

PLEASE ENSURE YOU MAKE AN APPOINTMENT

OFFICE USE ONLY

Application Number:

2001/1733

Parcel Number:

4498689

Hamilton City Council Application

Project information memorandum and building consent together ☐

Project information memorandum only ☐

Building consent only (in accordance with project information memorandum) ☐

E-MAILED

Number

4

Project location:

Ext Entry / Laundry / Refit Kitchen / Bathroom

Street Number

28

Street Name

Chequers Ave

LOT

27

SITE AREA

ha /

m²

DPS

17494

PROJECT:

4.1

Floor area (m²)

80

☐ New building

☒ Alteration/addition

☐ Relocation

☐ Demolition

☐ Other

INTENDED LIFE:

Indefinite but not less than 50 years ☐

Specified as

years

Description of work:

Extension to Existing Flat.

Intended uses:

Residential.

Estimated value (incl GST): \$

5,000

OWNER

Name

S&D Prestage

Postal Address

28 Chequers Ave
Hamilton

Phone (daytime)

Cellphone

Fax

Email

CONTACT (if not owner):

Name

John Jarvis

Postal Address

P.O. Box 12467
Hamilton

Phone (daytime)

8555 8008

Cellphone

025 970560

Fax

8552030

Email

John.Jarvis@clar.net.nz

DECLARATION: Signed for or on behalf of the owner

Print name

John Jarvis

Signature

Date

27-9-01



Hamilton City Council

Te kaunihera o Kirikiriroa

Building Unit, Ground Floor, Hamilton City Council Offices, Garden Place

Private Bag 3010, Hamilton

Telephone 07-838-6685 Fax 07-838-6684

Email Building_unit_admin@hcc.govt.nz

APPROVED

FOR OFFICE USE ONLY

FEES PAYABLE:

	\$
Building Consent	815.00
Project Information Memorandum	15.00
Code Compliance Certificate	55.00
BRANZ Levy	
BIA Levy	
Photocopying	
Mircofilming	50.00
Structural Check	
External Consultants Check	
Crossing Administration	
Planning Bond	
Reserves Contribution (Residential)	
Reserves Contribution (Commercial)	
Water Main Connection	
Water Connection (Nearside)	
Water Connection (Farside)	
Water Connection (Rural)	
Water Disconnection	
Backflow Device	
Backflow Inspect/Permit Fee	
Sanitary Connection	
Stormwater Connection	
Sanitary Disconnection	
Stormwater Disconnection	
CCTV Survey Sanitary	
CCTV Survey Stormwater	
Kerb & Channel Connection	
Cellar Indemnity	
Compliance Schedule	

Total Fees (including GST).

\$ 535.00

8

BUILDER:

Address: _____

Fax: _____

Phone - day: _____

Cellphone: _____

PLUMBER:

Address: _____

Fax: _____

Phone - day: _____

Cellphone: _____

Reg # _____

DRAINLAYER:

Address: _____

Fax: _____

Phone - day: _____

Cellphone: _____

Reg # _____

OFFICE USE ONLY

Receipt # 312491 \$535.00

Date of issue 18/10/01

Authorised by *[Signature]*

Date authorised 18/10/01

REFERRALS:

	Sent	Returned
Structural		

CONFIDENTIALITY

You have the option to request confidentiality for reasons of building security and copyright. Please ask the Building Review Officer you are dealing with for further information.

9

CORRESPONDENCE

I/we, the applicant, acknowledge that all correspondence is to be directed to:

☐ Myself/ourselves

☐ My/our agent whose responsibility it is to forward all council documentation as received as appropriate.

1733/2001

28 Chequers Avenue

18 October 2001

Owner: Mr S&D Prestage

Builder: Mr J Jarvis

078555800
025 930560

Description of Work:

Extensions To Existing Flat

Property Reference:

LOT 27 DPS 17494

TR

BUILDING INSPECTIONS

PLUMBING & DRAINAGE INSPECTIONS

BUILDING INSPECTIONS				COMPLETION					
	SIGN	APPROVED		DATE		SIGN	APPROVED		DATE
		Yes	No				Yes	No	
Siting	<i>RPH</i>	/		12-11-01	Concrete Floor				
Foundation	<i>RPH</i>	/		12-11-01	Prelining	<i>DR</i>	/		6/11/01
Bond Beam					Waste & Soil				
Concrete Floor					Foulwater				
Tilt Slab					Stormwater				
Prelining	<i>WCW</i> <i>PM</i>	/		6-11-01 20/11/01	Chimney/Heater				
Fire protection					Other				
Crossing									
Crossing Final									
Other									
Producer Statement		Requested	Received		Producer Statement		Requested	Received	
Driven Piles					Pressure Test				
Engineers					As Laid Drainage Plan				
Automatic Sprinklers					Back Flow Prevention Device				
Fire Alarm					DRAINLAYER:				
Emergency Lighting					PLUMBER:	<i>P Owen</i>			
Lifts, Escalators									
Mechanical Ventilation									
INTERIM CODE COMPLIANCE CERT. ISSUED					COMPLETION				
YES NO					SIGN <i>DR Woodridge</i> DATE 09-03-06				
COMPLETION					COMMENTS:				
SIGN <i>DR Woodridge</i> DATE 09-03-06									
COMMENTS:									
<i>m/c 1440. provide on slab</i>									
<i>have walls & ceiling to be</i>									
<i>insulated. monitor 20/11/2001</i>									

Code Compliance Certificate
No 2001/1733
Section 43(3), Building Act 1991



Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

Issued by Hamilton City Council
Building Consent ref: 2001/1733
Historic ref: 1733/2001

Date: 10 March 2006

Applicant: S & D Prestage
Mailing Address: 28 Chequers Ave
HAMILTON

Application Lodged: 02/10/2001

Project:
Application Description: Extensions To Existing Flat
Intended Use: Detached Dwelling - Live As A Family
Work Type: Additions/Extensions
Intended Life: >50 years
Value of Work: \$5000

Property:
Address: 28 Chequers Avenue HAMILTON 2001
Property Reference: LOT: 27 DP: S17494

This is:

- (X) A final code compliance certificate issued in respect of the building work under the above building consent.
- () An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- () This Certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. 2001/1733" (being this certificate)

Signed for and on behalf of the Hamilton City Council: *[Signature]*

Name: 13.1.3.106

Position: Authorised Officer

Building Control Unit

Building



NOTE TO BUILDERS/SUB CONTRACTOR/OWNER: Please check that you have completed all items as listed and ticked the appropriate boxes before arranging for an inspection. This form needs to be shown to the inspector at the time of inspection.



Inspected



Failed



Not Applicable

PROPERTY ADDRESS:

28 Chequers Ave Ham

LOT:

DP/S:

CONSENT NO:

☐ Builder/Sub-Contractor/Owner

☒ Inspector

☒ Check you are on correct site

☒ Check street number on letter box

☒ Approved Building Consent documents on site

☒ Check Conditions

EXTERIOR

☒ External envelope complete and weatherproof

☒ Flashings/sealants complete

☒ Wet area/kitchen vents

☒ Safety glass

☒ Ground/paving heights

☒ Crossing and footpath for damage

☒ Brick veneer weep and ventilation holes

☒ Exterior decorated

☒ Weathering of penetrations

☒ Construction of decks/steps/handrails/timber treatment

☒ Barrier heights and construction/timber treatment

☒ Sub floor access/ponding/ventilation/insulation

☒ Roof cladding/fixings/roof penetrations

☒ Landscaping complete—retaining walls

☒ Roof pitch for cladding used

☒ Wall cladding fixings/soakers/scribers etc

☒ Fire ratings

INTERIOR

☒ Ceiling and wall insulation in place

☒ Fire ratings stopped

☒ Correct installation of shower/bath linings, splash boards etc

☒ Safety glass

☒ Shower curtain/screen

☒ Wet areas completed, walls, ceilings, floors sealed

☒ Bathroom, ensuite, wc, laundry, kitchen vents ducted to exterior

☒ Heights of window sashes

☒ Heights of barriers and handrails/details

☒ All inspections have been completed

☒ All certificates have been received

☒ Smoke Alarms Fitted

☐ Builder/Sub-Contractor/Owner

☐ Inspector

☐ Energy Certificates Provided

☐ Acoustic Engineers Certificate Provided

COMMERCIAL

☐ Surface finishes, smoke development and spread of flame for ceilings, walls, floor coverings

☐ Stopping of fire walls and penetrations

☐ Penetrations/light fittings/fire collars etc

☐ Means of escape, door hardware, signage

☐ Fire ratings

☐ Fire and smoke doors: hardware, tags, self closers/magnetic hold open device and signage

☐ Signage: fire alarm

☐ Check off Compliance Schedule checklist in consent jobcard and request certificates for all features

ACCESSIBILITY

☐ ACCESSIBLE CARPARK easy to see, marked out, close to entrance, surfaces non slip

☐ FOOTPATH RAMPS non slip, width, length, upstands, handrails, kerb ramps 1000 wide

☐ ENTRANCE signage, threshold, width, floor surfaces

☐ PUBLIC RECEPTION counters or desks

☐ LIFT sizes, controls, handrails, lobby width

☐ STAIRS width, handrails, landings, risers, treads, nosings

☐ DOORWAYS/CORRIDORS Clear width, glazing, colour contrasted, projections into corridors

☐ ALERTING DEVICES audible and visual signal

☐ TOILET size, controls, doors, wash hand basin, taps

☐ SHOWERS size, controls, door/s

☐ LAUNDERING size and turning circle

☐ SIGNAGE entrance doors, information board and facilities signage

☐ SURFACE FINISHES stable firm and non slip

☐ Sound system, stage podium access, listening system

☐ SIGNAGE for listening system

☐ ACCESSIBLE ROUTE car parks, identifiable route from street to and through building, surface finishes stable firm and non slip

Name of Builder/Sub-Contractor/Owner Completing Check List:

Signature:

Date:

Comments Memo No:

Notice to Fix No:

☐ Further Inspection Required

☒ Approved

Inspector

Date of Inspection

Auditor

Date

09.03.08

PROPERTY ADDRESS: 28 Chequers Ave Ham

LOT: 27 DP/S: 17494 CONSENT NO: 1733.2001

- ☒ Approved Building Consent documents on site
- ☒ Check street number on letter box
- ☒ Ensure plumbers and drainlayers name are recorded
- ☒ As-laid drainage plan on request
- ☒ Pressure test Producer Statement if required
- ☒ Relevant inspections have been called for
- ☒ If cross lease/subdivision ensure all drainage requirements have been met
- ☒ Trade waste application approved if applicable
- ☒ Gully dishes correct height
- ☒ Ensure overflow gully minimum 150mm below lowest fixture
- ☒ Waste pipes sealed at point of entry into rear of gully dishes as per G13
- ☒ Terminal vent position, flashings, cowls fitted
- ☒ Downpipes clipped and connected to stormwater drainage
- ☒ If timber floor check wastepipe clipping complies
- ☒ No-flow drainage is through sump
- ☒ Site drainage
- ☒ Stormwater to correct outfall
- ☒ Valves, fixings of external cylinder

- ☒ Drain and expansion valve drains have been installed and conveyed to the exterior
- ☒ All wastes are vented if greater than 3.5m and have acceptable falls
- ☒ General workmanship of all flashings and roof penetrations
- ☒ Back flow prevention devices where required
- ☒ Septic tank installation, has been installed as per engineers report

INTERIOR

- ☒ Water hammer
- ☒ Toilet cisterns screwed to wall securely
- ☒ Hot water cylinder for correct type and position of valves and seismic restraints provided
- ☒ Cylinder safe tray if required
- ☒ Cylinder drain/valve pipes
- ☒ Terminal vents continuous in ceiling space
- ☒ Position of vent valves
- ☒ Insulation of pipes in ceiling space
- ☒ Traps fitted and holding seals
- ☒ Venting required to waste or soil pipes is correctly installed
- ☒ Tub fixed in position
- ☒ Water temperature = 55 Celsius
- ☒ Gas certificate provided

COMMENTS: _____

☐ Further Inspection Required

☒ Approved

Date

09.03.06

Inspector

[Signature]

Checked

☒ Inspected

☒ Failed

☐ Not Applicable

Building Consent No: 1733/2001

Section 35, Building Act 1991

Issued by Hamilton City Council



Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

Date: 18 October 2001
Applicant: Mr S&D Prestage
Mailing Address: 28 Chequers Ave
HAMILTON
2001

Application 2 October 2001

Project:

Application Extensions To Existing Flat

Intended Use: S H Detached Dwelling - People Live As A Family

Work Type: Construction extending an existing building

Intended Life: >50 years

Value of Work: \$ 5,000.00

Property:

Address: 28 Chequers Avenue

Property Reference: LOT 27 DPS 17494

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

This building consent is issued subject to the conditions specified in Building Consent:
1733/2001

Signed for and on behalf of the Hamilton City Council:

Name:

A handwritten signature in black ink, appearing to be 'S. D. Prestage'.

18/10/01

Position: Authorised Officer
Building Control Unit

Building



Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

18 October, 2001

Mr J Jarvis
Po Box 12467
HAMILTON
2001

Dear Sir/Madam

Consent Number: 1733/2001
Project: Extensions To Existing Flat
Project Address: 28 Chequers Avenue

Thank you for the application for building consent. We are pleased to advise that this consent has been processed and is now ready for collection.

Your next steps are:

1. Please arrange for the payment and collection of the consent documents (If this has been pre-paid, then these will be sent to you). Please bring your invoice in with you when you pay. Your approved documentation must be kept on site for the building inspector to view.
2. Read carefully the Project Information Memorandum comments on page 2 of this letter. This information may be important to you during the construction process.
3. This Building Consent is issued subject to the conditions outlined on page 4. In particular please note the requirements for inspections. The phone number to arrange inspections is 838 6677 available from 8:00 am to 11:00 pm.
4. Your final step after the completion of the project, is to apply for the issue of a Code Compliance Certificate. Please fill out the "Advise of Completion of Building Work" form attached (page 5) and we will contact you to arrange a suitable time. We have found that many people do not complete this last task with the result that legal difficulties can arise at the time of sale or with insurance companies.

It is also a legal requirement of the Building Act, therefore the keeping and processing of the Advise of Completion is very important to both yourself and Council.

Good luck with your building project and we look forward to our staff assisting you with this and any future building work.

Yours faithfully

A handwritten signature in black ink, appearing to be 'A Sumner', written over a horizontal line.

Mr A Sumner
Hamilton City Council
Private Bag 3010
HAMILTON 2001

These are your Building Consent Conditions.

Please read these carefully

- * Building
- * Please quote building consent number when requesting an inspection.
- * A foundation/siting inspection required. Please provide 48 hours notice
- * A pre-lining inspection required. Please provide 24 hours notice.
- * Completion inspection required prior to issue of interim or final code compliance certificate. Please make application on the appropriate form, that is included in Building Consent.
- * All bearers must be placed on edge.
- * New bedroom extension to have new foundations to comply with NZS 3604:1999 as per sizes indicated on plans.
- * Private Plumbing & Drainage
- * Inspection of foulwater drains required. Please provide 24 hours notice.
- * Preline inspection of Plumbing Installation required. Please provide 24 hours notice.
- * No subfloor drains to be backfilled until approved by inspector.
- * Main drains laid under AS/NZS 3500 shall fall a minimum of 1:60.

Important Notes:

1. If the work has not commenced within 6 months or if there is a lack of reasonable progress within 12 months then your building consent may lapse. Please contact the processing officer if you feel you may exceed these times and we can discuss extending the time frames.
2. The Project Information Memorandum lapses if a building Consent for the work concerned has not been issued within 24 months after the date of the issue of the Project information Memorandum.
3. Please check with your local Network Utilities Operator as to where your services are located, i.e. Telecom, Wel Energy and Gas.

Building Consent: 1733/2001

Project Information Memorandum Comments

This is your Project Information Memorandum

This describes (if relevant) any special features of the land, Information of other Acts relating to the land or buildings, Details of waste and storm water systems and confirmation that the works will comply with the Building Act subject to the requirements of the building consent.

*** Planning**

- * Legal Description: Lot 27 DPS 17494
- * Zone: Transitional Plan Residential Low Density
- * Zone: Proposed Plan Residential

*** Building**

- * All work to comply with the New Zealand Building Code.
- * Private Plumbing & Drainage
- * All foul water and storm water drains to be laid by registered drainlayer in accordance with the New Zealand Building Code Documents E1 and/or G13 and/or AS/NZS 3500..
- * Please ensure compliance with G12 and H1 of the Building Code Hot Water Supplies.

Project Information Memorandum
No: 1733/2001



Te kaunihera o Kirikiriroa

Section 43(3), Building Act 1991
Issued by the Hamilton City Council

Private Bag 3010
Hamilton
New Zealand

Date: 18 October 2001
Applicant: Mr S&D Prestage
Mailing Address: 28 Chequers Ave
HAMILTON
2001

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

Application Lodged: 2 October 2001

Project

Application Description: Extensions To Existing Flat

Stage:

Intended Use: S H Detached Dwelling - People Live As A Family
Work Type: Construction extending an existing building
Intended Life: >50 years
Value of Work: \$ 5,000.00

Property

Address: 28 Chequers Avenue
Property Reference LOT 27 DPS 17494

This is:

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent.

☐ Not yet applied for.

☐ No.: 1733/2001 attached.

☐ Not yet issued.

Or

☐ Notification that other authorisations must be obtained before a building consent will be issued.

Or

☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

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

☐ Information identifying relevant special features of the land concerned.

☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.

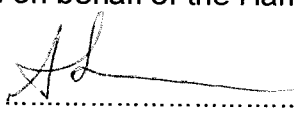
☐ Details of relevant utility systems.

☐ Details of authorisations which have been granted.

☐ Details of authorisations which must be obtained before a building consent will be issued.

☐ Details of authorisations which have been refused.

Signed for and on behalf of the Hamilton City Council:

Name:  18 / 10 / 01
Position: Authorised Officer
Building Control Unit

Thursday February 23 2006

Thomas Rannala,
John & Dorothy Prestage
28 Chequers Avenue
Hamilton 2001

Dear Thomas, John & Dorothy

Consent Number: 2001/1733
Project: Extension to Flat
Project Location: 28 Chequers Avenue Hamilton

I am writing in reference to the above application, which was issued on the 18 October 2001.

The Building Act 2004 requires an owner to advise the territorial authority when the building work has been completed. To date, we have not received advice that this work has been completed, although we did carry out a Preline Building Inspection 20 December 2001.

If the work has been completed, we can arrange for one of our inspectors to carry out a Code of Compliance inspection. This is at no extra cost to yourself – just give our Call Centre a ring on 07 838 6677 as soon as possible to book an inspection.

Please be aware that if we do not hear from you within 28 days from the date of this letter, we will be noting that this consent has not received a Code of Compliance Certificate. This could affect the sale of this property in future, as this will be included on a LIM for prospective purchasers.

Thank you for your prompt attention with this matter – we would like to finalise this building consent as quickly as possible.

Yours Faithfully

Rosemary MacInnes
Business Support Officer

Municipal Offices
Garden Place, Hamilton
Phone 07 838 6791
Fax 07 838 6458
Email rosemary.macinnes@hcc.govt.nz

Building Support

YES NO

HEALTH

☐ ☐ contaminated site

ROADS AND TRAFFIC

WATER

☐ ☐ water connection
☐ ☐ water disconnection
☐ ☐ backflow device
☐ ☐ green sheet sent

DRAINAGE

☐ ☒ TV Required
☐ ☒ drainage contacted

Connections

☐ ☐ foulwater
☐ ☒ stormwater
☐ ☒ Green sheet sent

Disconnections

☐ ☐ foulwater
☐ ☒ stormwater
☐ ☒ green sheet sent

☐ ☒ K & C connection
☐ ☒ green sheet sent

PLUMBING

16, 18, 24, 25,

20, 21,

BUILDING

☐ ☐ soils checked
☐ ☐ account invoices sent to finance

(c) Provide 250 x 50 cantilivered floor joists @ 600 c/c max
 so provide 4 x pile foundation

1, 2, 5, 9, 12

13,

w/hel Issue

PLANNING GUIDANCE UNIT
PIM CHECKLIST

PIM NO	: 1733/2001	LOG NO:	M19
LEGAL DESCRIPTION	: Lot 27 DPS 17494		
SITE ADDRESS	: 28 Chequers Ave		
PROPOSAL	: extension to residential flat		
SELECTED SITE	: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HERITAGE ITEM/REG. TREE:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

	ZONE	AREA	OVERLAY	DESIGNATION & UNDERLYING ZONE
TRANSITIONAL DISTRICT PLAN	RL	-	-	-
PROPOSED DISTRICT PLAN	R	-	-	-

RESOURCE CONSENT	NOT REQUIRED	REQUIRED	CURRENTLY BEING PROCESSED	APPROVED
APPLICANT CONTACTED	NO	YES DATE 3/10/01	internal alterations only	

COMMENTS/FURTHER INFORMATION:

rang applicant and confirmed with A + B existing for 30y and this is internal alterations to B.

FOR PLANNING GUIDANCE UNIT

WITHHELD	DATE	APPROVED BY PLANNING	DATE
		<i>Arde</i>	3/10/01



S

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

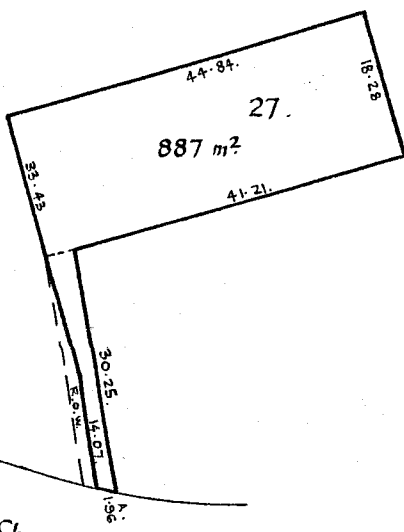
This Certificate dated the 19th day of November one thousand nine hundred and seventy-three under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that GORDON WILLIAM SMITH of Hamilton sales engineer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 887 SQUARE METRES more or less being Lot 27 on Deposited Plan S.17494 and being part Allotment 171 Parish of Kirikiriroa

EXPIRED
Fencing Act 1978
Fencing covenant in Transfer
S.634262
Restrictive covenant in Transfer
S.634262

Hamilton City.



Measurements are Metric

ASSISTANT LAND REGISTRAR

Subject to a Building Line Restriction 13.11 metres from the middle line of Chequers Avenue imposed by S.617695

Appurtenant hereto is a Right of Way over the part Lot 26 marked "F" on Plan S.17494 (C.T. 15D/1100) created by Transfer S.634262

Subject to a Right of Way over the part shown marked "E" on Plan S.17494 appurtenant to Lot 26 Plan S.17494 (C.T. 15D/1100) created by Transfer S.634262

The easement created by Transfer S.634262 is subject to the provisions of Section 351E(a) of the Municipal Corporations Act 1954

S.634263 Mortgage to The State Advances Corporation of New Zealand produced 19.12.1973 at 2.20

H.005830 the within land is settled as a Joint Family Home on Gordon William Smith of Hamilton sales engineer and Claire Joy Smith his wife entered 12.8.1974 at 2.13 o'clock

SEE OVER ...

H.098981 Mortgage to The Commercial Bank of Australia Limited produced 14.9.76 at 2.14
H.244132.2 for A.L.R.

H.244132.3 Transfer to Geoffrey Ridlington Cramond of Hamilton teacher and Shirley Joyce Cramond his wife and Olive Mary Darragh of Hamilton widow as tenants in common in equal shares produced 30.7.1979 at 11.45 o/c
for A.L.R.

H.275198.1 Transfer to Stanley Spencer Kruse of Hamilton gardener and Heather Mitchell Kruse his wife produced 27.2.1980 at 10.26 o/c
for A.L.R.

H.275198.2 Mortgage to Bank of New Zealand produced 27.2.80 at 10.46 o/c
B169303 for A.L.R.

B.143501 Mortgage to The Commercial Bank Limited 4.6.1993 at 12.15 o/c
B259485.1 for A.L.R.

B.259485.2 Transfer to Charles Norrie Gibbs of Hamilton building consultant and Edna Margaret Gibbs his wife - 2.3.1995 at 2.40 o/c
for A.L.R.

B671423.1 Transfer to John Prestage (4/29 share), Dorothy Joan Prestage (4/29 share), Thomas Victor Rannala and Denise Elspeth Rannala (21/29 share)

B671423.2 Mortgage to Bank of New Zealand all 31.7.2001 at 2.59
for RGL

Building

18 October 2001

Tax Invoice

Mr S&D Prestage
28 Chequers Ave
HAMILTON
2001



Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

Dear Sir/Madam

Debtor Number: 564.63943

Building Consent: 1733/2001

Application Description: Extensions To Existing Flat

Property Address: 28 Chequers Avenue

Fee Name:	Fee Amount:	GST Debit:	Fee Total:
038 Pim	13.33	1.67	15.00
031 Consent Fee	368.89	46.11	415.00
033 Microfilm	44.44	5.56	50.00
034 C.C.C.	48.89	6.11	55.00
<hr/>			
Totals:	475.55	59.45	535.00

Total Amount Due:	535.00
--------------------------	---------------

Payment of this invoice may be direct to the cashiers on the Ground floor of the Municipal
Offices Hamilton City Council Garden Place. GST Reg No. 11-174-531

1733/2001

Quality Assurance Checklist For Checking Application (Major Buildings)

(Commercial / Industrial / New dwellings)

Please place a tick in the appropriate box



Application Form

1. Please complete all sections:

- accurate valuations of works required
- correct legal description. (refer to your rates demand and/or certificate of title)
- owners name, address, telephone number, fax etc.
- contacts name address, telephone, fax (if not the owner.)
- project location (street address)
- declaration signed and dated

Yes

Office Use

☒

☒
☒
☒
☒
☒
☐

☐
☐
☐
☐
☐

Note:

A deposit will be required when you make your application.,

2. A copy of a Certificate of title (this is available at the Land Information New Zealand cnr Victoria & Rostrevor St's.

Plans

3. Two copies of each (for commercial and industrial a third copy included for consultants referral).

Note: If the value of the work exceeds \$100,000, or it involves a first / second floor addition, then an extra copy of the floor plans is required

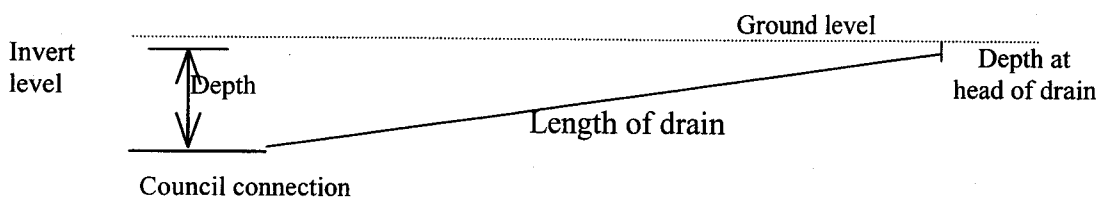
4. Drawings of good quality, to an appropriate scale of 1:100 (detail 1:50) (site plan 1:200) with metric dimensions.

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Site Plan

- | | | | |
|----|--|-------------------------------------|-------------------------------------|
| 5. | Show proposed building project, including <u>all</u> existing buildings to a scale 1:200 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. | All measurements from the boundaries to “ nearest parts ” of proposed and existing buildings (where applicable) e.g. measurements from roof overhang. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. | Layout of existing and proposed internal sanitary and stormwater drains. Please include location of each drains connection to public mains. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. | Invert levels of stormwater and sanitary sewers at connection point of private to public drains and distance from this connection point to the head of the drain. i.e. longitudinal drawing showing the level of the drain in relation to ground levels. This is to determine the gradient of the drain. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Example



- | | | | | |
|-----|---|--------------------------|-------------------------------------|--------------------------|
| 9. | Top of any bank shown and slope in relation to building. Distance from top of the bank to the building. Also height of bank. A soils report from a registered engineer may be required. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. | Position, along boundary and width of proposed vehicle crossing. Also position and width of existing vehicle crossing/s. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. | Car parking and vehicle circulation provisions (where required) drawn to scale. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Floor Plan

- | | | | | |
|-----|--|-------------------------------------|--------------------------|--------------------------|
| 12. | A floor plan of each floor level, including complete floor layout and use of each area. Floor areas in square metres should be shown on plans. Floor area, overall floor areas and overall roof areas should be dimensioned. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|--|-------------------------------------|--------------------------|--------------------------|

Yes N/A Office Use

Elevations

- | | | | | |
|-----|--|-------------------------------------|-------------------------------------|--------------------------|
| 13. | An elevation of each external wall showing relevant heights from eaves to finished ground level at each external corner. Also, overall height of building (ground level to apex of roof). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. | Location of wall and roof bracing shown on elevations. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. | Opening window sashes shown on elevation. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Foundation Plans

- | | | | | |
|-----|--|--------------------------|-------------------------------------|--------------------------|
| 16. | For timber floors; location of piles, pile type, sub floor bracing, foundation walls and internal piling system where applicable
For concrete floors refer to "Cross Section Details" below. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. | For engineers specifically designed timber floor systems, please refer to " Specific Design " sections 34 & 35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Cross Section Details

- | | | | | |
|-----|--|--------------------------|-------------------------------------|--------------------------|
| 18. | Scaled cross section drawings (1:50 or better) through the building to show foundation details, floor system, wall, ceiling and roof construction. Where roof construction is not clear a roof truss/framing plan is also required. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. | Where position of beams, support and connections are not clear then this should be shown on the floor plans with a scale of 1:50 or 1:20 detail of connections. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. | Location and type of wall cladding and roof sheathing, For composite systems such as "Insulclad" this should be designated on cross-section and referenced in specification. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. | Construction details of terraces, steps, stairs (including internal/external) and barriers/balustrades. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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- | | Yes | N/A | Office Use |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 22. Thermal insulation details including type and R. Value. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Foundation Bracing Calculations

- 23 Bracing calculations in an approved form such as "BRANZ" sheet and location of bracing elements shown on foundation plan.
Note For one/two room additions the location, type and value of the bracing element will be sufficient.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Fire Wall and Fire Rating Requirements

24. If using Hamilton City Council Standard Design detail, then please sign the detail and include with application.
25. Approved fire rating system details included. e.g. Winstone Standard fire rating system. **If specifically designed by an engineer then refer to "Specific Design" section 33 and 34.**
26. For commercial and industrial (including retail outlets, offices, etc) a philosophy of design detailing fire safety features and means of egress is to be supplied, including all compliance schedule features together with maintenance and reporting procedures (e.g. fire alarms, detection systems, HVAC etc.)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Accessibility for Disabled Persons

27. Details of accessible route from the building fringe to and within the building. This will include: -
- Parking and Signage
 - Main Entry
 - Passageways/Doorways
 - Stairs and Ramps
 - Ablution facilities
 - Lifts and moving walkways
 - Internal Signage

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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28. For multi level building or residential housing using AS /NZS 3500, isometric drawings of soil and waste system showing positions of all fittings and pipe sizing. ☐ ☒ ☐
29. Multi level structures may be outside the scope of NZS 3604 design. Refer to the **Specific Design** Sections 32 and 33 ☐ ☒ ☐

Compliance Schedule Items

30. Complete if your building is a new commercial , a commercial change of use, or any building intending to have the following systems installed. Please cross each applicable box and attach proposed inspection, maintenance and reporting procedures for each of the following:

- Automatic sprinkler systems or other systems of automatic fire protection ☐ ☒ ☐
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire ☐ ☐ ☐
- Emergency warning systems for fire or other dangers. ☐ ☐ ☐
- Emergency lighting systems ☐ ☐ ☐
- Escape route pressurisation systems ☐ ☐ ☐
- Riser mains for fire service use ☐ ☐ ☐
- Any automatic back-flow preventer connected to a potable water supply. ☐ ☐ ☐
- Lifts, escalators, travelators or other similar systems. ☐ ☐ ☐
- Mechanical ventilation or air conditioning system serving all or a major part of the building. ☐ ☐ ☐
- Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code. ☐ ☐ ☐
- Building maintenance units for providing access to the exterior and interior walls of buildings. ☐ ☐ ☐
- Such signs as are required by the building code in respect of the above mentioned systems ☐ ☒ ☐

30. 31. Other systems and features to be included in the Compliance Schedule with attached proposed inspection, maintenance and reporting procedures:

-Means of escape from fire.

☐ ☒ ☐

-Safety barriers

☐ ☐ ☐

-Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.

☐ ☐ ☐

-Hand held hoses for fire fighting.

☐ ☐ ☐

-Such signs as are required by the New Zealand Building Code for the above mentioned systems.

☐ ☒ ☐

Specifications

32. The use of "Standard" type specifications is not recommended. The specification should be "Project Specific" i.e. appropriate to the building construction. This should be laid out in easily followed sections covering methods and materials that are not included in the building plans. e.g. Pipe work materials. Don't forget that Standard Specifications are often lengthy when designed to cover a multitude of situations and **more paper means more cost to you.**

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Specific Design

33. We have a "Peer Review" system in place and your engineer may utilise this facility. (Please check with your engineer) You may alternatively provide engineer's Producer Statement (Design), calculations, and letter of observation for checking by Council Engineers. (This would be at cost based on an hourly rate).

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34. Engineers drawings in line with the works covered by their design.

☐ ☐ ☐

Reviewer

..... Date

Road and Traffic Information

	Yes	No	Office use
35. Do you wish to construct a new crossing? Residential: minimum 3.0m, maximum 5.5m Commercial / Industrial: minimum 5.0m, maximum 7.5m	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36. Width of new crossing			
Distance from left hand boundary - looking from the road			
37. Have you shown the position and dimension of the new crossing on the site plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38. Have you provided the crossing contractors name, phone number and evidence of Public Liability Insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contractor:			
Address:			
Ph/Fax:			
39. Is there a footpath outside the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40. Is the footpath damaged? Record the area damaged:metres square	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
41. Is this project on an arterial route?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please note:

- i. The owner is responsible for the damage to the footpath and verge resulting from building activities and the construction of the street crossing.
- ii. Crossing shall be constructed as per the standards in the Hamilton City Council Code of Practice for Urban Land Development.(A plan for construction details is available)
- iii. The Code Compliance Certificate will not be issued until both footpath and crossing are free of defects and complete.
- iv. 24 hours notice at the completion of excavation, but before the pavement construction, shall be given to the Inspectors (ph. 838 6677 or 838 6444)
- iv. Contractor required to be on site at the time of first inspection.
- v. If footpath damage (6) is marked 'yes' then a council officer will inspect and confirm damage and area of damage before the commencement of construction.

Reviewer

.....

Date.....

Consent No.....

Street Address.....

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Environmental Health Information