

BUILDING CONSENT

36207A

PROPERTY ID 013199



22

013199

Application No: 36207 ✓
Related: PIM Application No: 36206 ✓

Date Received: 27/02/01

Area: B DUGGAN

Name: MARTIN, Jane Angela
Address: Flat 1/13 TIMANDRA STREET
NEW PLYMOUTH 4601

Lot: 1

DP: 14527

Property ID:044909 (legal)

Assessment :

[illegible]

Drainage Plans Enclosed Yes/No

Plans Taken Yes/No

RECEIVED

Approved

Not Approved

16-3-87

5.3.9

Please provide the following information

The foundation wall under the bay window is to extend to 225mm above finished ground level (Refer to NZS 3604-1999-6.11.2)

Reinforcing for the bay window footing is also to be shown

Plumbing & Drainage/Building/Environmental Health/Hazardous Substances

[illegible]

Engineering

PIM Information to be sent

- | | | |
|--|---|---|
| <input type="checkbox"/> Grease Trap
<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Septic Tank LI
<input type="checkbox"/> Sewer Pump
<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Noise Control
<input type="checkbox"/> Demolition
<input type="checkbox"/> Rural Fire | <input type="checkbox"/> Building Business
<input type="checkbox"/> WOF Poster
<input type="checkbox"/> Compliance Schedule
<input type="checkbox"/> BRANZ Advisers
<input type="checkbox"/> Building Magazine Sub
<input type="checkbox"/> Electrical Safety
<input type="checkbox"/> Playground Checklist
<input type="checkbox"/> Minimum Standard of Application | BIA Guides
<input type="checkbox"/> 1. How it works
<input type="checkbox"/> 2. New terms and procedures
<input type="checkbox"/> 3. Getting approval
<input type="checkbox"/> 4. Acceptable solutions
<input type="checkbox"/> 5. Compliance schedules
<input type="checkbox"/> 6. Building WOF - Responsibility and liability of Building owners
<input type="checkbox"/> 7. The Building Industry Authority Levy |
|--|---|---|

Other

COVER SHEET

Application No: 36207
 Related: PIM Application No: 36206

Date Received: 27/02/01
 Area: B DUGGAN

Name: MARTIN, Jane Angela
 Address: Flat 1/13 TIMANDRA STREET
 NEW PLYMOUTH 4601

Lot: 1
 DP: 14527

Assessment:

Property ID: 044909

Action No	Action	Estab	Date Returned
1	Receive Information	BUILDING	
5	R.M.A Compliance	PLANNING	
10	Building Act Compliance	BUILDING	
50	Final Approval	BUILDING	

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

Not Approved Planning*		Actions	Date/Initial	
<div style="border: 1px solid black; padding: 5px;"> Reason(s) <input type="checkbox"/> Bulk/Location <input type="checkbox"/> Parking/Load <input type="checkbox"/> Resource Consent <input type="checkbox"/> Landscaping <input type="checkbox"/> Trees/Heritage <input type="checkbox"/> Hazard </div>	Sign/Date			
	Other			
	* S35(1A) to Building Act to apply if Building Consent Issued			
	<div style="border: 1px solid black; padding: 5px;"> Approved Planning Building Consent Conditions Required <input type="checkbox"/> S36 BA <input type="checkbox"/> S37 BA <input type="checkbox"/> Landscaping <input type="checkbox"/> RC Condition <input type="checkbox"/> Trees/Heritage <input checked="" type="checkbox"/> <u>X/lean</u> </div>		Actions	Date/Initial
	Sign/Date			
Other				

Project Information Memorandum

Only include information relevant to this project - Complete prior to processing

PIM Details	Info Enclosed - Data Inputted (Initial)
BUR 2S 33 ft from CHA Street	
Schedule of Attachments	
1	
2	
3	
4	
5	

Comments/Letters

Put "quotation marks" at start/finish of letter to be typed - Precede letters to be sent ASAP with "Urgent"

[illegible]

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

Priority

2

Call Number	DM157	Location	13
Title			TIMANDRA STREET
Customer	JANE MARTIN	Area	NEW PLYMOUTH
Phone	7587955		
Customer Address			

Subject

Division	Building	Order Number	BC 36207
Service	Inspection	Property ID	
Classification	Request		

AUTHORISED OFFICER:-

DATE: 12 - 09 - 01

TIME: 11.05

Comments

⑤ 09:58 - 11/09/01 - SHARON BRUCE

Final. Wednesday 12/09/01 AM. AOC attached.

PLEASE PROVIDE PROOF OF FLASHINGS HAVING BEEN INSTALLED AROUND NEW
FRENCH DOORS, AND OVER PAVY WINDOWS.

PLEASE ALSO CONFIRM THAT A COMPLYING LINTEL WAS INSTALLED TO THE FORWARD KITCHEN WINDOW.
ALL OTHER CONSTRUCTION AS PER PLANS.

ISSUE CCC

Gm

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

Priority**2**

Call Number	DI387	Location	1/13
Title			TIMANDRA STREET
Customer	HAROLD BAXTER	Area	NEW PLYMOUTH
Phone	7587955		
Customer Address			

Subject

Division	Building	Order Number	B/C 36207
Service	Inspection	Property ID	
Classification	Request		

AUTHORISED OFFICER:-

DATE:- 26-06-01

TIME:- 10:45

Comments

15:15 - 25/06/01 - MARGARET BUNYAN

WINDOW PRE-LINE INSPECTION REQUESTS THE SAME INSPECTOR AS LAST TIME
TUESDAY A.M.

ITEMS ON PREVIOUS INSPECTION NOTICE BEING ATTENDED TO.

MAY BE LINED WHEN THESE ARE COMPLETE.

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

Priority**2**

Call Number	DI038	Location	1/13
Title	MS		TIMANDRA STREET
Customer	BAXTER	Area	NEW PLYMOUTH
Phone	7587955		
Customer Address			

Subject

Division	Building	Order Number	BC 36207
Service	Inspection	Property ID	
Classification	Request		

AUTHORISED OFFICER:-

DATE: 19-06-01

TIME: 2.05

Comments

09:42 - 19/06/01 - KELLY RUSSELL

Window preline inspection this p.m.

- Lintel requires fixing to supporting studs. (6 KN STEEL'S)
- Cladding required to either end of Bay Window to take, GULLO PLASTER.
- WALL BOTTOM PLATES TO BE DIRECTLY SUPPORTED BY FOUNDATION.
- SUB-FLOOR CAVITY REQUIRES VENTILATION
- BEARER ON FOUNDATION (AND FIXINGS) IS OUTSIDE WALL CLADDING.

PLEASE SHOW HOW THIS WILL BE FINISHED.

PLEASE CALL FOR REINSPECTION.

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

Priority 2

Call Number	DH173	Location	13
Title			TIMANDRA STREET
Customer	JOHN LEITH	Area	NEW PLYMOUTH
Phone	7510064		
Customer Address			

Subject

Division	Building	Order Number	
Service	Inspection	Property ID	BC 36207
Classification	Request		

AUTHORISED OFFICER:- 

DATE: 5/06/01

TIME: 9:28

Comments

13:30 - 01/06/01 - MELISSA DEVINE

② Footing
TUES AM (approx 9am if poss)
Phone first

Footings & steel boxed foundations O/K to spec.

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

Priority 2

Call Number	DF339	Location	13
Title			TIMANDRA STREET
Customer	JUDY BAXTER	Area	NEW PLYMOUTH
Phone	7587955		
Customer Address			

Subject

Division	Building	Order Number	B/C 36207
Service	Inspection	Property ID	
Classification	Request		

AUTHORISED OFFICER:- *fm*

DATE:- 27/04/01

TIME:- 3.30

Comments

09:32 - 27/04/01 - MARGARET BUNYAN

PRE-LINE INSPECTION FRIDAY P.M. LATER PREFERRED

①
Fireplace demolished - gap covered with corr iron - no further
masonry
Window on north side removed and temp. weatherproofing in
place
Wall between kitchen & dining room removed, as well
as some linings around kitchen area and laundry/
bathroom.
New hot water cylinder in position.
No new framing erected - just existing framing in place
good condition.
Work may continue.

NEW PLYMOUTH DISTRICT COUNCIL



ADVICE OF COMPLETION OF BUILDING WORK

SECTION 43(1) - BUILDING ACT 1991

Under Section 43 of the Building Act 1991 the owner of a building is required to notify us when the work has been completed to the extent required by a Building Consent. Upon completion of the work please complete this form and return it to the New Plymouth District Council in the postage paid envelope attached.

On receipt of the form the Council will, if it is satisfied that the work complies with the Building Code, issue a Code of Compliance Certificate. Where any work is found not to comply a Notice to Rectify will be issued.

The Code of Compliance Certificate is an important part of the building process as well as being required by law it helps determine that not only has the work been completed but it also complies with the requirements of the Building Act.

Depending on the extent of the work covered under the Building Consent it may be necessary to make arrangements to obtain access to the site or building.

Under Building Consent No: 36207

Owner Details

Name J. MARTIN & L. BAXTER.

Phone No's _____ Work 758 7955. Home _____ Mobile _____

Billing Address 13 TIMANDRA ST. N.P.

Final inspection required: (Day/Date) Wednesday 12/9/01 AM / ~~PM~~

(You will be contacted on the day of your inspection to confirm)

Project Location

Street Address 13 TIMANDRA ST. N.P.

(Cross each applicable box and attach relevant documents)

You are hereby advised that:



All



Part only as specified in the attached particulars of the building work under above Building Consent is believed to have been completed to the extent required by that Consent

You are requested to issue:



A Final



An Interim

Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a Building Certifier see below)

The attached particulars include:



Building Certificates



Producer Statement



A Code Compliance Certificate issued by a Building Certifier

FORMAL DECLARATION - (Please read carefully prior to signing)

This request for CCC is made by me as owner of the property.

Signature: [Signature]

Date: 11 Sept. 2001

or I am the applicant and have been authorised by the owner to make this request for CCC

Signature: _____

Date: _____

10 Mt View Place
New Plymouth
15-09-01

NPDC
PB 2025
New Plymouth

Attention: Mr B Duggan- re Baxter residence 13 Timandra St.

Dear Bruce

Further to our conversation at your office on the above instant I offer the following information for the record and particularly the issue of flashing not being installed above the french doors.

The kitchen window above the bench unit was moved sideways, at its original height to centralise it over the bench unit. An additional stud with appropriate dwangs was installed to the base plate with trimmers either side supporting a lintel member.

The new lintel above the original fireplace/sidelights, now the bay-window opening was further secured with double nailed bracing straps at either end and external wall cladding extended and silicon sealed to cover all metal fixings as per your request. - ?

The original specification for flashing above the french doors was a quandary. It was desirable to retain the original features of the dwelling as much as possible and all existing windows had external plaster reveals to the woodwork. When framing was in progress I requested a reputable plasterer to inspect the dwelling and recommend the most practical approach to match the existing appearance while obtaining a weather seal.

We opted for treated internal framing with a three ml. gap around the door frame. This was alkylid sealed and then a bead of silicone inserted into the gap around the entire perimeter.

The bay window did not pose the same problem as it was close to the eave and not visible. However again the dwellings character was retained as much as possible by having a full length flashing made with overhanging edges folded to match the existing square window profiles.

Yours faithfully

John Leith

cc. L. Baxter

5 March 2001

J Martin & L Baxter
13 Timandra Street
NEW PLYMOUTH

Dear Judy & Laurie

ALTERATIONS AND ADDITIONS TO FLAT 1 – 1/13 TIMANDRA STREET

I acknowledge receiving your Building Consent Application dated **27 February 2001** but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this Consent will be suspended until the existing plans are clearly amended, the relevant portions of the application are replaced with updated revisions or a complete new set of drawings provided. The permitted period of suspension will be **up to 20 working days** within which time it is considered all information should have been submitted.

BUILDING:

1. The foundation wall under the bay window is to exceed to 225 mm above finished ground level (refer to NZS 3604:1999 – 6.11.2.1).
2. Reinforcing for the bay window footing is also to be shown.

On receipt of this information further consideration will be given to the application and if found to be satisfactory the consent will be issued on payment of the required fees.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter Council's Customer Relations Division will be pleased to provide assistance.

Yours faithfully

AUTHORISED OFFICER

Building Consent No:36207
Section 35, Building Act 1991

Issued:16Mar01

OWNER : MS Jane Angela MARTIN
J MARTIN & L BAXTER
13 TIMANDRA STREET
NEW PLYMOUTH

Application received: 27Feb01

PROJECT LOCATION

Street Address: Flat 1/13 TIMANDRA STREET, NEW PLYMOUTH 4601
Property ID: 044909
Assessment No:
Legal: FLAT 1 DP 14527

PROJECT

The project is for Alterations
Intended Use(s): alterations and additions
Intended life: Indefinite but not less than 50 years
Value of Work: \$35,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: \$0.00

Receipt number: 1367750 Date: 28Feb01 Amount: \$668.75

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

There are no special conditions applying to the issue of this Building Consent.

2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

This Building Consent is issued under the Building Act 1991. The project may

be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certificate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

4: LAPSE & CANCELLATION OF CONSENTS

Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if-

- (i) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
- (ii) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Authorised Officer

Date .../.../...

Project Information Memorandum No:36206
Section 31, Building Act 1991

Issued:05Mar01

OWNER : MS Jane Angela MARTIN
J MARTIN & L BAXTER
13 TIMANDRA STREET
NEW PLYMOUTH

Application received: 27Feb01

PROJECT LOCATION

Street Address: Flat 1/13 TIMANDRA STREET, NEW PLYMOUTH 4601
Property ID: 044909
Assessment No:
Legal: FLAT 1 DP 14527

PROJECT

The project is for Alterations
Intended Use(s): alterations and additions
Intended life: Indefinite but not less than 50 years
Value of Work: \$35,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this project memorandum in accordance with the attached details, are: \$0.00

1: WHAT IS A PIM?

Section 31 to the Building Act 1991 requires that the Council provides a PIM prior to (or as part of) the issue of a Building Consent. This PIM or "Project Information Memorandum" is a statement by the Council of the known information about the property to the extent it is relevant to the intended "project". It will usually include other information stating or giving guidance as to the extent of compliance with the Building Act and the District Plan. However these comments will be limited to the extent and accuracy of the information provided. A Certificate of Compliance under the Resource Management Act 1991 should be sought where confirmation that the proposed use complies is required.

2: CAN BUILDING WORK PROCEED?

YES- But only once Building Consent is obtained. Building Consent will be subject to any relevant provisions of the Building Act 1991 and any conditions of Building Consent approval.

3: Authorisations and Requirements that will need to be met in respect of the proposed work and District Plan compliance:

Council records indicate that the property may be subject to a Building Line or Building Location Restriction. Please refer to the Certificate of Title if you wish to check further into this matter.

4: Compliance with Building Code:

This section of the PIM identifies areas of non compliance with the Building Code (if any) apparent from the information provided. It is not intended to be a full check for compliance.

Insufficient information has been provided as part of this PIM only application to determine this matter.

5: Additional Information

Your attention is drawn to the provisions of Section 41 to the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if -

- (i) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
- (ii) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority at its absolute discretion may allow.

Your attention is also drawn to section 9 of the Building Act 1991 which in effect requires that the owner/applicant pay the fees within a reasonable time so that the Building Consent may be issued.

Under normal circumstances the Council considers "within reasonable time" to be no greater than one calendar month from the date that the consent was granted otherwise any delay beyond that may result in cancellation of the application.

6: Sign Off

Authorised Officer.....

**NEW PLYMOUTH DISTRICT COUNCIL****PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT**

PRIVATE BAG 2025 NEW PLYMOUTH 4260; PHONE 06 759 6060 FAX 06 759 6118

APPLICATION FOR BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM (PIM)**Application Type: Tick Boxes Where Appropriate**Combined Building Consent & PIM ☒Project Information Memorandum Only ☐Building Consent Only* Quote PIM Number ☐Plan and Specification Confidentiality ☐

* A PIM is required before a building consent can be issued

(not available for minor buildings)

FOR OFFICE USE

Parcel ID 044909Scale Code DWA**DETAILS OF PROPERTY TO WHICH THIS APPLICATION APPLIES:**

SITE ADDRESS:

13

Street No.

TIMANDRA

Street

NEW PLYMOUTH

Town/District

Lot:

1

DP:

DP 14527

or Section No.

District:

OWNER'S NAME

J. MARTIN AND L. BAXTER.

Surname or company name

- 108035

OWNER'S POSTAL ADDRESS - if different from 'SITE ADDRESS'

Street No.

Street/PO /Private Bag

27 FEB 2001

Town/District

APPLICANT'S DETAILS (Second Person):

Tick this box if the applicant is the owner

If the applicant is *not* the owner, please give applicant details:

Surname

First Names

Company name

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION

NAME:

J. MARTIN AND L. BAXTER. (Judy and Laurie)

Surname or company name

JUDY

LAURIE.

First names

ADDRESS:

13

TIMANDRA ST.

Street No.

Street/PO /Private Bag

Town/District

PHONE:

06 758 7955

FAX:

STD

STD

DESCRIPTION OF BUILDING WORK AND USE:

Description e.g. garage, deck, dwelling, shop, plumbing and drainage, sewerage connection

Alterations and additions to Flat 1

USE - if different from description

TYPE OF WORK:

Alteration



Addition



Demolition



Plumbing and Drainage Only



Relocation



Change of Use



New Building



TOTAL COST OF PROJECT:

\$ 35,000.00 Inc GST

TOTAL COST OF PLUMBING & DRAINAGE:

\$ 1,000.00 Inc GST

PROJECT DETAILS: Category of Work

Domestic



Farm



Commercial



Industrial



AREA OF NEW BUILDING WORK:

1.38

m²

INTENDED LIFE OF BUILDING:

(Under the Building Act all buildings shall have a minimum life of 50 years unless specified)

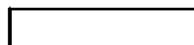
Less than 50 years



50 years or more



Specify intended life



years

FORMAL DECLARATION - (Please read carefully prior to signing)

This application to carry out new building works is made by me as owner of the property.

Signature:

Handwritten signature

Date:

27-02-01

OR I am the applicant authorised by the owner to make this application for new building works

Signature:

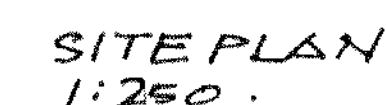
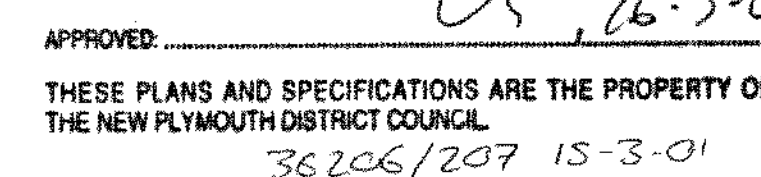
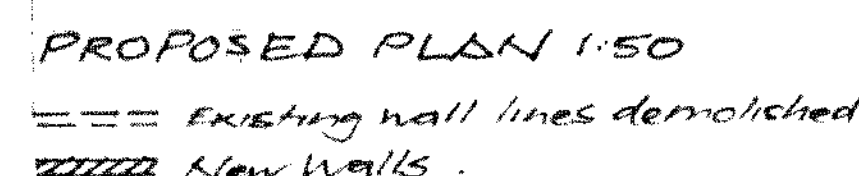
Date:

NEED HELP? PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO:

BUILDING CONSENTS SECTION, Phone (06) 759 6060 Fax (06) 759 6118

A 25/02/2001
Issued for Building
Consent.

B 11/03/2001
Re-issued for
building consent.



1. All construction to comply with NZS 3604.
2. New Insulation to comply with applicable NZS
3. Builder to check all dimensions on site. Do not scale from drawing.
4. Make good all damage to existing finishes to match existing
5. all New work to accepted good trade practice and NZS

ALTERATIONS
AND ADDITIONS
TO FLAT 1
13 TIMENDRA
STREET
NEW PLYMOUTH

For:
J MARTIN AND
L BAXTER.

Prepared by:
NEIL MARTIN
ARCHITECT.
111 Warrack St
Nestmere, Auckland
Ph 025 719 629.

SCALES: 1:50, 1:20	
	DATE 12 MAR 2001

LVD 01 B