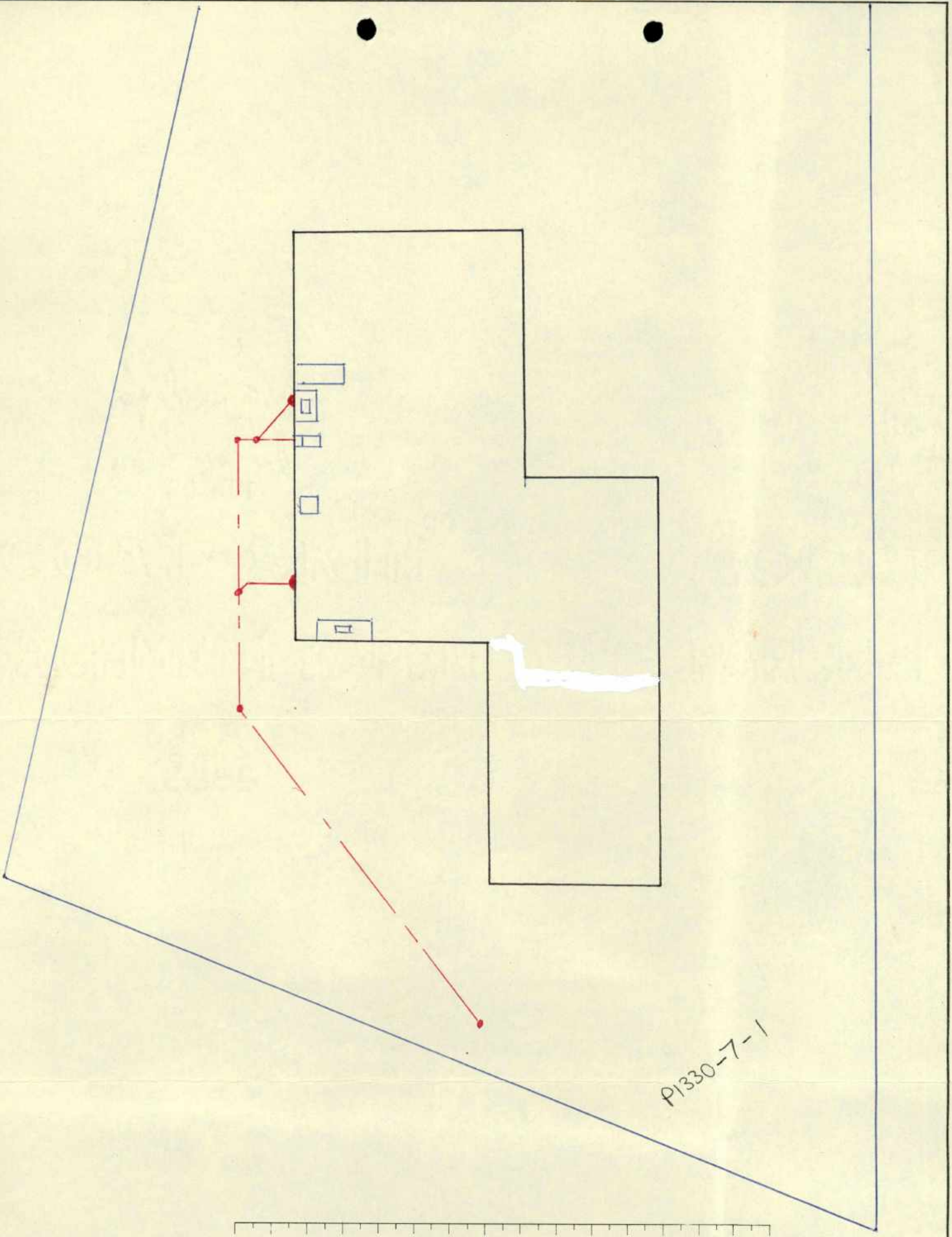


0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 Graphic Scale

Note: All dimensions to be in metres

Symbols	CITY OF TAURANGA	Scale 1:100
Stormwater: [Show green]	DRAINAGE BLOCK PLAN OF:	Building Plan Number
San Sewer: [Show red]	House No: 7 Street: COLLINGWOOD ST Lot No: 1 D.P.[S.] 2364	124440
Water: Valve	Sewer Inspected: [illegible] Date: 12/1/79 Plotted: Date:	Sheet No

Whitcoulls

PLAN No. 12440

BUILDING INSPECTORS RECORD

Street Collingwood
House No. 7 Val. No. 663/288
Lot No. 1 of 5/0.56 D.P. of 2364
Permit No. 5402 8.11.78
Type of Building Dwelling
$21800

Owner Cameron Homes
" Address Box 699 Trg
Phone 87117
Builder
" Address
Phone

TGA PRINT LTD

Progress	Date	COMMENTS
	Sitting	
1st lift Piles.	16-11-78	Reference size of 2 pile pads to 300 x 300
	21-11-78.	Rake out grass clippings from under dwelling.
Pre frame	6-12-78	Good finish. Brace on rear wall to be fixed after lining.
Near Completion	1-2-79	
Complete	17-8-79	

Progress	Date	

BUILDING INSPECTOR .....

DATE CERTIFIED AS COMPLETE .....

PLAN No. 12440

PLUMBING INSPECTORS RECORD

Street Bellengwood — Owner Cameron H

House No. 7 — Val. No. — " Address

Lot No. 1 — D.P. 2364 — Phone

Permit No. 23085 — ~~Plumber~~/Drainlayer J McGrae

Type of Work Drain — " Address 52A Lewers Rd

D. Kale Print - 24843 — Phone

Progress	Date	COMMENTS
	12/1/79	All drains OK

Progress	Date	

INSPECTOR .....

DATE CERTIFIED AS COMPLETE .....

PLAN No. 12440

PLUMBING INSPECTORS RECORD

Street Ballingwood

House No. 7 Val. No.

Lot No. 1 D.P. 2364

Permit No. 23084 8.11.76

Type of Work Pl

D. Kale Print - 24843

Owner Cameron Homes

" Address

'Phone

Plumber / ~~Drainlayer~~ A Burgess

" Address Loburnham Rd Kaik

'Phone

Progress	Date	COMMENTS
P/Lins LS	15/12/76	

Progress	Date	

INSPECTOR .....

DATE CERTIFIED AS COMPLETE .....

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Nº 23084

PLAN No. 12440

RECEIPT No. 2017

APPLICATION No. .....

BUILDING PERMIT No. 57021

RATING AREA No. .....

Mr H Burgess Plumber / ~~Drainlayer~~

Address Lachlington Rd RD2 Katikati

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: Cameron Homes

OCCUPIED BY: " "

AND SITUATED IN HOUSE No.: 7 Ballingwood St (Street / Road / Avenue)

DESCRIBED AS LOT No.: 1 D.P. 7364

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL	1	1	1	1				1 shower	1	1 H & C
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Construct new drain together with septic tank and effluent disposal system.
Construct new drain and connect to sewer or other approved outfall.
Extend drain.
Repair drain.
* Cross out whichever is not applicable.

Estimated Cost of Plumbing $1300.00 FEES — Plumbing $27.00

Eestimated Cost of Drainage $ Drainage $

Total $1300.00 Total $27.00

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the 8 day of May 1979

This Copy to be returned to C/D/I

M Flake
for CITY ENGINEER
8.11.78

NOTICE OF COMPLETION OF WORK

I hereby give notice that I have completed at the above premises the sanitary plumbing (or drainage work) and hereby request that the work be inspected.

Dated 20-6-79 Signature H B Burgess

I hereby certify that the work has been examined and found satisfactory.

Dated .... Inspector

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Nº 23085

PLAN No. 12440

RECEIPT No. 2017

APPLICATION No.

BUILDING PERMIT No. 54021

RATING AREA No.

Mr J McCorca ~~Plumber~~ Drainlayer

Address 52A Lewers Rd Tauranga

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: Cameron Homes

OCCUPIED BY: " "

AND SITUATED IN HOUSE No.: 7 Collingwood St (Street / Road / Avenue)

DESCRIBED AS LOT No.: 1 D.P. 2364

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL										
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

~~Construct new drain together with septic tank and effluent disposal system.~~

Construct new drain and connect to sewer ~~or other approved outfall~~.

~~Extend drain.~~

~~Repair drain.~~

* Cross out whichever is not applicable.

Estimated Cost of Plumbing ..... $

Eestimated Cost of Drainage ..... $ 500.00

Total $ 500.00

FEES — Plumbing ..... $

Drainage ..... $ 15.00

Total $ 15.00

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the 8 day of May 1978

This Copy to be returned to C/D/I

M Flake

for CITY ENGINEER

8.11.78

NOTICE OF COMPLETION OF WORK

I hereby give notice that I have completed at the above premises the sanitary plumbing (or drainage work) and hereby request that the work be inspected.

Dated ..... Signature J McCorca

I hereby certify that the work has been examined and found satisfactory.

Dated 12/1/79 ..... Inspector

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

No 23085

PLAN No

RECEIPT No:

APPLICATION No

BUILDING PERMIT No

RATING AREA No

Mr

Address

Draughtsman

I/S HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DESCRIBED WITH ME IN THE PREMISES.

OWNED BY:

OCCUPIED BY:

LAND SITUATED IN HOUSE No

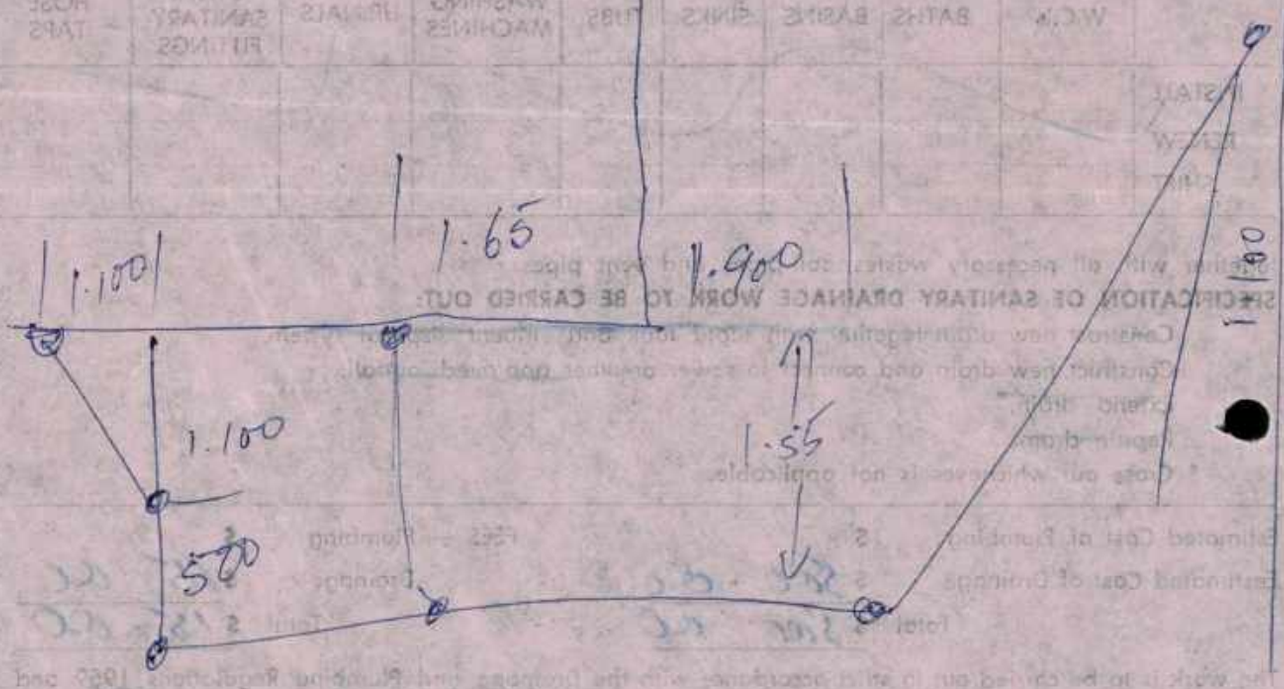
DESCRIBED AS LOT No

Street
Road
Avenue

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:



This Copy to be returned to C.D.I.

for CITY ENGINEER

NOTICE OF COMPLETION OF WORK

I hereby give notice that I have now plated and finished all sanitary plumbing and drainage work and that the work is ready for inspection.

Signature

Dated

To the SEWERAGE OVERSEER:

Please connect applicant as set out.

CITY ENGINEER

APPLICATION FOR SEWER SERVICE

Nº 4107

F/E 12440

Date connected 12/1/79

Foreman's Signature

A/c opened No.

Fee Payable Conn. $47-50 PSR $

Receipt No. 2642

Date of Receipt 12.12.78

To the TAURANGA CITY COUNCIL

(Owner of Land) I, Cameron Homes

hereby apply for a sewer service to be laid on from the City system to the premises (as indicated on the sketch plan below) situated at (suburb) Judea

House No. Hollingwood Avenue / Street / Road Tauranga

which is described as Lot No. 1 of S/O 36 D.P.S 2364

(Name of subdivider to be given where subdivision is new)

Valuation No. 663/288

The total area of the property above referred to is ..... acres ..... roods ..... perches and this connection is to apply to the undermentioned:

Dwell (State if dwelling, boarding-house, factory, office, flats, motels etc.)

one Houses on property.

..... P.W.C.'s & Urinals (state No. of each)

M H Burgess is the Licensed Drainlayer who will be employed by me.

Signed .....

Person to be charged for service to be supplied or his authorised Agent.

Connection Approved W J Lake for City Engineer

Date of Application 12/12/78

SKETCH PLAN — Within the City

D. Kale Print—26129

IMPORTANT — POSITION OF ENTRY TO BE MARKED WITH A PEG

"Should the position of the connection not be pegged when the work is ready to be carried out, the connection will be made at the centre of the frontage, or if a back section one foot from a side boundary of the access strip."

CHECKED AND APPROVED	T.P.O.	HEALTH	BUILDING	D and P	ENGINEER
	Date 27-10-78	Date	Date 1/11/78	Date 1/11/78	Date 3/11/78

WRITE ANY ENDORSEMENTS BELOW - or - "SEE SEPARATE SHEET."

CITY OF TAURANGA BUILDING APPLICATION FORM

Plan No. 12440

Date 24-10-78

I hereby apply for permission to Erect, Repair, Alter, Add to, Demolish, Remove or Install

A

Dwelling — Flat(s) — Unit(s) — Hotel — Motel — Office(s) — Shop — Factory — Warehouse
School — Church — Garage — Carport — S/ Pool — Boiler — Furnace — Chimney — Fence
Sign — Hoarding — Shed — (describe any other).

(1) ATTACH 2 COPIES PLANS (elevations) cross sections, site plan, plus some indication of locality on valuation map).

2 COPIES SPECIFICATIONS.

All Builders should be conversant with Building By-Law stipulations re DRAWINGS and SCALES.
Only Complying Applications will be Processed.
It is an offence to start building work before a permit is issued.

ALL INSPECTIONS REQUIRE AT LEAST 24 Hrs NOTICE
SUBSTITUTED P and D TRADESMEN MUST COUNTERSIGN.

BUILDER Phone 87117

Name (Print) Cameron Homes Ltd.

Address P.O. Box 699 Tga.

Signature J.A. Wallace.

BUILDING LOCATION

Address ~~7 [illegible]~~ ~~LOT~~ 7 Collingwood St TGA.

Owners Name Cameron Homes Phone No. 87117

Owners Signature J.A. Wallace.

(2)

LEGAL DESCRIPTION Etc. S/D

LOT No. 1 of Lot 36 D.P.S. No. of 2364

AREA 785 ~~ft~~ or m² FRONTAGE 26.13 m DEPTH 41.00 m

VALUATION ROLL No. 663/288

(3)

PERMIT ENDORSEMENTS

AREAS

(4)

GROUND FLOOR 93.93 ~~103.2~~ m²

OUTBUILDINGS ..... m²

Any question as to the estimated value of the work for the purpose of computing a permit fee may be determined in his discretion by the City Engineer and his determinations shall be final.

VALUES of

BUILDING	28.000.
DRAINAGE PLUMBING	1 800.
TOTAL	29.800.

FOR OFFICE USE ONLY

	DATE	PERMIT NO.	FEE
Sanitary, Plumbing and Drainage	8.11.78	23084/5	42.00
Building Research Levy			22.00
Sewer Connection	12.12.78	Rec 2642 4107	47.80
Stormwater Connection			
Vehicular Crossing	9/11/78	12614	60.00
Water Connection		8059	55.00
Propn. Water Rate			9 44
Building	7/11/78	54021	66.00

RECEIPT 2017 DATED 6/11/78 TOTAL 252.44

N.B. In any dispute the City engineer has absolute determination of the values concerning any permit.

	Estmiated Value of Work		Fees $ c		Estimated Value of Work		$ c Fees
	Not exceeding	$500	3.00	Over	$30,000 and not exceeding	$40,000	90.00
Over	$500 and not exceeding	$1,000	5.00	Over	$40,000 and not exceeding	$60,000	120.00
Over	$1,000 and not exceeding	$2,000	10.00	Over	$60,000 and not exceeding	$80,000	150.00
Over	$2,000 and not exceeding	$4,000	20.00	Over	$80,000 and not exceeding	$100,000	175.00
Over	$4,000 and not exceeding	$6,000	30.00	Over	$100,000 and not exceeding	$150,000	200.00
Over	$6,000 and not exceeding	$8,000	35.00	Over	$150,000 and not exceeding	$200,000	250.00
Over	$8,000 and not exceeding	$10,000	40.00	Over	$200,000 and not exceeding	$250,000	300.00
Over	$10,000 and not exceeding	$20,000	60.00		For every $50,000 or part thereof in excess		
Over	$20,000 and not exceeding	$30,000	75.00		of $250,000 an additional fee of		50.00

Nature of Duty	
For inspection required in the case of proposed structural alterations before plans are submitted for approval	5.00
For inspecting every detached stove, furnace, oven, closed fire or forge erected subsequently to the building	2.00
For inspecting old timber before reusing the same in a new building	10.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	$2.00

TAURANGA CITY COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To the City Engineer,
TAURANGA CITY COUNCIL

Received 24.10.78
Plan No. 12440
Permit No. 23084/5
Receipt No. 2019 Date 6.11.78

PLUMBER:
Name: H. Burgess
Address: Lockington Rd RD2 Kati.
Registration No. 00709 'Phone 732

DRAINLAYER:
Name: I McRea.
Address: 52A Levers Rd
Registration No. 07906 'Phone 63042

Name of Person for whom work is to be carried out :
OWNER
Phone No. 8717
Name: Cameron Homes Ltd
Postal Address: P.O. Box 699 TGA.

LOCATION Lot No. 1 D.P. 2364
House No. 7 Collingwood ~~Road~~ Street Avenue

I hereby apply for permission to carry out the work described herein and set out in the plans attached hereto.

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	SHWRS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	HOT & COLD WATER SERVICES
INSTALL	1	1	1	1	1					1	1
RENEW											
SHIFT											

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT :

Cross out whichever is not applicable.

1. Construct new drain together with septic tank and effluent disposal system. ✓
2. ~~Construct new drain and connect to sewer or other approved outfall.~~
3. ~~Construct Stormwater Drains.~~
4. ~~Repair Drain.~~
5. ~~Extend Drain.~~

Value of Proposed Work including ALL Material and Sanitary Appliances: :—

Estimated Value of		Fee
(a) Plumbing	$ 1300.	$ 27.00
(b) Drainage	$ 500	$ 15
Total	$ 1800	$ 42.00

Dated this 20 day of 10 1978

(Plumber) Signature (Drainlayer)

NOTE: Any question as to the estimated value of the work shall be determined in his descretion by the Engineer and his determination shall be final. (D. & P. Regs Amendment, Clause 20 (5).)

Completion of work to be notified at least 24 hours before an inspection or test is required.

Drainlayers are advised to invest in plugs, torch and mirrors and to test their own work before calling for an inspection, as **re-inspections incur additional fees.**

ESTIMATED VALUE OF WORK*	FEE PAYABLE
Not exceeding $100	$3.00
In excess of $100 but not exceeding $200	$6.00
In excess of $200 but not exceeding $300	$9.00
In excess of $300 but not exceeding $400	$12.00
In excess of $400	$12.00
plus $3 for every additional $200 or part thereof.	
Re-Inspections	$2.00

ISSUE OF PERMIT APPROVED

L. Preston
For City Engineer

Plumbing, Drainage and Water Service Block Plan is to be drawn on the back of this form per the details listed below and in metric dimensions to a scale of 1 : 100

Mark North Point

REFERENCES:—
G.T. means Gully Trap
T.V. means Terminal Vent
B.V. means Back Vent
I.P. means Inspection Pipe
I.C. means Inspection Chamber
F.A.I. means Fresh Air Inlet
T.B. means Toby Box

FOR NEW BUILDINGS

	BYLAW REFERENCE
2 PLUMBING AND DRAINAGE PLANS: SCALE 1:100 SHOWING:—	2.5.4
(a) All sanitary fittings.	2.5.4
(b) All existing stormwater drains and sewers in green.	2.5.3
(c) All existing foulwater drains and sewers in red.	2.5.3
(d) All proposed drains in pencil.	2.5.4
(e) Surface water disposal/cesspits.	Ord 202.2

FOR ADDITIONS AND OR ALTERATIONS

2 PLUMBING AND DRAINAGE PLANS: SCALE 1 : 100 SHOWING:—	2.5.4
(a) For additions: Existing sanitary appliances uncoloured.	
Proposed sanitary appliances edged in red.	2.5.IV
(b) For alterations: Existing floor plan alongside the proposed floor plan to the same scale.	2.5.IV
(c) All existing stormwater drains and sewers in green.	2.5.3
(d) All existing foulwater drains and sewers in red.	2.5.3
(e) All proposed drains in pencil.	
(f) Surface water disposal/cesspits.	Ord 202.2

OFFICE USE ONLY

ROAD FRONTAGE (State Name of Street)

USE BACK OF FORM FOR DRAWING.

SPECIFICATION

Specification of the work to be done and the materials to be used in the erection and completion of a residence as per the accompanying drawings

for

Mr and Mrs .... Cameron Homes Ltd .....

at

Lot Number .... 1 ..... Collingwood .. Street

..... Tauranga .....

This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the currency of the contract.

Any item in this specification and not shown on the drawings and vice versa shall be equally binding as though included in both.

The Contractor shall provide a form of contract which is to be completed by all parties before the commencement of any work on the site.

Any additions, omissions or variations to the contract shall be authorised in writing and an agreed price stated.

The Owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

Owners .... Cameron Homes Ltd .....

Contractor .... Cameron Homes Ltd

Owner's Solicitor .....

Loan Company .....

City, Borough or County ..... Tauranga .....

IMPORTANT

At least 24 hrs. Notice MUST BE GIVEN to the Inspectors' Office BEFORE POURING

CONCRETE FOUNDATIONS - BOND BEAMS

SUSPENDED TERRACE SLABS - CONCRETE FLOORS

INSULATION COMPULSORY IN ROOF, WALLS & FLOOR

Contract documents

1. The accompanying drawings.
2. This specification.
3. Concrete work N. Z. S. S. No. 1900 Chapter 9.3A
4. Block work N. Z. S. S. No. 1900 Chapter 6.2
5. Construction - 'New Zealand Constructional Details' by R. J. Willson
6. Finish - 'Timber Framed Construction' by R. J. Willson

The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.

PRELIMINARY AND GENERAL (ALL TRADES)

1. Permits.

   The Contractors shall arrange to obtain all permits to build etc., arrange all inspections and pay all fees as required by the local authorities.

2. Protection of work.

   All parts of the work liable to injury and all adjoining property, existing work, footways, trees etc., are to be protected until completion of the contract.

3. P.C. Sums. (Nett sums).

   The P.C. Sums quoted in this specification are nett and the contractor or sub-contractor concerned must add any cartage, fixing charges and profit he requires to all such items.

4. Site.

   The site of the works will be pointed out to Tenderers who are advised to visit same and check the slope of the ground, quality of the soil etc., as no extras will be paid for foundation work, site drainage and levelling not detailed or specified.

5. By-laws.

   The whole of the work in this contract is to be carried out in strict accordance with the local authorities' regulations, and to be of a standard as approved by the loan company.

6. Extent of work.

   This contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown or reasonably implied on the accompanying drawings and in accordance with this specification and the supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of the work.

7. Insurance.

   The Contractor shall at all times, keep the whole of the works fully covered by insurance. Fire. Public liability. Workers' Compensation etc.

8. Temporary Services.

   The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the contract. Sheds, toilet, power, water, access to the building site, scaffolding.

9. Maintenance.

   The Contractors shall maintain the property for a period of 30 days after completion, and any damage done, arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense.

10. Completion.

    On completion all trade debris is to be removed from the site and the building left clean and ready for occupancy, with all services and mechanical parts in good working order.

11. ~~Contingencies.~~

    ~~Allow the sum of $ . . for contingencies. The whole, or any amount remaining unspent at the completion of the contract shall be credited to the Owners.~~

12. Termite Stops.

    Provision is to be made in all parts required by the Government Regulations for the fixing of termite stops should this building be erected in a gazetted termite area.

surance
City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.

EXCAVATOR

1. Generally

Remove all turf or other vegetation, including trees, stumps etc., from the area to be built on.

Bulldoze the site to the levels shown on the drawings. (Check original conditions).

Excavate as required for all wall footings, pile footings, steps etc., as shown on the drawings.

Footing excavations are to be taken down to a solid bearing and to be not less than 12" (300 mm) deep.

Excavations are to be stepped to suit the slope of the ground, and kept level at the bottom, maintained free from water or fallen material and shall be firm before placing reinforcing or concrete.

Backfill and ram the earth around the foundations after concrete work has firmly set.

Deposit the surplus spoil on the site as directed by the Owners.

CONCRETOR

1. Materials

Concrete to be pre-mixed with a test of 2,500 lbs per sq. in. (17,500 kPa) after 28 days.

Reinforcement to be round mild steel rods or reinforcing mesh. as detailed. free from scale, loose rust, paint, grease, dirt etc.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The formwork is to be hosed out and kept wet before and while the concrete is being placed.

2. Concrete Work

Construct the various footings as detailed on the drawings and reinforced as shown.

Construct the various concrete corners, base walls, steps and porch slabs, chimney foundations etc. as indicated on the drawings and reinforced as shown Steps to have 6" (150 mm) risers and 12" (300 mm) treads.

Hard filling to be 3" (75 mm) down scoria or 'run of the pit' metal compacted in layers of 6" (150 mm) depth maximum. Blind with 1" (25 mm) of sand and overlay with black polythene damp proof course with taped joints.

All floor slabs to be laid to true and straight surfaces, screeded, wood floated and finished with a steel float or power float to a fine finish. Thickness and reinforcing as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires etc., as required. prior to the pouring of the concrete. Holding down bolts to be 1'3" (375 mm) maximum from corners and at 4'6" (1.2 m) centres maximum.

All exposed concrete work (except floors) to be roughened or scratched for subsequent plastering.

Piles to be pre-cast. 24" x 8" x 8" (600 x 200 x 200 mm) set out as shown on the foundation plan and supported on 12" x 12" x 4" (300 x 300 x 100 mm.) thick concrete footings.

The provisions of the Tauranga City By-Laws override anything that is inconsistent in this Specification and must be complied with.

CARPENTER

1. Materials Schedule

Material	Size	Grade	Remarks
Sub-floor jack studs	4" x 3" (100x75mm)	Rad P. P. T.	
Sub-floor bracing	4" x 3" (100x75mm)	Rad P. P. T.	
Bearers	4" x 3" (100x75mm)	Rad P. P. T.	Wired down
Wall plates	4" x 2" (100x50mm)	Rad P. P. T.	Bolted down
Floor Joists	6" x 2" (150x50mm)	Rad P. P. T.	At 16" (400mm) centres
Herringbone strutting	2" x 1½" (50x40mm)	Rad P. P. T.	At 8'0" (2.4m) crs.
Solid bridging	Joist depth x 2"(50mm)	Rad P. B. T.	At 8'0" (2.4m) crs.
Top and bottom plates	4"x2" (100x50mm)		
	3" x 2" (75 x 50mm)	Rad P. B. T.	Long lengths
Studs	4" x 2" (100 x 50mm)		
	3" x 2" (75 x 50mm)	Rad P. B. T.	At 18" crs max. (450mm)
Trimmer studs		Rad P. B. T.	See table below.
Lintels		Rad P. B. T.	See table below.
Nogging (Dwangs)	4" x 2" (100 x 50mm)		3 rows to walls
	3" x 2" (75 x 50mm)	Rad P. B. T.	4 rows to vert. boards
Bracing	6" x 1" (150 x 25mm)		
	4" x 1" (100 x 25mm)	Rad P. B. T.	Checked in flush
Ceiling joists	4" x 2" (100 x 50mm)	Rad P. B. T.	At 20" (500mm) crs max.
Ceiling bracing	6" x 1" (150 x 25mm)	Rad P. B. T.	
	4" x 2" (100 x 50mm)	Rad P. B. T.	Diagonal
Ceiling nogging	3" x 2" (75 x 50mm)	Rad P. B. T.	At 6'0" (1.8m) crs max.
Rafters	4" x 2" (100 x 50mm)	Rad P. B. T.	At 18" (450mm) crs (tiles)
			At 30" (750mm) crs (iron)
Ridges and Hip rafters	8" x 1" (200 x 25mm)	Rad P. B. T.	
Valley rafters	6" x 1½" (150 x 40mm)	Rad P. B. T.	
Valley boards	6" x 1" (150 x 25mm)	Rad P. B. T.	
Underpurlins	4" x 3" (100 x 75mm)	Rad P. B. T.	As detailed
Roof struts	4" x 2" (100 x 50mm)	Rad P. B. T.	5'0" crs max. (1.5m)
Collar ties	6" x 1" (150 x 25mm)	Rad P. B. T.	5'0" (1.5m) crs max.
Purlins (Iron roof)	3" x 2" (75 x 50mm)	Rad P. B. T.	30" (750mm) crs max.
Roof trusses	Gangnail or similar		At 30" centres (750mm)
Eaves framing	3" x 1½" (75 x 40mm)	Rad P. B. T.	
Fascia boards	ex 8" x 1" (200 x 25mm)	Rad P. P. T.	Huttloc. Grooved.
Barge boards	ex 8" x 1" (200 x 25mm)	Rad P. P. T.	Huttloc. Grooved.
Weatherboards	ex 6" x 1" (150 x 25mm)	Rad P. P. T.	Huttloc. B. B.
Vertical boards	ex 8" x 1" (200 x 25mm)	Rad P. P. T.	Huttloc
Exterior facings	ex 3" x 1" (75 x 25mm)	Rad P. P. T.	Huttloc
Scribers	Standard	Cedar	Primed
Flooring	12' x 6' (3.6m x 1.8m)	high density	particle board
Interior door jambs	ex 1" (25mm)	D. A. Rimu	½" (13mm) bevelled stops
Architraves	1 5/8" x ½" (40 x 13mm)	D. A. Rimu	Bevelled two edges
Skirtings	2 5/8" x ½" (65 x 13mm)	D. A. Rimu	Bevelled one edge
Sill boards	ex 1" (25mm)	D. A. Rimu	Sanded
Cornices	1¼" (30mm)	D. A. Rimu	Bevelled
Splash boards	ex 1" (25mm)	Rad P. P. T.	Primed
Shelving	ex 1" (25mm)	Rad P.	Dressing grade
Exterior trim	Mouldings as required	Rad P. P. T.	
Interior trim	Mouldings as required	Rad D. A. Rimu	

All Rad. P. framing to be No 1 grade.

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Trimmer Studs

Single or top storey	
Openings up to 4'6" (1.3m) wide	4" x 2" (100 x 50mm)
Openings 4'6" (1.3m) to 9'0" (2.6m) wide	4" x 3" (100 x 75mm) Solid or built up
Openings 9'0" (2.6m) to 13'0" (3.9m) wide	4" x 4" (100 x 100mm) Solid or built up
Bottom of two stories	
Openings up to 3'6" (1.05m) wide	4" x 2" (100 x 50mm)
Openings 3'6" (1.05m) to 7'0" (2.1m) wide	4" x 3" (100 x 75mm) Solid or built up
Openings 7'0" (2.1m) to 10'6" (3.15m) wide	4" x 4" (100x100mm) Solid or built up

Lintels

Opening Width	Lintel Size
Up to 4'6" (1.35m)	4" x 3" (100 x 75mm)
4'6" (1.35m) to 6'0" (1.8m)	4" x 4" (100 x 100mm)
6'0" (1.8m) to 8'0" (2.4m)	6" x 4" (150 x 100mm)
8'0" (2.4m) to 10'0" (3m)	8" x 4" (200 x 100mm)
10'0" (3m) to 12'0" (3.6m)	10" x 4" (250 x 100mm)
12'0" (3.6m) to 14'0" (4.2m)	12" x 4" (300 x 100mm)

2. Construction

All materials are to be the best of their respective kinds and grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course.

Sub-floor jack studs are to be wired to foundation piles with No. 8 ga. (4mm) galv. wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in long lengths, halved over jack studs or piles where joined.

Sub-floor bracing to be diagonal, in both directions, as required and as directed by the local authority inspector.

Floor joists to be on edge, set out to suit the flooring sheets, nailed with one 4" (100mm) and one 3" (75mm) nail at every crossing and trimmed as required for stairwell openings, slabs etc. Double the floor joists at each end of the building and under the bearing partition. Floor joists spanning more than 8'0" (2.4m) are to be stiffened with herringbone strutting or solid bridging in rows at 8'0" (2.4m) centres maximum.

Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed over continuous support, top plates to be halve jointed or butt jointed and fastened with 4n. nail plates.

Studs are to be set out to accommodate 8'0" (2.400m) high wall lining sheets, and are to be held to the plates with two 4" (100mm) flat headed nails at each end. Bowed studs are to be straightened with saw cuts, wedges and 4" x 1" (100 x 25mm) or 3" x 1" (75 x 25mm) strapping.

Lintels are to be checked $\frac{1}{2}$" (15mm) minimum into solid trimmer studs. Where built up trimmer studs are used one 4" x 2" (100 x 50mm) stud is to be run up past the trimmer to the top plate and the 4" x 1" (100 x 25mm) or 4" x 2" (100 x 50mm) remaining is to run up to the underside of the lintel.

3. Exterior finish

All exterior joinery, exterior timber linings or trim and all end grain joints are to be given a coat of primer or stain prior to fixing.

Behind all asbestos-cement wall linings and as detailed on the drawings, fit a breather type building paper, lapped 4" (100mm).

Grooved fascia and barge boards are to be fixed to level and straight lines, mitred where joined and fastened with galvanised nails.

Wall areas are to be covered with exterior lining as shown on the drawings. Weatherboards are to have scribed internal corner joints and mitred external corners without soakers. Fix with $2\frac{1}{2}$" (65mm) galv. nails.

Vertical boards are to be fixed over breather type building paper, plumb and in single lengths with $2\frac{1}{4}$" (60mm) galv. nails.

Soffits, verges and porch ceilings to be lined with flat asbestos-cement sheets with plastic jointer moulds.

Build in the various exterior joinery frames as supplied under "Joiner". Fit sill trays, head capping and flashing, trim at sides with scribers and under the sill with a quadrant mould, all as required.

Exterior doors to be fitted on one and a half pairs of 4" (100mm) galvanised loose pin (brass) butts.

Provide and fix a ledge and brace type foundation, access door and frame, positioned as directed.

4. Interior Finish

Flooring to be laid in large single sheets of high density particle board with joints in alignment both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists.

Check with the Owners regarding the laying of flooring before the wall framing is erected.

Nail the flooring with $2\frac{1}{4}$" (60mm) galv. brad head nails at 5" (125mm) centres on the joints and at 8" centres (200mm) on intermediate floor joists.

On completion of the contract the floor nails are to be punched and the floor machine sanded with ~~two papers to a fine finish~~. Owner to Finish

Care must be taken that the flooring is not stained by rust marks, tea or coffee etc.

Interior wall linings generally to be 3/8" (10mm) gibraltar board sheets fixed with vertical joints and nailed with flat headed galvanised clouts, double nailed to studs and nogging. Sheets to service rooms may be glue fixed with horizontal joints.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected Lamiwall sheet with plastic jointer and corner mouldings. Selatone.

~~Ceiling linings to be fibrous plaster sheets, well glued or wadded to ceiling framing and with all joints, nail holes and other imperfections stopped flush and left ready for the painter.~~ Gibboard

Nog for and build in the various joinery fitments as supplied under "joiner" and trim to walls, floor and ceiling with quadrant and bevelled mouldings as required.

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Nogging (Dwangs) shall be wall thickness x 2" (50mm) spaced in rows at 32" (800mm) centres maximum, set out to accommodate the wall lining sheets and drilled or notched for ventilation. To be nailed with two $2\frac{1}{2}$" (65mm) nails at each end.

Ceiling nogging (dwangs) to be set out to accommodate the ceiling lining sheets and cornices. Around the perimeter of each room and in rows at 6'0" (1.8m) centres maximum.

Bracing to be let in flush with the face of the wall frames and raked as nearly as practicable to 45 degrees and dog-legged as required.

Walls up to 15'0" (4.5m) long	-	1 brace
Walls 15' (4.5m) to 35' (10.5m) long	-	2 braces in opposite direction
Walls 35' (10.5m) to 60' (18m) long	-	3 braces
Walls 60' (18m) to 85' (25.5m) long	-	4 braces (2 each way)

The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists to be on edge and spiked to the wall plates with one 4" (100mm) and one 3" (75mm) nail at each end. Where practicable, the ceiling joists are to come alongside rafters and to be spiked thereto.

Ceiling joists spanning more than 8'0" (2.4m) are to be stiffened with ceiling runners well spiked at every crossing.

6" x 2" (150 x 50mm) runners will span up to 12'0" (3.6m)
8" x 2" (200 x 50mm) runners will span up to 16'0" (4.8m)

Ceiling bracing is required at all gable ends, 6'0" (1.8m) each way from each corner, diagonally fixed.

Rafters to be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened with one 4" (100mm) and one 3" (75mm) nail to the plates.

Supply and fix the necessary ridge boards, hip rafters, valley rafters, valley boards, underpurlins and roof struts and collar ties as required to complete the roof framing and as detailed on the drawings.

Alternatively, where detailed, the roof framing is to be constructed with Engineer designed 'Gangnail' roof trusses fixed plumb, fastened to the plates with framing anchors, stiffened with runners and braced at each end of the building. The trusses are to be positioned directly over studs or supporting nogging is to be fixed between the studs directly under the top plate.

Purlins (iron roof) to be spaced to accommodate the roof covering and ridging and fastened to the rafters with one 4" (100mm) nail and one 3" (75mm) skew nail at every crossing.

Eaves runner to be nailed to the outside of the wall frames. Eaves bearers to be nailed securely to each rafter overhang.

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Nog for and build in the various fittings as supplied under Plumber and trim around with splash boards primed and set in mastic and other finishing trim and mouldings as required.

Interior doors are to be fitted with 1½ pairs of 3½" (90mm) A.C. or F.B. loose pin butts.

~~Architraves to be fitted in single lengths, with glued mitred joints.~~

Skirtings to be scribed to the floor and internal corners and mitred at external angles.

~~Sill boards to be housed to jambs and mullions and bevel scribed to sashes. To finish flush with the inside of the jambs and to be finished with a returned architrave.~~

Coat cupboard and wardrobes to be fitted with one shelf ex 12" (300mm) wide fixed 5'6" (1.750m) above the floor and with a ¾" (20mm) galv. pipe hanger rail under.

Linen, hot water and other cupboards to be shelved with slatted shelves ex 4" x 1" (100 x 25mm) as directed.

Allow the P.C. sum of $ 100.00 for all hardware, and allow to order, take delivery of and fix same.

Form a ceiling access door in a convenient and inconspicuous place (wardrobe).

Co-operate with the Electrician in the building in of a meter box and the building of a switchboard recess lined with fire resisting material and trimmed around as required.

~~Supply and fix the sundry internal finishing mouldings and trim as required. ½" (15mm) quadrants to internal corners of service rooms etc.~~

Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of all other trades.

All internal finishing timbers shall be sanded to remove machine marks and on completion, shall be free from all hammer marks, splits or other defects.

All nails in exposed work (interior and exterior) are to be punched.

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SOLID PLASTERER

1. Materials

Cement to be ordinary Portland cement.
Sand to be clean river sand free from saline, vegetable or earthy matter.
Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

2. ~~Chimney~~

~~Supply and erect the precast concrete chimney as indicated on the drawings.~~
~~All units to be well bedded in mortar.~~
~~The corners are to be plumbed both ways and reinforced with No. 4 rods, well grouted in.~~

3. Plastering

All exposed concrete steps and slabs, concrete base walls, precast concrete chimney, reinforced concrete columns and beams etc. as indicated on the accompanying drawings shall be solid plastered to a fine finish.

All sharp exposed edges are to be rounded. Steps and slabs to fall slightly away from the building and not to hold water. Slabs to be coved up against the residence, under door sills etc.

ROOFER

1. Generally

Refer to the drawings for the type of roofing to be used.

2. Concrete tiles

Tile battens are to be nailed firmly to the rafters and spaced to suit the gauge of the tiles.
2" x 1" (50 x 25 mm) battens for rafters at 18" (450mm) centres.
2" x 2" (50 x 50mm) selected quality battens for rafters or roof trusses at 36" (900mm) centres.

Tiles are to be set out with a full tile at the top.

Tiles to be laid with standard laps and nailed or wired down in accordance with standard practise.

Hips and ridges to be covered with hip tiles bedded in mortar.

Parge all hips, ridges and barges with coloured mortar to suit the colour of the tiles.

On completion leave 5 ordinary and 2 ridge tiles under the building for future maintenance purposes.

Supply the Owners with a guarantee for the tiles and a separate two year guarantee for the laying of the tiles.

3. Coated galvanised tiles

Battens to be splay cut, two ex 3" x 2" (75 x 50mm) timber and set out to suit the gauge of the tiles, and nailed firmly to the rafters. Co-operate with the Carpenter in the determining of the rafter length to finish with a full tile at the top.

Ridges, hips and barges to be covered with purpose made accessories, coated as for tiles.

Fix the tiles and accessories in accordance with standard practise and touch up all exposed nail heads with bitumastic coating coloured as for tiles.

Supply the Owners with the standard guarantee for the laying of the tiles.

4. Galvanised iron

The roof area is to be covered with 2" x 19ga. (50mm x 1mm) galvanised wire mesh stretched taut and securely stapled to the purlins. Overlay with breather type building paper.

Roofing to be 26 gauge (.5mm) galvanised corrugated iron sheeting, with primed laps, in single lengths, with 1½ corrugations side lap and nailed with lead headed or spring head nails in accordance with standard practice.

Ridges and hips to be covered with lead edged ridging, primed on the underside, in long lengths with the lead edge dressed down into the corrugations of the iron.

Barges to be covered with purpose made barge flashings.

Supply and fix all flashings, lead caps etc., to make the roof thoroughly watertight and birdproof.

Priming to be calcium plumbate.

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5. Flat roofs

Supply and fix over galv. netting and breather type building paper and as per the manufacturer's directions, the flat roofing as shown on the drawings, complete with matching spoutings, downpipes, barge flashings and flashings as required.

PLUMBER AND DRAINLAYER

1. Generally

The whole of the plumbing and drainlaying shall be done in strict accordance with the local authorities' by-laws and drains shall be laid by registered workmen only.

The plumbing contractor shall obtain all necessary permits for the work and pay all fees in connection thereto.

2. Exterior work

Supply and fix all necessary flashings, lead caps, sill trays etc., in conjunction with the Builder to make a thoroughly watertight job.

Supply and fix galvanised spouting to all eaves, laid with even falls and 3" (75mm) diameter galvanised downpipes. ~~Downpipes to be sealed into stormwater drains at foot.~~
Valleys to be standard, galvanised, laid over building paper.

3. Water service

Lay on cold water from the main, feed through a pressure reducing valve to a hot water cylinder, set up as shown on the drawings. Provide and set up the cylinder, complete with casing, lagging and thermostatically controlled electric element.

Lay on hot and cold water services to the various fittings as shown on the drawings and to 2 hose standards positioned as directed. Hot water service to run in copper. Main and cold water may run in plastic if approved by Owners, Loan Comapny and Local Authority Inspector.

4. Fittings

Provide and set up the fittings as shown on the drawings and provide regulation traps and wastes to same. Traps and wastes may be plastic if approved.

Bath, first quality, white. ~~Vanity unit - selected formica top~~, white basin, ~~drawers~~ and doors under.
~~Sink top - selected stainless steel.~~
Shower tray - stainless steel.
W.C. - White, china, wash-down pedestal with plastic double-flap seat and low-down plastic flushing cistern.
Tub - Stainless steel, with cupboard under.
Washing machine - to be supplied by the Owner.
Taps - C.P. ~~as selected by the Owners~~, exterior hose taps - brass.
Shower rose - c.p. swivel type.
Shower mixer ~~unit as selected by the Owners.~~
~~Waste disposal unit to be ..... type fitted with a copper trap and waste.~~

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5. Drains

Stormwater to be taken in second quality socketted earthenware pipes to stormwater main connection, or standard soak holes.

Sewer drains to be first quality glazed socketted earthenware pipes, 4" (100mm) laid with even falls and easy bends to a main connection as directed.

Provide and fix all necessary gulley traps, terminal and back vents, cleaning eyes, inspection junctions and bends etc., as may be necessary to comply with the local authorities' regulations.

Provide and set the field tile drains set in scoria, if shown on the site or basement plan.

JOINER

1. Timber Grades

Exterior joinery	Heart Rimu or Rad. P. P. T. Huttloc
Door Sills	Heart Matai
Sashes	Redwood, or Rad. P. P. T. Huttloc
Interior Joinery	D. A. Rimu

All to be dry seasoned timber run to standard profiles.

2. Windows

Aluminium windows where detailed shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes etc. To be installed as per the manufacturer's directions.

Timber windows to be of the sizes and types as indicated on the drawings with all members run to standard or J. M. F. 'Sundyne' profile, of standard construction and high class workmanship. Opening awning type sashes to be fitted with 'Interlock' stays of approved sizes.

The windows are to be glazed with standard quality glass, with selected obscured glass to bathroom and W. C. windows and as directed.

3. Doors

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be flush type, with D. A. Rimu facing sheets and clashing strip to the closing edge.

Sizes:

Main doors	6'6" x 2'6" (2m x 750mm)
Bathroom, W. C.	6'6" x 2'4" (2m x 700mm)
Wardrobe and Cupboards	6'6" x 2'2" (2m x 650mm) OR 6'6" x 2'0" (2m x 600mm) OR 6'0" x 2'0" (1.8m x 600mm) with upper cupboards

Interior door jambs are to be ex 1" (25mm) with $\frac{1}{2}$" (15mm) bevelled planted stops.

Glazing to doors or door frames to be selected obscured glass.

4. Fittings

Construct the various fittings as shown on the drawings.

Cupboards are to be of standard construction and divided into door and drawer units as directed.

Sink top as specified under "Plumber". Other bench tops to be of selected "formica" or "laminex" with matching edges.

Vinyl Covered, Colonial Grooved hardboard faced doors.

Cupboard doors to have solid core hardboard faced doors.

Drawers to have sides dovetailed to fronts and hardboard bottom.

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Supply a standard bathroom cabinet with a mirror rebated and beaded to the door.

5. Stairs

Closed type - To be constructed with strings ex 10" x 2" (250 x 50mm) treads ex $1\frac{1}{2}$" (40mm) thick and risers ex 1" (25mm) thick. The treads and risers are to be housed $\frac{1}{2}$" (15mm), glue wedged and glue blocked to the strings. Nosing to be $1\frac{1}{4}$" (30mm) maximum.

Open type - To be constructed with undercarriages ex 6" x 3" (150 x 75mm) tread cleats and treads ex 2" (50mm) thick timber - no risers.

Supply handrails ex 3" x 2" (75 x 50mm) bevelled and rounded to one side of each flight of stairs.

ELECTRICIAN

1. Generally

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith and arrange for all inspection required.

2. Supply

Arrange for a mains supply to the building. Check the conditions before tendering..

3. Boards

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient to the Owners.

4. Lights

Provide and fix the lights, switches and power outlets as listed hereunder. all to be positioned by the Owners after the floor has been laid.

Passage and stairwell lights to have two way switches.

..... 12 ..... Interior lights

~~..... 1 ..... Exterior lights~~

..... 9 ..... Power outlets with switch gear

5. Fittings

Allow the P.C. Sum of ..300:00.. for the purchase of an electric range and allow to order, take delivery of and install same.

Allow to wire up the thermostatically controlled hot water cylinder element. supplied under "Plumber".

~~Allow the P.C. Sum of ..... for the supply of an electric wall heater and allow to order, take delivery of and install same.~~

~~Allow the P.C. Sum of $ ..... for the purchase of special light fittings and allow to order, take delivery of and fit same.~~

~~Allow to supply and install an exhaust hood or fan as detailed on the drawings.~~

~~Allow to wire up for the waste disposal unit supplied under "Plumber".~~

~~Allow to provide and install a selected razor outlet positioned as directed by the Owners.~~

Earth all metal waste pipes and metal fittings as required by the regulations.

~~Aerial, earth and T.V. aerial sockets as directed by the Owners.~~

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PAINTER AND PAPERHANGER

1. Generally

Allow to submit the plan to a colour service for a colour scheme and to the Owners for approval.

All paint and varnish is to be delivered to the job in new tins, unopened and currently usable.

2. Exterior

Woodwork - Prime, stop and paint in one undercoat and one finish coat with a high gloss finish.

Stained work - One coat of stain prior to fixing, the nail holes etc. are to be stopped with coloured stopping followed by one further coat of the stain.

Metalwork, including spoutings, downpipes, wrought iron work etc. - Approved primer for galvanised iron, one undercoat and one finish coat.

Asbestos cement sheets. - Two coats of plastic paint. Solid plaster and concrete block work to be left unpainted.

Iron roof - to be left unpainted.

3. Interior

Interiors of all service rooms to be primed or sealed, stopped, undercoated and finished ~~with high gloss enamel~~.

All other ceilings to be given two coats of flat ceiling paint.

All other wall areas to be lined with wallpaper, hung in single lengths, plumb, and with butt joints.
P.C. value $ ..2.:.5.0..... per roll.

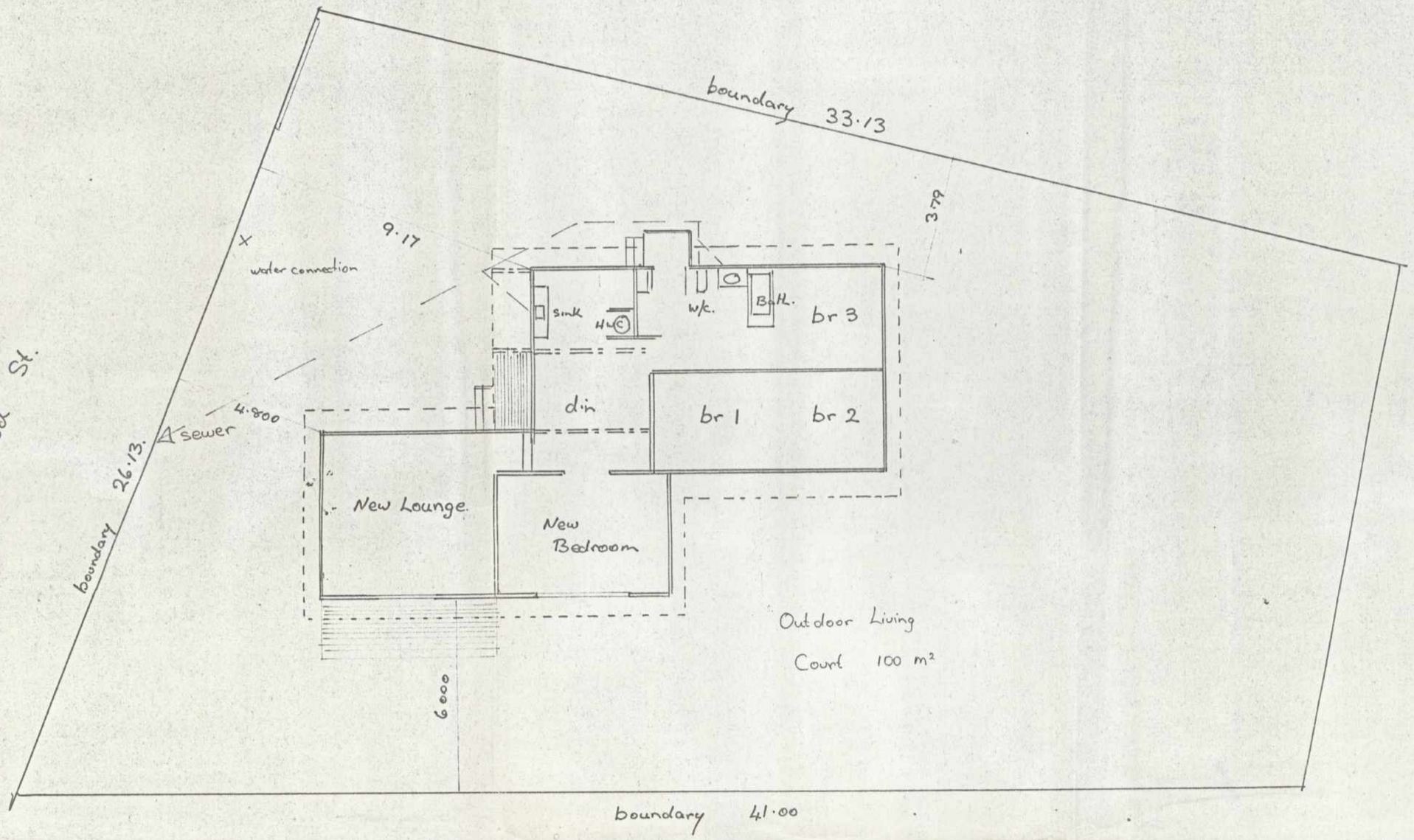
~~Flush doors only to be sealed, and given two coats of satin finish varnish. To be rubbed down between coats.~~

All other interior finishing woodwork to be primed, stopped, undercoated and finished with a semi-gloss paint.

4. Completion

On completion the residence is to be left clean and tidy, ~~window and other glasswork is to be cleaned~~. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent with this Specification and must be complied with.



Lot No 1

DPS subd. of Lot 36 D.P.S. 2364

area 785 m²

scale 1:100

Site plan.

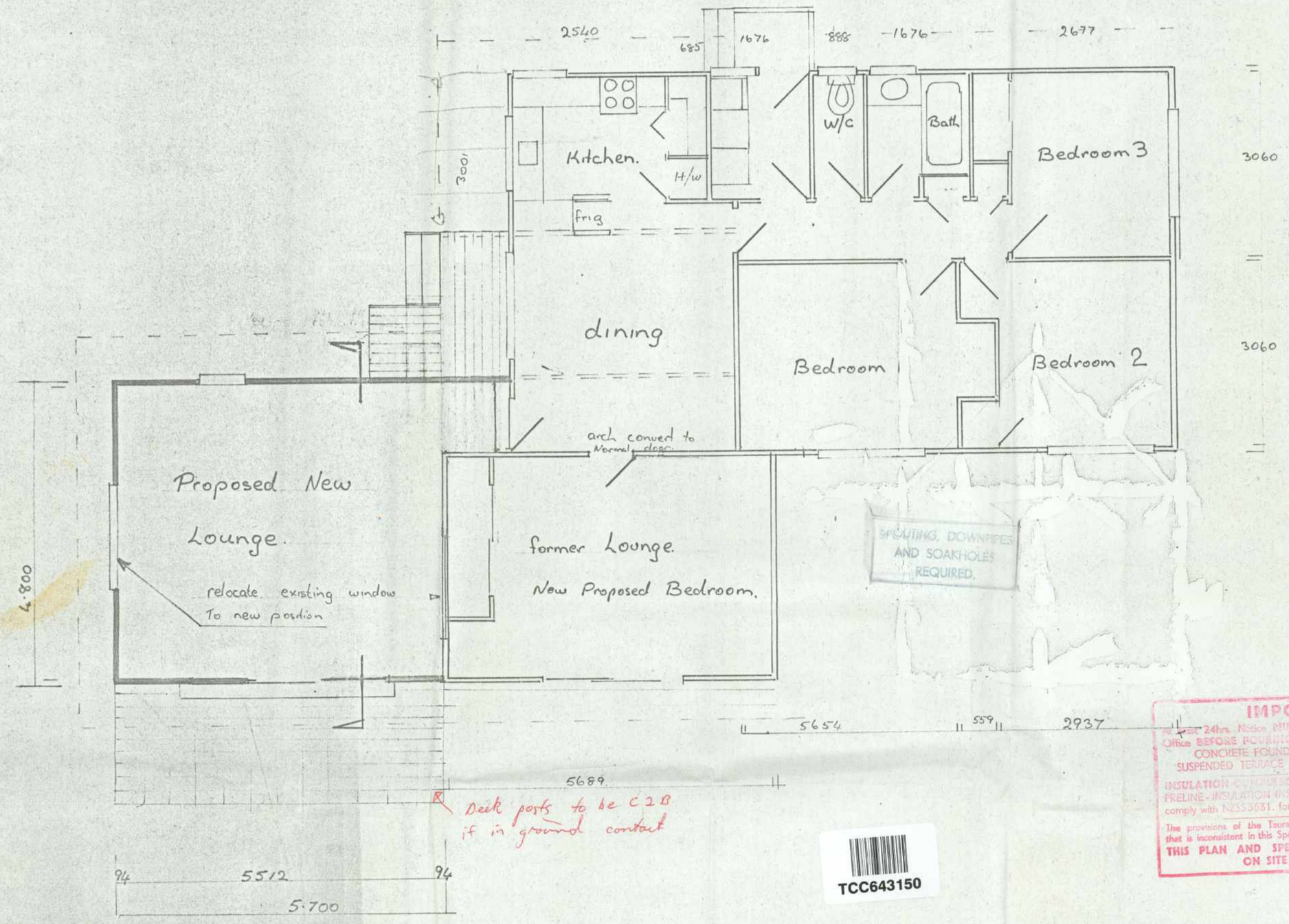
TCC643152

PLAN AND SPECIFICATIONS APPROVED SUBJECT TO SUCH CONDITIONS AS ARE ENDORSED HEREON, APPENDED TO THE BUILDING PERMIT OR ENDORSED THEREON.
Signed ..... Building Inspector
Date .....

Builder Tauranga Transportable Homes
169 Cliff St Tauranga.
Ph 64513

Site plan for Proposed Addition for Mr & Mrs R Jensen.
7 Collingwood Rd.

DRAWN PNE	CHECKED	SCALES 1:100	SHEET 4
TRACED	DATE 6/84		SERIES OF 4
			REF



SPOUTING, DOWNPIPES AND SOAKHOLES REQUIRED.

PLAN AND SPECIFICATIONS APPROVED SUBJECT TO SUCH CONDITIONS AS ARE ENDORSED HEREON, APPENDED TO THE BUILDING PERMIT OR ENDORSED THEREON.
Signed ..... Building Inspector
Date 9-7-86

IMPORTANT
At least 24hrs. Notice MUST BE GIVEN to the Inspectors' Office BEFORE POURING:-
CONCRETE FOUNDATIONS - BOND BEAMS
SUSPENDED TERRACE SLABS - CONCRETE FLOORS
INSULATION COMPLIANCE IN ROOF, WALLS & FLOOR.
PRELINE - INSULATION INSPECTIONS REQ'D. All timber to comply with NZS3631. for classification and grading.
The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.
THIS PLAN AND SPECIFICATION MUST BE KEPT ON SITE AT ALL TIMES.

TCC643150

Builder. Tauranga Transportable Homes
169 Cameron St. Tauranga.
Ph 64513.

Proposed Alteration for Mr & Mrs R Jensen.

7 Collingwood St Tga.

DRAWN BNB	CHECKED	SCALES 1:50	SHEET 1
TRACED	DATE 6/86		SERIES OF 4 REF

17 November 2020

Building Surveying Services
PO Box 3021
Tauranga

Attention Frans Boucken

Dear Sir

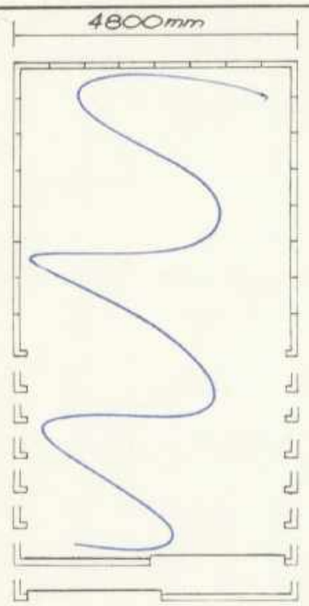
Building Works Carried Out At 7 COLLINGWOOD STREET TAURANGA

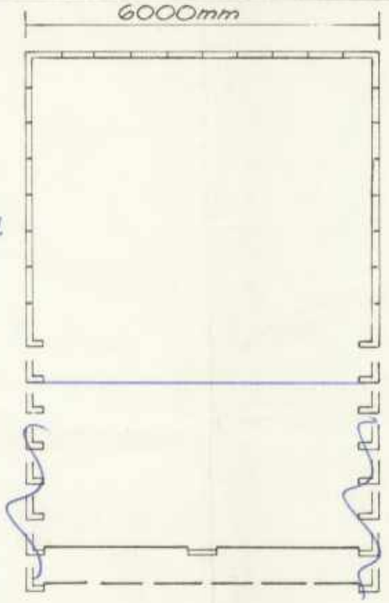
Further to your letter of 22 April 2010 in regard to the final inspection of the lounge extension and the un-authorised work being to divide lounge to create an office, erect lean-to to garage without first obtaining a building consent at the above mentioned property.

On the information currently available to this office, Tauranga City Council does not intend to take action under the Building Act 2004 in respect of the building concerned. Therefore, without prejudice, I have placed this information on the building file held by this office for this property.

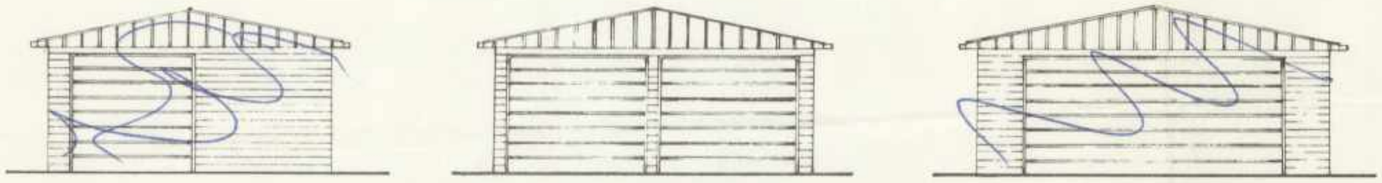
Yours faithfully

Rob Wickman
Manager: Building Services

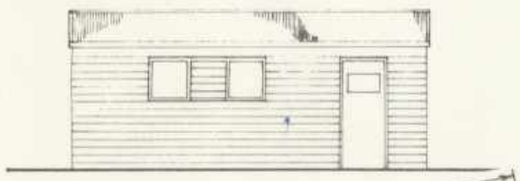




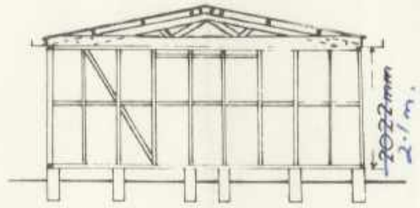
35.2



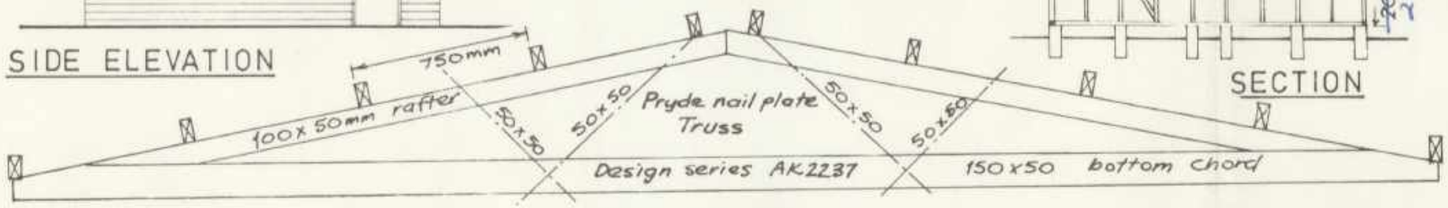
ELEVATION



SIDE ELEVATION



SECTION



SCALE 1m = 25m

Detail of 6000mm span truss

Trusses for 5400mm & 4800mm are similar. but reduced to suit and have stiffeners of 50x50mm in lieu of 75 x50 mm, When 4500 mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

SPECIFICATIONS:

Foundations : 200 x 150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors.

Dampcourse : 2 ply d.p.c. under all plates

Framing : All timber is boric treated machine gauged radiata
All framing is housed i.e. studs checked into plates & nogs checked into studs.
Studs at 600mm centres top and bottom plates and nogs - 100 x 50mm.

Wall Braces : 75 x 50 mm cut on edge

Door Beams : Minimum 150 x 50 mm with minimum of 13mm check in at each end

Roof trusses and purlins as per detail drawing placed over studs at 1800mm and 2400mm centres to suit

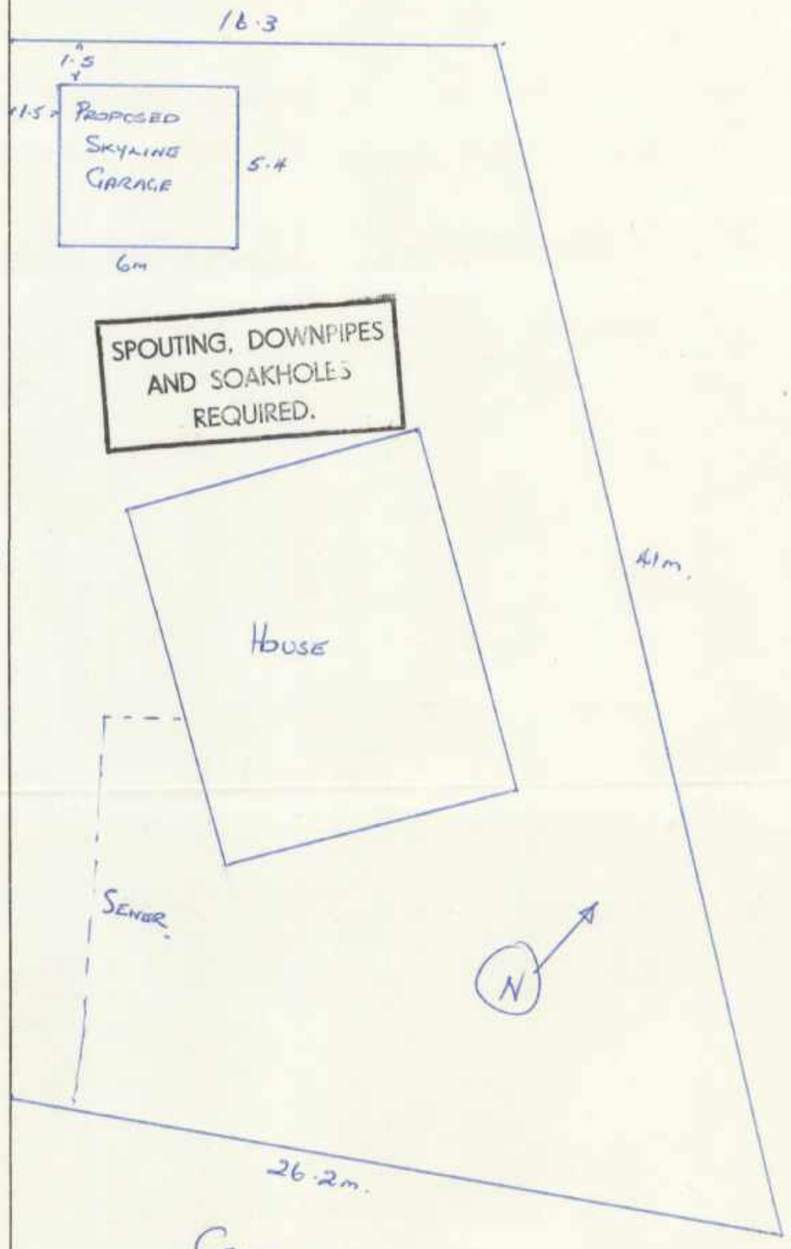
Dragon ties : 75 x 50 mm at 45° over top plate to each corner.

Roofing : 26 g. galv. corr. iron single sheets. Ridging : 26g. galv. lead edged. Walls : 26 g. galv. metal weatherboards.
Spouting : 24 g. galv. iron gutters fixed ea. side. Downpipes : 75 x 50mm galv. iron Doors : 24g. or 26g metal doors on overhead gear or galv. roller doors.

GARAGE, ~~SHED~~ at 7 Collingwood Rd. for R. Jensen

SKYLINE GARAGES

manufactured by Skyline Buildings Ltd., 64A Walls Rd., Penrose, Auckland. Ph. 598 821



The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.

IMPORTANT

At least 24hrs. Notice MUST BE GIVEN to the Inspectors' Office BEFORE POURING
CONCRETE FOUNDATIONS - BOND BEAMS
SUSPENDED TERRACE SLABS - CONCRETE FLOORS

SITE PLAN 1mm = 200mm.

TCC643149

RESOURCE CONSENT DISTRIBUTION LIST

APPLICANT: B Nixon
ADDRESS: P.O Box 2252 TGA.
PLANNER:

FILE NO: TDC SUB 2326
DATE LODGED: 25/8/15
DATE RECEIVED: 25/8/15

TYPE OF CONSENT : LAND USE / SUBDIVISION (circled) **NOTIFIED / NON-NOTIFIED** (circled)

SITE LOCATION: 7 Collingwood St. R

DISTRIBUTE TO:	VETTING OFFICER TO TICK AS REQUIRED	COMPLETED
1. Development Engineer	☑	4 30/9
Technical Officer (GIS)	☐	
2. Director Technical Services	☐	
Director of Community Services	☐	
Manager : Building Services	☐	
Manager: Environmental Services	☐	
3. B.O.P Regional Council	☐	
Power Board / M.E.D	☐	
Dept of Conservation	☐	
Transit New Zealand	☐	
New Zealand Railways	☐	
Historic Places Trust	☐	
4. Ngati Ranginui	☐	
Ngatirangi	☐	
Ngati Pukenga	☐	
Te Puni Kokiri	☐	
Local Hapu (specify)	☐	
5. Subscribers	☐	
Others	☐	

DISTRIBUTION COMPLETED: **TIME SPENT:** **DATE:** / /

PLAN No. 12440/2

PLUMBING INSPECTORS RECORD

Street Collingwood St
House No. 7 Val No. 6679/511/00
Lot No. 1 D.P. 25902
Permit No. 20390 3-3-89
Type of Work Plumbing
Publicity Print Spa pool $5,050

Owner R. Jensen
Address
Phone
Plumber/~~Drainlayer~~ G. Stevens
Address 21 Taipari St
Tga Phone 441-022

Progress	Date	COMMENTS
		PERMIT EXPIRED Further NO INSPECTIONS REQUESTED 16 OCT 1989 Signed

Progress	Date	

INSPECTOR.....

DATE CERTIFIED AS COMPLETE.....

BUILDING INSPECTOR'S FIELD SHEET

P1330-7-1

AUTHORITY Tauranga City

Stats. No. F 065332

No. 12440/2

Inspector: M

File No.

Receipt No. 264415/38155

Date Permit Issued 3/3/89

OWNER

Name R. Jensen

Mailing Address 7 Collingwood street
Judea
Tauranga

BUILDER

Name Ford Electrical

Mailing Address 34 Chapel st
Tauranga

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. As Owner

Street Name

Town/District

Riding

LEGAL DESCRIPTION

Valuation Roll No. 6699/511/00

Lot 1 D.P. 25902

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Install Spa Pool

FLOOR AREA

Whole Sq. Metres

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	5000
Plumbing	150
Drainage	–
G.S.T.	
TOTAL	5150

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [x] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$
M.S. Plumbing	$	TOTAL:	$

Receipt No. 264415

Date of Payment 3/3/89

Authorised Officer K C Brown.

Special Conditions:

COMPLY WITH THE ENDORSEMENTS ON THE APPROVED PLAN.

Date Inspected	REMARKS (e.g. stage reached with work)

(CONTINUED OVER)

Date Inspected	

COMPLETED (Signature)________________ Date ____/____/____

F/BAF.1

T.P.O.	HEALTH	BUILDING	D AND P	SERVICES ENGINEER	B/F 12440/2
		As file 28-2-89	34 Cash 28/2/89		Date 27-2-89 AC
Date	Date	Date 28.....	Date	Date	Structural

TAURANGA CITY COUNCIL

BUILDING APPLICATION FORM

Private Bag
TAURANGA
Ph. 82-079

Description of Proposed Work TO INSTALL SPA POOL

Street Address 7 COLLINGWOOD ST

LEGAL DESCRIPTION	AREAS	VALUES
Lot No. 1	New Ground Floor Area	Building 5000.00
DPS No. 25902	.....m²	Plumbing NO.00
Section Size m²		Drainage .....
Valuation Roll No. 6699/511/00		TOTAL $ 5,000.00

Any question as to the estimated values may be determined by the Chief Building Inspector and his determinations shall be final.

BUILDER

Name: TORD ELECTRICAL.

Address: 34 CHAPEL ST.

Phone: 85866 Signature:

OWNER

Name: R. JENSEN

Address: 7 COLLINGWOOD ST

Phone: Signature:

PERMIT ENDORSEMENTS ONLY

NO Building Inspection Required

INV 38155 1-3-89

FOR OFFICE USE ONLY

	Date	Permit No.	Fee
Building	3-3-89	F065332	95-00
Sanitary Plumbing & Drainage	3-3-89	20390	28-00
Building Research Levy	.....	.....	.....
Footpath Deposit	.....	.....	.....
Vehicle Crossing	.....	.....	.....
Water Connection	.....	.....	.....
Proportion Water Rate	.....	.....	.....
Sewer Connection	.....	.....	.....
Stormwater Connection	.....	.....	.....

RECEIPT 264415 DATE 3/3/89 TOTAL $ 123-00

NOTES: Letter given 27.2.89

F/PCHECK.1

CHECKLIST

To assist and instruct on completion of a Permit Application
Have the appropriate sections ..... on the front of this form been completed. Has the form been signed.

EVERY BOX MUST BE MARKED

Tick if information has been provided. N/A if not applicable or not required.

YOU MUST SUBMIT IN SUPPORT OF YOUR APPLICATION

CHECK

Yours | Office

2 SETS OF SPECIFICATIONS

2 SITE PLANS: SCALE 1:100

(a) The position of the building in relation to the boundaries of the site

Note: With existing buildings uncoloured, proposed buildings edged in red or otherwise well defined.

(b) Site levels relative to permanent street levels.

(c) Crossings/Driveways marked on all site plans - proposed, existing, gradients. Note normally one crossing per site only.

(d) Off street parking, loading, access and manoeuvre areas.

2 SETS OF CONSTRUCTIONAL DRAWINGS: SCALE 1:100 or 1:50 SHOWING:

(a) Elevations (site levels relative to floor levels)

(b) Sectional elevations

(c) Plans of all floors describing the function of each room showing all doors, windows and ventilation, fireplaces and chimneys. BUT for additions and alterations, the existing shall be shown separately and alongside the "proposed", to the same scale for comparison.

(d) Foundation details

(e) Structural details

Engineering calculations where required

(f) Bracing calculations (3604)

3 (a) Have plumber and drainlayer signed application form.

(b) All existing SEWERS, sewer connections shown by RED lines.

(c) All existing STORMWATER drains and connections shown by GREEN lines.

(d) Proposed sewer and stormwater drains shown in PENCIL.

(e) All existing and proposed sanitary fittings.

(f) Sufficient detail to establish the adequacy of light and ventilation natural and artificial to every kitchen, food-room, laundry, bathroom, water closet, shower, urinal and isolation compartment including sizes of windows, ventilating skylights, ventilating shafts and capacities of fans.

Present completed form and the two sets of plans to office. Accepted applications are quickly processed. You will be asked to pay fees at a later date when advised by the office.

A RECEIPT FOR PERMIT FEES DOES NOT MEAN THE PERMIT IS APPROVED FOR ISSUE

F/PDP.1

TAURANGA CITY COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Received .....
Permit No 20390
Receipt No 264415
Date 3-3-89

PLUMBER:
Name: G.H. STEVENS
Address 21 TAHARI ST TGA
Registration No 04629 Phone 444-022

Name of Person for whom work is to be carried out:
OWNER:
Name: MR R. JENSEN
Phone No. .....
Postal Address: 7 COLLINGWOOD ST TGA

DRAINLAYER:
Name: .....
Address: .....
Registration No ..... Phone .....

LOCATION Lot No ..... DP .....
House No 7 COLLINGWOOD ~~Road~~ Street ~~Avenue~~

hereby apply for permission to carry out the work described herein and set out in the plans and specifications hereto.

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	SHWRS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	HOT & COLD WATER SERVICES
INSTALL	BACKFLOW PREVENTOR TO OUTSIDE TAP										
RENEW											
SHIFT											

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Cross out whichever is not applicable.

1. Construct new drain together with septic tank and effluent disposal system.
2. Construct new drain and connect to sewer or other approved outfall.
3. Construct Stormwater Drains.
4. Repair Drain.
5. Extend Drain.
6. Re-direct Drains.

		VALUES		FEE
PLUMBING:	Contract Price	$150.00	Labour Value	$50.00 $28.00
DRAINAGE:	Contract Price	$.....	Labour Value	$..... $.....
	TOTALS:	$150.00		$ $28.00

Dated this 2 day of 1989

PLUMBER / DRAINLAYER SIGNATURES: G.H. Stevens

NOTE: Any questions as to the estimated value of the work shall be determined in his discretion by the Engineer and his determination shall be final (D. & P. Regs 1978, Clause 87(7).

COMPLETION OF WORK TO BE NOTIFIED AT LEAST 24 HOURS BEFORE AN INSPECTION OR TEST IS REQUIRED.

ISSUE OF PERMIT APPROVED

For City Engineer

NOTES:

PERMIT ENDORSEMENTS

Advise Inspector immediately work is complete.

PLUMBING, DRAINAGE AND WATER SERVICE BLOCK PLAN IS TO BE DRAWN PER THE DETAILS LISTED BELOW AND IN METRIC DIMENSIONS TO A SCALE OF 1:100

SEPARATE AND DISTINCT FROM ALL SITE AND STRUCTURAL PLANS

FOR NEW BUILDINGS AND ADDITIONS NOT INVOLVING ALTERATIONS	Bylaw Reference
2 Plumbing and Drainage Plans: Scale 1:100 Showing:	2.5.4
a. All sanitary fittings	2.5.4
b. All existing stormwater drains and connections in GREEN	2.5.3
c. All existing sewers and connections in RED	2.5.3
d. All proposed sewer and stormwater drains in PENCIL	2.5.4
e. Surface water disposal/cesspits	Ord 202.2
f. The new building or additions outlined in RED	2.5.3
g. All existing buildings (on same site) in NORMAL PRINT	2.5.3
h. Sufficient detail as to light and ventilation	Reg 87(3)

FOR ALTERATIONS TO EXISTING BUILDINGS	
2 Plumbing and Drainage Plans: Scale 1:100 Showing:	2.5.4
a. An "existing" plan alongside the "proposed" alteration for easy comparison	2.5.1
b. All existing and proposed sanitary fittings	2.5.1V
c. All existing stormwater drains and services GREEN	2.5.3
d. All existing foulwater drains and sewers in RED	2.5.3
e. All proposed drains in PENCIL	2.5.4
f. Surface water disposal/cesspits	Ord 202.2
g. Sufficient detail as to light and ventilation	Reg 87(3)

REFERENCES:

G.T. means Gully Trap
T.V. means Terminal Vent
B.V. means Back Vent
I.P. means Inspection Pipe
I.C. means Inspection Chamber
F.A.I. means Fresh Air Inlet
T.B. means Toby Box

DRAINAGE AND PLUMBING

(Set pursuant to Drainage and Plumbing Regulations 1978 Section 87[5])

Fees payable for the issue of any Plumbing or Drainage permits according to the estimated value of the work (excluding the cost of materials), from 1st April 1988.

Where not stated Labour costs will be assessed at 60% of the estimated value for drainage, and 40% of the estimated value for plumbing.

Estimated Value of Work	Fee $
0 - 50	28
51 - 100	36
101 - 200	44
201 - 300	52
301 - 400	60
401 - 500	68
501 - 600	76
601 - 700	84
701 - 800	92
801 - 900	100
901 - 1000	108
1001 - 1100	116
1101 - 1200	124
1201 - 1300	132
1301 - 1400	140
1401 - 1500	148

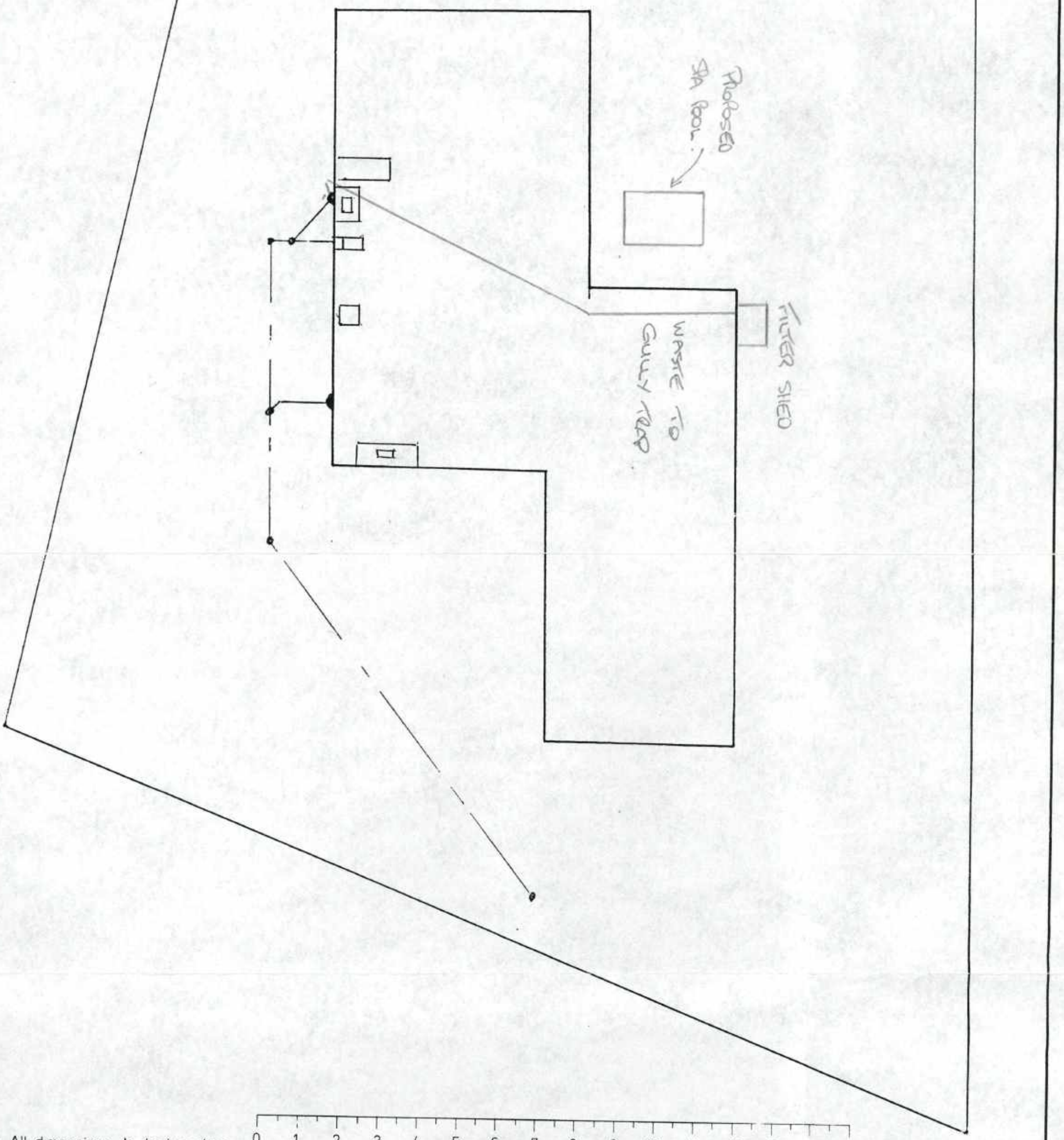
Plus $30 for every $500 or part thereof over $1,500	
Extra Inspection necessary after failure at previous inspection	30
Re-inspection, where work not ready when Inspector calls	30
Deviations and amendments to application, e.g. change of plumber or drainlayer	20

FORD ELECTRICAL LTD
ELECTRICAL CONTRACTORS
INDUSTRIAL — COMMERCIAL — DOMESTIC
INSTALLATION — MAINTENANCE SPECIALISTS

34 CHAPEL STREET TAURANGA PHONE 85-866 AFTER HOURS 65-250

SPECEFICATION FOR SPA POOL.

1. POOL TO SIT IN SAND TO SEAT LEVEL.
2. EDGE OF POOL TO BE SUPPORTED WITH 75 x 50 FRAMING (BY OWNER).
3. ALL PIPE WORK TO BE 32OR 40MM PVC 'D' CLASS PIPE.
4. FILTER UNIT TO SIT ON CONCRETE BASE AND BE CLOSED IN.
5. FILTER HOUSE TO BE APPROXMATELY 1·00 x 600 x 700 HIGH.
6. WASTE TO DISCHARGE OVER GULLY TRAP.
7. NEAREST OUTSIDE TAP TO BE FITTED WITH A BACKFLOW PREVENTOR.
8. POOL TO BE FENCED AS PER COUNCIL BYLAWS. (BY OWNER).



Note: All dimensions to be in metres

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 Graphic Scale

Symbols	CITY OF TAURANGA	Scale 1:100
Stormwater: [Show green]	DRAINAGE BLOCK PLAN OF:	Building Plan Number
San Sewer: [Show red]	House No: 7 Street: COLLINGWOOD ST Lot No: 1 D.P.[S] 2364	12440
Water: Valve	Sewer Inspected: 4/11/29 Date 12/1/29 Plotted ____ Date ____	Sheet No ____

Whitcoulls

ENGINEER'S OFFICE

Tauranga City Council

PRIVATE BAG, TAURANGA

M Shaylor Homes

4 . 9 19 79

Fees Payable for:—

	$	c.
PAYMENT RECEIVED		
Building Permit No.	22	00
Plumb./Drain. Permit No.		
Crossing Applic. No.		
Water Application No.		
Propn. Water Rates		
Building Research Levy		
Heavy Traffic Licence No.		
Work Application No.		
Registration of Premises Lic. No.		
Dangerous Goods Licence No.		
Motor Spirits Rec. No.		
Sale of Refuse Bags Red ... Black ...		
Sewer Connection App. No.		
Stormwater Connection App. No.		
Trade Waste Ticket Nos.		
Miscellaneous		
TOTAL $	22	00

A receipt to be given by machine will be printed below.

No other form of receipt is valid.
RECEIVED THE AMOUNT PRINTED HEREUNDER

DATE RECEIPT No. AMOUNT

D Kale Print - 24132

SEP-4 79 018815 • A 0.022.00 T

PLAN No. 12440

BUILDING INSPECTORS RECORD

Street Ballingwood

House No. 7 Val. No. 663/288

Lot No. 1 D.P. 25902

Permit No. 37642 10-9-79

Type of Building Garage $1577

Owner K Jensen

" Address 7 Ballingwood St Trg Phone 82206

Builder Chaytor Fences

" Address Box 2269 Trg Phone 82339

TGA PRINT LTD

Progress	Date	COMMENTS
		Completed 16 Feb Called [illegible]

Progress	Date	

BUILDING INSPECTOR .....

DATE CERTIFIED AS COMPLETE .....

CHECKED AND APPROVED	T.P.O.	HEALTH	BUILDING	D and P	ENGINEER
	P. Bilsbow Date 5.9.79.	Date	Date 7/9/79	Date 6/9/79	Date 7/9/79.

WRITE ANY ENDORSEMENTS BELOW - or - "SEE SEPARATE SHEET."

CITY OF TAURANGA BUILDING APPLICATION FORM

Plan No. 12440

Date 27.9.79

I hereby apply for permission to Erect, Repair, Alter, Add to, Demolish, Remove or Install

A

Dwelling — Flat(s) — ~~Unit(s)~~ — Hotel — Motel — Office(s) — Shop — Factory — Warehouse
School — Church — Garage — Carport — S/ Pool — Boiler — Furnace — Chimney — Fence
Sign — Hoarding — ~~Shed~~ — (describe any other).

(1) ATTACH 2 COPIES PLANS (elevations) cross sections, site plan, plus some indication of locality on valuation map).

2 COPIES SPECIFICATIONS.

All Builders should be conversant with Building By-Law stipulations re DRAWINGS and SCALES.
Only Complying Applications will be Processed.
It is an offence to start building work before a permit is issued.

ALL INSPECTIONS REQUIRE AT LEAST 24 Hrs NOTICE
SUBSTITUTED P and D TRADESMEN MUST COUNTERSIGN.

BUILDER Phone 82-339

Name (Print) CHAYTOR FENCES

Address P.O. BOX 2269, TAURANGA.

Signature per A Rimmer

BUILDING LOCATION

Address 7 Collingwood Rd.

Owners Name R. Jensen Phone No. 82206

Owners Signature

(2)

LEGAL DESCRIPTION Etc.

LOT No 1 D.P.S. No. 25902

AREA 785 ~~h~~ or m² FRONTAGE ..... m DEPTH ..... m

VALUATION ROLL No. X 663/288

(3)

PERMIT ENDORSEMENTS

AREAS

GROUND FLOOR 32.4 m²

OUTBUILDINGS ..... m²

Any question as to the estimated value of the work for the purpose of computing a permit fee may be determined in his discretion by the City Engineer and his determinations shall be final.

(4)

VALUES of

BUILDING	$1577
DRAINAGE PLUMBING	
TOTAL	$1577

FOR OFFICE USE ONLY

	DATE	PERMIT NO.	FEE
Sanitary, Plumbing and Drainage			
Building Research Levy			
Sewer Connection			
Stormwater Connection			
Vehicular Crossing			
Water Connection			
Propn. Water Rate			
Building	10/9/79	37642	11.00

RECEIPT 8815 DATED 4/9/79 TOTAL 11.00

N.B. In any dispute the City engineer has absolute determination of the values concerning any permit.

	Estmiated Value of Work		Fees $ c		Estimated Value of Work		$ c Fees
	Not exceeding	$500	3.30	Over	$30,000 and not exceeding	$40,000	99.00
Over	$500 and not exceeding	$1,000	5.50	Over	$40,000 and not exceeding	$60,000	132.00
Over	$1,000 and not exceeding	$2,000	11.00	Over	$60,000 and not exceeding	$80,000	165.00
Over	$2,000 and not exceeding	$4,000	22.00	Over	$80,000 and not exceeding	$100,000	192.50
Over	$4,000 and not exceeding	$6,000	33.00	Over	$100,000 and not exceeding	$150,000	220.00
Over	$6,000 and not exceeding	$8,000	38.50	Over	$150,000 and not exceeding	$200,000	275.00
Over	$8,000 and not exceeding	$10,000	44.00	Over	$200,000 and not exceeding	$250,000	330.00
Over	$10,000 and not exceeding	$20,000	66.00		For every $50,000 or part thereof in excess of $250,000 an additional fee of		55.00
Over	$20,000 and not exceeding	$30,000	82.50				

Nature of Duty	
For inspection required in the case of proposed structural alterations before plans are submitted for approval	5.50
For inspecting every detached stove, furnace, oven, closed fire or forge erected subsequently to the building	2.20
For inspecting old timber before reusing the same in a new building	11.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	2.20

P.O.	HEALTH	BUILDING	D and P	ENGINEER	B/F 12440 1.
Date	Date	Date 9-7-86	Date 9/7/86	Date 10/7/86	Date 3-7-86
					Structural
					Streets

CITY OF TAURANGA BUILDING APPLICATION FORM

ATTACH

2 copies of all Plans — Scale 1:50 or 1:100. Elevations, Sectional Elevations, Floor Plan, Foundation and Structural Details.

2 copies of site plan — Scale 1:100 only with all existing and proposed buildings clearly defined. Existing sewer drainage must be shown in red, existing stormwater drainage in green and any proposed drainage in pencil. Vehicle crossings (3.5m std width) and position of water toby must be shown on site plan. Owners signature on application form confirms agreement to placings.

2 copies specifications

I HEREBY APPLY FOR PERMISSION TO:

Erect ☐ Add to ☐ Alter ☑ Install ☐

Repair ☐ Remove ☐ Demolish ☐ Alter Dwelling. (Describe work)

AT No. 7 Collingwood St., ~~Rd., Ave.~~

It is an offence to start building work before a permit is issued.

ALL INSPECTIONS REQUIRE AT LEAST 24 HOURS NOTICE SUBSTITUTED PLUMBERS and DRAINLAYERS TRADESMEN MUST COUNTERSIGN.

BUILDER	**OWNER**
Name: Tauranga Transportable Homes	Name: R Jensen
Address: 169 Vale St.	Address: 7 Collingwood St Tauranga.
Phone: 64513 Signature:	Phone: 84681 Signature:

Legal Description: Lot No: 1 DPS No. 2364 Section Size 785 m²

Frontage 26 m Depth 33 m Valuation Roll No. 6699 511 00 *

Footpath Deposit — Will be refunded following completion of work, on request (see back of form)

PERMIT ENDORSEMENTS ONLY

COMPLY WITH THE ENDORSEMENTS ON THE APPROVED PLAN.

Inv. 24486 (14/7/86)

AREAS

New Ground floor area 27 m²

New Outbuilding Area ..... m²

Any question as to the estimated value of the work for the purpose of computing a permit fee may be determined in his discretion by the City Engineer and his determinations shall be final

Values:

BUILDING	$9,500-00
DRAINAGE PLUMBING	
TOTAL	$9,500-00

FOR OFFICE USE ONLY

	DATE	PERMIT No.	FEE
Building	18.8.86	2.063227	120 - 00
Sanitary Plumbing & Drainage			
Building Research Levy			
Footpath deposit			
Vehicle Crossing			
Water Connection			
Proportion Water Rate			
Sewer Connection			
Stormwater Connection			

RECEIPT 415768 DATE 6/8/86 TOTAL 120-00

BUILDING PERMIT APPLICATION FEES — 1st SCHEDULE

Fees payable on the issue of any building permit according to the estimated value of the building work, from 19 October 1984.

Estimated Value of Work	Building Permit Fee	With Structural Check Included
Up to $ 1,000	$ 20	$ 25
Over $ 1,000 but not exceeding $ 2,000	$ 25	$ 31
Over $ 2,000 but not exceeding $ 3,000	$ 35	$ 44
Over $ 3,000 but not exceeding $ 4,000	$ 45	$ 56
Over $ 4,000 but not exceeding $ 6,000	$ 65	$ 81
Over $ 6,000 but not exceeding $ 8,000	$ 85	$106
Over $ 8,000 but not exceeding $ 10,000	$105	$131
Over $ 10,000 but not exceeding $ 15,000	$135	$169
Over $ 15,000 but not exceeding $ 20,000	$165	$206
Over $ 20,000 but not exceeding $ 30,000	$210	$262
Over $ 30,000 but not exceeding $ 40,000	$255	$315
Over $ 40,000 but not exceeding $ 50,000	$300	$375
Over $ 50,000 but not exceeding $ 60,000	$345	$431
Over $ 60,000 but not exceeding $ 70,000	$390	$487
Over $ 70,000 but not exceeding $ 80,000	$435	$544
Over $ 80,000 but not exceeding $ 90,000	$480	$600
Over $ 90,000 but not exceeding $100,000	$525	$656
Over $100,000 but not exceeding $200,000	$525 + $25 for each $20,000 or part thereof in excess of $100,000 plus 25% structural check.	
Over $200,000	$650 + $20 for each $20,000 or part thereof in excess of $200,000 plus $25% structural check.	

ADDITIONAL FEES PAYABLE:

Where the application for a building permit consists of attached dwelling, semi-attached dwelling, detached dwelling, double unit dwelling, multi-unit dwelling or a block of flats, as defined in Chapter 1 of the Tauranga City Building Bylaw, each household unit is to be separately assessed as to the value of the building work. A building permit fee shall be calculated for each household unit using the scale of fees detailed in the First Schedule to this part of this Bylaw and the total building permit fee to be paid at the time of uplifting the building permit shall be the total of the individual fees so calculated.

Building permits are required for the demolition or removal of all buildings. A standard fee of $50 is payable, together with the appropriate street damage deposit. The demolition or removal of accessory buildings less than 40m² in area will be subject to a no-fee permit and will require such street damage deposit as determined by the Engineer.

Street Damage Deposit for Demolition or Removal of All Buildings:

Exceeding 40m² in area:

(a) Residential $200

(b) Other $500

Less than 40m² in Area

As determined by Engineer.

SECOND SCHEDULE:

Extension of time for building permits, six months only **$20**

For inspecting used building material before re-using same in a building . . . . **$15 per inspection**

Pre permit plan check per hour **$20**

For each inspection of a prefabricated building constructed either inside or outside the Council district . . . . . **$20 per inspection**

For the reinspection of buildings under construction and up to the time of completion where deviation from the approved plans occurs, or alternatively non-compliance with Council's Building Bylaws occurs: such fees to be paid prior to any reinspection being carried out . . . . . **$20 per inspection**

When, during construction, deviations from the approved plans occur, or alternatively non-compliance with Council's Building Bylaws occurs, in either case to such an extent as to require amending plans to be submitted, an additional fee over and above any other fee already paid **$20**

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid . . . . . **$25 per inspection**

For the inspection of buildings to be moved from their existing site or place to a new site or place within the Council District prior to the issue of any permit . . . . . **$40 per inspection**

For inspection as required under this Bylaw requiring the Inspector to travel outside the Council district for the purpose of inspection, plus the Public Service mileage rates from the boundary of the Council district to the place of inspection and return . . . . . **$40 per inspection**

For the inspection and testing of any dangerous goods Fuel Tank . . . . . **$20 per inspection**

Publicity Printing Ltd

S P E C I F I C A T I O N

Specification of the work to be done and the materials to be used in the erection and completion of a residence as per the accompanying drawings.

Mr and Mrs R Jensen

at

Lot Number 1 Collingwood St Street

CONTRACTOR: Tauranga Transportable Homes.

This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the currency of the contract.

Any item in this specification and not shown on the drawings and vice versa shall be equally binding as though included in both.

The Contractor shall provide a form of contract which is to be completed by all parties before the commencement of any work on the site.

Any additions, omissions or variations to the contract shall be authorised in writing and an agreed price stated.

The Owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

PLANS AND SPECIFICATIONS APPROVED SUBJECT TO SUCH CONDITIONS AS ARE ENDORSED HEREON, APPENDED TO THE BUILDING PERMIT OR ENDORSED THEREON.
Signed ..... Building Inspector
Date 9-7-86

PRELIMINARY AND GENERAL (ALL TRADES)

1. Permits.

   The Contractors shall arrange to obtain all permits to build, etc., arrange all inspections, and pay all fees as required by the local authorities.

2. Protection of Work.

   All parts of the work liable to injury and all adjoining property, existing work, footways, trees, etc., are to be protected until completion of the contract.

3. P.C. Sums. (Nett Sums).

   The P.C. Sums quoted in this specification are nett and the Contractor or sub-contractor concerned must add any cartage, fixing charges and profit he requires to all such items.

PRELIMINARY AND GENERAL - Continued

4. By-Laws.

The whole of the work in this contract is to be carried out in strict accordance with the local authorities' regulations, and to be of a standard as approved by the loan company.

5. Extent of Work.

This contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown or reasonably implied on the accompanying drawings and in accordance with this specification and the supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of the work.

6. Insurance.

The Contractor shall at all times, keep the whole of the works fully covered by insurance. Fire. Public liability. Workers' Compensation, etc.

7. Temporary Services.

The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the contract. Sheds, toilet, power, water, access to the building site, scaffolding.

8. Maintenance.

The Contractors shall maintain the property for a period of 30 days after completion, and any damage done, arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense.

9. Completion.

On completion all trade debris is to be removed from the site and the building left clean and ready for occupancy, with all services and mechanical parts in good working order.

EXCAVATOR

1. Generally.

Remove all turf or other vegetation, including trees, stumps, etc., from the area to be built on.

Bulldoze the site to the levels shown on the drawings.

Footing excavations are to be taken down to a solid bearing and to be not less than 300 mm deep.

Deposit the surplus spoil on the site as directed by the Owners.

CONCRETOR

1. Materials.

Concrete to be pre-mixed with a test of 2,500 lbs per sq. in. (17,500 kPa) after 28 days.

Reinforcement to be round mild steel rods or reinforcing mesh, as detailed, free from scale, loose rust, paint, grease, dirt, etc.

2. Concrete Work.

Construct the various footings as detailed on the drawings and reinforced as shown.

Hard filling to be sand or pumice and overlay with black polythene damp course with taped joints.

All floor slabs to be laid to true and straight surfaces, screeded, wood floated, and finished with a steel float or power float to a fine finish. Thickness and reinforcing as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires, etc., as required prior to the pouring of the concrete.

Piles to be set out as shown on the foundation plan and supported on 300 x 300 x 100 mm thick concrete footings.

BLOCKLAYER

1. Materials.

Blocks are to be of the sizes as shown on the drawings, delivered to the site on pallets, and to be free from cracks and chipped edges.

Mortar is to consist of sand, cement, and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

2. Laying.

Construct the various block walls as shown on the drawings.

Corners to be plumbed both ways, courses to be level and straight.

The blocks are to be kept dry before and during laying and while the mortar is setting.

Sills are to be purpose made masonry unit sill blocks. Jamb blocks are to be rebated.

Joints are to be 10 mm thick max. rounded on exposed faces.

Reinforce and concrete fill the various bond beam courses and vertical cavities as shown on the drawings.

BLOCKLAYER - Continued

On completion clean down all exposed faces of the block work and leave free from all defects and mortar stains.

BRICKLAYER

1. Materials.

Bricks to be hard square, well burnt _____ bricks, delivered to the site in packets and free from chipped edges. The bricks are to be wetted before laying.

Mortar to consist of sand, cement, and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

2. Laying.

Construct the various brick and brick veneer walls, chimney, flower boxes, etc., as shown on the drawings.

All corners are to be plumbed both ways and the courses are to be level and straight. Perpends are to be in alignment. Joints to be 10 mm thick maximum weatherstruck on exposed faces.

Sills are to be bricks on edge, or purpose made sill bricks as directed protruding 25 mm beyond the face of the wall.

Build in vermin proofing at bottom plate level and galvanised ties spaced at not more than 500 mm horizontally and every third course vertically.

Maintain a 40 mm min. cavity to be kept clear of all mortar droppings and to be drained and ventilated.

On completion clean down the exposed faces of all brickwork and leave free from all defects, mortar stains, etc.

CARPENTER

1. Materials Schedule.

Material	Size	Grade	Remarks
Sub-floor jack studs	100x75mm	Rad P.B.T.	
Sub-floor bracing	100x75mm	Rad P.B.T.	
Bearers	100x75mm	Rad P.B.T.	Wired down
Wall plates	100x50mm	Rad P.B.T.	Bolted down
Floor Joists	150x50mm	Rad P.B.T.	At 600 or 450 centres
Herringbone strutting	50x50mm	Rad P.B.T.	2.4m crs.

CARPENTER - Continued

Material	Size	Grade	Remarks
Top and bottom plates	100x50mm		
	75x50mm	Rad P.B.T.	Long lengths
Studs	100x50mm		
	75x50mm	Rad P.B.T.	At max. 600mm crs.
Trimmer studs		Rad P.B.T.	See table below
Lintels		Rad P.B.T.	See table below
Nogging	100x50mm		2 rows to walls
	75x50mm	Rad P.B.T.	2 rows to vert. boards
Bracing	Steel angle		Checked in flush
Ceiling battons	75x40mm	Rad P.B.T.	At 450mm crs max.
Roof Trusses	Nail plate	Approved	At 900mm crs max.
Purlins (Iron roof)	75x50mm	Rad P.B.T.	900mm crs
Eaves framing	100x40mm	Rad P.B.T.	
Fascia boards	200x25mm	Rad P.P.T.	Huttloc. Grooved.
Barge boards	200x25mm	Rad P.P.T.	Huttloc. Grooved.
Scribers	Standard	Rad P.P.T.	Primed
Flooring	3.6m x 1.8m	High density	particle board
Skirtings	60x12mm	Rad P.	Bevelled one edge
Scotia	40mm	Rad P.	Bevelled
Splash boards	25mm	Rad P.P.T.	Primed
Shelving	25mm	Rad P.	Dressing grade
Exterior trim	Mouldings as required	Rad P.P.T.	
Interior trim	Mouldings as required	Rad P.	

Trimmer Studs

Single or top storey

Openings up to 1.3m wide	100x50mm
Openings 1.3m to 2.6m wide	100x75mm
Openings 2.6m to 3.9m wide	100x100mm

Lintels

Opening Width	Lintel Size
Up to 1.35m	100x75mm
1.35m to 1.8m	100x100mm
1.8m to 2.4m	150x100mm
2.4m to 3m	200x100mm
3m to 3.6m	250x100mm
3.6m to 4.2m	300x100mm

2. Construction.

All materials to be the best of their respective kinds and grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course.

Bearers to be in long lengths, mitred over piles where joined.

Sub-floor bracing as required by pile plan.

CARPENTER - Continued

Floor joists to be on edge, set out to suit the flooring sheets, nailed with one 100mm and one 75mm nail at every crossing. Double the floor joists at each end of the building.

Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed, top plates to be butt jointed and strapped with 150x40 top plate.

Studs are to be set out to accommodate 2.4m high wall lining sheets, and are to be held to the plates with two 100mm nails at each end. Bowed studs are to be straightened, wedged, and strapped with 75x25mm.

Where built up trimmer studs are used one 100x50mm stud is to be run up past the trimmer to the top plate and the 100x40mm or 100x50 mm remaining is to run up to the underside of the lintel.

Nogging shall be wall thickness 50mm spaced in rows at 800mm centres maximum. To be nailed with two 70mm nails at each end.

Bracing to be let in flush with the face of the wall frames and raked as nearly as practicable to 45 degrees. Check bracing schedule.

The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling bracing is required at all gable ends.

The roof framing is to be constructed with nail plate roof trusses fixed plumb, fastened to the plates with two nails, and braced at each end of the building.

Purlins (iron roof) to be spaced to accommodate the roof covering and ridging and fastened to the rafters with one 100mm nail at every crossing.

Eaves runner to be nailed to the outside of the wall frames.
Eaves bearers to be nailed securely to each rafter overhang.

3. Exterior Finish.

All exterior timber trim and all end grain joints are to be given a coat of primer or stain prior to fixing.

Behind all asbestos cement wall linings and as detailed on the drawings, fit building paper, lapped 100mm.

Grooved fascia and barge boards are to be fixed to level and straight lines, mitred where joined and fastened with galvanised nails.

Wall areas are to be covered with Hardy Plank as shown on the drawings. Fix with 70mm galv. nails.

Soffits, verges and porch ceilings to be lined with flat asbestos-cement sheets with plastic jointer moulds.

CARPENTER - Continued

Provide a Hardyflex base, door, and tanalized frame, positioned as directed.

4. Interior Finish.

Flooring to be laid in large single sheets of high density particle board with joints in alignment both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists.

Nail the flooring with 60mm galv. brad head nails at 150mm centres on the joints and at centres 300mm on intermediate floor joists.

On completion of the contract the floor nails are to be punched and the floor machine sanded with one paper.

Interior wall linings generally to be 10mm gibraltar board sheets fixed with vertical joints and nailed with flat headed galvanised clouts, double nailed to studs.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected Lamiwall sheet with plastic jointer and corner mouldings.

Ceiling linings to be gibraltar board sheets, nailed to ceiling battons and with all joints, nail holes, and other imperfections stopped flush and left ready for the painter.

Nog for and build in the various joinery fitments as supplied under "Joiner".

Nog for and build in the various fittings as supplied under "Plumber" and trim around with splash boards primed and set in mastic and other finishing trim and mouldings as required.

Interior doors are to be fitted with 1½ pairs of 90mm A.C. or F.B. loose pin butts.

Skirtings to be scribed at internal corners and mitred at external angles.

Coat cupboard and wardrobes to be fitted with one shelf 300mm wide fixed 1.750m above the floor and with a 20mm galv. pipe hanger rail under.

Linen, hot water, and other cupboards to be shelved with slatted shelves ex 100x25mm as directed.

Form a ceiling access door in a convenient and inconspicuous place (wardrobe).

All nails in exposed work (interior and exterior) are to be punched.

ROOFER

1. Generally.

Refer to the drawings for the type of roofing to be used.

2. Galvanised Iron.

The roof area is to be covered with galvanised wire mesh stretched taut and securely stapled to the purlins. Overlay with light weight building paper.

Roofing to be 26 gauge galvanised Trim Deck sheeting, in single lengths, and nailed in accordance with standard practice.

Ridges and hips to be covered with lead edged ridging, in long lengths with the lead edge dressed down into the corrugations of the iron.

Barges to be covered with purpose made barge flashings.

Supply and fix all flashings, lead caps, etc., to make the roof thoroughly watertight and birdproof.

PLUMBER AND DRAINLAYER

1. Generally.

The whole of the plumbing and drainlaying shall be done in strict accordance with Drainage and Plumbing Regulations 1978 and drains shall be laid by registered workmen only.

The plumbing contractor shall obtain all necessary permits for the work and pay all fees in connection thereto.

2. Exterior Work.

Supply and fix all necessary flashings, lead caps, etc., in conjunction with the Builder to make a thoroughly watertight job.

Supply and fix spouting and downpipes to all eaves, laid with even falls.

3. Water Service.

Lay on cold water from the main, feed through a pressure reducing valve to a hot water cylinder, set up as shown on the drawings. Provide and set up the cylinder, complete with casing, lagging and thermostatically controlled electric element.

Lay on hot and cold water services to the various fittings as shown on the drawings and to two hose standards positioned as directed. Hot water service to run in copper. Main and cold water may run in plastic.

PLUMBER AND DRAINLAYER - Continued

4. Fittings.

Provide and set up the fittings as shown on the drawings and provide regulation traps and wastes to same. Traps and wastes may be plastic.

Bath, first quality, white.
Vanity unit - selected Formica top, white basin, doors under.
Sink top - selected stainless steel.
Shower tray - stainless steel.
W.C. - White, china, wash-down pedestal with plastic double-flap seat and low-down plastic flushing cistern.
Tub - Stainless steel, with cupboard under.
Exterior hose taps - Brass.

5. Drains or Street Channel.

Stormwater to be taken to stormwater main connection, or standard soak holes.

Sewer drains to be laid with even falls and easy bends to a main connection as directed.

500 gallon septic tank for each household unit.

Provide and fix all necessary gulley traps, terminal and back vents, cleaning eyes, inspection junctions and bends, etc., as may be necessary to comply with the local authorities' regulations.

JOINER

1. Windows.

Aluminium windows where detailed shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes, etc. To be installed as per the manufacturer's directions.

The windows are to be glazed with standard quality glass, with selected obscured glass to bathroom and W.C. windows and as directed.

2. Doors.

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be flush type, Kauri Pine clashing strip to the closing edge.

Sizes:		
	Main doors	2m x 760
	Bathroom, W.C.	2m x 710
	Wardrobe and Cupboards	2m x 710 OR 2m x 610
		2m x 610

Interior door jambs are to be finger jointed pine 25mm with 10mm planted stops.

JOINER - Continued

3. Fittings.

Construct the various fittings as shown on the drawings.

Cupboards are to be of standard construction and divided into door and drawer units as directed.

Sink top as specified under "Plumber". Other bench tops to be of selected "Formica" or "Laminex" with matching edges.

Cupboard doors and drawers to be overlay Beauty Board.

ELECTRICIAN

1. Generally.

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith, and arrange for all inspection required.

2. Supply.

Arrange for a mains supply to the building.

3. Boards.

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side.

4. Lights.

Provide and fix the lights, switches, and power outlets as listed hereunder, all to be positioned by the Owners after the floor has been laid.

Passage lights to have two way switch.

2 Interior lights

1 Exterior lights

3 Power outlets with switch gear

5. Fittings.

Allow the P.C. Sum of $700 for the purchase of an electric range and allow to order, take delivery of and install same.

Allow to wire up the thermostatically controlled hot water cylinder element.

Earth all metal waste pipes and metal fittings as required by the regulations.

T.V. aerial sockets as directed by the Owners.

PAINTER AND PAPERHANGER

1. Generally.

Allow to submit the plan to a colour service for a colour scheme and to the Owners for approval.

All paint and varnish is to be delivered to the job in new tins, unopened, and currently usable.

2. Exterior.

Woodwork - Prime, stop and paint in one undercoat and one finish coat with a high gloss finish.

Metalwork - Approved primer for galvanised iron, one undercoat and one finish coat.

Asbestos - cement sheets. Two coats of plastic paint. Solid plaster and concrete block work to be left unpainted.

Iron roof - to be left unpainted.

3. Interior.

Ceilings to be primed or sealed, stopped, and textured finished.

All wall areas to be lined with wallpaper, hung in single lengths, plumb, and with butt joints. P.C. value: $10 per roll.

Flush doors only to be sealed, and given two coats of satin finish varnish. To be rubbed down between coats.

All other interior finishing woodwork to be primed, stopped, undercoated and finished with a semi-gloss paint.

INSULATION

Where applicable the building shall be insulated in accordance with NZS 4218P Section 3.

For permitted combinations for the specific thermal design see Consultants report No. 208963.

Ceiling Insulation (R = 3.3)	Wall Insulation R = (0.9)	Floor Insulation (R = 1.5)
135mm Ultratherm	Gib foil	Draped foil tight joins must be achieved.

To ensure compliance with the above the galzing areas should not exceed the following.

BUILDING UP TO 130M²

1. Glass area on any face not to exceed 70% total wall area.

2. South face galzing not to exceed 50% other faces 90%

FLOOR AREA

North face	East face	West face	South face

Collingwood St.

vehicle crossing

boundary 33.13 (123°06')

3.75

2.13

X water connection.

boundary 26.13 (42°24')

X sewer.

Lot No 1.
D.P.S. Subd. of Lot 3C d.p.s. 2364.
Area. 785 M²
Scale. 1:100.

k
sink
h.w.c.
wc.
vanity
bath
b.r. 3
T
d
b.r. 1.
b.r. 2.
Lounge
T

Note. Ranchslider and deck repositioned for this section

DRAINAGE ON BLOCK PLAN.

Outdoor Living Court (100 M²).

6.00

boundary 41.00 (110°00')

boundary 16.90 (37°04')

Site Plan

Residence by Cameron Homes Ltd. at Judea.

IMPORTANT

At least 24hrs. Notice MUST BE GIVEN to the Inspectors' Office BEFORE POURING
CONCRETE FOUNDATIONS - BOND BEAMS
SUSPENDED TERRACE SLABS - CONCRETE FLOORS

The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.

INSULATION COMPULSORY IN ROOF, WALLS & FLOOR

All timber to comply N.Z.S.S. 3631 for classification & grading National Grading Rules

APEK Plan Draughting Service 82313 Tga

TCC643147

25 January, 1996

TAURANGA
DISTRICT COUNCIL

Brian H Askin
P O Box 2292
TAURANGA

File No: TDC SUB 2326

Dear Sir

RESOURCE CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991
GUY & CURNOCK : 7 COLLINGWOOD STREET

Pursuant to Section 221 of the Resource Management Act 1991, I enclose certification of the Consent Notice in respect to Plan S 72270.

Yours faithfully

Kris Dale
PLANNING & ENVIRONMENT
PROCESSING ASSISTANT

enc

kd:yc

0060008.01

WILLOW STREET
PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (07) 577-7000
FAX (07) 577-7193

TAURANGA DISTRICT COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

TDC SUB NO: 2326

IN THE MATTER OF PLAN S 72270

AND

IN THE MATTER OF Subdivision Consent pursuant to Sections 105, 108, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 252(1)(a) of the Local Government Act 1974, I, **CRAIG BARRY BATCHELAR,** Acting Director of Planning & Environment of the Tauranga District Council, hereby certify that, by way of resolution passed under delegated authority on 27 September 1995, the following condition was imposed on the subdivision consent for :pt 1 DPS 25902.

That a consent notice be registered on the Certificate of Title for Lots 1 and 2 requiring that:

The erection of buildings on Lots 1 and 2 shall be in accordance with the rules of the District Plan for multi-units as if the land was held in one allotment under one Certificate of Title, subject to the following conditions:

(i) That any dwelling on Lot 1 shall be erected no closer than 1.5 metres to the western boundary of Lot 1 common with Lot 2.

(ii) That any dwelling on Lot 2 shall be erected no closer than 4.5 metres to the common boundary between Lots 1 and 2.

DATED at Tauranga this 1st day of February 1996.

Craig Batchelar
ACTING DIRECTOR OF PLANNING & ENVIRONMENT

0060025.01

TAURANGA
DISTRICT COUNCIL

Brian Askin
PO Box 2292
TAURANGA

File No: ~~TDC Sub 2326~~ N/C

Dear Sir

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
M J GUY & W M CURNOCK - 7 COLLINGWOOD STREET

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

That pursuant to Sections 105, 108, 220 and 221 of the Resource Management Act 1991, the Tauranga District Council grants consent to the proposed subdivision of Lot 1 DPS 25902 as shown on plan reference 3109.01.

Consent is subject to the following conditions:

(1) ***That the proposal proceed in general accordance with the application submitted.***

(2) ***That a consent notice be registered on the Certificate of Title for Lots 1 and 2 requiring that:***

The erection of buildings on Lots 1 and 2 shall be in accordance with the rules of the District Plan for multi-units as if the land was held in one allotment under one Certificate of Title, subject to the following conditions:

(i) ***That any dwelling on Lot 1 shall be erected no closer than 1.5 metres to the western boundary of Lot 1 common with Lot 2.***

(ii) ***That any dwelling on Lot 2 shall be erected no closer than 4.5 metres to the common boundary between Lots 1 and 2.***

0046299.01

WILLOW STREET
PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (07) 577-7000
FAX (07) 577-7193

(3) That as built plans of all development works be submitted in accordance with Sections 105.3.3 and 105.3.4 of Council's Code of Practice for Development.

(4) That all lots be provided with underground sewer, water and electricity reticulation in accordance with Council's Code of Practice for Development.

(5) That all easements required for underground services lots within the subdivision be duly granted or reserved.

(6) That all legal documents required to satisfy these conditions shall be prepared by the Council's Solicitor at the consent holder's expense.

The reasons for this decision are that:

(1) The site is zoned Residential a in the Tauranga Transitional District Plan (Tauranga City Section) and the proposal is a controlled activity.

(2) The proposal complies with the provisions and requirements of the District Plan for subdivision in a Residential zone.

(3) The proposal is in accordance with the policies and objectives of the District Plan as it ensures that the intensity of development over the land being subdivided does not exceed the requirements for multi unit development.

<u>ADVICE NOTES:</u>

The applicants are advised that:

(1) Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.

(2) The decision provides for the issue of a consent notice which cannot be supplied until we receive the reference number in respect to the title plan.

(3) Where any building or drainage works are required to satisfy conditions of this consent, all consents required under the Building Act must be obtained prior to the works being carried out.

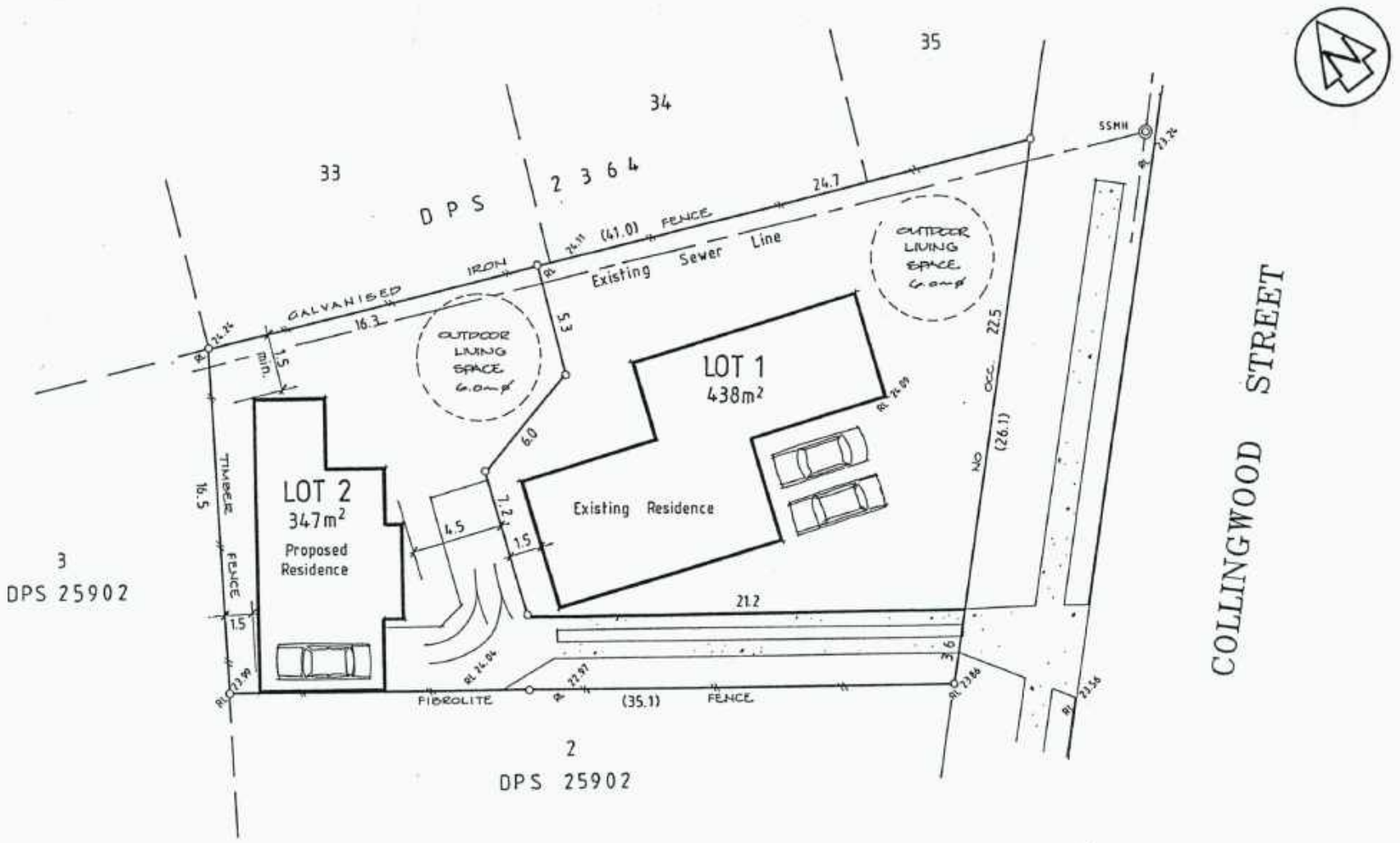
The applicant should note that the above consent lapses on the expiry of three years after the date of commencement of the consent unless the consent is given effect to.

If you have any questions, please contact Richard Coles.

Yours faithfully

Craig Batchelar
ACTING DIRECTOR OF PLANNING & ENVIRONMENT 27/9/95 **DATE**

rc:rmr



LEVELS ARE IN TERMS OF MOTURIKI DATUM.
ORIGIN DOSLI BM (cnr Redmond/Collingwood) RL=23.83m

AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY

TOTAL AREA = 785m²

BRIAN H. ASKIN LTD
Consulting Surveyors & Engineers
PO Box 2292 Tauranga
Phone/Fax (07) 578 6183

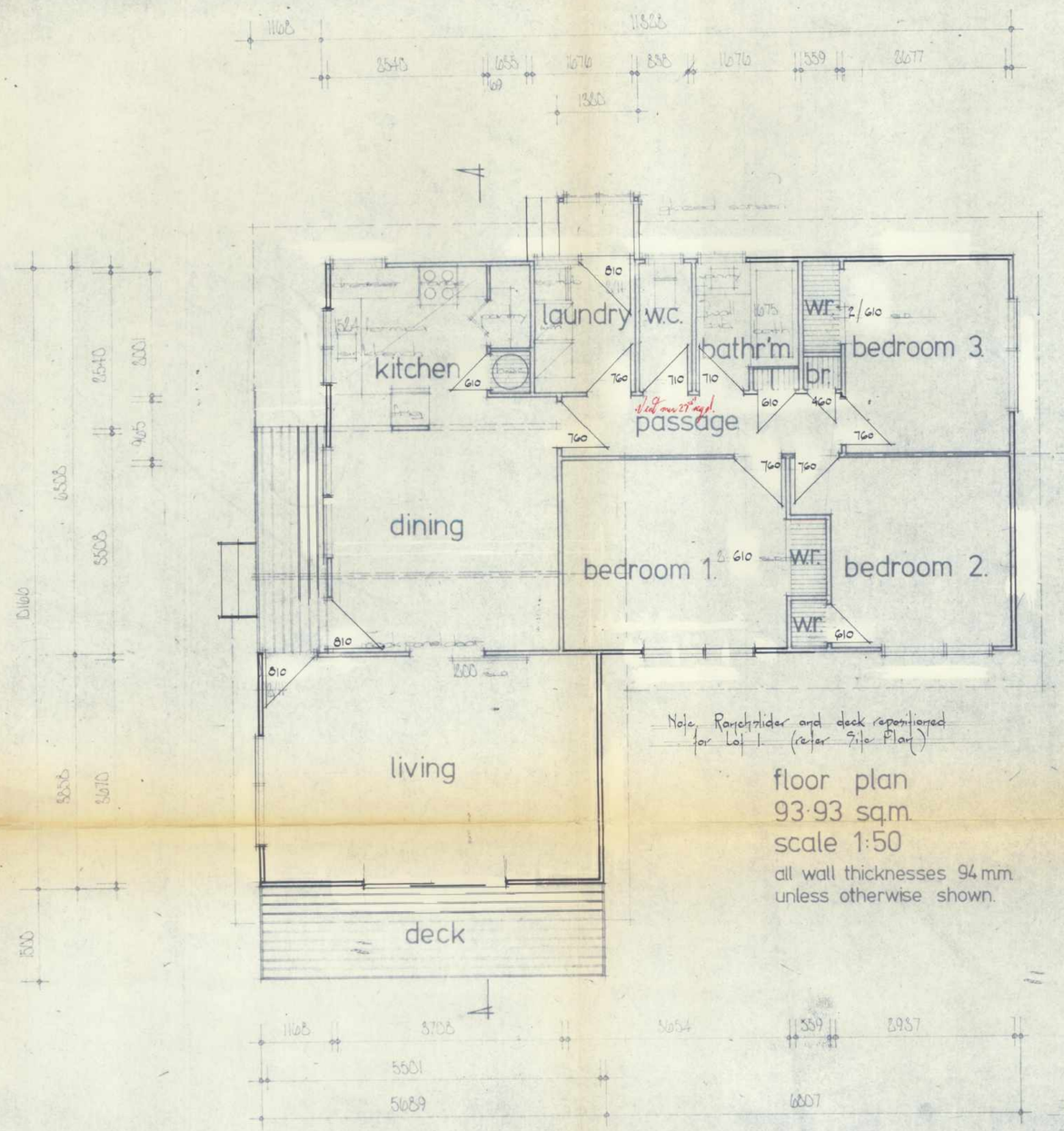
SCHEME PLAN OF SUBDIVISION

7 COLLINGWOOD STREET – JUDEA

LOT 1 DPS 25902 C.T.248/23

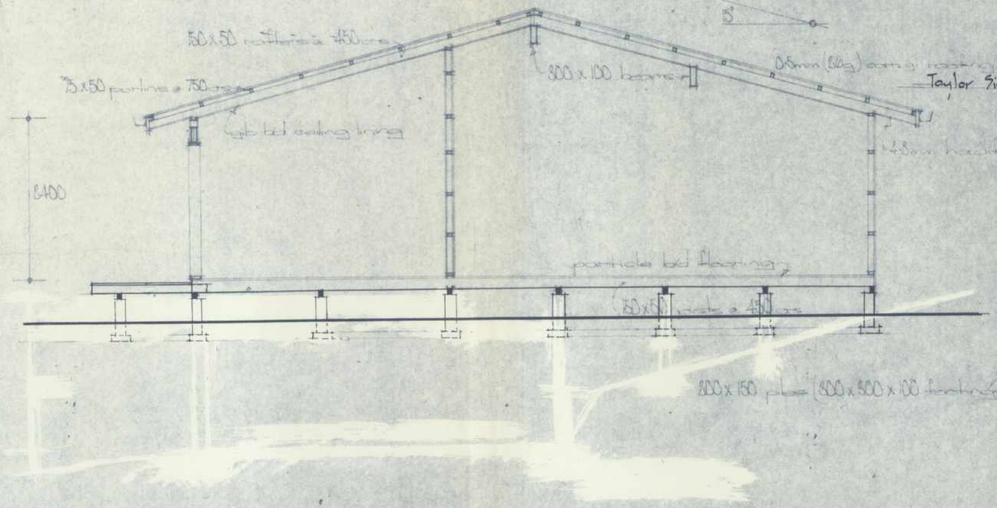
M.J.GUY & W.M.CURNOCK

1:150	AUG.1995	3109.01



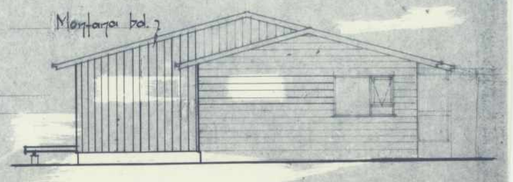
Note, Rangitider and deck repositioned for Lot 1 (refer Site Plan)

floor plan
93·93 sq.m.
scale 1:50
all wall thicknesses 94 mm unless otherwise shown.

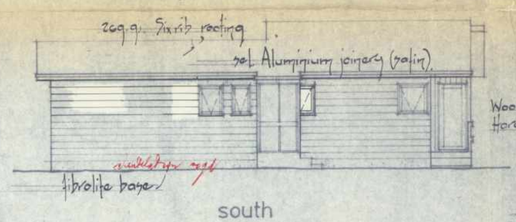


cross section - scale 1:50

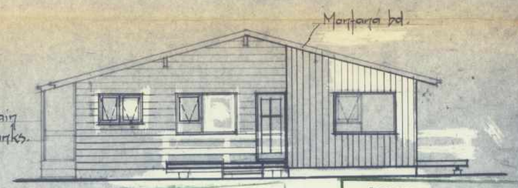
north



west



south



east

The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.

INSULATION COMPULSORY IN ROOF, WALLS & FLOOR

CITY ENGINEER
12440/78-1

elevations - scale 1:100

IMPORTANT
At least 24hrs. Notice MUST BE GIVEN to the Inspectors' Office BEFORE POURING
CONCRETE FOUNDATIONS - BOND BEAMS
SUSPENDED TERRACE SLABS - CONCRETE FLOORS

Notes.
(i) Provision made in Contract for 19 Light pts. 9 Power pts. 1 T.V. connection. 1 2 way switch.
(ii) Allow the P.C. sum of for supply of Stove
(iii) . . . . . per roll of Wallpaper
(iv) Ceilings . Gibralter bd.
(v) Window . Aluminium
(vi) Internal doors . Stain quality
(vii) Shower over bath . controlled Mixer.

House on Lot 1 & 19

std. plan H·2(a)

'cameron design'
'cameron homes'
415. cameron rd. tauranga

tauranga design & planning services limited m.n.z.i.d.
194 cameron road, tauranga, new zealand. ph. 83-928

proposed residence by Cameron Homes Ltd at Collingwood St Subdivision Judea.

plan no. 689 2-6 date 30/1/75 drawn R. Hargreaves

TCC643148

BUILDING SURVEYING SERVICES (BOP) LTD

RESIDENTIAL AND COMMERCIAL PROPERTY ASSESSMENTS
COUNCIL PROPERTY FILE SEARCHES
SITE INVESTIGATIONS AND REPORTS
RESIDENTIAL PROJECT QUALITY CONTROL

Frans Boucken
Registered Building Surveyor
Ph: 07 579 0933 Fax 579 0934
Mobile: 0274 711 580
P O Box 3021 Tauranga

Graeme Blissett
Building Surveyor
Ph: 07 570 2270 Fax: 07 570 2271
Mobile: 027 295 3652

CUSTOMER SERVICE
22 APR 2010
COUNTER
TAURANGA CITY COUNCIL

22 April 2010

Amanda Hales
P O Box 6133
Brookfield
TAURANGA 3146

RE: ASSESSMENT OF UNAUTHORISED BUILDING WORK AT 7 COLLINGWOOD STREET, TAURANGA. LOT 1 DPS 72270.

Introduction
As requested by the current owners, I have carried out an assessment of the following:

Permitted work
Lounge addition Building permit issued 18 August 1986

Unpermitted work
Divide lounge to create office room
Erect lean-to garage onto dwelling

Please note: This is not a pre purchase building inspection. The sole purpose of this inspection is to ascertain whether the works described above are safe and sanitary in terms of section 121 and 123 of the New Zealand Building Act 2004.
I inspected the property on 29 March and 07 April 2010 and report as follows:

Background
Council records show building permits to erect the dwelling and extend the lounge were issued on 08 November 1978 and 18 August 1986 respectively. The dwelling was signed off as satisfactorily completed on 17 August 1979; however, council does not appear to have a record of the final inspections/sign-off for the lounge extension.

Lounge extension
As a result of my inspection of visible building elements only, and on the assumption that the required progress inspections have been satisfactorily completed, I am satisfied that the lounge extension was completed in accordance with the Building By Laws and Building Regulations that existed at the time of construction and is safe and sanitary in terms of section 121 and 123 of the New Zealand Building Act 2004.

Unauthorised work
Create office space in exiting lounge area.
The existing lounge has been partitioned with a timber framed wall, lined with plaster board to create a 1.70m x 3.50m office area. Daylight and ventilation in the office is provided by a newly installed window.

Erect lean-to garage off the existing dwelling
The garage/workshop erected off the existing lounge is constructed of a concrete floor and timber framing lined with Hardies weatherboards matching existing. The long run light weight roofing is supported on 75mm x 50mm purlins fixed onto 200mm 50mmrafters @ 1.0m centers. Storm water is conveyed into an externally fitted PVC gutter and disposed into the existing storm water system.
The boundary fence along this side of the section is not clearly defined, based on the existing site plan measurements; the site of the garage is located at 1.10m from the boundary. The adjoining neigbours have sighted the site plan and did not object to having the garage within 1.5m from their boundary. Site plan signed for approval by effected neighbours is attached.

It is not known when exactly the above described unauthorised alterations took place; however, I believe it would be reasonable to assume that the works were carried out prior to the 1991 New Zealand Building Act coming into effect on 01 July 1992.

Outcome
Based on my inspection of visible building elements only I am satisfied all that works described above are safe and sanitary in terms of section 121 and 123 of the New Zealand Building Act 2004.

General
Note: The matter of unauthorised work relating to pre 1992 is covered in the Building Act 1991. Section 8 of the Act prevent the Council from taking action or from requiring any upgrading of any building work that had taken place prior to the implementation of the Act on the 1st of July 1992. *This exception is for all work which can be considered to be satisfactory and performing well.*

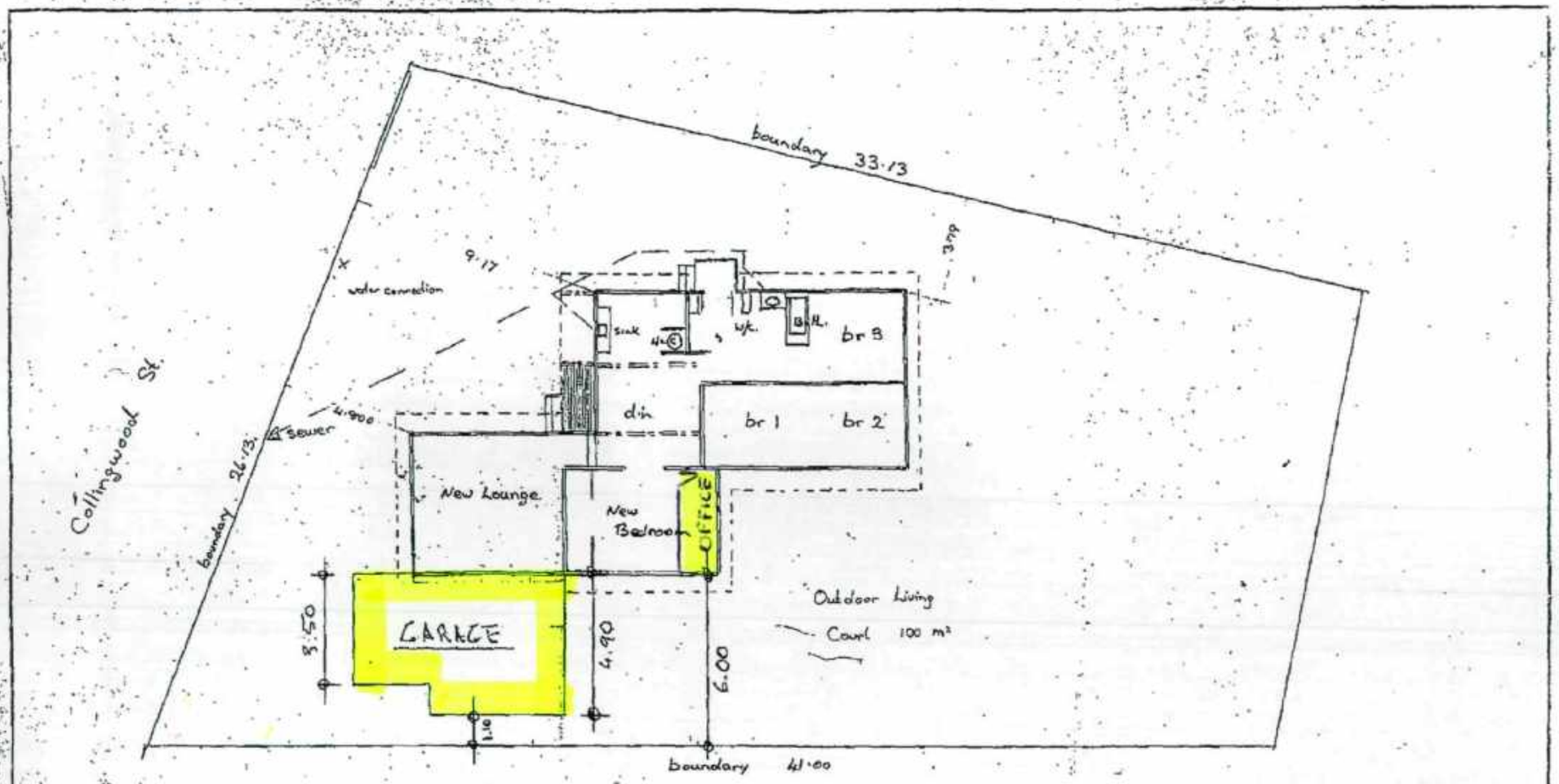
As a general rule, the works do not have to meet the requirements of the current Building Code, nor do they have to meet the requirements of the building bylaws under which they were built at the time. It needs to be established that the works are not unsafe or insanitary in terms of section 121 and 123 of the Building Act 2004.

This report does not provide any guarantee that the items surveyed will not fail/prematurely deteriorate at some later date and information herein pertains strictly to observations made on the day of inspection. This report does not certify building locations in relation to boundaries and/or cross leas updates.

Attachments:
Existing and amended floor plan/site plan &
Signed approval by effected neigbours
Section 121 and 123 of the New Zealand Building Act 2004

Building Surveying Services ltd

Frans Boucken NZIBS
Registered Building Surveyor



Lot No 1.
DPS subd. of Lot 36 DPS. 2364

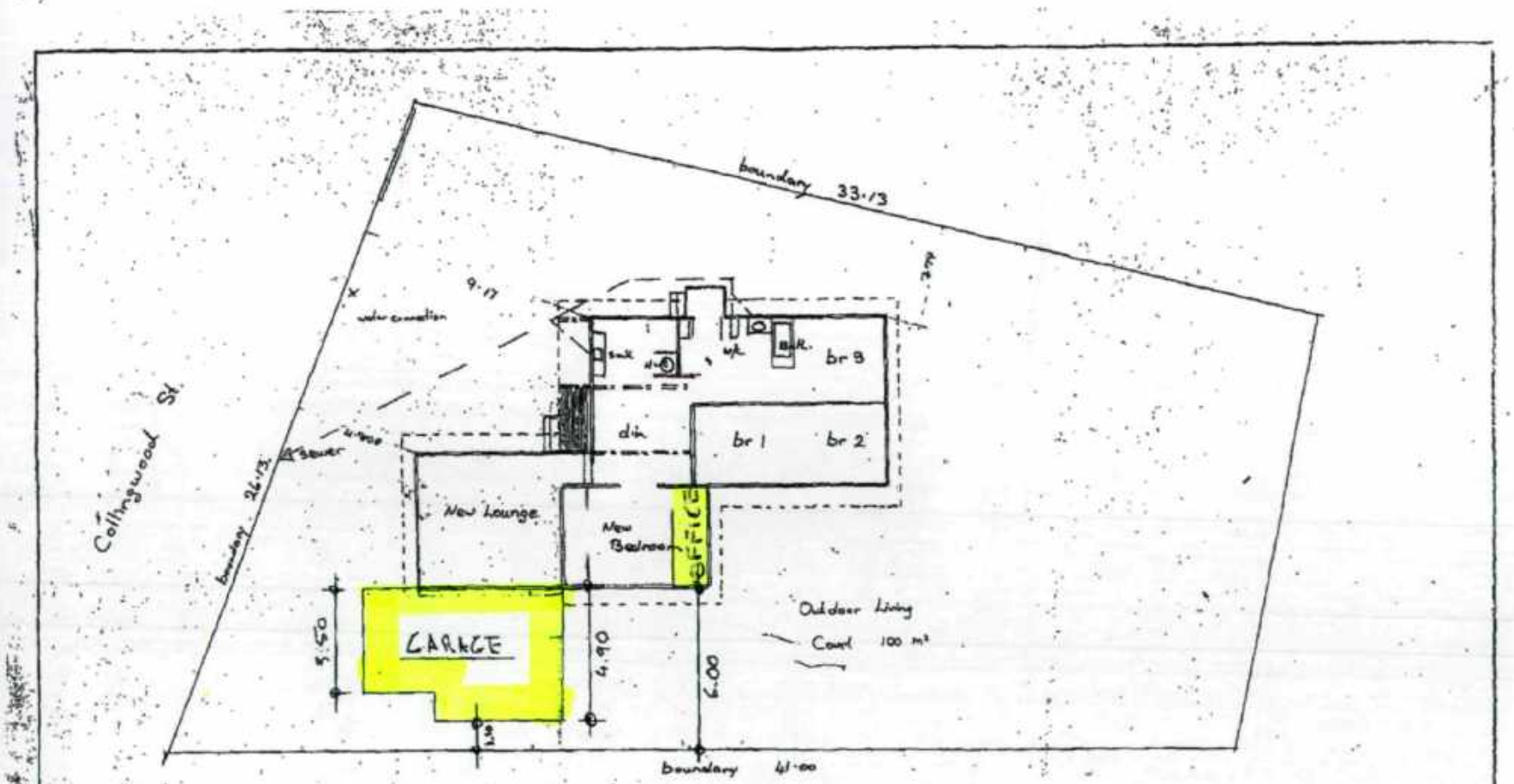
As adjoining neighbour and owner of 26 Robins Rd Tauranga. I have sighted this site plan and do not object to the garage being erected closer than the 1.5m from my side boundary.

Name ~~Hay~~ Edwin Harry French Signature E H French Date 12.4.10

Site plan.

Site Plan for Proposed Addition for Mr + Mrs R Jensen

4



Lot No 1
DPS subd. of Lot 36 DRS 2344

As adjoining neighbour and owner of 5 Collingwood Street, Tauranga. I have sighted this site plan and do not object to the garage being erected closer than the 1.5m from my side boundary.

Name Elliot Earp Signature [signature] Date 15/4/2010

Site plan

Site plan for Proposed Addition for Mr + Mrs R Jensen

4

SECTION 121 AND 123 OF THE BUILDING ACT 2004

Section 121 Meaning of dangerous building

1. A building is dangerous for the purposes of this Act if,
   (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause:

      (i) Injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
      (ii) damage to other property; or

   (b) in the event of fire, injury or death to any persons in the building or to persons in other property is likely because of fire hazard or the occupancy of the building.

Section 123 Meaning of insanitary building

1. A building is insanitary for the purpose of this Act if,
   (a) is offensive or likely to be injurious to health because;

      (i) of how it is situated or constructed; or
      (ii) it is in state of disrepair; or

   (b) has insufficient or defective provision against moisture penetration so as to cause dampness in the building or in any adjoining building: or
   (c) does not have a supply of potable water that is adequate for its intended use; or
   (d) does not have sanitary facilities that are adequate for its intended use.

SEE ALSO SUB FILE No. TOC 5.6 2326

SEE ALSO PROPERTY FILE(S) No. _____

PREVIOUSLY KNOWN AS _____

DATE OF CHANGE 224 1/2/96

SEE ALSO SUB FILE No. _____

SEE ALSO PROPERTY FILE(S) No. _____

PREVIOUSLY KNOWN AS _____

DATE OF CHANGE _____

SEE ALSO SUB FILE No. _____

SEE ALSO PROPERTY FILE(S) No. _____

PREVIOUSLY KNOWN AS _____

DATE OF CHANGE _____

SEE ALSO SUB FILE No. _____

SEE ALSO PROPERTY FILE(S) No. _____

PREVIOUSLY KNOWN AS _____

DATE OF CHANGE _____

IMPORTANT

DETAILS OF THE SUBDIVISONAL CONSENT ARE CONTAINED AT THE REAR OF THIS FILE

SEE ALSO SUB FILE No. TOC Sub 2326
SEE ALSO PROPERTY FILE(S) No. _____
PREVIOUSLY KNOWN AS _____
DATE OF CHANGE 224 1/2/96

SEE ALSO SUB FILE No. _____
SEE ALSO PROPERTY FILE(S) No. _____
PREVIOUSLY KNOWN AS _____
DATE OF CHANGE _____

SEE ALSO SUB FILE No. _____
SEE ALSO PROPERTY FILE(S) No. _____
PREVIOUSLY KNOWN AS _____
DATE OF CHANGE _____

SEE ALSO SUB FILE No. _____
SEE ALSO PROPERTY FILE(S) No. _____
PREVIOUSLY KNOWN AS _____
DATE OF CHANGE _____

LAND TITLES OFFICE

Department of Survey & Land Information
Te Puna Korero Whenua

South Auckland Land Titles Office
Westpac House
Cnr Victoria and Alma Streets
Private Bag 3049
DX GX 10069
Hamilton
Phone 0-7-838 2959
Fax 0-7-834 1965

In reply please quote
S.72270

21 February 1996

Principal Officer
Tauranga District Council
Private Bag
TAURANGA

SUB : 2326

Dear Sir

Plan Number S.72270 lodged on behalf of MJ Guy and WM Curnock was deposited on 16th February 1996.

LAND - CT 24B/23
Lots 1 & 2 being a subdivision of Lot 1 DPS.25902.

Yours faithfully

K Lockhart
for DISTRICT LAND REGISTRAR

DEPARTMENT OF PLANNING & ENVIRONMENT
RESOURCE MANAGEMENT ACT 1991
DEPOSIT OF SURVEY PLAN UNDER SECTION 224

Subdivider: GUY & CURNOCK Sub File: TDC SUB 2326

1. **TEAM LEADER: PROCESSING**

1. Plan/Certificate received 18/1/96
2. Endorsements/designations correct YES ~~/ NO~~
3. Have subdivision impact fees been paid & receipted? ~~YES / NO~~ / NA
   (copy of receipt and resource consent sent to Finance)
4. Fees paid and receipted ~~YES~~ / NO
5. Bonds paid and receipted ~~YES~~ / NO
6. Plan Title or DPS No: DPS 72270
7. Plan received prior to subdivision consent ~~YES~~ / NO

certificate in folder

Initials: [illegible] Date: 22/1/96

TOTAL TARGET DATE: 25/1/96

2. **PLANNER (** Jill **)**

1. Ministerial consents given YES / NO / (NA)
2. Non-engineering conditions met (YES) / NO / NA
3. Consent notice imposed (YES) / NO
4. Land/works to vest in Council YES / (NO)
5. Have bonds been lodged? YES / NO / (NA)
6. Other comments: _____

Initials: [illegible] Date: 24/1/96

3. **DEVELOPMENT ENGINEER**

Have engineering plan conditions been met:

3.1 **Major Subdivisions**
Major subdivisions checklist completed and enclosed YES / NO / NA

3.2 **Minor Subdivisions**

(a) Roading YES / NO / (NA) / BONDED
(b) Private ways/entrance YES / NO / (NA) / BONDED
(c) Land Stability (YES) / NO / NA
(d) Consent Notice Imposed (geotechnical) YES / (NO) / NA
(e) Sewerage (YES) / NO / NA / BONDED
(f) Water Supply (YES) / NO / NA / BONDED
(g) Is file required for Reports/land hazards etc. YES / (NO) if so √ overleaf

3.3 **As Builts**
As builts received (YES) / NO / NA / BONDED Bld. file
On subdivision file YES / NO / NA
Given to Team Leader Land Information ~~YES~~ / NO / NA

3.4 Have works/services been carried out in lieu of Subdivision Impact Fee YES / (NO)
If yes, report details to Finance Department
Other comments: _____

Initials [illegible] Date 31/1/96

4. **224(f) CERTIFICATE**
- Planner to complete if applicable

N/A

Every building to which cross lease, company lease or unit title plan refers, complies with the provisions of the building code. YES / NO / NA

Initials _____ Date _____

5. ☐ **COMMUNITY SERVICES**

N/A

1. Reserves suitable for vesting YES / NO / NA
2. Other comments: _____

Initial: _____ Date: _____

6. **TEAM LEADER: PROCESSING** Initial: KG Date: 31-1-96
Attach 224 Certificate and place on plan table.

7. **DIRECTOR OF PLANNING & ENVIRONMENT**
S.224(c) Certificate signed Initials _____ Date 1/2/96
S.224(f) Initials _____ Date _____

8. **TEAM LEADER: PROCESSING**
Register's updated Initials _____ Date _____
Certificate to Surveyor Initials _____ Date _____

9. **TEAM LEADER: LAND INFORMATION**
Allocate Street numbering and notify relevant authorities/Council Departments.

As built information sent onto Technical Services ☐
Copy left on file ☐
Copy sent to Land Information ☐

Relevant subdivision information copied for updating the GIS records ☐

Is file to be referred to Property and Legal for property register updating YES / (NA)
where land or works to vest in Council

Initials _____ Date 2/2/96 Lot 1 = 7 Lot 2 = 9

☐ **PROPERTY/LEGAL**
Land to vest in Council Grant or Easement created YES / NO

Initials _____ Date _____

☐ **DEVELOPMENT ENGINEER**
Copies of soils reports/land hazard Information referred to Records for filing on affected properties YES / NO

Initials _____ Date _____

TEAM LEADER: PROCESSING
Copy of any consent notices placed on relevant planning or hazard file (Property files requested) YES / NO / NA

Initials _____ Date _____

FILE

Initials _____ Date _____

0007960.01

TDC SUB NO. 2326

IN THE MATTER	of the Land Transfer Act 1952
AND	
IN THE MATTER	of DPS 72270
AND	
IN THE MATTER	of Section 224(c) of the Resource Management Act 1991

Pursuant to Section 224 (c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Tauranga District Council and that a consent notice has been issued in respect of those conditions that have not been complied with.

Dated this 15th day of February 1996

Authorised Officer

2forms\plan\cnot

EXECUTION OF CONSENT NOTICE

AUTHORITY FOR EXECUTION: SECTION 105 RESOURCE MANAGEMENT ACT 1991

NAME OF PARTIES: GUY & CURNOCK

TDC SUB: 2326

OR: _____

ORIGINATING PLANNER: RICHARD

DOCUMENT TO BE SIGNED BY: MNGR = PLAN

DOCUMENT PREPARED BY: SHARON

DOCUMENT VERIFIED BY: _____

RETURN DOCUMENT TO: Kris

COMMENTS: _____

DATE: 1-2-96

RESOURCE MANAGEMENT ACT 1991
CHECK SHEET FOR
APPROVAL OF SURVEY PLAN UNDER SECTION 223 AND OR 224(F)

Subdivider M Guy & W Curnock Sub File: 2326

1. **TEAM LEADER: PROCESSING**

1.	Plan received	7/11/95
2.	Endorsements/designations correct	(YES) / NO
3.	Fees paid	(YES) / NO
4.	Plan Title: Lot 1 DPS 25902	
5.	Plan received prior to subdivision consent	YES / (NO)

Initials: KD Date: 9-11-95

TOTAL TARGET DATE: 13-11-95

2. **PLANNER (** Jill **)**

1.	Plan agrees with resource consent	(YES) / NO
2.	Easements correct	(YES) / NO / NA
3.	Amalgamation conditions met	YES / NO / (NA)
4.	Ministerial consents given	YES / NO / (NA)
5.	Reserve shown and notation correct	YES / NO / (NA)
6.	Land/Works to Vest	YES / NO / (NA)
7.	**224(f) Certificate** Every building to which cross lease, company lease or unit title plan refers complies with the provisions of the Building Code	YES / NO / NA
8.	Other comments:	

Initials [illegible] Date 13/11/95

3. ☐ **DEVELOPMENT ENGINEER**

Have engineering plan conditions been met:

1.	Roading	YES / NO / NA
2.	Land Stability	YES / NO / NA
3.	Other comments:	

Initials _____ Date _____

4. **TEAM LEADER: PROCESSING**

Attach plan and date 223 resolution and place on plan table Date: 13-11-95

5. **DIRECTOR OF PLANNING & ENVIRONMENT**

S223 Certificate Initials [illegible] Date 13/11/95

S224(f) Initials _____ Date _____

6. **TEAM LEADER: PROCESSING**

Plan returned to Surveyor Initials KD Date 14-11-95

BRIAN H. ASKIN
LIMITED
CONSULTING
SURVEYORS
ENGINEERS

143 Durham Street
PO Box 2292
TAURANGA
Phone/Fax (07) 578-6183

Inv 14632
Po46098
$105

RECEIVED
07 NOV 1995

7 November, 1995

Manager: Planning
Tauranga District Council
Private Bag
TAURANGA

Attention: Mrs K Dale

Dear Kris

Re: MJ Guy & WM Curnock
Subdivision - 7 Collingwood Street, Judea
Our Ref. 3109 Your Ref. TDC Sub 2326

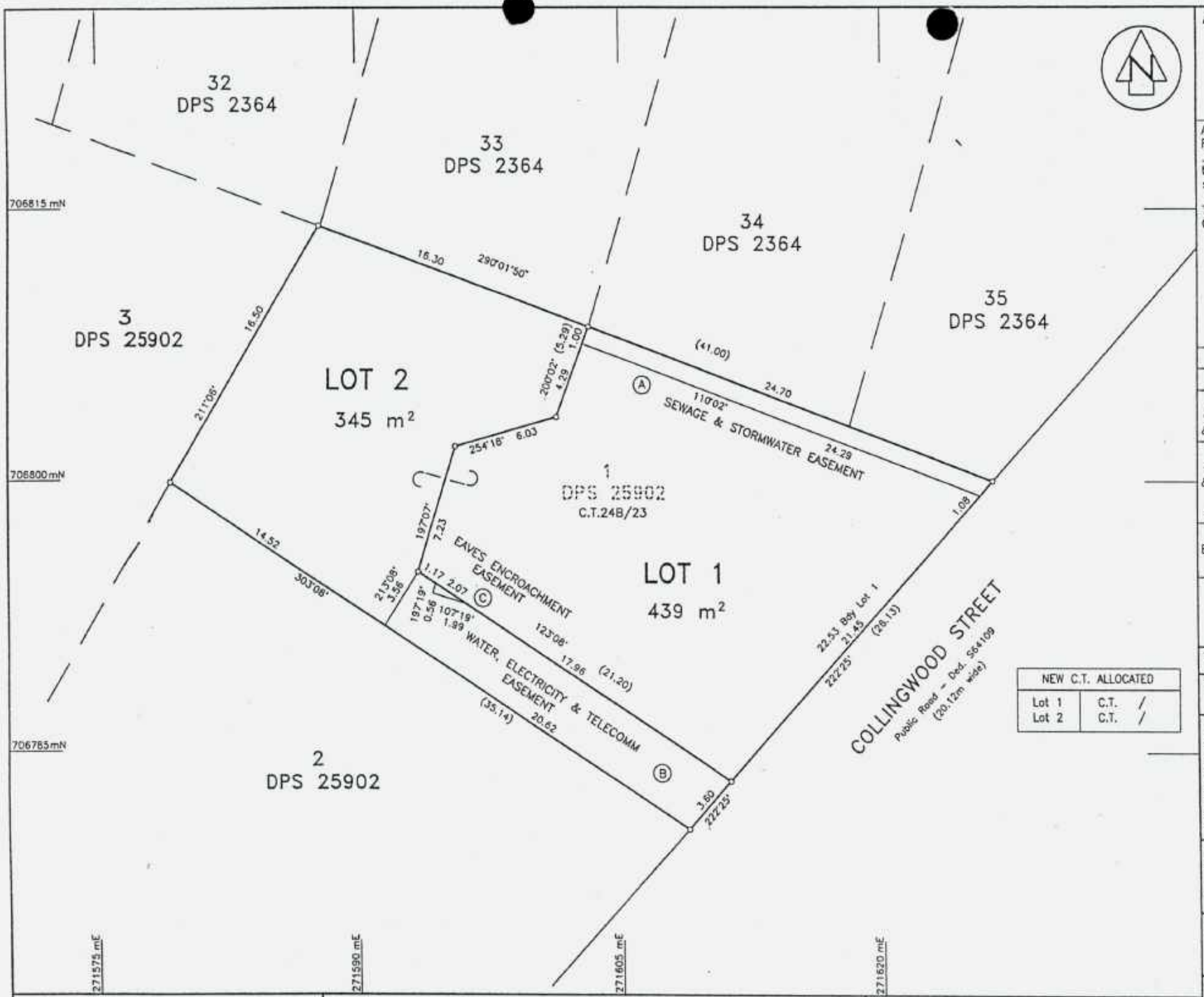
I enclose the title plan for the above subdivision for endorsement of the "223" certificate.

Also enclosed is a print of the plan plus our cheque for $105.00.

Yours faithfully

B H Askin

Encl. 1 transparency
A4 print
cheque for $105.00



NEW C.T. ALLOCATED	
Lot 1	C.T. /
Lot 2	C.T. /

Approvals

Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the ___ day of _____19__ Subject to the granting or reserving of the easements set out in the Memorandum hereon.

The Common Seal of the Tauranga District Council is affixed hereto in the presence of:

Authorised Officer
T.D.C. Sub 2326

MEMORANDUM OF EASEMENTS

Purpose	Serv. Ten.	Shown	Dom. Ten.
Right to drain Sewage & Stormwater	Lot 1	A	Lot 2
Right to convey Water & to transmit Electricity & Telecomm	Lot 2	B C	Lot 1
Eaves Encroachment Easement	Lot 2	C	Lot 1

Total Area 783 m²

Comprised in C.T.24B/23 (All)

I, BRIAN HAROLD ASKIN
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at TAURANGA *this* _____ *day of* _____ *19* _____ *Signature*

Field Book _____ *p.* *Traverse Book* _____ *p.*
Reference Plans _____

Examined _____ *Correct*

Approved as to Survey

Chief Surveyor

Deposited this _____ day of _____ 19

District Land Registrar

File _____
Received _____
Instructions _____

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. X TAURANGA
NZMS 261 SHT U14 RECORD MAP No 4.2

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 1 DPS 25902

TERRITORIAL AUTHORITY TAURANGA DIST.
Surveyed by BRIAN H ASKIN LTD (3109)
Scale 1:150 Date NOV. 1995

1281

TAURANGA DISTRICT COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

7 Collingwood

TDC SUB NO: 2326

ENTERED
ORIGEN

IN THE MATTER OF PLAN S 72270

AND

IN THE MATTER OF Subdivision Consent pursuant to Sections 105, 108, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 252(1)(a) of the Local Government Act 1974, I, **CRAIG BARRY BATCHELAR,** Acting Director of Planning & Environment of the Tauranga District Council, hereby certify that, by way of resolution passed under delegated authority on 27 September 1995, the following condition was imposed on the subdivision consent for :pt 1 DPS 25902.

That a consent notice be registered on the Certificate of Title for Lots 1 and 2 requiring that:

The erection of buildings on Lots 1 and 2 shall be in accordance with the rules of the District Plan for multi-units as if the land was held in one allotment under one Certificate of Title, subject to the following conditions:

(i) ***That any dwelling on Lot 1 shall be erected no closer than 1.5 metres to the western boundary of Lot 1 common with Lot 2.***

(ii) ***That any dwelling on Lot 2 shall be erected no closer than 4.5 metres to the common boundary between Lots 1 and 2.***

DATED at Tauranga this 1st day of February 1996.

Craig Batchelar
ACTING DIRECTOR OF
PLANNING & ENVIRONMENT

0060025.01

FROM : RICHARD

FILE NO : TDC 5408 2326
FILE : YES/NO

SUBJECT **RECOMMENDATION FOR APPROVAL UNDER DELEGATED AUTHORITY**

Applicant : Guy & Cormack

Application : Controlled sub.

DUE DATE 26/9/95

Fees Paid? ✓
If no, comment

I certify application is in accordance with the Corporate Manual and can be considered under delegated authority ;

RCole. — 22/9/95.
Signed (Officer) — **Date**

Cottrell 22/9 — 25/9/95.
Signed (Supervisor) — **Date**

[signature] — 25/9/95
Approved (Initials) MANAGER/DIRECTOR — **Date**

Planning Officer

Other consents to issue following approval

(a)	Building Consent	YES/NO
(b)	Liquor Compliance Certificate	YES/NO
(c)	223/224 Certificate	YES/NO

Decision Notified _____ Date

Bring Up for Compliance Checking _____ Date

Planning & Environment Administration

Decision Registered ✓ 6/10/95 Date

File

0015145.01

TAURANGA
DISTRICT COUNCIL

30 August 1995

B Askin
PO Box 2292
TAURANGA

File No: TDC Sub 2326
Surveyors Reference: 3109

Dear Sir

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
7 COLLINGWOOD STREET, TAURANGA

Thank you for your application which was lodged with Council on 25 August 1995.

The application is being processed and you will be notified of Council's decision. Should further information be required to complete processing, you will be advised by the Planning Officer responsible and processing will stop until this information is provided.

The processing period for this application is normally no longer than 20 working days. If the processing of the application is likely to take longer than this, you will be contacted by Council staff.

Thank you for your consideration in this matter.

Yours faithfully

Kris Dale
PLANNING & ENVIRONMENT
PROCESSING ASSISTANT

kd:rmr

0043876.01

WILLOW STREET
PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (07) 577-7000
FAX (07) 577-7193

[2 forms\plan\rca]

File Reference:

RESOURCE CONSENT APPLICATION

- ☐ Land Use Consent
- ☐ Discretionary Activity
- ☐ Controlled Activity
- ☐ Compliance Certificate
- ☐ Subdivision Consent
- ☐ Non-Complying Activity

Applicant: M.J. Lyng & W.M. Curnock

Name: B Askin

Address: PO Box 2292
Tauranga

Application

Location: 11 Collingwood St
Tauranga

Legal Description: Lot 1 DPS 25902

Zone:

District Plan: Tauranga City

Description of Proposal:

Subdivision

Lodged Date: 25-8-95 Initial: KO

Fee: $ 333 /to be paid with permit

Invoice: 13391 Date:

Receipt: P043397 Date:

Forwarded to Planning: Date: 25-8-95

Vetting:

	Date	Initial
1. Planning		
Information Requested		
Information Received		
Information Adequate	29/5	ei
2. Development Engineer		
Information Requested		
Information Received		
Information Adequate		

Information Checklist

	Submitted	Satisfactory
1. Application Form	☐	☐
2. General Description Of Activity	☐	☐
3. Plans/Diagrams	☐	☐
4. Assessment of Environmental Effects	☐	☐
4. Assessment of Effects	☐	☐

5. Other Consents Applied For — YES/NO

Details of Affected Persons

- Plan of Location
- Name Address — Consent Given

Notification

Application to be Non-Notified/~~Notified~~ (delete one)

Reasons: Controlled Sub.

Approval Under Section 94(2) to Not Notify a Resource Consent

Chairman ____/____/____ Manager : Planning ____/____/____

RECEIVED

This application is complete and contains adequate information in accordance with Section 88(4) of the Resource Management Act 1991

25 / 8 / 95 Date

Authorised Officer

[2 forms\plan\rca]

PROCESSING

Application Acknowledged 30/9/95

Affected Persons & Other Bodies Notified 30/9/95

Non-notified Application:

Decision given 27/9/95

Notified Application:

Public Notice Advertised ___/___/___

Notice Affixed to Site ___/___/___

Closing Date for Submissions ___/___/___

Submissions	Received	Acknowledged
	___/___/___	___/___/___
	___/___/___	___/___/___
	___/___/___	___/___/___
	___/___/___	___/___/___
	___/___/___	___/___/___
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	___/___/___	___/___/___
	___/___/___	___/___/___

Prehearing Date ___/___/___

Hearing Date ___/___/___

Decision Given ___/___/___

BRIAN H. ASKIN
LIMITED
CONSULTING
SURVEYORS
ENGINEERS

143 Durham Street
PO Box 2292
TAURANGA
Phone/Fax (07) 578-6183

$333
Inv 13391
P043397

RECEIVED
25 AUG 1995

25 August, 1995

Manager: Planning
Tauranga District Council
Private Bag
TAURANGA

Dear Sir

Re: MJ Guy & WM Curnock
Subdivision - 7 Collingwood Street, Judea
Our Ref. 3109

Pursuant to the provisions of the Resource Management Act 1991 and the Tauranga District Transitional Plan (Tauranga City Section) I seek consent to the subdivision as depicted on our accompanying plan 3109-01.

MJ Guy & WM Curnock have recently entered into an agreement to purchase the property at 7 Collingwood Street, Judea being Lot 1 DPS 25902 of 785 m^2.

The property contains an existing house as on Lot 1 on our plan and a dwelling has been designed for Lot 2.

The proposed development complies with the multi unit rules of the District Plan in respect to area, separation, outdoor living space, parking and manoeuvring.

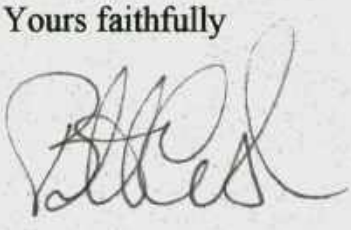
The house on Lot 2 is proposed to have its garage up to the southern boundary with Lot 2 DPS 25902. Written consents from CL Thomas & KM Glover to the building on the boundary are attached. They are the owners of crossleased dwellings on Lot 2 DPS 25902. All other requirements of Rule 5.1.11. of the District Plan are complied with.

Sewage, water, telephone and electricity reticulation are available to the site. A connection can be made from Lot 2 to the sewer main running through the lot at the time of building. A new carport can be built in front of the existing house on Lot 1 and a separate access will be provided. There will be no rights of way.

The proposed subdivision will have negligible adverse effect on the environment.

Please contact me if any further information is required.

Yours faithfully



B H Askin

Encl. 1 print plan
1 A4 print
Resource Management application form
cheque for $333.00

Department Planning & Environment

RESOURCE MANAGEMENT ACT 1991

TAURANGA DISTRICT COUNCIL

Application for Subdivision Consent

TO: The Tauranga District Council

I/WE M.J. Guy + W.M. Curnock
(full name of applicant)

of PO Box 2268 Tauranga.
(address of applicant)

apply for the resource consent described below:

1 The property in respect of which this application is made is owned by:

applicants above.
(name of owner of land)

of: "
(address of owner)

The property is occupied by:

tenants.
(name of occupier)

of:
(address of occupier)

2 The property to which this application relates is located at:

7 Collingwood Street Judea.
(street address of property)

and is described as Lot 1 DPS 25902.
(legal description)

3 A description of the activity to which application relates is:

Seek consent to subdivide subject property two lots as depicted on our accompanying plan 3109-01.

(Please attach additional detailed description if insufficient space)

Private Bag, Tauranga (07) 577 7000 (07) 577 7144

4 The following additional resource consents are required in relation to this proposal.
(Please tick if required).

- [x] No additional consents required
- [ ] Land Use Consent
- [ ] Coastal Permit
- [ ] Water Permit
- [ ] Discharge Permit

An application ~~has~~ / has not been made for any additional resource consent.

5 An assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act is attached.

6 Information in accordance with Section 219 of the Act is attached to adequately define -

(a) The position of all new boundaries.

(b) The area of all new allotments (not required for cross leases, company leases or unit plans).

(c) The location and areas of new reserves to be created including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.

(d) The location and areas of land below mean high water springs of the sea or of any part of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 235 of the Act.

(e) The location and areas of land to be set aside as new road.

7 Other information required to be included by Tauranga District Plan is / ~~is not~~ attached.

Signature: [signature]
(applicant or person authorised to sign on behalf of applicant)

Date: 25 AUGUST 1995

Address for service:

BRIAN H. ASKIN LTD.
P O BOX 2292
TAURANGA.

Attachments (please tick if included)

- [x] Additional description of activity
- [ ] Other information required by District Plan.
- [ ] An assessment of effects on environment in accordance with the Fourth Schedule of Resource Management Act 1991.
- [x] Drawings and Plans

RESOURCE MANAGEMENT ACT 1991

TAURANGA DISTRICT COUNCIL

Department Planning & Environment

Written approval of person who may be adversely affected by the granting of a resource consent

1 I/~~WE~~ KEITH MILTON GROVER

(full names of person(s) giving approval)

are the owners / ~~occupiers~~ of a property which may be affected by this proposal. My / ~~our~~ property is located at: Street No. 2 Street: REDMOND ST

legally described as: LOT 2 DP 25902

2 I / ~~WE~~ wish to give my / ~~our~~ written approval to:

Murray Guy and Wendy Curnock to construct a Garage. as proposed at 7 Collingwood St Judea, on the adjoining boundary. Garage to be single story height with a colourteel roof sloping away from boundary. AS SHOWN ON PLAN

(description of proposal for which approval is being given)

3 I / WE understand the nature of the proposal and that on this written approval the Council shall not take account of any actual or potential effect of the proposal on me / us.

4 Signature(s) [signature]

Date 21 8 / 95

Address P.O. Box 359
TAURANGA

Phone Number 07 543131 1 Fax Number

NOTE: Please return this approval form to the applicant. It is the applicant's duty to submit this approval to Council with their application for resource consent.

Department Planning & Environment

RESOURCE MANAGEMENT ACT 1991

TAURANGA DISTRICT COUNCIL

Written approval of person who may be adversely affected by the granting of a resource consent

1 I/~~WE~~ C. L. THOMAS

(full names of person(s) giving approval)

are the owners / ~~occupiers~~ of a property which may be affected by this proposal. My / ~~our~~ property is located at: Street No. 2 Street: REDMOND STREET

legally described as: LOT 2 DPS 25902

2 I/WE wish to give my / our written approval to

Murray Guy + Wendy Cornock to construct a garage as proposed at 7 Collingwood St on the boundary. Garage to be of single story height with colour steel roof sloping away from boundary

(description of proposal for which approval is being given)

3 I/WE understand the nature of the proposal and that on this written approval the Council shall not take account of any actual or potential effect of the proposal on me / us.

4 Signature(s)

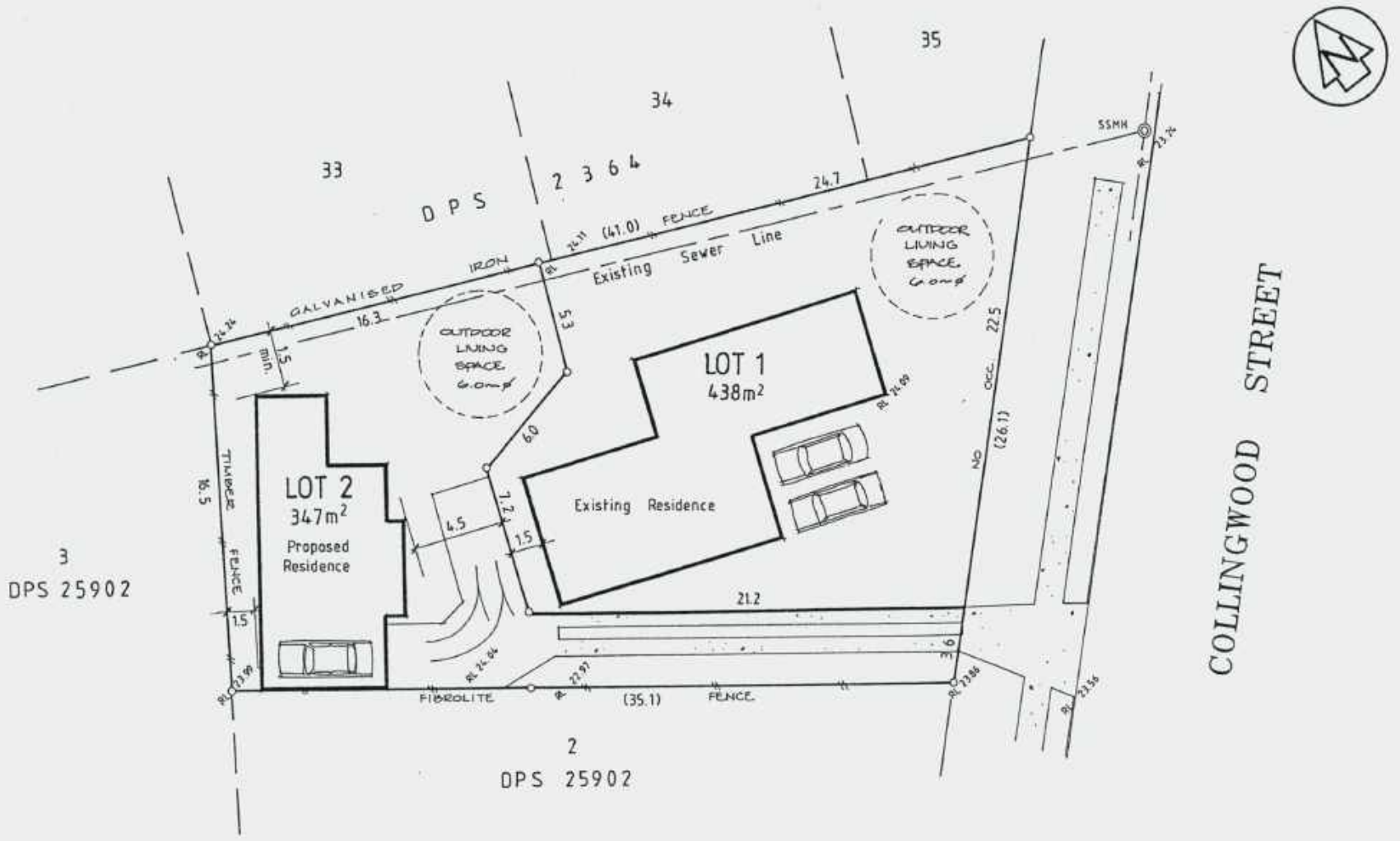
Date 21 8 95

Address 138 WARATAH ST

TAURANGA

Phone Number 5762759 Fax Number 5768664

NOTE: Please return this approval form to the applicant. It is the applicant's duty to submit this approval to Council with their application for resource consent.



LEVELS ARE IN TERMS OF MOTURIKI DATUM.
ORIGIN DOSLI BM (cnr Redmond/Collingwood) RL=23.83m
AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY

TOTAL AREA = 785m²

BRIAN H. ASKIN LTD
Consulting Surveyors & Engineers
PO Box 2292 Tauranga
Phone/Fax (07) 578 6183

SCHEME PLAN OF SUBDIVISION

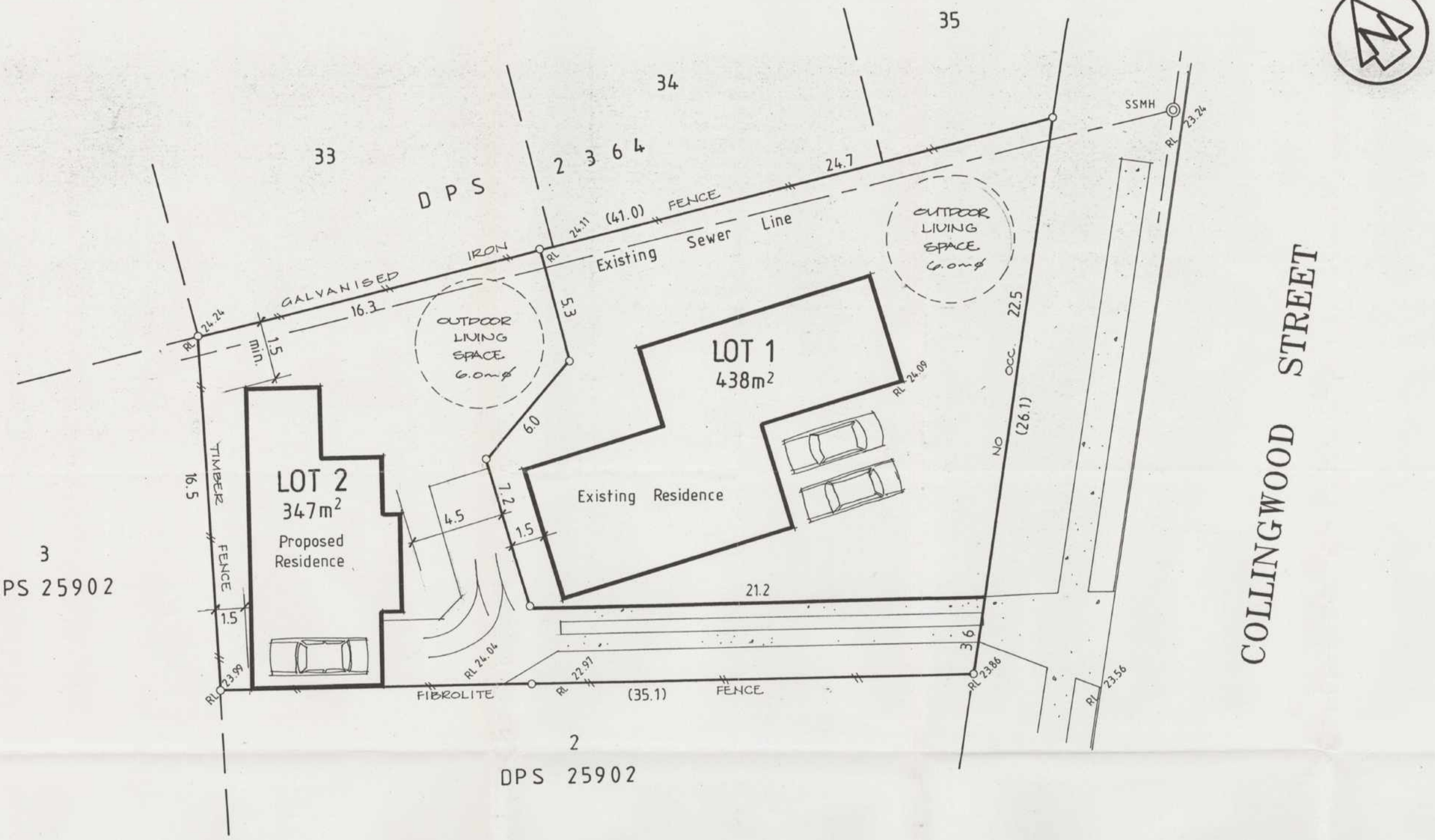
7 COLLINGWOOD STREET – JUDEA

LOT 1 DPS 25902 C.T.248/23

M.J.GUY & W.M.CURNOCK

1:150	AUG.1995	3109.01

TCC675675



LEVELS ARE IN TERMS OF MOTURIKI DATUM.
ORIGIN DOSLI BM (cnr Redmond/Collingwood) RL=23.83m

AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY

TOTAL AREA = 785m²

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Consulting Surveyors & Engineers
PO Box 2292 Tauranga
Phone/Fax (07) 578 6183

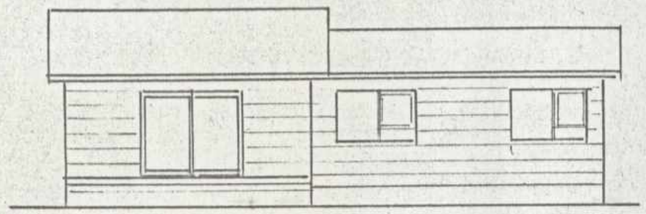
SCHEME PLAN OF SUBDIVISION

7 COLLINGWOOD STREET – JUDEA

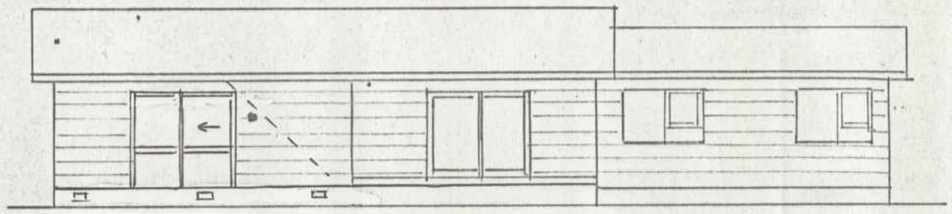
LOT 1 DPS 25902 C.T.248/23

M.J.GUY & W.M.CURNOCK

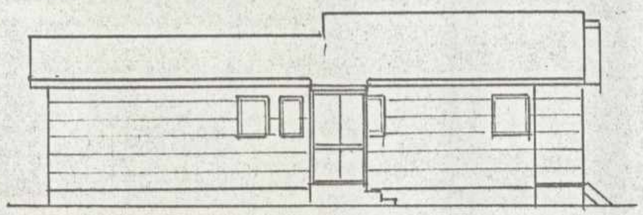
1:150	AUG.1995	3109.01



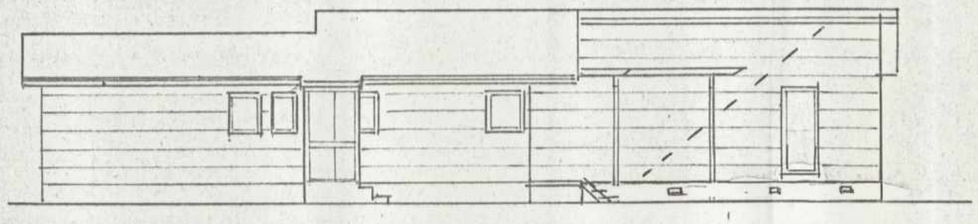
Existing North Elevation



addition Proposed North Elevation



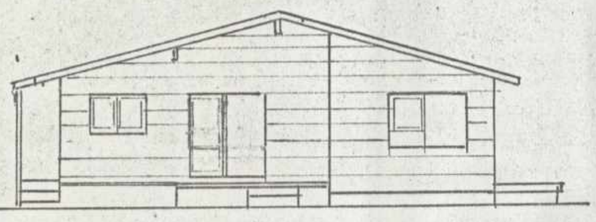
Existing South Elevation



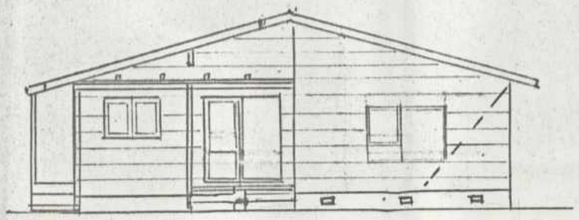
Proposed South Elevation addition

PLAN
AND SPECIFICATIONS
APPROVED
SUBJECT TO SUCH
CONDITIONS AS ARE
ENDORSED HEREON,
APPENDED TO THE
BUILDING PERMIT OR
ENDORSED THEREON.
Signed [signature]
Building Inspector
Date 9-7-86

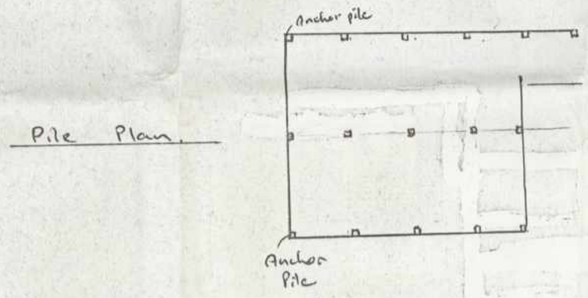
SPOUTING, DOWNPIPES
AND SOAKHOLES
REQUIRED.



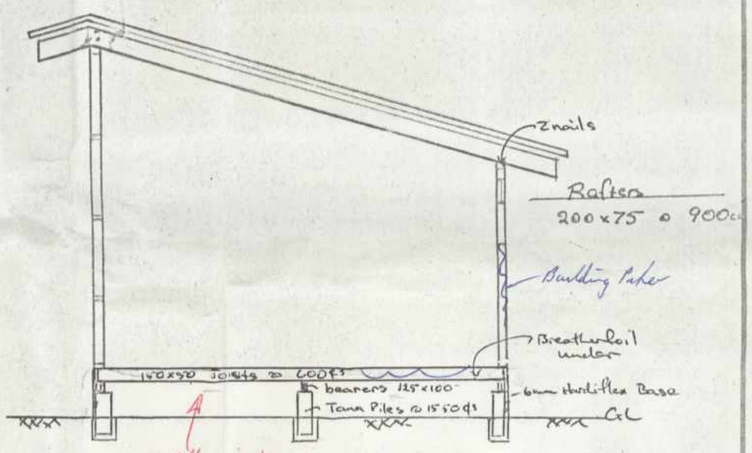
Existing East.



Proposed East Elevation



Pile Plan



TCC643151

Builder Tauranga Transportable Houses
169 Cameron St Tauranga.
Ph 64-573.

Proposed Alteration for Mr & Mrs R Jensen
7 Collingwood St Tga

SHEET 3
DRAWN [illegible] CHECKED
TRACED DATE 6/84
SCALES 1:100
SERIES OF 4
REF

17 November 2020

RICHARD FRANCISCUS BOL
7 COLLINGWOOD STREET
JUDEA
TAURANGA 3110

Dear Resident/Owner

RE: MAUNGARANGI RESERVE

Council has made available funding for a playground at Maungarangi Reserves.

Before we have the playground designed we want to find out what local users of the park might like to see there. We are interested to know which age groups you think the playground should cater for and what types of equipment you, or the children you know, might like to see installed. The playground is due for completion by June 2017.

Your feedback will help us spend the budget as effectively as possible for the playground development.

If you have any suggestions for the playground please email me at nick.townshend@tauranga.govt.nz or alternatively you can call me on 07 577 7000.

We would like to hear from you by Friday 30th September 2016.

Thank you for your input.

Yours Sincerely

Nick Townshend
Parks Asset Coordinator - Environmental Services
P 07 577 7000 | **E** nick.townshend@tauranga.govt.nz

FILE NOTE

Date: 29 JUN 2017 **Application Number:** 170578

Subject: No development contributions required for building consent application

FOR COUNCIL FILE ONLY – NO DEVELOPMENT CONTRIBUTIONS REQUIRED

The building consent application specified above was assessed on the 29 JUN 2017 and it was determined that no development contributions were payable for the proposed development.

No development contributions were required in this instance because the development was not deemed to create a demand for Council provided infrastructure.

This note has been generated for the purpose of Council's records only and is not required to be sent to the owner/applicant of the building consent.

CONSENT DETAILS

Building Consent No: 170578

Date consent lodged: 14 Jun 2017 **Assessment date:** 29 JUN 2017

Street address: 7 COLLINGWOOD STREET

Legal description: LOT 1 DPS72270

Project description: Add bathroom (en-suite) and wardrobe to existing bedroom.

Owner: BOL, RICHARD FRANCISCUS

THE OWNER

BOL, RICHARD FRANCISCUS
7 COLLINGWOOD STREET
JUDEA
TAURANGA 3110

Development contributions staff

Ana Girven, Development Contributions Technical Advisor

Kim Masters, Development Contributions Assessment Officer

Karen Walters, City Planning and Growth Administrator (Support Development Contributions Assessor)

Tauranga City Council
91 Willow Street, Tauranga / Private Bag 12022, Tauranga 3143
info@tauranga.govt.nz
(07) 577 7000

BC170578

Alpha ID: 170578
Application Type: Building Consent
Site Address: 7 Collingwood street Judea Tauranga Bay of Plenty 3110
Project Description: Add bathroom (en-suite) and wardrobe to existing bedroom.
Project Status: Code Compliance Certificate Issued

Please note: attachments have been excluded from Emails/Correspondence and lodged Application Form/s since the approved versions are incorporated into the issued documents.

Creation Date: 23 October 2018

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No File(s)

Tauranga City

Building Consent Application: 94990940GR

Date Submitted: Friday, 19 May 2017

Application Type

Building Consent only

Application Details

Reference Key:	**94990940GR**
Name:	Richard Bol
Application Role:	Owner

The Building

Site Address:	7 Collingwood street, Judea, Tauranga, 3110
Legal Description:	Lot: 1 DP: 72270 RSN: N/A Other: N/A
Description of Building Work:	Add bathroom (en-suite) and wardrobe to existing bedroom.
Is this title currently subject to subdivision?:	No

The Owner

Owner's Name:	**Richard Bol**
Contact Person:	Richard Bol
Mailing Address:	7 Collingwood Street, Judea, Tauranga 3110
Street Address:	7 Collingwood Street, Judea, Tauranga, 3110
Phone:	Landline: 0211736516 Mobile: 0211736516
Email:	richardbol@ihug.co.nz

Application

I request that you issue a Building Consent only for the building work described in this application. I have the authority for the application to proceed to processing and to accept the associated charges.

Signature of Owner on behalf of and with the authority of the owner:

RICHARD FRANCISCUS BOL

19 May 2017

The Project

Building Type:	Residential
Building Classification:	2.0 Housing: 2.0.2 Detached Dwelling
Current, lawfully established, use:	SR (Sleeping Residential)
Existing Floor Area:	125.00 square metre(s)
New Floor Area:	0.00 square metre(s)
Total Floor Area:	125.00 square metre(s)
Intended Life:	50 years
Year First Constructed:	1979
Previous Building Work:	N/A
Estimated Value of Building Work:	$7,500.00
Owner-builder carrying out the restricted building work:	No
Waiver / Modification Required:	N/A

Restricted Building Work: Yes

Means of Compliance with the New Zealand Building Code

E3 - Internal Moisture	AS1
F2 - Hazardous Building Materials	AS1
G1 - Personal Hygiene	AS1
G5 - Interior Environment	AS1
G7 - Natural Light	AS1
G8 - Artificial Light	AS1
G9 - Electricity	AS1
G10 - Piped Services	AS1
G12 - Water Supplies	AS1
G13 - Foul Water	AS1
H1 - Energy Efficiency	AS1

Licensed Building Practitioners

Name:	**Brain Owen**
LBP Number:	BP000000
Company:	12
Contact:	N/A
Email:	N/A
Address:	

Site Personnel / Other Contacts

Name:	**Richard Bol**
Registration No.:	N/A
Company:	0

Contact:	0211736516
Email:	richardbol@ihug.co.nz
Address:	7 Collingwood Street, Judea, Bay Of Plenty, Tauranga, 3110

Miscellaneous Information

Does the project relate to a natural disaster?	No
Will there be a dog on site during construction?	No
Is there a swimming/spa pool on this site?	No
Does the project require a new Service Connection	No

Attachments

Certificate of Title

1. CAT-024985-11-114-1_Post_registration_Identifier_SA58A708.pdf (975.41K)

Plans

1. Master_bedroom.pdf (18.91K)

Comments / Other Information:

N/A

FORM PLG 1

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

(Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works. For assistance in answering these questions please refer to PLG 1A - refer to http://goo.gl/Ndbj43.)

Is the building work and all associated activities:

Changing the use of the land? No

(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)

Disturbing soil? No

(more than 25m3 per 500m2 of land) or removing soil? (more than 5m3 per 500m2 of land) (e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)

For more information on this process please contact the Duty Planner on 07 577 7000 or go the Ministry for the Environment website: http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/

Tauranga City

Building Consent Application: 94990940GR

Date Submitted: Friday, 19 May 2017

FORM PLG 1

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

For assistance in answering these questions please refer to (PLG 1A)

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

Is the building work and all associated activities:

Changing the use of the land? **NO**

(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)

Disturbing soil? **NO**

(more than 25m3 per 500m2 of land) or removing soil? (more than 5m3 per 500m2 of land) (e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)

For more information on this process please contact the Duty Planner on 347 2868 or go the Ministry for the Environment website: http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/

Signature

The name below as OWNER has the authority for the application to proceed to processing and accept the associated charges.

Signed By:

Richard Franciscus Bol

19 May 2017

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA58A/708**
Land Registration District	**South Auckland**
Date Issued	16 February 1996

Prior References
SA24B/23

Estate	Fee Simple
Area	439 square metres more or less
Legal Description	Lot 1 Deposited Plan South Auckland 72270

Proprietors
Richard Franciscus Bol

Interests

Subject to Section 168A Coal Mines Act 1925

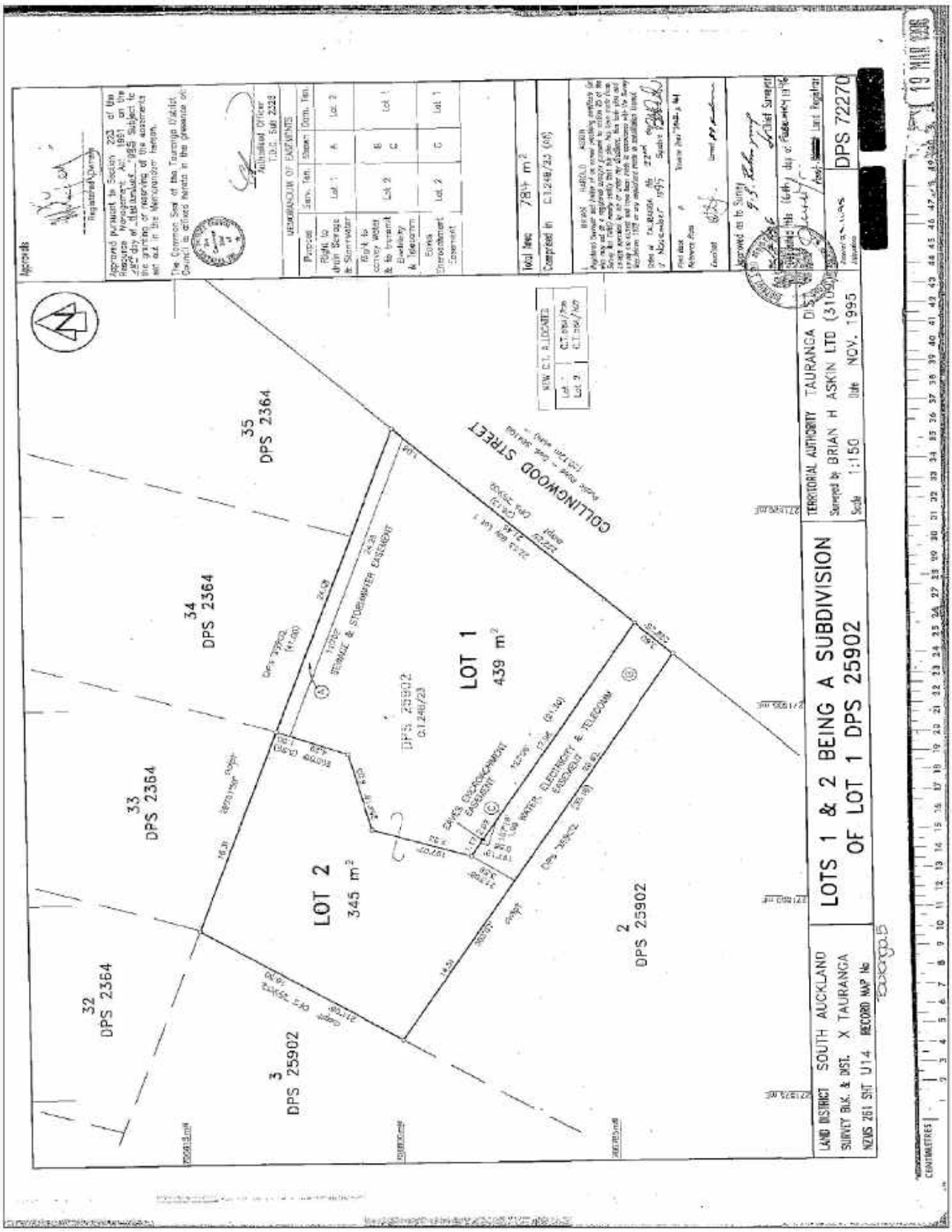
B324811.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.2.1996 at 11.00 am

Subject to sewage and stormwater rights over part marked A on DPS 72270 specified in Easement Certificate B324811.4 - 16.2.1996 at 11.00 am

Appurtenant hereto are rights to convey water, tansmit electricity and telecommunications and an eaves encroachment right specified in Easement Certificate B324811.4 - 16.2.1996 at 11.00 am

The easements specified in Easement Certificate B324811.4 are subject to Section 243 (a) Resource Management Act 1991

Identifier **SA58A/708**



22 May 2017

Richard Bol

7 Collingwood Street Judea Tauranga Bay Of Plenty 3110

Dear Sir or Madam,

Request for Further Information on PIM / BC Application

Reference Number: BC170578

Project Location: 7 Collingwood street Judea Tauranga Bay of Plenty 3110

Project Description: Add bathroom (en-suite) and wardrobe to existing bedroom.

This email is to advise that we are in receipt of your application for a Project Information Memorandum (PIM) / building consent for the above project.

Our lodgement vetting process identifies that not all of the information required to accompany a PIM / Building Consent application has been provided. Until adequate information is provided the application cannot be formally received. Your application has been allocated a consent number, but is suspended until the list of further information listed below is provided.

You can restart this process and move your application to "formally received status" by submitting the following further information:

Section 45 - Memorandum from LBP

1. The proposal submitted includes restricted building work. Please provide a Certificate of Design Work covering the restricted building work from an appropriately qualified Licensed Building Practitioner.

Site Plans

1. Please supply a site plan showing boundaries and all buildings on the site.

Elevations

1. Elevations do not provide sufficient information to enable a compliance decision. Please provide further information that shows:

a. All areas affected by building work

b. The location of window and door openings / sashes etc. including the location of safety glass.

Bracing Detail

1. Insufficient bracing information is provided to enable a compliance decision. Please provide a bracing layout plan showing any changes to existing brace layout.

Plumbing & Drainage Detailing

1. Please provide the following:

Plumbing Details identifying new connections to the existing on site sanitary services.

Specifications

1. Please provide a project specific set of specifications that identify:

The scope of work for each trade.

Floor Plans Showing Electrical Layout & Smoke Detectors

1. Floor plans do not provide sufficient information to enable a compliance decision. Please provide further information that clearly identifies:

The layout, dimensions and use of each space for each floor level showing the total house floor plan with

the location of smoke detectors etc.

My apologies if any of the above matters are already covered by the documents but have been overlooked.

Should you have any queries regarding this letter, please phone us on (07) 577 7000.

Regards,

Robert Oliver

BCSO

On behalf of: Tauranga City Council

12 June 2017

Richard Bol

7 Collingwood Street Judea Tauranga Bay Of Plenty 3110

Dear Sir or Madam,

Request for Further Information on PIM / BC Application

Reference Number: BC170578

Project Location: 7 Collingwood street Judea Tauranga Bay of Plenty 3110

Project Description: Add bathroom (en-suite) and wardrobe to existing bedroom.

This email is to advise that we are in receipt of your application for a Project Information Memorandum (PIM) / building consent for the above project.

Our lodgement vetting process identifies that not all of the information required to accompany a PIM / Building Consent application has been provided. Until adequate information is provided the application cannot be formally received. Your application has been allocated a consent number, but is suspended until the list of further information listed below is provided.

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Floor Plans Showing Electrical Layout & Smoke Detectors

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The layout, dimensions and use of each space for each floor level showing the total

house floor plan with

the location of smoke detectors etc.

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Should you have any queries regarding this letter, please phone us on (07) 577 7000.

Regards,

Robert Oliver

BCSO

On behalf of: Tauranga City Council

Form 4

Certificate Attached to Project Information Memorandum

Section 37, Building Act 2004

RE: BC170578, Richard Bol, 7 Collingwood street Judea Tauranga Bay of Plenty 3110

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:

Rule 14B.3.6 Overshadowing - Elevation E4 does not comply

Rule 4H.2.1 Permitted Setback Intrusions - the eaves and gutters intrude further than the permitted intrusions allowable.

As these resource consents will or may materially affect the building work to which the attached project information memorandum or building consent relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Grace Burman

Planner

On behalf of: Tauranga City Council

Issue Date: 04 July 2017

05 July 2017

Richard Bol

7 Collingwood Street Judea Tauranga Bay Of Plenty 3110

Dear Sir or Madam,

Request for Further Information on PIM / BC Application

Reference Number: BC170578

Project Location: 7 Collingwood street Judea Tauranga Bay of Plenty 3110

Project Description: Add bathroom (en-suite) and wardrobe to existing bedroom.

Processing of your building consent application is currently in progress. To enable this work to be completed the following additional information / clarification is required to ensure compliance with the building code is demonstrated:

Main Building

G13 - Foul Water

1. Please show 65 mm pipes to shower and WHB

G9 - Electricity

1. Please indicate electrical fixtures e.g lighting to new rooms and mechical ventilation to bathroom area ducted to outside.

B2 - DURABILITY

1. Please detail the timber framing.

Please detail the wall lining details

E3

1. Please show details of the impervious surfaces, wall linings to be standard 10 mm Gib and Gib aqualine to bathroom as discussed.

Please clarify the floor covering and any waterproof membrane.

Please confirm the shower type

F2 - Hazardous Building Materials

1. Confirm the shower screen will be safety glazing

G4 - Ventilation - Residential

1. show details of the mechanical ventilation and ducting to outside

G12 - Water Supply

1. Please confirm the hot and cold water supply origins

B1 - Wall Bracing

1. Brace elements have been located in wet areas. This does not comply with the design solution nominated. Further information should be provided identifying how compliance will be achieved.

B1 - Wall & Ceiling Lining Construction

1. Please provide specifications that demonstrate how interior linings will comply with the nominated compliance solution.

SH - Fire Safety System [Para 2.2]

1. Please specify that a Type 1 smoke alarm system will be installed in accordance with F7/AS1 and show the complying location of the detectors on the floor plans.

Please review and resubmit amended documentation demonstrating compliance for the above matters.

When responding via email, just select "reply" which will automatically link your reply back to your application and ensure it receives prompt attention. Please ensure that:

- Drawing amendments are clearly identified and document changes are referenced (e.g revision clouds);
- All attached files are in PDF format and all documents are printable at the correct scale;
- All information is to be supplied within 28 days (or the application may be refused). Please keep us informed if additional time is required.

Your consent application has been temporarily placed on hold while we await this information.

Regards,

Paul Hodson

Contractor

On behalf of: Tauranga City Council

Building Consent - BC170578

Section 51, Building Act 2004

The Building

Street address of building: 7 Collingwood street Judea Tauranga Bay of Plenty 3110

Legal description of land where building is located: LOT 1 DP 72270

Building name:

Location of building within site/block number: 7 Collingwood street Judea Tauranga Bay of Plenty 3110

Level/unit number:

The Owner

Name of owner: Richard Bol

Contact person: Richard Bol

Mailing address: 7 Collingwood Street Judea Tauranga Bay Of Plenty 3110

Street address/registered office: 7 Collingwood Street Judea Tauranga Bay Of Plenty 3110 3110

Phone number: Landline: 0211736516 Mobile: 0211736516

Facsimile number:

Email address: richardbol@ihug.co.nz

First point of contact for communications with the council/building consent authority: Richard Bol

Building work

The following building work is authorised by this building consent:

Add bathroom (en-suite) and wardrobe to existing bedroom.

This building consent is issued under section 51 of the Building Act 2004. This building

consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

There are no conditions associated with this consent.

Endorsements

Electrical Energy Works Certificate - The BCA places full reliance of the issue of Energy Work Certificates to verify that the installation and completion of electrical services comply with the provisions of NZBC Clauses G9. Code Compliance Certificate will not be issued unless the Energy Works Certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

As-built Drainage: As-built drawings and required documents need to be provided along with drain-layer details - (name, company, license number, contact details).

Waterproof membrane interior (under tiles etc): A PS3 is required for installation in accordance with manufacturer's specifications (Specify product name system).

Waterproofing System Verification - As most internal water proofing systems rely on installation of multiple coats the BCA will not undertake inspection of these. Verification will be required from the installer of the internal tanking systems to certify that the system has been installed in accordance with the building consent and manufacturer specifications.

Under section 92 (2A) of the Building Act 2004, If applicable, the owner must include with the application for Code Compliance Certificate, any records of work provided by licensed building practitioners under section 88(1).

Inspections

The following inspections are required:

- Preline Plumbing
- P+D Final
- Building Final
- Final Documents

Compliance Schedule

A compliance schedule is not required for the building.

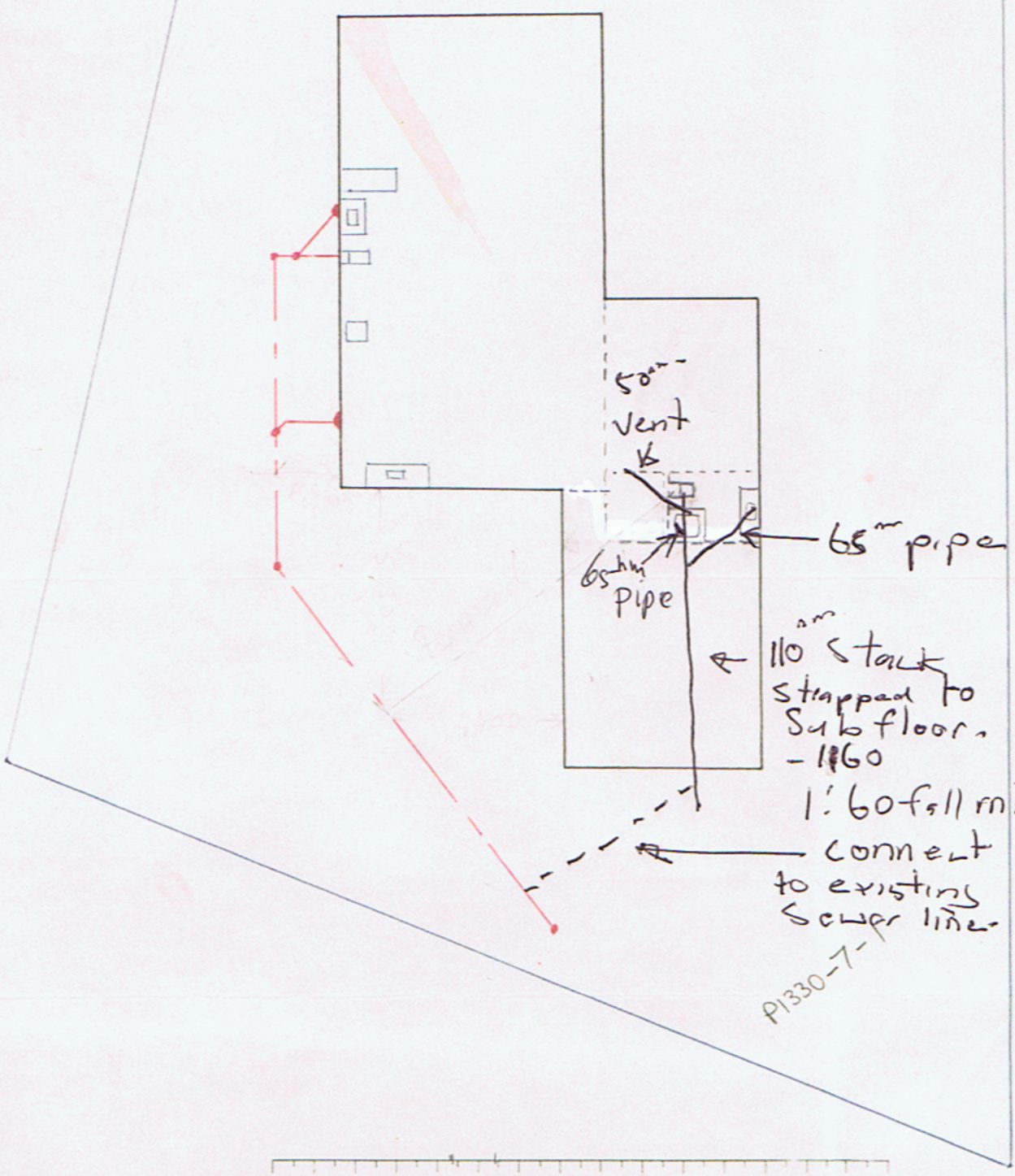
Attachments

Copies of the following documents are attached to this building consent:

- There are no additional attachments for this building consent.

Paul Hodson
Contractor
On behalf of: Tauranga City Council
Issue Date: 07 July 2017

Tauranga City Council
Approved Building Consent Document
BC170578 - Pg 1 of 6
07/07/2017 cophod

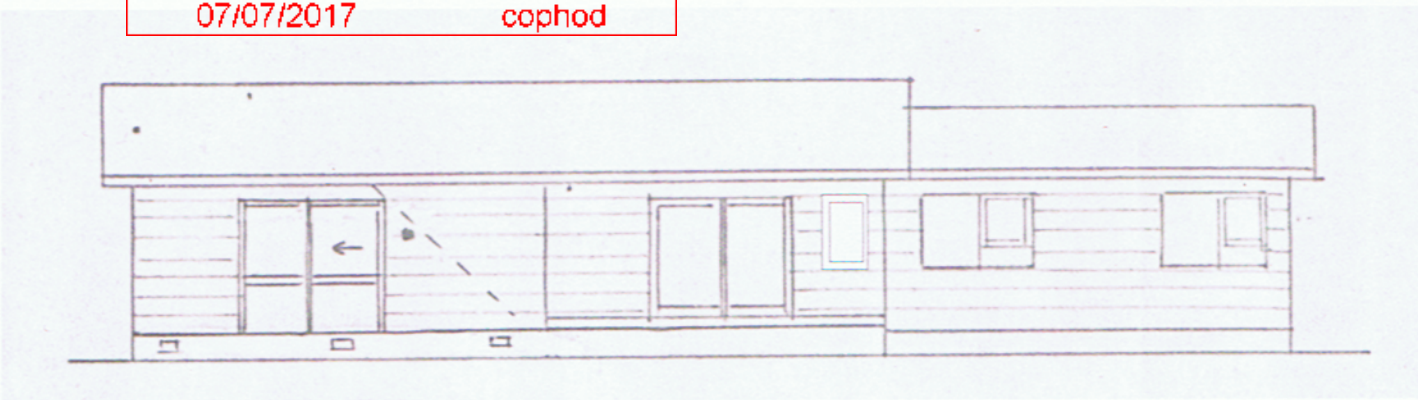


Note: All dimensions to be in metres 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 Graphic Scale

Symbols	CITY OF TAURANGA	Scale 1:100
Stormwater: [Show green]	DRAINAGE BLOCK PLAN OF:	Building Plan Number
San Sewer [Show red]	House No: 7 Street: Collingwood St Lot No: 1 D.P.[S] 2364	124440
Water: Valve	Sewer Inspected: 4m9 Date 12/1/29 Plotted: Date:	Sheet No

Whitcoulls

Tauranga City Council
Approved Building Consent Document
BC170578 - Pg 2 of 6
07/07/2017 cophod



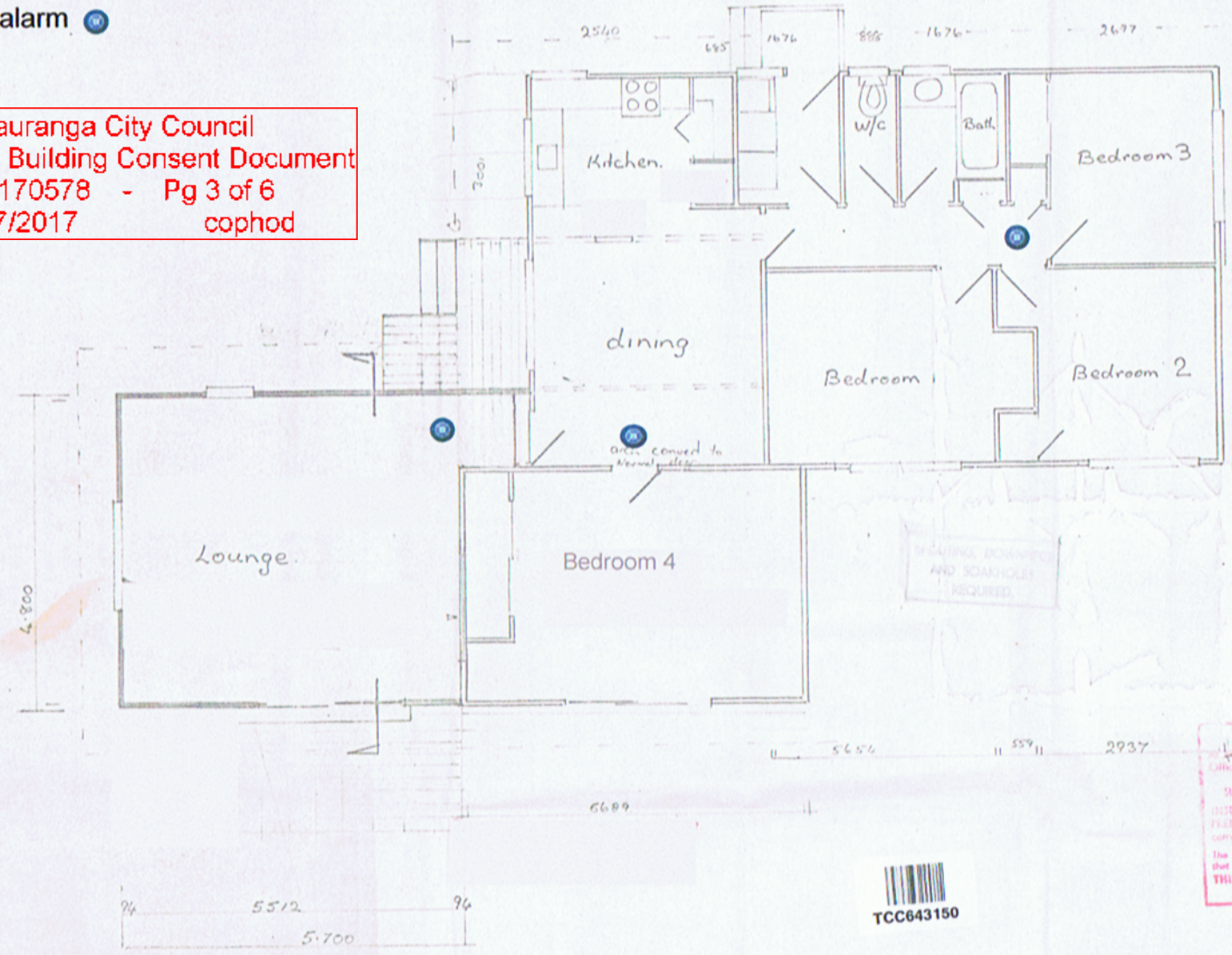
Existing North Elevation

(No change)

7 Collingwood street
Judea
Tauranga

Smoke alarm

Tauranga City Council
Approved Building Consent Document
BC170578 - Pg 3 of 6
07/07/2017 cophod



PLAN AND SPECIFICATIONS APPROVED SUBJECT TO SUCH CONDITIONS AS ARE ENDORSED THEREON OR ATTACHED TO THE BUILDING PERMIT OR ENDORSED THEREON.
Signed
Building Inspector
Date

SHEATHING, BOARDING AND SOAKHOLES REQUIRED.

IMPORTANT
24hrs Notice MUST BE GIVEN to the Inspectors Office BEFORE POURING:-
CONCRETE FOUNDATIONS - BOND BEAMS
SUSPENDED TIMBER SLABS - CONCRETE FLOORS
INSULATION TO COMPLY WITH E2/AS1 FOR ROOF, WALLS & FLOOR.
FRAMING, PENETRATION PROVISIONS REQ'D. All timber to comply with NZS3602 for classification and grading.
The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.
THIS PLAN AND SPECIFICATION MUST BE KEPT ON SITE AT ALL TIMES.

TCC643150

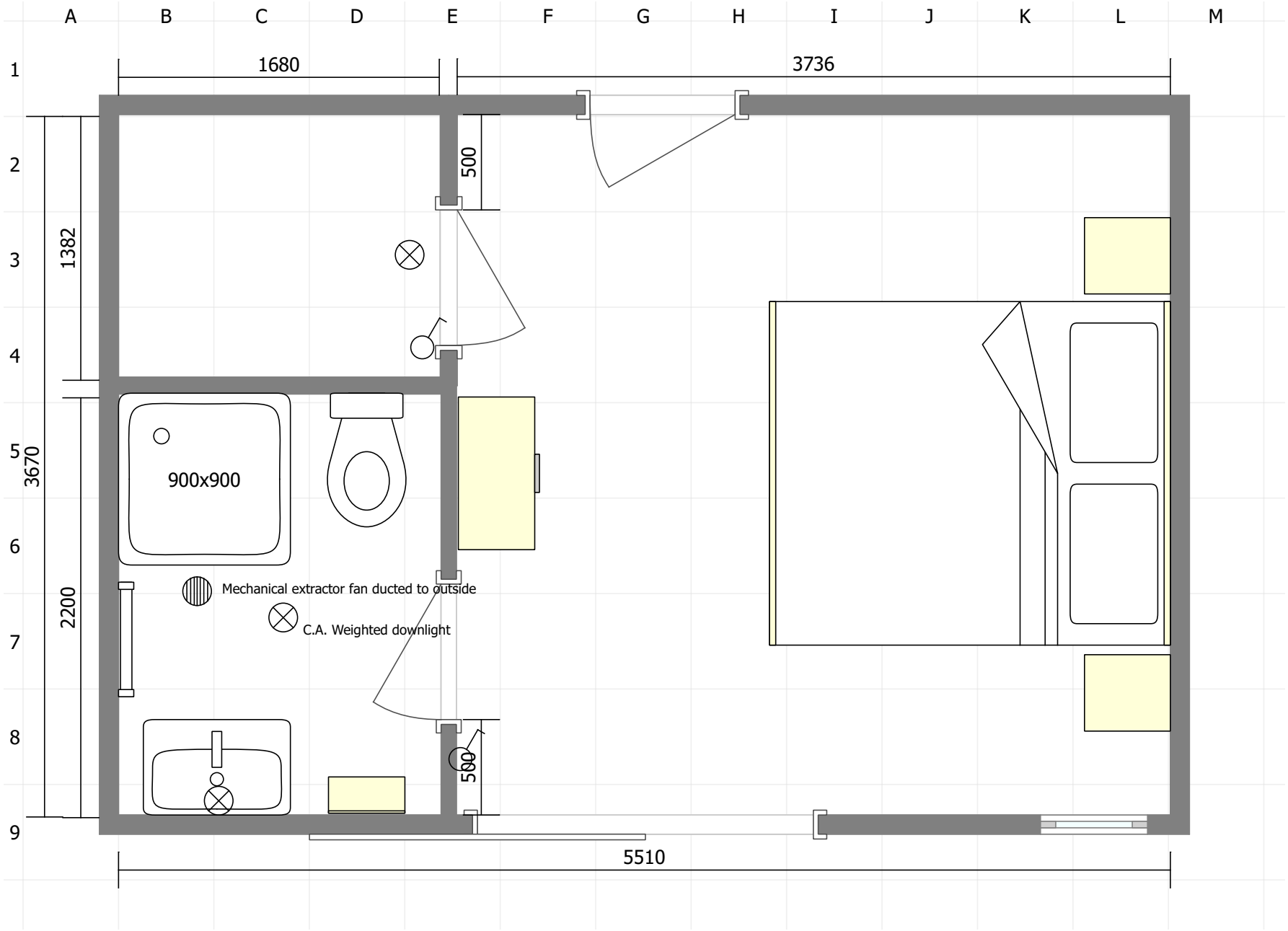
Builder: Tauranga Transportable Homes
164 Cliff St Tauranga
Ph 64513.

7 Collingwood street – V2

DRAWN BNB | CHECKED | SCALES 1:50 | SHEET 1
TRACED | DATE 6/96 | SERIES OF | REF

Tauranga City Council
Approved Building Consent Document
BC170578 - Pg 4 of 6
07/07/2017 cophod

Master bedroom (former lounge) - V2



7 Collingwoodstreet; Judea

09 August 2017

Richard Bol

7 Collingwood Street Judea Tauranga Bay Of Plenty 3110

Dear Sir or Madam,

Building Consent Number: BC170578

Project Location: 7 Collingwood street Judea Tauranga Bay of Plenty 3110

Legal description of land where building is located: LOT 1 DP 72270

Project Description: Add bathroom (en-suite) and wardrobe to existing bedroom.

IR Number: 1

Inspection Results:

PRELINE PLUMBING - 09 Aug 2017 @ 15:00 by John Tearle

Inspection Outcome: PASS - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Formal Directive: Ok to continue.

As discussed on site small drainage run to be completed (2metres) . Supply photos as evidence of compliance.

Checked moisture content of timber framing all between 12 and 14 %

Your next inspection will be: **P+D Final**

Please plan your project ahead of time and book inspections as early as possible. we may need 3 - 5 days.

History

Inspection Name	Summary

Preline Plumbing	**PASS** - 09 Aug 2017
P+D Final	-
Building Final	-
Final Documents	-

If you'd like to email us about this inspection report, please address it to 170578@tauranga.abcs.co.nz.

Please Note:

This job may have been migrated into AlphaOne from our previous system, therefore this Inspection Report may not be a true reflection of the project to date.

Your inspections are now being completed in our online consenting system. You can upload Code Compliance documentation at any time via the Customer Portal here: https://buildingconsents.tauranga.govt.nz/

Once online, if you are unable to access your consent details, please contact the CCC Team on 577-7000 to arrange access.

Please **do not** email your Code Compliance documentation to ccc@tauranga.govt.nz as it will no longer be accepted. Thank you.

Yours Sincerely,

John Tearle

Inspector

On behalf of: Tauranga City Council

Notes: Preline Plumbing - Default #5 09/08/17

Notes: Preline Plumbing - Default #2 09/08/17

Notes: Preline Plumbing - Default #4 09/08/17

Notes: Preline Plumbing - Default #1 09/08/17

Notes: Preline Plumbing - Default #3 09/08/17

28 November 2017

Richard Bol

7 Collingwood Street Judea Tauranga Bay Of Plenty 3110

Dear Sir or Madam,

Building Consent Number: BC170578

Project Location: 7 Collingwood street Judea Tauranga Bay of Plenty 3110

Legal description of land where building is located: LOT 1 DP 72270

Project Description: Add bathroom (en-suite) and wardrobe to existing bedroom.

IR Number: 2

Inspection Results:

P+D FINAL - 28 Nov 2017 @ 13:00 by Lex Plato

Inspection Outcome: FAIL - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

G12 - Water Supply:

1. Temperature of hot water is non compliant as is at 60 degrees at the vanity .

Must be under 55 degrees

A tempering valve is required to be installed by a certifying plumber.

These may be viewed at time of next inspection.

BUILDING FINAL - 28 Nov 2017 @ 13:00 by Lex Plato

Inspection Outcome: PASS - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Site Communication: please load all the required documents to the consent portal

Your next inspection will be: **P+D Final**

Please plan your project ahead of time and book inspections as early as possible. we may need 3 - 5 days.

History

Inspection Name	Summary
Preline Plumbing	**PASS** - 09 Aug 2017
P+D Final	**IN-PROGRESS** - 28 Nov 2017
Building Final	**PASS** - 28 Nov 2017
Final Documents	-

If you'd like to email us about this inspection report, please address it to 170578@tauranga.abcs.co.nz.

Please Note:

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Please **do not** email your Code Compliance documentation to ccc@tauranga.govt.nz as it will no longer be accepted. Thank you.

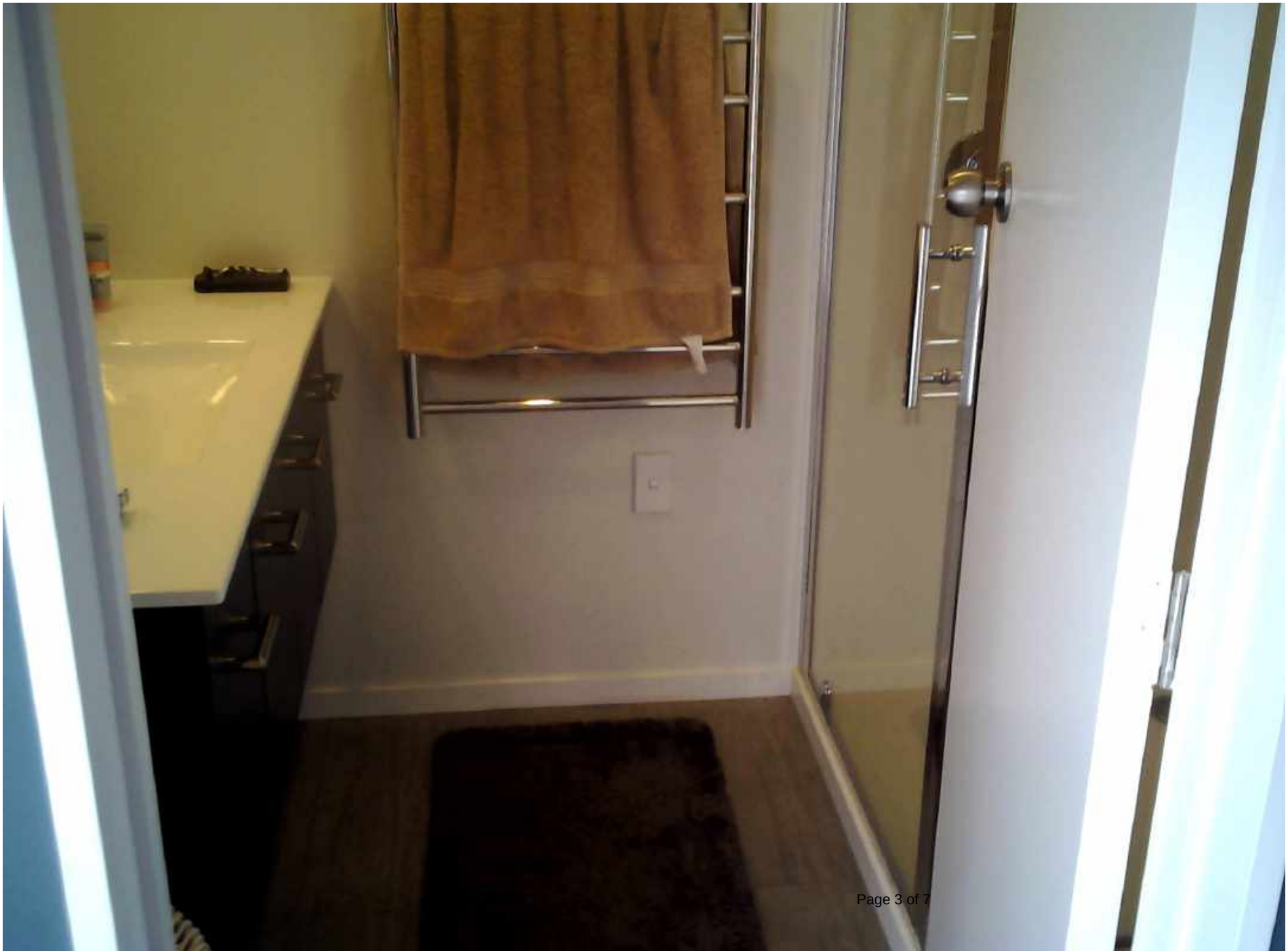
Yours Sincerely,

Lex Plato

Inspector

On behalf of: Tauranga City Council

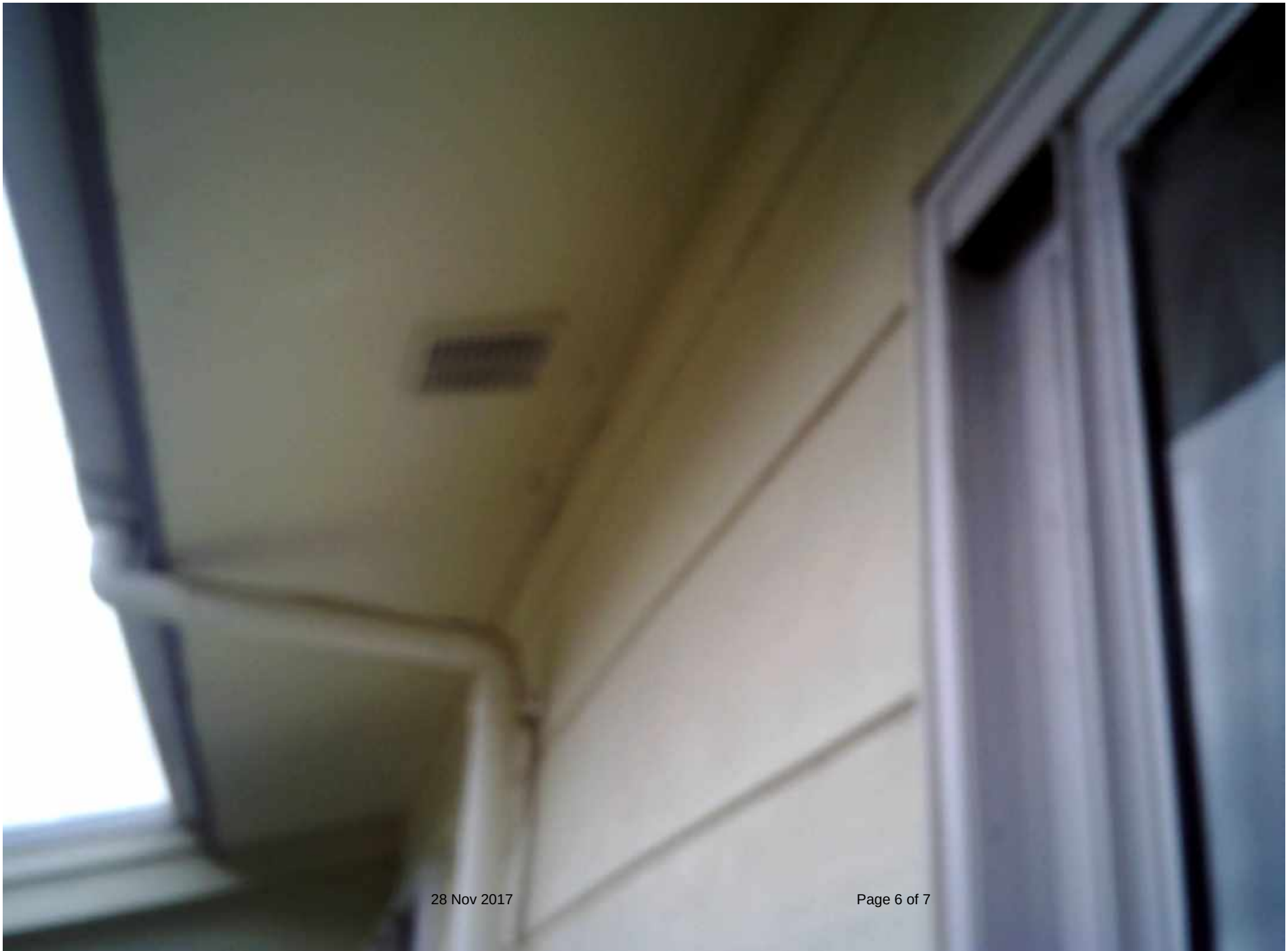
Notes: Building Final - Default #1 28/11/17



Notes: Building Final - Default #2 28/11/17

Notes: Building Final - Default #3 28/11/17

Notes: Building Final - Default #4 28/11/17



Notes: Building Final - Default #5 28/11/17

03 August 2018

Richard Bol
7 Collingwood Street Judea Tauranga Bay Of Plenty 3110

Dear Sir or Madam,

Building Consent Number: BC170578
Project Location: 7 Collingwood street Judea Tauranga Bay of Plenty 3110
Legal description of land where building is located: LOT 1 DP 72270
Project Description: Add bathroom (en-suite) and wardrobe to existing bedroom.
IR Number: 3

Inspection Results:

P+D FINAL - 03 Aug 2018 @ 09:00 by Calum Davie

Inspection Outcome: PASS - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Inspection Summary: Final plumbing and drainage inspection completed, passed and is compliant. Please apply for the code of compliance certificate.

Your next inspection will be: **No further inspection required**

History

Inspection Name	Summary
Preline plumbing	**PASS** - 09 Aug 2017
P+D final	**PASS** - 03 Aug 2018
Building final	**PASS** - 28 Nov 2017
Final documents	-

If you'd like to email us about this inspection report, please address it to 170578@tauranga.abcs.co.nz.

Please Note:
This job may have been migrated into AlphaOne from our previous system, therefore this Inspection Report may not be a true reflection of the project to date.

Your inspections are now being completed in our online consenting system. You can upload Code Compliance documentation at any time via the Customer Portal here: https://buildingconsents.tauranga.govt.nz/
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arrange access.

Please **do not** email your Code Compliance documentation to ccc@tauranga.govt.nz as it will no longer be accepted. Thank you.

Yours Sincerely,

Calum Davie
BCO
On behalf of: Tauranga City Council

Notes: GAS HW Unit exterior

Notes: Ensuite temp readind

22 October 2018

Richard Bol
7 Collingwood Street Judea Tauranga Bay Of Plenty 3110

Dear Sir or Madam,

Building Consent Number: BC170578
Project Location: 7 Collingwood street Judea Tauranga Bay of Plenty 3110
Legal description of land where building is located: LOT 1 DP 72270
Project Description: Add bathroom (en-suite) and wardrobe to existing bedroom.
IR Number: 4

Inspection Results:
FINAL DOCUMENTS - 22 Oct 2018 @ 10:00 by Leon Hume

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Inspection Summary: Final inspection and Documentation passedOK to issue CCC on review of Fees

Your next inspection will be: **No further inspection required**

History

Inspection Name	**Summary**
Preline plumbing	**PASS** - 09 Aug 2017
P+D final	**PASS** - 03 Aug 2018
Building final	**PASS** - 28 Nov 2017
Final documents	**PASS** - 22 Oct 2018

If you'd like to email us about this inspection report, please address it to 170578@tauranga.abcs.co.nz.

Please Note:
This job may have been migrated into AlphaOne from our previous system, therefore this Inspection Report may not be a true reflection of the project to date.

Your inspections are now being completed in our online consenting system. You can upload Code Compliance documentation at any time via the Customer Portal here:

https://buildingconsents.tauranga.govt.nz/
Once online, if you are unable to access your consent details, please contact the CCC Team on 577-7000 to arrange access.
Please **do not** email your Code Compliance documentation to ccc@tauranga.govt.nz as it will no longer be accepted. Thank you.

Yours Sincerely,

Leon Hume
Inspector
On behalf of: Tauranga City Council

As Built Drainage Plan

Drainage Plan for:

Street Number 7 Street Name Collingwood st

Lot ..... DP .....

Suburb JUDEA TAURANGA

Owner R. BOL

Certifying Drainlayer PETER BELL Registration No. 02974

Building Consent No. BC 170578

Drainage Company BELL PLUMBING.

Contact details – Landline: 575 3049 Mobile: 0274 817629

Email: OFFICE@BELLPLUMBING.CO.NZ

Note : Plan to be drawn in black ballpoint on graph opposite

Plan to include:

1. The correct position of the drains in relation to the building and boundaries.
2. The position of the street frontage.
3. Depth of drains at connection point.
4. Both foulwater and stormwater drains to be drawn.
5. Clearly define all inspection openings, with accurate measurements from two points.
6. Clearly define all buildings and boundaries.
7. Refer to example drain plan back page.

Privacy Information

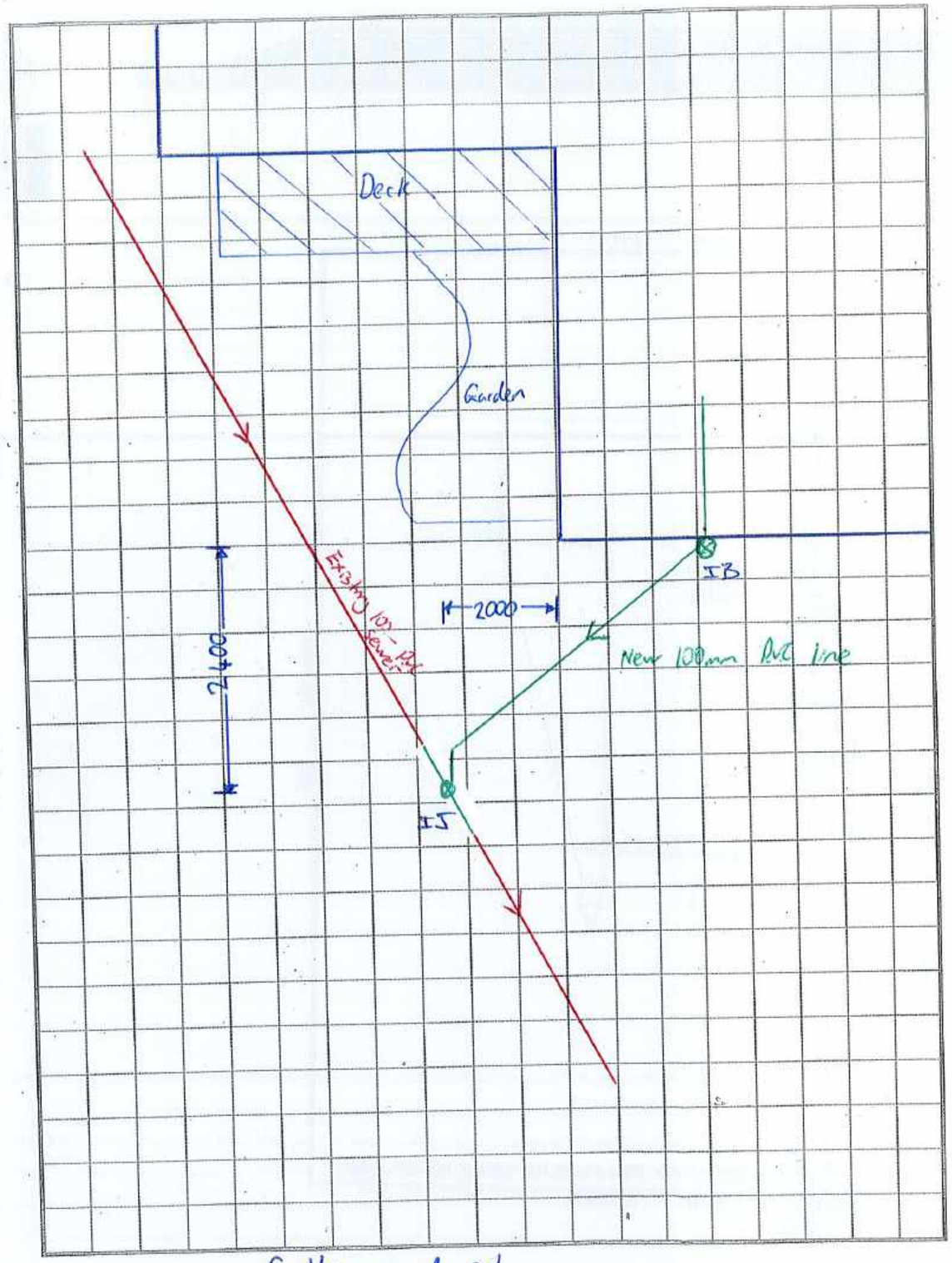
Pursuant to the Privacy Act 1993 the following information is brought to your attention.

This document collects personal information about you and is collected pursuant to Section 33 and/or Section 45 of the Building Act 2004. Pursuant to Section 216 of the Building Act 2004, the Information contained in this document will be made available and passed on to the public on request.

The information contained in the document is being collected and held by the Tauranga City Council. You do have the right of access to and correction of this information subject to the provisions of the Privacy Act 1993.

Pursuant to Section 217 of the Building Act 2004 the building owner may request the plans and specifications be marked confidential for the purposes of security. Such a request must be in writing and addressed to:

Group Manager: Environmental Services
Tauranga City Council
Private Bag 12 022, Tauranga 3143



Road Name Collingwood st.

June 2014

C[illegible]mpliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board

BC170578 UniqueID: RICHARD

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation

Address: 87 COLLINGWOOD ST IVDEA

(2) Customer Information

Name: RICHARD BOC

Postal address: 87 COLLINGWOOD ST IVDEA

Phone and email:

(3) Electrical Worker Information

Name: EWURQUHART Registration/Practising Licence Number: E24425

Organisation: POSITIVE ELECTRICAL Telephone Number: 5446544

Email: dolphins2@xtra.co.nz

Name of person(s) being supervised

(4) Work Details

The work is (circle): **additions** ✓ **alterations** ✓ **new work**

The prescribed electrical work is: ✓ High Risk ○ General ○ Low Risk ✓ The homeowner has undertaken p of the electrical installation work.
(Please tick (✓) as appropriate)

Indicate the number of each item installed or altered:		Other work?	Tick (✓) if work includes:	
Number of lighting outlets:	2	NEW DB	✓	Mains
Number of socket outlets:	3	(3 PLUGS +	✓	MEN switchboard closest to point of sup
Number of ranges:	N/A	3 LIGHTS	✓	Main Earthing System
Number of water heaters:	1	DONE BY OWNER)	✓	Electric Lines

(5) Certification of Work

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely a the information in the certificate is correct in that the installation, or part of the installation:

- ✓ has been installed in accordance with a certified design
- ✓ has an earthing system that is correctly rated
- ✓ contains fittings which are safe to connect to a power supply
- ✓ relies on supplier's Declaration of Conformity (attach or reference)
- ✓ relies on manufacturers instructions (attach or reference)
- ✓ has been satisfactorily tested in accordance with Electrical (Safety) Regulations 2010.
- ✓ is safe to connect

Test Results

	Electrical Worker	Inspect
Polarity (independent earth):	✓	
Insulation resistance:	✓	
Earth Continuity:	✓	
Bonding:	✓	
Other (specify):	RCDs	

Electronic reference:

Electrical Workers's Signature: Date: 14-11-17

1 If it is impractical to attach a copy of a particular manufacturers instructions, or of a certified design or supplier declarations of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

(6) Electrical Safety Certificate

I certify that the installation, or part of the installation, to which the Electrical safety Certificate applies is connected to a pow supply and is safe to use

Name: EWURQUHART Registration/Practising Licence Number: E24425

Signature : Date: 14-11-17
(if certifier is different from electrical worker)

Date Submitted: Friday, 03 August 2018

Form 6
Application for code compliance certificate

Section 92, Building Act 2004

The building consent

Building consent number:	BC170578
Issued by:	Tauranga City Council

Application

All building work to be carried out under the building consent specified on this form was completed on:
3 August 2018

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

No Licensed Building Practitioners have been provided.

The personnel who carried out building work other than restricted building work are as follows:

Name:	Bell Plumbing
Address:	60 Hewletts Road, Mt. Maunganui,, Bay Of Plenty, Tauranga, 3116
Phone number:	07 575 3049
Registration number:	N/A
Licensed Building Practitioner No.:	N/A

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

There are no specified systems associated with this project.

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to:

Owner:	7 Collingwood Street, Judea, Tauranga 3110
Signature of owner:	
RICHARD BOL	
Name of person signing:	Richard Bol
Date:	3 Aug 2018

Attachments

The following documents are attached to this application:

No attachments

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	7 Collingwood street Judea Tauranga Bay of Plenty 3110
Legal description of land where building is located:	LOT 1 DP 72270
Building name:	N/A
Location of building within site/block number:	7 Collingwood street Judea Tauranga Bay of Plenty 3110
Level/unit number:	N/A
Current, lawfully established, use:	SH (Sleeping Single Home)
Year first constructed:	1979

The owner

Name of owner:	Richard Bol
Customer number:	521377
Contact person:	Richard Bol
Mailing address:	7 Collingwood Street Judea Tauranga Bay Of Plenty
Street address/registered office:	7 Collingwood Street Judea Tauranga Bay Of Plenty 3110
Phone number:	Landline: 0211736516 Mobile: 0211736516
Daytime:	Landline: 0211736516 Mobile: 0211736516
After hours:	Landline: 0211736516 Mobile: 0211736516
Facsimile number:	N/A
Email address:	richardbol@ihug.co.nz

First point of contact for communications with the council/building consent authority:
Richard Bol; Mailing Address: 7 Collingwood Street Judea Tauranga Bay Of Plenty 3110; Phone: 0211736516; Email: richardbol@ihug.co.nz

Building work

Building consent number:	BC170578
Description:	Add bathroom (en-suite) and wardrobe to existing bedroom.
Issued by:	Tauranga City Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

No Compliance Schedule

Signature: Lex Plato
Position: Inspector
On behalf of: Tauranga City Council
Date: 23 October 2018

10 November 2020

Richard Franciscus Bol
7 COLLINGWOOD STREET
JUDEA
TAURANGA 3110

Dear Sir/Madam

Proposed Plan Changes to the operative Tauranga City Plan

Tauranga City Council is currently progressing the following plan changes to the operative Tauranga City Plan (City Plan):

- **Proposed Plan Change 26 (Housing choice)**
  This plan change proposes changes to the City Plan to make it easier for people to build a variety of more compact types of homes, like duplexes, terraced houses, townhouses and apartments, to better suit their needs.
- **Proposed Plan Change 27 (Flooding from intense rainfall events)**
  This plan change introduces a new rule framework to manage the effects of flooding in intense rainfall events on people, properties and infrastructure.
- **Proposed Plan Change 30 (Earthworks)**
  This plan change proposes to clarify wording of existing provisions to ensure that earthworks are undertaken in a safe manner, avoiding negative effects on the environment.

As the owner of the property at 7 COLLINGWOOD STREET, you have been identified as likely to have an interest in the changes proposed for the following reasons.

- Your property is located within the Suburban Residential Zone where Plan Change 26 (housing choice) proposes to enable a greater choice of housing, including duplexes and townhouses.
- Plan Change 27 (flooding from intense rainfall) proposes to introduce provisions in this zone that limit the area of impervious surfaces. Proposed Plan Change 27 will have legal effect from Monday 16 November 2020. This means that all applications, where required, should have regard to the proposed objectives, policies and rules from the date of public notification.
- Plan Change 30 (Earthworks) proposes city-wide changes to improve existing rules for the control of earthworks at all stages of development (subdivision and post-subdivision), and sediment and erosion control.

Where to find more information

To help you understand the proposed plan changes and how they affect your property, the following information is available at www.tauranga.govt.nz/planchanges, at council's customer service centre and your local library:

- public notice as published in the Weekend Sun on Friday 30 October 2020 and Bay of Plenty Times Saturday 31 October 2020;
- annotated text showing the proposed changes to the City Plan and section 32 evaluation reports explaining the reasons for the proposed changes;
- online map viewer showing the location and extent of the plan change areas, including the City Plan zoning and flooding on your property;
- submission form to make a submission.

If you rent or lease your property, please ensure you notify your tenant or lessee about the contents of this letter.

These proposed plan changes have been initiated under the provisions of Schedule 1 of the Resource Management Act 1991.

Community open days

If you wish to discuss the proposed plan changes, please join us at one of the community open days listed below.

Date	Time	Location
Monday, 23 November	3pm to 6pm	Greerton Library, 139 Greerton Road
Tuesday, 24 November	3pm to 6pm	Arataki Community Centre, Zambuk Way
Wednesday, 25 November	3pm to 6pm	Otumoetai Golf Course, 25 Bureta Road
Thursday, 26 November	3pm to 6pm	Council offices, 91 Willow Street
Friday, 27 November	3pm to 6pm	Bethlehem Hall, 239A State Highway 2
Saturday, 28 November	9am to 12.00pm	Tauriko Hall, 776 State Highway 29
Monday, 30 November	3pm to 6pm	Papamoa Community Centre, 15 Gravatt Road
Tuesday, 1 December	3pm to 6pm	Mount Rugby Club, 49 Miro Street
Thursday, 3 December	3pm to 6pm	St Stephens Church, 15 Brookfield Terrace
Friday, 4 December	3pm to 6pm	Welcome Bay Community Centre, 242 Welcome Bay Road

Making a submission

Submissions on proposed plan change 26, 27 or 30 must be lodged in writing and either submitted online at www.tauranga.govt.nz/planchanges, emailed to city.plan@tauranga.govt.nz or posted to:

Manager: City and Infrastructure Planning
Tauranga City Council
Freepost Authority Number 370
Private Bag 12022
Tauranga 3143

Submissions are open until 5pm, Friday, 18 December 2020

The submission should be in the format of Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 and must be dated and signed by you and include the following information:

(a) Your name, address, telephone and email address.
(b) The plan change number and details of the provisions to which the submission is being made.
(c) Whether you support or oppose the plan change provisions, in whole or in part.
(d) Reasons for your support or opposition.
(e) The decision you wish Tauranga City Council to make.
(f) Whether you wish to be heard in support of your submission.
(g) Whether or not you could gain advantage in trade competition through your submission.

For further information regarding the details of the amendments introduced by the proposed plan changes contact us on (07) 577 7000 or email city.plan@tauranga.govt.nz.

Yours sincerely

Janine Speedy
Team Leader: City Planning