

Amendment to Building Consent

(Section 45(5) Building Act 2004)

Important Notes for Applicant:

Any changes to your design will require you to apply for an amendment to the issued Building Consent. This is to ensure that the Code Compliance Certificate can be issued on the final set of building consent documents, and these documents represent the full and final design for the project for record keeping purposes.

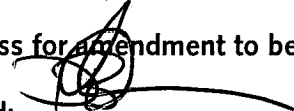
To apply for the amendment, please complete the following:

1. Fill out the form below
2. Draw revised plans clearly showing the changes. A cloud around the amendment and a revision number is an acceptable method
3. Drop in 2 sets of plans and application to the Council at the Building Unit counter for lodgment

You need to be aware that you will, in most cases, be charged with extra fees and may be asked to stop the work until the amendment has been approved. In some cases the amendment may have to be in the form of a new Building Consent. We will discuss this with you during the process.

Applicant Name: Darren Bolder

Address for amendment to be posted to: 6 Taunton Court, Rotorua, Hamilton
3210

Signed:  Date Submitted: 24/8/07

Applicant Contact Phone: 8549282 Fax: 8549282

Consent Number: 190 33

Lot: 182 DPS: 378 938

Project Address: 11 Whistler Close

Type of Amendment: Eves @ garage from 600mm to 500 Number of pgs:

garage width from 6.700m to 6.600m



Amendment to Building Consent

(Section 45(5) Building Act 2004)

Important Notes for Applicant:

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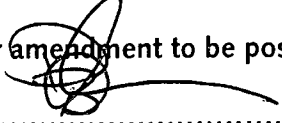
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You need to be aware that you will, in most cases, be charged with extra fees and may be asked to stop the work until the amendment has been approved. In some cases the amendment may have to be in the form of a new Building Consent. We will discuss this with you during the process.

Applicant Name: Darren and Ange Bowler

Address for amendment to be posted to: 11 Whistler Close, Roto

Signed:  Date Submitted:

Applicant Contact Phone: 8549282 Fax: Mobile 0212514101

Consent Number: 2007/19033 Lot: 182 DPS: 378938

Project Address: 11 Whistler Close, Rototuna, Hamilton

Type of Amendment: including a pool Number of pgs:

Building Consent No: 2007/19033

Section 51, Building Act 2004

Issued by Hamilton City Council

Date: 6/9/2007

The building:

Street address of building: 11 Whistler Close HAMILTON 2001

Legal description of land where building is located: Lot 182 DP 378938

The owner

Name of owner: Darren Jeffrey Bowler

Mailing Address: 6 Taunton Court
HAMILTON 2001

First point for communications with the council/building consent authority:

Hamilton City Council

Municipal offices

Garden Place

Private Bag 3010

Hamilton 2001

Phone 07 838 6677

Fax 07 838 6684

Building work

The following building work is authorised by this building consent:

Application Description: New Dwelling with attached garage

Intended Use:

Work Type: New Construction

Intended Life: >50 years

Value of Work: \$360000

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.

Compliance schedule

A compliance schedule is not required for the building.

As per attached.

Attachments

Copies of the following documents are attached to this building consent:
Project information memorandum number 2007/19033

Signed for and on behalf of the Hamilton City Council:

Name:



6, 9, 2007.

Position: Authorised Officer

Building Control Unit

6 September 2007

Darren Jeffrey Bowler
6 Taunton Court
HAMILTON 2001

Dear Sir/Madam

Consent Number: 2007/19033

Project: New Dwelling with attached garage

Project Address: 11 Whistler Close HAMILTON 2001

Legal Description: Lot 182 DP 378938

Thank you for the application for building consent. We are pleased to advise that this consent has been processed and is now ready for collection.

Your next steps are:

1. If this consent has not been pre-paid, please come in, pay for, and pickup your copy of the plans.
2. Please ensure that your approved documentation is kept on the building site for the building inspector to view.
3. This Building Consent is issued subject to the conditions outlined on page 2. In particular please note the requirements for inspections. The phone number to arrange inspections is 838 6677 available from 8:00 am to 11:00 pm. Please quote your consent number when making the booking.
4. Your final step after the completion of the project, is to apply for the issue of a Code Compliance Certificate.

Good luck with your building project and we look forward to our staff assisting you with this and any future building work.

Regards



Bryce Keogh
Council Building
Garden Place, Hamilton
Phone 07 838 6677
Fax 07 838 6684

These are your Building Consent Conditions.

Please read these carefully

Building

- (1) Please quote building consent number when requesting an inspection.
- (2) A foundation/siting inspection required. Please provide 48 hours notice
- (3) A pre-concrete floor inspection required. Please provide 24 hours notice.
- (4) A pre-lining inspection required. Please provide 24 hours notice.
- (5) Completion inspection required prior to issue of final code compliance.
- (6) Ground levels to comply with NZ Building Code document E2/AS1, fig 132
- (7) A cladding inspection is required. Please provide 24 hours notice.
- (8) A post lining inspection is required. Please provide 24 hours notice and ensure that all sheet braces are nailed off and no skirtings or cornice are fitted.
- (9) Smoke alarms shall be located on the escape routes on all levels within the household unit. On levels containing the sleeping spaces, the smoke alarms shall be located either:
 - a) In every sleeping space, or
 - b) Within 3.0m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.Smoke alarms shall comply with at least one of the following standards:
UL 217, ULC S531, AS 3786, BS 5446 Part 1, and be fitted with a hush button.
- (10) A structural framing inspection is required. Please provide 24 hours notice and ensure that:
 - all sub floor bracing/connections are complete,
 - all wall and roof framing, including all bracing and connections, are completed
 - no wall or roof claddings are filled.
- (11) A cavity/batten inspection is required. Please provide 24 hours notice and ensure that:
 - all battens are as per cladding manufactures specification and;
 - that no claddings are fitted.
- (12) Truss layout plan to be made available to building inspector at pre-floor stage, and also show lintel and floor loading points.
- (13) Inspection of foul water drains required. Please give 24 hours notice. Please note: If new internal drainage runs to existing connection, depth of connection must be confirmed before drainage is laid. If new connection has been requested, no internal drainage shall be laid until new connection has been installed.
- (14) Inspection of stormwater drains required. Please provide 24 hours notice.
- (15) Preline inspection of Plumbing Installation required. Please provide 24 hours notice.

- (16) Prefloor inspection of Plumbing and Soil Waste system required. Please provide 24 hours notice.
- (17) All under floor drainage systems serving 2 or more sanitary fixtures must be:
 - a) Plugged and filled with water to test and;
 - b) Left completely exposed until approved by inspector.
- (18) Main drains laid under AS/NZS 3500 shall fall a minimum of 1:60.
- (19) Crossing to be constructed to a minimum residential crossing specification.
- (20) Please call for inspection of prepared base for crossing. Please give 24 hours notice.
- (21) Please note that the final inspection for a crossing will be carried out at Code Compliance Certificate time or when requested.
- (22) Soils are to have a safe bearing strength in accordance with NZS 3604 1999 section 3 otherwise an engineer specific foundation design will be required.

Water and Drainage

nil

Please refer to PIM 2007/19033 issued for this development for any addition requirements that may effect this development.

Roads and Traffic

nil

Please refer to PIM 2007/19033 issued for this development for any addition requirements that may effect this development.

Health

nil

Please refer to PIM 2007/19033 issued for this development for any addition requirements that may effect this development.

Important Notes:

1. The Project Information Memorandum lapses if a building Consent for the work concerned has not been issued within 24 months after the date of the issue of the Project information Memorandum.
2. Please be aware that the consent has a lifespan of two years, and you need to apply for a Code of Compliance Certificate before this date. You will be notified before this time to remind you of the expiry date, and you may be able to extend this frame by agreement with HCC.

3. Please check with your local Network Utilities Operator as to where your services are located, i.e. Telecom, Wel Energy and Gas.
4. To avoid unreasonable noise affecting neighboring properties it is requested that noisy construction activities that would cause sleep disturbance not be undertaken until after 07:30am, and not at all on Sundays and public holidays.

5. Berm Protection

Kerb and channel, footpaths and grassed areas must be protected whilst work is undertaken on the site. You may be charged for any damage that is done to the berm in front of your property, or any berm that is damaged by you or your contractors accessing your site.

Where catchpits or berm pits are located within 1m of the temporary crossing point, the consent holder is responsible for ensuring that the grate is kept clear at all times.

5. Silt Control

Where stormwater runoff from the site is flowing to the road kerb and channel, or to an adjacent waterway, the consent holder is required to provide adequate silt control measures. Where material from the site is found to be causing a hazard on a road, the consent holder is required to remove the material as soon as possible. If this is not undertaken, Council will undertake to clear the hazard, the cost of which will be sought from the Consent holder.

Project Information Memorandum

No: 8.2007.19033.1

Section 34, Building Act 2004

Issued by the Hamilton City Council

Date: 6 September 2007

Applicant: Darren Jeffrey Bowler

Mailing Address: 6 Taunton Court
HAMILTON 2001

Application Lodged: 20/08/2007

Project

Application Description: New Dwelling with attached garage

Stage:

Intended Use:

Work Type: New Construction

Intended Life: >50 years

Value of Work: \$360000

Property

Address: 11 Whistler Close HAMILTON 2001

Property Reference: Lot 182 DP 378938

This is:

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the building consent.

- ☐ Not yet applied for.
- ☒ No.:8.2007.19033.1 attached.
- ☐ Not yet issued.

This Project Information Memorandum includes the following information:

- ☒ (a) Information likely to be relevant to the proposed building work that identifies
 - (i) the heritage status of the building (if any); and
 - (ii) each special feature of the land concerned (if any); and
- ☐ (b) Information likely to be relevant to the proposed building work that, in terms of any other Act, has been notified to the territorial authority by a statutory authority; and
- ☒ (c) Details of any existing stormwater or wastewater utility systems that
 - (i) relate to the proposed building work; or
 - (ii) are on, or adjacent to, the site of the proposed building work; and
- ☐ (d) details of any authorisation in respect of the proposed building work that the territorial authority, on its own behalf and on behalf of any network utility operator (if the territorial authority is acting as agent for a network utility operator by prior agreement with the network utility operator), is authorised to refuse or require under any Act, except this Act, and, in respect of each authorisation,
 - (i) a statement of the requirements to be met in order for the authorisation to be granted or imposed; and
 - (ii) the conditions to which an authorisation will be subject; and
- ☐ (e) if the territorial authority considers that the owner of the building or proposed building to which the project information memorandum relates is likely to be required, under section 21A of the Fire Service Act 1975, to make provision for a scheme that provides for evacuation from the scene of a fire, a statement to that effect; and
- ☐ (f) if the territorial authority considers that notification to the New Zealand Historic Places Trust is likely to be required under section 39, a statement to that effect; and
- ☐ (g) either
 - (i) confirmation, subject to this Act, that building work may be carried out subject to the requirements of a building consent and subject also to all other necessary authorisations being obtained; or
 - (ii) notification that building work may not be carried out because any necessary authorisation has been refused, despite the issue of any building consent; and
- (h) if section 75 applies, the statement referred to in section 75(2).

Signed for and on behalf of the Hamilton City Council:

Name:



6.9.2007

Position: Authorised Officer
Building Control Unit

Creation date 6/09/2007 14:40
Save date 6/09/2007 14:39

BCU5-03
Version 1
20/03/07

Building

6 September 2007

Darren Jeffrey Bowler
6 Taunton Court
HAMILTON 2001

Dear Sir/Madam

Consent Number: 2007/19033

Project: New Dwelling with attached garage

Project Address: 11 Whistler Close HAMILTON 2001

Legal Description: Lot 182 DP 378938

Thank you for the application for Project Information Memorandum. We are pleased to advise that this consent has been processed and is included in this letter.

Your next steps are:

1. PIM only:

-Read carefully the Project Information Memorandum comments on page 2 of this letter. This information may be important to you during the construction process.

- When you have completed the design and have all the documentation, please lodge your consent application with us. If you have carefully followed this PIM, then this should make the consent application process a lot quicker and easier for you.

2. PIM/Consent application:

-Read carefully the Project Information Memorandum comments on page 2 of this letter. This information may be important to you during the construction process.

Good luck with your building project and we look forward to our staff assisting you with the consent and any future building work.

Yours faithfully



Bryce Keogh
Council Building
Garden Place, Hamilton
Phone 07 838 6677

This is your Project Information Memorandum

This describes (if relevant) any special features of the land, Information of other Acts relating to the land or buildings, Details of waste and storm water systems and confirmation that the works will comply with the Building Act subject to the requirements of the building consent.

Planning

(1) The Zone is Residential, and the proposed dwelling and attached garage comply with the District Plan Residential Rules as per the plans submitted with the PIM and Building Consent application

Building

- (1) Please ensure boundary pegs and boundary lines are clearly defined to check siting of building.
- (2) All work to comply with the New Zealand Building Code.
- (3) Wind zone is rated as medium.
- (4) The Earthquake Zone for your area is designated as B.
- (5) Any damage to the Council footpath or berm area outside your property resulting from construction works, will be charged to the person responsible or the property owner if not repaired.
- (6) All foul water and storm water drains to be laid by registered drainlayer in accordance with the New Zealand Building Code Documents E1 and/or G13 and/or AS/NZS 3500..
- (7) Please ensure compliance with G12 and H1 of the Building Code Hot Water Supplies.

Electricity Transmission Lines and Towers

Please be aware that if your property is built under or adjacent to high-voltage electricity lines, or transmission towers/pylons, you are required to ensure that the

Creation date 6/09/2007 14:40
Save date 6/09/2007 14:39

BCU5-03
Version 1
20/03/07

proposed building complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electrical Safety Devices (NZECP34:2001).

It is the responsibility of the property owner to ensure compliance with NZCEP34:2001 and if necessary to contact the line owner to determine whether the proposed building will comply, prior to commencing any site activity or construction.

Please check with your Local Network Utilities Operator as to
where your services are
located, ie Telecom, WEL Energy and the Gas Centre.

11 February 2008

Darren Jeffrey Bowler
11 Whistler Close
HAMILTON 2001

Dear Sir/Madam

Consent Number: 2007/19033

Project: New Dwelling with attached garage

Project Address: 11 Whistler Close HAMILTON 2001

Legal Description: Lot 182 DP 378938

FURTHER INFORMATION

Thank you for the application for a building consent. Before we can approve this application, we need you to supply us with the following information:

(1) Please provide a drainage plan for the pool backwash.

Notes:

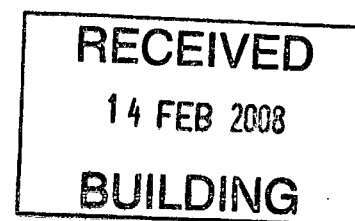
1. Please provide **2 copies of all the information** requested within 20 working days so that we can continue to process this consent. If this information has not been received by then, we may cancel your consent.
2. Please ensure that you bring a copy of this letter with you so that our front counter can tick off the information has been provided. Please ensure that changes to plans are clearly noted on the drawing title block with clouded on the plans. We reserve the right to refuse to take information from you, if only part of it has been supplied.
3. Please contact the relevant officer(s) if you require any additional information and to advise of likely time frames. Please note that the clock has stopped and will not be started again until the information has been lodged in our system.

Regards

Bryce Keogh
Council Building
Garden Place, Hamilton
Phone 07 838 6677
Fax 07 838 6684

11 February 2008

Darren Jeffrey Bowler
11 Whistler Close
HAMILTON 2001



Dear Sir/Madam

Consent Number: 2007/19033

Project: New Dwelling with attached garage

Project Address: 11 Whistler Close HAMILTON 2001

Legal Description: Lot 182-DP 378938

FURTHER INFORMATION

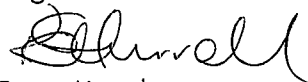
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Regards



Bryce Keogh
Council Building
Garden Place, Hamilton
Phone 07 838 6677
Fax 07 838 6684

Steve Culhane Hosecare Services Ltd

From: "Darren Bowler" <hosecare@woosh.co.nz>
To: <steve.hosecare@woosh.co.nz>
Cc: "Darren Bowler" <hosecare@woosh.co.nz>
Sent: Tuesday, 7 October 2014 12:31 p.m.
Subject: Mexico house sale

Hi Steve

Information for the council

The pool has a drain next to it, next to the deck, that did not have a gully trap, this was rectified immediately with a gully trap installed.

The neighbours fence required extra palings on the end of the pool so kids could not climb up from the outside, this I also did straight away.

The smoke alarm was required in one of the bedrooms as the hall one was more than 3 meters away, which I installed.

A hole for a down pipe was open along the front entrance door, this down pipe plumbing was excess to requirements and was required to be filled so contaminants could go down the hole.

This was also rectified.

I did get an inspector back but Im not sure how that helps as the council shows no record of this and it was back in 2009

I give Steve Culhane full authority to organise a final inspection in order to get a code of compliance certificate for 11 Whistler Close, Rototuna, Hamilton. 3210, As I have a purchase agreement on our house that is waiting to go unconditional since the 7th of October and we are in Mexico until the 22 of October.

Darren Jeffery Bowler and Angela Cathrine Bowler
owners of 11 Whistler Close.

Further information Steve, I believe the building inspector that found the 4 items was Les, I cant say for sure if he was the one that came back to re-inspect.

We have paid the full fees for a building consent which you should have the consent number now, this consent includes pre-paid inspections therefore there should be no extra cost. (I hope)

Thanks mate for doing this I appreciate it, try to book Les to do the final inspection (4 items) if you are able to book him it will save having to go into the council to sort it out, there should be a phone number to book building inspections on the forms or folder the plans are in.

Cheer Daz

let me know how you go and you got this email.

See ya soon.

Agreement for Modification of the New Zealand Building Code Clause B2.3.1

BUILDING CONSENT NUMBER**ISSUED DATE****OWNER**

Name:

Darren Bowler

Date:

15/10/14

Postal Address:

11 Whistler Close

Business Ph:

021 251 4101

Fax No.:

Private Ph:

07 854 9282

Email:

Hosecare@woosh.co.nz

LOCATION OF PROJECT

(Address)

Address:

AS ABOVE

Legal Description:

378938

LOT 182

It is agreed that Building Consent 2007-19033 issued 20 August 2007 is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from practical completion date being 31 September 2008 instead of from the time of the issue of the CCC for all building elements.

REASON FOR MODIFICATION

The building met practical completion on or about 31 September 2008

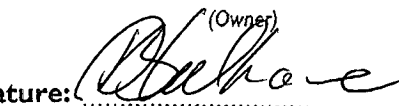
(Date)

Name:

DARREN BOWLER

(Owner)

Signature:


S.B. CULHANE (Owner)

Date:

15/10/14

Name:

Phil Roberts

(Building Inspector)

TEAM LEADER

Signature:



(Building Inspector)

TEAM LEADER

Date:

15/10/2014