

AMENDED PLAN CHECKLIST

PLANNING

● DEVELOPMENT ENGINEERING

● PLUMBING & DRAINAGE

● BUILDING

10 Anchorage Gr.
O.K. add to file

● STRUCTURAL



TAURANGA
DISTRICT COUNCIL

Department
of
Environmental
Services



(07) 577 7000

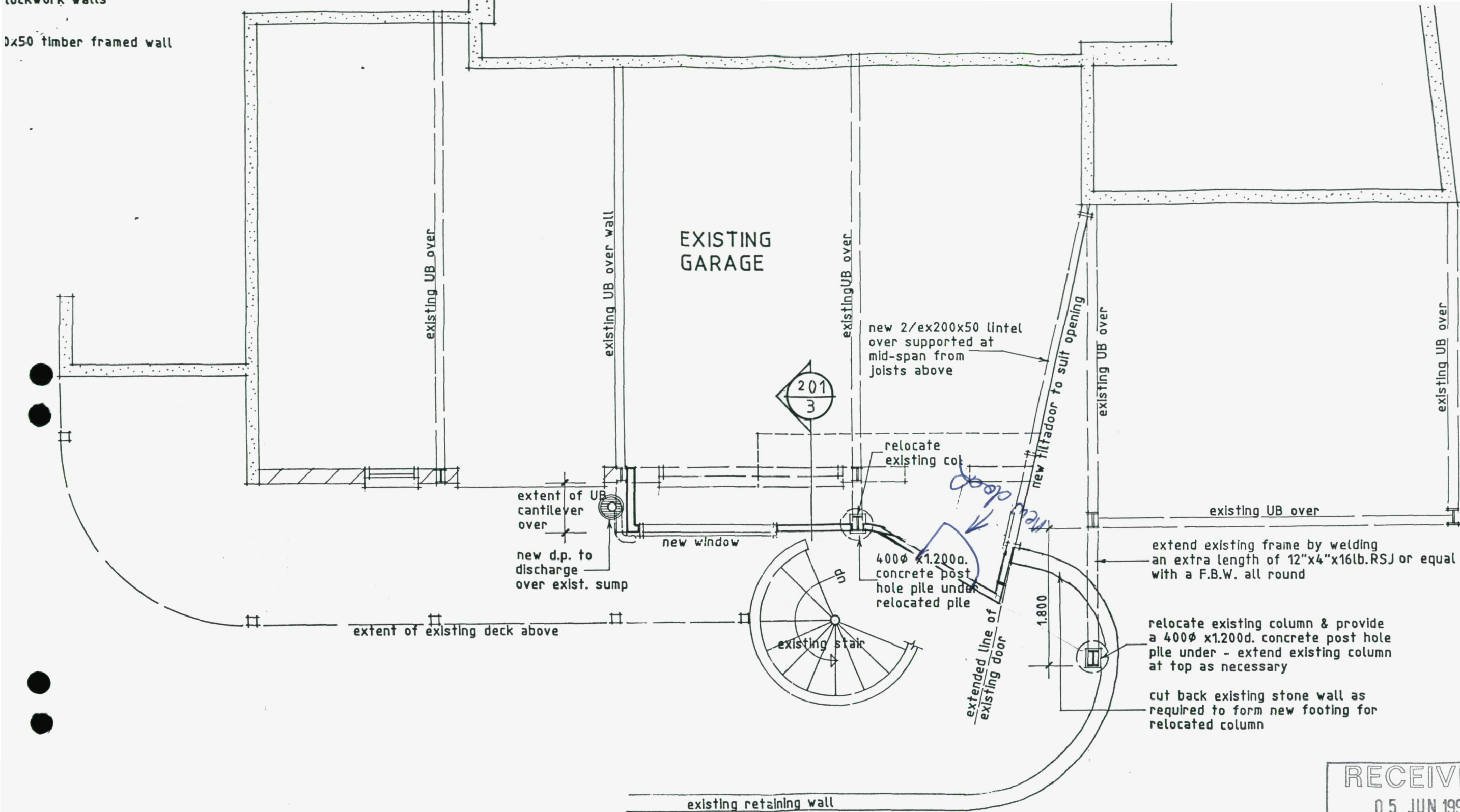
FAX (07) 577 7034



Private Bag
Willow Street
Tauranga

FAXED

0x50 timber framed wall



RECEIVED

05 JUN 1997

RANKIN RESIDENCE
MAUNGATAPU

10 Anchorage Cir.
Alteration to Garage

Site Suitable for proposed Building
subject to confirmation of ground
conditions at time of footing inspection

13-6-97

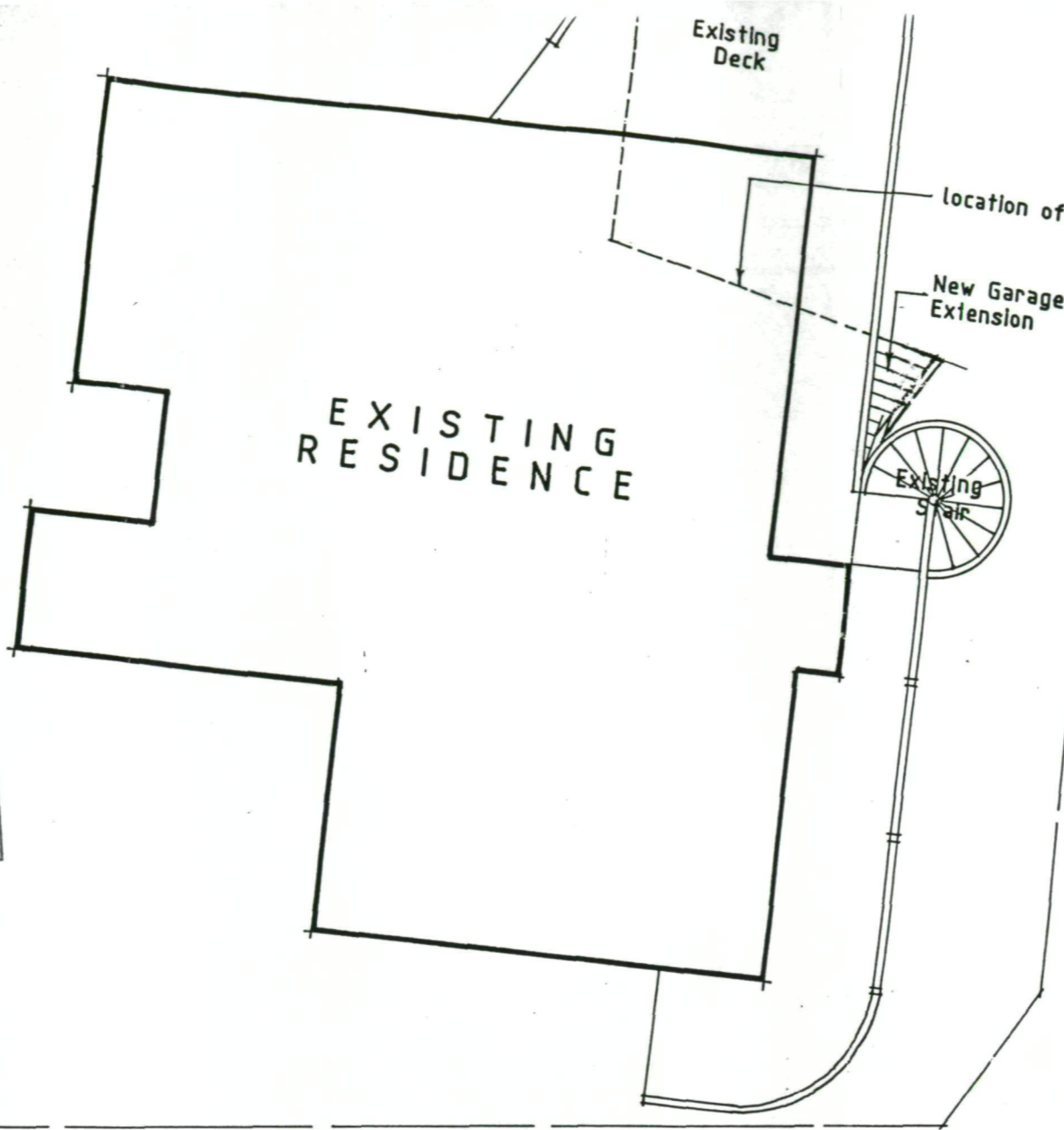
Authorised Officer

Date

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05 JUN 1997

40.24 bdy



location of garage door

New Garage Extension

Existing Stair

Proposed future sub-division boundary

19.00 bdy

7.00

22.40 bdy



AMENDED PLAN CHECKLIST

PLANNING



DEVELOPMENT ENGINEERING

Rankin
10 Anchorage

PLUMBING & DRAINAGE

BUILDING

STRUCTURAL

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21 MAY 1997

This is how far we go to protect your investment!



TAURANGA
DISTRICT COUNCIL

File No. **390-10-1**

The following is a schedule of inspections required to ensure compliance with the New Zealand Building Code. On satisfactory completion of all inspections and any additional inspections that may be required during construction a, Code Compliance Certificate may be issued.

To arrange an inspection simply telephone (07) 578 6666, quote the address where the work is taking place, your building consent number, the owners name, the type of inspection, and your booking will be accepted. To avoid unnecessary delay it is important to give at least 24 hours notice when requesting an inspection.

Building Consent # **97-1373**

BUILDING

Inspections
Required x No.

Footings	With steel in place but prior to placement of piles or concrete.	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>
Bond Beams	With steel in place but prior to placement of concrete.	<input type="checkbox"/>	X	<input type="checkbox"/>
Block Fill	With steel in place but prior to placement of concrete.	<input type="checkbox"/>	X	<input type="checkbox"/>
Slab	With steel and polythene in place but prior to placement of concrete.	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>
Retaining Wall	With drainage and moisture barrier in place but prior to backfilling.	<input type="checkbox"/>	X	<input type="checkbox"/>
Tanking	With drainage and moisture barrier in place but prior to backfilling.	<input type="checkbox"/>	X	<input type="checkbox"/>
Columns	With steel in place but prior to placement of concrete.	<input type="checkbox"/>	X	<input type="checkbox"/>
Beams	With steel in place but prior to placement of concrete.	<input type="checkbox"/>	X	<input type="checkbox"/>
Tilt Slab	With steel in place but prior to placement of concrete.	<input type="checkbox"/>	X	<input type="checkbox"/>
Shear Wall	With steel in place but prior to placement of concrete.	<input type="checkbox"/>	X	<input type="checkbox"/>
Fire Wall	When walls are lined and stopped but prior to painting.	<input type="checkbox"/>	X	<input type="checkbox"/>
Brick Veneer	During placement of bricks.	<input type="checkbox"/>	X	<input type="checkbox"/>
Pre plaster	With exterior cladding in place but prior to solid plaster or texture coat.	<input type="checkbox"/>	X	<input type="checkbox"/>
Prelime	Prior to installation of any internal linings.	<input type="checkbox"/>	X	<input type="checkbox"/>
Insulation	With insulation in place.	<input type="checkbox"/>	X	<input type="checkbox"/>
Final	On completion of all works including site levels.	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>

PLUMBING

Under Floor	With pipe work in place but prior to placement of concrete. Note: drainage under floor to be water tested.	<input type="checkbox"/>	X	<input type="checkbox"/>
Prelime	With pipe work in place and under 1,500 Kpa water test but prior to lining.	<input type="checkbox"/>	X	<input type="checkbox"/>
Final	On completion of all works.	<input type="checkbox"/>	X	<input type="checkbox"/>

DRAINAGE	With all drainage in place and under water test but prior to any backfilling.	<input type="checkbox"/>	X	<input type="checkbox"/>
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SOLID FUEL HEATER

Inbuilt	Once chimney is prepared but before heater is placed in chimney.	<input type="checkbox"/>	X	<input type="checkbox"/>
Free Standing	On completion of installation. Note: All solid fuel heaters must be installed as per manufacturers installation instructions.	<input type="checkbox"/>	X	<input type="checkbox"/>

SWIMMING	On completion of fence but prior to filling the pool to a water depth exceeding 400mm. Note: Please refer to the building section above for the actual swimming pool inspections.	<input type="checkbox"/>	X	<input type="checkbox"/>
Pool Fence				

Please Note:

It is important to ensure that a full set of approved plans, including engineering details, fire design, and specifications are available on site at all times for an inspection.

PROJECT INFORMATION MEMORANDUM CHECKSHEET
(Attach to PIM Application with Draft PIM)

File No: P390-10-1

PIM No: 921

1. VETTING

Minor work:

YES/NO:

- Redirection of drains
- Reroofing/recladding of existing structure
- Internal plumbing
- Solid Fuel Heater

If YES, arrange issue of PIM confirming that building work may be undertaken (no charge)

If NO or unsure, refer application to Planning (Tick Planning box on checksheet)

2. ADMINISTRATION

PIM Information Included

- ☐ 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

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: attached

☒

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

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

3. **PLANNING**

DISTRICT PLAN

Complies with District Plan or Resource Consent

YES / NO

Conditions (Applicable conditions are ticked)

1. If the ~~dwelling~~ ^{extension} as constructed is not in accordance with the provisions of the Tauranga Transitional District Plan all construction must cease immediately and the owner shall contact the Duty Planner at the Tauranga District Council. ☒
2. The owner is required, at his/her own expense, to submit to Council, certification from a Registered Surveyor at the time of the pre-line inspection, that the building complies with the maximum height and daylight plane requirements of the District Plan. ☐
3. To be in accordance with Resource Consent conditions attached. ☐
4. A Residential Building Impact Fee of \$765 is to be paid before the Building Consent is uplifted. ☐

OFFICERS SIGNATURE: _____

NOTIFICATIONS

Notifications from Statutory Authority concerning classification of land or buildings

YES NO

If YES, attach information on Draft PIM ticking appropriate boxes.

4. **DEVELOPMENT ENGINEER**

Conditions: _____

Comments: _____

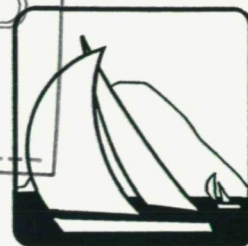
OFFICERS SIGNATURE: _____



Application for Building Consent and/or Project Information Memorandum

RECEIVED

21 MAY 1997



TAURANGA
DISTRICT COUNCIL

Application No: 92/1373 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: GARRY THOMAS RANKIN

Postal Address: 10 ANCHORAGE GROVE TAURANGA

Fax: /PR. 5440799

Mob/Phone: _____

Signed by or for and on behalf of applicant:
GARRY THOMAS RANKIN

Name: _____

Signature: [Signature]

Contact Person

(This person will be the
liaison for enquiries)

Name: GARRY RANKIN

Postal Address: 10 ANCHORAGE GROVE TAURANGA

Phone (day): 5773911

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 GROVE TAURANGA

Lot No: 2,3 DP No: S.62967

Flat No: LOT 1 DPS 63817

Valuation Roll No: 06650/20300

Lot Area: 1386 sqm.

Legals Checked ☐

Managers

Description of Work

INCREASE BASEMENT SIZE

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

\$ 5000

4.9 sq metres

Key Personnel

Designer(s)

Name: TRENOR JONES

Address: 390 MAWONGATIA RD
TAURANGA

Phone/Mob: 07 5440283

Builder(s)

Name: GARY RANDON

Address: 10 ANCHORAGE GROVE
TAURANGA

Phone/Mob: 5440799

Craftsman Plumber

Name: N/A

Address: _____

Phone/Mob: _____

Registered Drainlayer

Name: N/A

Address: _____

Phone/Mob: _____

Project Information Memorandum Details

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

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 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.

Do you require:

3. A Sewer Connection to Council Services?

Yes/No

Nominated Installer: _____

☐ Standard 100mm connection

☐ Other: state size required _____ mm

Do you require:

2. A Water Connection to Council Services?

Yes/No

☐ Standard 20 mm dia. connection

☐ Other (state size) _____ mm

Do you require:

4. Stormwater Disposal System?

Yes/No

Nominated Installer: _____

☐ Standard 100mm kerb construction

☐ Standard 100mm connection to main

☐ Other: state size & type required _____

Pursuant to Section 27 of the Building Act 1991 and the Local Government Official Information and Meetings Act 1987, the information contained in this application will be made available to and passed on to the public on request.

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

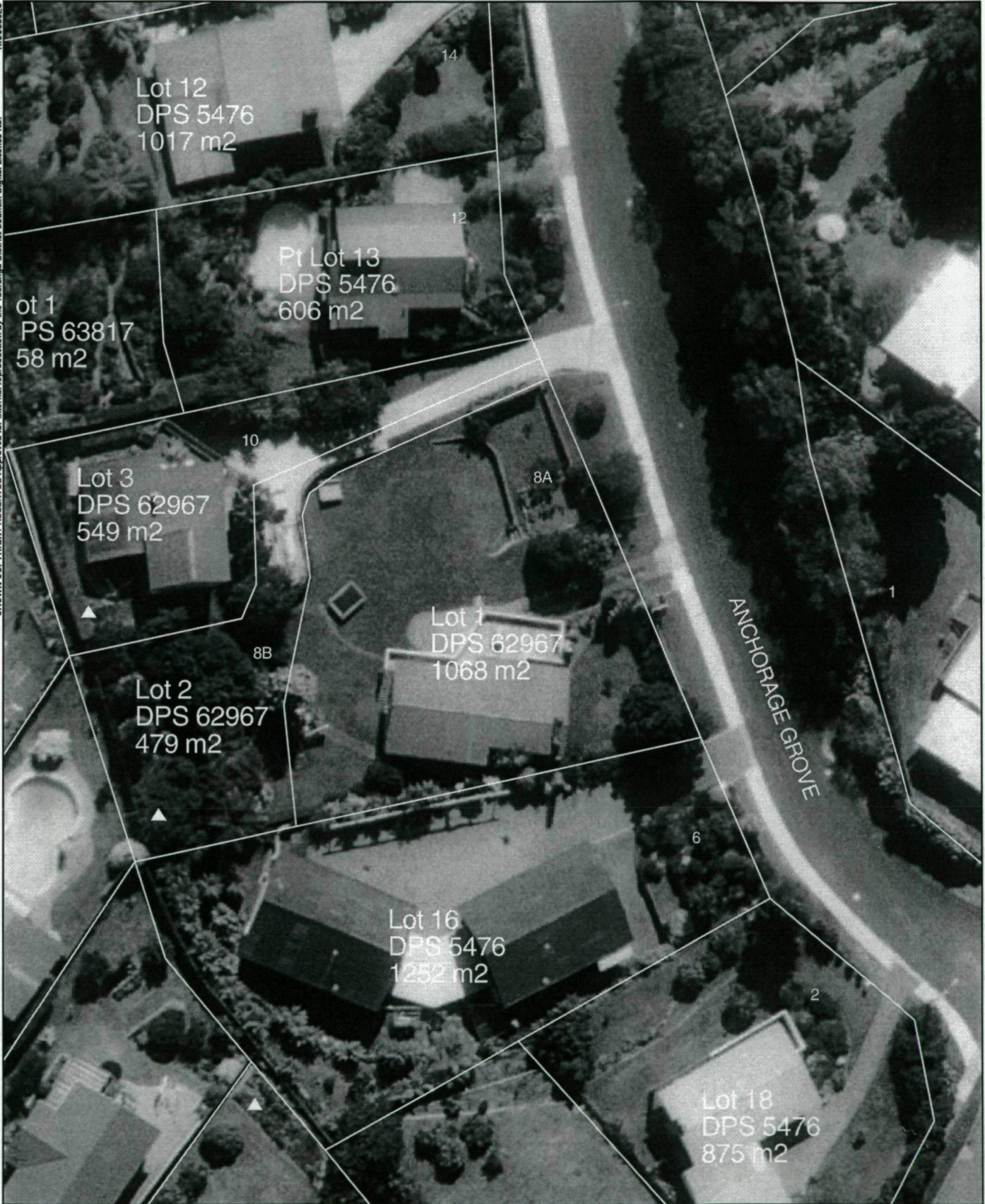
- ☐ Payment of your building consent/project information memorandum fees should be made on completion of processing. An invoice for such payment will be posted to the applicant.
- ☐ Lodgment Fee to be paid when plans are deposited with Council.

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.

<p>KEY</p> <p>Stormwater Water</p> <p>Water Hydrant Water Valve</p>		<p>Sw Cesspit Sewer</p> <p>Manhole</p> <p>Property Information</p>	<p>Location of Services shown on these plans are indicative only. Where accuracy is critical, on site location can be arranged by contacting the City Services Dept ph 5777078</p>		
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PROPERTY PLAN

July 25, 1997

SCALE 1: 500 ADDRESS 8A ANCHORAGE GROVE

AREA 1068 m2

LEGAL DESCRIPTION Lot 1 DPS 62967

ASSESSMENT NO: 06650/20200

AREAUNIT: 538000 MAUNGATAPU MESHBLOCK: 1178500

WINDZONE: MEDIUM WIND ZONE

