tasman district council

23 JAN 2013

TASMAN DISTRICT COUNCIL

Application for Building Consent and/or Application for Project Information Memorandum (PIM)

Section 33 or Section 45, Building Act 2004

Use this form if you are applying for: A Building Consent only, A PIM only, A combined Building Consent and PIM

Note: Parts A, B, C, E and F are to be completed for all applications. All other parts to be completed where relevant.

** For assistance with this application form, please refer to BC1A: User Guide: New Dwellings and Alterations to Dwellings and BC1C: Guidance Notes and Building Consent Procedures.

PART A

OFFICE USE

Date received stamp:

BC No: 130058

Date Granted:

The Building

Street address of building: *(for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)*

135 Bensemann Rd (or 135 Blackbird Valley Rd?) Upper Moutere

Legal description of land where building is located: *(state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)*

Lot 1 DP 352842

Building name: *(if applicable)*

cottage

Location of building within site/block number: *(include nearest street access or valuation number)*

–

Number of levels: *(include ground level and any levels below ground)* 1

Level/unit number: *(if applicable)* – Number of WC pans: 1

Area: *(total floor area; indicate area affected by the building work if less than the total area)* 83.1 m^2 cottage 23.4 m^2 carport 24 m^2 verandah

Current, lawfully established use: *(include number of occupants per level and per use if more than one)*

–

Year first constructed: *(approximate date is acceptable, e.g. 1920s or 1960-1970)* –

The Owner

Name of Owner: Stuart Gibson

Contact person:

Mailing address: P O Box 93, Brightwater

Street address/registered office:

Phone Numbers:

Daytime: 0274809148 Mobile:

Facsimile: – After Hours:

E-mail: –

Website: –

Evidence of ownership: *(i.e. copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)*

☑ Copy of Certificate of Title (less than 3 months old) ☐ Agreement for sale and purchase ☐ Lease ☐ Other

Agent *(only required if application is being made on behalf of the owner)*

Name of Agent:

Contact person: *(insert N/A if the applicant is an individual)*

Mailing address:

Street address/registered office:

Phone Numbers:

Daytime: Mobile:

Facsimile: After Hours:

E-mail:

Website:

Relationship to owner: *(state details of the authorisation from the owner to make the application on the owner's behalf)*

First Point of Contact *(if not owner or agent)*

First point of contact for communications with the Council: Kerry Thomson

Contact person: *(insert N/A if the applicant is an individual)* "

Mailing address: 7 Cresswell Pl, Richmond

Street address/registered office:

Phone Numbers:

Daytime: 5445343 Mobile:

Facsimile: After Hours:

E-mail: kbthomson@kinect.co.nz

Website: —

Relationship to owner: *(state details of the authorisation from the owner to make the application on the owner's behalf)*

designer

Application

I request that you issue a: *(tick one box)*

☐ Project Information Memorandum only

☐ Project Information Memorandum and Building Consent

☐ Building Consent for PIM No. for the building work described in this application

☑ Building Consent only

→ Signature of owner/~~agent~~ *(delete one)* on behalf of and with the authority of the owner — Date 24/1/2013

PART B

Project Information Memorandum *supporting information (to be completed unless a PIM has already been provided)*

The following matters are involved in the project: *(tick the matters relevant to the project)*

- ☐ Subdivision application no.
- ☐ Resource Consent application no.
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☑ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☑ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers, or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisation from the territorial authority: *(specify)*

PART C

The Project

Description of the building work: *(provide sufficient description of building work to enable scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description)*

- ☑ New
- ☐ Alteration
- ☐ Relocation

2 bedroom cottage

Will the building work result in a change of use of the building? ☐ Yes ☑ No

If Yes, provide details of the new use:

Intended life of the building if less than 50 years: *(number of years)*

List building consents previously issued for this project *(if any)*:
(list who issued the consent, the date of issue and the consent number)

Issued By	Date Issued	Consent No.	Issued By	Date Issued	Consent No.

Estimated value of the building work on which the building levy will be calculated $ 130 000
(including goods and services tax): (state estimated value as defined in Section 7 of the Building Act 2004)

Building Consent *(do not fill in this section if the application is for a Project Information Memorandum only)*

Plans and specifications are to be attached to this application:
(all plans and specifications must meet the minimum requirements set out in the Regulations or required by the Building Consent Authority)
Please complete full list under attachments overleaf

The building work will comply with the Building Code as follows:
(If you're not sure which clauses are applicable, talk to the BCA or your architect)

Clause *(tick relevant clause numbers of Building Code)*	**Means of compliance** *(refer to the relevant compliance document(s), or detail of alternative solution in the plans and specifications; if not applicable, put N/A)*
☑ B1 Structure	☑ B1/AS1 ☑ NZS 3604 ☐ NZS 4203 ☐ NZS 4229 Other
☑ B2 Durability	☑ B2/AS1 ☐ NZS 3101 ☑ NZS 3602 ☑ NZS 3604 Other
☐ C1-4 Fire	☐ C1/AS1 Other
☐ D1 Access Routes	☐ D1/AS1 ☐ NZS 4121 Other
☐ D2 Mechanical Installations for Access	☐ D2/AS1 ☐ NZS 4332 ☐ EN81 ☐ EN115 Other
☑ E1 Surface Water	☑ E1/AS1 ☐ AS/NZS 3500.3 Other
☑ E2 External Moisture	☑ E2/AS1 ☐ Specific design and testing Other
☑ E3 Internal Moisture	☑ E3/AS1 Other
☐ F1 Hazardous Agents on Site	☐ F1/AS1 Other
☐ F2 Hazardous Building Materials	☐ F2/AS1 ☐ NZS 4223 Other
☐ F3 Hazardous Substances and Processes	☐ F3/AS1 Other
☐ F4 Safety from Falling	☐ F4/AS1 ☐ FSP Act Other
☐ F5 Construction and Demolition Hazards	☐ F5/AS1 Other
☐ F6 Lighting for Emergency	☐ F6/AS1 Other
☐ F7 Warning Systems	☐ F7/AS1 ☐ AS/NZS 1668 ☐ NZS 4512 ☐ NZS 4515 Other
☐ F8 Signs	☐ F8/AS1 Other

☑ G1 Personal Hygiene	☑ G1/AS1 Other
☑ G2 Laundering	☑ G2/AS1 Other
☑ G3 Food Preparation and Prevention of Contamination	☑ G3/AS1 Other
☑ G4 Ventilation	☑ G4/AS1 ☐ AS 1668.2 Other
☐ G5 Interior Environment	☐ G5/AS1 Other
☐ G6 Airborne and Impact Sound	☐ G6/AS1 Other
☑ G7 Natural Light	☑ G7/AS1 Other
☐ G8 Artificial Light	☐ G8/AS1 ☐ NZS 6703 Other
☑ G9 Electricity	☑ G9/AS1 Other
☐ G10 Piped Services	☐ G10/AS1 ☐ NZS 5261 Other
☐ G11 Gas as an Energy Source	☐ G11/AS1 Other
☑ G12 Water Supplies	☑ G12/AS1 ☐ AS/NZS 3500.2 ☐ AS/NZS 3500.5 Other
☑ G13 Foul Water	☑ G13/AS1 ☐ AS/NZS 3500.2 ☐ BS 5572 Other
☐ G14 Industrial Liquid Waste	☐ G14/AS1 Other
☐ G15 Solid Waste	☐ G15/AS1 Other
☑ H1 Energy Efficiency	☑ H1/AS1 ☑ NZS 4218 ☐ NZS 4243 ☐ ALF Design Manual ☐ NZS 4214 Other

Waiver/modification to New Zealand Building Code required for the following parts of the Code:

PART D

Compliance schedule *(do not fill in this section if this is an application for a Project Information Memorandum only)*

Tick one:

☑ There are no specified systems in the building

☐ New specified systems in this building
(specified systems are defined in Regulations; if you are not sure whether your building has specified systems, talk to the BCA, or your architect)

Complete form BC41 (Application for Compliance Schedule) and attach

☐ There is an existing Compliance Schedule on this building

Complete form BC11 (Application for Amendment to Compliance Schedule) and attach

PART E

Attachments

The following documents are attached to this application: *(tick as applicable, or put N/A if there are no attachments)*

☐ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☑ Evidence of ownership

☐ Application fee

☑ Plans and specifications (list below)

(If insufficient space, please attach schedule to the application)

PART F

Key Personnel

Builder:

Name: S. Gibson

Daytime Ph:

Mobile Ph: 027 480 9148

After Hours Ph:

Facsimile:

Registration No. BP 102378

Designer:

Name: K. B. Thomson

Daytime Ph: 5445343

Mobile Ph:

After Hours Ph:

Facsimile:

Registration No. 11391

Registered Drainlayer:

Name: Sean Hurford

Daytime Ph: 03 540 2120

Mobile Ph: 027 474 3214

After Hours Ph:

Facsimile:

Registration No. 18369

Registered Plumber:

Name: Sean Hurford

Daytime Ph: 03 540 2120

Mobile Ph: 027 247 4324

After Hours Ph:

Facsimile:

Registration No. 18369

PART B

Specification for installation of solid fuel heating appliance

(Applicants, please complete all parts)

1. Make and model of heater/burner: Woodsman Matai ECR MK III
2. Free-standing ☑ In-built ☐
3. Is the heater/burner? ☑ New ☐ Second-hand
4. Type of fuel: (e.g. diesel, kerosene, wood, coal, pellets) wood

All heaters/burners

After 1 September 2005 any heater/burner installed on any property smaller than 2ha must be a clean burning model. A clean burning model must not emit more than 1.5 grams of particulate matter for every 1kg of fuel used and have an efficiency standard of at least 65%. On properties that are greater than 2ha, the heater/burner must not emit more than 4 grams of particulate matter for every 1kg of fuel used (emission levels as defined in AS/NZS 4013, Section 7). Proof of compliance with the maximum allowance particulate emission is required for all heaters/burners.

Second-hand heaters/burners - additional requirement

Appliance Certification Report – second-hand heaters/burners must be inspected and tested by a suitably experienced and approved fire installer (check with Council Building Consent Authority to find who these people are). A copy of the test/inspection report must be submitted with the consent application.

Flue quality

Under no circumstances will installation of second-hand flues be permitted.

5. Hearth construction and thickness: concrete floor
6. Air gap between hearth and timber floor: (only required for some models) –
7. Distance hearth projects from heat: front 300 mm sides 150 mm
8. When heater/burner is on an angle, distance of back corners of heater/burner from walls: –
9. Distance from back of heater/burner to wall: 100 mm
10. State method of wall protection, if required: (heat resistant materials, e.g. brick with 25mm air gap)

    –
11. Does flue pass:

    Horizontally through wall? ☐ Yes ☑ No Vertically through ceiling? ☑ Yes ☐ No
12. If horizontally, state method of wall protection: –
13. Type of flue kit: ☐ Single shield ☑ Double shield ☐ Other Eco flue
14. Distance from outer shield to framing timbers: 25mm (see page 13
15. Height of flue above ridge: 600 mm
16. Is there a wetback connection? ☐ Yes ☑ No

    a. If yes, is it new, or an existing wetback? ☐ New ☐ Existing

    b. If new, please provide a piping and connection diagram.
17. Fixing to hearth: (Not less than 8mm diameter bolts. Wetbacks are not seismic restraints) 2/8mm dynabolts to concrete floor
18. State type of fixing: (Note: Both hearth and heater/burner must be fixed to floor)
19. Estimated value: $1500

Important Note: All new wetback heater/burner installations are required to have a tempering valve fitted to comply with the New Zealand Building Code.

Building Consent Application
Acceptance Guidance Sheet

Customer Service

GL 3201100101 Receipt: 677697

Date Stamp: 130058

RECEIVED 23 JAN 2013

Applicant Name: Stuart Gibson Blackbird

Site Address: 135 Berkshire Rd

Project Type: New Dwelling 2 bedroom

Valuation No: 1936 021402

Sq mtrs: 83m² No. WC Pans: 1
C 28.4m²
V 24 m²

X Co-ordinates: 2506225

Y Co-ordinates: 5990900

Project Value: $ 180 000

☑ Application form completed and signed

☐ Certificate of Title (all pages)

☑ Two copies of submitted documents (Drawings and Specifications)

☑ New Application

☐ Extra copy of floor plans (for Quotable Value)

☐ Amendments to Existing BC _____

☑ Deposit Paid ☐ Received by Mail

☑ Yes ☐ No Vetted by Duty Building Consent Officer

☑ Yes ☐ No Pre-lodgement checklist completed and signed

If any of the above relevant information is NOT present and complete in the Building Consent application, the Tasman District Council reserves the right to decline receipt of the application.

Customer Service Receiving Officer	Name:	Ed
	Initial:	
	Date:	24/1/13

Building Consent File Checklists

Part 2: Building Consent File Checklist

Date:

Applicant: Stuart Gibson BC No: 130058
Project Location: 135 Bensemann Road, Upper Moutere Valuation No: 1936021402
Building Type: New 2 bedroom cottage with woodburner

Building Control Administration	Yes	No	N/A
Building Consent Application	☑	☐	☐
Architectural Plans	☑	☐	☐
Project Specification	☑	☐	☐
Application Acceptance Guidance Document	☑	☐	☐
Certificate of Title	☑	☐	☐
Building Consent file correctly numbered	☑		

General	$	N/A
TAN (TA Notes)	264-	☐
PIM	~~2200-~~	☑
BC	2200-	☐
BRANZ	130-	☐
DBH	261-30	☐
Miscellaneous charges DC + Admin	46-	

Development Contributions	$	N/A
Roading	894	☐
Stormwater	—	☐
Water	—	☐
Wastewater	—	☐
Discount	—	☐

Financial Contributions	$	N/A
Reserves – Ward		☑
Total Charges	3795-30	

Building Control Administration				
	Name:	Tracey	Application Accepted:	✓
	Initial:		Application Declined:	
	Date:	25.1.13		

Part 3: Senior BCO – Building Consent Allocation

							Yes	No	N/A
Building category *(circle)*	R1	R2	R3	Com1	Com2	Com3			
Allocated to:									
Is it a building of commercial or industrial nature?							☐	☑	☐
Is a DRU check required/arranged for the fire safety design?							☐	☐	☑
Is a full Compliance Schedule application required/provided?							☐	☐	☑
Is a compliance check required/arranged with the Environmental Health Section (commercial kitchen, camping ground, food, liquor licensing)?							☐	☐	☑
Is a compliance check required/arranged for site contamination?							☐	☐	☑
Is a compliance check required/arranged for land hazards?							☐	☐	☑
Is a compliance check required/arranged for hazardous substances or materials?							☐	☐	☑

Senior BCO	Name:	Grace Nauman	Application Accepted:	✓
	Initial:		Application Declined:	
	Date:	25-1-13		

Part 4: Building Consent Officers

	Yes	No	N/A
Statements of Expert Opinion (Design)	☐	☐	☑
Design Reports / Calculations (geotechnical, fire, structural, etc) WW 18-2-13	☑	☐	☐
Processing Checklists	☑	☐	☐
Further Information Requests	☐	☑	☐

Building Act Conditions

		Yes	N/A
BI 60	This consent is granted pursuant to Section 72 (building on hazard-prone land) of the Building Act and is conditional on the Council notifying the District Land Registrar that this consent is granted pursuant to Section 72. An entry will be made by the District Land Registrar against the Certificate of Title.	☐	☑
BI 61	This consent is granted pursuant to Section 75 (building over two or more lots) of the Building Act and conditional on Council notifying the District Land Registrar that this consent is granted pursuant to Section 75. An entry will be made by the District Land Registrar against the affected Certificates of Title.	☐	☑
BI 62	This consent is granted subject to a waiver from the requirements of the Building Code in respect of: Specify:	☐	☑

Additional Information		Yes	No	N/A
Building Standard Statements				
AI07	A statement of expert opinion review from a chartered professional engineer is required confirming all site inspections as specified in the engineer's schedule have been completed.	☐	☐	☑
AI09	Boundary pegs with string lines need to be in place prior to Building Inspector's arrival during first site inspection.	☑	☐	☐
AI12	This project includes the installation of fire alarms. Fire alarm installations require to be certified by an accredited inspection body. A copy of an Energy Works Certificate for electrical work is required.	☐	☐	☑
AI13	Proprietary exterior plaster claddings shall be applied by an approved applicator and in full compliance with manufacturer's specifications.	☐	☐	☑
AI14	The exterior texture coating applicator shall, on completion of work, provide a statement of expert opinion stating compliance with all aspects of the texture coating products approved application specifications.	☐	☐	☑
AI15	Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.	☑	☐	☐
AI17	A statement of expert opinion from applicator of wet floor shower/waterproofing membrane, stating compliance with approved application specifications; will be required on completion of work.	☐	☐	☑
Drainage and Plumbing Standard Statements				
AD17	On the completion of all drainage work an engineer's as-built plan to scale is to be submitted to the Tasman District Council.	☑	☐	☐
AD21	A statement of expert opinion shall be provided from the solar panel installer stating compliance with the Code of Practice for Manufacture and Installation of Solar Water Heating Systems in New Zealand.	☐	☐	☑
		☐	☐	☐

Building Consent Inspections

Detail	Yes	N/A	Detail	Yes	N/A
1 Siting / foundation block wall	☑	☐	17 Drainage / sewer / stormwater	☑	☐
2 Piles / foundations	☐	☑	18 On-site effluent disposal	☑	☐
3 Concrete floor slab	☑	☐	19 Stucco / texture pre-coat	☐	☐
4 Timber subfloor	☐	☑	20 Stucco control joints	☐	☐
5 Truss / roof / pre-wrap	☑	☐	21 Weathertightness details	☑	☐
6 Post-wrap / cavity	☑	☐	22 Solar heating	☐	☑
7 Pre-line brace / insulation / plumbing	☑	☐	23 Metal exterior cladding	☑	☐
8 Pre-line firewall rated structure	☐	☑	24 Specific high risk detail inspection	☐	☐
1 Post-line bracing	☑	☐	25 Swimming pool fence	☐	☐
10 Post-line fire walls	☐	☐	26 Exterior drained land surface areas	☐	☐
11 Pre-butynol / deck membrane flat roof	☐	☐	27 Non-standard inspections as attached	☐	☐
12 Brick veneer	☐	☐	28 Final inspection: interior / exterior / certificates	☑	☐
13 Masonry block construction in-fill / cleanouts	☐	☐	29 Heating unit installation: in-built chamber	☐	☑
14 Masonry block construction bond beam	☐	☐	30 Final inspection: fire – in-built	☐	☑
15 Retaining wall drainage	☐	☐	31 Final inspection: fire – free-standing	☑	☐
16 Wet area membrane (showers)	☐	☐			☐

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TRMP requirement for 45,000 ltrs of water storage for fire fighting (separate and additional to potable supply). Not shown on plans at consent stage. All building work can continue other than tanks. If at CCC stage the firefighting water tanks are not in place, Building Inpsector to contact Compliance department

ation for

	Initial:	S	Application Refused:	
	Date:	1/2/13		

Applicant: Stuart Gibson BC No: 130058
Project Location: 135 Bensemann Road, Upper Moutere Valuation No: 1936021402
Building Type: New 2 bedroom cottage with woodburner

Part 5: Building Control Administration

	Yes	No	N/A
Checkboxes signed by BCO and SBCO	☑	☐	☐
If no, building consent returned to:			
Building consent invoiced	☑	☐	☐
Invoice No. 37958 Date: 8-03-2013			
PIM/TA check issued	☑	☐	☐
Section 72 or Section 75 actioned	☐	☐	☑
Compliance schedule actioned	☐	☐	☑

Officer Name:	Sarah Abney	Date:	11/3/13
Signature:			

Part 6: Building Inspector

	Yes	No	N/A
Application for Code Compliance Certificate	☐	☐	☐
Inspection Reports	☐	☐	☐
Warranties / Certificates	☐	☐	☐
As-built Drawings	☐	☐	☐
Statements of Expert Opinion (construction review)	☐	☐	☐
Approved Amendments	☐	☐	☐
Recommend Issue of Code Compliance Certificate	☐	☐	☐

Officer Name:		Date:	
Signature:			

Part 7: Building Control Administration

	Yes	No	N/A
Checkboxes signed by Building Inspector	☐	☐	☐
Code Compliance Certificate issued	☐	☐	☐
Other – Compliance Schedule / Certificate of Public Use	☐	☐	☐

Officer Name:		Date:	
Signature:			

RESIDENTIAL

Building Consent Pre-Lodgement Checklist

- *For the applicant to identify if and where information is shown on the plan drawings.*
- *It is for the Building Consent Authority (BCA) to check completeness of a building consent (BC) application before it can be accepted for processing.*
- *Council has the right to refuse an application which is incomplete.*
- *Note – This is not to check correctness or compliance, compliance checks are done later (during the BC processing where the BC may be suspended if any non-compliance items are identified).*
- *The first 30 minutes are free, a checking fee will be charged after that.*

Applicants must fill in all shaded areas

This checklist is needed for all BC applications. If required information is found to be missing, the application cannot be lodged and identified deficiencies will be given to the applicant. The application can be resubmitted once all the required information is present.

***Indicate location/page number of the drawings in shaded columns below** (unshaded columns are for office use)*

Project Description	2 bedroom cottage
Address	35 Bensemann Rd, Upper Moutere
Owner	Stuart Gibbon

	Sheet	N/A	√/x	
Application Form			√	**Notes**
Does the project include "restricted building work" (RBW)? Yes ☑ No ☐				
If yes, names and registration numbers of Licensed Building Practitioner (LBP) designers provided ***(compulsory)***				
If yes, names and registration numbers of LBP site workers provided If not available now, when and how will these be provided?				
If yes, a certificate of work provided by the designer	✓			
Two sets of plans and specifications provided	✓			
gal description completed	✓			
Description of work accurate	✓			
Specified life applied	✓			
Value of work shown and accurate	✓			
Application form completed and correct, including compliance list on pages 4 and 5	✓		/	
Application form signed and dated				
Certificate of Title provided with any consent notices	✓		/	

Design Basis			/	**Notes**
Wind zone	S1 P2		/	
Earthquake zone	1		/	
Snow zone	—			
Corrosion zone	H		/	
E2 Risk Matrix	S1		/	

Drawings			/	**Notes**
Plans to acceptable standard, ie: to scale, no graph paper, no pencil drawings, no single line drawings (refer to DBH "Guide to applying for a building consent")	✓			
Contents page provided and drawing sheets cross-referenced	—			

S = spec page nº
P = plans page nº

	Sheet	N/A	√/x	
Specifications			✓	**Notes**
The specifications are job-specific and meaningful, ~~with Contents page~~	✓			
Includes all supporting information, including product manufacturers' specifications	✓			

Demolition Work				**Notes**
Shows if building is to be removed or demolished				
If demolished – a full site plan showing all safety protection measures to be taken, services capped off				
Shows how any hazardous materials are to be safely disposed of (landfill site, etc)				

Site Plan				**Notes**
Shows legal boundaries, easements, access	P2		✓	
Datum, spot levels or contours and North point building site is flat	P2		✓	
Any excavation works, fill, retaining walls and surface water control measures	n a		✓	
All existing buildings container only (Not lowered)	✓		✓	
Location of new buildings and distance to boundaries	✓		✓	
Infrastructure (sewer, water and stormwater laterals) or effluent field locations	✓		✓	

Floor Plan			✓	**Notes**
If alteration work, provide separate plans for existing and for new	~~n/a~~ n/a			
Layout fully dimensioned	P1			
Rooms identified	✓			
Windows, doors and lintel sizes	✓			
Mechanical ventilation details where no windows	—			
Smoke detectors or fire alarm locations	✓			
Heating unit appliance	✓			
Type of shower	S3 & 22			

Foundation Plan			✓	**Notes**
Full foundation layout plan provided	P1			
Concrete slab – details including reinforcing (500E reference shown), hardfill, DPC, control joints, slab thickenings	P1 & P3 SECTIONS			
Timber floors – pile layout, location and bracing, subfloor framing, sizes, timber treatments and connectors	—			
Any special stainless steel where needed	—			
Ventilation and protection of underfloor insulation	—			

Cross Section and Details			✓	**Notes**
At least two full cross sections provided	P3			
All complex areas detailed	✓			
All timber framing sizes and spacings shown with timber species, and treatments	✓			
All uplift connectors specified	✓ & S1			
Insulation materials	✓ & S1			
Details of all wall and roof areas	✓			
Details of all foundations	✓			
Details of any upper floors and balconies, decks and barriers	—			
All window and door flashings details	S20 & 21			
All roof penetrations details	S17			
Any flashings between different claddings, and new/existing if an addition	—			
For any stairs, full stair and barrier details	—			
Claddings and any drainage cavities detailed	—			

	Sheet	N/A	√/x	
Cross Section and Details *Continued*			✓	Notes
Flashing of windows, doors, junction, balcony, parapet, interior / exterior corner penetrations detailed	S16-22			

Elevations			✓	Notes
Shows all claddings and any control joints	P1			
Doors and windows (window opening direction and any safety or special glass)	✓			
Accurate ground lines and floor levels (consistent with that on site plan)	✓			
Any ventilators for subfloor spaces	—			
References to any cross section details on other pages	—			

Roof Framing			✓	Notes
Roof framing and bracing layouts	P1			
For trusses, full truss design, PS1 and plan provided	S13 & S24			
or flat roofs, full substrate and membrane details and surface water control details	—			

Interior Works			✓	Notes
Bracing design and bracing plan	S4, P1			
Thermal insulation details provided (schedule or calculation method)	S1			
Details for any wet area membranes (showers and tiled areas)	—			
Any gas appliances – clearances and ventilation, bottle locations and restraints	S23 & S3			

Specific Design				Notes
Complete and legible Producer Statement covering all SED works				
Engineer appropriately qualified (CPEng)				
Inspection schedule for site monitoring				
Engineer's calculations provided				

Plumbing and Drainage			✓	Notes
Specify which plumbing and drainage rules apply	S3			
Waste pipe sizes, gradients, and venting	S3, P1			
Hot water cylinder details and valving, restraints/support 995	—			
Sewer and stormwater drains, gradients, invert levels, traps and venting	S3, P1			
Full design report and details for any on-site-wastewater system	S27			
Details of any solar heating system or wetback system, location identified and manufacturer's specification included	—			
Full stack system details for multi-storey buildings (including an isometric diagram)	—			
Stormwater discharge method, surface water and impermeable areas control	P2			
Shows how potable water is protected against contamination (water tanks/streams)	S1 & S3			

Additional Information			✓	Notes
Alternative solutions are clearly identified and sufficient detail to assess compliance	—			
Swimming pool fencing, drainage, etc shown	—			
Solid fuel heater location identified and manufacturer's specification including flues	P1, S26			

Hazardous Substances Stored on Site			Notes
A test certifier location certificate / preliminary test certifier letter provided			

Handling Officer: DAVID COAL			
Date(1): 24/01/2013	Date(2):		Date(3):
Process duration (1): 20mi –	Process duration(2):		Process duration(total):
Pre-lodgement complete Application approved ☑	Signed:		Date: 24/01/2013
Pre-lodgement incomplete Application declined ☐	Signed:		Date:

Name: Stuart Gibson **BC Number** 130058

Project Address: 135 Bensemann Road, Upper Moutere

Project: New 2 bedroom cottage with woodburner

PIM /TAN Contents
PIM (project information memorandum)
TAN (Territorial Authority notes)

PIM / TAN reports needed for:	Circle	Forwarded / date / signature
Land Use Mark Scales	(Yes) / No	28/1/13
Natural Resources (storm-water / sewage) Michael Croxford / Mike MacKiggan	(Yes) / No	MR 7.03.13
Natural Hazards Eric Verstappen / Glenn Stevens	Yes / (No)	
Contaminants ~~Jenny Easton~~ PAUL SHERMAN	(Yes) / (No)	
Hazardous substances Jenny Easton / Building	Yes / (No)	
Licences EHO's See notes below	Yes / (No)	
Other	Yes / (No)	
Recheck required on newly provided / revised plans (granted Resource consent)	Yes / No	

Note 1.
Engineering PIM and Building PIM done by others

Note 2.
Environmental health PIM required for buildings which are:

- Food premises - where food or drink is prepared or sold
- Liquor Licensing premises - where alcohol is sold
- Camping grounds - where people pay a fee to camp on the land
- Hairdressers - both commercial salons or home salons
- Funeral directors - funeral parlours or mortuary rooms
- Offensive trades - rubbish collection, sewage tank suckers, offal treatment, or anything else that smells horrible

Note 3.
Buildings which have an "unsecured" potable water supply (roof water tank, stream, spring, well, bore) require a note in either the Building PIM, or by way of an RFI during the BC process.

✓	Checked and approved
X	Checked and rejected
—	Not applicable

BC Number: 130058

Project: New 2 bedroom cottage with woodburner

Name and Project Address: Stuart Gibson 135 Bensemann Road, Upper Moutere.

Engineering PIM / TAN Checklist

PIM **(Project Information Memorandum)**

TAN **(Territorial Authority Notes)**

Easements *(circle which apply)*		
N/A	S01	Your proposed building is located within Council's sewer easement area and needs to be resited clear of the easement.
N/A	S02	Your proposed building is located within Council's stormwater easement area and needs to be resited clear of the easement.
N/A	S03	Your proposed building is located within Council's stormwater secondary flow path easement area and needs to be resited clear of the secondary flow path to ensure run-off is not impeded in an extreme rain event.
Services *(circle which apply)*		
N/A	S10	A Council reticulated sewer lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.
N/A	S11	A Council reticulated stormwater lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.
N/A	S12	A Council water meter is in position to service your site – see "as-built" plan appended.
N/A	S13	Council reticulated sewer is in vicinity to service your site/development. You need to complete a Council **wastewater connection application** form in order to gain a connection to your property. See form appended.
N/A	S14	Council reticulated stormwater is in vicinity to service your site/development. You need to complete a Council **stormwater connection application** form in order to gain a connection to your property. See form appended.
N/A	S15	Council reticulated water is in vicinity to service your site/development. You need to complete a Council **water service connection application** form in order to gain a connection to your boundary or tank. See form appended.
Vehicle Access *(circle which apply)*		
N/A	S20	There is no existing vehicle access crossing to serve your site/development. You need to complete a **vehicle access crossing permit application** form in order to gain approval to obtain access to your site. See form appended.
N/A	S21	Your proposed plans show the extension of the existing vehicle access crossing. You need to complete a **vehicle access crossing permit application** form in order to gain approval to carry out this work. See form appended.
N/A	S22	Your proposed plans show the relocation of the existing vehicle access crossing. You need to complete a **vehicle access crossing permit application** form in order to gain approval to carry out this work. See form appended.

(N/A)	S23	The Council's District Plan requires that a vehicle access crossing is sealed from the edge of the road it adjoins for a distance of 10.0 metres into private land. According to information held at Council your vehicle access crossing does not meet this rule and will need to be upgraded. Please complete the **vehicle access crossing permit application** form enclosed and return to Council for approval prior to undertaking any work.

Tasman District Council Services *(circle which apply)*	**Charges** *(circle which apply)*
Reticulated sewer *Yes / (No)*	Number of connections *Yes / No / Number*
Reticulated sewer – Pohara / St Arnaud exemption area *Yes / (No)*	No connection fee applies
Reticulated water supply *Yes / (No)*	Connection fee applies *Yes / No*
Reticulated stormwater *Yes / (No)*	No connection fee applies

Comment	

Officer name:	**John Karaitiana**		
Signed:	JK	Date:	28·1·13

Harry Thompson kbthompson xtra.co.nz

tasman district council

BC32

Date Revised: 13/4/10 Page 1 of 4

✓	Checked and approved
X	Checked and rejected
—	Not applicable

BC Number: 130058.

Project: 2 Bed dwelling, hsg Fire + WW system

Name and Project Address: Bensemann Rd Upper Moutere — S Gibson

Building Consent Checklist

Residential/Habitable

Building Elements	Items to be Checked		Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
General Property Information	PIM etc	Section 37: Resource Consent certificate / attached	/		N/A
		PIM problems resolved / not available / attached to consent	(on file)		
	Ownership	Certificate of title	✓		given
		2+ Allotments: Sect 75 / Amalgamation	—		N/A
		Any consent notices	—		NIL
	Subdivision	Subdivision conditions	—		NIL
	General	Any protected buildings or trees	—		NIL
		Any special flooding issues	—		NIL
		Wind zone	✓		High
		Project value check	✓		Correct
Site	Positioning	Siting	✓		
		Snow zone	—		N/A
		Corrosion zone 1/2/3	—		
		Site-specific requirement	—		
	Location	Contours/levels/datum	✓		
		Proposed building/s	✓		
		Existing buildings/s	—		N/A
		Any easements	—		"
	Engineering	Hazards on site/S71	N/A		
		Section 72: Land Subject to erosion, etc			
		Flood-prone site MIN FFL.....			
		Ground bearing			
	General	Fault lines	—		NIL
Specific Design*	Producer Statement	Engineer's name and qualifications			
		PS1 or similar, format and correctness			
		Producer Statement Scope			
	Items Covered	All or parts			N/A
	Monitoring Schedule	Items covered			
Specification	Content	Correct/up to date/relevant	✓		
Elevations		Claddings/openings/downpipes	✓		
Foundations	Concrete Foundations	Depth/width	✓		
		Reinforcement/cover	✓		3664.

* Use Form BC30 for Specific Engineering Design works other than simple beams, simple retaining walls, or similar

			Chkd	Rechkd	Comments
Floors	Floor Levels	Masonry 150 (FGL) 100 (Paving) Other 225 (FGL) 150 (Paving)	✓		225mm
	Concrete Slabs	Thickness/load-bearing	✓		
		Compacted fill/DPM	✓		
		Reinforcing – mesh, cover, bars and supports	✓		SOE
		Tanking: wall DPC: top edge sealing	—		
		Blockwork: steel & foundations 4229	—		
		Shrinkage control	✓		
	Timber Floors (Including Decks)	Bearer size, span, spacing			
	(Including Decks)	Joist size, span, spacing			
		Load-bearing walls on floors Distance to supports			
		Lateral support or blocking			
		Subfloor insulation and protection			
		Flooring material			
		Ground clearances and ventilation			
	Pile Foundations	Pile types	N/A		
		Pile size, span spacing			
		Pile to bearer fixings			
		Stainless steel fixings if closer than 600mm from ground			
		Subfloor bracing			
Roofing	Roofing	Pitch/roofing underlay	✓		
		Timber treatment if under 10 degrees	—		N/A
		Roof: truss design and layout	✓		
		Point loads/lintel sizes	✓		ITM
		Rafters and framing	—		TRUSS
		Roof bracing	✓		STRAPS
		Roof gutters	✓		
		Skillion roofs	—		
		Flat roofs/substrate and membrane	—		
		Roof penetrations and flashings	✓		FLUE
		Purlin size, span, spacing	✓		
		Purlin fixings	✓		
		Ridge beams and support	✓		
		Truss to plate fixings	✓		
Framing	Timber Framing	Timber quality (grade/treatment)	✓		
		Stud height, size, spacing	✓		
		Plate fixings	✓		
		Bottom plate DPC	✓		
		Lintel and beam size, span	✓		
		Lintel point loads	✓		
		Lintel and beam fixings	✓		
		Post fixings, top and bottom	—		
		Beam size and fixing (eg, verandahs)	—		
		Wall bracing	✓		ECOPLY
		Brace sheets behind stairs and showers	—		N/A
		15 kn concrete anchors used as per Gib requirements	✓		YES
		Ceiling diaphragm	✓		
		Ceiling framing/battens	✓		
		Lower level deck framing and floor	—		
		Upper storey floor framing	—		N/A
		Upper level deck framing	—		
Claddings*		Type claddings	✓		WEATHERBOARD VENTILATED
		Risk matrix	✓		
		Cavity	✓		
		Stud spacings to suit cladding type	✓		

* Refer to Form BC25 for all claddings outside scope of E2/AS1.

			Chkd	Rechkd	Comments
Cavity	Flashings	Wall, windows, junctions, parapet etc	✓		
		Building wrap and flexi tape	✓		
		Cladding/control joints	—	✓	N/A
Internal Finishes	Linings	Internal wet areas	✓		
		Showers/tanking	—		ACRYLIC UNIT
Plumbing and Drainage	Water System	Potability of water supply	✓		TANK WITH FILTER SET
		HWC and valving incl. temp. valves	—		GAS
	Solar Water Heater	Refer to separate checklist BC46	—		N/A
	Waste Pipes	G13 or AS 3500	✓		
		Fixtures per waste	✓		
		Waste pipes size/gradient	✓		
		Waste venting, antisiphonage	✓		
	Drainage	Drain size, gradient, depth, cover	✓		
		Septic tank or AWTS register no.	✓		SEE REPORT
		Loading on existing system	—		NOW
		Downpipes and stormwater disposal	✓		
		Surface water / channel / sumps / subsoil drains-sumps	✓		
Blockwork	Block Walls	Design/reinforcing	—		
	Openings	Lintels	—		N/A
General Items	Ventilation	Opening windows/mechanical	✓		
	Stairways	Landings/handrails/safety barriers	✓		
		Anti-slip D1/AS1/Table 2			
		Stair dimensions/pitch	N/A		
		Handrails			
		Head clearance			
	Windows / Doors	Glazing	✓		
		Opening restrictors	—		
	Upper Decks	Construction			
		Step down to deck			
		Drainage and gutters			
		Cladding clearance			
		Stormwater overflow relief	N/A		
		Substrate			
		Decking material			
		Deck weatherproofing			
		Barriers			
	Fire Safety	Type/location of smoke alarms	✓		
		Garage walls close to boundary	—		
		Internal self-contained flat	—		
	Gas Appliances	Safety precautions (shields, etc)	✓		
		Ventilation	✓		
	Hob Clearance	Electric or gas	✓		
	Insulation	Scheduled method or other	✓		
		Glass area/wall area	✓		10.6%
		Roof lights	—		N/A
		Double glazing	✓		
		Wall insulation	✓		3.4
		Roof insulation	✓		3.6
		Floor insulation	—		VAPOUR BARRIER
Fires	Installation of heaters	Refer to separate checklist – Form BC46	—		SEE ATTACHED
Alternative Solutions		Items identified			
		Appeals and test results	~~N/A~~		

External Works	Retaining Walls	Siting/surcharge			
		Footings and construction			
		Subsoil drainage			
	Ground Works	Surface water control			
		Any excavation works and fill	✓		
		Driveway construction	✓		

Signed:	Date of Check: 1/2/13
Signed: —	Date of Recheck: —

Tasman District Council (Building Consent Authority) has audited this Building Consent application and is satisfied on reasonable grounds that the plans and specifications which accompany this application will meet the provisions of the Building Code. I recommend that Building Consent be granted.

Sig d on behalf of the Tasman District Council:

Name: _____ Signature: _____ Date: 1/2/13

tasman district council

✓	Checked and approved
X	Checked and rejected
—	Not applicable

BC Number: 130058

Project:

Name and Project Address:

Building Consent Checklist

Wastewater Design

Building Elements	Items to be Checked	Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
General Property information	Section 37: Resource Consent certificate / attached	—		
	PIM problems resolved / not available / attached to consent	to com²		
	Certificate of title	✓		
	Any consent notices	—		
	Any flooding issues	—		
	Contours/levels/datum	✓		
	Existing buildings	—		
	Any easements	—		
	Project value check	✓		correct
Wastewater Design	Section 36 area classification (TRMP)	✓		N/A
	Designer name/accreditation	✓		Rounce project solutions
	PS4 required			
	Installer company name	✓		Mark Rounce
	Potable water source	✓		tank (Roof water)
	Specific treatment system			
	Primary/secondary/other			
	Dispersal system type	✓		Trenches
	Maintenance contract required	X		Tetra Tech ✓ OK (primary system)
	Operation and management plan	✓		given
	Number of bedrooms / convertible space / project size	✓		2 BEDS (4 persons)
	Water conservation fixtures and appliances	—		NIL
	Daily flow rate (Q)	✓		140
	Soil evaluation and soil logs	✓		
	Determined soil category	✓		cat 4 (10 mm/day)
	Site evaluation	✓		
	Assessment of Environmental Effects	✓		
	Design Loading Rate (DLR)	✓		560
	Total dispersal area (Q/DLR)	✓		56M²
	Contours/levels/datum (if required)	✓		
	Location on site plan to scale	✓		
	Dispersal field construction detail	✓		
	Reserve dispersal area allocated	✓		
	Reference material used	✓		1547/2000

Note: All FI letters post-fixed with Number 6, ie, "FI6"

140 Lpd × 4 = 560 → 56M² 30M provided (4x 20m trenches)

Signed:	Date of Check: 1/2/13
Signed:	Date of Recheck:

Tasman District Council (Building Consent Authority) has audited this Building Consent application and is satisfied on reasonable grounds that the plans and specifications which accompany this application will meet the provisions of AS/NZS 1547:2000 (On-site Domestic Wastewater Management). I recommend that Building Consent be granted.

Signed on behalf of the Tasman District Council:

Name: _____ Signature: _____ Date: 1/2/13

✓	Checked and approv
X	Checked and rejecte
—	Not applicable

BC Number: 130058

Project: .....

Name and Project Address: .....

Building Consent Checklist
Solar Heaters and Log Burners

Building Elements	Items to be Checked	Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
Project Information Memorandum	PIM problems resolved / not available / attached to consent			
	Certificate of title			
Solar Heater	Type of system: closed loop or open vented			
	New or retrofit			
	Wind Zone			
	Manufactured in compliance with AS/NZS 2712:2007			
	Roof pitch and/or frame angle			
	Size and weight of collector panel/tank			
	Support details and fixings			
	Roof plan			
	Piping and valve diagram			
	Frost protection			
	Cladding penetrations and weathertightness			
	Roof material: dissimilar metals and durability			
	Pipe lagging and durability (above roof)			
	Type of panel relief valve and discharge to safe area			
	Temperature valve to HWC, seismic and overflow relief			
	Any wetback connection? (is it an open vented system?)			
	Will Producer Statement be provided at completion?			
Safety	Smoke detectors	✓		SMOKE
Log Burner	Links to compliant heater lists www.nelsoncitycouncil/approved-wood-burners-2/ www.mfe.govt.nz/laws/standards/woodburners/authorised-wood-burners.html	✓		ECR MKIII ok with NO wetback Tahuna MKIII Metro.
	Is the land area over 2 ha (except for Richmond air shed)?	✓		YES
	If under 2 ha, is the heater on the NCC list of compliant heaters (except for Richmond air shed)?	—		N/A
	Is the property within Richmond air shed?	—		NO
	If so, is it a replacement heater and is it a compliant heater (NCC list)?			N/A
	If not, refer this file to the Discharge Consent Planner for consideration and record note on NCS			

Log Burner	Safety report if second-hand heater			NOW
	Clean air compliant	✓		
	Compliance with AS/NZS 2918:2001	✓		
	Location in building	✓		
	Manufacturer's instructions provided	✓		
	Type of hearth and seismic restraint	✓		
	Clearance/heat shields	✓		
	Ceiling penetration	✓		
	Flue kit and roof flashings	✓		
	Flue location/height/stays	✓		
	Any wetback connection? Supply piping diagram if new		N/A	
	Is the wetback new or existing?			

Signed:	Date of Check: 1/2/13
Signed:	Date of Recheck:

Tasman District Council (Building Consent Authority) has audited this Building Consent application and is satisfied on reasonable grounds that the plans and specifications which accompany this application will meet the provisions of the Building Code. I recommend that Building Consent be granted.

Signed on behalf of the Tasman District Council:

Name: _____ Signature: _____ Date: 1/2/13

Planning Checklist for Building Consents

FORM NUMBER: BCPlanning5 DATE: 16 May 2012

A - APPLICATION DETAILS

PIM/Building Consent No: 130053 Applicant Name: J GIBSON

Property File Ref: 1936.02.14.02 Proposed Building and Use: NEW DWELLING

B – NATURAL RESOURCES CHECKS

Wastewater Reticulated? N Y → Stormwater Reticulated? N Y → Other activities

WW volume same or less? N Y SW volume same or less? N Y

Permitted?	Y	N	Permitted?	Y	N	Permitted?	Y	N
Discharge not in WMA?	☐	☐	In R1/R2/Open Sp/Cons/Rec zone?	☐	☐	LDA1 & meets conds?	☐	☐
In SDWDA & treated to BOD20 TSS30?	☐	☐	Discharge Pre '98 in other zones?	☐	☐	LDA2:		
In SDWDA and dose loaded to field?	☐	☐	SW won't cause/contrib to erosion?	☐	☐	Batter/excav hght <0.5m	☐	☐
WW Volume < 2000 l/day?	☐	☐	Site not used for haz subs?	☐	☐	Meets all other conds?	☐	☐
Discharge > 20m from water & bore?	☐	☐	SW won't cause/contrib. to flooding?	☐	☐			
Discharge > 1.5m from boundary?	☐	☐	No destruction of habitats in water?	☐	☐	Hazardous substances:		
Discharge > 0.5m from winter gwater?	☐	☐	No films, scum/foams, susp'd material?	☐	☐	HFSP ratio < PA limit or ...		
Sampling point provided?	☐	☐	Not into coastal waters or open sinkhole?	☐	☐	is storage <5000L fuel?	☐	☐
Treated to BOD 150 TSS 150?	☐	☐	SW into same catchment as diverted from?	☐	☐	All other conds met?	☐	☐
Loading rate etc good? No breakout?	☐	☐	No obstruction of fish passage?	☐	☐			
Design and operation meets stds	☐	☐						

Infringement details: _____

☐ **Planning check completed and permitted** **OR** ☐ **Requires Consent/Permit**

Planner: _____ Date: 7.3.13

C – ZONE / AREA / TITLE CHECKS

Designations: NONE **Features (eg, heritage/flooding/coastal hazard/historical pesticides):** NONE

Roading Hierarchy: ~~ARTERIAL~~ ROW **Consent Notice*/BLR no/LAR*:** NONE

Zone: RURAL 1 / 3

Permitted?	Y	N	Permitted?	Y	N
Activity	☐	☐	**New dwelling/workers acc**		
Height	☐	☐	**- Consent req**		
Coverage (%)	☐	☐	23,000L water tank	☐	☐
Sleepout	☐	☐	Hort plant setback	☐	☐
Setbacks ☐ ☐ R3 in bldg loc	☐	☐	500m quarry setback	☐	☐
Adjoin res zone/R3 –daylight	☐	☐	R3 - rain tank	☐	☐

Zone: RURAL 2 / RURAL RESIDENTIAL

permitted?	Y	N	Permitted?	Y	N
Activity	☑	☐	Dwellings-23,000 tank	☑	☐
Height	☑	☐	Hort plant setback	☑	☐
~~Coverage~~ (%)	☐	☐	~~500m quarry setback~~	☐	☐
~~Sleepout~~	☐	☐	~~Mapua/Waim rain tank~~	☐	☐
Setbacks	☑	☐	~~Workers accommodation~~		
Adjoin res zone – Daylight	☐	☐	~~Consent req~~		

Area: SMAPA Activity permitted? Y ☐ N ☐ Building? Y ☐ N ☑ ~~Access/loading/turning/parking?~~ Y ☐ N ☐

HAIL site (ExHazards – red star or yellow)? Y ☐ N ☑ **Possible HAIL site** (eg, ex-sheep country)? Y ☑ N ☐

If "Y" refer to Jeremy Butler If "Y" seek further info (form) & forward to Resource Sci (Contam)

Infringement details: 35,000 LTR ~~&~~ FIRE FIGHTING WATER STORAGE CONSENT NOT ~~SPECIFIC~~ HAM ~~NOW~~ ROW

NB If either in the Slope Instability Hazard/FRRA and FRA or if there are consent notices relating to instability then check the property file and subdivision file for any geotechnical reports. All these need to be reviewed by Glenn Stevens. If the geotech report is more than 2 years old, a new report is required.

12.6.3.1(j)

D – CONSENT STATUS

Further information required? State information required and attach copy of email/fax/letter or file note (if requested by phone):

EI NOW SITE (RECEIVED 5/3/13)

BC file sent to: _____ **to check:** _____ **Email CSO** ☐

Existing Resource Consent Reference (for this activity / building) RM_____ is in effect ☐ Yes ☐ No

Outstanding Appeal(s) ☐ Yes ☐ No

E - COMMENTS: _____

☐ **Planning check completed and permitted/RC granted** **OR** ☑ **S.37 – ~~Requires consent~~/permit**

Planner: MARK SAMPEY Date: ~~7/3/13~~ 5/3/13

BUILDING WORK MAY START.

* If LAR, BC applicant to get Roading Authority confirmation that access is correct.

Tasman District Council
Development and Financial Contributions

Applicant:	Stuart Gibson	**BC No:**	
Val No:	**1936021402**		
Project:	**New dwelling**		
Project Value	$130,000		

Financial Contribution Reserves

		Consent value	57,500.00
		Less GST	50,000.00
Reserves are calculated	0%	50000	$0.00
on a value of building	0.51%	50001 to 200000	$0.00
work over $50,000 (excl GST)	0.25%	>200001	$0.00
			$0.00

Building Development Contribution

1st Dwelling (Y)	DC	Full Amount	DIL Received	Total
Y	Water	$6,596	n/a	
Y	Wastewater	$8,118	n/a	
Y	Roading	$894		$894.00
Y	Stormwater	$5,149	n/a	
			DC Payable	**$894.00**
			Discounted Total	**$894.00**

Lynda M
Prepared By:

Checked/Approved By:

Comment:

tasman district council

Date: 28.01.13

REQUEST FOR ADDITIONAL INFORMATION

Pursuant to section 48(2) of the Building Act

BC No.	130058
Applicant	Stuart Gibson
Project	New 2 bedroom cottage with woodburner
Project Location	135 Bensemann Road, Upper Moutere
Contact	Mark Scales

Your BC application is currently being processed.

We require additional information before we can proceed further. The additional requirements are as follows:

1. As you propose to establish a residential activity on land that has been used for pastoral purposes, please complete and return the attached form.

On receipt of the above, we will continue the Consent application process.

Yours faithfully
Mark Scales

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**216511**
Land Registration District	**Nelson**
Date Issued	09 March 2006

Prior References
160794

Estate	Fee Simple
Area	4.9049 hectares more or less
Legal Description	Lot 1 Deposited Plan 352842

Proprietors
Stuart McCrae Gibson

Interests

281716.3 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Graham Hosie Term of 35 years from and inclusive of 1.8.1984 - 13.9.1988 at 10.45 am

345099.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Queen Street Forestry Company Limited and to Richard John Bensemann and Susan Mary Bensemann in shares for a term expiring on 1.7.2025 - 12.1.1995 at 11.09 am

Appurtenant hereto is a right to convey electricity, telecommunications and computer media created by Easement Instrument 6715622.1 - 12.1.2006 at 9:00 am

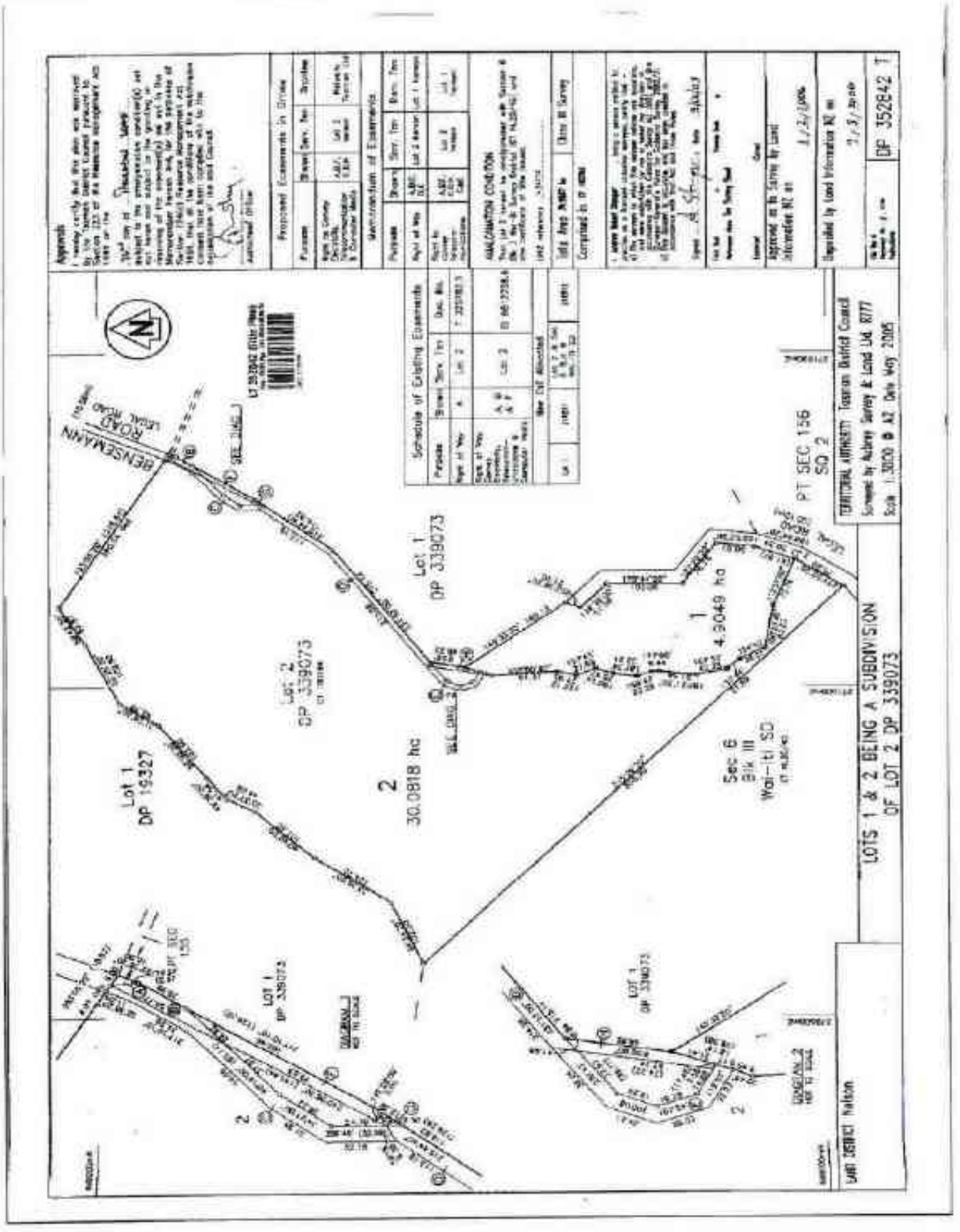
Appurtenant hereto is a right of way and a right to convey telecommunications created by Easement Instrument 6780765.3 - 9.3.2006 at 9:00 am

The easements created by Easement Instrument 6780765.3 are subject to Section 243 (a) Resource Management Act 1991

6847208.1 Mortgage to ASB Bank Limited - 3.5.2006 at 9:00 am

This information is supplied by Land Information NZ. Users should verify its contents are complete and applicable to the land that they are interested in

Identifier **216511**



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R. W. Muir
Registrar-General
of Land

Identifier	**216511**
Land Registration District	**Nelson**
Date Issued	09 March 2006

Prior References
160794

Estate	Fee Simple
Area	4.9049 hectares more or less
Legal Description	Lot 1 Deposited Plan 352842

Proprietors
Stuart McCrae Gibson

Interests

281716.3 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Graham Hosie Term of 35 years from and inclusive of 1.8.1984 - 13.9.1988 at 10.45 am

345099.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Queen Street Forestry Company Limited and to Richard John Bensemann and Susan Mary Bensemann in shares for a term expiring on 1.7.2025 - 12.1.1995 at 11.09 am

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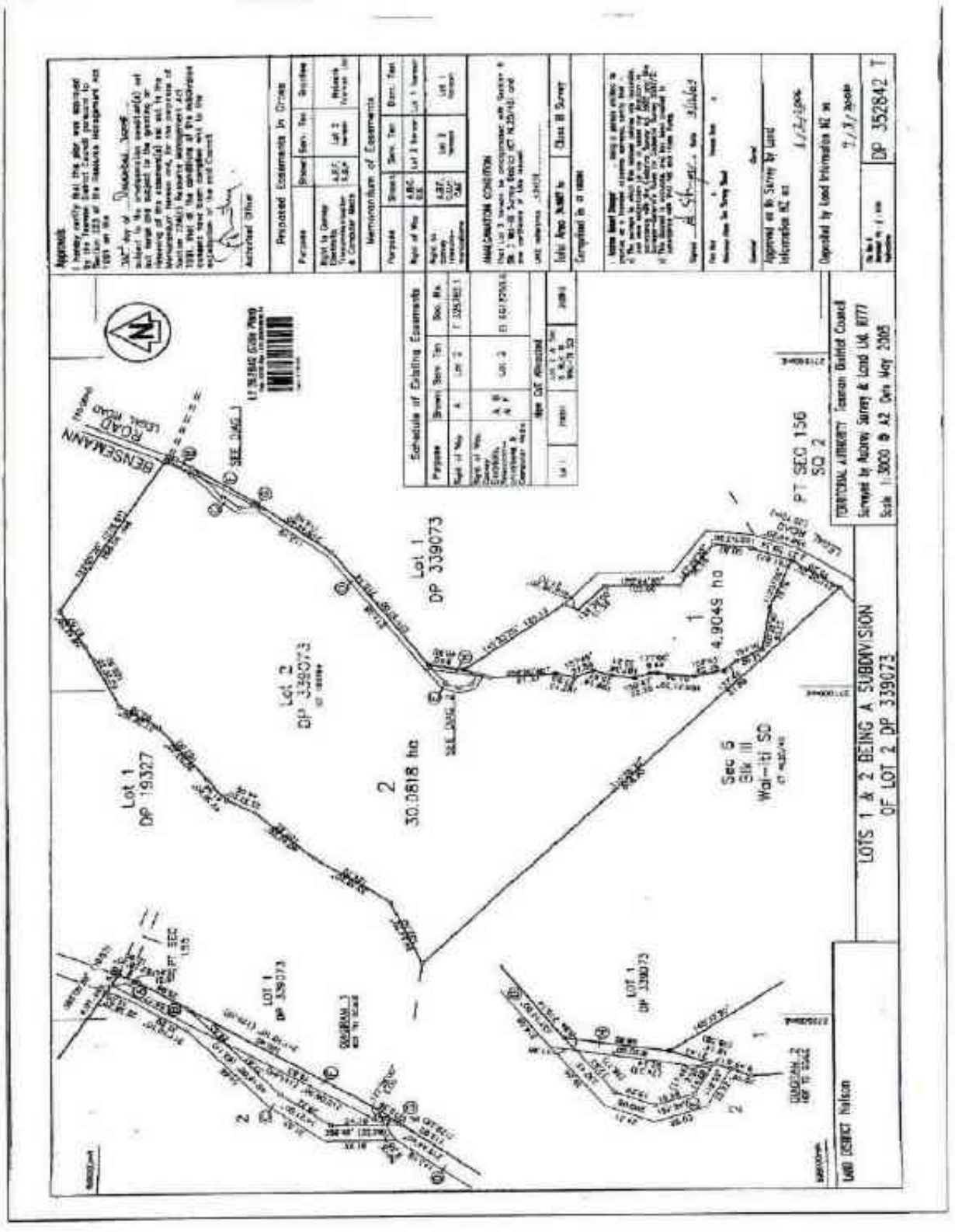
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BC 130058

4 - MAR 2013

tasman district council

Site Assessment for Historic Sheep Dips

Use and status of this form:

This form must be completed as part of the Tasman District Council's Property Information Memorandum (PIM) process to satisfy the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("the Standard"). The Standard states that the applicant must establish whether it is more likely than not that a hazardous activity has been undertaken on his or her land.

Background

The Standard imposes additional rules on landowners and developers when they seek to disturb soil or change the use of potentially contaminated land (see the Hazardous Activities and Industries List [HAIL] published by the Ministry for the Environment).

According to the Council's records, the site of your building project is on land historically used for sheep farming. The Council must determine whether there are any contaminated sites at or near the site of your building project. Of particular concern are historical sheep dips. The soil around old sheep dips (approximately 20 to 30 metre radius) may be contaminated with moderate to high concentrations of arsenic and other chemicals that are very hazardous to human health.

Important Note: the presence of a sheep dip does not mean that you cannot progress your building project and, depending on the location, it may not trigger any additional costs or requirements. A sheep dip that is some distance away will probably have no impact on your proposal.

1. Do you know of an historic sheep dip of any sort on your land?

☐ Yes ☑ No If "Yes" please attach a plan showing the location, or sketch a plan overleaf

Comments: Due to hilly site there has never been any sheep dips on this property

2. Are there any visible signs or indications of a sheep dip on your land *(See box 1 below)*

☐ Yes ☑ No If "Yes" please attach a plan showing the location, or sketch a plan overleaf

Comments:

Box 1

How to recognise a historic sheep dip

Look for:

- An old swim through concrete trench. The trench may have been filled in, in which case it will look like two parallel lines of concrete at ground level. A rectangular concrete draining pad will be at one end of the dip.
- Plunge dip is round or key-hole shaped, maybe filled in too, but with draining pad still there.

Other clues:

- There is likely to be water nearby – either a stream or a roof water tank from, for example, the shearing shed. However, the water course may have moved or they may have used a pump and pipe.
- Flat land was generally preferred.

For more information, and a photographic guide to identifying historic sheep dips, go to the Tasman District Council's website at **www.tasman.govt.nz/environment/land/contaminated-land/former-sheep-dip-sites**

3. Are there any other features or locations on your property which may be contaminated? *(See box 2)*

☐ Yes ☑ No If "Yes" please attach a plan showing the location, or sketch a plan overleaf

Comments:

Box 2

Examples of other features of locations where soil contamination may exist due to the use of persistent chemicals:

- Farm Dumps
- Offal Pits
- Agrichemical storage sheds
- Fuel Storage sheds or tanks
- Waste oil storage
- Orchard spray sheds
- Commercial poultry farms
- Glass houses

Please use this space to sketch the location of any suspected sheep dips or other sites on your property.

Further Information

If you have any questions about this process please contact:

Jeremy Butler
Principal Resource Consents Adviser
Ph. 03 543 8589
Email. Jeremy.butler@tasman.govt.nz

If you suspect you may have a sheep dip or other HAIL activity on your property and wish to discuss it, please contact:

The Resource Scientist, Contaminated Sites
Ph. 03 543 8413

Declaration

I *(please print name)* STUART GIBSON hereby acknowledge:

(i) that the information provided on this form is true and correct to the best of my knowledge;

(ii) that I have not knowingly withheld any information that may be relevant to the assessment of my application pursuant to the standard; and

(iii) that I have not knowingly withheld any knowledge of any HAIL activity that is being undertaken, or has previously been undertaken, on my property.

Signature of applicant or authorised agent: Stuart Gibson Date 4/2/2013

Feel free to contact us:

tasman district council

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
78 Commercial Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

COPY

tasman district council

INSPECTION REPORT

Name:	**Stuart Gibson**	Consent No:	**BC130058**
Address:	**135 Bensemann Road, Upper Moutere**	Inspected by:	Chris Hill

On **13/03/2015** at **2:46 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:

23 ADDITIONAL INSPECTION FOR BI USE - WHEN A STANDARD INSPECTION DOES NOT FIT REASON OR OUTCOME OF VISIT

Notes Summary: 23 month inspection to new 2 bedroom dwelling.Layout as per plans. All plumbing in place. Smoke alarms in place. Drainage to septic tank and fields. Cladding in place, but no head flashings have been inspected, so I have requested a PS3 for this item. Still to complete.

1) Complete internal linings.

2) Kitchen to finish.

3)Protect exposed plug sockets in carport area (make weathertight), or fit external plug sockets.

4) Haunch S/S 100mm pipework to rear.

5) Add solar to plans with specifications and add to elevations.

6) Enquire to planning about changing to a sprinkler system instead of watertanks and camlock. CCC will be refused at this time until the above items are completed, but more may arise during a final inspection.

Also please check paperwork requirements prior to final.

Next Inspection:

☒ **Failed Inspection Points**

tasman district council

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Next Inspection:

☒ **Failed Inspection Points**

Development contribution notice - 130058

Form 3: 36, Building Act 2004

To: Stuart Gibson, PO Box 92, Brightwater 7051

A code compliance certificate for the building work referred to in the attached territorial notification will not be issued until a development contribution of **$894.00** is paid. The development contribution must be paid to Tasman District Council.

If the development contribution is not paid,—

(a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004:

(b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received—

  (i) evidence that the development contribution has been paid or made by the owner to the Council; or

  (ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:

(c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

Signature

TASMAN DISTRICT COUNCIL
issued by
ADMINISTRATION OFFICER
pursuant to delegated
authority under the Building Act
on behalf of

AO

Position

On behalf of: Tasman District Council

Date: 7/03/13

Additional Information to Building Consent

The owner

Name of owner: Stuart Gibson

Contact person:

Building work

The following building work is authorised by this building consent:

New 2 bedroom cottage with woodburner: Intended Use: Housing - detached

Contractor: S Gibson : 0274809148 (102378)

Designer: K B Thomson : 035445343

Drainlayer: Sean Huxford (18369) : 035402120

Plumber: Sean Huxford : 0272474324

The following information accompanies Building Consent 130058 and should be read in conjunction with inspection conditions.

The Building Inspector is to be given 24 hours' notice before carrying out inspections:

It is Council policy to apply a standard charge; however it reserves the right to assess individual cases as required. Additional charges may be requested if costs or inspections incurred exceed the standard.

If this project contains Restricted Building Work (RBW), the details of the site Licensed Building Practitioner (LBP) will be required prior to the first inspection taking place.

At the completion of RBW, and in conjunction with the 'application for code compliance certificate' a Record of Works (RoW) will be required from any site LBP's that have been involved in the project.

The owner or person undertaking the building work shall advise of completion of work by returning the Application for Code Compliance Certificate form which accompanied the consent.

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.

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the building consent authority may allow.

The owner and the builder are to locate and identify all boundary survey pegs prior to work commencing.

Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.

On the completion of all drainage work, an as-built plan to scale is to be submitted to the Tasman District Council.

tasman district council

Summary of Building Consent

Application

Stuart Gibson PO Box 92 Brightwater 7051	No. Issue date Overseer	130058 11/03/13 Sharon Medcalf

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New 2 bedroom cottage with woodburner
Intended Life	Indefinite, but not less than 50 years
Intended Use	Housing - detached
Estimated Value	$130,000
Location	135 Bensemann Road, Upper Moutere
Legal Description	Lot 1 DP 352842
Valuation No.	1936021402

Contractor: S Gibson : 0274609148 (102378)

Designer: K B Thomson : 035445343

Drainlayer: Sean Huxford (18369) : 035402120

Plumber: Sean Huxford : 0272474324

01 Siting/Foundation & Blockwall Foundation

LBP details required prior to inspection

03 Concrete floor slab: When reinforcing, DPM and sub-floor services are in place before the placing of concrete.

LBP details required prior to inspection

05 Truss/Roof/Pre-wrap and associated wide lintel and bottom plate fixing before covering in.

LBP details required prior to inspection

06 Post-Wrap/Cavity

LBP details required prior to inspection

07 Pre-line brace/insulation/plumbing: Internal framing and bracing location and fixings and insulation material in place before the walls are lined.

LBP details required prior to inspection

5	Site Inspection Sheet

09 Post-line Bracing: Required interior sheet bracing fixed elements in place before wall board joint stopping has commenced.

LBP details required prior to inspection

17 Drainage/Sewer/Stormwater: All in-ground sewer pipes, connections etc before covering up.

18 On-site Effluent Disposal: On-site effluent disposal system installation, including disposal bed systems before covering up.

21 Weather Tightness Details: Window, door, penetration flashings etc. before closing in.

LBP details required prior to inspection

23 Metal Exterior Cladding

29 Final Inspection: Interior/Exterior/Certs CCC

TRMP requirement for 45,000 ltrs of water storage for fire fighting (separate and additional to potable supply). Not shown on plans at consent stage. All building work can continue other than tanks. If at CCC stage the firefighting water tanks are not in place, Building Inspector to contact Compliance department.

32 Final Inspection: Fire Free-standing

Inspection Details: