

BUILDING CERTIFICATE

Section 56, Building Act 1991

ISSUED BY **Bay Building Certifiers Ltd**

20 Park Street
P.O.Box 2230, Tauranga
Ph. 07 578-3427 Fax 07 578-5395



Issued by Bay Building Certifiers Ltd, Building Certifier No.9, currently approved and registered as a building certifier in all areas with no limitations.

To: Tauranga District Council

Consent Number (if issued)

Project Information Memorandum No 1017 (If issued)

PROJECT	PROJECT LOCATION
<p>New or relocated building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p> <p>Intended use(s) (in detail)</p> <p>Extend dining room and add pegola to dwelling</p> <p>Intended Life:</p> <p>Indefinite, but not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years <input type="checkbox"/></p> <p>Demolition <input type="checkbox"/></p>	<p>Owner Details G & L Rankin 10 Anchorage Grove Tauranga</p> <p>Site Address 10 Anchorage Grove Maungatapu</p> <p>Lot 3</p> <p>D.P. 62967</p>

This is to certify that:

The building certifier has been engaged to inspect specified building work in relation to the provisions of the building code as detailed below:

- ☒ All building work as detailed on attached Plans and Specifications, Excluding N.Z. Building Code clauses G9 (Electricity) and G11 (Gas as an energy source).
- ☐ Work described in attached scope of Building Certifiers Engagement.

The building certifier is satisfied on reasonable grounds that:

- ☒ The proposed building work would comply with the applicable provisions of the building code if properly completed in accordance with the attached plans and specifications.
- ☐ The building work complied with the listed provisions of the building code on the date of certification.

Signed by or for and on behalf of the building certifier

Name:

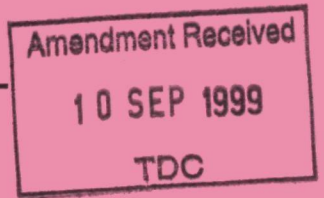
Position:

Date: Monday, 6 September 1999

Roger Bruce
OPERATIONS MANAGER

P 390-10-1

AMENDED PLAN CHECKLIST



10 Anchorage Cove

BB C

PLANNING

DEVELOPMENT ENGINEERING

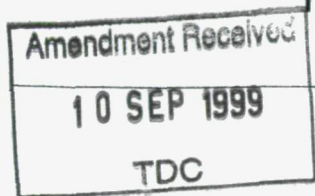
PLUMBING & DRAINAGE

BUILDING

STRUCTURAL



Bay Building Certifiers Ltd



The Construction Compliance

Certifiers 1999

20 Park Street
P O Box 2230, Tauranga
Facsimile: 07 578 5395
Telephone: 07 578 3427

10/9/99

The Manager, Building
Tauranga District Council
Private Bag
TAURANGA

Dear Sir,

APPLICATION FOR A BUILDING CONSENT

ADDRESS:

10 Anchorage Grove, Maungatapu.
~~and~~ Older dwelling + people.

1. Please find attached information requested by you relating to the above application. ☒
2. Attached are ammended plans for the above application. ☐
3. Other: ☐

Neighbors consent for sea yard
encroachment.

Yours faithfully,

Roger Bruce
OPERATIONS MANAGER

stdleta



Q - Base, a Division
of Telarc New Zealand



Department
Planning &
Environment

RESOURCE MANAGEMENT ACT 1991



TAURANGA
DISTRICT COUNCIL

**Written approval of person who may be adversely
affected by the granting of a resource consent**

1

I / ~~WE~~ Pamela Mary Ormrod ✓

(full names of person(s) giving approval)

are the owners / occupiers of a property which may be affected by this proposal. My / ~~our~~ property is

located at: Street No. 15 Street: Vine Ave, Maungatapu

legally described as: LOT 17 DPS 5725

2

I / ~~WE~~ wish to give my / ~~our~~ written approval to

Gary Thomas Rankin

To build pergola as per plan.

(description of proposal for which approval is being given)

3

I / ~~WE~~ understand the nature of the proposal and that on this written approval the Council shall not take account of any actual or potential effect of the proposal on me / ~~us~~.

4

Signature(s)

P. Ormrod

Date 9 / 9 / 99

Address 15 Vine Ave

Maungatapu

Phone Number 5442-810

Fax Number _____

NOTE: Please return this approval form to the applicant. It is the applicant's duty to submit this approval to Council with their application for resource consent.

Sw to existing

PROPOSED
ADDITION

EXISTING
DECK

new
steps

for details of
new pergola refer
to Sheet 3

EXISTING
RESIDENCE
on Lot 3 DPS 62967

R. O. W.

TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDA
10/1/17
Refer to accompanying documentation

P. Ormrod
Pamela Ormrod
15 Vine Ave
Maungatapu

D.P.S.62967
Lot 2
Area 505m²

new retaining wall

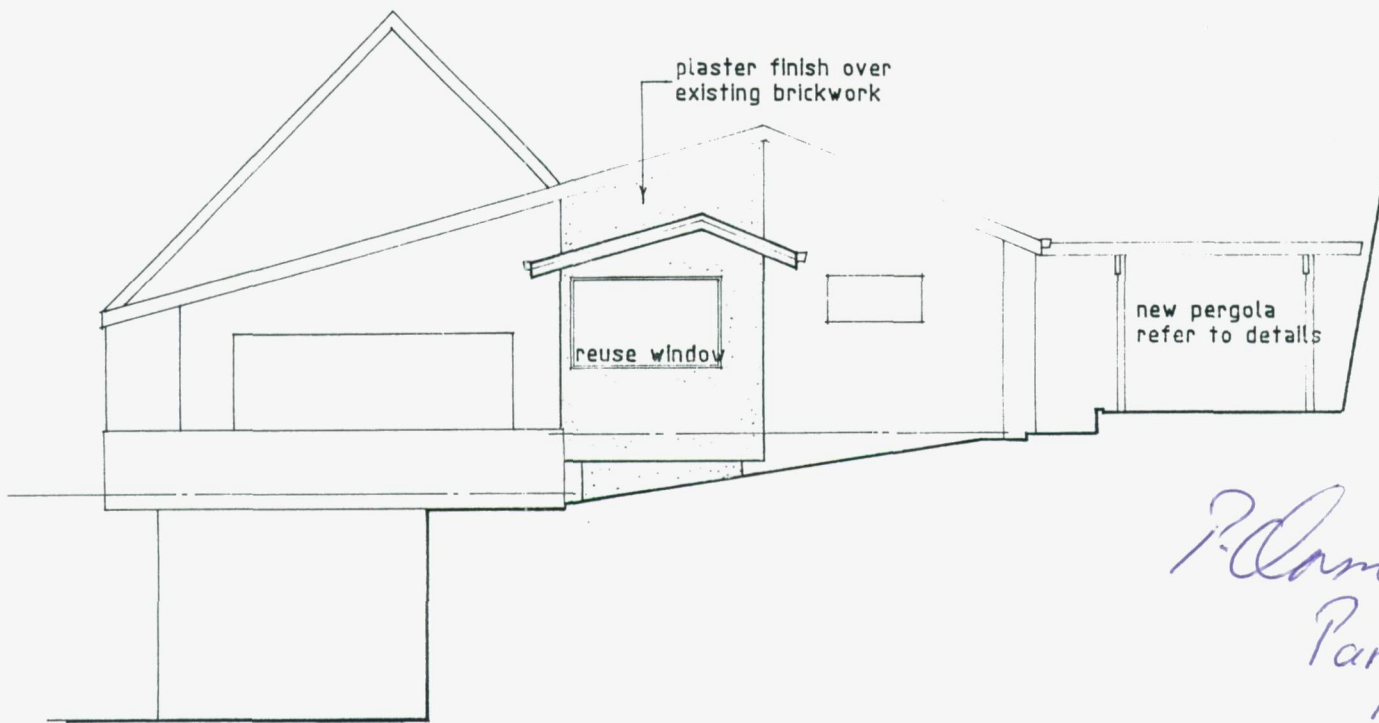
A/1

selected rock laid
in Ordinary Grade
concrete 17.5 MPa

2/D12 with R6 —
ties at 600mm cc

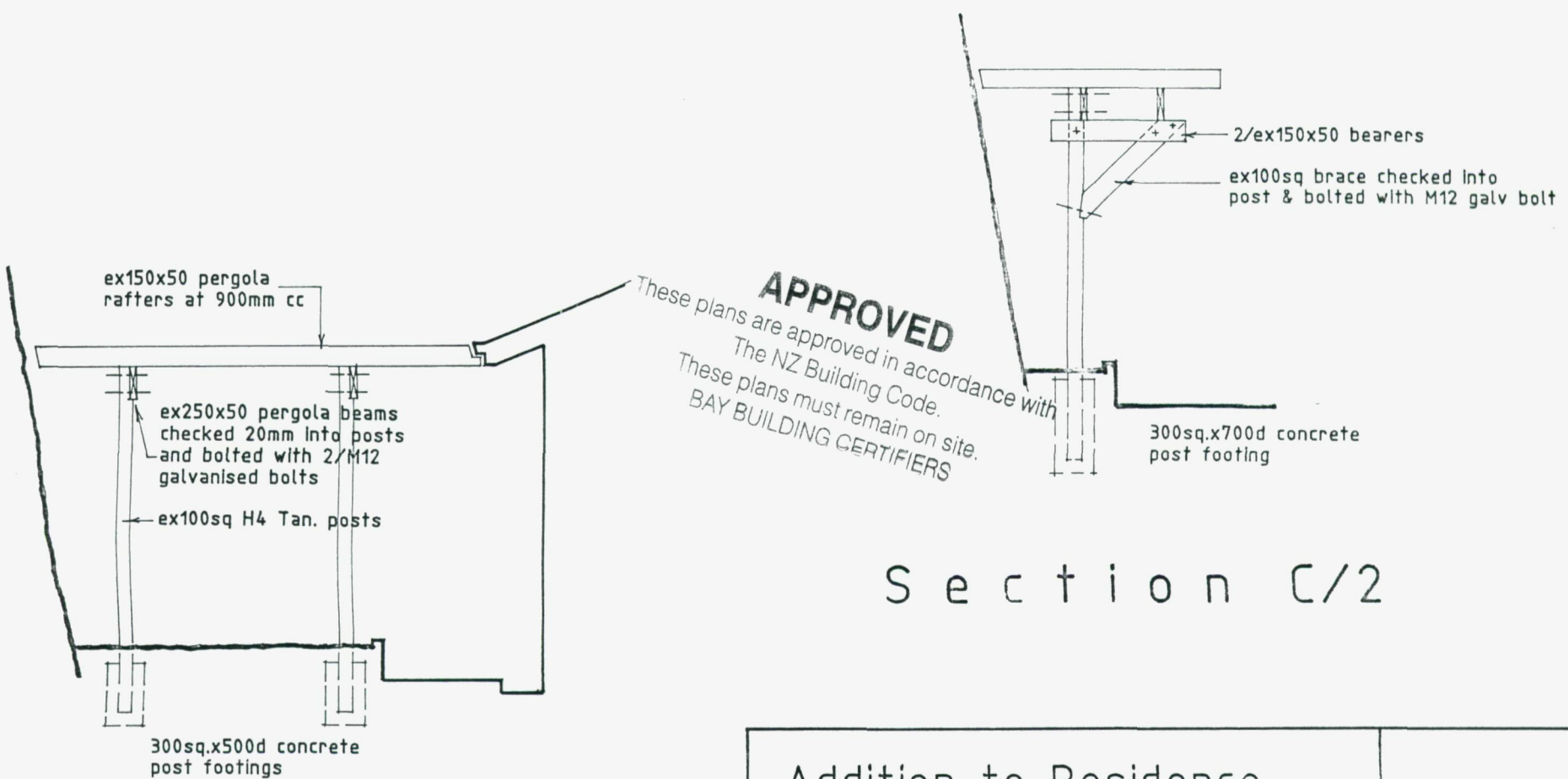
continuous concrete
footing 400w.x300
footing shall be s
where base of wa
is sloping

See



P. Ormrod
 Pamela Ormrod
 15 Vine Ave
 Maungatapu

NORTH - WEST ELEVATION



Section C/2

Section B/2

TAURANGA DISTRICT COUNCIL
 PROJECT INFORMATION MEMORANDA
Dec 1 1997
 Refer to accompanying documentation

Addition to Residence
 at 10 Anchorage Grove
 T A U R A N G A

for Mr. & Mrs. G. Rankin

Drawing Elevations and Sections Job no 4162

Scale 1:100 1:50 Date August 1999 Issue 1

NOTE:
 It is the contractors responsibility to check and verify all dimensions and levels on site before commencing any work.

Sheet no 3
 of 3 sheets



TREVOR JONES
 DESIGN 2000 LTD
 architectural designer

Maungatapu
 Tauranga
 Phone 07 544 0283

NATURAL FEATURES CHECKLIST

1017

Property Address: 10 Anchorage Grove File No: P390-10-1

1. CHECKLIST

Soils Report Number

Site identified in Hazard Register or on Hazard File

Details of identified hazards known Foundation hazard

Site inspection required

Site visit carried out

Slope of site excessive (20° or more)

Evidence of slippage

Evidence of subsidence or poor bearing capacity

Site affected by inundation (sea level rise, flooding)

Site affected by erosion

Site affected by avulsion

Site affected by falling debris

Site affected by alluvion

Site affected by exceptional wind effects

CPU 515

YES/NO

YES/NO

YES/NO

Date:

YES/NO

YES/NO

YES/NO

YES/NO

YES/NO

YES/NO

YES/NO

YES/NO

YES/NO

NOTES:

.....
.....
.....
.....

2. CONCLUSION

Geotechnical report required?

Owner notified

YES/NO/NA

Date:

Specific design foundation required?

Owner notified:

YES/NO/NA

Date:

From information currently held by Council the site is suitable for conventional development?

YES/NO/NA

[Signature]
DEVELOPMENT ENGINEER

7-9-99
DATE

P390-10-1
6-9-99

BBC.

3 10 Anchorage Grove
62967

Neighbours consent will be required for building the pergola structure within the required 1.5m rear yard.
The neighbour will also require to sign a copy of the deposited plan.

For Duty planner.

S. Warner.

PROJECT INFORMATION MEMORANDUM CHECKSHEET

(Attached to PIM application)

PIM No.

1017

File No.

P390-10-1

VETTING OFFICER:

If the proposed building work is of minor nature please provide standard information and complete process in readiness for the PIM to be issued.

PIM OFFICER PLANNING:

- Is a building consent required for the proposed building work? Yes / No
- Are any other consents or authorisations required? Yes / No
- Details of authorisations which have been granted Yes / No
- Are any Statutory Authorities concerning classifications of land or buildings to be notified? Yes / No

Please provide details of Statutory Authority:

Information to be provided with PIM: ✓

PIM1 The building as depicted in the attached Project Information Memoranda plans will comply with the District Plan provided it is constructed in accordance with these plans. Any variation from these plans may require a further consent.

The building as depicted in the attached Project Information Memoranda plans **does not** comply with the District Plan. Therefore if the project is to proceed the following authorisations are required:

☐ **PIM2A** Resource Consent for:

☐ **PIM2B** Outline plan approval.

Therefore the following restrictions under Section 35(1A) of the Building Act 1991 will apply until the Resource Consent has been obtained:

- ☐ No building work to which the above consent relates may be undertaken.
- ☐ Building work to which the above consents relates may be undertaken only to the extent specified herein:

☐ **PIM3** The building is to be erected and used in accordance with the attached Resource Consent conditions.

☐ **PIM4** A Residential Building Impact Fee of \$ together with Building Consent fees and charges are to be paid before the Building Consent is uplifted.

☐ **PIM5** The Tauranga District Council Roading Hierarchy Plan showing the existing and proposed roading network is attached. For further information please refer to the Roading Division, Department of City Services, Tauranga District Council.

☐ **PIM6** Should an archaeological site be found on the site during excavations, the owner must apply for authority from Historic Places Trust prior to destroying, damaging or modifying any archaeological site. Further information can be obtained by contacting the Duty Planner. Should koiwi (human remains) be uncovered during excavation, please contact the Council to arrange for tangata whenua to be advised, and appropriate steps taken for reburial

☐ **PIM7** Site is suitable for proposed building subject to confirmation of ground conditions at time of footing inspection.

- ☐ **PIM8** Normal precautions adopted for excavation and filling within the Tauranga area should be observed. Excavation faces near to boundaries or other structures, that are over 1.5 metres high should generally be retained by walls designed in accordance with the New Zealand Building Code and fill in excess of 1 metre deep should only be placed under the guidance of a Registered Engineer. A Building Consent is required for retaining walls 1.5 metre in height or greater or irrespective of the height where there is a likelihood of surcharge from buildings or vehicles.
- ☐ **PIM9** There are some thin lenses of black soil of low organic content underlying sands at various sites. The exact location and extent of these lenses cannot be readily determined, however they are not expected to be extensive. It is therefore recommended that the foundations at individual building sites be inspected by a Registered Engineer to ascertain whether any unsuitable or weak material is present near the foundation level.
- ☐ **NO224** The subdivision processes for this property are incomplete and a 224 Certificate has not yet been issued. Refer attached "Conditions of Building Consent No: Building in Subdivisions Without 224 Certificates."
- ☐ **PIM10** The on-site effluent treatment system shall be designed, constructed and maintained to comply with the requirements of Environment Bay of Plenty, under their "On-site Effluent Treatment Regional Plan". For further advice on the matter, you should contact Environment BOP phone (07) 308-7289.
- ☐ **PIM11** Standard guidelines for the disposal of stormwater by ground soakage on residential lots at Mount Maunganui and Papamoa (exclusive of Bayfair Estate and Matapihi) are available from the Tauranga District Council Offices. In summary these guidelines recommend that soakpits shall be constructed of three 600mm diameter perforated rings, unless ground water conditions dictate otherwise, which shall not service more than 30 m² of roof area. Such soakage may be duplicated and inter-connected in parallel if more than 30 m² of roof is served by a downpipe dropper.

During construction the drainlayer shall examine the soils present and after consideration of ground water level and the soil compaction present, make a judgement on whether good soakage is present to proceed with construction.

- ☒ **STAND1** Any lease agreement that relates to the property may require the applicant to obtain the consent of other interested parties to allow this proposal to proceed. Please check the terms of your lease agreement.
- ☒ **STAND2** Prior to the commencement of building, you are advised to verify on site, the invert levels of service connections intended to be utilised.

- ☐ **TRADEWASTE** Tradewaste
 - a) The discharge to Council's stormwater system of washwater arising from cleaning or any other activity or process is **prohibited**.
 - b) The discharge to Council's waste water system of washwater arising from any cleaning or any other activity or process requires a Trade Waste Consent. Please contact Glenn Coates, Trade Waste Officer, Tauranga District Council phone (07) 5777-074 or (025) 992-784.

- ☐ **HAZSUB** Hazardous Substances
Any storage of hazardous substances shall comply with the Hazardous Substances Act 1996. Please contact Roy Jackson, Monitoring Officer, Tauranga District Council phone (07) 5777-202 or (025) 984-887.

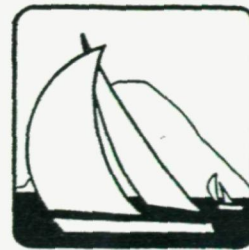
☒ **Other:**

Council records indicate a site hazard relating to slope stability settlement filling, consequently foundation excavations are to be inspected by a registered Engineer who will certify suitability of the site and foundation system.



Application for Building Consent and/or Project Information Memorandum

ENTERED
- 2 SEP 1999
RECEIVED



TAURANGA
DISTRICT COUNCIL

Application No: 1017 File No: P 390-10-1

(Please tick appropriate box)

☒ Building Consent (Please provide PIM number if applied for separately _____)

☐ Project Information Memorandum Only

Building Certifier _____ Yes/No Resource Consent Applied For _____ Yes/No

Details of Owner

Name: G & L RANKIN

Postal Address: 10 ANCHORAGE GR
TAURANGA

Fax: 07 5440799

Mob/Phone: 07 5440799

Signed by or for and on behalf of applicant: 577-3911 (wk)

Name: LEONIE RANKIN

Signature: [Signature]

Contact Person

(This person will be the
liaison for enquiries)

Name: _____

Postal Address: _____

Phone (day): _____

BAY BUILDING CERTIFIERS
PH. 578 3427

Invoice to be sent to: ☐ Owner
☐ or Contact Person

(Please Note: Applicant must be the owner or lessee of the land on which the building work is contemplated.)

Site Location

Street Address: 10 ANCHORAGE GR
MAUNGATAPU

Lot No: 3 DP No: 62967

Flat No: _____

Valuation Roll No: 06650/2030

Lot Area: 549

Legals Checked: ☒ [Signature]

Description of Work

Extend dining
room and add pergola
to dwelling. ~~Extend~~
relaxing area

Intended life of above work

☒ Indefinite but not less than 50 years

Value of proposed work: (GST inclusive)

Floor area of proposed building:

Under Building Act Plans are available for Public Viewing

or ☐ Specified as _____ years

\$ 10,000

7 sq metres (dining)

Key Personnel

Designer(s)

Name: Trevor Jones

Address: 340 Maungatapu Rd

Maungatapu

Phone/Mob: 544-0283

Builder(s)

Name: TBA

Address: _____

Phone/Mob: _____

Craftsman Plumber

Name: _____

Address: _____

Phone/Mob: _____

Registered Drainlayer

Name: _____

Address: _____

Phone/Mob: _____

Project Information Memorandum Details

Please describe fully intended use of proposed building(s): Domestic

Please tick the box(es) where relevant:

Are you excavating/filling the site greater than 500mm.

☐ Yes ☒ No

Are you building over road / reserve / other public area.

☐ Yes ☒ No

Are you demolishing any existing buildings.

☐ Yes ☒ No

Are you removing any trees over three metres height.

☐ Yes ☒ No

Is the intended use of the building(s) for commercial / industrial use.

☐ Yes ☒ No

Planner

Date

Application for Installation of Services

Installation Details (to be completed by applicant)

Do you require:

1. A Water Connection to Council Services?

Yes/No

☐ Standard 20 mm dia. connection

☐ Other (state size) _____mm

Do you require:

2. A Sewer Connection to Council Services?

Yes/No

Nominated Installer: _____

☐ Standard 100mm connection

☐ Other: state size required _____mm

Do you require:

3. A Vehicle Crossing? Yes/No

Nominated Installer: _____

Type: ☐ Residential ☐ Commercial/Industrial

Crossing from footpath to boundary only

Select type of finish between footpath and boundary.

☐ Concrete ☐ Asphalt ☐ Concrete Pavers

Distance from kerb to boundary _____ metres.

Stormwater Disposal System

Where will the stormwater be disposed of to?

☐ Not applicable

☒ To existing service connection

☐ New kerb connection (to be constructed to Code of Practice drawing D2)

☐ Soakage (to be in accordance with guidelines for use of soakage)

☐ Other: state details _____

☐ Nominated Installer _____

Pursuant to the Privacy Act 1993 the following information is brought to your attention:

- (a) This form collects personal information about you.
- (b) The information is collected pursuant to section 30 and /or section 33 of the Building Act 1991.
- (c) Pursuant to section 27 of the Building Act 1991 the information contained in this application will be made available to and passed on to the public on request.
- (d) The information is being collected and held by Tauranga District Council, Private Bag, Tauranga.
- (e) You do have the right of access to and correction of, this information subject to the provisions of the Privacy Act 1993.

The building owner may request the plans and specifications be marked confidential for purposes of copyright or security. Such a request must be in writing and addressed to:

Manager: Building
Tauranga District Council
Private Bag
TAURANGA

Checklist

To avoid delays in the processing of your application please ensure you have provided the following information

(please tick where information provided)

1. Two sets of specifications (ie. proposed materials to be used)

2. Two full site plans : Scale 1:100 showing:

- ☐ Position of proposed and existing building(s) in relation to the boundaries of the full site, showing height of buildings.
- ☐ Details of services, ie. all existing and proposed water, sewer, stormwater (including tradewaste and contaminated stormwater), and vehicle crossing.
- ☐ Off-street parking, loading, access and turning areas.

3. Two sets of construction drawings : Scale 1:100 or 1:50 showing:

- ☐ Elevations (site levels relative to floor levels).
- ☐ Floor plans describing the function of each room showing all doors, windows and ventilation, plumbing layout, fire places and chimneys. For additions and alterations, the existing shall be shown separately and alongside the "proposed".
- ☐ Foundation details.
- ☐ Cross-sections of proposed building showing all construction details.
- ☐ Structural details, showing engineering calculations and Engineer's signature on plans.
- ☐ Sub-floor and wall bracing calculations
- ☐ Diagram of all sanitary plumbing pipe work for all buildings greater than one floor. This diagram must show pipe sizes, materials and ventilation to be used.

4. Solid Fuel Heaters

- ☐ Completed application form together with manufacturers installation instructions.

5. Payment of Fees

- ☐ Payment of your building consent/project information memorandum fees should be made on completion of processing. An invoice for such payment will be posted to the applicant.
- ☐ Lodgment Fee to be paid when plans are deposited with Council.

6. Building Certifiers

- ☐ If you intend to use building certifier(s) other than the Tauranga District Council please ensure you accompany this application with all relevant details.