



GISBORNE DISTRICT COUNCIL

BUILDING CONSENT

Form 5 - Section 51, Building Act 2004



Issued by Gisborne District Council

FITZHERBERT STREET, GISBORNE, NEW ZEALAND. PO BOX 747, GISBORNE. TEL (06) 867-2049 FAX (06) 867-8076

Page 1

Building Consent application
type: PIM/CONSENT

Building Consent No.: 8229

TILLMAN, ANDREW WILLIAM
P O BOX 864
GISBORNE 3815
Owner/s: TILLMAN, ANDREW WILLIAM

COUNCIL CHARGES: WHERE IN ANY PARTICULAR CASE A CHARGE IS INADEQUATE TO ENABLE THE COUNCIL TO RECOVER ITS ACTUAL AND REASONABLE COSTS; IN SUCH INSTANCES WHEN INSPECTIONS ARE CALLED FOR AND WORK IS SUBSTANDARD AND/OR THE INSPECTION IS CALLED PREMATURELY THE COUNCIL WILL REQUIRE PAYMENT OF AN ADDITIONAL CHARGE.

BUILDING / PROJECT LOCATION

Street Address: 37 COBDEN STREET GISBORNE
Legal Description: PTLOT 5 DP2868
Valuation Number: 08560 105 00
Level/Unit No - Building Name:
Location of Building within site/block no.:
Building File No.: 5365
Intended Use: DWELLING
Intended Life: INDEFINITE BUT NOT LESS THAN 50 YEARS

PROJECT / BUILDING WORK

Estimated Value (Incl GST.): \$27,000
Building work authorised by this consent: ALTERATIONS TO DWELLING & ADD DECK

COMPLIANCE SCHEDULE

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is issued subject to the conditions specified overleaf.

Date: 09 Oct 2007

Ian Petty
CONSTRUCTION/CONSENTS ADMINISTRATOR
On behalf of: Gisborne District Council



Please see over page...

TERMS AND CONDITIONS

1. This consent is issued subject to all necessary clearances/permits/authorisations being obtained in respect of any energy work ie gasfitting and/or electrical work. A copy of the Energy work certificate relating to this building consent is required by the Council prior to the Code Compliance Certificate being issued.
2. No deviation or alteration from the original plans and specifications is permissible without the written consent of the Gisborne District Council.
3. Pursuant to Section 52 of the Building Act 2004 this consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue.
4. Pursuant to Section 93 of the Building Act 2004, Council requires that the Code Compliance Certificate be issued within 24 months of the issue of this consent. Council will follow up on Code Compliance Certificates that are not issued within the 24 month period.
5. The owner of the property is responsible for the correct siting of buildings and additions thereto. The owner shall ascertain the true position of survey pegs before any building work commences.
6. Pursuant to Section 114 of the Building Act 2004 the use of the building must not be changed from that specified on page 1 of this Consent, unless notice of the change of use is given to the Gisborne District Council in writing.
7. The inspections detailed in the attached "Schedule of Required Inspections" have been deemed necessary by the Gisborne District Council. Failure to call for these inspections may result in the Gisborne District Council declining to issue a Code Compliance Certificate.
8. No building work shall commence until all requirements as detailed on Schedule 1 of the Project Information Memorandum (PIM) have been met or the applicant has satisfied Council that any additional requirements (parking spaces etc.) will be met on completion of the project.
9. Stormwater shall be discharged in a manner approved by the Council. All drainage work shall be carried out by a Registered Drainlayer using approved materials.
10. No construction to be over existing drain or sewer systems unless prior Council approval has been obtained.
11. Pursuant to Section 90 (1) of the Building Act 2004 this consent is subject to the inspectors as agents of the Gisborne District Council being permitted access to the land and buildings on which the building work is being carried out, for such inspections and measurements as they consider necessary.
12. No driveway, footpath, or other building work is to be constructed outside the property boundary without a permit to do work in road reserve first being obtained from Council's Engineering and Works Department. If any such work is carried out the owner may be required to remove the said works and reinstate the road reserve to the satisfaction of the Manager; Engineering and Works.
Any person unsure of where the demarcation line between their legal boundary and Council's Road Reserve is located is advised to contact either a Council Construction Control Officer or Roading Engineer.

Attachments - Copies of the following documents are attached to this building consent:

Project Information memorandum number PIM 8229



GISBORNE DISTRICT COUNCIL

PROJECT INFORMATION MEMORANDUM

Section 35, Building Act 2004



Issued by: Gisborne District Council

FITZHERBERT STREET, GISBORNE, NEW ZEALAND. P O BOX 747, GISBORNE. TEL (06) 867-2049 FAX (06) 867-8076

Project Information Memorandum application
type: PIM/CONSENT

PIM No.: 8229

TILLMAN, ANDREW WILLIAM
P O BOX 864
GISBORNE 3815
Owner/s: TILLMAN, ANDREW WILLIAM

DATE APPLICATION RECEIVED: 26 Sep 2007

BUILDING / PROJECT LOCATION

Street Address: 37 COBDEN STREET GISBORNE
Legal Description: PTLOT 5 DP2868
Valuation Number: 08560 105 00
Level/Unit No - Building Name:
Location of Building within site/block no.:
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Intended Use: DWELLING
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PROJECT / BUILDING WORK

Estimated Value (Incl GST.): \$27,000
Building work authorised by this consent: ALTERATIONS TO DWELLING & ADD DECK

COMPLIANCE SCHEDULE

This document contains details specific to the above project for your information. It is not a building consent and is in no way permission to build unless accompanied by an approved building consent.

This Project Information Memorandum is issued subject to the terms and conditions specified in the following page/s.

This Project Information Memorandum shall lapse and be of no effect if a Building Consent for the building work concerned has not been issued within 24 calendar months of the date of issue of this document.

Date: 09 Oct 2007

Ian Petty
CONSTRUCTION/CONSENTS ADMINISTRATOR
On behalf of: Gisborne District Council

TERMS AND CONDITIONS

This Project Memorandum is:

Notification that other authorisations, detailed in Schedule 1, must be obtained before the project may be undertaken.

This Project Memorandum is:

Information identifying relevant special features of the land concerned, as detailed in Schedule 2.

This Project Information Memorandum has:

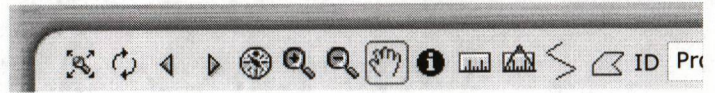
Been prepared for the purposes of Section 35 of the Building Act 2004 and contains all the relevant information held by Council. The information provided is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to Council.

NOTICE IS GIVEN THAT (where relevant):

1. **Public Buildings:** Section 363 of the Building Act 2004 makes it an offence, in respect of any building intended for public use, to use or permit a person to use any part of that building that is affected by building work for which no building consent was obtained, or where a building consent was/has been obtained, but no code compliance certificate was issued.

Where public access to a building, or part of a building is required while consented building work is in progress, section 363a requires that the person who owns, occupies or controls the premises must apply to the council to issue a CERTIFICATE OF PUBLIC USE before permitting public entry.

2. **Offence for residential property developer to transfer household unit without code compliance certificate.** Section 364 of the Building Act 2004 states that unless a residential property developer and the purchaser of the household unit enter into a written agreement stating that *either or both of the following do not apply*, a residential property developer commits an offence if they;
 - (a) complete a sale of the household unit and/or
 - (b) allow a purchaser of the household unit to enter into possession of the household unitbefore a code compliance certificate is issued in relation to that household unit.



Find: 37 cobden street

Type: Address

Mapped 0856010500

Results

Themes

Property Tree

0856010500

12 1 1

0856010500 map zoom

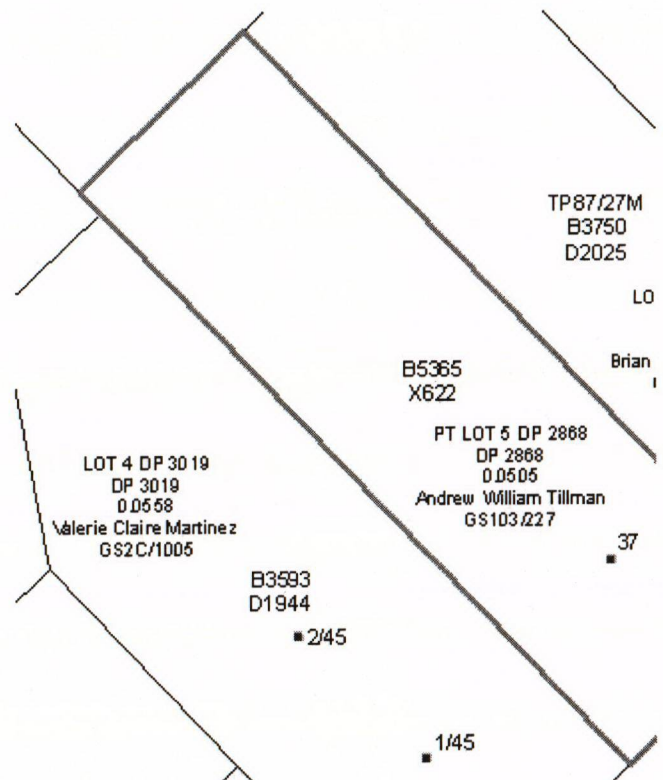
Assessment Legals: PT LOT 5 D
P 2868

Assessment Area: 0.0506

Ratepayers: TILLMAN, ANDREW
WILLIAM

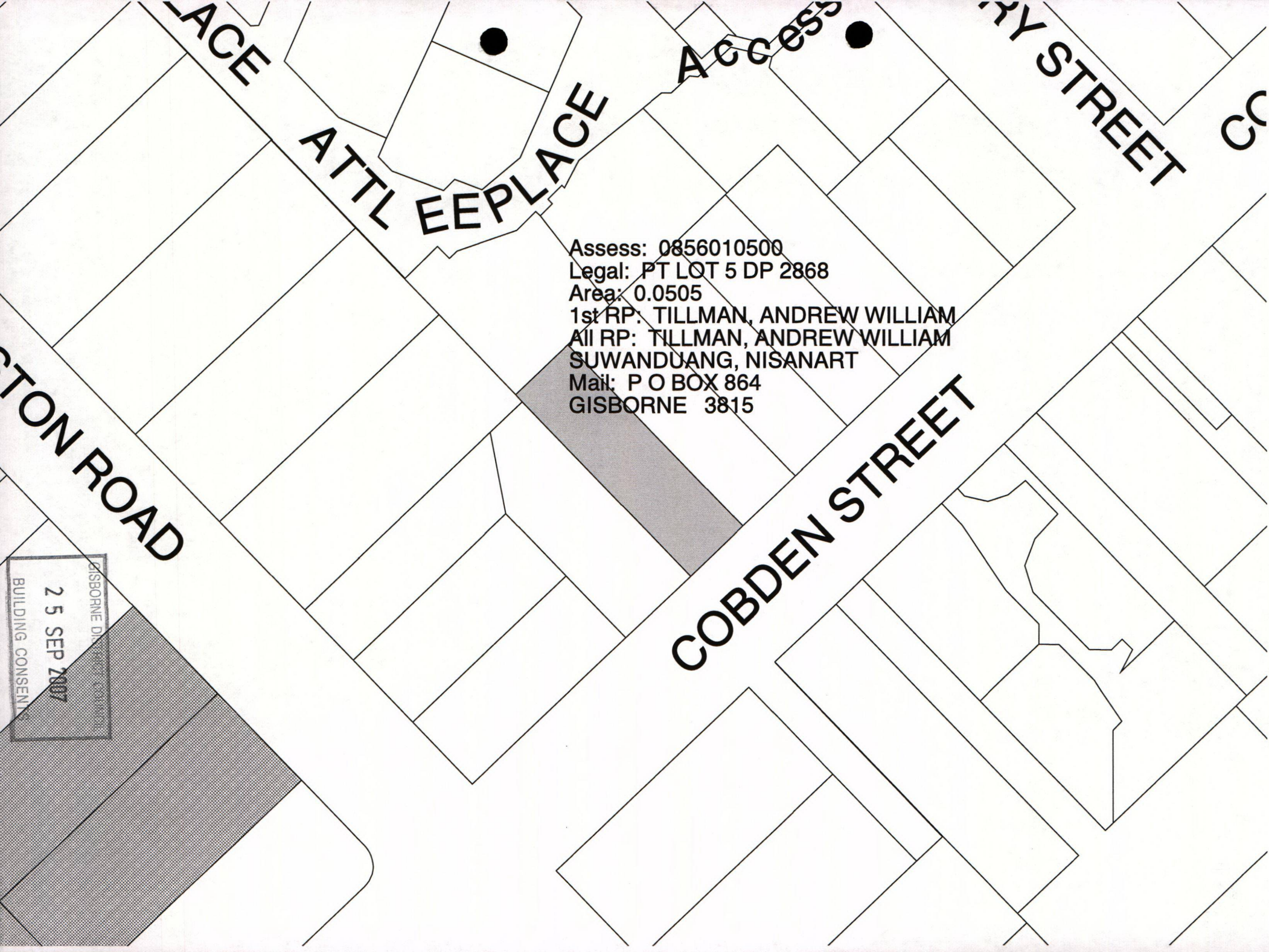
Capital Value: 174000

Land Value: 104000



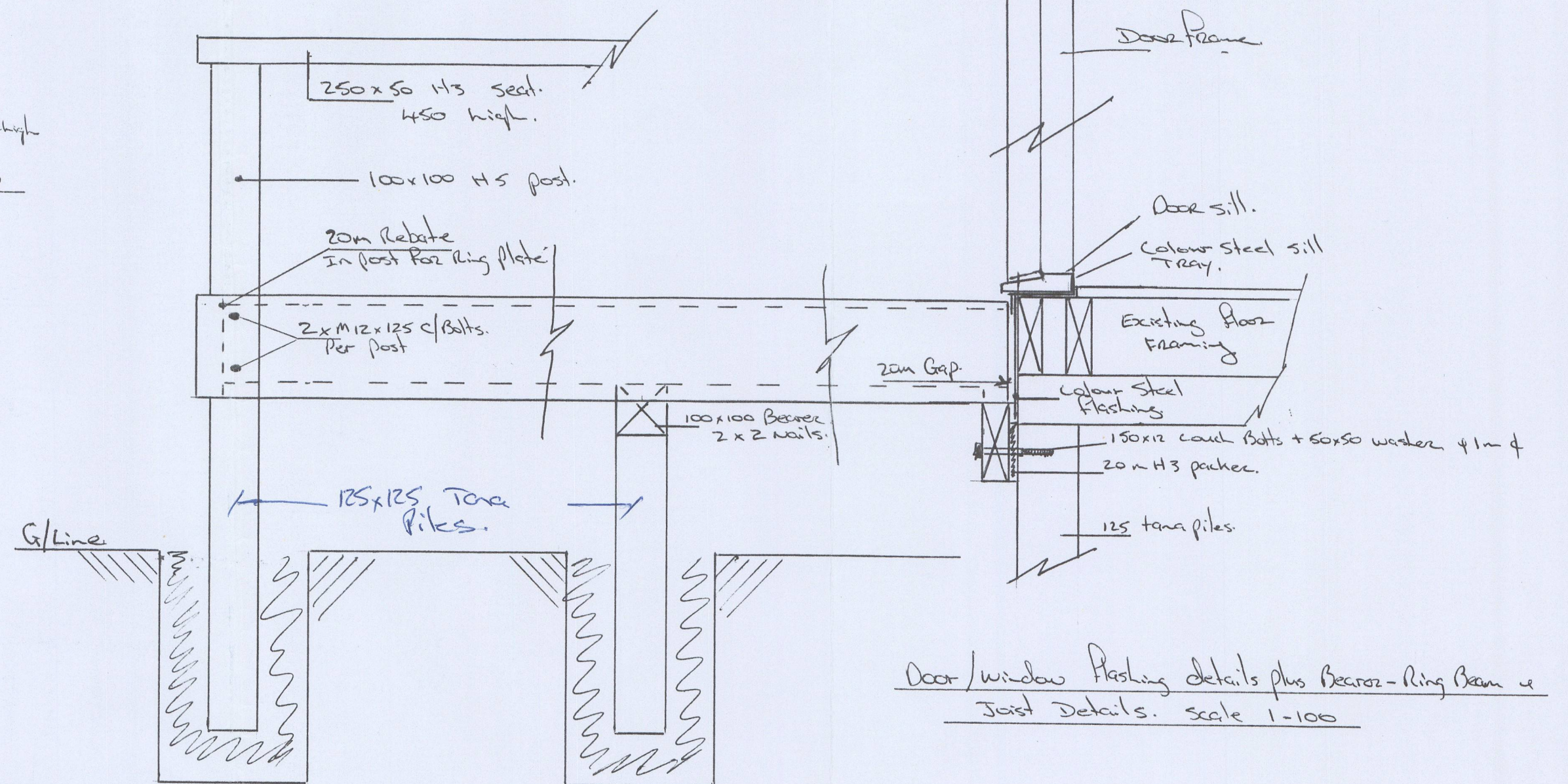
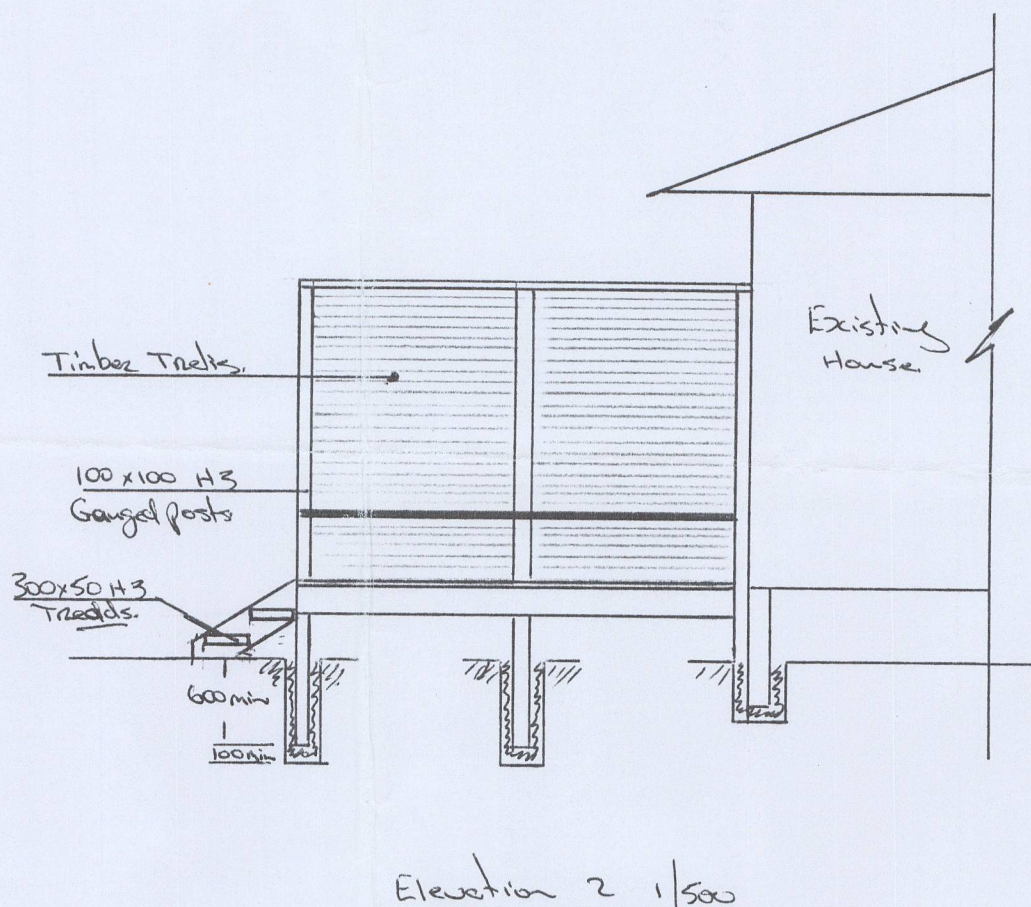
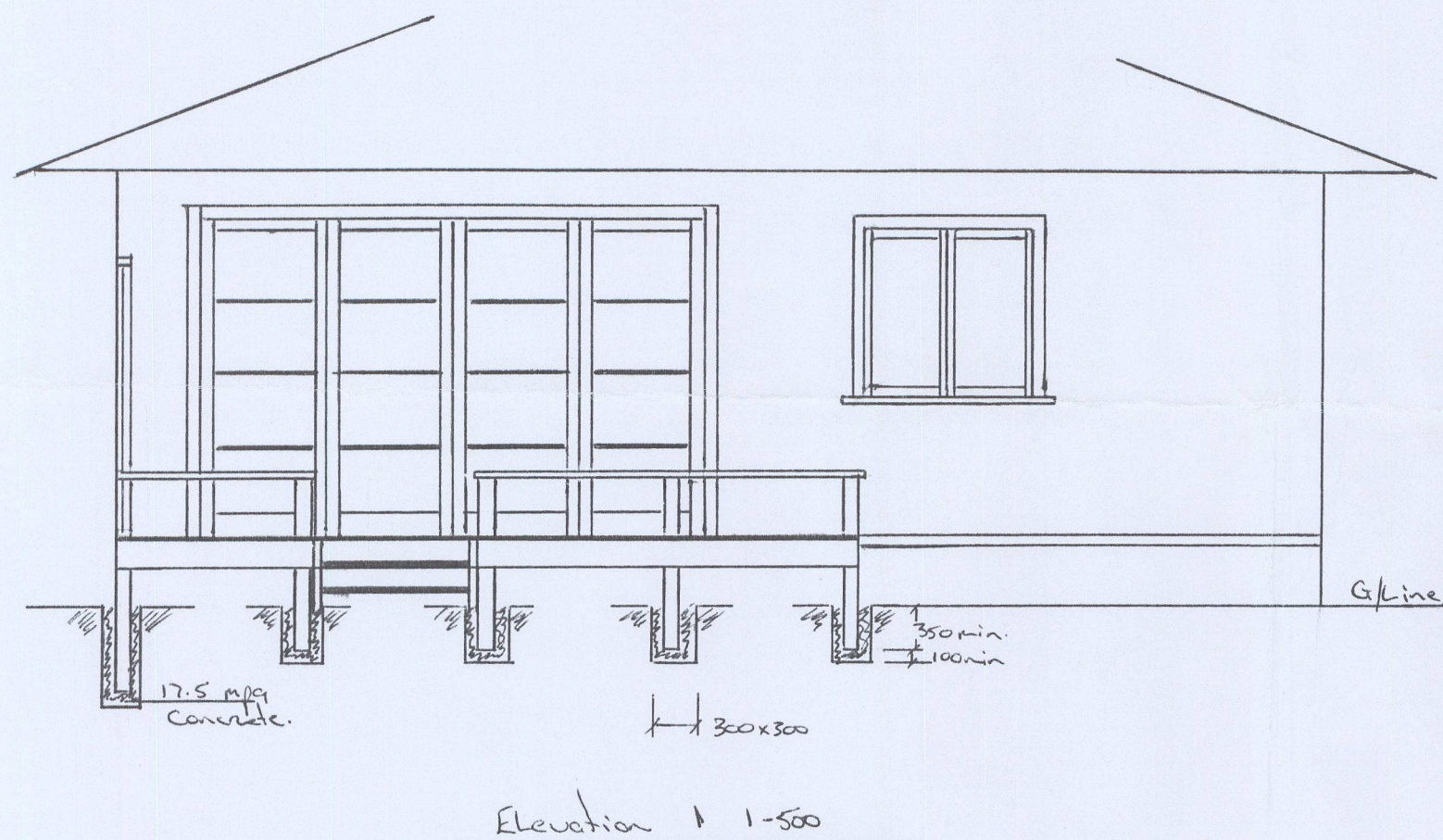
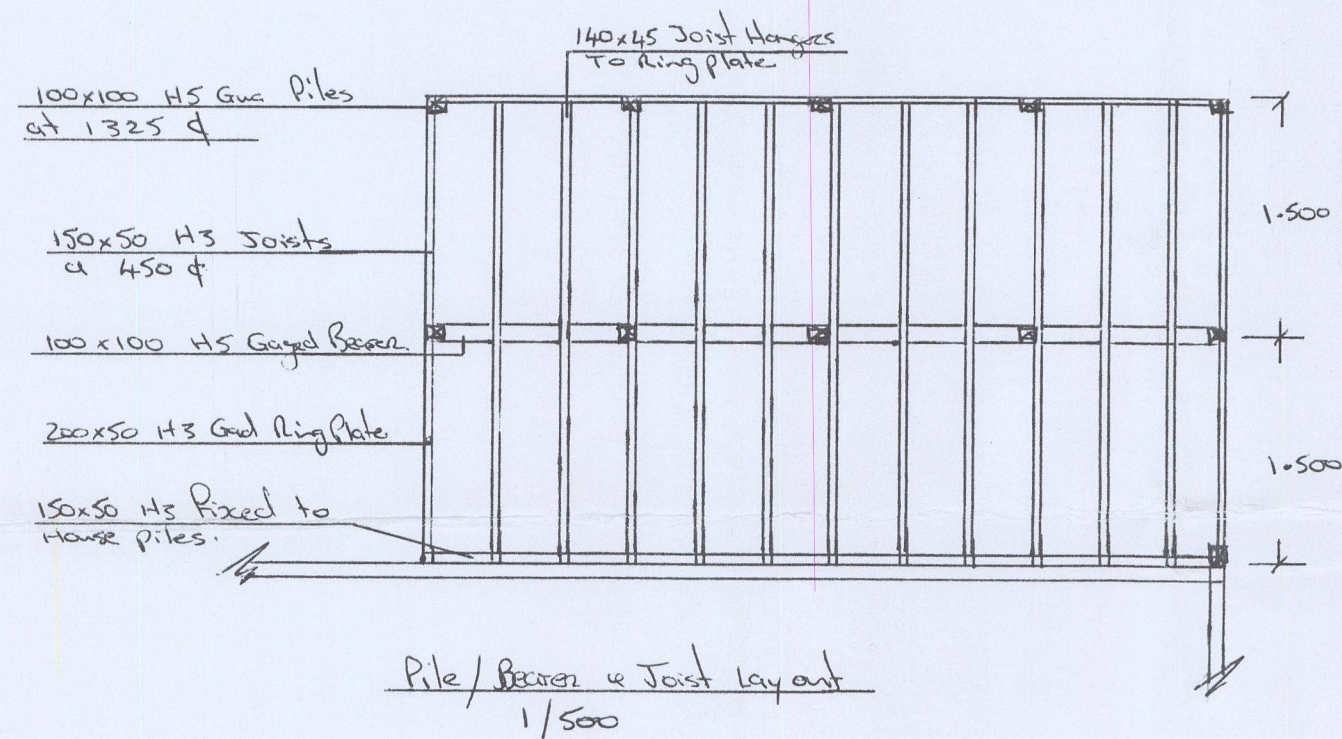
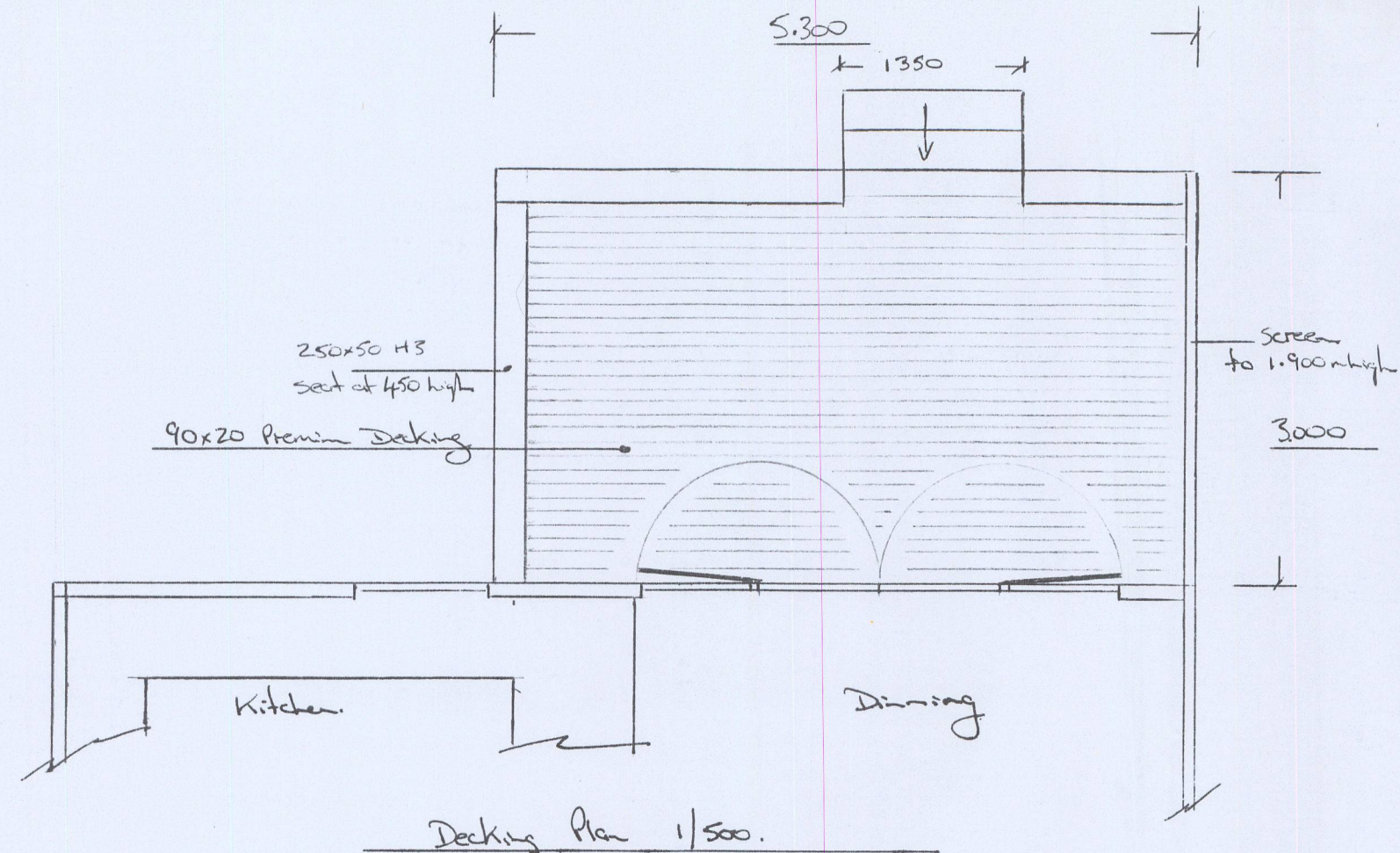
GISBORNE DISTRICT COUNCIL	
BUILDING CONSENT	8229
BUILDING FILE NO:	5365

GISBORNE DISTRICT COUNCIL	
25 SEP 2007	
BUILDING CONSENTS	



Assess: 0856010500
Legal: PT LOT 5 DP 2868
Area: 0.0505
1st RP: TILLMAN, ANDREW WILLIAM
All RP: TILLMAN, ANDREW WILLIAM
SUWANDUANG, NISANART
Mail: P O BOX 864
GISBORNE 3815

2 5 SEP 2007
BUILDING CONSENT



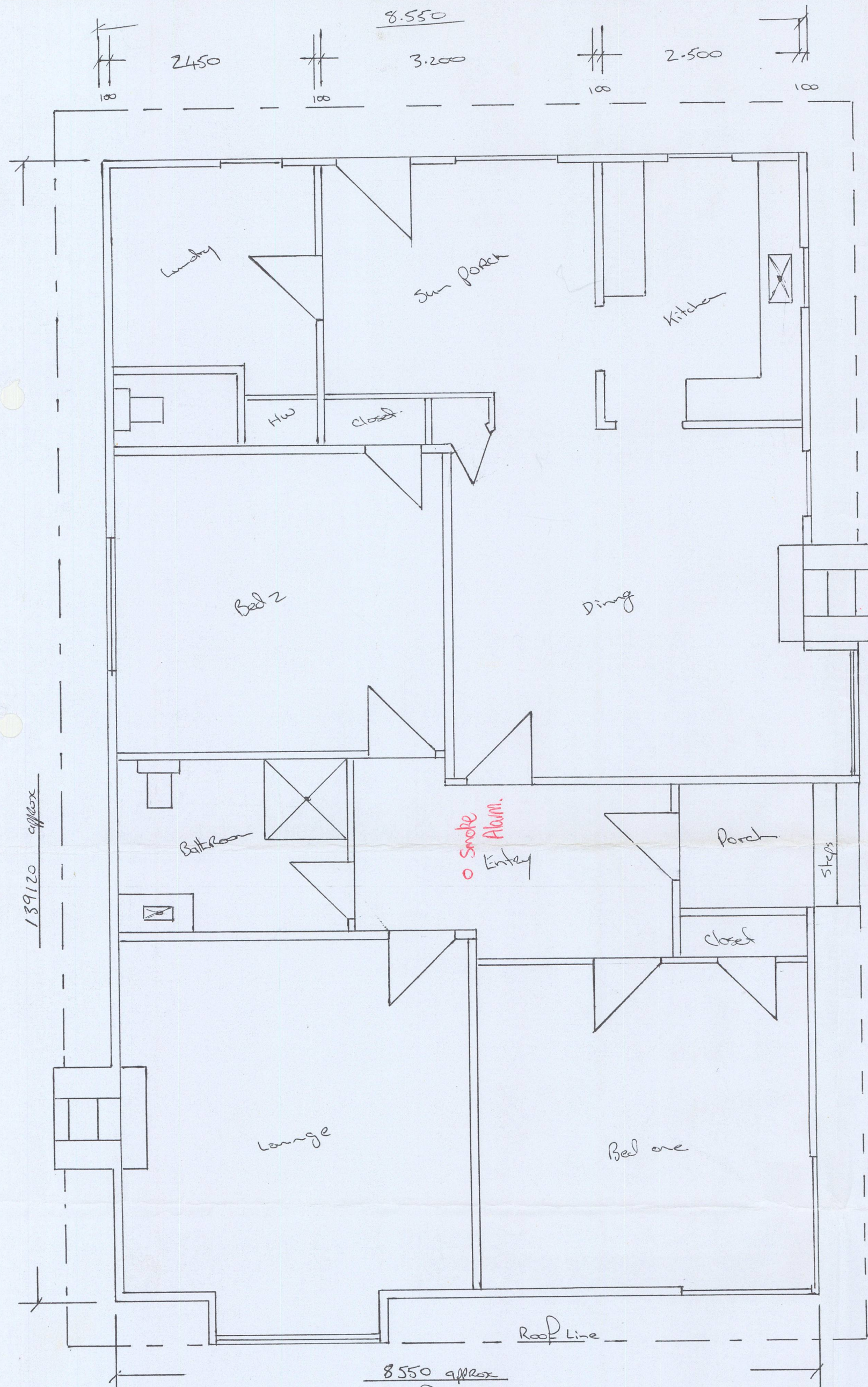
PLANS
BE KEPT ON THE
JOB

GISBORNE DISTRICT COUNCIL
25 SEP 2007
BUILDING CONSENTS

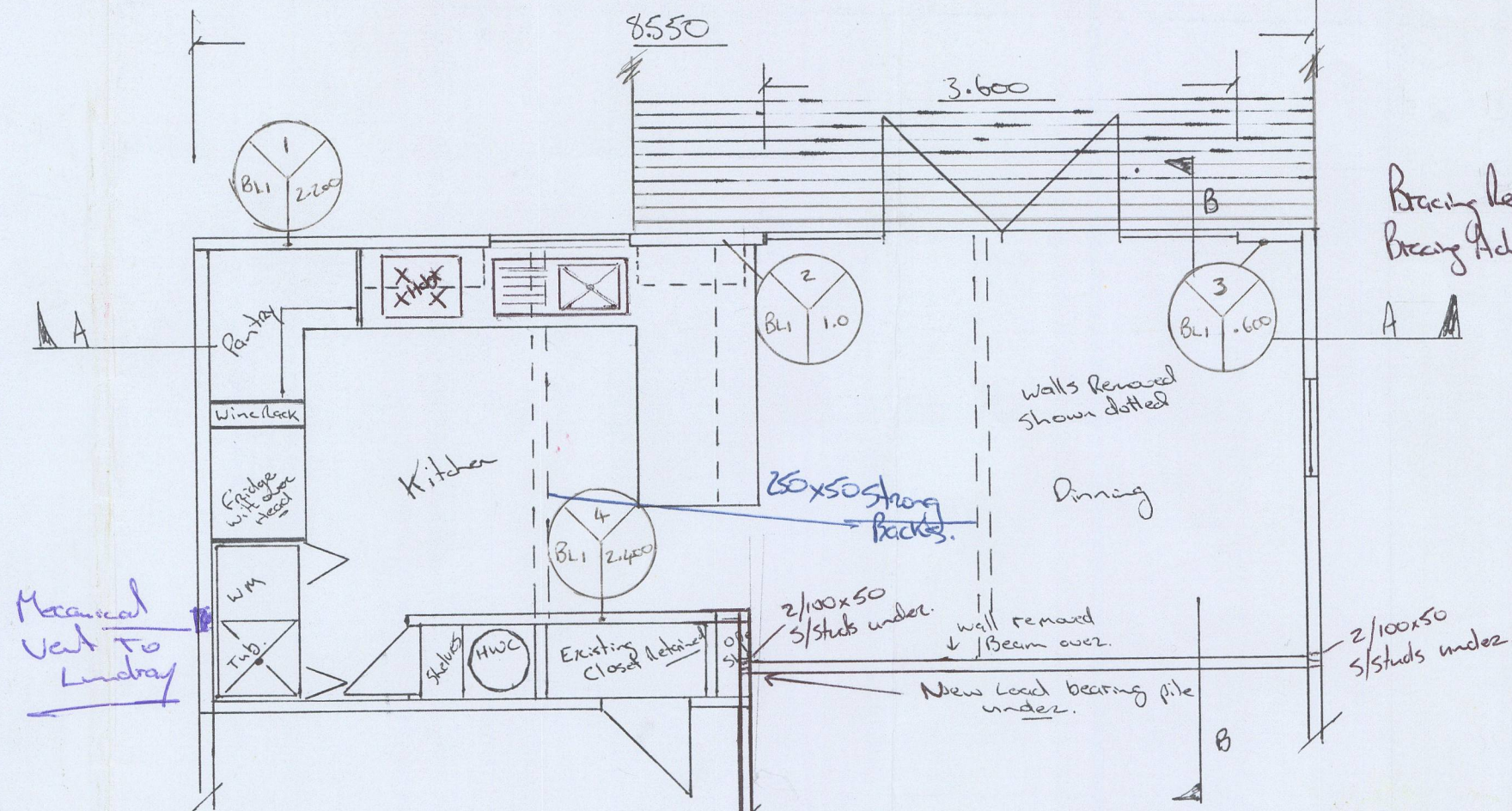
14450

Proposed Alterations For Mr A Tillman to No 37 cobden st Gisborne.

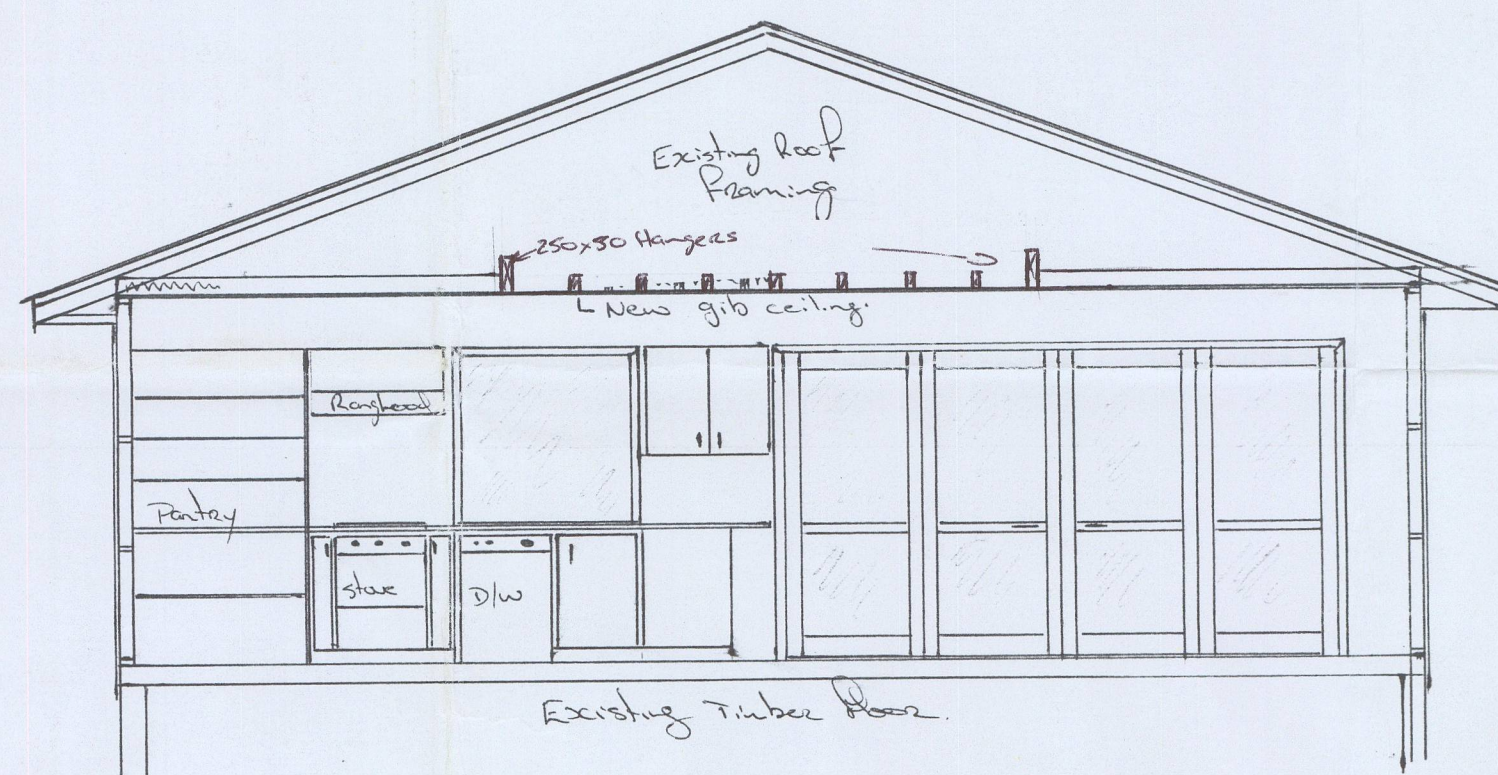
ABS Building design
06870330 70274958468
Drawn 08/09/07



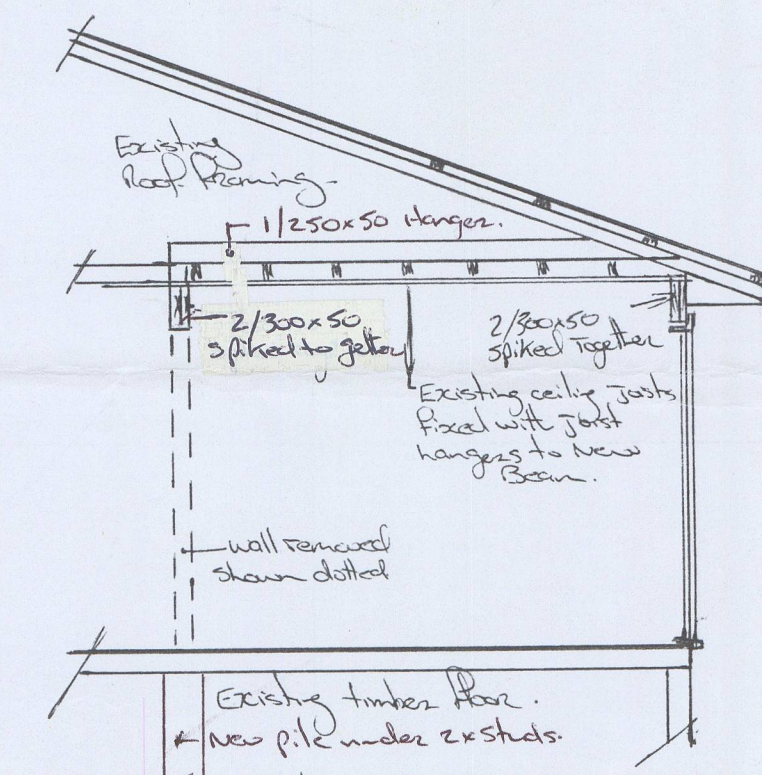
Existing floor plan
Scale 1/500



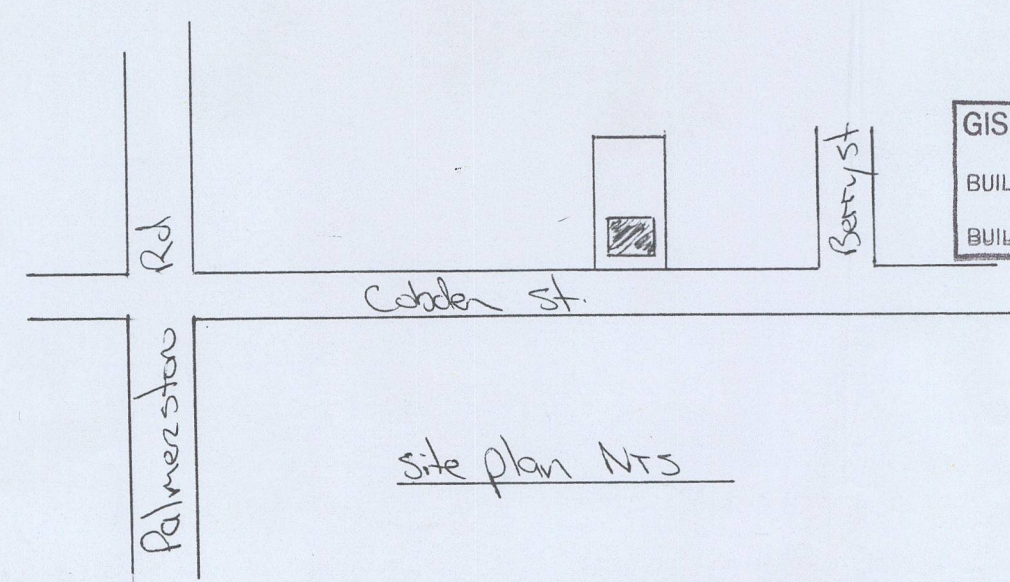
New Kitchen/Dining Floor plan



Cross section A



Cross section B



site plan Nrs

GISBORNE DISTRICT COUNCIL
BUILDING CONSENT 8229
BUILDING FILE NO 5365

GISBORNE DISTRICT COUNCIL
25 SEP 2007
BUILDING CONSENTS

14451

- Notes:
- 1/ All details, shown or otherwise, must comply with NZ Building Code in all aspects & in particular NZS 3604:1999 or any other relevant standard.
 - 2/ The builder must check all relevant dimensions on site before proceeding.
 - 3/ All T&V linings to be removed, ie walls & ceilings, and be replaced with gibo linings finished to a min Level 3 paint finish.
 - 4/ Kitchen design and fixtures to be decided on by client.
 - 5/ All exterior cladding, ie bevel back weather boards to be made good after removal and replacement of doors & windows.
 - 6/ Linings / Over Doors 2/300x50 all others 2/250x50.
 - all fixings in accordance with 3604:99
 - 7/ Insulate where possible with batts.

Proposed Alterations For A Tillman to No 37 cobden st Gisborne.

A.B.S Building Design
068670330 / 0274938468
Drawn 08/09/07