

Application for Building Consent

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

To: Tasman District Council

Building Consent No: 980604

Date Issued: 18/3/98

APPLICATION DETAILS

Owner Details*

Full name

WARREN JOHN STRATFORD

Postal Address

10 WARREN PLACE RUBY BAY NELSON

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

(Name and Address to which documentation will be sent)

Contact Name

Postal Address

Phone 5402371 Fax 5402331

Project Location and Legal Description

10 WARREN PLACE

Address

RUBY BAY NELSON

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

LOT 1 DP 17321 BLK 11 MOUNTAIN SD SECTION 10

Valuation Number

19380 22610

This Application is for:

☒ Building Consent only,

☐ Both building consent and a project information memorandum.

Project Description

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

Indicate clearly details of building work,

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

Intended Use

LEASING TO SIGN WRITER

Intended Life

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

Being Stage 1 of 1 stages

Value of Work

Total (Inc. GST) \$ 20,000

Other Project Details

Floor Area 140 m²

No of Dwellings 1

No of Storeys 1

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)	SELF	095402371	
Registered Drainlayer	BOB LEWIS		
Craftsman Plumber			
Building Certifier	AB CONSULTING ENGINEERS	046/254442	
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 watermain.
- ☐ 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: Owner.

Date: 12/4/98.

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>[Signature]</i>	<i>8/5/98</i>
Building		
Health		
Land Use		

Approved for Issue of Building Consent:

Technical Officer *[Signature]*

Date: *5/5/98*

Fees Payable (GST incl):

Resource Consent - Minor	\$	
Building / Plumbing / Drainage	\$	<i>337.50</i>
BRANZ Levy	\$	<i>24.00</i>
BIA Levy	\$	<i>15.60</i>
Temporary Accommodation Bond	\$	
Compliance Schedule	\$	
Sewer Connection	\$	
Stormwater Connection	\$	
Water Connection	\$	
Development Impact Levy	\$	
TOTAL	\$	

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

BUILDING CONSENT SUMMARY

Applicant

W J STRATFORD
10 WARREN PLACE
RUBY BAY
NELSON

Consent Details

Consent/PIM No.: 980604
Date issued: 18/05/98
Valn No: 1938022601

Project Descrn:

NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
TO BUILD INDUSTRIAL SHED

Intended Life:

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

SHED

Project Location:

WARREN PLACE, MAPUA

Legal Description:

LOT 1 DP17321 BLK II MOUTERE SD

Estimated Value:

\$ 24,000

Contractor:

OWNER

INSPECTION DETAILS:

18/6/98 Footings, steel & floor all satisfactory for concrete
29/7/98 Steel frame has erected

FILE

Completed as required

[Signature]

3/8/98

SIGNED:

DATE:

☐ Main Office

189 Queen Street
Private Bag 4,
Richmond 7031 N.Z.
Tel (03) 544-8176
Fax (03) 544-7249

☐

Murchison
Service Centre

92 Fairfax Street
P.O. Box 53, Murchison
Tel (03) 523-9004
Fax (03) 523-9004

☐

Motueka
Service Centre

7 Hickmott Place
P.O. Box 123, Motueka
Tel (03) 528-7700
Fax (03) 528-9751

☐

Golden Bay
Service Centre

78 Commercial Street
P.O. Box 74, Takaka
Tel (03) 525-9516
Fax (03) 525-9972

CONDITIONS OF CONSENT 980604

- 1 You are to use 16mm holding down bolts..
- 2 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.
- 3 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..
- 4 All Building Work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur on the Drawings and Specifications.
- 5 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.
- 6 The building inspector is to be notified at least one working day prior to the pouring of concrete on site or the laying of flooring.
- 7 The building inspector is to be notified a minimum of one working day for inspection of work prior to installing poles.
- 8 The Building Inspector is to be notified at least one working day before placing any insulation and interior linings to enable a "pre-lining" inspection.
- 9 The owner and the Builder are responsible for the correct siting of the Building work as specified on the approved plans.

PIM / BUILDING CONSENT SCREENING

BC 980604 RM _____
 Name: Warren Stratford Date Received: 6/5/98
 Address: 10 Warren Pl. FI: _____
Ruby Bay, Nelson FR: _____
 Valuation Roll No. 1938022601 Due Date: _____

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

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

igned: _____ Date: _____

BUILDING

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

* Use long 16mm holding down bolts

igned: 6/5/98 Date: 20/4/98

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
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Toilet Pans No.

Connection to Council Services?

Water
Sewer

Yes/No
Yes/No

Connection in an area where a connection fee is payable? Yes/No

PD14

- Generate Invoice

igned: 6/5/98 Date: 8/5/98

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

David,

Australian design.

Is mass concrete acceptable, I guess
steel not necessary if mass is large enough.

How about M12 holding down bolts, a bit
on the light + short side I think.

Regards - Cliff.

Cliff

Generally I share your concerns. I feel the mass concrete will work ok. I often wonder why we tend to put a few short bars at the base of footings.

The M12 dynabolts as holding down bolts also seem very marginal. I would prefer to see a longer M16 galv. bolt.

Overall, it is difficult to make a quantitative assessment of this shed as the details have little meaning to me in terms of NZ building components.

I wonder what provides wall bracing for sheds < 3.0 wall height where "Note" says wall bracing only required for wall height $> 3.0m$.

I believe we should have these sheds covered by a standard
Producer Statement - Design.

Regards -

David Langdon