

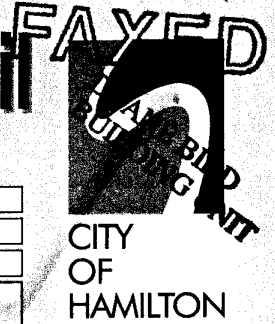
PLEASE ENSURE YOU MAKE AN APPOINTMENT

OFFICE USE ONLY

APPLICATION NUMBER:

2000/1415

Hamilton City Council



APPLICATION

For a building consent or
Project information only
For building consent only

Parcel No:

4350401

See Note

Convert Existing Det. Workshop into Garage/Flat / Extend Bedrm.
in Dwelling

Project location:

Street Number

20

Street Name

HYDE AVE.

3

LOT

28

SITE AREA

649

m²

DPS

22176

PROJECT:

floor area (m²)

New building

3.96 m²

Alteration/addition

36.0 m²

Relocation

Demolition

Other

Intended life:

Indefinite but not less than 50 years

Specified as

years

Description of work:

APPROVED

Intended use:

SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

Estimated value (incl GST): \$ 18,000.00

OWNER:

Name Mr + Mrs Martin

Postal address 20 Hyde Ave

Hamilton

Phone day: night

Cellphone Fax

CONTACT (if not owner):

Name Andrew Galbraith

Postal address 103 Aberdeen Drive

Hamilton

Phone day: night 849 2925

Cellphone 025 961 342 Fax 84 72925

DECLARATION:

Signed for or on behalf of the owner

Print Name A. Galbraith

Signature

Date 27/6/2000



Hamilton City Council

Municipal Offices, Garden Place, Private Bag 3010, Hamilton
Tel 07-838-6444. Fax 07-838-6684

Winners of
1996
Best Practice
in Service
Award



See Note

FOR OFFICE USE ONLY

FEES PAYABLE:

- Building Consent \$ 320
- Project Information Memorandum 11
- Code Compliance Certificate 55
- BRANZ Levy _____
- BIA Levy _____
- Photocopying 35
- Microfilming _____
- Structural Check _____
- External Consultants Check _____
- Crossing Administration _____
- Planning Bond _____
- Reserves Contribution (Residential) _____
- Reserves Contribution (Commercial) _____
- Water Main Connection _____
- Water Connection (A) _____
- Water Connection (B) _____
- Water Connection (C) _____
- Water Disconnection _____
- Backflow Device _____
- Backflow Inspect/Permit Fee _____
- Sanitary Connection _____
- Stormwater Connection _____
- Sanitary Disconnection _____
- Stormwater Disconnection _____
- CCTV Survey Sanitary _____
- CCTV Survey Stormwater _____
- Kerb & Channel Connection _____
- Cellar Indemnity _____

GST \$ 46

Total Fees (including GST).

\$ 421

BUILDER:

Andrew Galbraith. Building Contractor
 Address: 103 Aberdeen Drive
Hamilton
 Fax 8472925
 Phone - day: 025 961 342.
 - night 8472925.
 Reg # _____

PLUMBER:

Plumbing Works.
 Address: _____
 Fax _____
 Phone - day: _____
 - night _____
 Reg # _____

DRAINLAYER:

 Address: _____
 Fax _____
 Phone - day: _____
 - night _____
 Reg # _____

CONSENT ISSUE AUTHORITY:

Receipt # 404118 \$421-00
 Date of issue 11/8
 Authorised by [Signature]
 Date authorised 11/8/2000

REFERRALS:

	Sent	Returned
Structural		

CONFIDENTIALITY

You have the option to request confidentiality for reasons of building security and copyright. Please ask the Building Review Officer you are dealing with for further information.

See Note

CORRESPONDENCE

I/we, the applicant, acknowledge that all correspondence is to be directed to:

- myself/ourselves
- my/our agent whose responsibility it is to forward all council documentation as received as appropriate.



Code Compliance Certificate

No 2000/1415

Section 43(3), Building Act 1991

Issued by Hamilton City Council

Building Consent ref: 2000/1415

Historic ref: 1415/2000

Date: 05 October 2006

Applicant: Barry Arthur Martin

Mailing Address: 21 Caulfield Pl
HAMILTON

Application Lodged: 28/06/2000

Project:

Application Description: Convert Garage Into Granny Flat/ Extend Bedrooms in Existing Dwelling

Intended Use: Detached Dwelling - Live As A Family

Work Type: Additions/Extensions

Intended Life: >50 years

Value of Work: \$18000

Property:

Address: 20 Hyde Avenue HAMILTON 2001

Property Reference: Lot 28 DP S22176

This is:

- A final code compliance certificate issued in respect of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This Certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. 2000/1415"(being this certificate)

Signed for and on behalf of the Hamilton City Council:

Name:

Position: Authorised Officer

Building Control Unit



NOTE TO BUILDERS/SUB CONTRACTOR/OWNER: Please check that you have completed all items as listed and ticked the appropriate boxes before arranging for an inspection. This form needs to be shown to the inspector at the time of inspection.



Inspected



Failed



Not Applicable

PROPERTY ADDRESS: 20 Hyde Street

LOT: DP/S: CONSENT NO: 2000 / 1415

- Builder/Sub-Contractor/Owner
- Inspector
- Check you are on correct site
- Approved Building Consent documents on site
- Check Conditions
- Check for previous Comments
- Check street number on letterbox
- Ensure plumbers and drainlayers names are recorded on job card
- As-laid drain plan provided
- Pressure test Producer Statement provided if required
- Relevant inspections have been called for
- If cross lease/subdivision ensure all drainage requirements have been met
- Trade waste application approved if applicable
- Gully dishes correct height
- Ensure overflow gully minimum 150mm below lowest fixture
- Waste pipes sealed at point of entry into rear of gully dishes as per G13
- Terminal vent position, flashings, cowls fitted
- Downpipes clipped and connected to stormwater drainage
- If timber floor check wastepipe clipping complies
- Novaflo drainage is through sump
- Site drainage
- Stormwater to correct outfall ? Existing No. as laid. Sewer
- Valves, fixings of external cylinder

- 1) Extra clips and vent to Tub waste pipe still to do
- 2) Concrete protect shower waste pipe
- 3) No recorded drainlaying inspect
- 4) As Laid drainage plan
- 5) Drainlayer?

- Builder/Sub-Contractor/Owner
- Inspector
- Drain and expansion valve drains have been installed and conveyed to the exterior
- All wastes are vented if greater than 3.5m and have acceptable falls *Tab*
- General workmanship of all flashings and roof penetrations
- Back flow prevention devices where required
- Septic tank installation, has been installed as per engineers design (Certificate supplied)

INTERIOR

- Water hammer
- Toilet cisterns screwed to wall securely
- Hot water cylinder for correct type and positions of valves and seismic restraints provided *2) Straps*
- Cylinder safe tray if required
- Cylinder drain/valve pipes
- Terminal vents continuous in ceiling space
- Position of vent valves
- Insulation of pipes in ceiling space
- Traps fitted and holding seals
- Venting required to waste or soil pipes is correctly installed
- Tub fixed in position
- Water temperature = 53° Celcius
- Gas certificate provided

- 1) Replace Toilet Cistern Lid
- 2) Straps to Hot Water Cylinder
- 3) Extend Toilet Cistern overflow or cut down flush valve. New Cistern

Name of Builder/Sub-Contractor/Owner Completing Check List:

Signature:

Date:

Comments Memo No:

Notice to Fix No:

Further Inspection Required

Approved

Inspector

S 2

Date of Inspection

Auditor

Date

10-9-06



NOTE TO BUILDERS/SUB CONTRACTOR/OWNER: Please check that you have completed all items as listed and ticked the appropriate boxes before arranging for an inspection. This form needs to be shown to the inspector at the time of inspection.

Inspected Failed Not Applicable

PROPERTY ADDRESS: 20 Hyde Ave

LOT: DP/S: CONSENT NO: 2000/A15

- Builder/Sub-Contractor/Owner Inspector
Check you are on correct site
Check street number on letter box
Approved Building Consent documents on site
Check Conditions
EXTERIOR
External envelope complete and weatherproof
Flashings/sealants complete
Wet area/kitchen vents
Safety glass
Ground/paving heights
Crossing and footpath for damage
Brick veneer weep and ventilation holes
Exterior decorated
Weathering of penetrations
Construction of decks/steps/handrails/timber treatment
Barrier heights and construction/timber treatment
Sub floor access/ponding/ventilation/insulation
Roof cladding/flushing fixings/roof penetrations
Landscaping complete - retaining walls
Roof pitch for cladding used
Wall cladding fixings/soakers/scribers etc
Fire ratings
INTERIOR
Ceiling and wall insulation in place
Fire ratings stopped
Correct installation of shower/bath linings, splash boards etc
Safety glass
Shower curtain/screen
Wet areas completed, walls, ceilings, floors sealed
Bathroom, ensuite, wc, laundry, kitchen vents ducted to exterior
Heights of window sashes
Heights of barriers and handrails/details
All inspections have been completed
All certificates have been received
Smoke Alarms Fitted

- Builder/Sub-Contractor/Owner Inspector
Energy Certificates Provided
Acoustic Engineers Certificate Provided
COMMERCIAL
Surface finishes, smoke development and spread of flame for ceilings, walls, floor coverings
Stopping of fire walls and penetrations
Penetrations/light fittings/fire collars etc
Means of escape, door hardware, signage
Fire ratings
Fire and smoke doors: hardware, tags, self closers/magnetic hold open device and signage
Signage: fire alarm
Check off Compliance Schedule checklist in consent jobcard and request certificates for all features
ACCESSIBILITY
ACCESSIBLE CARPARK easy to see, marked out, close to entrance, surfaces non slip
FOOTPATH RAMPS non slip, width, length, upstands, handrails, kerb ramps 1000 wide
ENTRANCE signage, threshold, width, floor surfaces
PUBLIC RECEPTION counters or desks
LIFT sizes, controls, handrails, lobby width
STAIRS width, handrails, landings, risers, treads, nosings
DOORWAYS/CORRIDORS Clear width, glazing, colour contrasted, projections into corridors
ALERTING DEVICES audible and visual signal
TOILET size, controls, doors, wash, hand basin, taps
SHOWERS size, controls, door/s
LAUNDERING size and turning circle
SIGNAGE entrance doors, information board and facilities signage
SURFACE FINISHES stable firm and non slip
Sound system, stage podium access, listening system
SIGNAGE for listening system
ACCESSIBLE ROUTE car parks, identifiable route from street to and through building, surface finishes stable firm and non slip

Name of Builder/Sub-Contractor/Owner Completing Check List:

Signature: Date:

Comments Memo No: 1 Notice to Fix No:


Further Inspection Required Approved Inspector
Date of Inspection 11/8/06 Auditor Date

Brechner Print

CONSENT REFERENCE: 2000/1415 PROJECT ADDRESS: 20 Hyde Ave HAMILTON

PROPERTY REFERENCE: PT/LOT DP/S: Memo 1

- 1/ lower ground level around rear of unit pebbles to fit
 - 2/ Fit Safety glass to Bathroom window
 - 3/ Seal around Plumbers waste pipes
 - 4/ Fix Hole in Hardie plank
 - 5/ ~~Amend Plan to show Verandah Roof provide details~~
 - 6/ Fit spouting to verandah / Roof
 - 7/ Fit Multi grips to connect Rafter to beam and Wall Plate
 - 8/ Fit Coach screws to wall plate @ 1.2m centres still to do
 - 9/ ~~Provide As laid Drainage Pla~~
 - 10/ Repair / Replace Verandah Roof
- Gully trap to lower
Complete H/Plank repair and decorate

SIGNED FOR AND ON BEHALF OF COUNCIL	
NAME	
POSITION	
Date	11/8/06

Building Consent No: 1415/2000

Section 35, Building Act 1991

Issued by Hamilton City Council



Hamilton City Council

Te kaunihera o Kirikiriroa

Date: 11 August 2000
Applicant: BA Martin
Mailing Address: 20 Hyde Ave
HAMILTON

Private Bag 3010
Hamilton
New Zealand
Phone 07 838 6699
www.hcc.govt.nz

Application Lodged 28 June 2000

Project:

Application Conversion of Garage Into Granny Flat

Intended Use: Residential

Work Type: Construction extending an existing building

Intended Life: >50 years

Value of Work: \$ 18,000.00

Property:

Address: 20 Hyde Avenue Hamilton

Valuation Number: VNZ No 04185-225-00

Property Reference: LOT 28 DPS 22176

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in Building Consent:

1415/2000

Signed for and on behalf of the Hamilton City Council:

Name:

11,800

Position: Authorised Officer
Building Control Unit

Building

9 August, 2000

AS Galbraith
103 Aberdeen Dr
Hamilton

Dear Sir/Madam

Condition Number: 1415/2000
Project: Conversion of Garage Into Granny Flat
Project Address: 20 Hyde Avenue Hamilton

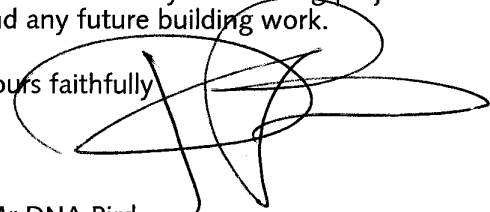
Thank you for the application for building consent. We are pleased to advise that this consent has been processed and is now ready for collection.

Your next steps are:

1. Please arrange for the payment and collection of the consent documents (If this has been pre-paid, then these will be sent to you). Please bring your invoice in with you when you pay. Your approved documentation must be kept on site for the building inspector to view.
2. Read carefully the Project Information Memorandum comments on page 2 of this letter. This information may be important to you during the construction process.
3. This Building Consent is issued subject to the conditions outlined on page 3. 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.
4. Your final step after the completion of the project, is to apply for the issue of a Code Compliance Certificate. Please fill out the "**Advise of Completion of Building Work**" form attached and we will contact you to arrange a suitable time. We have found that many people do not complete this last task with the result that legal difficulties can arise at the time of sale or with insurance companies.
It is also a legal requirement of the Building Act, therefore the keeping and processing of the Advise of Completion is very important to both yourself and Council.

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

Yours faithfully



Mr DNA Bird
Hamilton City Council
Private Bag 3010
HAMILTON 2001
(025) 278-4008

PART A

Building Consent Ref: 1415/2000

Project Information Memorandum Comments

Planning

Legal Description:
- Lot 28 DPS 22176
Zone:
Transitional PI Residential Medium Density
Proposed Plan Residential
Area:
-
Overlay:
-
Designation:
-
Underlying Zone:
-
Activity Type:
-
Resource Consent:
Comment Approved -refer 38/1/3366
Applicant contacted:
-
Comments:
-
-
Building

PART B

BUILDING CONSENT CONDITIONS

- Building
- Please quote building consent number when requesting an inspection.
- A foundation/siting inspection required. Please provide 48 hours notice
- A pre-concrete floor inspection required. Please provide 24 hours notice.
- A pre-lining inspection required. Please provide 24 hours notice.
- Measurements from boundary to building, on site plan, are to be taken from the edge of the guttering system for internal gutters, and the fascia board for external guttering systems.
- Completion inspection required prior to issue of interim or final code compliance certificate. Please make application on the appropriate form, that is included in Building Consent.
- Ground levels to comply with NZS 3604 appendix E 0.1.
- Private Plumbing & Drainage
- Inspection of foulwater drains required. Please provide 24 hours notice.
- Inspection of stormwater drains required. Please provide 24 hours notice.
- Preline inspection of Plumbing Installation required. Please provide 24 hours notice.
- Main drains laid under AS/NZS 3500 shall fall a minimum of 1:60.

Important Notes:

- 1. If the work has not commenced within 6 months or if there is a lack of reasonable progress within 12 months then your building consent may lapse.**
- 2. 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.**
- 3. Please check with your local Network Utilities Operator as to where your services are located, i.e. Telecom, Wel Energy and the Gas Centre.**

Building

5 July, 2000

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
www.hcc.govt.nz

AS Galbraith
103 Aberdeen Dr
Hamilton

Dear Sir/Madam

Building Consent / Project Information Memorandum (PIM) Application Number 1415/2000, For The Proposed Construction Of A Conversion of Garage Into Granny Flat, At 20 Hyde Avenue Hamilton.

Request For Further Information

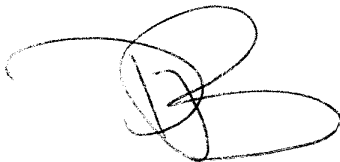
In reference to the above application, further processing can only be carried out when the following information is supplied in duplicate or amended on the plans held at Council. If you have any problems or queries please contact the under signed.

PLEASE NOTE: If you do respond as requested within 1 month from the date of this notice your application will be cancelled and your application returned to you.

Planning

A Controlled Activity Resource Consent is required for a relocatable unit for a dependent.

Yours faithfully



Mr DNA Bird
Hamilton City Council
Private Bag 3010
HAMILTON 2001
(025) 278-4008

Monday, July 10,2006

Veronica Martin
20 Hyde Avenue
HAMILTON 3200

Dear Veronica

Consent Number: 2000/1415
Project: Convert Garage to Granny Flat/ Extend Bedroom in Existing Dwelling
Project Location: 20 Hyde Avenue HAMILTON

I am writing in reference to the above application, which was issued on the 11 August 2000 to BA Martin (Builder AS Galbraith).

The Building Act 2004 requires an owner to advise the territorial authority when the building work has been completed. To date, we have not received advice that this work has been completed, although we did carry out a Preline Building (Front Rooms) inspection on 21 December 2000.

If the work has been completed, we can arrange for one of our inspectors to carry out a Code of Compliance inspection. This is at no extra cost to yourself – just give our Call Centre a ring on 07 838 6677 as soon as possible to book an inspection.

Please be aware that if we do not hear from you within 28 days from the date of this letter, we will be noting that this consent has not received a Code of Compliance Certificate. This could affect the sale of this property in future, as this will be included on a LIM for prospective purchasers.

Thank you for your prompt attention with this matter – we would like to finalise this building consent as quickly as possible.

Yours Faithfully

Rosemary MacInnes
Business Support Officer

Municipal Offices
Garden Place, Hamilton
Phone 07 838 6791
Fax 07 838 6458
Email rosemary.macinnes@hcc.govt.nz

Building Support

YES NO

w/hel Issue

HEALTH

contaminated site

ROADS AND TRAFFIC

WATER

water connection
 water disconnection
 backflow device
 green sheet sent

DRAINAGE

<input type="checkbox"/> <input type="checkbox"/> TV Required	<input type="checkbox"/> <input type="checkbox"/> Disconnections
<input type="checkbox"/> <input type="checkbox"/> drainage contacted	<input type="checkbox"/> <input type="checkbox"/> foulwater
	<input type="checkbox"/> <input type="checkbox"/> stormwater
<input type="checkbox"/> <input type="checkbox"/> Connections	<input type="checkbox"/> <input type="checkbox"/> green sheet sent
<input type="checkbox"/> <input type="checkbox"/> foulwater	
<input type="checkbox"/> <input type="checkbox"/> stormwater	<input type="checkbox"/> <input type="checkbox"/> K & C connection
<input type="checkbox"/> <input type="checkbox"/> Green sheet sent	<input type="checkbox"/> <input type="checkbox"/> green sheet sent

PLUMBING

16, 17, 18, 19, 20, 21

BUILDING

soils checked
 account invoices sent to finance

1, 2, 6, 7, 9, 17
 19, 21, 22

[Handwritten signatures and scribbles in the right margin]

PLANNING GUIDANCE UNIT
PROJECT INFORMATION MEMORANDUM (PIM)
(BUILDING ACT 1991)

PIM No : 1415/2000 Map No : R13
 Site Address : 20 Hyde Avenue
 Applicant : _____
 Proposal : Cranney Flat

Zoning Zone	Transitional District Plan	Proposed District Plan
	<u>RM</u>	<u>R</u>
Area		
Overlay		
Designation		
Underlying Zoning		

Resource Consent: Required | Not required | Currently being processed | Approved 35/1/36

Applicant contacted: Yes | No | Not applicable

Comments: Discussed with applicant

A controlled Act is required for a relocatable unit for a dependent

PER PLANNING GUIDANCE UNIT

WITHHELD	DATE	ISSUE	DATE
<u>[Signature]</u>	<u>29/6/00</u>	<u>Case</u>	<u>2/8/00</u>

Declaration form returned.

SEARCH

Land and Deeds 69

References

Prior C/T 3B/206

28 JUN 2000

Transfer No.

N/C. Order No. H.094154.3

COPY S

REGISTER

No. 21A / 340

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of August one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that ELLIOTT LANDS LIMITED a duly incorporated company having its registered office at Hamilton

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 649 SQUARE METRES more or less being Lot 28 on Deposited Plan S.22176 and being part Allotment 80 Parish of Pukete



Assistant Land Registrar (Signature)

S.517297 Discharged 1976 Mortgage in Bartholomew Timbers Limited produced 5.5.1971 at 2.10 o/c A.L.R.

H102036

H.379051.1 Transfer to Fountain City Builders Limited at Hamilton produced 24.11.1981 at 2.30 o/c

Fencing Covenants in Transfer H.379051.1 (Stamp: COVENANTS 1978 B.L.P.)

H.379051.2 Transfer to Larry Winstone Lawrence of Hamilton transport dispatcher and Kerry Margaret Lawrence his wife produced 24.11.1981 at 2.30 o/c

H.379051.3 Mortgage to Waikato Savings Bank produced 24.11.1981 at 2.30 o/c

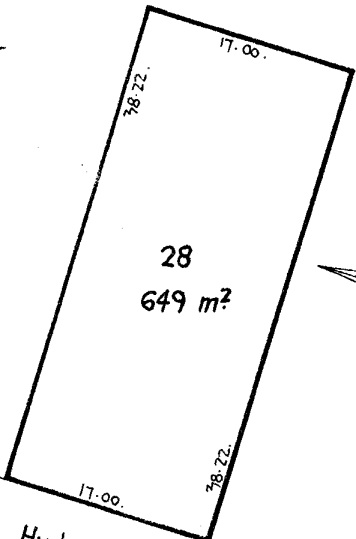
H.565341 CASH PAID BY TRUSTEES BANK WAIKATO ENTERED 1.1.1985 AT 10.54 O'C

H.755021.2 Mortgage to Trust Bank Waikato produced 7.1.1987 at 11.34 o/c

H.944073.2 Mortgage to The National Bank of New Zealand Limited produced 5.4.1990 at 11.17 o/c

B222223.1 (Stamp: DISCHARGED 24/8/91) for A.L.R.

Hamilton City.



Hyde Avenue.

Measurements are Metric

340 / 21A

J.E.G.

... over ...

B.224223.2 Transfer to Helen Shrubsole
assistant division accountant and Bruce Miles
McAuliffe environmental planner both of
Hamilton - 24.8.1994 at 9.11 o'c

B.224223.3 Mortgage to Citibank, N.A. -
24.8.1994 at 9.11 o'c
13605477-1

B469702.1 CAVEAT BUILDING SOCIETY
SOUTHERN CROSS
3103 1998 AT 12.47
FOR DLR

B524677-1 Transfer of Mortgage
B224223-3 to AMP Bank Limited -
23/2/1999 at 9.00
CB328664-1

ht
for RGL

B596735.2 Transfer to Barry Arthur
Martin and Veronica Mary Martin

B596735.3 Mortgage to Westpac Banking
Corporation

all 13.3.2000 at 2.51

FOR RGL



CITY OF HAMILTON

Hamilton City Council, Municipal Offices

TAX INVOICE

G.S.T. Inclusive. Reg. No. 11-174-531

MARTIN BA - 11/8/00
20 HYDE AVE

		0000
PROJ INFO	14152000	\$11.00
BLD CONSEN	14152000	\$320.00
MICRO	14152000	\$35.00
CODE COMPL	14152000	\$55.00
G.S.T. Total		\$46.78
Receipt 04	404118	Total \$421.00
Paid by Chq.	421.00	11/08/00
A GALBRAITH BLDG CON		

With the Compliments of the Department of Finance

CASH RECEIPTING SECTION

Garden Place, Hamilton. Private Bag 3010
Telephone 838-6699