _____ Fax: _____	Mobile: <i>027 2458071</i> Fax: _____
Registration or LBP Registration No: _____	Registration or LBP Registration No: <i>Author no. 1199</i> <i>Reg. no. 15448</i>
Head Contractor / Site Manager	Building / Carpentry work
Name: _____	Name: _____
Address: _____	Address: _____
Daytime: _____ After Hours: _____	Daytime: _____ After Hours: _____
Mobile: _____ Fax: _____	Mobile: _____ Fax: _____
LBP Registration No: _____	LBP Registration No: _____

The personnel who carried out the building work other than restricted building work are as follows (list names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers)

Drain layer	Plumber
Name: _____	Name: <i>Paul Turner</i>
Address: _____	Address: <i>P.O. Box 11479 Ellerslie</i>
Daytime: _____ After Hours: _____	Daytime: <i>5506202</i> After Hours: _____
Mobile: _____ Fax: _____	Mobile: <i>0672 306758</i> Fax: _____
Registration No: _____	Registration No: <i>18844</i>

ElectricianName: Harry SinghAddress: Rapeketole

Daytime: _____ After Hours: _____

Mobile: 021 824298 Fax: _____Registration No: E 257605**Gas Fitter**

Name: _____

Address: _____

Daytime: _____ After Hours: _____

Mobile: _____ Fax: _____

Registration No: _____

Foundation work

Name: _____

Address: _____

Daytime: _____ After Hours: _____

Mobile: _____ Fax: _____

LBP Registration No: _____

Bricklaying

Name: _____

Address: _____

Daytime: _____ After Hours: _____

Mobile: _____ Fax: _____

LBP Registration No: _____

Blocklaying

Name: _____

Address: _____

Daytime: _____ After Hours: _____

Mobile: _____ Fax: _____

LBP Registration No: _____

External plastering

Name: _____

Address: _____

Daytime: _____ After Hours: _____

Mobile: _____ Fax: _____

LBP Registration No: _____

Roofing work

Name: _____

Address: _____

Daytime: _____ After Hours: _____

Mobile: _____ Fax: _____

LBP Registration No: _____

Other

Name: _____

Address: _____

Daytime: _____ After Hours: _____

Mobile: _____ Fax: _____

LBP Registration No: _____

The building contains the following specified systems:*(Only complete this section if the buildings has had specified systems installed or removed during construction)**Tick as applicable*

No systems have been installed	<input checked="" type="checkbox"/>
1 Automatic systems for fire suppression	
1.1 Automatic sprinkler systems	<input type="checkbox"/>
1.2 Gas and foam flood or deluge system, dry and wet chemical extinguishing systems	<input type="checkbox"/>
2 Automatic or manual emergency warning systems for fire or other dangers	
2.1 Automatic or manual emergency warning systems	<input type="checkbox"/>
Fire alarm type:	
2.2 Automatic gas detection systems	<input type="checkbox"/>
3 Electromagnetic or automatic doors or windows	
3.1 Automatic doors (sliding/revolving/panic)	<input type="checkbox"/>
3.2 Access controlled doors (swipe card / key pad / sensor / delayed egress)	<input type="checkbox"/>

The building contains the following specified systems: *(other fire safety features or systems)*

3.3 Interfaced fire or smoke doors or windows (electromagnetic door holders)	<input type="checkbox"/>
4 Emergency lighting systems	<input type="checkbox"/>
5 Escape route pressurisation	<input type="checkbox"/>
Specify location of control panel:	
6 Riser mains for fire service use	<input type="checkbox"/>
Physical location of the riser, point of energy for fire service etc:	
7 Any automatic back-flow preventer connected to a potable water supply	<input type="checkbox"/>
Type of device and location (testable device)	
8 Lifts, escalators or travelators or other systems for moving people or goods within buildings	
Specify number of lifts and location:	
8.1 Passenger carrying lift	<input type="checkbox"/>
8.2 Goods lift	<input type="checkbox"/>
8.3 Escalators and moving walks	<input type="checkbox"/>
9 Mechanical ventilation or air conditioning system	
Cooling tower installed: <input type="checkbox"/> Yes <input type="checkbox"/> No	
10 Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>
11 Laboratory fume cupboards	
Specify number of cupboards and location:	
12 Audio loops or other assistive listening systems	<input type="checkbox"/>
12.1 Audio loop	<input type="checkbox"/>
1.2 FM radio-frequency systems and infrared beam transmission systems	<input type="checkbox"/>
13 Smoke control systems	
13.1 Mechanical smoke control	<input type="checkbox"/>
13.2 Natural smoke control	<input type="checkbox"/>
13.3 Smoke curtains	<input type="checkbox"/>
14 Emergency power systems / signs for systems 1 - 13	
14.1 Emergency power system	<input type="checkbox"/>
14.2 Signs for systems 1 - 13	<input type="checkbox"/>
15 Means of escape (other fire safety features or systems)	
15(a) System for communicating spoken information intended to facilitate evacuation	<input type="checkbox"/>
15(b) Final exits	<input type="checkbox"/>
15(c) Final separation	<input type="checkbox"/>
15(d) Signs (all systems) as required by:	<input type="checkbox"/>
• the Building Code	<input type="checkbox"/>
• section 120 of the Building Act 2004	
15(e) Smoke separation	<input type="checkbox"/>

The building contains the following specified systems: (other fire safety features or systems)

The compliance schedule for this building relates to section 103(d) of the Building Act 2004 and must state:	
15.1 Means of escape	<input type="checkbox"/>
15.2 Safety barriers, and	<input type="checkbox"/>
15.3 Means of access and facilities for use, by persons with disabilities that meet the requirements of section 118 of the Building Act 2004, and	<input type="checkbox"/>
15.4 Handheld hose reels for fire-fighting, and	<input type="checkbox"/>
15.5 Any signs that are required by section 120 of the Building Act 2004.	<input type="checkbox"/>
16 Cable cars	<input type="checkbox"/>

Note: The compliance schedule must be kept in a location agreed to between Auckland Council and the Owner. The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at:

Application

All building work to be carried out under the building consent specified on this form was completed on

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004

The code compliance certificate should be sent to Owner Agent

All consent related invoices/refunds to be billed and posted to: Owner Agent

Mailing address: P.O. Box 35588 Browns Bay Postcode: 0753

Name of person signing application: Yariv Edeny

Signature: [Signature] Owner Agent Date: 17-10-12

Attachments (the following documents are attached to this application)

Certificates from the personnel who carried out the work

Memoranda from licensed building practitioners stating what restricted building work they carried out or supervised

Certificates that relate to the energy work (e.g. gas and electrical certificates)

Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Office only use

Receipt No:	
Deposit \$:	
CS No:	
Date:	

Receipt No:		
<input type="checkbox"/> Central	<input type="checkbox"/> Henderson	<input type="checkbox"/> Orewa
<input type="checkbox"/> Papakura	<input type="checkbox"/> Pukekohe	<input type="checkbox"/> Takapuna
<input type="checkbox"/> Manukau	<input type="checkbox"/> Compass	<input type="checkbox"/> MBC
<input type="checkbox"/> Professional		

Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142
Phone: 09 301 0101. Visit: www.aucklandcouncil.govt.nz

Building Consent Status: Construction Review
Building Consent Issued: 21/09/2012

Property

Legal Desc LOT 1 DP 47999
Contact SOLAR GROUP LTD
Address 77 Minnehaha Avenue TITIRANGI
Description Install solar water heater
Amendments

ABA-2012-1237

Expiry Date:

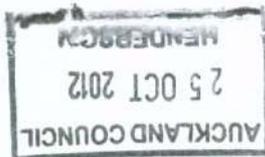
Date	Event	Description	Officer	Status / Result / Reason
01/01/2050 00:00:00 21935/2012	CER Certificates	RECEIVED: 1. Plumbers PS3 - 26/10/2012 2. Solar water PS3 - 26/10/2012 3. Electrical Certificate - 26/10/2012 4. Manufacturers Certificate - 26/10/2012		
27/11/2012 14:00:00 18813/2012	Residential Final	plumbing and building /PM Contact Person: Jacimtha or Henricus Abbenhuis owners Contact Number: 8177559 Additional Information: Plans on site no dogs	John Nicholls	Passed **Building / P&D final** 1. All certs provided previously.

Application for code compliance certificate

Auckland Council
Te Kaunihera o Tāmaki Makaurau



Section 92 (Building Act 2004)



The building consent

Building consent number: ABA 2012 1237 Date granted: 21-9-12

Street address of building: 77 Minnehaha Ave. Titirangi Auckland

Issued by: Auckland Council Current lawfully established use: Residential

The compliance schedule (only complete this section if the buildings has had specified systems installed or removed)

Purpose group: _____ Occupancy No. _____ Highest fire hazard category: _____

Compliance schedule: New Amendment Ex. compliance schedule No. _____ Year first constructed: _____

Owner details (must be completed in full in all cases)

Owners name: (include preferred form of address if an individual) Harry & Jacintha Abbenhuis

Mailing address: 77 Minnehaha Ave. Titirangi AKL Postcode: _____

Street address / registered office: _____ Postcode: _____

Business phone: 09-8177559 After hours: _____

Facsimile number: _____ Mobile: _____

Email address: Singit@clear.net.nz

Evidence of ownership to the application (e.g. copy of certificate of title, lease agreement, agreement for sale and purchase or other document showing full name of legal owners of the building). Note only required if ownership has changed since the application for building consent was made:

Ownership changed: Yes No

Agent (only required if application is being made on behalf of the owner)

Contact person: Yariv Edery of Solartech

Mailing address: P.O. Box 35588 Browns Bay Postcode: 0753

Business phone: 09 4772999 After hours: _____

Facsimile number: _____ Mobile: 021 796599

Email address: Yariv @ Solargroup.co.nz

Relationship to owner: Supplier

Note: written authorisation must be provided when an application is made by an agent on behalf of an owner

First point of contact for communication with council (must be in New Zealand)

Full name: as per agent details

Mailing address: _____ Postcode: _____

Business phone: _____ Mobile: _____

Facsimile number: _____ Email address: _____

The licensed building practitioners (LBP) who carried out or supervised the restricted building work are as follows, continue on another page if necessary (applies as of 1 March 2012)

NO new building work (timber work) was done.

Name	Licensing class	LBP or Registration number if licensed under s.291 of Act	Particular work carried out or supervised
	<i>plumbing and Electrical only.</i>		
	<i>LBP not required.</i>		

The personnel who carried out the building work other than restricted building work are as follows (list names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers)

Designer or Architect	Structural Engineer
Name: _____	Name: <i>Rob Walshaw / Janna Structures</i>
Address: _____	Address: <i>8 Melrose St. Newmarket.</i>
Daytime: _____ After Hours: _____	Daytime: <i>520 7740</i> After Hours: _____
Mobile: _____ Fax: _____	Mobile: <i>027 245877</i> Fax: _____
Registration or LBP Registration No: _____	Registration or LBP Registration No: <i>Auth no. 1199 Reg. no. 15448</i>
Head Contractor / Site Manager	Building / Carpentry work
Name: _____	Name: _____
Address: _____	Address: _____
Daytime: _____ After Hours: _____	Daytime: _____ After Hours: _____
Mobile: _____ Fax: _____	Mobile: _____ Fax: _____
LBP Registration No: _____	LBP Registration No: _____

The personnel who carried out the building work other than restricted building work are as follows (list names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers)

Drain layer	Plumber
Name: _____	Name: <i>Paul Turner</i>
Address: _____	Address: <i>P.O. Box 11479 Ellerslie</i>
Daytime: _____ After Hours: _____	Daytime: <i>5506202</i> After Hours: _____
Mobile: _____ Fax: _____	Mobile: <i>0272 306758</i> Fax: _____
Registration No: _____	Registration No: <i>18844</i>

Electrician

Name: *Harry Singh*
 Address: *Rapeketal*
 Daytime: After Hours:
 Mobile: *021 824298* Fax:
 Registration No: *E 257605*

Gas Fitter

Name:
 Address:
 Daytime: After Hours:
 Mobile: Fax:
 Registration No:

Foundation work

Name:
 Address:
 Daytime: After Hours:
 Mobile: Fax:
 LBP Registration No:

Bricklaying

Name:
 Address:
 Daytime: After Hours:
 Mobile: Fax:
 LBP Registration No:

Blocklaying

Name:
 Address:
 Daytime: After Hours:
 Mobile: Fax:
 LBP Registration No:

External plastering

Name:
 Address:
 Daytime: After Hours:
 Mobile: Fax:
 LBP Registration No:

Roofing work

Name:
 Address:
 Daytime: After Hours:
 Mobile: Fax:
 LBP Registration No:

Other

Name:
 Address:
 Daytime: After Hours:
 Mobile: Fax:
 LBP Registration No:

The building contains the following specified systems:

(Only complete this section if the buildings has had specified systems installed or removed during construction)

Tick as applicable

No systems have been installed	<input checked="" type="checkbox"/>
1 Automatic systems for fire suppression	
1.1 Automatic sprinkler systems	<input type="checkbox"/>
1.2 Gas and foam flood or deluge system, dry and wet chemical extinguishing systems	<input type="checkbox"/>
2 Automatic or manual emergency warning systems for fire or other dangers	
2.1 Automatic or manual emergency warning systems	<input type="checkbox"/>
Fire alarm type:	
2.2 Automatic gas detection systems	<input type="checkbox"/>
3 Electromagnetic or automatic doors or windows	
3.1 Automatic doors (sliding/revolving/panic)	<input type="checkbox"/>
3.2 Access controlled doors (swipe card / key pad / sensor / delayed egress)	<input type="checkbox"/>

The building contains the following specified systems: *(other fire safety features or systems)*

3.3 Interfaced fire or smoke doors or windows (electromagnetic door holders)	<input type="checkbox"/>
4 Emergency lighting systems	<input type="checkbox"/>
5 Escape route pressurisation	<input type="checkbox"/>
Specify location of control panel:	
6 Riser mains for fire service use	<input type="checkbox"/>
Physical location of the riser, point of energy for fire service etc:	
7 Any automatic back-flow preventer connected to a potable water supply	<input type="checkbox"/>
Type of device and location (testable device)	
8 Lifts, escalators or travelators or other systems for moving people or goods within buildings	
Specify number of lifts and location:	
8.1 Passenger carrying lift	<input type="checkbox"/>
8.2 Goods lift	<input type="checkbox"/>
8.3 Escalators and moving walks	<input type="checkbox"/>
9 Mechanical ventilation or air conditioning system	
Cooling tower installed: <input type="checkbox"/> Yes <input type="checkbox"/> No	
10 Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>
11 Laboratory fume cupboards	
Specify number of cupboards and location:	
12 Audio loops or other assistive listening systems	<input type="checkbox"/>
12.1 Audio loop	<input type="checkbox"/>
1.2 FM radio-frequency systems and infrared beam transmission systems	<input type="checkbox"/>
13 Smoke control systems	
13.1 Mechanical smoke control	<input type="checkbox"/>
13.2 Natural smoke control	<input type="checkbox"/>
13.3 Smoke curtains	<input type="checkbox"/>
14 Emergency power systems / signs for systems 1 - 13	
14.1 Emergency power system	<input type="checkbox"/>
14.2 Signs for systems 1 - 13	<input type="checkbox"/>
15 Means of escape (other fire safety features or systems)	
15(a) System for communicating spoken information intended to facilitate evacuation	<input type="checkbox"/>
15(b) Final exits	<input type="checkbox"/>
15(c) Final separation	<input type="checkbox"/>
15(d) Signs (all systems) as required by:	<input type="checkbox"/>
• the Building Code	<input type="checkbox"/>
• section 120 of the Building Act 2004	
15(e) Smoke separation	<input type="checkbox"/>

The building contains the following specified systems: (other fire safety features or systems)

The compliance schedule for this building relates to section 103(d) of the Building Act 2004 and must state:	
15.1 Means of escape	<input type="checkbox"/>
15.2 Safety barriers, and	<input type="checkbox"/>
15.3 Means of access and facilities for use, by persons with disabilities that meet the requirements of section 118 of the Building Act 2004, and	<input type="checkbox"/>
15.4 Handheld hose reels for fire-fighting, and	<input type="checkbox"/>
15.5 Any signs that are required by section 120 of the Building Act 2004.	<input type="checkbox"/>
16 Cable cars	<input type="checkbox"/>

Note: The compliance schedule must be kept in a location agreed to between Auckland Council and the Owner. The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept at:

Application

All building work to be carried out under the building consent specified on this form was completed on

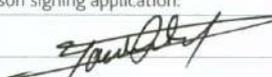
I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004

The code compliance certificate should be sent to Owner Agent

All consent related invoices/refunds to be billed and posted to: Owner Agent

Mailing address: P.O. Box 35588 Browns Bay Postcode: 0753

Name of person signing application: Yariv Eden

Signature:  Owner Agent Date: 17-10-12

Attachments (the following documents are attached to this application)

Certificates from the personnel who carried out the work

Memoranda from licensed building practitioners stating what restricted building work they carried out or supervised

Certificates that relate to the energy work (e.g. gas and electrical certificates)

Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Office only use

Receipt No:	
Deposit \$:	
CS No:	
Date:	

Receipt No:		
<input type="checkbox"/> Central	<input type="checkbox"/> Henderson	<input type="checkbox"/> Orewa
<input type="checkbox"/> Papakura	<input type="checkbox"/> Pukekohe	<input type="checkbox"/> Takapuna
<input type="checkbox"/> Manukau	<input type="checkbox"/> Compass	<input type="checkbox"/> MBC
<input type="checkbox"/> Professional		

Producer statement construction (PS3)
Plumbing

ENTERED
A Francis

26-10-12



All sections of this form must be completed

TO BE COMPLETED BY THE CERTIFYING PLUMBER WHO COMPLETED THE WORK

Author name: PAUL TURNER Building consent No: BC/ 2012/1237

Author company: EURO PLUMBING LTD

Description of plumbing work: PLUMBING FOR CYLINDER - INSTALL 5 WAY VALVE ON COLD FEED

Legal description:

Site address: 77 MINNEHAHA AVE TITIRANGI

I have sighted the above building consent and read the attached conditions of consent, and confirm that the plumbing pipe work and fittings have been selected and constructed to comply with the consented plans. I confirm that I have personally tested the water supply system by the method indicated below:

- By pressurising the pipe work to 1500kPa for a period of not less than 15 minutes for the cold water and for a period of not less than 30 minutes for the hot water and checking to see that there are no leaks (NZBC G12/AS1 C1 8.0.1)
- By pressurising the u.p.v.c. cold water pipe work to 1.5 times the maximum working pressure for a period of not less than 15 minutes and checking to see that there are no leaks (NZBC G12/AS1 C1 8.0.2, NZS7643)
- By pressurising the pipe work in accordance with the manufacturer's requirements (note the most robust test must be used)

Test report attached Yes No

I understand that this producer statement, if accepted, will be relied on by Council for the purposes of establishing compliance with the above building consent.

Signature: Date: 10 OCTOBER 2012

Certifying plumber registration No: 18844

Plumber contact details:

Address: PO BOX 11479 ELLERSLIE AUCKLAND Postcode: 1542

Business: 09 550 6202 Fax:

Mobile: 0272 306 758 Email:

COUNCIL USE ONLY

Central Henderson Manukau Orewa Papakura Pukekohe Takapuna

Received by: JOHN NICHOLLS SENIOR PLUMBING & DRAINAGE INSPECTOR Register checked: YES NO

Signature: Registration current: YES NO

Producer statement accepted as establishing compliance with the consented plans: YES NO





26-10-12

Producer statement construction (PS3) Solar or heat pump water heating

ENTERED
A Francis

Auckland Council
Tū Kaurihera o Tāmaki Makaurau



All sections of this form must be completed

TO BE COMPLETED BY THE PERSON RESPONSIBLE FOR THE INSTALLATION OF THE APPLIANCE

Author name:	PAUL TURNER	Building consent No:	BC/ 2012/1237					
Author company:	EURO PLUMBING LTD	Author Registration No:	18844					
Description of building work:	Solar water heating (Delete as applicable) XXXXXXXXXXXX							
Legal description:								
Site address:	77 MINNEHAHA AVE TITIRANGI							
NZBC clauses:	B1	B2	C1	E2	F7	G12	H1	(circle code clauses as applicable)
Heating appliance:				(Model)				

I have sighted the above building consent and read the attached conditions of consent, and confirm that the solar water heating / heat pump water heater has been selected and constructed to comply with the consented plans.

I confirm that smoke alarms have been installed in accordance with the consented plans and are operational.

I understand that Council will rely upon this producer statement, for the purposes of establishing compliance with the above building consent.

Signature:		Date:	10 OCTOBER 2012
Address:	PO BOX 11479 ELLERSLIE		Postcode: 1542
Business:	09 550 6202	Fax:	
Mobile:	0272 306 758	Email:	

COUNCIL USE ONLY

Central Henderson Manukau Orewa Papakura Pukekohe Takapuna

Received by:	JOHN NICHOLLS SENIOR PLUMBING & DRAINAGE INSPECTOR	Register checked:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Signature:		Registration current:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Producer statement accepted as establishing compliance with the consented plans:			<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO





This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington, Freephone 0800 66 1000) for the purposes of the Electricity (Safety) Regulations 2010.

Electrical Certificate of Compliance

JOHN NICHOLLS
ELECTRICIAN FOR PLUMBING & DRAINAGE INSPECTOR
No. 3859834

26.10.12 EWRB 551

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. of attachments 0

To be completed whether or not an Inspection is required.

ENTERED
A Francis

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Joacinta abbenhuis Phone: _____
Address of installation 77 Minnehaha Ave, Ti Tirangi, Auckland
Postal address of customer (if not as above) _____

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 or Part 1 of AS/NZS3000:2007 and Regulation 59 and
- (b) the supply system of the installation or part of the installation to which this certificate applies is 230V/400 V MEN or attached other system

WORK DETAILS

- | | | | | |
|---|---|---|--|--|
| <input checked="" type="checkbox"/> No. of lighting outlets | <input checked="" type="checkbox"/> No. of ranges | Please tick (✓) as appropriate where work includes: | <input checked="" type="checkbox"/> Mains | <input checked="" type="checkbox"/> Main earthing system |
| <input type="checkbox"/> No. of socket outlets | <input type="checkbox"/> No. of water heaters | | <input checked="" type="checkbox"/> MEN Switchboard closest to point of supply | <input checked="" type="checkbox"/> Electric lines |
- Was any installation work carried out by the homeowner? Yes No

Description of work carried out (If necessary attach any pages with work done) Installed a solar controller on a solar hot water cylinder, installed a single power socket outlet of a RCD circuit.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- has been installed in accordance with the design detailed in the Declaration of Conformity section above
- has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
- has an earthing system that is correctly rated
- contains fittings which are safe to connect to a power supply
- is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name <u>Harry Singh</u>	Registration No. <u>E257605</u>
Company <u>Amps electrical 207 LTD</u>	Contact Ph No. <u>021824298</u>
Signature <u>[Signature]</u>	Date <u>2-10-12</u>

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)
- Attached other
- Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name _____ Registration No. _____
Signature _____ Date _____
Contact Ph No. _____

199873E

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26.10.12
Manufacturers Cert
JOHN NICHOLLS

ENTERED
A Francis

SAI Global hereby grants:

Rheem Australia Pty Ltd

ABN 21098623511

1 Alan Street, RYDALMERE, NSW 2116, Australia

StandardsMark Licence

Manufactured to:

AS/NZS 2712:2007 - Solar and heat pump water heaters - Design and construction

"the StandardsMark Licensee" the right to use the STANDARDSMARK as shown below only in respect of the goods described and detailed in the Schedule which are produced by the Licensee or on behalf of the Licensee* and which comply with the appropriate Standard referred to above as from time to time amended. The Licence is granted subject to the rules governing the use of the STANDARDSMARK and the Terms and Conditions for certification and licence. The Licensee covenants to comply with all the Rules and Terms and Conditions.

Certificate No: SMK0757

Issued: 15 April 2011

Expires: 24 June 2015

Originally Certified: 25 June 1985

Current Certification: 15 April 2011

Duncan Lilley
Global Head - Assurance Services

Alex Ezrakhovich
General Manager - Certification Services



JAS-ANZ

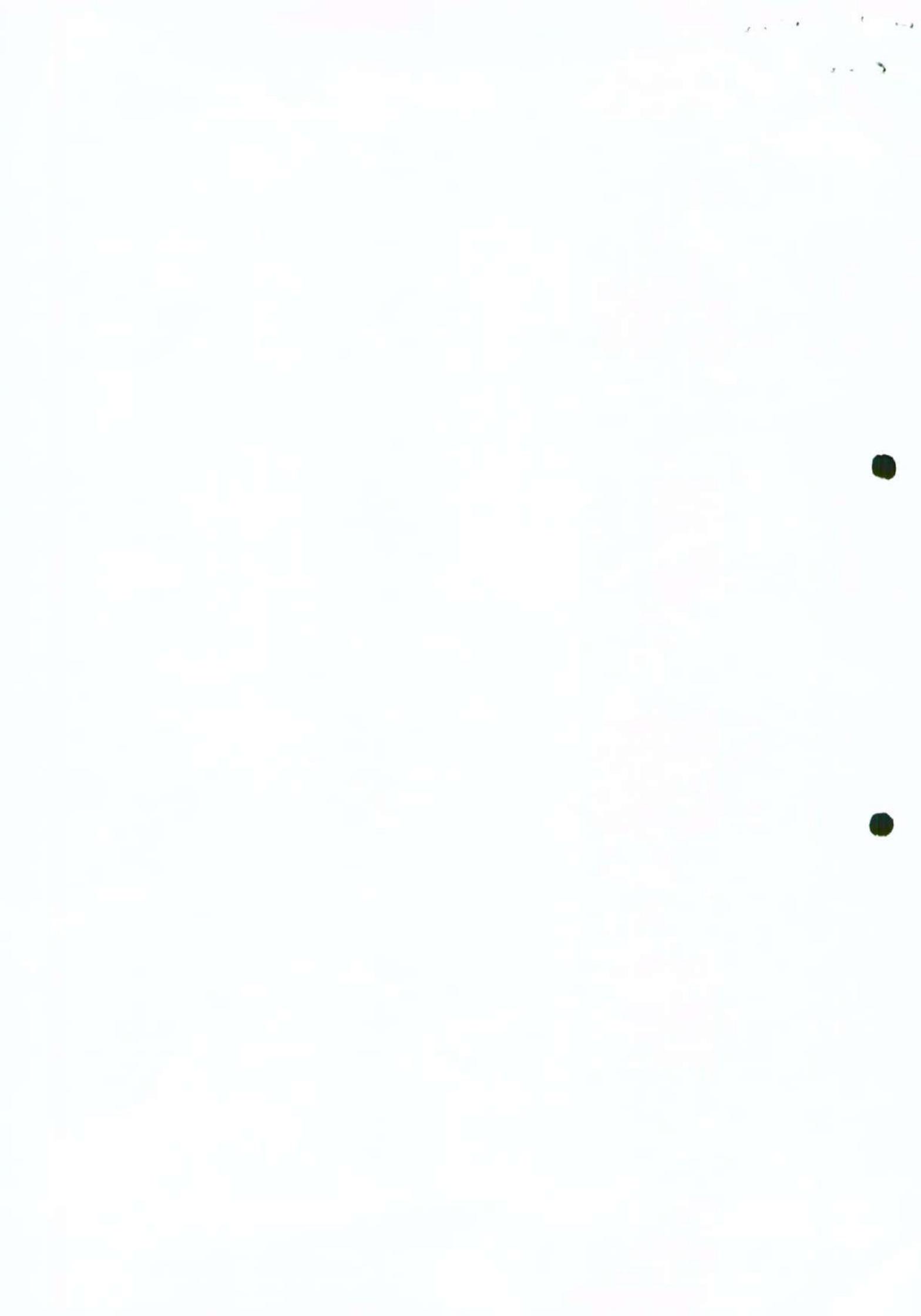


www.jas-anz.com.au

* For details of manufacture, refer to the licensee

The STANDARDSMARK is a registered certification trademark of SAI Global Limited (A/CN 100 044 742) which is used under licence by SAI Global Certification Services Pty Limited (A/CN 105 175 060) of 1 Alan Street, Rydalmere, Sydney NSW 2116, Australia (GPO Box 2420, Sydney NSW 2001). The manufacture and trade under the SAI Global logo and by reference to SAI Global implies that the licensee complies with the relevant product standards.





Residential final

Checklist



Entered
S Cooke

DETAILS

Consent number: AAA 2012/1237 Date: 27-11-12 Unit or level number: _____
 Address: 77 Minnehaha Ave Tairānaki
 Inspector's full name: John Nicholls Who attended: Hermanus Abdenkuis
 Weather conditions: Fine Site conditions: Good
 8am 10am 1pm 3pm Time units: 45 min Chargeable No charge Partial Full
 Has work been completed in accordance with approved plans? Yes No (complete section below)

VARIATIONS

N/A (denotes not applicable)

Minor variations; inspection may proceed. Documentation received Yes No
 Amendment; inspection may only proceed if building work does not affect this inspection. Formal amendment required.
 Does the amendment affect this inspection? Yes No If yes, can inspection proceed? Yes No
 Description of minor variation / amendment: _____

Identify documentation required in order to justify compliance: N.B. Documentation must be provided at or before next inspection: _____

Owner / agent signature

INSPECTION RESULTS

Please tick the appropriate boxes

- PASS** denotes this inspection is in accordance with the building consent and building code. Work is complete.
 FAIL denotes inspection is not in accordance with the building consent and building code. Re-inspection required.

If the inspection fails, please issue a site instruction and record number: _____

GENERAL

Are consented plans sighted? Yes No Is inspection for correct consent? Yes No
 All previous inspections approved? Yes No Any applicable conditions/advice notes? Yes No
 Any other site issues? (refer comments) Yes No

DOCUMENTATION

N/A

Pre CCC Findings available? Yes No Producer statement for solar/wetback? Yes No
 Energy works certificate available? Yes No Swimming/spa pool (refer to pools team)? Yes No
 Crossing or berm damaged? Yes No

Consent number: ABA 302/1237

Date: 27-11-12

BUILDING INTERIOR N/A

Dining room	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Family room	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Lounge/living room	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Study	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Bedrooms	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Hallways	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Rumpus room	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Stairs/balustrades/handrails	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Tenancy STC/IIC	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Fire/smoke separation	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Visual awareness	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Light/ventilation to habitable rooms	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Ceiling access	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Ceiling insulation	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Downlight clearance	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Glazing-markings	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Mechanical air inlets	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Smoke/fire alarms (test)	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A

BATHROOM N/A

Wall finishes sealed	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Floor finishes & containment	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Safety glazing (check markings)	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Window stays	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Waste traps vented	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Floor waste gully	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
WC/bath/basin/shower seals	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Non return valve to shower	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Extract fan vented to exterior	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Vermin proofing	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A

ENSUITE/BATHROOM N/A

Wall finishes sealed	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Floor finishes & containment	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Safety glazing (check markings)	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Window stays	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Waste traps vented	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Floor waste gully	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
WC/bath/basin/shower seals	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Non return valve to shower	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Extract fan vented to exterior	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Vermin proofing	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A

KITCHEN N/A

Wall finishes sealed	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Floor finishes & containment	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Waste traps vented	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Dishwasher/garbage	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Stove/hob clearance	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Extract fan vented to exterior	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Vermin proofing	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Floor waste gully	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A

LAUNDRY N/A

Wall finishes sealed	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Waste traps vented	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Floor finishes & containment	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Tub sealed and secured	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Extract fan vented to exterior	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Vermin proofing	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Floor waste gully	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A		

HOT WATER CYLINDER N/A

Seismic restraints	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Tempering valve	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Safe tray	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	TPR & CW exp valve (test)	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Tundish & air gap	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A	Relief pipe	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Temperature (measure)	<u>47</u> °	Open vent	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Solar/Wetback	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A		

Consent number: _____ Date: _____

SOLID FUEL HEATER N/A _____

Installed to manufacturer's Spec. Pass Fail N/A Producer statement required Pass Fail N/A
 Flue support Pass Fail N/A Seismic restraint Pass Fail N/A
 Clearances (measure) Pass Fail N/A
 Right Side _____ mm Front _____ mm Back _____ mm Left Side _____ mm

DECKS AND BALCONIES N/A **SS means Stainless Steel** **Galv means Galvanised**

Step down from interior (measure) Pass Fail N/A _____ mm
 Timber treatment Pass Fail N/A Connections SS or Galv (circle one) Pass Fail N/A
 Outlet drain (size) _____ mm Pass Fail N/A Overflow drain (size) _____ mm Pass Fail N/A
 Deck slope (2° min) _____ ° Pass Fail N/A Steps Pass Fail N/A
 Waterproof membrane Pass Fail N/A Handrail height (measure) _____ mm Pass Fail N/A
 Balustrade height (measure) Pass Fail N/A Gap _____ mm (100 mm max)
 Deck wash down gap (measure) Pass Fail N/A Gap _____ mm (12mm min)
 Timber size/spacing/span Pass Fail N/A Decking clear of membrane Pass Fail N/A
 Downpipes discharging clear of deck Pass Fail N/A Glass balustrade-markings Pass Fail N/A

ROOF N/A _____

Flashings Pass Fail N/A Spouting clearance Pass Fail N/A
 Downpipes – size & fixing Pass Fail N/A Spreaders Pass Fail N/A

GARAGE N/A _____

Fire separation Pass Fail N/A Adequate weather seal Pass Fail N/A
 Rebate to door Pass Fail N/A Downpipes – size & fixing Pass Fail N/A

RETAINING WALLS N/A _____

Type as per consent Yes No N/A Barrier required (over 1m) Pass Fail N/A
 Timber treatment Pass Fail N/A Timber size/spacing/span Pass Fail N/A
 Membrane/tanking (installed) Yes No N/A Subsoil drain to cesspit Pass Fail N/A

PERGOLA/CARPORT N/A _____

Timber treatment Pass Fail N/A Metal connections Pass Fail N/A
 Timber size/spacing/span Pass Fail N/A Downpipes – size & fixing Pass Fail N/A

EXTERIOR N/A _____

Floor clearance (measure) Pass Fail N/A Distance from GL _____ mm
 Cladding clearance (measure) Pass Fail N/A Distance from GL _____ mm
 External cladding integrity Pass Fail N/A Cladding painted Pass Fail N/A
 Vertical & horizontal control joints Pass Fail N/A Penetrations sealed Pass Fail N/A
 Window scribes Pass Fail N/A Base ventilation & access Pass Fail N/A
 Flashings Pass Fail N/A Vermin proofing Pass Fail N/A
 Balustrades (measure) Pass Fail N/A Gap _____ m (100mm min)
 Handrail & height (measure) Pass Fail N/A _____ mm (900mm min 1m max)

Consent number: ADA 2012/1237 Date: 27-11-12

EXTERIOR (CONTINUED) N/A

Steps	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Secondary flow path	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Driveway/sealed areas	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Swimming/spa pool/fencing	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Haunching of gullies	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	ORG/Gully height	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Waste termination-support	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Vent cowls	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Cesspits - Ext. siphon	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Subsoil drainage	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Reflux valve	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A	Backflow prevention	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Non return valve/air gap (secondary plumbing systems)	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A		

PHOTO INFORMATION N/A

Photo number and description _____

COMMENTS

Specify area inspected Build/PT-1 Final

Specify items inspected All Certs provided previously.

NEXT INSPECTION Date: _____ N/A

16 May 2014

Henricus Emile Abbenhuis
77 Minnehaha Avenue
Titirangi
AUCKLAND 0604

Dear Sir/Madam

RESOURCE CONSENT APPLICATION – ADVICE OF DECISION

Application Number(s):	LUC-2014-594
Applicant:	Henricus Emile Abbenhuis
Proposed Activity(s):	Vegetation alteration - remove flame tree
Address:	77 Minnehaha Avenue, TITIRANGI

Following an assessment of your resource consent application a decision has been made to approve your application.

For your reference a copy of the report and decision is attached. It outlines the basis for the decision and any associated conditions.

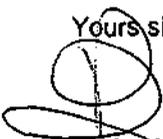
If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions - West, Auckland Council at 6 Henderson Valley Road, Henderson. Information on "The Objection Process" can be found on our website www.aucklandcouncil.govt.nz (select "Building, Property and Consents", "Resource Consent" then "The process from application to decision" and finally "Objections to Council").

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/court/environment-court.

If you have any queries, please contact Natalie Marsden on 3010101 and quote the application number above.

Yours sincerely



Stefan Naude
Manager Western Resource Consenting & Compliance

❖ Encl.

**LIMITED DISCRETIONARY ACTIVITY RESOURCE CONSENT APPLICATION UNDER
 THE RESOURCE MANAGEMENT ACT 1991**

1. THE APPLICANT AND PROPERTY DETAILS

Consent Application Number	LUC 2014-0594
Reporting Officer	Natalie Marsden
Site Address	77 Minnehaha Avenue, Titirangi
Applicant's Name	Henricus Abbenhuis
Lodgement Date	16 th April 2014
Site Area	0.2023 HA
Operative District Plan	Auckland Council District Plan (Waitakere Section)
Human Environment	Bush Living
Natural Area	General, Managed, Sensitive Ridge
Landscape Elements	Map 3.5 (A) Native Vegetation – Significant Vegetation, Map 3.5 (B) Native fauna habitat - Outstanding Fauna, Map 3.6 (B) Outstanding landscapes – Manukau Coastal, Map 3.5 (C) Outstanding coastal areas – Outstanding Coastal Area, Map 3.6 (C) Natural Landscapes Elements 1 – Native Vegetation
Hazards and Special Features	N/A
Proposed Auckland Unitary Plan: Zone	Large Lot
Precinct	Waitakere Ranges Heritage Area sub-precinct C
Special Features/Overlays	Built Environment: Ridgeline Protection - Waitakere Ranges Natural Resource: Significant Ecological Areas - SEA_T_5539, Land [rps/rp] Natural Resource: Stormwater Management Area [rp] - TITIRANGI / LAINGHOLM 1, Flow 1
Date of Site Visit	08 th May 2014
Other Acts	Waitakere Ranges Heritage Area Act

2. PROPOSAL, SITE DESCRIPTION AND REASONS FOR THE APPLICATION

2.1 Proposal and Site Description

The property is located at the end of a cul-de-sac to the east of 77 Minnehaha Ave, which is accessed from Huia Road. The subject tree is 1x Coral/Flame Tree (*Eyrthrina x sykesii*) located within the front-yard and fronting the road.

Vegetation present consists of the subject tree, 1x Pohutukawa tree and mixed garden plantings within the front-yard area, and within the backyard is a cleared area post a land-slip and to the sides of the dwelling areas of native bush.

The front-yard area generally corresponds to the General Natural Area and the bush areas to the Managed Natural Area on site. The bush areas are also subject to a Significant Ecological Area Overlay (now bar the slip area). The subject vegetation is within the General Natural Area of the site.

The proposed works are to remove the 1x Coral/Flame Tree (*Eyrthrina x sykesii*).

The tree is causing concern for the owner due to its size, thorns, suppression of the adjacent Pohutukawa, growth into adjacent power-lines, and shade and dominance issues. These issues will further exacerbate over time as the tree continues to mature. The subject tree has been reduced in the past which has led to flushed growth-points that are structurally weaker. Removal of the tree is now proposed to ensure the continued integrity of existing development on site and allow reasonable site-use.

The applicant has proposed to replant a replacement native tree in the same general front-yard location as mitigation post-removal which will ensure any adverse effects are no more than minor.



Approximate location of tree to be removed

2.1.1 Waitakere Ranges Heritage Area

The purpose of the Waitakere Ranges Heritage Area Act 2008 is to:

- recognise the national, regional, and local significance of the Waitakere Ranges Heritage Area; and

- promote the protection and enhancement of its heritage features for present and future generations.

Waitakere Ranges Heritage Area Heritage Features (s7)

The heritage area is of national significance and the heritage features described below, individually or collectively, contribute to its significance.

The heritage features of the heritage area are:

- (a) its terrestrial and aquatic ecosystems of prominent indigenous character that—
 - (i) include large continuous areas of primary and regenerating lowland and coastal rainforest, wetland, and dune systems with intact ecological sequences:
 - (ii) have intrinsic value:
 - (iii) provide a diversity of habitats for indigenous flora and fauna:
 - (iv) collect, store, and produce high quality water:
 - (v) provide opportunities for ecological restoration:
 - (vi) are of cultural, scientific, or educational interest:
 - (vii) have landscape qualities of regional and national significance:
 - (viii) have natural scenic beauty:
- (b) the different classes of natural landforms and landscape within the area that contrast and connect with each other, and which collectively give the area its distinctive character:
- (d) the naturally functioning streams that rise in the eastern foothills and contribute positively to downstream urban character, stormwater management, and flood protection:
- (e) the quietness and darkness of the Waitakere Ranges and the coastal parts of the area:
- (f) the dramatic landform of the Ranges and foothills, which is the visual backdrop to metropolitan Auckland, forming its western skyline:
- (i) the subservience of the built environment to the area's natural and rural landscape, which is reflected in—
 - (i) the individual identity and character of the coastal villages and their distinctive scale, containment, intensity, and amenity; and
 - (ii) the distinctive harmony, pleasantness, and coherence of the low-density residential and urban areas that are located in regenerating (and increasingly dominant) forest settings; and
 - (iii) the rural character of the foothills to the east and north and their intricate pattern of farmland, orchards, vineyards, uncultivated areas, indigenous vegetation, and dispersed low-density settlement with few urban-scale activities:
- (l) its distinctive local communities:

Waitakere Ranges Heritage Area Objectives (s8)

The relevant objectives (Section 8) of establishing the heritage area are:

- (a) to protect, restore, and enhance the area and its heritage features
- (b) to ensure that impacts on the area as a whole are considered when decisions

- are made affecting any part of it:
- (c) to adopt the following approach when considering decision that threaten serious or irreversible damage to a heritage feature:
 - (i) carefully consider the risks and uncertainties associated with any particular course of action; and
 - (ii) take into account the best information available; and
 - (iii) endeavour to protect the heritage feature:
 - (d) to recognise and avoid adverse potential, or adverse cumulative, effects of activities on the area's environment (including its amenity) or its heritage features:
 - (g) to maintain the quality and diversity of landscapes in the area by—
 - (i) protecting landscapes of local, regional, or national significance; and
 - (ii) restoring and enhancing degraded landscapes; and
 - (iii) managing change within a landscape in an integrated way, including managing change in a rural landscape to retain a rural character
 - (h) to manage aquatic and terrestrial ecosystems in the area to protect and enhance indigenous habitat values, landscape values, and amenity values:
 - (i) to recognise that people live and work in the area in distinct communities, and to enable those people to provide for their social, economic, environmental, and cultural well-being:

3. NOTIFICATION ASSESSMENT (SECTIONS 95A TO 95E)

Public Notification

Pursuant to section 95A(3) of the Resource Management Act 1991, Rule 1.2 of the Natural Area/s states that limited discretionary activities can be considered without the need for public notification.

Further, the applicant has not requested that the application be publicly notified.

Pursuant to section 95A(4), there are no special circumstances to warrant public notification because the District Plan envisages what is proposed, and as such, it cannot be described as being out of the ordinary and giving rise to special circumstances.

Limited Notification

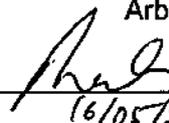
Pursuant to section 95B, a rule exists within the Auckland Council District Plan (Waitakere Section) where written approvals of affected persons will not be required, nor in terms of limited notification will notice to adversely affected persons need to be served for Limited Discretionary Activities.

As such, in accordance with sections 95A and 95B, the application is not required to be either publicly or limited notified. Accordingly, I recommend that the application proceed on a non-notified basis.

Report Prepared by: Natalie Marsden
 Title: Arborist/Ecologist

Signed: _____

Date: _____



 16/05/2014

SECTIONS 95A AND 95B DETERMINATION

Acting under delegated authority, and for the reasons set out in the above assessment, this application for resource consent shall be processed on a non-notified basis.

Team Leader:

Matthew White

Title:

Team Leader- Resource Consents

Signed:



Date:

16/5/14

DECISION ON RESOURCE CONSENT APPLICATION LUC 2014-0594 at 77 Minnehaha Avenue, Titirangi.

Consent Application **LUC 2014-0594** has been made by Henricus Abbenhuis for a limited discretionary activity consent to authorise the removal of 1x Coral/Flame Tree (*Eyrthrina x sykesii*) tree at 77 Minnehaha Avenue, Titirangi on land described as LOT 1 DP 47999. This requires resource consent for the following reasons:

Operative District Plan

General Natural Area

Rule 2.3 – Limited Discretionary

The clearance of native and exotic vegetation which is more than 6.0m in height or more than 600mm in girth (measured at 1.4m above the ground).

Required for the removal of one protected tree greater than 6m in height or 600mm in girth as measured 1.4m above ground level and located within the General Natural Area of the property.

The reasons for granting this limited discretionary activity consent are as follows:

- (a) The application is for a limited discretionary activity resource consent, as such only those matters over which council has restricted its discretion have been considered. In addition, conditions have been recommended only in relation to those matters.
- (b) In terms of section 104(1)(a) of the Resource Management Act 1991, Any actual and potential effects on the environment by the proposal will be adequately avoided, remedied or mitigated by appropriate conditions of consent.

In particular, the following is noted:

- The subject tree removal is now proposed to ensure the continued integrity of existing development on site and allow reasonable site-use.
- The subject tree is not considered to be notable examples of its species.
- Whilst visually prominent to the road-front, the loss of vegetation will not detract from either the visual or landscape amenities associated with the wider locality in the long-term due to retention of surrounding vegetation and replanting to be undertaken. The proposal will not undermine prevailing amenity values and neighbourhood character post-replanting.
- The removal of the subject tree in a controlled careful manner will ensure that any surrounding/adjacent vegetation is not damaged in the process.

- Any short-term loss of tree-cover in the area that may occur will be mitigated by replacement replanting. Adverse effects will diminish once replacement planting becomes established.
- Other vegetation on-site shall be retained. This will help maintain the neighbourhood character that prevails and ensure that the neighbourhood's amenity values are not compromised.

Further assessment that expands upon the matters raised above is contained in Attachment A

(c) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal would be consistent to the relevant Objectives and Policies of the Plan, and regard has been had to the relevant assessment criteria.

(d) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application.

(e) Under section 125 of the Resource Management Act 1991, unless it is given effect to, a consent lapses either on the date that is specified in the consent or if no date is specified, five years after the date of commencement of the consent.

A standard five-year period in which to give effect to a consent is not considered appropriate in relation to vegetation because a five-year period would allow a substantial change in the size and status of the vegetation due to natural growth, to the point where it should more appropriately be reassessed. As such, two years is considered appropriate.

(f) The proposal would be consistent with Part II of the Resource Management Act 1991.

(g) The proposal will be consistent with the purpose and objectives of the Waitakere Ranges Heritage Act and will not detract from the protection and enhancement of its heritage features for present and future generations.

Pursuant to section 108 of the RMA, this consent is granted subject to the following conditions:

ACTIVITY IN ACCORDANCE WITH THE PLANS

1. The activity shall be carried out in accordance with the plans and all information submitted with the application, and referenced by Council as LUC 2014-0594.

TERM OF CONSENT

2. This consent will lapse 2 years after the date of Council's decision unless the consent is given effect to or the Council decides to grant an extension to the period after which the consent lapses.

VEGETATION ALTERATION

3. The removal of the trees shall be undertaken by appropriately trained and skilled persons in accordance with modern arboricultural practices to avoid damage and/or death of any other protected vegetation growing beneath or alongside.
4. A copy of this Resource Consent shall be held on site throughout the period of work.
5. Within the planting season (typically Apr – Sept) immediately following the proposed tree removal the resource consent holder shall plant a minimum of one native tree within a sustainable location in the general area of tree-removal (of a minimum of PB* Grade 65). To ensure that effects continue to be mitigated on an ongoing basis, the consent holder shall be required to maintain the tree planted in accordance with this consent condition and may not, without variation or cancellation of this condition, fell, damage or remove the tree.
6. The replacement tree shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of two years from the date of planting. If the replacement tree dies within this period, it shall be replaced and maintained as per the stated condition. It shall be the responsibility of the resource consent holder to provide evidence of this replacement planting to Council's Environmental Monitoring Advisor in the form of a photo and invoice or similar.

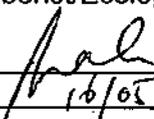
*[*This is a horticultural term referring to the pint bag size the tree has been grown in. A tree nursery or garden centre will be able to advise you with respect to fulfilling the outlined requirements].*

Advice notes

1. If you disagree with any of the above conditions, relating to the processing of the application you have a right of objection pursuant to section 357A of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
2. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
3. This resource consent will lapse two years after the date of Council's decision **unless:**
 - (a) it is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established, or
 - (b) an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.

Authorised by: Natalie Marsden
Title: Arborist/Ecologist

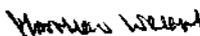
Signed:
Date:



16/05/2014

SECTION 104C DETERMINATION

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application LUC 2014-0594 for resource consent shall be granted consent.

Team Leader: 
Title: Team Leader- Resource Consents

Signed:
Date:



16/5/14

ATTACHMENT A - GENERAL NATURAL AREA

ASSESSMENT CRITERIA	COMMENTS
<p>2(a)</p> <p>The extent to which <i>vegetation alteration</i> adversely affects amenity values and neighbourhood character</p>	<p>The subject tree whilst prominent to the road-front is located adjacent to other vegetation to remain and replacement replanting will be undertaken in the same location. Therefore the subject tree removal will not result in any adverse effects to amenity values or neighbourhood character in the long-term.</p>
<p>2(b)</p> <p>The extent to which <i>vegetation alteration</i> will threaten natural ecosystems.</p>	<p>It is considered that effects on natural ecosystems will be no more than minor following removal of the subject tree.</p>
<p>2(c)</p> <p>The extent to which <i>vegetation alteration</i> creates, contributes to, or exacerbates stability problems.</p>	<p>It is considered that removal of the subject tree will not adversely affect the sites stability due to its front-yard location.</p>
<p>2(d)</p> <p>The extent to which <i>development</i> is located or can be <i>designed</i> in a way that avoids the need to remove <i>vegetation</i> and in particular the removal of any trees which are notable examples of their species.</p>	<p>The application for consent does not state that removal of the tree is required for development in this instance. The tree is not considered to be a notable example of its species.</p>
<p>2(e)</p> <p>The extent to which the proposed <i>vegetation alteration</i> is necessary:</p> <ul style="list-style-type: none"> • to accommodate development otherwise permitted by the Plan.□ • to ensure the safety or integrity of existing development on the site. • for pruning to provide light • for pruning to preserve public views. • to facilitate the appropriate use of land in the Open Space Environment. 	<p>Removal is now proposed to ensure the continued integrity of existing development on site and allow reasonable site-use.</p>
<p>2(f)</p> <p>The extent to which the <i>vegetation alteration</i> adversely affects plant health.</p>	<p>No other protected vegetation will be affected by the removal of the subject tree, as long as the works are carried out in accordance with the conditions of consent and good arboricultural practice.</p>

<p>2(g)</p> <p>The extent to which the vegetation alteration adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi or archaeological site.</p>	<p>The subject property is not known to Council to be subject to any historical, cultural or spiritual significance.</p>
<p>2(h)</p> <p>The extent to which more than minor adverse effects can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the site and/or through payment or provision of a financial contribution.</p>	<p>N/A</p>
<p>2(i)</p> <p>The extent to which <i>vegetation alteration</i> reduces the ability to create linkages between <i>native vegetation</i>, fauna habitats, or <i>natural features</i> or landforms.</p>	<p>Due to the level of existing vegetation it is considered there will be no reduction in the extent and range of linkages between vegetation, fauna habitats, and natural features as a result of the proposed removal.</p>
<p>2(j)</p> <p>The extent to which vegetation alteration can be offset by restoration or enhancement around and within the area subject to the application.</p>	<p>The replanting of replacement native vegetation will be undertaken on site to offset the removal of the subject tree.</p>
<p>2(k)</p> <p>The extent to which <i>vegetation alteration</i> adversely affects the significance, natural character or landscape value of any <i>natural features</i>.</p>	<p>It is considered that there will be no adverse effects on natural features of character or landscape value that have otherwise not already been modified.</p>

Application for resource consent - trees



Property, Consents and Licensing
 Under section 88 of the Resource Management Act 1991
 Please send or deliver your application to the Council

Wstn. RC&C
 16 APR 2014
AUCKLAND COUNCIL

Office Use Only:
 Application No: LUC-2014-596
 Receipt Date: _____
 Deposit Paid: _____

It is important to complete this form and provide all necessary information as required in order to avoid delays in processing the application.

1.0 GENERAL DETAILS

Site to which this application relates is described as:

No: 77 Street: MINNEHAHA AVE Suburb: TITIRANGI
 Legal Description: LOT 1 DP 47999

2.0 APPLICANT DETAILS

Name: (please write all names in full) HENRICUS, EMILE, GERARDUS, MARIA ABBENHUIS
 Physical Address: 77 MINNEHAHA AVE. Postcode: 0604
 Postal Address: (if different) _____ Postcode: _____
 Telephone (day): 8177559 Mobile: _____ Fax: _____
 Email: habbenhuis@clear.net.nz Please tick if email preferred method of contact

The applicant is the
 Owner Occupier Lessee Prospective Purchaser The Crown Network Utility Operator Other
 of the site to which the application relates.

3.0 AGENT/CONSULTANT DETAILS (If different from above)

Company: _____ Contact Person: _____
 Postal Address of agent: _____ Postcode: _____
 Telephone (day): _____ Mobile: _____ Fax: _____
 Email: _____ Please tick if email preferred method of contact

4.0 ADDRESS FOR CORRESPONDENCE AND INVOICES

(Only Applicable to the Franklin, Manukau or Papakura sections of the Auckland Council District Plan applications)

All correspondence (excluding invoices) sent to:

<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> Agent/Consultant	<input type="checkbox"/> Other _____
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Invoices sent to:

<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> Agent/Consultant	<input type="checkbox"/> Other <u>Well RC&S</u>
---	---	---

5.0 RELEVANT DISTRICT PLANS

- | | | |
|---|--|---|
| <input type="checkbox"/> Auckland Central | <input type="checkbox"/> Auckland Gulf Islands | <input type="checkbox"/> Auckland Isthmus |
| <input type="checkbox"/> Franklin | <input type="checkbox"/> Manukau | <input type="checkbox"/> North Shore |
| <input type="checkbox"/> Papakura | <input type="checkbox"/> Rodney | <input checked="" type="checkbox"/> Waitakere |

6.0 DESCRIPTION OF PROPOSED ACTIVITY

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Removal | <input type="checkbox"/> Pruning/Trimming | <input type="checkbox"/> Works within Dnpline |
| <input type="checkbox"/> Works within rootzone (applicable to Manukau and North Shore District Plan only) | | |

Does the work involve:

- | | |
|--|--|
| <input checked="" type="checkbox"/> A privately owned tree | <input type="checkbox"/> A Council owned tree (please attach landowner approval) |
| <input type="checkbox"/> Scheduled tree | <input type="checkbox"/> Development of property |

Describe Proposed Tree Works (including any mitigation measures, e.g. replanting):

FLAME TREE, CANOPE TAKEN DOWN, AFTER THAT THE WHOLE TREE

7.0 PRE APPLICATION INFORMATION

Have you received pre-application information or had a pre-application meeting regarding this proposal from the Council?

Yes

No

Copy of meeting minutes attached

Date of meeting:

If YES, provide the reference number and/or name of staff members(s):

8.0 SITE VISIT REQUIREMENTS

- As landowner, and with the consent of any occupiers or lessees, I agree to council staff or authorised consultants visiting the site, which is the subject of this application, for the purpose of assessing this application:

Landowner's full name:

HENRICUS, EMILE, SERARDUS, MARIA ABBENHUIS

Landowner's signature:

H. Abbenhuis

Date Signed:

15 April 2014

OR

- If applicant is not the landowner:

Person authorised to sign on behalf of Landowner:

Authorising person's signature:

Date Signed:

Is there a locked gate or security system restricting access by council staff?

Yes

No

8.0 SITE VISIT REQUIREMENTS contd

Do you have a dog on the property?

Yes

No

Provide details of any entry restrictions that council staff should be aware of, e.g. health and safety, organic farm etc

9.0 NOTIFICATION OF THE APPLICATION

Are you requesting the application to be publicly notified?

Yes

No

Are you requesting the application to be notified to any persons who you consider are likely to be adversely affected by your proposal "if the activity's adverse effects on the person are minor or have not provided their written approval. (Please note it is at the discretion of council if an application should be limited notified)

Yes

No

If yes to either of the above, please provide an executive summary of your application for notification purposes.

10.0 INFORMATION TO BE SUBMITTED WITH THE APPLICATION

To satisfy the requirements of section 88(2) of the Resource Management Act 1991 (RMA) please attach the following information. If inadequate information is supplied with your application, this will cause delays in processing or may result in the application being returned pursuant to section 88(3) of the RMA. Two copies (including one unbound) of all information is required.

- A completed, signed application form including authorisation for site inspection and signed and dated by persons responsible for payment of fees and charges.
- I attach any information required to be included in this application by the district plan, the Resource Management Act 1991 or any regulations made under that Act.
- Two copies (including one unbound) of the relevant information.
- Certificates of Title less than 3 months old for the subject site.

Attach the title and any relevant consent notices, covenants, easements attached to the title if relevant or impacted by the proposed activity.

- In accordance with Schedule 4 of the RMA, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

This should include a full description of the proposed activity, the effects that may be generated and how these would be managed. Any consultation undertaken needs to be identified if any, and any response to any person consulted shall be identified. This may require Specialist(s) Report to be provided. For more information, see the Fourth Schedule of the Resource Management Act.

- The type, height, girth and name of the tree species.
- The contribution of the tree(s) to the neighbourhood, both visually and physically, and its role as a habitat for birds and other animals.
- Function of the tree in soil and water conservation.
- Whether removal would be beneficial to surrounding vegetation.
- Whether the tree may be structurally unsound.
- Any tree protection measures, relocation and/or replacement planting.

- I attach the following Specialist Report(s) e.g. Arboricultural (provide title, author and date in the space below).

11.0 SITE PLAN

Please provide a sketch of the proposal and clearly identify the number, species and location of each tree subject to the application, the proposed work and the location of all buildings and specific features (where relevant) on the site.

One Flame tree IN FRONT OF THE
HOUSE

12.0 DEPOSIT FEES

If applying for consent under either the Franklin, Manukau or Papakura sections of the Auckland Council District Plan, a deposit must be paid before processing of any application will start.

I enclose a deposit fee of \$ [] for the processing of this application. I/we understand that Council may invoice me for the actual and reasonable costs incurred in the processing of this application.*

DECLARATION CONCERNING PAYMENT OF FEES

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under sections 357B and 358 of the RMA to object to any costs, I/we undertake to pay all processing costs incurred by the Council. Without limiting the Council's legal rights, if any steps, including the use of debt collectors necessary to recover unpaid processing costs, I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company, in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Full name: H.E.S.M. ABBENHUIS Signature: H. Abbenhuis
Date: 16 April 2014

13.0 SIGNATURE OF APPLICANT

Full name: H.E.S.M. ABBENHUIS Signature: H. Abbenhuis
Date: 16 April 2014
Full name: [] Signature: []
Date: []

PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the RMA, so that statistics can be collected by the Council. The information will be stored on a public register, and held by the Council. The details may also be made available to the public on the Council's website. These details are collected to inform the general public and community groups about all consents which have been issued through the Council. If you would like to request access to, or correction of your details, please contact the Council.

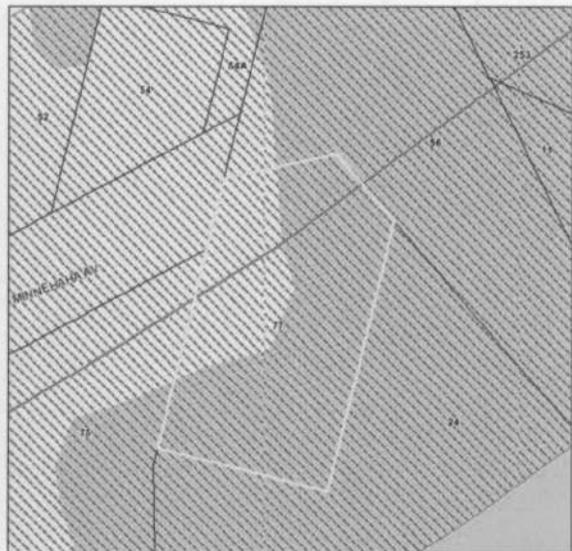
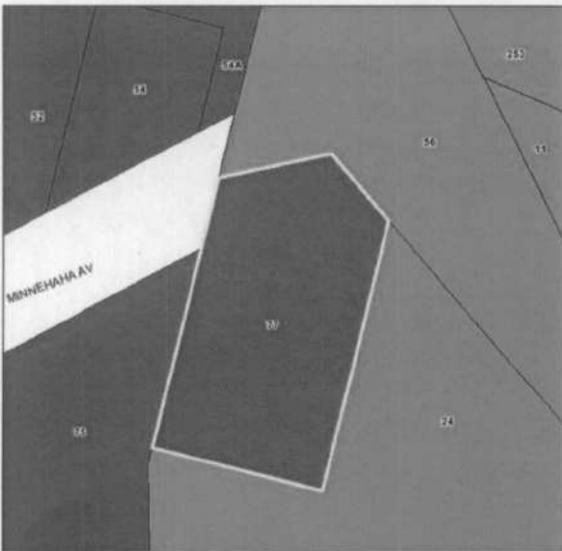
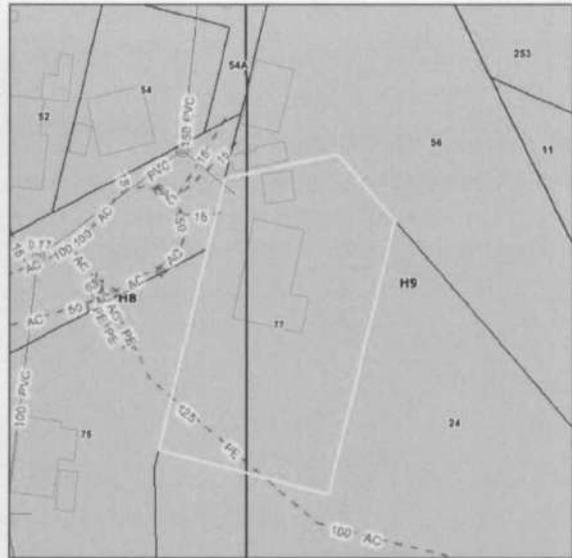
* Refer to Fees and Charges Schedule

12.0 ?

PROPERTY NOTES

LUC-2014-594

77 Minnehaha Avenue, TITIRANGI



Zone Type(s):

Human Env – Bush Living

Natural Area – General, Managed, Sensitive Ridge

PAUP:

- Large Lot
- Waitakere Ranges Heritage Area sub-precinct C
- Built Environment: Ridgeline Protection - Waitakere Ranges
- Natural Resource: Significant Ecological Areas - SEA_T_5539, Land [rps/rp]
- Natural Resource: Stormwater Management Area [rp] - TITIRANGI / LAINGHOLM 1, Flow 1

Legal Description

77 Minnehaha Avenue, TITIRANGI Type: Standard Property

Ward: B16 - Waitakere Ranges

LOT 1 DP 47999

Land Area: 0.2023 HA

Land Use Type:

91 - SINGLE UNITS - DETACHED DWELL

Condition(s):

WRHA - Waitakere Ranges Heritage Area

SCT - TITIRANGI

PSF - Planning Special Feature
Title: CT-1965/55
Parcel(s): LOT 1 DP 47999

NO HAZARDS AND SPECIAL FEATURES

PLANNING SPECIAL FEATURES

- Property is located within the Waitakere Ranges Heritage Area. Development at the site is subject to the provisions of the Waitakere Ranges Heritage Area Act 2008
- Property is within a Sensitive ridge centreline – Moderate (65m)
- Road Hierarchy – Local Road

Parker 2/2/14

TRSE

Resource consent allocation coversheet

Date received: 16/4/14 Application number: LUC-2014-584
Address: 77 Monnekeha Ave Titirangi
Processing Planner: Natalie

Suggested specialist inputs:

NRSI (Regional) input required: Yes (who?) No

Activity Status:

Development Contribution: Yes No

Local Board Input: Yes No

Complexity: Low Medium High

Report: Standard Fast track Duty Commissioner

Notes:

Passed to Admin by (TL/SP) R. Stewart on 17/4/14

24/04/2023

HE Abbenhuis & JM Abbenhuis Van Den Broek & Perpetual Trust Limited
77 Minnehaha Avenue
Titirangi
Auckland 0604



Dear HE Abbenhuis & JM Abbenhuis Van Den Broek & Perpetual Trust Limited,

Address: 77 Minnehaha Avenue Titirangi Auckland 0604

Placard status: White

Issue date: 04/02/2023

This letter is to confirm the property situated at this address has been assessed during a 'Rapid Building Assessment' in response to the recent floods or cyclone event.

You can use this letter as an official document to provide evidence of the status of your address to any interested parties including banks, insurance companies and Police.

If your property is tenanted, please share this communication with your tenants as we are only able to send official documentation to property owners.

White placard – No access restrictions

White placards indicate a building can be used. A white placard doesn't necessarily mean the building is safe as there could be unobserved damage. Owners may still want to get their own professional service checks done (e.g., building, engineering, electrical, plumbing, etc).

Homeowners who are impacted by any natural disaster should talk to their insurer in the first instance. If you have concerns about your claim or are unsure about the process, you can contact the [New Zealand Claims Resolution Service \(NZCRS\)](https://www.nzcrs.govt.nz/) (<https://www.nzcrs.govt.nz/>) on 0508 624 327, or email contact@nzcrs.govt.nz.

Land Information Memorandum (LIM)

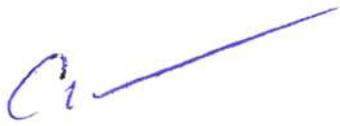
Property owners should be aware that red, yellow and white placards will be disclosed on the property's LIM. We need to disclose this information under Section 44A of the Local Government Official Information and Meetings Act 1987. In most instances, any future LIMs issued for the property will include the placard history. The most up to date placard status will be shown as 'open'. If a placard has been confirmed to have been issued in error, it will not be noted on any future LIMs.

More information

Information on the emergency response to flooding and cyclone Gabrielle can be found on the [Auckland Emergency Management website \(https://www.aucklandemergencymanagement.org.nz/major-incident/flooding-2023\)](https://www.aucklandemergencymanagement.org.nz/major-incident/flooding-2023).

We understand this is a very stressful time. If you have concerns, [find out what support is available \(https://www.aucklandemergencymanagement.org.nz/flood-event-2023/support-is-available\)](https://www.aucklandemergencymanagement.org.nz/flood-event-2023/support-is-available).

Yours sincerely

A handwritten signature in blue ink, consisting of a stylized 'C' followed by a long horizontal line.

Craig Hobbs
Director Regulatory Services
Auckland Council

A handwritten signature in blue ink, consisting of several overlapping loops and lines.

Mace Ward
Deputy Recovery Manager
Auckland Council