



**Tasman  
District Council**

**environment  
& planning**

# Application for Building Consent

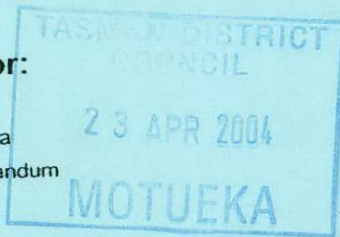
FORM NUMBER: BC1

DATE: 10 MARCH 2004

*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):

Marion Horrell

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

Contact Name: Marion Horrell

Postal Address: 250 Queen  
Victoria st Motueka

Post Code:

Phone: 03 528 7129

Fax:

\* 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 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:

192801330

Building Consent No: 040750

Date Issued:

24/5/04

## Project Description

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

HOBBY ROOM

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

Intended Use: HOBBY ROOM

STAND A LONE ROOM FOR  
HOBBY WORK

## 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

## Other Project Details:

Floor Area 50.4 m<sup>2</sup>

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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email: [info@tdc.govt.nz](mailto:info@tdc.govt.nz) website: <http://www.tdc.govt.nz>



**2. Fully detailed and to scale Plans and specifications clearly showing:**

- ☒ (a) Fully detailed and dimensioned floor plan.  
*NB: If it is a new dwelling, three copies of the floor plan are required.*
- ☐ 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.
- ☐ (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 manufacture.
- ☒ (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 and written confirmation from an approved appliance repairer or installer that the appliance is safe.*
- ☐ (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.



## Name and Address

## Check Sheet

## Information to be supplied with a Building Consent

COUNCIL  
USE

- 388

[illegible]



## 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.

## Financial Contributions on Building Development

A financial contribution is payable prior to building consent being issued for building development. This applies to building work with an assessed value greater than \$50,000 (first dwellings exempt) except that in the Rural 3 and Rural 3A zones, Mapua and Waimea Inlet Rural Residential zones and the Services Contribution Area special rules apply.

Signed:

(by or on behalf of the applicant)

Position:

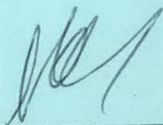
Date:

### For Council Use Only

Applicant Name:

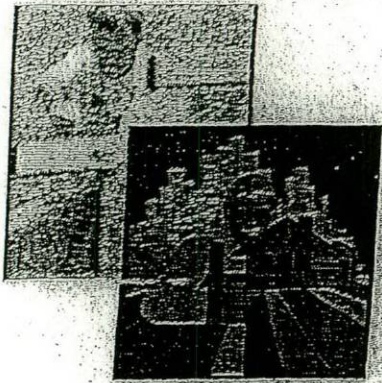
M. Horrell

### Fees Payable (GST incl.)

Environment & Planning		Engineering Services	
Resource Consent – Minor*	\$	Sewer Contribution	\$
Building/Plumbing/Drainage	\$365 —	Stormwater Connection	\$
BRANZ Levy	\$	Water Connection	\$
BIA Levy	\$		
Compliance Schedule	\$	Tax Invoice:	
Development Impact Levy	\$	Sent: / / No.:	
TOTAL	\$365 —		
Receipt No.			
Tax Invoice:			
Sent: 6/05/04 No.: 55582		Customer Services Officer Richmond/Motueka/Takaka	

\* 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.)





# Building Consent Check List

FORM NUMBER: BC11

DATE: 15 APRIL 20

Contents of File BC No. <u>040750</u> Val. No. <u>19280-13301</u>	Customer Service Officer		Building Inspector		Records
	Date	Initials	Date	Initials	
Plans (full set) ✓	24/5/04	W			
Specifications ✓					
Producer Statements					
Drainage Plan					
Building Check Sheet ✓					
Planning Check Sheet ✓					
Certificate of Title X					
Consent Notice					
Request for CCC					





# PIM/Building Consent Screening

DATE: 10 MAY 2002

FORM NUMBER: BC6

Name: M. Horrell.

BC: 040750

Address: 250. Queen Vic St.

RM:

Motueh.

Valuation Roll No. 19280-13301

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  
Bracing calculations to be provided before lining

## 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:

Date: 29. 4. 04



# Planning Checksheet for Building Consents

FORM NUMBER: BC5

DATE: 1 OCTOBER 2003

## Application Details

PIM/Building Consent No.: 040750

Applicant Name: M. Horrell

Property File Ref: 1928013301

New Subdivision: RM

Proposed Building & Use:

Hobby room - non-residential  
- for home occupation  
Accessary residential bldg.

## Check

Zone: Rural 1

Area:

Designations:

Features (e.g. heritage):

Roading Hierarchy:

Consent Notice:

- ☐ Coverage (      %)
- ☐ Outdoor Living Space
- ☐ Setbacks ? - to confirm.
- ☐ Walls
- ☐ Balcony
- ☐ Parking Requirement: \_\_\_\_ parks
- ☐ Building Envelope/Daylight
- ☐ Height
- ☐ Access/Loading/Turning
- ☐ Forestry Plantation/Orchard Setback
- ☐ Natural Hazards (Faults, Instability, etc.)
- ☐ Historical Pesticides Contamination (HPC)
- ☐ Flooding Maps
- ☐ 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

## Building is:

- ☒ Permitted
- ☐ Controlled
- ☐ Discretionary
- ☐ Non-Complying



## Activity is:

- ☒ Permitted
- ☐ Controlled
- ☐ Discretionary
- ☐ Non-Complying



## 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

- ☐ Conditions to be imposed on building consent

(Continue overleaf)

## Comments:

Building to be setback 10 metres from  
front boundary.  
See note re non-residential use

- ☐ Planning check completed

Planner:

Bob

Date:

29/4/04

This building consent application number 040750 has been applied for, assessed and approved as a hobby room for the applicants doll collection and has not been assessed as a building for habitable or residential purposes as defined in the NZ Building code and not as a dwelling as defined in councils Resource Management Plan.

The applicant has confirmed in writing on the plans that the building will not be used for any residential purposes.



M Horrell  
250 Queen Victoria Street  
Motueka

GST Number: 51076806

Invoice Date: 6/05/04

Tax Invoice No: 55582

Customer No: BC040750

Order No.

## Tax Invoice

QTY.	DESCRIPTION	RATE	AMOUNT		
	040750 : 202 Queen Victoria Street, Motueka To build a stand alone hobby room				
	Building consent fee		365.00 *		
	(* Incl Gst \$40.56)				
<p>This is an Invoice - NOT your Building Consent</p> <p>PLEASE NOTE - your Consent will not be issued until this Invoice has been paid. Enquiries to Customer Services - Environment &amp; Planning Department</p>					
			<table><tr><td><b>Balance Due</b></td></tr><tr><td>365.00</td></tr></table>	<b>Balance Due</b>	365.00
<b>Balance Due</b>					
365.00					

**Head Office  
RICHMOND**

189 Queen Street  
Private Bag 4, Richmond 7031  
Ph (03) 543 8400  
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Fax (03) 528 9751

**Service Centre  
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PO Box 74, Takaka 7172  
Ph (03) 525 0020  
Fax (03) 525 9972

email - [Info@tdc.govt.nz](mailto:Info@tdc.govt.nz) website - [www.tdc.govt.nz](http://www.tdc.govt.nz)

Customer Name: M Horrell

Customer Number: BC040750

Tax Invoice: 55582  
Invoice Date: 6/05/04

Total Due (Inc GST):

Amount Paid:

365.00





## INSPECTION REPORT

Name: **M Horrell**

Consent No: **BC040750**

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

Inspected by: Richmond Grant

On **6/04/2011** at **12:32 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:** fine to issue ccc

**Next Inspection:** n/a

**pass**



**BUILDING INSPECTORS INSPECTION REPORT****FORM BC10****Property Details:**Owner: M HorrellBuilding Consent # 040750Site Address: 250 Q Vict St Mt (250)Valuation # 1928013301Contractor: B Dowler**Inspection:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Siting                  | <input type="checkbox"/> Plan changes                     | <input type="checkbox"/> Roof truss/Purlin connections       |
| <input type="checkbox"/> Foundation / footing    | <input type="checkbox"/> Masonry bond beam                | <input type="checkbox"/> Drainage sewer                      |
| <input type="checkbox"/> Slab / subfloor         | <input type="checkbox"/> Preline brace / struct.          | <input type="checkbox"/> Drainage - onsite effluent disposal |
| <input type="checkbox"/> Mid-height veneer       | <input type="checkbox"/> Preline plumbing                 | <input type="checkbox"/> Drainage stormwater                 |
| <input type="checkbox"/> Weather tightness       | <input type="checkbox"/> Preline F.R.R. struct. & fixings | <input type="checkbox"/> Heating unit                        |
| <input type="checkbox"/> Stucco/texture pre-coat | <input type="checkbox"/> Post line bracing                | <input type="checkbox"/> Swimming pool fencing               |
| <input type="checkbox"/> Masonry infill          | <input type="checkbox"/> Post line F.R.R.                 | <input type="checkbox"/> Other                               |

**To: Owner / Agent / Contractor****How Notified:**☐ Direct☐ Left on site**Inspection Notes:**

Pile holes to solid bearing. Anchors  
900 deep. All complies.  
OK to pour

Approved ☒Re-inspection required ☐Building Inspector: [Signature]Date: 24.5.04**Here We Are!****RICHMOND**

189 Queen St  
Private Bag 4  
Richmond 7031  
Ph (03) 543 8400  
Fax (03) 543 9524

**MOTUEKA**

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Motueka 7161  
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**24** Hour  
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PHONE**

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**BUILDING INSPECTORS INSPECTION REPORT****FORM BC10****Property Details:**

Owner: M Horrell  
Site Address: 250 Q Vict St Mot  
Contractor: B Dowler

Building Consent # 040750  
Valuation # 1928013301

**Inspection:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Siting                     | <input type="checkbox"/> Plan changes                     | <input type="checkbox"/> Roof truss/Purlin connections       |
| <input type="checkbox"/> Foundation / footing       | <input type="checkbox"/> Masonry bond beam                | <input type="checkbox"/> Drainage sewer                      |
| <input checked="" type="checkbox"/> Slab / subfloor | <input type="checkbox"/> Preline brace / struct.          | <input type="checkbox"/> Drainage - onsite effluent disposal |
| <input type="checkbox"/> Mid-height veneer          | <input type="checkbox"/> Preline plumbing                 | <input type="checkbox"/> Drainage stormwater                 |
| <input type="checkbox"/> Weather tightness          | <input type="checkbox"/> Preline F.R.R. struct. & fixings | <input type="checkbox"/> Heating unit                        |
| <input type="checkbox"/> Stucco/texture pre-coat    | <input type="checkbox"/> Post line bracing                | <input type="checkbox"/> Swimming pool fencing               |
| <input type="checkbox"/> Masonry infill             | <input type="checkbox"/> Post line F.R.R.                 | <input type="checkbox"/> Other                               |

**To: Owner / Agent / Contractor****How Notified:**☐ Direct☐ Left on site**Inspection Notes:**

Subfloor connections comply.

**Approved** ☒**Re-inspection required** ☐**Building Inspector:** NJS**Date:** 9.7.04**Here We Are!**

**RICHMOND**  
189 Queen St  
Private Bag 4  
Richmond 7031  
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**BUILDING INSPECTORS INSPECTION REPORT**

**FORM BC10**

**Property Details:**

Owner: B Dowler Building Consent # 040750  
 Site Address: 250 Queen Vict St Mot Valuation #   
 Contractor: Owner

**Inspection:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Siting                  | <input type="checkbox"/> Plan changes                       | <input type="checkbox"/> Roof truss/Purlin connections       |
| <input type="checkbox"/> Foundation / footing    | <input type="checkbox"/> Masonry bond beam                  | <input type="checkbox"/> Drainage sewer                      |
| <input type="checkbox"/> Slab / subfloor         | <input checked="" type="checkbox"/> Preline brace / struct. | <input type="checkbox"/> Drainage - onsite effluent disposal |
| <input type="checkbox"/> Mid-height veneer       | <input type="checkbox"/> Preline plumbing                   | <input type="checkbox"/> Drainage stormwater                 |
| <input type="checkbox"/> Weather tightness       | <input type="checkbox"/> Preline F.R.R. struct. & fixings   | <input type="checkbox"/> Heating unit                        |
| <input type="checkbox"/> Stucco/texture pre-coat | <input type="checkbox"/> Post line bracing                  | <input type="checkbox"/> Swimming pool fencing               |
| <input type="checkbox"/> Masonry infill          | <input type="checkbox"/> Post line F.R.R.                   | <input type="checkbox"/> Other                               |

To: Owner / Agent / Contractor

How Notified:

☐ Direct

☐ Left on site

**Inspection Notes:**

Moisture walls & ceilings 15% max.  
 All structure complies & bracing elements  
 in place. Baths on site & ready for  
 install.  
 OK to line.

Approved ☒

Re-inspection required ☐

Building Inspector: [Signature]

Date: 7.10.04

**Here We Are!**

**RICHMOND**

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## CONDITIONS OF CONSENT 040750

- 1 Stormwater to be disposed of without adverse effect on foundations.  
Bracing calculations to be provided before lining.
- 2 Building to be set back 10metres from front boundary.  
See note re non - residential use.
- 3 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.
- 4 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.
- 5 All Building Work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur on the Drawings and Specifications.
- 6 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.
- 7 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.
- 8 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.
- 9 Construction and wall bracing to comply with NZS3604.
- 10 All glass to comply with NZS 4223.

**Main Office**

189 Queen Street  
Private Bag 4  
Richmond 7031  
New Zealand  
Tel (03) 543-8400  
Fax (03) 543-9524

**Murchison  
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