

COUNCIL BUILDING CONSENT

g Act 1991

MAIN OFFICE
20 Thames St
Oamaru
Telephone 03 434 8060
Fax 03 434 1611

WAIRARAPA SERVICE CENTRE
54 Tiverton St
Palmerston
Telephone 03 465 1106
Fax 03 465 1111

C.O.

No: 203912 Book No: 11940

made to this application either before or after the Building Consent
been issued may incur an additional fee.

file is needed for all external work and new dwellings before a building
consent can be accepted.

TE

CONSENT ISSUED: 81 3 05

Eric Badcock 4349331

APPLICANTS DETAILS

Applicants Name: Eric Badcock
Roger Gilchrist 140 Awamoa Rd

Mailing Address: 25 b Leven st
Oamaru

Telephone: 4341001

Cellular Phone: 027 2428636

Facsimile: 4341001

Owners Name: Erik + Bev Badcock

PROJECT LOCATION

Rapid/Street Number and Road/Street Name
140 78 Rapid
No. 78
Street/Road: Awamoa Rd
Location/Township: Oamaru

PROJECT

Description of proposed work and intended
use(s) in detail:

New House + shed

LEGAL DESCRIPTION

Valuation Roll Number: 26140 2960 H

Lot: A DP: 321410

Section: Block:

Survey District:

Property Number:

VALUE OF PROPOSED PROJECT

The estimated value (GST Inclusive):
\$ 290,000 ✓

CONSENT DEPOSIT DETAILS

Amount \$ 50.00

Receipt No.

Date Received

Additional invoice may be issued and must
be paid before consent is issued

SIGNED BY THE OWNER OR AUTHORISED AGENT

Name: Roger Gilchrist

Signature: [Signature]

Position: Builder Date: 18/01/05

Council reserves the right to request documented
evidence of owner authorisation where any agent acts as
signatory.

ALL tenants should provide written authorisation
from the owner when lodging this application

DETAILS

Intended Life:- Indefinite but not less than 50 years:

- Specified as years

Foundations Only

New or Relocated Building

Domestic Garage/Outbuildings 1

Alteration

No. of Dwelling Units 1

No. of Storeys 2

Size of Buildings (m²) 235m² + 65m²

Demolition

Heater 1

Being Stage 1 of 1 Stages.

SEWER CONNECTION

Please delete which is not appropriate. ?

Is a new connection required? Yes No

Fill in appropriate application form

WATER CONNECTION

Please delete which is not appropriate

Is a new connection required? Yes No

Rural/Urban/Commercial

Fill in appropriate application form

Plumbing and Drainage
work associated with this
consent approved for CCC

Signed [Signature]

House - Nailing of gis bracing. all to plan e ok
23/9/05
upm level not lined. separate page to be added.

21/9/05 - Prelim - Batts in place. Gut ceilings up. Gutters seen at brick. inspection mc ok.

PROPERTY MEMORANDA

As from 28th April 2003, the Building Act has been amended to require the installation of smoke alarms, for all new & altered dwellings that require a building consent. "PLEASE NOTE: THE SMOKE ALARMS ** MUST ** HAVE A HUSH FACILITY"

Installation instructions for woodburner to be supplied.

The construction details for the upper deck over a lower interior space are to be supplied to Council in greater detail and confirmed before construction.

ES AS1 will be the design guide.

Timber treatment to be as plan and specs indicated unless an ammended schedule is provided.

Layout and producer statements for origin floor system and as built roof trusses is to be supplied.

H1.2 used. Frame ammended spec required.

Temporary holding tank to have high level alarm and to be installed so can have effluent field or be pumped to sewer as applicable.

Ensure adequate water pressure on upper level.

Stormwater to an approved outfall.

A seprate building consent will be required for the final designed effluent disposal method. If this requires a connection to Council services any appropriate fees or charges will be charged on this second consent.

The proposed shed shall not be constructed without a Landuse Resource Consent. (LRC 05/08 is being processed)

A pipeline agreement with Councils Roading division would be required before connection to the sewer main can be approved.

6/10 House almost finished. Owner to do shed and sewer. Sewer to start next week maybe 9/11/06.

House

Inspections

18/5/05. Foundation - Footing as plan (sighted) either 1x D16 or 2x D8 ok to pour. Clay throughout. Steps in foundation. Very shallow slopes.

27/5/05 Prepaw slab - Filled with graded stones. Firm. polythene mesh lapped well. Slab ties etc.

01/07/05 Frame & truss. H1.2 KD Timber to frame Pre-nail. good t.j. frame. Hold down bolts, straps etc. Mid floor braced to knees I beam details. Ply for glued & screwed. Step at verandah. Hs lower. Piling to have 2" nails - not in place yet. Ok to continue. Floor details attached.

05/08/05 Frame, truss, mid floor - upper level frame. Timber treatment correct. Roof bracing. Upper plane levels ok. Roof on on flash membrane deck Has H3 ply in place covering Pillets etc. All appears well done & to plan & 3brop. Next inspection claddings.

02/09/05 - Brick 1/2 way. - 90 mm Gable veneer. brick ties ok mid wall. bnd. weep holes. cavity 40mm min. Dry lay masonry. Discussed sill details of plastered veneer and flashing intersection points between cladding. Viewed cavity prior to weatherboard. 50x25 H3 battens. ~~built up~~ forced between bage closure rendering in place. All as it should be. Extra battens for ~~the~~ facings etc to Liner boards. plan