



1938022700
2610

BUILDING CONSENT SUMMARY 971375

Applicant: WARREN STRATFORD : 035402371
Project location: 18 STAFFORD DR, RUBY BAY
Legal description: LOT 1 DP17321 PT LOT 1 DP2260 BLK II
MOUTERE SD

Project descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
SEWER/DRAINS & CONNECTION BUILDERS SHED
Intended life: SPECIFIED AS 5 YEARS
Intended uses: BUILDER/CONSTRUCTION SITE SHED
Drainlayer: BOB LEWIS

Valn No.: 1938022700
Date issued: 16/09/97
Overseer: Gilbert Hunt

INSPECTION DETAILS:

19/97 Drainage installation, plenty of grade,
as required

-1/1/98 Temporary plumbing for removable office
as required

FILE

SIGNED:

[Signature]

DATE:

19/3/98



CONDITIONS OF BUILDING CONSENT 971375

- 1 Owner to provide a wash hand basin and ventilation in toilet cubicle.
- 2 The owner or person undertaking the building work shall give at least one working day's notice to cover up or close in of any Drainage system.
- 3 The owner or person undertaking the building work shall give at least two working day's notice to cover up or close in of any Plumbing work.
- 4 Installation of Plumbing and Drainage for New Dwelling to comply to the Building Code and connection to be to the Local Body Sewerage Scheme.
- 5 No Plumbing and Drainage work is to commence prior to the council receiving names of your nominated Plumber or Drainlayer. The attached advisory sheets are to be completed and returned to this office for our records.
- 6 The owner or person undertaking the building work shall advise of completion of work by returning the "Advice of Completion of Building Work" form which accompanied the consent.
- 7 A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer..
- 8 All Building Work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur on the Drawings and Specifications.
- 9 This consent will expire if building work is not commenced within 6 months from the date of issue unless a written extension of time is obtained from the Building Inspector.

Application for Building Consent

This application is made under Section 33 of the Building Act 1991

To: Tasman District Council

Building Consent No: 971375

Date Issued: 16-9-97

1938022610

APPLICATION DETAILS

Owner Details*

Full name

WARREN JOHN STRATFORD

Postal Address

.8 STAFFORD DRIVE RUBY BAY.

Contact Name and Address for Service (if different to above)

(Name and Address to which documentation will be sent)

Contact Name

Postal Address

Phone 03 5402371 Fax 03 6402371

Project Location and Legal Description

Street Address

Legal Description (Please attach a certificate of title if possible)

19380/227/Pt Lot 10

Valuation Number

This Application is for:

☐ Building Consent only,

FILE

☐ Both building consent and a project information memorandum.

Project Description

- ☐ Dwelling
- ☐ Alteration
- ☐ Garage/Shed
- ☐ Heating
- ☐ Commercial/Industrial
- ☒ Plumbing and/or Drainage
- ☐ Other BUILDING/ CONSTRUCTION SITE BUILDING

Indicate clearly details of building work,

e.g. New dwelling with internal garage and installation of wood burner.

Intended Use

TRILLET & OFFICE BLOCK

Sewer drains & connection

Intended Life

- ☐ Indefinite life but not less than 50 years.
- ☐ Specified as 5 years
- ☐ Demolition

Being Stage 1 of _____ stages

Value of Work

Total (Inc. GST) \$ 1000.00

Other Project Details

Floor Area _____ m²

No of Dwellings _____

No of Storeys _____

No of Toilets 1

*Under Section 33 of the Building Act, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

KEY PERSONNEL

	Name and Address	Phone	Regn. No.
Builder(s)			
Registered Drainlayer	Bob Lewis Ruby Bay		
Craftsman Plumber			
Building Certifier			
Designer			

Note: The Craftsman Plumber/Registered Drainlayer are to complete a separate advisory sheet. This advisory sheet is to be returned to Council prior to work commencing.

CONFIDENTIALITY

Section 27 of the Building Act states that the application details shall be made available for public inspection. Subsection 3, however, allows an owner to mark plans and specifications as confidential due to copyright or security reasons. Do you wish to mark plans and specifications as confidential? Yes/No

RETICULATED WATER AND SEWERAGE SCHEMES

Depending on the area in which you build, and if you are connecting to the Council's sewerage or water schemes, a connection fee may be payable. For further information, please refer to the "Guide to Building Consents".

DEVELOPMENT IMPACT LEVY

For building work with assessed value greater than \$50,000 (first dwellings exempt) a development impact levy is payable.

PROJECT DETAILS

The project involves the following matters (Cross each application box, if any, and attach relevant information to the duplicate):

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

Signed: by/for and on behalf of owner: _____

Position: _____

Date: _____

Please use the following check sheet to assist you in lodging a complete building consent application and to avoid delays in processing. Please attach 2 copies of the information. Tick each box which is relevant and ensure you attach the information. If it is not relevant, please write NA across the box.

INFORMATION TO BE SUPPLIED WITH A BUILDING CONSENT

Project (Description of work): _____
 Site Address: _____
 Building Consent No. (office use): _____

OWNER USE	APPLICATION DETAILS	COUNCIL USE
	1. Consent fee (and levies) paid.	
	2. Building Consent application, fully completed.	
	3. Recent copy of Certificate of Title for building site.	
	4. Copy of any Resource Consent for building site.	

PLANS AND SPECIFICATIONS - 2 COPIES REQUIRED

	1. Fully detailed and dimensioned SITE PLAN including location in relation of streets or landmarks, position of north, site levels, floor height above finished ground level and proposed and existing buildings	
	2. Fully detailed and dimensioned Floor Plans, Elevations, Cross Sections & Construction Details . Show position of all Sanitary Fittings and provide Layout Plan of water supply pipes, waste pipes and soil pipe installations.	
✓	3. Detailed Specification covering the building, plumbing and drainage works in accord with the Building Code.	
	4. Fully detailed Schedule of Materials confirming durability expectations.	
	5. Roof Truss layout plan and design details from an approved manufacturer.	
✗	6. Wall & Subfloor Bracing calculations, schedule and layout plan in accordance with NZS 3604:1990. (NB: Subfloor bracing only for piled foundations.)	
✓	7. Fully detailed Drainage Plan with discharge points, i.e. sewer and stormwater, including gutter and downpipe size and location. In rural areas provide Design Details of Septic Tank and effluent disposal system, including well location. Refer "On-site Waste Water Disposal" booklet.	
✓	8. Water Supply , indicate on the plans the water supply proposed (e.g. piped from Council supply or private supply). If a private supply is proposed please indicate the method of collecting and storing potable water. Council may require test results to confirm potable supply for systems other than rainwater collection.	
	9. Supply an "as built" plan of reticulated service(s) relevant to questions 7 and 8.	
✗	10. Hot Water System details: type, storage, capacity, location (on floor plan) and tempering valve detail.	
✗	11. Producer Statements - if this application for consent relies on any producer statements certifying compliance with the New Zealand Building Code Handbook, a copy must be attached with the application.	
✗	12. Details of Proposed Storage of hazardous substances and/or processes.	
✗	13. Fire Safety Design Summary and/or specific fire engineering design.	
✗	14. Log Fire installation instructions including flue details.	
✗	15. Compliance Schedule Items . Indicate if any systems it features listed under Section 44 of the Building Act are present.	

For Council Use Only

Checked by:	Initials	Date
Plumbing & Drainage	<i>J. H. T.</i>	20/8/97
Building		
Health		
Land Use		

Fees Payable (GST incl):

Resource Consent - Minor	\$ _____
Building / Plumbing / Drainage	\$ <u>100.00</u>
BRANZ Levy	\$ _____
BIA Levy	\$ _____
Temporary Accommodation Bond	\$ _____
Compliance Schedule	\$ _____
Sewer Connection	\$ _____
Stormwater Connection	\$ _____
Water Connection	\$ _____
Development Impact Levy	\$ _____
TOTAL	\$ <u>100.00</u>

Approved for Issue of Building Consent:

Technical Officer *J. H. T.*

Date: 20/8/97

Tax Invoice Sent/...../.....

Receipt No.

TASMAN DISTRICT COUNCIL OFFICES			
MAIN OFFICE	MOTUEKA SERVICE CENTRE	GOLDEN BAY SERVICE CENTRE	MURCHISON SERVICE CENTRE
189 Queen Street Private Bag 4, Richmond 7031 Ph: (03) 544-8176 Fax (03) 544-7249	7 Hickmott Place P O Box 123, Motueka Ph: (03) 528-7700 Fax: (03) 528-9751	78 Commercial Street P O Box 74, Takaka Ph: (03) 525-9516 Fax: (03) 525-9972	92 Fairfax Street P O Box 53, Murchison Ph: (03) 523-9004 Fax: (03) 523-9004

PIM / BUILDING CONSENT SCREENING

BC 971375

RM _____

Name: Warren Stafford

Date Received: 20/8/97

Address: 18 Stafford Dr

FI: _____

Ruby Bay

FR: _____

Valuation Roll No. 19280/227/12

Due Date: _____

Property Enquiry ("G") for new dwellings and commercial.

TRMP Zoning: _____ Is the activity a Permitted Activity: YES/NO

Signed: _____

Date: _____

BUILDING

A01	A05	BG03	BG08	BG14	BG18	BG22	BG27	BG31	BG35
A02	A06	BG04	BG09	BG15	BG19	BG23	BG28	BG32	BG36
A03	BG01	BG05	BG11	BG16	BG20	BC25	BG29	BG33	BG37
A04	BG02	BG06	BG12	BG17	BG21	BC26	BG30	BG34	BG38

Signed: _____

Date: _____

Any Section 44 Systems, (e.g. fire alarms, emergency lighting etc)? If Yes: BG 35.

PLUMBING AND DRAINAGE

PD01 ✓	PD04 ✓	PD05	PD06 ✓	PD07	PD08	PD09	PD10 ✓	PD11	PD12
--------	--------	------	--------	------	------	------	--------	------	------

Toilet Pans No.

1

Connection to Council Services?

Water
Sewer

Yes/No ✓
Yes/No ✓

Is connection in an area where a connection fee is payable?

Yes/No

↓

PD14 - Generate Invoice

Owner to provide a wash hand basin and ventilation in toilet cubicle

Signed: [Signature]

Date: 21/8/97

HEALTH

Signed: _____

Date: _____

OTHER

Signed: _____

Date: _____

Building Checklist

Foundations	Bearers and joints
Insulation	Wall bracing
Lintels	Second floor joists
Cantilever lintels	Purlins
Rafters	Log burner
Garage beam	Daylight angle
Producer Statements	Building height
Subfloor bracing	Setbacks

Plumbing and Drainage Checklist

Sewerage disposal
Stormwater disposal
Water supply