TDC Tasman District Council

BC FORM 3 - MAY 1994

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

Building Consent No.	950982
Date Issued	

TO TASMAN DISTRICT COUNCIL

PART A: GENERAL

APPLICANT[1]

Name: STOREWOOD HOMES Ltd

Mailing Address: POBox 3441

Richmond 7031

Contact Name: David Orange

Position: Director

Phone: 544 2522 Fax: Same

PROJECT LOCATION

Street Address: Lot 54

Olympus Way

Richmond

LEGAL DESCRIPTION

Valuation Roll Number: 1960 012616

Lot: 54 DP: 17247

Section: _____ Block: _____

Survey District: _____

VALUE OF PROPOSED PROJECT

The Council's charges payable on the making of this application are based on the estimated value (GST inclusive) of:

Building $ 99,461.78

Plumbing/Drainage (labour only) $ 2,200.00

Total $ 101,661.78

PROJECT

Intended Use(s) (in detail): New House

log Burner

Garage

New Dwelling(s) [X]

Alterations to Dwelling(s) [ ]

Domestic Garage(s) [ ]

Shed(s) and Other(s) (e.g. foundations demolition) [ ]

Heating log Fire [X]

Other new construction [ ]

FILE

Intended Life:

Indefinite, but not less than 50 years [ ]

Specified as 50 years

Demolition [ ]

Being Stage ..... of ..... stages

PLAN/ZONE

This application is for:

[ ] Building consent only, in accordance with project information memorandum No.....

[ ] Both building consent and a project information memorandum.

[1] Under Section 33 of the Building Act, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PART B: PROJECT DETAILS

(Complete Part B only if you have not applied separately for a project information memorandum.)

The project involves the following matters (cross each applicable box, if any, and attach relevant information in duplicate):

- [x] Location in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- [x] New provisions to be made for vehicular access, including parking.
- [ ] Provisions to be made in building over or adjacent to any road or public place.
- [x] New provisions to be made for disposing of stormwater and wastewater.
- [ ] Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
- [x] New connections to public utilities.
- [ ] Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- [ ] Any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C: BUILDING DETAILS

This application is accompanied by (cross each applicable box and attach relevant documents in duplicate):

- [x] The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
  - [ ] Building Certificates.
  - [x] Producer Statements.
  - [ ] References to accreditation certificates issued by the Building Industry Authority.
  - [ ] References to determinations issued by the Building Industry Authority.
- [ ] Proposed procedures, if any, for inspection during construction.

PART D: KEY PERSONNEL

Names/Addresses/Telephone Numbers	Registration No.	Signature
Builder(s): SHOREWOOD HOMES Ltd		
*Registered Drainlayer: NEIL CHING		
*Craftsman Plumber: Tim Miller		
Designer(s): Initial Homes		
Building Certifier(s): Initial Homes / Browne Spurr		
Other:		

* 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.

PART E: COMPLIANCE SCHEDULE DETAILS

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single residential dwellings.)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- [ ] Automatic sprinkler systems or other systems of automatic fire protection.
- [ ] Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- [ ] Emergency warning systems for fire or other dangers.
- [ ] Emergency lighting systems.
- [ ] Escape route pressurisation systems.
- [ ] Riser mains for fire service use.
- [ ] Any automatic back-flow preventer connected to a potable water supply.
- [ ] Lifts, escalators, or travelators or other similar systems.
- [ ] Mechanical ventilation or air conditioning system servicing all or a major part of the building.
- [ ] Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the Building Code.
- [ ] Building maintenance units for providing access to the exterior and interior walls of buildings.
- [ ] Such signs as are required by the Building Code in respect of the above mentioned systems.
- [x] None of the above.

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1.)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance,and reporting procedure):

- [ ] Means of escape from fire.
- [ ] Safety barriers.
- [ ] Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons' Community Welfare Act 1975.
- [ ] Hand-held hoses for fire fighting.
- [ ] Such signs as are required by the Building Code or Section 25 of the Disabled Persons' Community Welfare Act 1975.

PART F: STATISTICAL INFORMATION

Please answer the following questions if they apply:

Floor area: ..... m^2 No. of dwelling units: ..... No.ofstoreys: .....

Signed by/for and on behalf of the applicant:

Confidentiality:

Section 127 of the Building Act states that the records of Council shall be made available for public inspection. Subsection 3, however, allows an owner to mark plans and specifications as confidential due to copyright or security reasons.

Please indicate if you require plans/specifications to be marked as confidential. YES/NO

Name: .....

Position: ..... Date: .....

Important Note: Depending on the area you live, and if you are connecting to the Council's sewerage or water schemes, a connection fee may be payable. For further information please obtain the guide titled "Reminder - Sewer and Water Connection Fees" from Council offices.

COUNCIL USE ONLY

Checked By:	Initials	Date
Plumbing & Drainage		
Design		
Health		
Planning		

Approved for Issue of Building Consent

Technical Officer: .....

Date: ...../...../.....

Building	$ 750·00
Plumbing/Drainage	$ .....
BRANZ Levy	$ 102·00
BIA Levy	$ 81·60
Demolition	$ .....
Dependent Relative	$ .....
Log Burner/Space Heater	$ .....
TOTAL	$ .....
Tax Invoice sent 4/7/95	$ 933·60
	$ .....

24/7/95 Receipt No. 28405

Consent Fees Payable (GST incl):

PIM/BUILDING CONSENT APPLICATION COVER SHEET

Applicant: Stonewood Homes Ltd				
Application No: 950982		Date Received: 4/7/95		
PIM Issued:		Electrical:		
Engineering:		Planning:		
EHO:		Consent Officer: Lynda		
CHECK LIST				
Two Sets of Plans and Specifications	Bracing Schedule and Subfloor Bracing	Certificate of Title	Accurate Site Plan (include drainage locations and connection points)	Cross-section
Truss Number	Schedule of Materials	Historical Places Trust	Land Notification	Generate Invoice Y/N
BUILDING				
BG001 BG003 BG004 BG007 BG10 BG11				
TECHNICAL OFFICER:		DATE: 4/7/95		
HEALTH (Domestic Services)				
PD01, PD04, PD06, PD08 Kitchen waste to be 50- with CE & BV All wastes to discharge over Gully traps. Check sewer & sewer prior to connection because the exhault plan is different to proposed plan				
INSPECTOR: J.I.F		DATE: 5/7/95		
OTHER				
OFFICER:		DATE:		

TDC

B U I L D I N G C O N S E N T S U M M A R Y 950982

Applicant: SHOREWOOD HOMES LTD : P O BOX 3441 : RICHMOND 70
Project location: OLYMPUS WAY RICHMOND
Legal description: LOT 54 DP 17247

Project descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
TO ERECT DWELLING INT GARAGE AND LOG BURNER
Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses: DWELLING , GARAGE AND LOG BURNER
Builder: SHORE WOOD HOMES P O BOX 3441 RICHMOND
Drainlayer: NEIL CHING CONTRACTING 45 PARKERS ROAD NELSON
Plumber: TIM MILLER 114 TAHUNANUI DRIVE NELSON

Valn No.:
Estimated value: $ 102,000
Charges inc levies: $ 933.60

Date of applicn: 4/07/95
Date issued: 26/07/95
Overseer: Karl Van Hoppe

INSPECTION DETAILS:

Plc Linning ok
Drainage ok + Plan to Follow. Plan provided
Completed

SIGNED: [signature] DATE: 11/3/96

Nebulite
Aluminium Joining

Letter written 22/4/96 - G

FILE 19600126G

David.

Proposal from David Orange
(Shorewood Homes)
System used widely in USA.

We suggested that he goes one
step further and consult a Registered
Engineer Per P/Statement.

What do you think of his proposal.

Kent & Graeme.

I have reservations about this concept. The extra corner studs and ceiling plate over top plate add a lot of extra strength and stiffness and structural integrity to domestic framing. I think these plastic connectors would be a backward step from a quality job and I would like to see them fully endorsed by BRANZ before we look too kindly upon them.

David Langdon

TDC

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Plumber: TIM MILLER 114 TAHUNANUI DRIVE NELSON

Valn No.: 1960 01216
Estimated value: $ 102,000
Charges inc levies: $ 933.60

Date of applicn: 4/07/95
Date issued: 26/07/95
Overseer: Karl Van Hoppe

INSPECTION DETAILS:

11/8 Pile holes all covered / Daylight angle problem - Cut 500 mm lower than specified rear corner - roof line needs modifying to comply.

14/8 Slab (garage) OK but needs better compacting

21/8 Sub floor bracing OK.

6/10 M.C. to framing 19-23% - advised moisture requirements

10/10 M.C. now all OK

29/11 Not ready to issue C.C.C until deck & rails fitted by ranch slider and back door due to over 1m drop.

SIGNED: [signature] DATE: 6/3/96

6/3 Deck rails now completed

FILE

CONDITIONS OF BUILDING CONSENT 950982

1 The kitchen waste to be 50m with cleaning eye and back vent

2 All wastes to discharge over gulley traps

3 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.

4 The owner or person undertaking the building work shall give at least one working days notice before placing any insulation and interior linings to enable a "pre-lining" inspection.

5 Construction and wall bracing to comply with NZS3604.

6 You may not occupy the dwelling until all interior linings and all sanitary fixtures are complete.

7 The consent holder shall ensure that utility services, kerb and channelling, footpaths and vehicle crossings are not damaged during construction. Any expense incurred by Council in repairing any damage shall be a cost against the consent holder.

8 Should any new vehicle access be formed or any modification to a formed access undertaken, you will need to have prior contact with the Council's Roading Inspectors to ensure the works comply with the Council's code of practice for engineering works.

9 The owner or person undertaking the building work shall give at least one working day's notice to cover up or close in of any Drainage system.

10 The owner or person undertaking the building work shall give at least two working day's notice to cover up or close in of any Plumbing work.

11 It is the owners responsibility to ensure that the required grade can be obtained between foundations and sewer connection.

12 Installation of Plumbing and Drainage for New Dwelling to comply to the Building Code and connection to be to the Local Body Sewerage Scheme.

SUMMARY 950982 [Continued]

13 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.

14 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..

15 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.

TDC Tasman District Council

Building Consent No. _____

PLUMBING & DRAINAGE ADVISORY SHEET FOR BUILDING CONSENT
(TO BE RETURNED TO TASMAN DISTRICT COUNCIL)

I, Neil Ching — Registered Drainlayer
Tim Miller — Craftsman Plumber

of 45 Parker Rd — Postal Address
_____ — Postal Address

will undertake the work described in the Building Consent and approved plans to be carried out at the property owned by:

SHOREWOOD HOMES Ltd
Name and Address of Owner

lot 54 Olympus Way — Project Location
_____ — Valuation No.

Signed: _____ — Registered Drainlayer/Craftsman Plumber
_____ — Registration No. & Date

Signed: [signature] David Orange — Owner or (Agent)
3/July — Date

DRAINAGE & PLUMBING CHECKLIST

INSPECTIONS	SIGNATURE	DATE
Underfloor		
Pre-lining Pipe		
Waste and Soil		
Foulwater		
Stormwater		
Water Pipe		
Water Heater		
Guttering		
Backflow Preventer		
Drainage Plan		
COMPLETION		