

Plans in fr. packet.

Application for Building Consent

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

To: Tasman District Council

Building Consent No. 000927

Date Issued: 10/7/00

USE - D Langdon Design

21/6/00

Phoned Scott McKim

Re Eng Design

For Veranda Limited Detail

(he will supply info)

APPLICATION DETAILS

Owner Details*

PAUL & ANNE ACKROYD

Full name(s)

Contact Name and Address for Service (Name and Address to which documentation will be sent)

PRESENTATION HOMES LTD

Contact Name

186 QUEEN ST RICHMOND

Postal Address

Phone 5439111 Fax 5439112

Project Location and Legal Description

MOURE HIGHWAY

Street Address

LOT 1

DP 14033

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

Valuation Number

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

Jack to R/C

Indicate clearly details of building work, e.g. New dwelling with internal garage and installation of wood burner.

Intended Use

New dwelling with internal garage and space heater

Intended Life

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

Being Stage 1 of 1 stages

Value of Work

Total (Inc. GST) \$ 232,947

Other Project Details

Floor Area 261.5 m²

No of Dwellings 1

No of Storeys 1

No of Toilets 2

*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)	Presentation Homes Ltd	5439111	
Registered Drainlayer	Terry Wesky	02596 9902	
Craftsman Plumber	Joe McDowell	0254 33270	
Building Certifier			
Designer	Presentation Homes Ltd	5439111	
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? <u>Yes</u>
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 watermains. ☒ 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: Scott Mackay

Position: Design Manager Date: 13/6/2000

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): New dwelling with internal garage and space heater
 Site Address: Mattete Highway, Motueka
 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.	
To be supplied by manufacturer	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		
Building		
Health		
Land Use		

Approved for Issue of Building Consent:

Technical Officer

Date: 3 - 6 - 00

Fees Payable (GST incl):

Resource Consent - Minor	\$	
Building / Plumbing / Drainage	\$	1040
BRANZ Levy	\$	233
BIA Levy	\$	957.45
Temporary Accommodation Bond	\$	
Compliance Schedule	\$	
Sewer Connection	\$	
Stormwater Connection	\$	
Water Connection	\$	
Development Impact Levy	\$	
TOTAL	\$	1624.45

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 Ph: (03) 523-9004 Fax: (03) 523-9004

PIM / BUILDING CONSENT SCREENING

BC 000927. RM _____
 Name: Paul & Anne McKay Date Received: 15/6/00
 Address: Manere Highway FI: _____
 Valuation Roll No. _____ FR: _____
 Due Date: _____

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

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

Signed: _____ Date: _____

BUILDING

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

To Arrive

Engineer Design Verndah Lintel
 to be supplied ~~by~~ (Phoned Scott Mackay)

Signed: [Signature] Date: 21/6/00

Any Section 44 Systems, (e.g. fire alarms, emergency lighting etc)? If Yes: BG 35.

PLUMBING AND DRAINAGE

<u>PD01</u>	<u>PD04</u>	PD05	PD06	<u>PD07</u>	PD08	PD09	PD10	PD11	PD12
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Toilet Pans No.

2

Connection to Council Services?

Water
Sewer

Yes/No
Yes/No

Is connection in an area where a connection fee is payable?

Yes/No

PD14

→ Generate Invoice

Signed: [Signature]

Date: 21/6/00

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



PLANNING CHECKSHEETS FOR BUILDING CONSENTS



APPLICATION DETAILS

PIM: 000 _____ Property File Ref: _____ New? ☐
(Subdivision Number _____)
Proposed Building: _____
Proposed Use: _____

MAP CHECK

Zone: Rural 1 Designations: N.I.
Other Map Notations: N.I.

ASSESSMENT



Building

Coverage (___%) ☒
Outd.Liv.Sp ☒
Setbacks ☒

Walls ☒
Balcony ☒
Parking ☒
(req'mt _____ parks)

B.Envel/Daylight ☒
Height ☒
Access/Loading/turning ☒

Check:

Coastal Envmt Area Rules ☐

Other Special Area Rules ☐
(Relates to "Other Map Notations")

Comments: 2nd house Rural 1 - discretionary activity.

Building is PERMITTED CONTROLLED DISCRETIONARY NON-COMPLYING
Activity is PERMITTED CONTROLLED DISCRETIONARY NON-COMPLYING



REQUIREMENTS & CONDITIONS

☐ Resource Consent Required Because _____

☐ Other Consents Required: _____

Applicant advised by PHONE FAX LETTER IN PERSON on _____ (date)

Existing Resource Consent (for this activity/building) reference: RM000349 P

☐ Conditions to be imposed on building consent (PTO)

Planner: [Signature]



Date: 1/17/2000

FILE

BUILDING CONSENT SUMMARY

Applicant

PAUL AND ANNE ACKROYD
C/- PRESENTATION HOMES
186 QUEEN STREET
RICHMOND

Consent Details

Consent/PIM No.: 000927
Date issued: 10/07/00

Valn No: 1928071600
Phone No: 5439111

Project Descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
TO BUILD NEW DWELLING HOUSE WITH GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: HOUSING

Project Location: MOUTERE HIGHWAY

Legal Description: LOT 1 DP 14033

Estimated Value: \$ 233,000

Contractor: PRESENTATION HOMES 186 QUEEN STREET RICHMOND 5439111

INSPECTION DETAILS:

Shed poles same day.

10.7.00

Found by Don Grantland. Excellent footings & steel

prep.

14.7.00

Slab prep excellent bk to pour.

26.7.00

Drains by Terry Westley. As required. OK job

Plans to come.

29.8.00

Pre line insp Bracing correct. Connections in place

Moisture

16-17%

OK to line.

RECEIVED

13 JUL 2000

T.D.C. MOTUEKA

*Work complies. Fireplace in corner lounge complies.
Drains by Terry Westley, are plans in Richmond? CCC please*

20.11.00

☐ 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
Murchison
Tel (03) 523-9004
Fax (03) 523-1012

☐ Motueka

Service Centre

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

DATE:

☐ Golden Bay

Service Centre

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

CONDITIONS OF CONSENT 000927

- 1 Engineer design verandah lintel to be supplied (Producer statement).
- 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 appliance, hearth and flue is to be installed in accordance with the manufacturer's installation specifications (a copy of which is to be on-site for Council inspection purposes) and NZS7421, which includes seismic restraint. WETBACKS DO NOT PROVIDE SEISMIC RESTRAINT.
- 7 Please arrange for final inspection once fire unit installed.
- 8 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.
- 9 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.
- 10 Construction and wall bracing to comply with NZS3604.
- 11 All glass to comply with NZS 4223.
- 12 The owner and the Builder are responsible for the correct siting of the Building work as specified on the approved plans.

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SUMMARY 000927 [Continued]

- 13 You should obtain an Energy Works Certificate for any utility system work eg. Electricity / Gas.
- 14 The owner or person undertaking the building work shall give at least one working day's notice to cover up or close in of any Drainage system.
- 15 The owner or person undertaking the building work shall give at least two working day's notice to cover up or close in of any Plumbing work.
- 16 On the completion of all drainage work an Engineer's as built plan to scale is to be submitted to the Tasman District Council.

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