

More into only reinforcing rod & footing depth + bracing Will ring on 6.1.03
number of ABK co For TITLE



Tasman
District Council

environment
& planning

Application for Building Consent

FORM NUMBER: BC1

DATE: 17 AUGUST 2001

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

This Application is for:

- ☐ Building Consent only
☐ Both Building Consent and a
Project Information Memorandum

Applicant Details*

Owner's Name (in full): Horrell Trust

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

Contact Name: Marion Horrell

Postal Address: 250 QUEEN VICTORIA
STREET, MOTUEKA

Post Code: 7161

Phone: 03 528 7129 km 9852

Fax: 03 528 8828

* Under 33 of the Building Act, the applicant must be the owner of the land on which building work is contemplated, or a person who 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.

Project Location and Legal Description

Street Address: 250 QUEEN VICTORIA
STREET MOTUEKA

Legal Description: (Please attach a recent certificate of title)

Valuation Number: 19280/13301

19280/13301

Building Consent No: 022167

Date Issued:

Project Description

- ☐ Dwelling
☒ Garage/Shed
☐ Commercial/Industrial
☐ Plumbing and/or Drainage
☐ Alteration
☐ Heating
☐ Other

Clearly indicate details of building work, e.g. new dwelling with internal garage and installation of wood burner.

Intended Use: Garage of vehicle

Intended Life:

- ☒ Indefinite life but not less than 50 years
☐ Specified as _____ years
☐ Demolition
☐ Being stage _____ of _____ stages

Value of Project:

Total (including GST) \$ 8000-00

Other Project Details:

Floor Area 96 m²

No. of Dwellings ONE

No. of Storeys ONE

No. of Toilets NIL

Here We Are!

RICHMOND

189 Queen St
Private Bag 4
Richmond 7031
Ph (03) 544 8176
Fax (03) 543 9524

MOTUEKA

7 Hickmott Place
P.O. Box 123
Motueka 7161
Ph (03) 528 7700
Fax (03) 528 9751

GOLDEN BAY

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P.O. Box 74
Takaka 7172
Ph (03) 525 9516
Fax (03) 525 9972

MURCHISON

92 Fairfax St
Murchison 7191
Ph (03) 523 1013
Fax (03) 523 1012

24 Hour

EMERGENCY
PHONE

Call your local office

It's the
lifestyle
that counts

Key Personnel

Key Personnel	Phone	Regn. No.
Name and Address		
Builder(s): Owner	528-7129 hme 528-8828 WIC	
Registered Drainlayer: N/A		
Craftsman Plumber: N/A		
Building Certifier:		
Designer: Owner	528-7129 hme 528-8828 WIC	

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.

Check Sheet

Check Sheet

Please use the following check sheet to assist you in lodging a complete Building Consent application and to avoid delays in processing. Please attach **two copies of the information (three copies of the floor plan)**. Tick each box which is relevant and ensure you attach the information. If it is not relevant, please write N/A across the box.

Information to be supplied with a Building Consent

OWNER
USE

- 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

COUNT
LISE

-

Plans and Specifications *(two copies required, and three copies of floor plan)*

1. Fully detailed and to scale Site Plan clearly showing:

- ☐ (a) Position of north.
- ☐ (b) The scale used in drawing the site plan.
- ☐ (c) Access to the site (including the driveway and location in relation to streets or landmarks).
- ☐ (d) Location of this structure in relation to other proposed or existing buildings on the site and neighbouring boundaries.
- ☐ (e) Distances to any plantation forest or adjoining land if less than 30 metres. Distances to any crop or orchard where pesticides are used on adjoining land if less than 30 metres.
- ☐ (f) Calculations of total site coverage.
- ☐ (g) Location and distance from the building to any watercourse on or adjoining the site.
- ☐ (h) Location of any water bore or well within 20 metres of a disposal field.

2. Fully detailed and to scale Plans clearly showing:

- ☐ (a) Fully detailed and dimensioned floor plan.
- ☐ Elevations showing ground level and daylight angles commencing at 2.5 metres above ground level at the legal property boundaries.
- ☐ Cross-sections and construction details.
- ☐ Position of all sanitary fittings and layout plan of water supply pipes, waste pipes and soil pipe installations.
NB: If it is a new dwelling, three copies of the floor plan are required.
- ☐ (b) Detailed specification covering the building, plumbing and drainage works in accordance with the Building Code.
- ☐ (c) Fully detailed Schedule of Materials confirming durability expectations.
- ☐ (d) Roof truss layout plan and design details from an approved manufacturer.
- ☐ (e) Wall and sub-floor bracing calculations, schedule and layout plan in accordance with NZS 3604:1999.
NB: Sub-floor bracing calculations only required for pile foundations.
- ☐ (f) Hot water system details: type, storage, capacity, location (on floor plan) and tempering valve detail.
- ☐ (g) 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.*
- ☐ (h) Details of proposed storage of hazardous substances and/or processes.
- ☐ (i) Fire Safety Design Summary and/or specific fire engineering design.
- ☐ (j) Log fire installation instructions, including flue details, make and model specifications, and whether a new or reconditioned appliance. If reconditioned, age of appliance and whether with or without a new fire box.
- ☐ (k) Compliance Schedule items – indicate if any systems listed under Section 44 of the Building Act are present.

3. Water Supply:

- ☐ (a) Indicate on the plans the water supply proposed (e.g. pipe 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.

4. Fully detailed and to scale Drainage Plan clearly showing:

- ☐ (a) Discharge points, i.e. sewer and stormwater, including gutter and downpipe size and location.
- ☐ (b) In rural areas: the drain to the septic tank, including the sampling access and all inspections, gullies, terminal vents, etc.
- ☐ (c) Position of the effluent disposal system showing any surface water cut-off lines, distribution boxes, fresh air inlets, dedicated drainage field plantings and the location of any well/bore on the property.
- ☐ (d) Relative levels of building floor, septic tank invert, disposal system.
- ☐ (e) A typical cross-section of effluent line showing depth below finished ground, subsoil conditions, filter media, drainage conduit, surface finish.
- ☐ (f) An assessment of the porosity of subsoil conditions.

Your property may be located within a "Special Domestic Wastewater Disposal Area" as defined in the Tasman Resource Management Plan. A much higher standard of effluent treatment is required in these areas. You can check if you are located in one of these areas by contacting the Customer Service Section of the Environment and Planning Department.

You may find it useful to refer to Council's "On-site Wastewater Disposal Guide" document. This is a guide to on-site pre-treatment options and disposal system design.

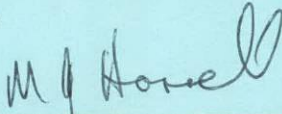
Reticulated Water and Sewerage Schemes

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 Council's "Guide to Building Consents" document.

Development Impact Levy (DIL)

For building work with an assessed value greater than \$50,000 (first dwellings exempt), a development impact levy is payable.

Signed:



(by or on behalf of the applicant)

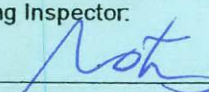
Position:

Date:

For Council Use Only

Checked by:	Initials	Date
Plumbing & Drainage		
Building		
Health		
Land Use		

Approved for Issue of Building Consent:

Building Inspector: 

Date: 21 / 1 / 03

Fees Payable (GST incl.)	
Resource Consent – Minor*	\$ 75
Building/Plumbing/Drainage	\$ 350
BRANZ Levy	\$
BIA Levy	\$
Compliance Schedule	\$
Development Impact Levy	\$
TOTAL	\$

Receipt No. _____

Tax Invoice Sent: / /

Engineering Services	
Sewer Contribution	\$
Stormwater Connection	\$
Water Connection	\$

* This application is deemed to be an application under the Resource Management Act 1991, for the purposes of a minor Resource Consent only. (Side yard only with neighbours written consent.)

PIM/Building Consent Screening

FORM NUMBER: BC6

DATE: 10 MAY 2002

Name: Horrell Trust

BC: 022167

Address: _____

RM: _____

Valuation Roll No. 19280/13300

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

Building

Is this property subject to any hazard? ☐ Yes ☐ No If Yes, please refer matter to Co-ordinator.

Is there any Section 44 Systems (e.g. fire alarms, emergency lighting, etc.)? If Yes: BG35

A01	BG01 ✓	BG07	BG13	BG19	BG25	BG31	BG37	BG43
A02	BG02	BG08	BG15	BG20	BG26	BG32	BG38	BG44
A03	BG03	BG09	BG16	BG21	BG27	BG33	BG39	
A04	BG04 ✓	BG10	BG17	BG22	BG28	BG34	BG40	
A05	BG05	BG11	BG18	BG23	BG29	BG35	BG41	
A06	BG06	BG12		BG24	BG30	BG36	BG42	

Stormwater to be disposed of without adverse effect on foundations or neighbours.

Plumbing and Drainage

PD01	PD04	PD05	PD06	PD07	PD08	PD09	PD10	PD11	PD12
------	------	------	------	------	------	------	------	------	------

Toilet Pans: (Number)

Is there a connection to Council services?

Water ☐ Yes ☐ No
Sewer ☐ Yes ☐ No

Is connection in an area where a connection fee is payable? ☐ Yes ☐ No

PD14 ⇒ Generate Invoice

Signed: [Signature]

Date: 21.1.03

Horrell Trust
C/ Marion Horrell
250 Queen Victoria Street
Motueka

GST Number: 51076806
Invoice Date: 23/01/03
Tax Invoice No: 32064
Customer No: BC022167
Order No.

Tax Invoice

QTY.	DESCRIPTION	RATE	AMOUNT
	022167 : 248 QUEEN VICTORIA ST, MOTUEKA Garage		
	Building consent fee		350.00 *
	Minor Dispensation		75.00 *
(* Incl Gst \$47.22)			

This is an Invoice - NOT your Building Consent

PLEASE NOTE - your Consent will not be issued until
this Invoice has been paid. Enquiries to Customer
Services - Environment & Planning Department

Balance Due

425.00

**Head Office
RICHMOND**

189 Queen Street
Private Bag 4, Richmond 7031
Ph (03) 544 8176
Fax (03) 543 9524

**Service Centre
MURCHISON**

92 Fairfax St
Murchison 7191
Ph (03) 523 1013
Fax (03) 523 1012

**Service Centre
MOTUEKA**

7 Hickmott Place
PO Box 123, Motueka 7161
Ph (03) 528 7700
Fax (03) 528 9751

**Service Centre
GOLDEN BAY**

78 Commercial St
PO Box 74, Takaka 7172
Ph (03) 525 9516
Fax (03) 525 9972

email - Info@tdc.govt.nz website - www.tdc.govt.nz

Customer Name: Horrell Trust

Tax Invoice: 32064
Invoice Date: 23/01/03

Customer Number:

BC022167

Total Due (Inc GST):

425.00

Amount Paid:

Planning Checksheet for Building Consents

FORM NUMBER: BC5

DATE: AUGUST 2002

Application Details

PIM/Building Consent No.: 022167.

Applicant Name: M Horrell.

Property File Ref: 19280-13300

New Subdivision: RM

Proposed Building: Shed

Proposed Use: Vehicle Storage

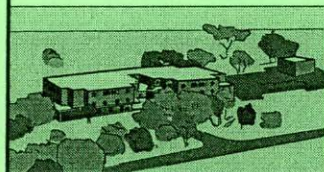
Building is:

- ☐ Permitted
☐ Controlled
☒ Discretionary
☐ Non-Complying



Activity is:

- ☒ Permitted
☐ Controlled
☐ Discretionary
☐ Non-Complying



Check

Zone: Rural 1

Area:

Designations:

Features (e.g. heritage):

Roading Hierarchy:

Consent Notice:

- ☒ Coverage (%)
☒ Outdoor Living Space
☒ Setbacks
☒ Walls
☒ Balcony
☒ Parking Requirement: ____ parks
☒ Building Envelope/Daylight
☒ Height
☒ Access/Loading/Turning
☒ Forestry Plantation/Orchard Setback
☒ Natural Hazards (Flooding, Instability, etc.)
☐ Special Domestic Wastewater Disposal Area
☐ Discharges
☒ Hazardous Facilities (HFSP)
☒ 23,000-litre Tank
☒ Coastal Environment Area Rules
Coastal environment condition required Yes/No
☐ Archaeological Maps
Archaeological condition required Yes/No

Requirements and Conditions

- ☐ Resource Consent required because

- ☐ Other Consents required:

Applicant advised by:

- ☐ Phone ☐ Letter
☐ Fax ☐ In Person
on (date)

Existing Resource Consent Reference

(for this activity/building)

RM 020800

- ☐ Conditions to be imposed on building consent

(Continue overleaf)

Comments:

Planner:

Solid

Date:

18/12/02



INSPECTION REPORT

Name: **Horrell Trust**

Consent No: **BC022167**

Address: **202 Queen Victoria Street, Motueka**

Inspected by: Richmond Grant

On **6/04/2011** at **12:28 p.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

28 ADDITIONAL INSPECTION

Notes Summary: flashing has been installed as built drainage plan has been provided electrical certificate has been provided from adel electrical fine to issue ccc

Next Inspection: n/a

pass

BUILDING CONSENT SUMMARY

Applicant

Consent Details

Horrell Trust
C/ Marion Horrell
250 Queen Victoria Street
Motueka

Consent/PIM No.: 022167
Date issued: 21/02/03

Valn No: 1928013301
Phone No: 0352871296

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
Garage

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: Garage

Project Location: 202 Queen Victoria Street, Motueka

Legal Description: Lot 1 DP 11196

Estimated Value: \$ 8,000

Contractor: OWNER

INSPECTION DETAILS:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Main Office SIGN
189 Queen Street
Private Bag 4
Richmond 7031
New Zealand
Tel (03) 544-8176
Fax (03) 543-9524

SIGNED:

**Murchison
Service Centre**
92 Fairfax Street
Murchison 7191
Tel (03) 523-1013
Fax (03) 523-1012

Motueka
Service Centre
DATE: _____
7 Hickmott Place
P.O. Box 123
Motueka 7161
Tel (03) 528-7700
Fax (03) 528-9751

DATE:

**Golden Bay
Service Centre**
78 Commercial Street
P.O. Box 74
Takaka 7172
Tel (03) 525-9516
Fax (03) 525-9972

CONDITIONS OF CONSENT 022167

- 1 Stormwater to be disposed of without adverse effect on foundations or neighbours.
- 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 building inspector is to be notified at least one working day prior to the pouring of concrete on site or the laying of flooring.
- 7 Construction and wall bracing to comply with NZS3604.

Main Office

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