

119303

File Ref: 13 DOUGLAS ROAD

When calling
please ask for: Keith Langham
Direct Dial Phone: 03 5460380
Email: keith.langham@ncc.govt.nz

NELSON CITY COUNCIL

PO BOX 645 NELSON 7015 NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

22 April 2003

Don Frame
26 Rangiora Terrace
Nelson 7001

AUTHORIZED	D	F	INITIALS	DATE
☒	☒	☒	cf	28/4/03
FILE: 13 Douglas				

Dear Don

UNAUTHORISED BUILDING WORK REPORT

Site Address: 13 Douglas Road
Description of Work: Alterations, deck and Carport
Consultant: Don Frame

We acknowledge receipt of the above report for unauthorised building work which was received on 17/04/03.

Nelson City Council accepts the contents of the report from Don Frame and does not deem the building to be either dangerous or insanitary under Section 64 of the Building Act 1991.

As no Building Permit or Consent has been issued for the work and Council has not inspected the same we cannot accept any liability or responsibility for the work carried out.

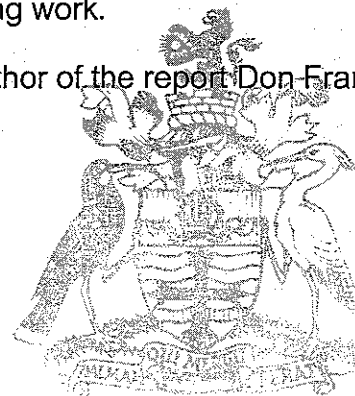
Council will file the report on the site file and make it publicly available for all future requests for Land Information Memoranda or requests for property information.

Based on the information provided in the report, the Nelson City Council will take no further action in respect of the identified unauthorised building work.

All queries regarding the works should be directed to the author of the report Don Frame.

Yours faithfully

Keith Langham
Inspection Supervisor





MINOR UNAUTHORISED BUILDING WORK REPORT FROM APPROVED CONSULTANT

APPLICANT	
Name:	<u>Don Frame</u>
Mailing Address:	<u>26 Rangiora Terrace</u> <u>NELSON</u>
Contact Name:	<u>House Care Ltd</u>
Contact Address:	<u>26 Rangiora Terrace</u>
Position:	<u>Phone (03) 546 4759</u>
Phone:	<u>Mobile 025 331 051</u> <u>NELSON (03) 546 4761</u>
PROJECT LOCATION	
Street Address:	<u>13 Douglas Road</u> <u>NELSON</u>
LEGAL DESCRIPTION	
Valuation Roll Number:	<u>1969002500</u>
Lot:	<u>18</u> DP: <u>6882</u>

Please tick appropriate boxes to indicate type of work done

Interior



Exterior



Deck



Fire



Garage



Carport



Drainage



Other



The following information is required when lodging this report

- Site plan showing works and relationship to other buildings.
- Floor plan showing works and construction details.
- Drainage plan showing works.
- Current copy of Certificate of Title. (Not required for internal alterations that have not increased the footprint of the building)

The following fee is payable on lodgment of the report with Council.

Administration charge of \$33.75 including GST, Insurance Levy of \$22.50 including GST making a total of \$56.25.

Note: If a supplementary report is required an additional fee of \$33.75 including GST will be charged.

Building Consent will be required for any remedial work. Code Compliance Certificate will only be issued on that work covered under the Building Consent.

All works requiring a building consent will be subject to the charges appropriate for the works and as detailed in the current Schedule of Charges and

We the undersigned agree to abide with all Council Conditions and charges

Signed:

D. Frame

Date:

17 April 2003

Date received: 17/4/2003

Fee Paid \$ 56.25

0010

(Fees valid to 30 June 2000)

House Care Ltd
26 Rangiora Terrace
Phone (03) 546 4759
Mobile 025 331 051
NELSON



House Care Ltd

Don Frame RMNZIBS RMNZIOB RMBOINZ

26 Rangiora Terrace, Nelson
 Phone (03) 546 4759 Fax (03) 546 4761
 Mobile 0274 331 051
 E-Mail: jdf@xtra.co.nz

15 April 2003

file no 1938

To whom it may concern:

Address of property 13 Douglas Road – Nelson

Valuation number 1969002500

The items I have been asked to comment upon relate to an internal stair, previous approval for the carport, and a revised plan of the original living area that was constructed over recent years without the then owners having the required documentary approval from the Nelson City Council. Following my on-site inspection I now submit the following review.

From the information obtained from the Council, it would appear that the original dwelling was built in 1967. The first basement alterations took place in 1970 and the second in 1998. I am told by the owner, that during the Council's on-site inspections in 1998, he viewed the alterations together with the carport, upper floor renovations, and approved same as complying with the Building Code.

- 1- The recent ~~basement~~ ^{*Don Frame*} extension in 1998 (Building Consent No 981197) was completed with CCC issued on 11-01-00.
- 2 The internal stair was part of the 1970 basement alterations with final inspection on 02-09-71. I have requested that a hand rail be placed on this internal stair for safety reasons.
- 3 I have attached a new revised floor plan of the upper floor layout. I believe this alteration could have been carried out about 15 years ago, due to the type of materials and product used.
- 4 I also believe that the lounge and additional deck (extended to the west), along with the erection of the double carport erected were constructed about 15 years ago. The fact that all this 'unauthorised' building work has withstood a 15 years service period with no signs of failure, it is my view it has proven it should service a much longer period.



This building review is based on my visual observations. Concealed works have not been inspected and no destructive tests were carried out.

From what could be seen, it would appear that all these alterations were 'standard' for that era of construction that would have complied with the Building Standards in

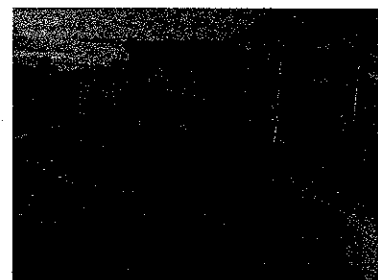
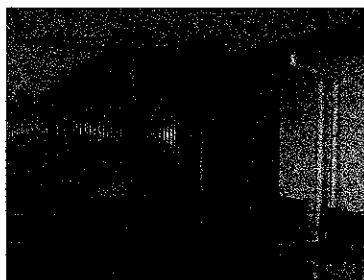
force by the Council at that time. The work that has been carried out has been performed in a trade's manlike manner and I consider is safe and sanitary within the terms of the Building Act 1991 and of today's expectations. Consideration must also be given that some work would have also complied with the NZS 1900 in force at that time.

I have been told by the owners that the Council's Inspector viewed all the works in question. It was the intention at that stage to have all these alterations entered on the Council's building file, however that did not happen. I believe this review will clarify the works carried out on this property, and have it recorded by the Council for future public perusal.

Signed

D. G. Frame

D G Frame
Building Surveyor
NZIBS NZIOB BOINZ
(Registered)



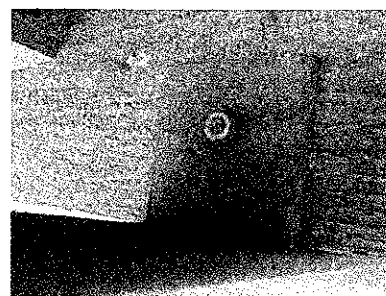
to views of the western deck



east view of carport



southwest view of carport



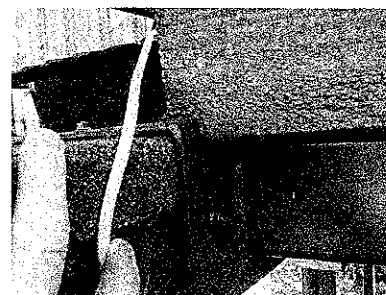
portal purlin cleat



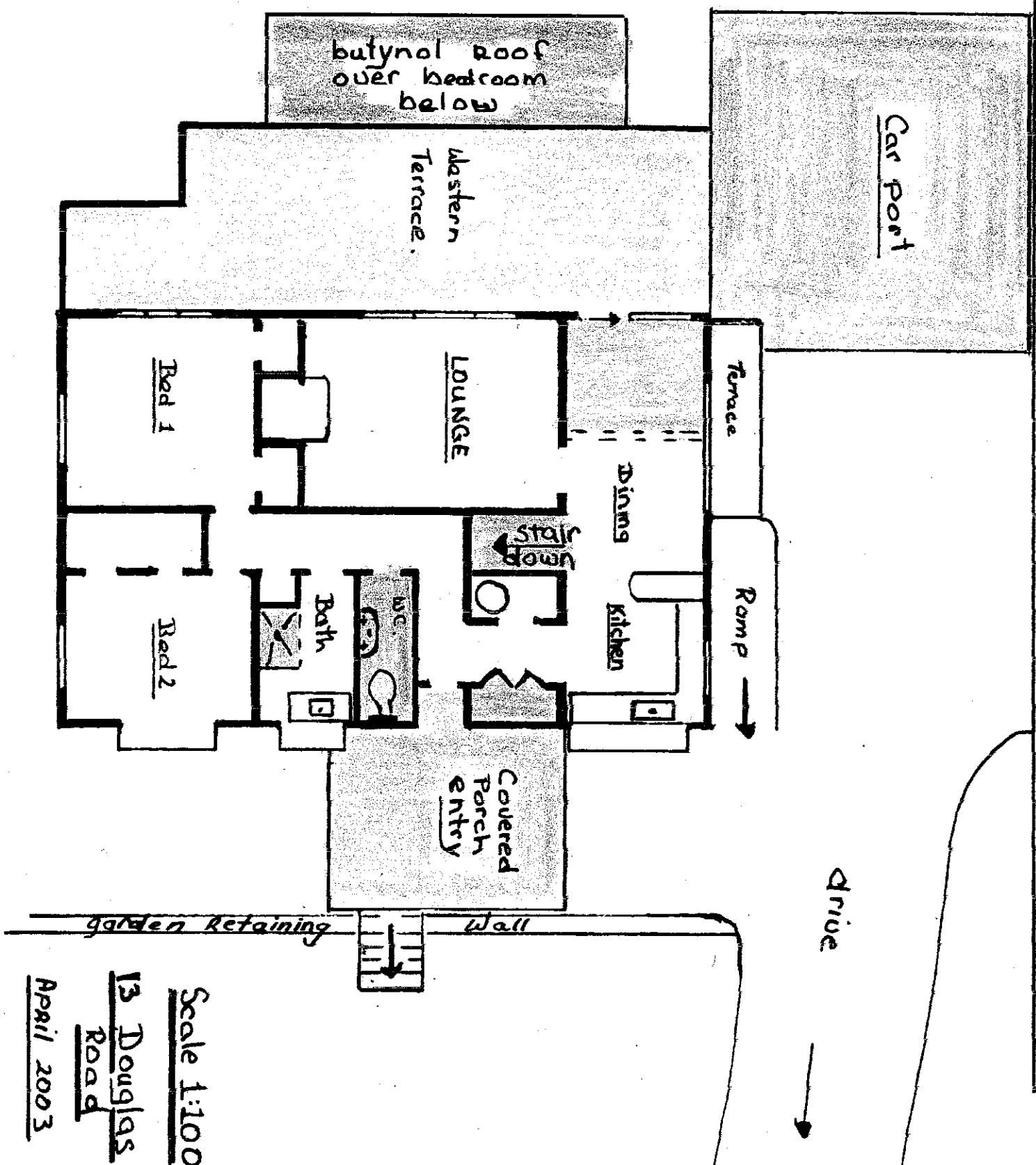
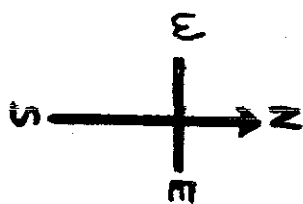
Base plate fixings



portal post weld



*front beam fixing to north
concrete house terrace*

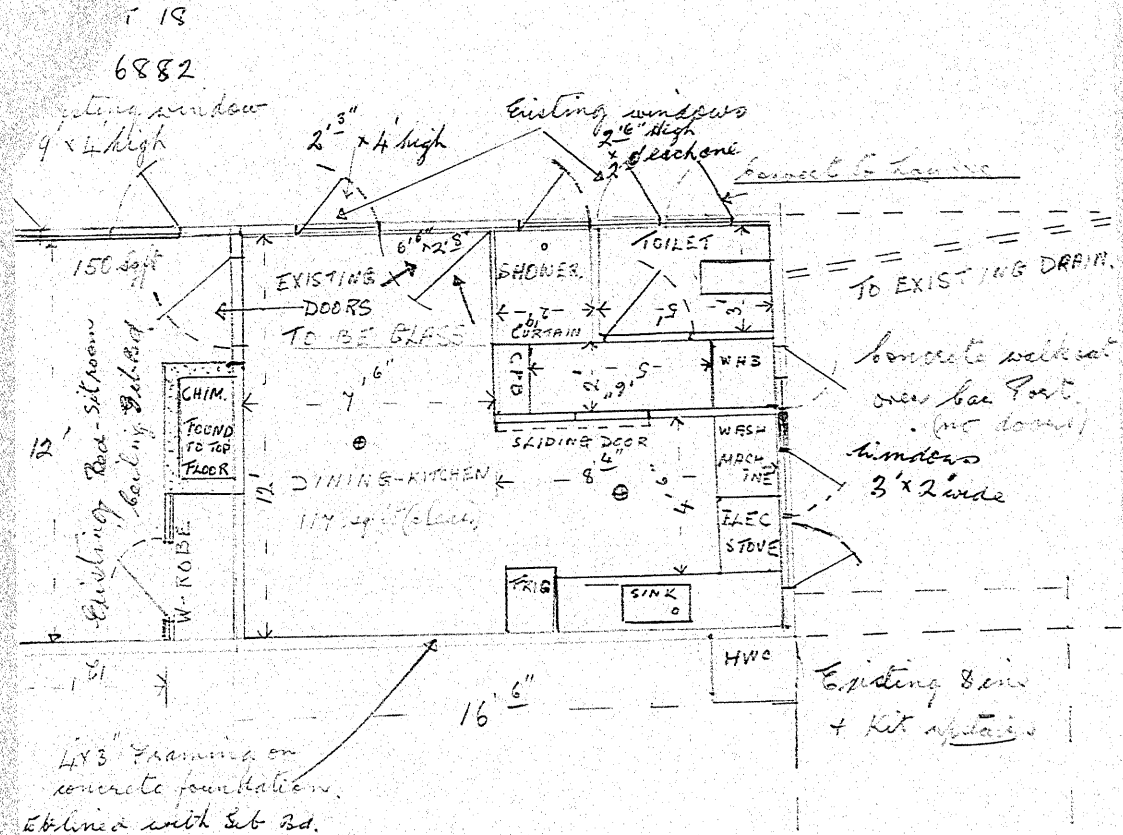


Scale 1:100

13 Douglas Road

April 2003

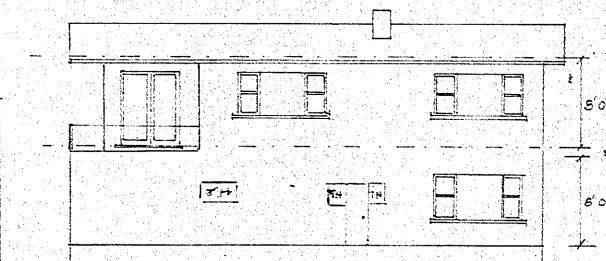
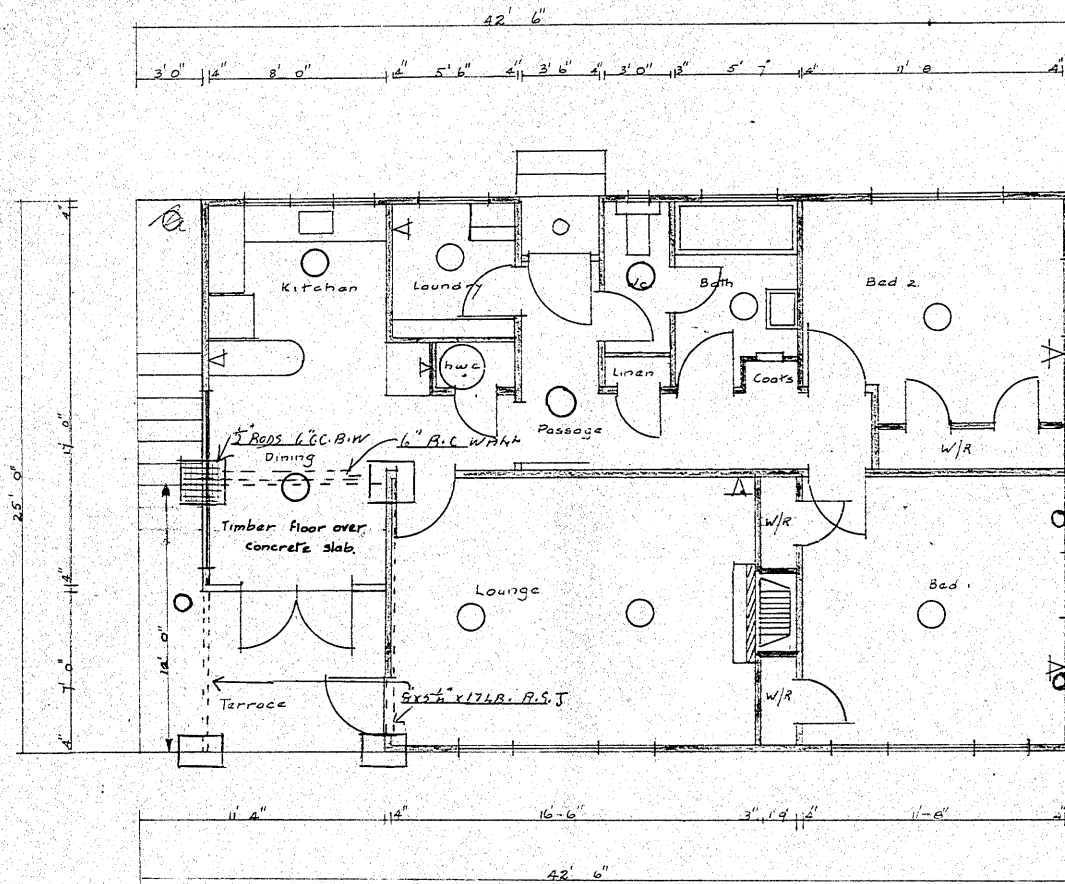
Proposed location of Dine-Kit + Bed-Sit rooms
in existing basement for 1100 Perry St. Douglas Rd.



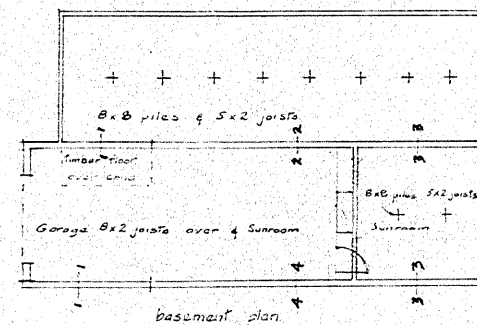
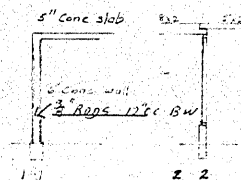
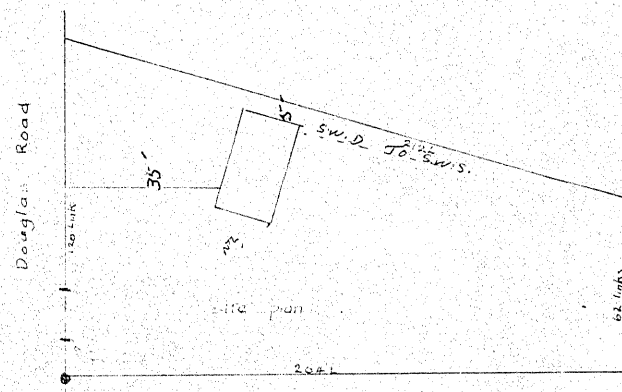
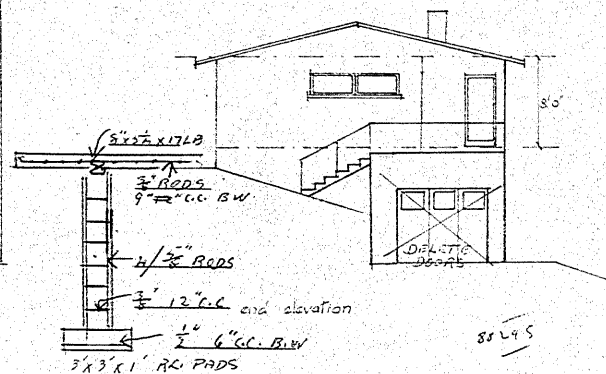
Ventilation achieved by holes from outside, through to basement area.

SPECIFICATIONS
Floor 745 on 2x12 joists, fastened to Metal clips in 3" concrete slab
Framing 4x2 treated Timbers
Floor to ceiling 8'

Existing Walls 8 in Bed-Sit room
Plumber T. Tully has inspected existing services + indicated that can be connected up to



front elevation



Date	12 January 2006	Condition No.	C1401
Street address	All properties contained in the Nelson Urban Area within Airshed A or B1 (consult Fig A2.1, A2.2A and A2.2B in Air Plan)		
Diagram	No		
Legal Description	Various		
Property Owner or Subdivider	Various		
Scheme Plan No.	N/A		
NCC Plan	Air Quality Plan		
Authority	Principal Adviser - City Development (see David Jackson)		
Reason for condition	(Abbreviated) This property may contain a domestic spaceheater or open fire that falls under the rules set out in the Council's Air Quality Plan. Under rule AQr.24.1, within the Urban Area the use of open fires was allowed to continue up until 1 January 2008 (except that any 'Jetmaster' type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. In addition, within Airsheds A and B1 (as defined in the Air Plan) the use of existing enclosed burners has been phased out. The use of all enclosed burners that do not comply with the emissions standards set out by the Air Quality Plan has been progressively banned between 2010 and 2012, starting with the oldest burners. This was necessary to meet the targets imposed by the National Environmental Standards for air quality. Updated 7 th June 2012.		

Condition

The Air Quality Plan states that in the Nelson Urban Area within these airsheds (Airshed A and B1 – consult Fig A2.1, A2.2A and A2.2B in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of Heating Appliance	Disused By
Open fires (Jetmaster type open fires)	1/01/2008 (1/01/2013)
Burners installed before 1996	1/01/2010
Burners installed between 1996 and 1999	1/01/2012

Date entered: 12th January 2006

General Property Information

13 Douglas Road, Nelson

Created: 5 May 2026

**PLEASE NOTE –
THIS IS NOT A LAND INFORMATION MEMORANDUM (LIM)**

If you require further information on this property you can request the following:

1. A copy of the property file. There is a charge for this if you are not the owner of the property. The file will be either electronic or hard copy depending on the address.
2. Land Information Memorandum (LIM). There is a charge for this. The report contains information that is held by the council regarding the land.

Any property file whether electronic or paper will not contain:

- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- Slip information



Contents

1. Nelson Resource Management Plan (NRMP)
Hazard Overlay Map
2. Hazard Study Information
3. Hazardous Activities and Industries List (HAIL) site
information brochure
4. Information about Property Files
5. General Property Information (GPI) Summary
6. Property Conditions

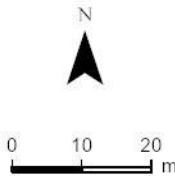
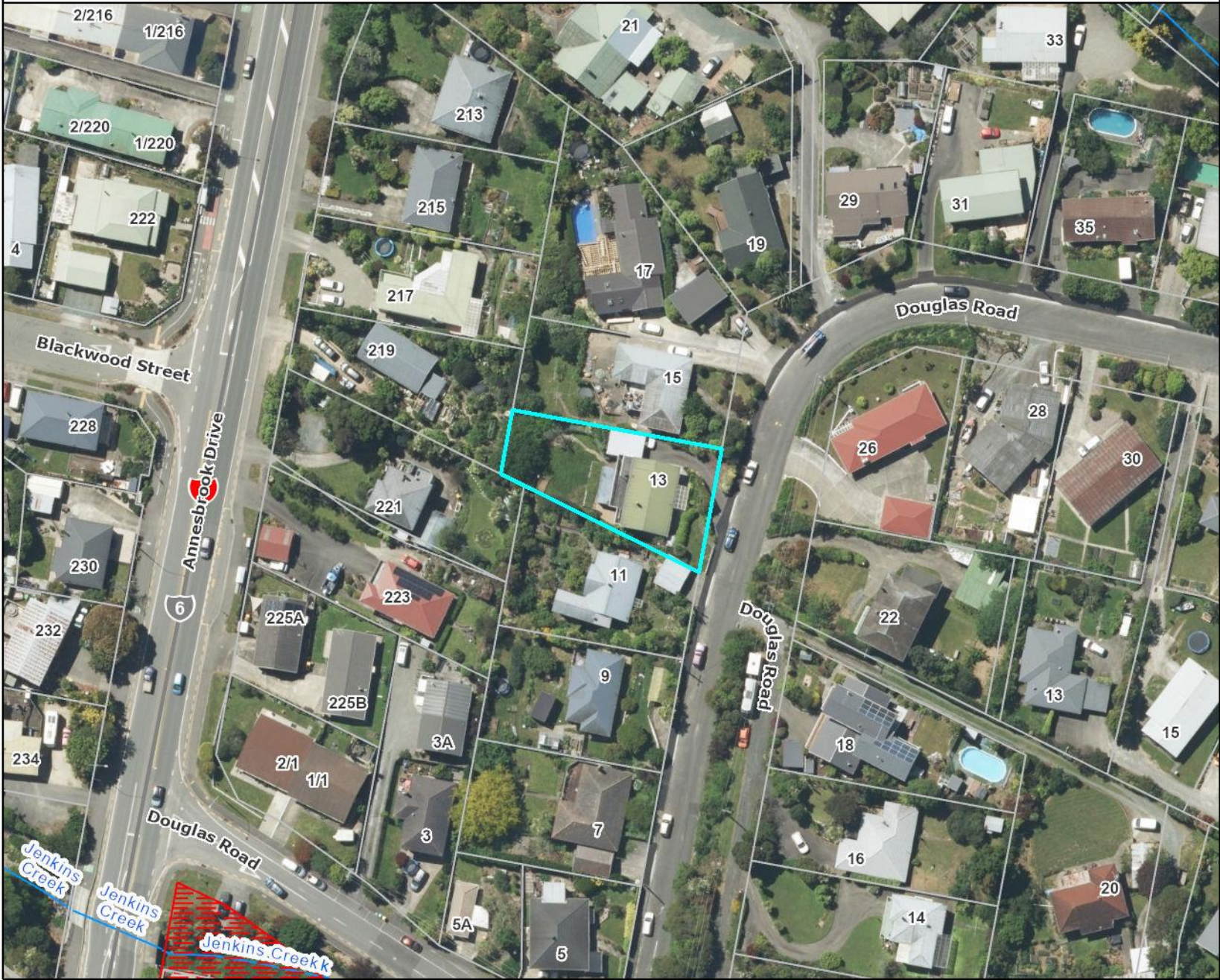


NRMP Hazard Overlay

13 Douglas Road, Nelson

Legend

 Floodpath Overlay



Created 05 May 2026

The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented. Nelson City Council information is licensed under a Creative Commons Attribution 4.0 International License, and the use of any data or plan must be in accordance with the terms of that licence. For more information please contact us. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED.

Hazard Study Information

It is part of Council's role to research and collect new information on a variety of local hazards so we can help to appropriately manage the risk to people and property. Council is required by law not only to investigate hazards, but to make the research available to anyone who is affected or interested.

The information below only relates to the areas covered by Council's recent research. It is important to note that there is potential for flooding, liquefaction, landslides and other natural hazards to happen in other areas around Nelson too.

Refer to the links for maps and information on the hazards below.

Fault Hazard

<https://www.nelson.govt.nz/6environment/natural-hazards/fault-lines>

River Flooding

<https://www.nelson.govt.nz/6environment/natural-hazards/river-flooding>

Liquefaction

<https://www.nelson.govt.nz/6environment/natural-hazards/liquefaction>

HAIL Sites

<https://www.nelson.govt.nz/6environment/nelson-hail-sites>

Coastal Inundation

<https://www.nelson.govt.nz/6environment/natural-hazards/coastal-inundation>

Slope Instability

<https://www.nelson.govt.nz/6environment/natural-hazards/slope-instability>

More information

Copies of all the latest reports and information that Council holds on hazards are available to download on our website at

<https://www.nelson.govt.nz/6environment/natural-hazards>

How can I find out if my soil is contaminated or not?

Inclusion on the HAIL site database does not mean that the soil must be tested. However, if you have reason to believe your soil is definitely contaminated or you want to know for your own information, you could get it tested.

Where the NESCS requires that a preliminary or detailed site investigation is done as part of a proposed change to land use or earthworks at a potentially contaminated site, that must be done by a "Suitably Qualified and Experienced Person" (SQEP).

This means that soil sampling done by anyone other than a SQEP can't be accepted as evidence of the contamination status of the site.

A SQEP has to be well qualified and have lots of experience assessing potentially contaminated land. Nelson City Council and Tasman District Council hold a joint list of SQEP's who can provide a contamination assessment. See a copy of the current list on the website.

More information

For more details about the HAIL, the Council database, soil testing, possible contaminants and the NESCS, please visit the Council website, nelson.govt.nz and search on HAIL.



H.A.I.L SITES



Hazardous Activities and Industries
List Information



Nelson City Council
te kaunihera o whakatū

Civic House, 110 Trafalgar Street, Nelson
03 546 0200 • nelson.govt.nz



Nelson City Council
te kaunihera o whakatū



What are HAIL sites?

HAIL sites are pieces of land where hazardous substances might have been used, stored or disposed of. These are identified by the Hazardous Activities and Industries List (HAIL), which is a group of activities and industries that are considered likely to cause land contamination. The list has been compiled by the Ministry for the Environment. The HAIL aims to identify most situations where hazardous substances could cause, and in many cases have caused, land contamination.

The fact that an activity or industry appears on the list does not mean that hazardous substances were used or stored on all sites occupied by that activity or industry. Nor does it mean that a site used by that industry will always have hazardous substances present in the land. The list just highlights that there is a greater probability of site contamination occurring than for other uses or activities.

You can download a copy of the HAIL on the Council website, nelson.govt.nz and search on HAIL.

Why is Council identifying HAIL sites?

By identifying sites where hazardous substances might have been used, stored or disposed of, we can ensure that the sites do not present a risk to human health when they are used or developed.

It helps Council and the community to comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

It informs land owners that there is potential for the land to be contaminated and that further investigation would be needed before constructing new buildings or changing the land use. A resource consent may be needed in some cases.

Is a HAIL site the same as a contaminated site?

No. It's important to note that this is a land use assessment and no soil testing has been carried out by Council. Inclusion on the database does not mean that soil contamination is present.

Nelson City Council has made a database of all the areas of Nelson where our information shows that HAIL activities are taking or have taken place. Research has been done using historical photos, trade directories and property information to establish which areas of land in Nelson could be at risk of contamination because they are likely to have been used for HAIL activities in the past. For example, if the land was once an orchard and chemical sprays were used, or perhaps it was a farm that had a sheep dip or a fuel tank, there is a risk of soil contamination.

My property is listed as a HAIL site – what does that mean for me?

Inclusion on the HAIL site database does not necessarily mean that your soil is contaminated. Using a raised garden bed for growing vegetables can be helpful if you are concerned about soil contamination.

Also, if you want to build on your property, you will need to meet the requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). This could mean you may need a resource consent to carry out certain work.

If you are especially concerned or have reason to believe that your soil is definitely contaminated you can get it tested at your own expense. For more information about soil testing see our website, nelson.govt.nz and search on HAIL.

Can a property be removed from the database?

The only way to remove a property from the database is to show that HAIL activity has never taken place on that site.

However, if you have any soil testing or other relevant information, please let Council know as this can be included in the property file and used to update the status of the property on the database.

I am considering selling, buying a property or building on a HAIL site. What does that mean?

Information about whether a property is on the HAIL site database will be included on a Land Information Memorandum (LIM) for the property you are considering. A LIM is advisable when purchasing a property to ensure you are aware of the most accurate information we have relating to that property.

Information relating to HAIL status is also included on the Project Information Memorandum (PIM) for the property which you should request before doing any building project.

Be aware that if a property is included on the HAIL site database, and you wish to carry out any Building works, you will have to comply with the NESCS regulations (Sections 7 to 11). A resource consent may be required if the project cannot comply with the "permitted standards" in these regulations. The NESCS regulations are also triggered when a subdivision consent is applied for.

The requirements will vary from case to case, so it's important to talk to the Council early in the process for any activity that you're planning to carry out, including building, earthworks, subdivision etc.



Information about property files

Nelson City Council has made this information available under Sections 10 to 18 (inclusive) of the Local Government Official Information and Meetings Act 1987 only. Nelson City Council does not warrant its accuracy and disclaims all liability whatsoever for any error, inaccuracy or incompleteness of the information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document. All Property Records are the property of Nelson City Council.

Property information held on a property file is for completed applications only. Applications being processed are added to the property file once the process is completed or code compliance certificate issued.

Any property file whether electronic or paper may exclude:

- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- Slip information

Information regarding slip reports on a property can be obtained by purchasing a LIM.

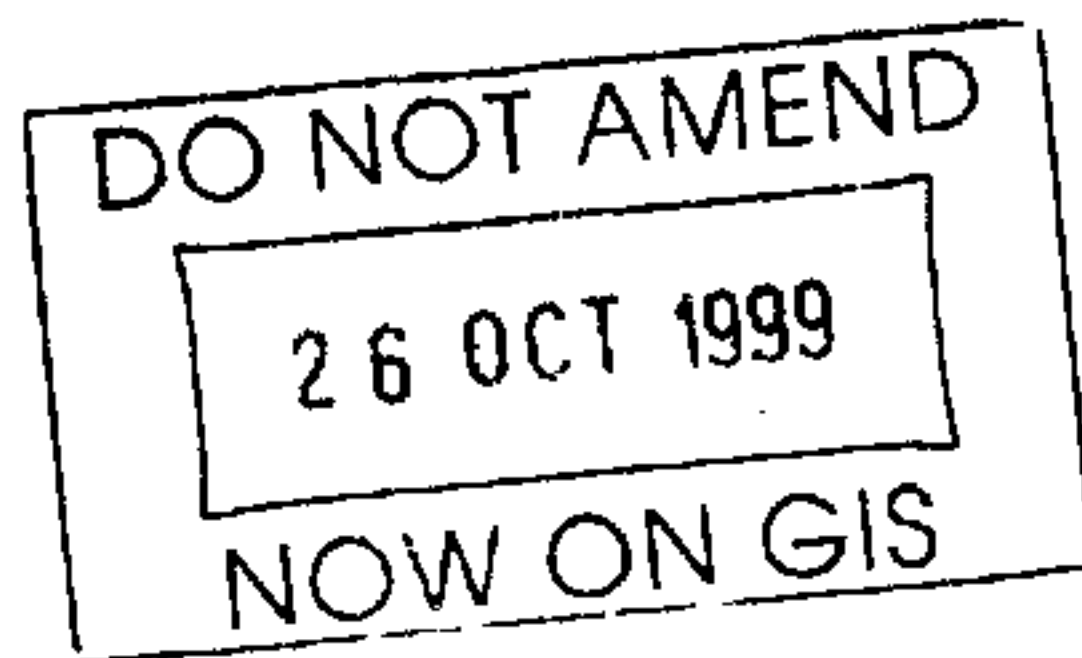
Older plans may include microfiche records and be of poorer quality.

Lot 18 D.P. 6882

Douglas Rd. Street No. 13

STILES-

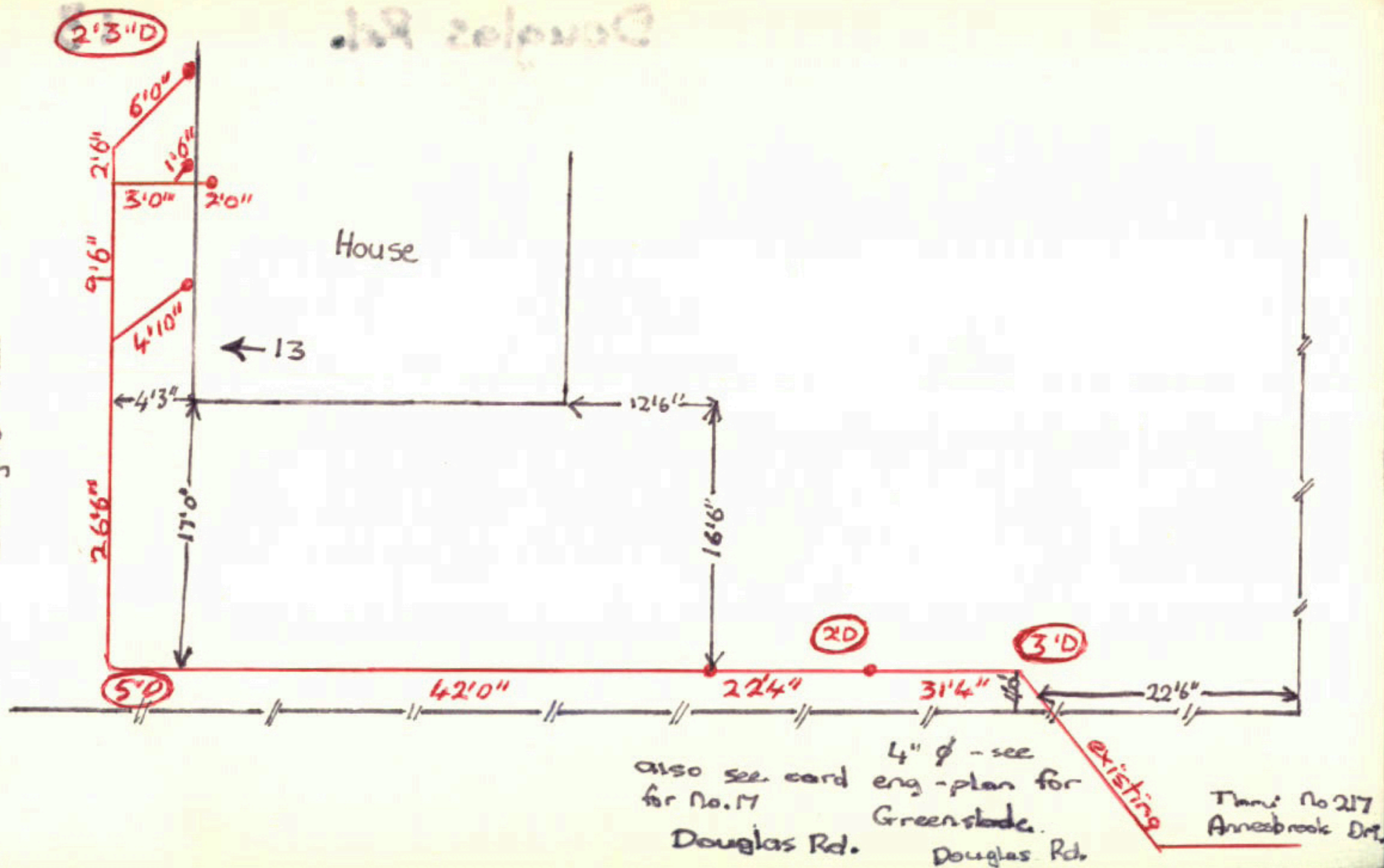
Owner	Insp. Date	Description of Work	Inspector
T. T. Parry	24-2-67		



Drainlayer A. R. Tuffnell Ltd.

Drainage Card, City Engineers Department, Nelson

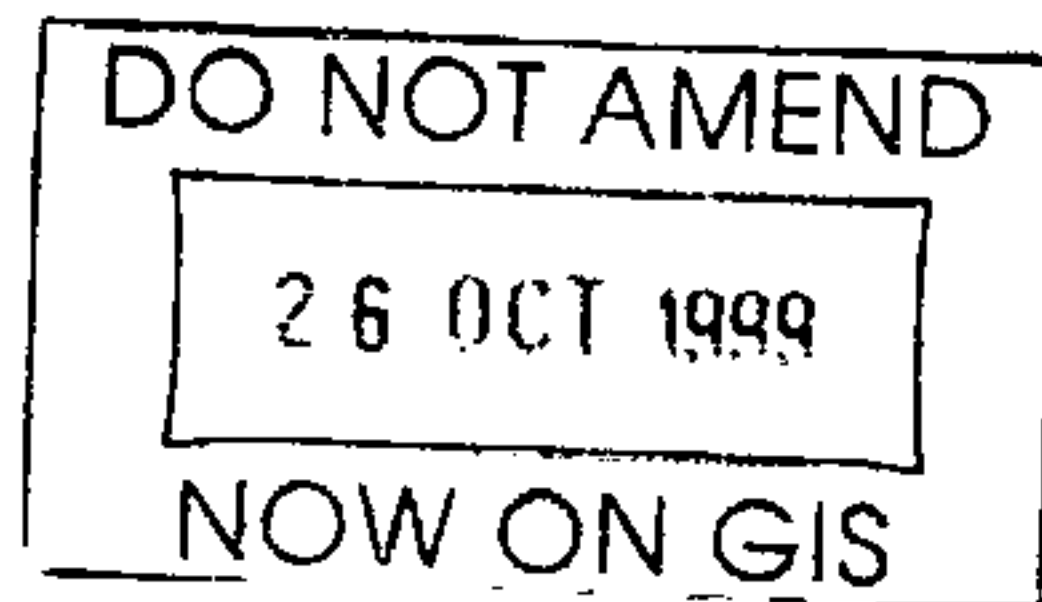
Douglas R.d.



Lot D.P. Douglas Rd Street No. 13

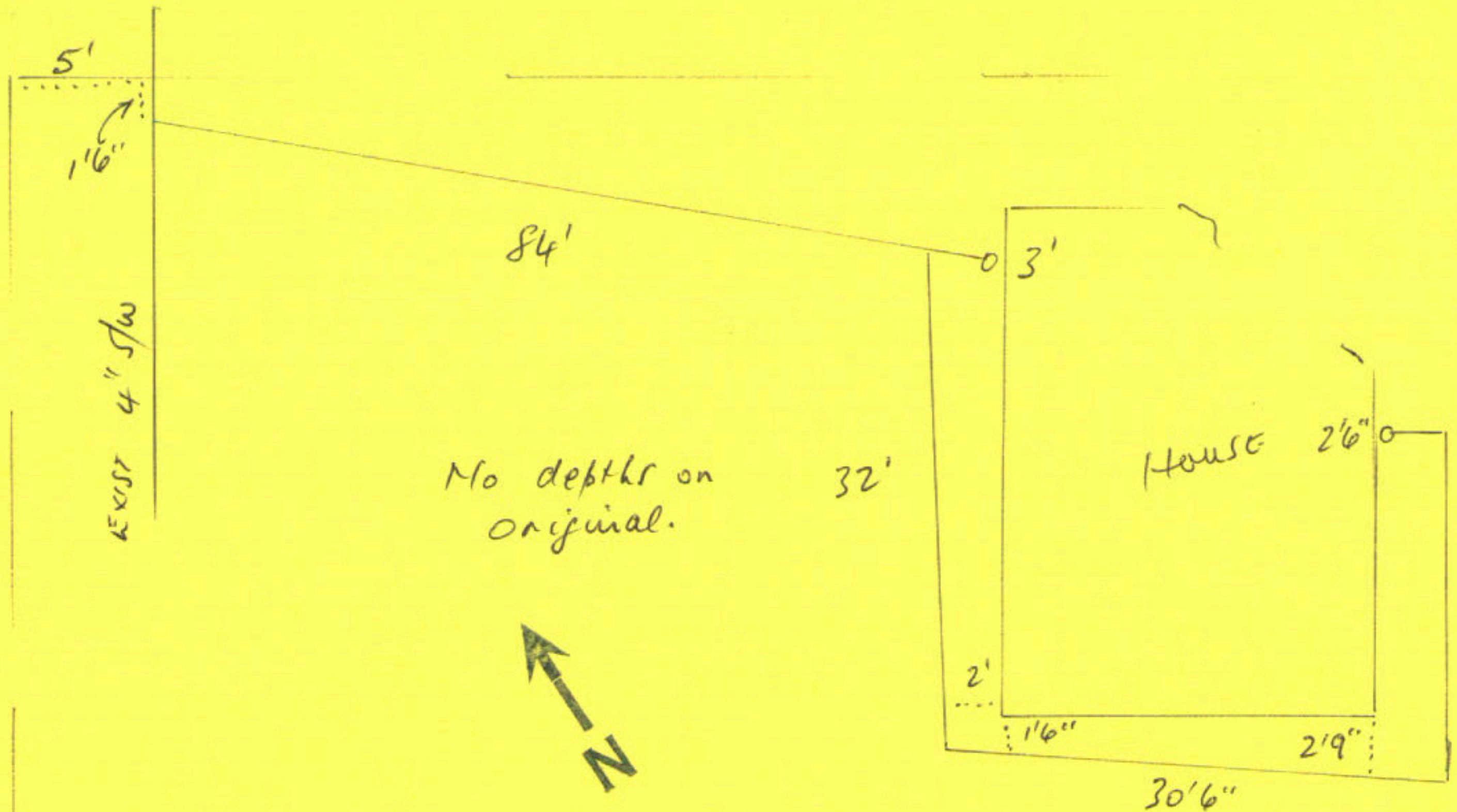
STILES-

Owner	Insp. Date	Description of Work	Inspector
Mr. Parry.	17.8.67	Completed	MR WIT
13 Douglas Road			
Amesbrook			
		Redrawn 26.9.78	W



Drainlayer A.R. Tuffnell

Drainage Card, City Engineers Department, Nelson



General Property Information: 1969002500

Property

Valuation No	1969002500
Location	13 Douglas Road, Nelson
Legal Description	LOT 18 DP 6882
Area (Hectares)	0.0759

Rates

Government Valuation

Land	355,000
Improvements	385,000
Capital Value	740,000

Current Rates Year 2025 to 2026

Planning/Resource Management

No information located

Building

30/03/04	BUILDING CONSENT 040249 : Alterations to bathroom area, move cylinder : Code Compliance Certificate issued 22/10/04
22/04/03	BUILDING NOTES DWELLING ALTERATIONS COMPLETED WITHOUT T/A AUTHORITY Report received 17/04/03
23/11/98	BUILDING CONSENT 981197 : EXTEND DWELLING : Code Compliance Certificate issued 11/01/00
12/07/94	BUILDING CONSENT 940819 : INSTALL HEATER : Code Compliance Certificate issued 18/08/94
8/06/70	BUILDING PERMIT B072939 CONVERT BASEMENT TO FLAT : APPROVED F/INSPECTION DATE: 2/9/71
8/12/66	BUILDING PERMIT B081807 ERECT DWELLING : APPROVED F/INSPECTION DATE: 30/3/67

Licences

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Natural Hazards

No information located

Other

7/05/15 LIM APPLICATION L150256L150256 : LAND INFORMATION MEMORANDUM

8/04/03 LIM APPLICATION L030076L030076 : LAND INFORMATION MEMORANDUM

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Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1401"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
3612728	13 Douglas Road, Nelson	C1401	Air Plan	N	Open in SharePoint (<a c1401\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1401")

119303

308,807

Date 8-12-66

13

HOUSE
No.

Dge. Plan No.

Valn. No.

LOT 18. DP 6882 SECTION

SUBDIVISION PLAN

FRONTAGE

DEPTH

AREA

PERMIT No.

OWNER

ADDRESS

BUILDER

WORK

13.081507

L. J. Parry.

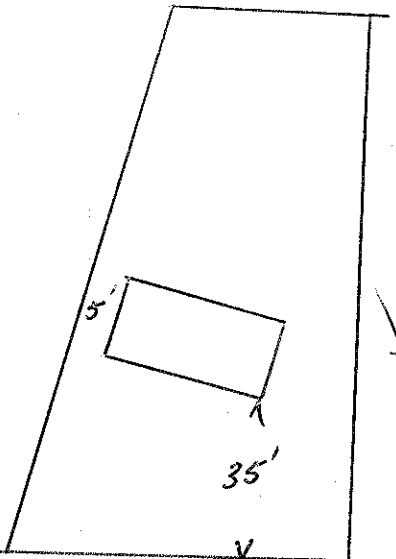
Walbrook Con

Ever dwelling

Area 1045 Value £3750

Foundations con Walls stucco Roof iron

Remarks



Exterior Lining

Interior Lining

Completed

Inspections

Douglas Rd.

Date	Instructions to Builder
21-12-66	G.B.M. Remove soil from back of framing behind basement.
23-1-67	G.B.M.
20-2-67	G.B.M.
30-3-67	G.B.M. Lean

Excavation

Foundations

Framework

Date of Final Inspection 30-3-67

Valuation £

G.B.M. Lean Inspector

NELSON CITY COUNCIL

BUILDING APPLICATION FORM

No.

808/807

Date

To the City Engineer,
NELSON.

Sir,

I hereby apply for permission to

erect
alter
convert
reinstate
demolish

Dwelling

for Mr. Mrs T.J. PARRY of 26 Pelshead Road Stoke
(Owner) (Owner's Address)

according to locality plans, detailed plans, elevations, cross sections and specifications of building deposited herewith, **IN DUPLICATE.**

PARTICULARS OF LAND:—

Lot 18 D.P. 6882 Section Blk.

Street No. 13 DOUGLAS ROAD Street.
(if allotted)

Frontage 120 links Area 30 perches

PROCESSED

PARTICULARS OF BUILDING:—

Foundations concrete Walls stone Roof iron

Area of Ground Floor 1045 square feet.

Area of Outbuildings square feet.

ESTIMATED COST:—

Plumbing and Drainage	£ 450
Building	£ 3300
Total	£ 3750

Purpose for which building is to be used DWELLING

(Signature of Applicant) F. E. Stanton for HOLLBROOK CONS.

Address 173 HARDY ST.

Builder's Name Hollbrook Cons. Ltd.

For Office Use ONLY

Builder's Plan & Specifications 4260.

Permit Fee

Subdivision Plan 2375

000 01687

Block Plan

Application No.

Index Plan No. 85

9931

Date: 5-12-1966

8

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT ACCORDING TO THE
ESTIMATED VALUE OF THE BUILDING WORK

ESTIMATED VALUE OF BUILDING WORK										Fees		
										£	s.	d.
Not exceeding £10											5	0
Over	£10 and not exceeding										10	0
"	£100	"	£200	"	"	"	"	"	"	1	0	0
"	£200	"	£300	"	"	"	"	"	"	1	10	0
"	£300	"	£400	"	"	"	"	"	"	2	0	0
"	£400	"	£500	"	"	"	"	"	"	2	10	0
"	£500	"	£600	"	"	"	"	"	"	3	0	0
"	£600	"	£700	"	"	"	"	"	"	3	10	0
"	£700	"	£800	"	"	"	"	"	"	4	0	0
"	£800	"	£900	"	"	"	"	"	"	4	10	0
"	£900	"	£1,000	"	"	"	"	"	"	5	0	0
"	£1,000	"	£1,250	"	"	"	"	"	"	6	0	0
"	£1,250	"	£1,500	"	"	"	"	"	"	7	0	0
"	£1,500	"	£1,750	"	"	"	"	"	"	8	0	0
"	£1,750	"	£2,000	"	"	"	"	"	"	9	0	0
"	£2,000	"	£2,500	"	"	"	"	"	"	10	10	0
"	£2,500	"	£3,000	"	"	"	"	"	"	12	0	0
"	£3,000	"	£3,500	"	"	"	"	"	"	13	10	0
"	£3,500	"	£4,000	"	"	"	"	"	"	15	0	0
"	£4,000	"	£4,500	"	"	"	"	"	"	16	10	0
"	£4,500	"	£5,000	"	"	"	"	"	"	18	0	0
"	£5,000	"	£6,000	"	"	"	"	"	"	20	0	0
"	£6,000	"	£7,000	"	"	"	"	"	"	22	0	0
"	£7,000	"	£8,000	"	"	"	"	"	"	24	0	0
"	£8,000	"	£9,000	"	"	"	"	"	"	26	0	0
"	£9,000	"	£10,000	"	"	"	"	"	"	28	0	0
"	£10,000	"	£12,500	"	"	"	"	"	"	32	0	0
"	£12,500	"	£15,000	"	"	"	"	"	"	36	0	0
"	£15,000	"	£17,500	"	"	"	"	"	"	40	0	0
"	£17,500	"	£20,000	"	"	"	"	"	"	44	0	0
"	£20,000	"	£25,000	"	"	"	"	"	"	49	0	0
"	£25,000	"	£30,000	"	"	"	"	"	"	54	0	0
"	£30,000	"	£35,000	"	"	"	"	"	"	59	0	0
"	£35,000	"	£40,000	"	"	"	"	"	"	64	0	0
"	£40,000	"	£45,000	"	"	"	"	"	"	69	0	0
"	£45,000	"	£50,000	"	"	"	"	"	"	74	0	0
"	£50,000	"	£60,000	"	"	"	"	"	"	79	0	0
"	£60,000	"	£70,000	"	"	"	"	"	"	84	0	0
"	£70,000	"	£80,000	"	"	"	"	"	"	89	0	0
"	£80,000	"	£90,000	"	"	"	"	"	"	94	0	0
"	£90,000	"	£100,000	"	"	"	"	"	"	99	0	0
Exceeding £100,000										100	0	0

In any dispute the Engineer shall have the absolute determination of the value of such work.

FEES PAYABLE FOR SPECIAL DUTIES

NATURE OF DUTY:	FEES
	£ s. d.
For inspection required in the case of proposed structural alterations before plans are submitted for approval	10 0
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	5 0
For inspecting old timber before reusing the same on a new building	15 0
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 6

APPLICANTS ARE REMINDED:—

1. A "Special Building Application" form is required for forming accessways, piping ditches, erecting culverts, bridges, signs, hoardings, scaffolding, or any similar structure occupying space in a footpath or street.

2. If a water supply is required on the site an early application is advised, the water fee being forwarded with water application form.

NELSON CITY COUNCIL

BUILDING INSPECTION SHEET:

City Engineer's Dept.

Date 24/11/66

Locality 13 Douglas Road

Application for: Erection of a dwelling

Owner: Mrs J. Parry

Builder: Helbrook Con. Ltd.

1. Description of Lot & Locality, House No. etc.

2. Building Line Restriction, P.W. or Bylaw:

3. Encroachment on Street or Council Property:

4. (Yard & Town Planning Requirements:

(Inclusive of Garage Site: basement

5. Fire Zone:

No.

6. Use of Buildings:

7. General Construction:

8. Values of Applications:

9. Structural Calculations:

10. Means of Egress:

10A. Chief Fire Officer:

11. Chimneys, Heating Flues etc.

12. Health Requirements:

13. Plumbing & Drainage:

14. Dangerous Goods:

15. Referred to Council - Applicant Advised:

Application Requiring Council Dispensation

The Town Clerk,
NELSON

This is not in accordance with Council requirements in that:-

and the owner requests that it be referred to Council.

Recommendation:

City Engineer

SUBJECT TO:

confirm steps and for Nth back
Stormwater drain being laid and permit applied for

PERMIT MAY BE ISSUED:

PRELIMINARIES & GENERAL

GENERAL The whole of the work is to be carried out according to this specification and the accompanying drawings, having regard to any differences specifically mentioned in the contract of which this specification shall be deemed to be part.

PERMIT & FEES The Contractor shall take out all permits, pay all fees and give all notices required by law.

DAMAGE The Contractor shall be held responsible for any damage to adjoining properties during the progress of the work and will be required to make good as part of the contract.

INSURANCE The Contractor shall insure his workmen in accordance with the Workers' Compensation Act. He shall also insure the building against fire and shall keep the building so covered until completed and ready for occupation.

MAINTENANCE Any defects or other faults which may appear within ninety days after the completion of the said dwellinghouse and works and which arise from materials or workmanship not in accordance with the drawing and specifications shall within a reasonable time be amended and made good by the contractor at his own cost.

DISPUTES Should any dispute arise as to the interpretation of these Specifications and the drawings it shall be settled by an Arbitrator to be mutually agreed upon whose decision shall be binding on both parties. Failing agreement on an arbitrator the dispute shall be determined by arbitration in accordance with the provisions of the Arbitration Act 1908. The Arbitrator or Arbitrators shall be Registered Master Builders.

VARIATIONS Should there be either a rise or fall in the price of labour and/or materials between the date of this contract and the date on which such labour is employed or such materials are procured for this contract then on final settlement a compensating adjustment of the contract price shall be made and the employer shall make such additional payment on or receive such allowance from the contract price as such rise or fall shall cause.

EXTRAS Extras to the contract may be allowed by mutual agreement between the owner and contractor (not his workmen), any extra cost to be charged plus 10% or at the price agreed upon at the time of arrangement.

P.C. SUMS Any P.C. Sums mentioned in the contract or addenda to this specification shall be adjusted at the difference between the P.C. Sum plus 10% and the actual cost plus 10%.

MATERIALS ON SITE All materials placed by the contractor upon the site of the proposed dwellinghouse and works and not incorporated in the said dwellinghouse and works and all waste materials shall be the property of the contractor any may be removed by him within fourteen days after the completion of the said dwellinghouse and works.

CLEARING UP All floors shall be left broom clean and machine sanded on completion. Find sanding if required to be an extra. The contractor may leave behind any timber or other materials which are of no further use to him.

SITE INFORMATION The Contractor and Sub Contractors shall be responsible for visiting the site and allowing in their contracts for any variation of levels shown in plans. The owner shall be responsible for supplying a site plan showing the position of the building on the section and this shall form the basis of the above levels and other services.

MATERIALS In the event of any materials as set out in this specification being unprocurable or hereafter prohibited by statute, Regulation or By-Law then the Contractor may substitute any permissible materials to be of a value and quality as near as reasonable practicable with the specified materials and any difference in the cost of such materials shall be either added to or deducted from the amount of the contract price as the case may be.

PLAN & SPECIFICATIONS If these should be supplied by the contractor they shall be allowed for in the contract price.

EXCAVATION All excavations for foundations, piles and walls etc. to be on to solid with a horizontal bottom. All trenches to be full width of foundations to allow for a good footing.

If the site be such that excavations is necessary to form basement area or in order to place the building on a level site then such work shall be carried out at the expense of the owner and independent of the contract. It shall, however, be the contractor's duty to arrange for the necessary excavations according to the levels shown on the plan and to co-operate with the owner as regards locations of the building and depositing of surplus earth etc.

CONCRETOR All concrete shall be composed of 6 parts of concrete aggregate to one part of Portland Cement. All boxing shall be 1" thick timber properly braced and strutted so as to remain in it's correct position and straight line when loaded with concrete.

Wall and piles over 2' in height above ground level shall be reinforced with $\frac{3}{8}$ " or $\frac{3}{4}$ " R.M.S. rods. Continuous foundations shall be reinforced horizontally with two $\frac{3}{8}$ " R.M.S. rods where concrete does not exceed 2'6" from ground level. Concrete piles shall not exceed 4' in height above ground level and shall not be less than 48" sq. in cross sectional area. All piles shall be placed at centres not exceeding 4'6" in rows not exceeding 7' apart where plates are on edge.

Continuous concrete foundations to have suitable vents 3' from each corner and at centres of 6' thereafter.

Chimneys where shown on plan shall be reinforced concrete with foundation sunk well on to solid and if on an outside wall shall have an ash pit door on the outside.

Porches and steps shall be concrete finished with plaster.

Between all concrete and woodwork place a layer of 3 ply malthoid dampcourse and full width of the timber.

CARPENTER All structural work shall follow good building practice and shall comply with the N.Z. Standard code of Building By-Laws Part IX and State Advances requirements where the State Advances Corporation is the Mortgagee or Radiata treated by an approved process. Timber shall be graded according to N.Z. Standard grading No. 169 and shall be supplied in good order and in as long lengths as possible. All exposed timbers shall be machine dressed and all interior exposed timbers shall be machine or hand sanded in addition.

In areas where Heart exterior timbers and flooring are required and in State Advances loan houses, where Heart timber is not available Dressing A. may be used provided it is pressure treated by an approved process. All exterior exposed timbers shall be primed before fixing care being taken to see that the butt joints and laps are similarly treated.

Boxed Eaves shall be lined with ~~match lining or flat durock at the discretion of the contractor.~~

ROOFING Tiles shall be approved design and fixed on 2 x 1 battens by an approved tiling firm. Tiles shall be grey in colour and shall be in accordance with N.Z. Standard Specification No. 795. Each alternate tile in each course shall be wired with 18swg. copper wire.

Iron roofs shall be 26G Corrugated Iron fixed with lead head nails at top and bottom of each sheet at every 2nd corrugation and immediately at every 4th corrugation. Iron shall be fixed to 3 x 2 purlins at not more than 2'6" centres and under each lap with rafters at 3' centres. End laps shall be at least 9" with $1\frac{1}{2}$ corrugation side laps. Cover the whole surface under the iron with approved building paper supported by 2" x 19 g netting tightly stretched and fixed to purlins. Ridging shall be 26 g lead edge dressed down inter corrugations. Painting of roof to be owner's responsibility except for under laps which shall be painted before fixing by the contractor.

STUCCO EXTERIORS All dwanging for stucco work shall not exceed 2' centres but may be placed so as to suit netting and paper as required. Ample ventilation must be allowed for in all cases. Plaster shall be placed on 30/30 sizalkraft and netting of not greater than $1\frac{1}{2}$ " mesh. Plaster shall be 2 parts of fine river sand to one part of Portland Cement with the addition of 10% Hydrated lime. The first coat is to be left at least two days before placing straightening coat. After fourteen days place two coats of colour wash made of unslaked lime, fat and colouring. In State Advances Loan houses and when otherwise required

a solid backing of flat durock and building paper shall be fixed in lieu of sizalkraft. In all cases all windows and doors to be suitably flashed with 26g corrugated iron flashing.

OTHER PLASTERING ETC. All plaster shall be as for stucco.. Plaster all steps and porches to a fine face, free from cracks, blisters etc. All Concrete shall be cross scratched before placing plaster. Chimneys and continuous foundations shall be finished with splash coat and lime washed as for stucco.

FIREPLACE SURROUNDS shall be brick with plaster hearth.

SPACE HEATERS when shown on plans shall be fitted in accordance with the makers specifications.

INTERIOR LININGS Line all walls of Kitchen, Bathroom, W/C, Laundry and Dining alcoves if extension to kitchen, with Hardboard. Cover joints with half round battens with quadrant angles and apron board to bath. Line walls to all other rooms and passages with $\frac{3}{8}$ " Gibraltor Board or Fibrous Plaster fixed with small headed galv. clouts at 6" centres at edges and 18" centres on internal face. The whole surface to be flush stopped with plaster ready for wall-paper.

Ceilings shall be lined with $\frac{1}{2}$ " Pinex Softboard fixed as recommended by the manufacturer. Joints to be covered with P.M.C.3. batten with P.M. 8 bedmould.

INTERIOR FINISH In papered rooms all exposed woodwork and doors shall be painted. Wardrobe doors shall be 6'6" x 2'0", or 6'0" x 2'0" with suitcase cupboards over if mentioned in the contract. In rooms finished with hardboard, woodwork and walls shall be enamelled. All doors shall be of flush hardboard type to sizes shown on plan.

Manhole A manhole shall be formed in all cases to give access to roof.

DOOR AND WINDOW HARDWARE Provide and fix hardware as follows:-

Front entrance door	Yale night latch and C.P. handle.
Other doors	C.P. latchsets of lever type with locksets on back, laundry, W/C, and bathroom doors.

Wardrobe and cupboard doors	Chrome handles and catches.
-----------------------------	-----------------------------

Casement doors	Chrome casement set or if opening outside Rebated mortise lockset.
----------------	--

Window stays	Chrome quality.
--------------	-----------------

Should the owner decide to choose hardware of the more expensive type the difference may be charged as an extra to the contract.

JOINER All joinery work shall be in accordance with good trade practice.

All exterior door and window frames shall be constructed from Heart dressing A. Rimu. Sashes and front and exterior casement doors shall be constructed from Redwood, Oregon Cedar, Baltic Fir or tanalised white pine at the discretion of the builder having regard to availability and stocks carried. Basement and garage doors shall be Rimu frame ledge type. All doors throughout the house shall conform to N.Z.S.S. 106. All butts for hanging sashes and outside doors shall be galvanised.

Cupboard units shall be constructed from D.A. Rimu with double sided doors made from $\frac{3}{8}$ " corestock with $\frac{3}{8}$ " hardboard pressed both sides. Sink and bench tops be jointed heart Rimu unless otherwise shown. Each kitchen unit shall contain two bins and two drawers in addition to cupboards or alternatively two deep drawers and one shallow. Shaving cabinet complete with mirror to be fitted in bathroom. All cupboards to be fitted with catches of good quality but not exceeding 5/- each in price.

PLUMBER AND DRAINLAYER All plumbing and drainlaying shall be in accordance with local by-laws to the satisfaction of the council's inspectors and Health Officers and shall be carried out by experienced and licensed tradesmen and shall follow good trade practice. Septic Tank and soak pit to be installed in areas where there is no sewerage and a septic tank if permissible. The contractor cannot be held responsible for poor soakage where this

is caused by the nature of the subsoil, but will install surface drains to a maximum of 60' where necessary.

Spouting and downpipes shall be 26g Galv. iron ~~or aluminium~~. Water supply shall be copper or galv. pipe at the discretion of the builder.

~~Copper shall be as shown on plan or if not indicated a P.C. sum of £25 shall be allowed.~~ Hot water cylinder shall be 40 gallon electric. Sink shall be 20" x 14" enamel. Bath 5'6" cast iron porcelain, basin 22" x 16" porcelain, and W/C pan white glazed earthenware with double flap polished seat and low down flushing cistern of approved manufacture. Washtubs shall be concrete. In all cases two hose taps to be fitted. All other taps shall be chrome plated brass streamlined pattern of approved manufacture with $\frac{3}{4}$ " bibs extended over bath, $\frac{1}{2}$ " pillar cocks to basin, $\frac{1}{2}$ " bibs with 3" extension to sink, $\frac{1}{2}$ " bibs to tubs and copper or washing machine and $\frac{1}{2}$ " polished brass cocks with screw ruff for hose connections.

PAINTER AND PAPERHANGER All work shall be of the highest standard and carried out only by skilled tradesmen. All materials shall be of the best of its kind available.

All interior woodwork other than kitchens, laundries, W/Cs and bathrooms to be oiled, knotted and varnished, care being taken to hand sand for smooth finish where necessary. Ceilings shall have one coat of size and two coats of oil bound distemper. Papered rooms to have paper fixed to a value of 8/- per roll.

Kitchens, bathrooms, W/Cs and laundries to be stopped and given one coat of size, two coats of paint and a final coat of petrifying enamel.

All colours to be selected by the owner. Also papers but any chosen in excess of 8/- per roll shall be charged as an extra.

All interior and exterior woodwork shall be stopped with good quality linseed putty. Gibraltar Board shall be stopped with plaster to give an even surface and glue sized before fixing papers.

Exterior. All exterior exposed woodwork shall be primed before fixing and given an additional two coats of approved paint to colour selected by the owner.

Spouting and downpipes shall also be given two coats and durock shall first be given a coat of special primer.

GLAZIER All glazing shall be in accordance with good trade practice and glass shall be of approved British manufacture and free from blemishes.

Panes under 3 $\frac{1}{2}$ sq. ft. use 18 oz. glass.

Panes under 7 sq. ft. and over 3 $\frac{1}{2}$ sq. ft. use 24oz. glass.

Panes over 7 sq. ft. use 32 oz. glass or plate.

All glass to be well bedded and back puttied.

ELECTRICIAN All work shall be carried out by licensed tradesmen and passed by the local supply authority and shall be in accordance with Electrical Wiring Regulations 1935 and its amendments. Give all requisite notices to the supply authority and obtain the necessary permits.

Switches shall be flush type throughout and lamps shall be 60 watt and in compliance with N.Z.S.S. 158 & 144. Shades shall be 9" plastic flat conical type.

Range shall be Champion model "J" or as chosen by the owner with extra being paid for types costing in excess of this model.

Power Poles Any power aerial extension that the supply authorities deem necessary to charge for, such as extra poles shall be a charge on the job as an extra to be paid for by the owner in addition to the contract price.

Permit No. B072939

Douglas STREET HOUSE
ROAD 13 No.

LOT 18 D.P. 6882

Date Approved 4-6-70

Date Issued 8-6-70

FRONTAGE

OWNER

BUILDER

WORK

Mr & Mrs. T. Parry

Chas. R. Yantrem
183 Ridgeway

convert basement
into Flat.

Subject to

Designation of Household Unit

Maximum Number
of Occupants

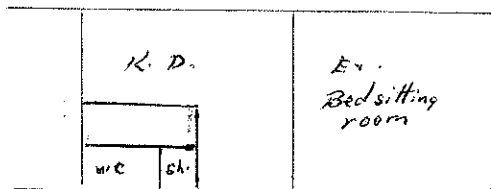
That

Area 336 Value \$600.00

Foundation Ex Walls Ex Roof Ex

Remarks

Site plan



Inspections

Date	Instructions to Builder
2/9/71	appears completed.

Date of Final Inspection 2/9/71

Michael Inspector

Enterprise Print

Exterior Lining

Interior Lining

Completed

Excavation

Foundations

Framework

NELSON CITY COUNCIL

BUILDING APPLICATION FORM

No. 3072939
Date 25/5/70

To the City Engineer,
NELSON.

Sir,

I hereby apply for permission to

~~erect~~
~~alter~~
~~convert~~
~~reinstate~~
~~demolish~~

Basement space to kitchen etc

for Mr. J. T. Tarrant

(Owner)

of

13 Douglas Road

(Owner's Address)

Annexbrook

according to locality plans, detailed plans, elevations, cross sections and specifications of building deposited herewith, IN DUPLICATE.

PARTICULARS OF LAND:—

Lot 18 D.P. 6882 Section _____ Blk. _____
Street No. 13 Douglas Rd Street. _____
(If allotted)

Frontage _____, Area _____

PARTICULARS OF BUILDING:—

Foundations concrete & wood Walls _____ Roof Existing

Area of Ground Floor _____ square feet.

Area of Outbuildings _____ square feet.

ESTIMATED COST:—

Plumbing and Drainage	\$	<u>100</u>
Building	\$	<u>500</u>
Total	\$	<u>600</u>

Purpose for which building is to be used

Kitchen, Dine, etc

Builder

A. G. Tarrant

Address

183 The Ridgeway

Stoke

Signature of Builder

A. G. Tarrant

Phone 49160

For Office Use ONLY

Builder's Plan & Specifications

Permit Fee

83

Subdivision Plan

Block Plan

Application No.

Index Plan No.

218185

Date:

8 / 6 / 19 70

cl

VALUE OF THE BUILDING WORK

For every \$40000 or part thereof in excess of \$280000 an additional fee of

In any dispute the Engineer shall have the absolute determination of the value of such work.

FEES PAYABLE FOR SPECIAL DUTIES

NATURE OF DUTY:	FEES
	\$ c.
For inspection required in the case of proposed structural alterations before plans are submitted for approval	2
For inspecting every detached stove, furnace, oven, close, fire or forge erected subsequently to the building	50
For inspecting old timber before reusing the same in a new building	2
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	1

APPLICANTS ARE REMINDED:—

1. A "Special Building Application" form is required for forming accessways, piping ditches, erecting culverts, bridges, signs, hoardings, scaffolding, or *any similar structure occupying space* in a footpath or street.
2. If a water supply is required on the site, an early application is advised, the water fee being forwarded with water application form.

PERMIT FEE

\$3.00

NELSON CITY COUNCIL

Prelim Check
No. _____

25.5.70 Date

BUILDING INSPECTION SHEET

Application for: Convert basement to interior alterations to dwelling (basement space) Locality: 13 Douglas Rd

Owner: Mr T. Parry

Builder: A.R. Tantrum

LEGAL		Does not comply	Approved
A 1. Application form completed. Area of new building or additions. ☐ 2. Street number allocated. ☐ 3. Building on Council land or street. ☐ 4. Building line restriction ☐	5. Party wall registered ☐ 6. Approved subdivision scheme pegged Street vested in the council. ☐ 7. Special conditions on specific sites. ☐ 8. Occupation of streets & footpaths. ☐		☒
B TOWN PLANNING 1. Zoning and use ☐ 2. Yards; front; sides; rear; eaves. ☐ 3. Coverage and density ☐ special areas? 4. Height: general, com. streets, fences. ☐ 5. Formation width: access to rear sites for Res. buildings of more than 6 h/b. ☐		6. Accessory buildings; height, siting, coverage, distance to neighbours dwelling. ☐ 7. Off street parking, future garage sites on residential sites. ☐ 8. Method of joining household units. ☐ 9. Verandahs; general & commercial streets. ☐	* ☒
C FIRE REQUIREMENTS 1. Fire Risk Area ☐ 2. Classification of occupancy, Type Constr. ☐ 3. Fire Compartment size, exceptions to areas. ☐ 4. External walls, parapets, omission of walls ☐ 5. % of openings in walls, fire windows & doors ☐		6. Fire rating structural frames ☐ 7. Fire rating of floors ☐ 8. Separation of occupancies ☐ 9. Roof space restriction ☐ 10. Special requirements for places of assembly ☐ 11. Surface finish walls & ceilings ☐	* ☒
D EGRESS 1. Units of width of exitway required ☐ 2. Number of exitways & arrangement ☐ 3. Guide Sacs ☐ 4. Types of exitways & door openings in line with egress ☐		5. Internal and external stairways ☐ 6. Protection of exitways ☐ 7. Places of assembly & multi-units ☐	* ☒
E BYLAWS (General) 1. Signs: Size, height above G.L. projection height above building. ☐ - skysigns Hoardings Electric signs - Effect on traffic. ☐ 2. Poultry houses Flashing signs - zone. ☐ 3. Aviaries			☒
F BUILDING BYLAWS 1. Use ☒ 2. Minimum floor area for rooms ☒ 3. Combination for rooms in house/unit ☒ 4. Light and ventilation ☒ 5. General Construction ☒		6. Value ☒ 7. Heating ☐ 8. Capacity Electric H.W. Cylinder. ☐ 9. Notification D.G. Insp. Central Heating ☐	* ☒
G HEALTH & PLUMBING & DRAINAGE 1. General Plumbing ☐ 2. Number of sanitary fittings ☐ 3. Isolation of W.C. compartments ☐ 4. Lighting & Ventilation of W.C.s, Urinals ☐ 5. Buildings Compliance with Health Act. ☐		6. Drainage ☐ 7. Stormwater drains ☐ 8. Drains under buildings ☐ 9. Septic tank approval ☐ 10. Copy of Health Dept's approval (Offensive T) ☐	* ☒
H DANGEROUS GOODS 1. Safety distance ☐ 3. General Compliance ☐ 2. Filling points ☐ 4. Copy Chief Insp of Explosives approval		REFER TO	☒
I ACCESSWAYS & LEVELS Accessways: - Crossings: number width design, location Formation: grade design location 2. levels: floor Kerb			☒
J WATERWAY & PIPE SIZES			☒
K STRUCTURAL (Wall design No below)			☒
L CHIEF FIRE OFFICER			☒
M ELECTRICITY DEPARTMENT			☒

COUNCIL DISPENSATION

Date granted _____

Conditions if any complied with ☐

ISSUING OFFICER TO NOTIFY OWNER of advisability of submitting proposal to

Waimea Elect. P.B. ☐ Labour Dept. ☐ Notified _____

PERMIT MAY BE ISSUED

N.C.C. wall design No _____ Plan issued ☐

.....25.70.....Date

NON COMPLIANCE WITH TOWN PLANNING & BYLAW REQUIREMENTS. Locality 3..Douglas. Rd....

APPLICATION For ~~interior alterations to dwelling~~ ^{conversion of existing} (basement space)

Owner Mr. T. Parry Builder A. R. Tardum

Letter &
Item No.

Application does not meet our requirements in the following respects.

Signature|Amended|

This application appears to be conversion of basement into a flat. One dwelling is limited to 1 kitchen. Pls. Supply further details pertaining to above.

Details of windows sizes to be given.
Method of damp proofing under flooring or ventilation to be shown.

AMENDED DATE 3/6

APPLICANT ADVISED Approval for a building permit
will be withheld until application is amended
to comply with above requirements

[illegible]

28/5

.....

APPLICATIONS REFERRED TO COUNCIL

Applicant advised of dated of meeting

APPLICATION REQUIRING COUNCIL DISPENSATION

The Town Clerk,
NELSON.

This is not in accordance with Council requirements in that:-

and the owner requests that it be referred to Council:-
RECOMMENDATION

.....City Engineer

COUNCIL DISPENSATION Refused

COUNCIL DISPENSATION

Refused

Granted subject to conditions that:-

C/R Date

Building permit application to be amended to
comply with conditions if any -- applicant advised

Town Clerk

119303

Building Consent No.	981197
Date Received	29/10/98

NELSON CITY COUNCIL

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

(Insert a cross in each applicable box. Attach relevant documents in duplicate)

APPLICANT* (See note below) Name: <u>A. L. ELLIOTT</u> Mailing Address: <u>13 Douglas Road.</u> <u>Nelson</u> Contact Name: <u>LLOYD ELLIOTT</u> Contact Address: <u>~~35 Gairloch St~~ P.O. Box</u> <u>1063 Nelson</u> Position: <u>OWNER</u> Phone: <u>Wk 5487887</u> Fax: <u>Wk 5487858</u>	PROJECT New or Relocated Building ☐ Alteration ☒ Description of work (in detail): <u>2 BEDROOM EXTENSION</u> Intended Life: Indefinite, but not less than 50 years ☒ Specified as _____ years ☐ Demolition ☐ Being stage <u>1</u> of <u>1</u> stages Attach additional information if necessary to describe the project
PROJECT LOCATION Street Address: <u>13 Douglas Road</u> <u>Nelson</u>	SIZE OF BUILDING Floor Area: <u>32</u> m ² Number Dwelling Units <u>1</u> Number of Storeys _____
LEGAL DESCRIPTION Valuation Roll Number: <u>1969002500</u> Lot: <u>18</u> DP: <u>6882</u> Section: <u>19</u> Block: _____ Survey District: <u>Suburban South</u>	VALUE OF WORK Building: \$ <u>12,000</u> Plumbing & Drainage \$ <u>2,000</u> Total: \$ <u>14,000</u> Council charges for consent checking are based on the actual time spent checking plans and details plus an estimate of the number of site inspections required. Checking amendments to consents and extra inspections will be separately invoiced.

* Under Section 33 of the Building Act 1991 the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.
Any person acting for or on behalf of the owner must be authorised in writing. Proof of authorisation is to be provided to Council.
The Nelson City Council will invoice the applicant for all costs associated with this Building Consent.

THE APPROPRIATE ITEMS IN THE FOLLOWING LIST OF INFORMATION MUST BE SUPPLIED TO THE COUNCIL, BEFORE YOUR APPLICATION WILL BE ACCEPTED

APPLICATION DETAILS:	Info supplied	Info required
1. Building Consent Application fully completed and signed by Owner/Applicant.	✓	
2. Letter from Property Owner authorising application if Applicant is not owner.		
3. Copy of current search copy of Certificate of Title for building site.	✓	
4. Details of any Resource Consent applications lodged or granted.	✓	
PLANS AND SPECIFICATION:- (2 copies required)		
1. Fully detailed and dimensioned Site Plan , including site levels, floor height above finished ground level and all existing buildings.	✓	
2. Fully detailed Drainage Plan with discharge points, i.e.. Sewer and Stormwater, including levels, gutter & downpipe size and location. In rural areas provide Design Details of Septic Tank and effluent disposal system, including well location for water supply and any water test to show water potability.	✓	
3. Fully detailed and dimensioned Floor Plans, Elevations, Cross Sections and Construction Details . Show position of all Sanitary Fittings and provide a Layout Plan of water supply pipes & Toby, waste pipes and soil pipe installations.	✓	
4. Detailed Specification covering the building, plumbing and drainage works in accordance with the Building Code.	✓	
5. Fully detailed Schedule of Materials . Must include Glazing details.	—	
6. Roof Truss Layout Plan and design details from an approved manufacturer.	—	
7. Wall and Subfloor Bracing calculations, schedule and layout plan, in accordance with NZS3604:1990. (NB: Subfloor bracing only for piled foundations)	✓	
8. Hot Water System details: type, storage capacity and tempering valve details.	—	
9. Producer Statements for design and /or construction, i.e.. Geotechnical, Structural, Specialist Systems OR detailed written report and calculations.	—	
10. Details of Proposed Storage of hazardous substances and/or processes.	—	
11. Fire Safety Design Summary and/or specific fire engineering design.	—	
12. Log Fire installation instructions. Indicate if wet-back is to be included.	—	

What materials will be used for the (tick boxes)

Floor

- 1 ☐ Timber
 2 ☒ Concrete
 3 ☐ Wood products

Insulation

- 1 ☒ Fibreglass
 2 ☐ Masserated paper
 3 ☐ Wool
 4 ☐ Foil
 5 ☐ Other

Framing

- 1 ☒ Timber
 2 ☐ Concrete
 3 ☐ Steel

Energy

- 1 ☐ Electric
 2 ☐ Gas
 3 ☐ Solid fuel

Outer Walls

- 1 ☐ Brick
 2 ☐ Concrete
 3 ☐ Concrete block
 4 ☐ Cement board
 5 ☒ Plaster
 6 ☐ Timber
 7 ☐ Steel
 8 ☐ Aluminium
 9 ☐ Other

Roof

- 1 ☐ Steel
 2 ☐ Concrete tiles
 3 ☐ Steel tiles
 4 ☐ Shingles
 5 ☐ Aluminium
 6 ☒ Other

Butynon

KEY PERSONNEL

(Please complete as far as possible in all cases. Give names, addresses and telephone numbers.
Give relevant registration numbers if possible)

Builder(s): VIC STEWART 5485704
21 DOUGLAS RD

Registered Drainlayer: LEO FERNLEY (025 332638)

Registered Plumber:

Note: Registered Gasfitter and Electrician are required to be nominated only when:

- a) The work undertaken is to be covered by a Compliance schedule.
- b) The owner wishes to obtain a Building Consent for the energy work.
(the owner will incur additional cost of checking and certification).

Registered Gasfitter:

Registered Electrician: LLOYD BEATSON

Designer(s): ALAN WALTERS

Building Certifier(s):

Registered Engineer(s):

Other:

Signed for and on behalf of the applicant:

Name: [Signature] Position: OWNER Date: 25/10/98

COMPLIANCE SCHEDULE DETAILS

SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Please complete for all new buildings and alterations, except single residential dwellings)

The building will contain the following *(cross each applicable box and attach proposed inspection, maintenance and reporting procedures)*:

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic flow-back preventer connected to a potable water supply.
- ☐ Lifts, escalators or travelators, or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or part of the building.
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the Building Code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of the building.
- ☐ Such signs as are required by the Building Code in respect of the above-mentioned systems.
- ☐ None of the above.

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Please complete only if the building contains one or more of the systems listed above)

The building will contain the following *(cross each applicable box and attach proposed inspection, maintenance and reporting procedures)*:

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

NELSON CITY COUNCIL, CONSENT CHECK SHEET

PIMNO: _____

LIMNO: 981197DATE: 30/10/98

PROJECT:	<u>Extend Dwelling</u>		
APPLICANT:	<u>AL Elliott</u>		
LOT:	<u>18</u>	DP:	<u>6882</u>
PROJECT LOCATION:	<u>13 Douglas Rd</u>		
SPECIAL CONDITIONS:		<u>N/A</u>	

ADMINISTRATION

Z100 Z200 Z300 Z400 Z500

ZB02 SITE INSPECTION

ZB04 ZB05 ZB06

ZC02 FOUNDATION

ZC04 ZC06 ZC08 ZC10 ZC13

ZC14 ZC16 ZCE8

ZD02 RETAINING WALLS

ZD04 ZD06 ZD12 ZD14 ZD16
ZD18 ZDE0

ZE02 BUILDING STRUCTURE

ZE04 ZE06 ZE08 ZE09 ZE10
ZE11 ZE12 ZE14 ZGE3

ZH02 PLUMBING & DRAINAGE

ZH03 ZH04 ZH05 ZH06 ZH07
ZH08 ZH10

ZIO2 EXTERIOR CLADDING

ZIO4 ZIO6 ZIO8

ZK02 SOLID FUEL HEATER

ZK04 ZK06

ZM02 FINAL INSPECTION

ZM05 ZM08 ZM10 ZM12 ZM14

Z002 SAFETY SYSTEMS

Z004 Z006 Z008 Z010 Z012
Z014 Z016 Z018 Z020 Z022

DEPARTMENT	DATE	NOT APPR	DATE	APPR
BUILDING & PLANNING				
STRUCTURAL				
PLUMBING DRAINAGE & WATER				
ACCESS & SUBDIVISION				
DANGEROUS GOODS				
SERVICES & FLOOR LEVELS				
TOWN PLANNING			<u>3/11/98</u>	<u>A.C.</u>
HEALTH				
<u>Split plans</u>				
PIM	Not applicable. Non-Complying with the Scheme. Requires a Resource Consent Complies with Scheme			

SITE CHECK

Street No ☐	Boundaries ☐	Cornersplay ☐	Area ☐
Compulsory 643 ☐	or Amalg Titles ☐	Designations ☐	Subdivisions ☐

Zone ☐	Condition No	BLR ☐	SWL ☐	Right of Way Legal ☐
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FILE CHECK:

DEVELOPMENT NUMBER: _____

Dispensations/Controlled Use/Specified Departures Applicable: _____

Conditions complied with ☐ No Conditions ☐

Minor Dispensations Requd? _____ Approved under Delegated Authority: Date _____

Vehicle entrances/Reversing ☐ Fences ☐

Non-confirming building ☐ Sec 91 ☐ Signature _____

Trivial Infringements: _____

BUILDING PERMIT CHECK:

☐ Use Dwelling ☐ Apartment ☐ Accessory ☐ Other ☐

☐ Zone _____

☐ Designations _____

☐ Predominant ☐ Controlled ☐ Conditional ☐ Specified Departure ☐

☐ Building Coverage: _____

☐ Building Height: _____

☐ 4m Front Yard: _____ Side Yards: _____

☐ Windows and Decks of habitable rooms - 2m

☐ Daylight: North Point ☐ degrees North _____ ° South _____ ° East _____ ° West _____ °

☐ Number of habitable rooms: _____

☐ Living Courts: Location adjoining living/dining ☐ Area of living court _____ m² ☐

Dimension and shape of court ☐ Access to court (900mm) ☐

Obstruction to living court ☐ Conservatory area _____ m² ☐

☐ Separation distance 6m (4m for aged cottages) ☐ recheck if applicable *

☐ OR nominated side boundary

☐ Joined Units: Appearance/method of attachment: _____

☐ No of units on rear sites _____ refer Ord 21.70 No shown _____ No permitted _____

☐ Accessory buildings in front yard: Area 40m² ☐ 1.5m from st ☐ 6.3m width ☐

1.5m access to residential building ☐ Neighbour's consent ☐

Access: From St network ☐ NO using entrance ☐

Common Access No ☐ Widths ☐

Basecourse ☐ Surfaces ☐

Grade ☐

Entrance Location ☐ Turning ☐

Non reversing St or S/H ☐ Reversing more than 3m ☐

Parking: No required ☐ No shown ☐

Location of Parks ☐ Size of parks ☐

Fences, hedges, retaining walls, supporting fill

Signs

Landscaping where required (Tourist)

Access for disabled -see attachment

AREA: _____)
ZONE: _____) Write on BP Application

NELSON CITY COUNCIL, CONSENT CHECK SHEET

PIMNO: _____

LIMNO: 981197

DATE: 30/10/98

PROJECT:	<u>Extend Dwelling</u>		
APPLICANT:	<u>AL Elliott</u>		
LOT:	<u>18</u>	DP:	<u>6882</u>
PROJECT LOCATION:	<u>13 Douglas Rd</u>		
	SPECIAL CONDITIONS: <u>N/A</u>		

ADMINISTRATION

Z100 Z200 Z300 Z400 Z500

ZB02 SITE INSPECTION

ZB04 ZB05 ZB06

ZC02 FOUNDATION

ZC04 ~~ZC06~~ ZC08 ~~ZC10~~ ZC13
ZC14 ZC16 ZCE8

DEPARTMENT	DATE	NOT APPR	DATE	APPR
~~BUILDING & PLANNING~~	3/11/98		20/11/98	
STRUCTURAL				
~~PLUMBING DRAINAGE & WATER~~	3/11/98		20/11/98	
ACCESS & SUBDIVISION				
DANGEROUS GOODS				
SERVICES & FLOOR LEVELS				
TOWN PLANNING				
HEALTH				
<u>split plans 10F</u>				
PIM	Not applicable. Non-Complying with the Scheme. Requires a Resource Consent Complies with Scheme			

ZD02 RETAINING WALLS

ZD04 ZD06 ZD12 ZD14 ZD16
ZD18 ZDE0

ZE02 BUILDING STRUCTURE

ZE04 ZE06 ~~ZE08~~ ~~ZE09~~ ZE10
ZE11 ZE12 ZE14 ZGE3

ZH02 PLUMBING & DRAINAGE

ZH03 ZH04 ZH05 ~~ZH06~~ ZH07
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ZI02 EXTERIOR CLADDING

ZIO4 ZIO6 ZIO8

ZK02 SOLID FUEL HEATER

ZK04 ZK06

ZM02 FINAL INSPECTION

ZM05 ZM08 ~~ZM10~~ ZM12 ZM14

Z002 SAFETY SYSTEMS

Z004 Z006 Z008 Z010 Z012
Z014 Z016 Z018 Z020 Z022

AMENDED DATE 17/11/98

SITE CHECK

Street No ☐	Boundaries ☐	Cornersplay ☐	Area ☐
Compulsory 643 ☐	or Amalg Titles ☐	Designations ☐	Subdivisions ☐

Zone ☐	Condition No	BLR ☐	SWL ☐	Right of Way Legal ☐
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FILE CHECK:

DEVELOPMENT NUMBER: _____

Dispensations/Controlled Use/Specified Departures Applicable: _____

Conditions complied with ☐ No Conditions ☐

Minor Dispensations Reqd? _____ Approved under Delegated Authority: Date _____

Vehicle entrances/Reversing ☐ Fences ☐

Non-confirming building ☐ Sec 91 ☐ Signature _____

Trivial Infringements: _____

BUILDING PERMIT CHECK:

☐ Use Dwelling ☐ Apartment ☐ Accessory ☐ Other ☐

☐ Zone _____

☐ Designations _____

☐ Predominant ☐ Controlled ☐ Conditional ☐ Specified Departure ☐

☐ Building Coverage: _____

☐ Building Height: _____

☐ 4m Front Yard: _____ Side Yards: _____

☐ Windows and Decks of habitable rooms - 2m

☐ Daylight: North Point ☐ degrees North _____ ° South _____ ° East _____ ° West _____ °

☐ Number of habitable rooms: _____

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Dimension and shape of court ☐ Access to court (900mm) ☐

Obstruction to living court ☐ Conservatory area _____ m² ☐

☐ Separation distance 6m (4m for aged cottages) ☐

OR nominated side boundary ☐ recheck if applicable *

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Parking: No required ☐ No shown ☐

Location of Parks ☐ Size of parks ☐

Fences, hedges, retaining walls, supporting fill

Signs

Landscaping where required (Tourist)

Access for disabled -see attachment

AREA: _____)

ZONE: _____)

Write on BP Application

BUILDING CONSENT DETAILS

PLUMBING + DRAINAGE

PLEASE PROVIDE GUTTER + DOWNPIPE FOR
LOWER ROOF (BELOW DECK) AND CONNECT
INTO SW SYSTEM.

BUILDING

~~REALLY~~ CONC BLOCK RETAINING WALL WILL
NEED AN ~~ENGINEER~~ ENGINEERS PRODUCER
STATEMENT AS THE DEPTH OF COMPACTED
HARDFILL IS GREATER THAN 600MM.

Transfer No. 109067
N/C. Order No.



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of February one thousand nine hundred and SIXTY-SEVEN under the seal of the District Land Registrar of the Land Registration District of NELSON

WITNESSETH that THOMAS TREVOR PARRY of Nelson, Linotypist and RACHAEL PARRY his wife are -

seised 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 30 perches

more or less situated in the City of Nelson being Lot 18 Deposited Plan.6882 and being part Section 19 Suburban South District.



[Signature]
District Land Registrar

Appurtenant hereto are sewerage easements

over: Land C.T. Created by Transfer

1. Part Lot 1 D.P. 5476 (C.T. 168/84) 101640
2. Part Lot 2 D.P. 5476 (C.T. 167/88) 101641
3. Part Lot 19 D.P. 6882 (C.T. 2A/1224) 102115

169537.2 Transfer to Roger Anthony Quinn of Nelson, Carpenter and Leslie May Quinn, his wife - 23.12.1975 A.L.R. at 1.52 o.c.

109068 Mortgage to Canterbury Savings Bank - 24.2.1967 at 11.31 o.c.

A.L.R.

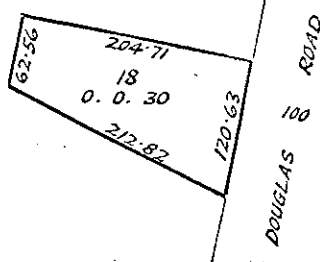
170255.1 Mortgage to Canterbury Savings Bank - 23.2.1976 at 10.45 a.m.

Variation of Mortgage 109068 - 23.2.1972 at 2.13 o.c.

A.L.R.

230949.1 CAVEAT BY CANTEBURY SAVINGS BANK - 15.4.1983 at 11.25 o.c.

METRIC AREA IS 759 m²



Scale: 1 inch = 1 1/2 Chains

313034.2 Mortgage to First Bank Canterbury Limited - 5.12.1991 at 11.25 o.c.

A.L.R.

321272.2 Transfer to Allan Lloyd Elliott of Nelson, Engineer - 30.9.1992 at 10.30 o.c.

A.L.R.

- OVER -

contents of residential zone rule table

REr.20	Non-residential activities (excluding home occupations)	
REr.21	Closing times - services to the public	
REr.22	Home occupations	
REr.23	Comprehensive housing development	
REr.24	Minimum site area	
REr.25	Site coverage	MAX COVERAGE $759 \times .4 = 303.6 m^2$ C.P.'s $45 m^2$
REr.26	Front yards	ESTIMATE COVER AS APPROX HOUSE 92.4
REr.27	Other yards	DECK 24.0
REr.28	Outdoor living court - Sites less than 350 sq m	GRASS $.28$
REr.29	Pedestrian access to rear of sites	
REr.30	Corner sites	
REr.31	Structures near vehicle accesses	
REr.32	Maximum building height	$19.0 m^2$
REr.33	Relocated buildings	25%
REr.34	Building over or alongside drains and water mains	
REr.35	Daylight admission	
REr.36	Decks, terraces, verandahs and balconies	EXISTING ROOF OVER BEDROOMS NOT BEING
REr.37	Activities near rivers, wetlands, or coast	USED AS DECK $> 2m$ away
REr.38	Parking	
REr.39	Parking or storage of heavy vehicles	
REr.40	Access	MAX EXISTING
REr.41	Signs	
REr.42	Outdoor storage	
REr.43	Noise	
REr.44	Helicopter landing pads	
REr.45	Vibration	
REr.46	Light spill	
REr.47	Air emissions	
REr.48	Hazardous substances - use and storage	
REr.49	Radioactive material	
REr.50	Aerials	
REr.51	Microwave or ultra high frequency emissions	
REr.52	Network utility - buildings	
REr.53	Network utility - above ground and underground utilities	
REr.54	Structures on the road reserve	
REr.55	Network utility - roads	
REr.56	Neighbourhood parks	
REr.57	Building on low lying sites	
REr.58	Vegetation clearance	
REr.59	Soil disturbance	
REr.60	Earthworks	
REr.61	Papakāinga development (Schedule Sch.A)	
Rules Relating to Overlays on Planning Maps		
REr.62	Service Overlay - Building	
REr.63	Airport Effects Control Overlay - Minimum site area	
REr.64	Airport Effects Control Overlay - Acoustic insulation of buildings	
REr.65	Airport Effects Advisory Overlay	
REr.66	Landscape Overlays (excluding Bishopdale Saddle)	
	Above-ground network utility structures	
REr.67	Bishopdale Saddle Landscape Overlay - Structures	
REr.68	Conservation Overlay	
REr.69	Riparian Overlay - Activities on land identified with riparian values	
REr.70	Land Management Overlay	
REr.71	Fault Hazard Overlay	

NELSON CITY COUNCIL

PO BOX 645 NELSON NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

A L Elliott	No.	981197
13 Douglas Rd	Issue date	11/01/00
Nelson		

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES EXTEND DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	\$14,000
Location	13 DOUGLAS RD
Legal Description	LOT 18 DP6882
Valuation No.	1969002500

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name:

Date:

Transfer No. 109067
N/C. Order No.

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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more or less situated in the City of Nelson being Lot 18 Deposited Plan.6882 and being part Section 19 Suburban South District.



Assistant Land Registrar

Appurtenant hereto are sewerage easements

over:	Land	C.T.	Created by Transfer
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3.	Part Lot 19 D.P.6882	(C.T.2A/1224)	102115

169537.2 Transfer to Roger Anthony Quimof Nelson, Carpenter and Leslie May Quinn, his wife - 23.12.1975
A.L.R. at 1.52 o'clock.

109068 Mortgage to Canterbury Savings Bank - 23.12.1967 at 11.31 o'clock

A.L.R.

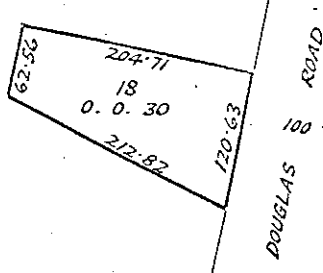
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METRIC AREA IS 759 m²



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44. 1/4 L.

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321272.2 Transfer to Allan Lloyd Elliott of Nelson, Engineer - 30.9.1992 at 10.30 o'clock.

A.L.R.

A.L.R.

- OVER -

NELSON CITY COUNCIL

BRACING CALCULATIONS & DETAILS

for

EXTENSION TO RESIDENCE

at

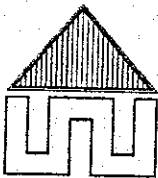
13 DOUGLAS ROAD

NELSON

for

L ELLIOT

AMENDED DATE 17/4/5



**Allan Walters
draughting**

NZCD(arch) DANZ reg ANZIQS

Wai-iti

R.D.1 Wakefield

Phone / Fax 03-541 8156

Job No. 1421

23 NOV 1998

Job Name:	Elliot	
Street Address:	13 Douglas Road	
City/Town:	Nelson	
Legal Description:	Lot 18 DP 6882	Job Number: 1421

WIND ZONE - Medium Wind Zone

Region:	R1	Terrain:	Inland	Exposure:	Sheltered	Topography:	Moderate
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EARTHQUAKE ZONE

Earthquake Zone (from NZS 3604 map):	A
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HOUSE DETAILS

Number of Levels:	Single Storey House	
Building Dims:	Foundations: 9.9 x 6m	Ground FL: 6.95 x 6m
Floor Areas:	Foundations: 34m²	Ground FL: 34m²
Typical Stud Height:	2.4m	Height to Roof Apex: 6m
Roof Pitch:	0-25°	Roof Height Above Eaves: 1m
Roof Cladding:	Light	Wall Cladding: Heavy

WALL BRACING - Foundations/Along House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
A	100	1	SF14	BU's per Unit.			160		70
		2	SF14	BU's per Unit.			160		70
B	100	1	SF7a	4.0m	2.4m	100	400	100	400
Total Achieved BU's							720 BU's		540 BU's
Total Required BU's							606 BU's		476 BU's

WALL BRACING - Foundations/Across House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
M	100	1	SF14	BU's per Unit.			160		70
N	70	1	SF8	2.2m	.6m	42	370	42	370
		2	SF8	2.2m	.6m	42	370	42	370
		3	SF10	BU's per Unit.			160		70
O	100	1	SF14	BU's per Unit.			160		70
Total Achieved BU's						1219 BU's		949 BU's	
Total Required BU's						891 BU's		476 BU's	

WALL BRACING - Ground Floor/Along House

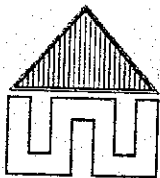
Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
A	100	1	GIB1a	1.9m	2.4m	55	104	50	95
B	100	1	GIB1b	2.4m	2.4m	75	180	50	120
Total Achieved BU's						284 BU's		215 BU's	
Total Required BU's						204 BU's		156 BU's	

WALL BRACING - Ground Floor/Across House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
M	100	1	GIB1a	1.9m	2.4m	55	104	50	95
N	70	1	GIB2a	1.8m	2.4m	75	135	60	108
O	100	1	GIB1a	1.9m	2.4m	55	104	50	95
Total Achieved BU's						343 BU's		298 BU's	
Total Required BU's						167 BU's		156 BU's	

BRACING CALCULATIONS & DETAILS

for
EXTENSION TO RESIDENCE
at
13 DOUGLAS ROAD
NELSON
for
L ELLIOT



**Allan Walters
draughting**

NZCD(arch) DANZ reg ANZIQS

Wai-iti

R.D.1 Wakefield

Phone / Fax 03-541 8156

Job No. 1421

JOB DETAILS

Job Name:	Elliot	Job Number:	1421
Street Address:	13 Douglas Road		
City/Town:	Nelson		
Legal Description:	Lot 18 DP 6882		

WIND ZONE

Medium Wind Zone

Region:	R1	Terrain:	Inland	Exposure:	Sheltered	Topography:	Moderate
---------	-----------	----------	---------------	-----------	------------------	-------------	-----------------

EARTHQUAKE ZONE

Earthquake Zone (from NZS 3604 map):	A
--------------------------------------	----------

HOUSE DETAILS

Number of Levels:	Single Storey House	Ground FL:	7.3 x 6m
Building Dims:		Ground FL:	35m²
Floor Areas:		Height to Roof Apex:	6m
Typical Stud Height:	2.4m	Roof Height Above Eaves:	1m
Roof Pitch:	0-25°	Wall Cladding:	Heavy
Roof Cladding:	Light		

WALL BRACING - Ground Floor/Along House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
A	100	1	GIB1a	1.9m	2.4m	55	104	50	95
B	100	1	GIB1b	2.4m	2.4m	75	180	50	120
Total Achieved BU's						284 BU's		215 BU's	
Total Required BU's						204 BU's		161 BU's	

WALL BRACING - Ground Floor/Across House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
M	100	1	GIB1b	2.4m	2.4m	75	180	50	120
N	70	1	GIB2b	2.4m	2.4m	80	192	70	168
O	100	1	GIB1b	2.4m	2.4m	75	180	50	120
Total Achieved BU's						552 BU's		408 BU's	
Total Required BU's						175 BU's		161 BU's	

23 NOV 1998

Table 1: Standard 9.5mm Gib® wall system

(see page 18 for fixing details)

NZS 3604 : 1990 Ratings in bracing
units per metre of element length

Type	Primary Bracing Element	Secondary Bracing Element	Wind	Earthquake
GIB 1	9.5mm Standard Gib® lining on one face, not less than 1.8m long			
(a)	1.8m and less than 2.4m	Diagonal Brace	55	50
(b)	2.4m and longer	Diagonal Brace	75	50
GIB 2	9.5mm Standard Gib® lining on both faces, not less than 1.8m long			
(a)	1.8m and less than 2.4m	Diagonal Brace	75	60
(b)	2.4m and longer	Diagonal Brace	80	70
GIB 3	9.5mm Standard Gib® lining on both faces, not less than 1.2m in length	N/A	65	60

DEFINITION: A diagonal brace is a galvanised steel angle brace with the minimum dimensions of 19 x 19 x 1.0mm.

Table 2: Gib Braceline® wall systems

(see page 17 for fixing details)

NZS 3604 : 1990 Ratings in bracing
units per metre of element length

Type	Primary Bracing Element	Secondary Bracing Element	Wind	Earthquake
BR1	Gib Braceline® lining on one face 1.8m - 2.4m	Diagonal Brace	70	60
(a)	1.8m - 2.4m	Diagonal Brace	90	75
(b)	2.4m and longer			
BR2	Gib Braceline® lining on one face, vertically fixed 1.8m-2.4m	N/A	75	60
(a)	1.8m-2.4m		85	60
(b)	2.4m and longer			
BR3	Gib Braceline® lining on one face, horizontal fixing 1.8m-2.4m	N/A	60	45
(a)	1.8m-2.4m		95	65
(b)	2.4m and longer			

DEFINITION: A diagonal brace is a galvanised steel angle brace with the minimum dimensions of 19 x 19 x 1.0mm.

Table 3: Gib Braceline® sheet brace panels

(see page 16 for fixing details)

NZS 3604 : 1990 Ratings in bracing units
per metre of element length

Type	Primary Bracing Element	Secondary Bracing Element	Wind	Earthquake
BR4	Gib Braceline® lining on one face, not less than 0.9m long and a maximum of 1.2m in length	Metal strap of 6kN capacity fixed to both wall end studs	100	65
BR5	Gib Braceline® lining on one face, not less than 1.2m long and a maximum of 2.4m in length	Metal strap of 6kN capacity fixed to both wall end studs	115	85
BR6	Gib Braceline® lining on one face, 9.5mm Standard Gib® on the other, (fixed as a braced wall) not less than 1.2m long and a maximum of 2.4m in length	2 metal straps of 6kN capacity fixed to both ends of the wall or alternative 12kN capacity connection	150	110
BR7	Gib Braceline® lining on one face and 7.5mm ply on the other. Not less than 0.9m long and a maximum of 2.4m in length	Metal strap of 6kN capacity fixed to both wall end studs	145	145
BR8	Gib Braceline® lining on one face and 4.75mm Hardboard on the other. Not less than 0.9m long and a maximum of 2.4m in length	Metal strap of 6kN capacity fixed to both wall end studs	120	95
BR9	Gib Braceline® on one face min length 0.6m max length 1.2m	Both wall end studs require a fixing of 6kN capacity to the floor framing	110	95

FOR WALL HEIGHTS OTHER THAN 2.4 METRES multiply the ratings by '2.4 / wall height', except that this factor shall not be greater than 1.33.

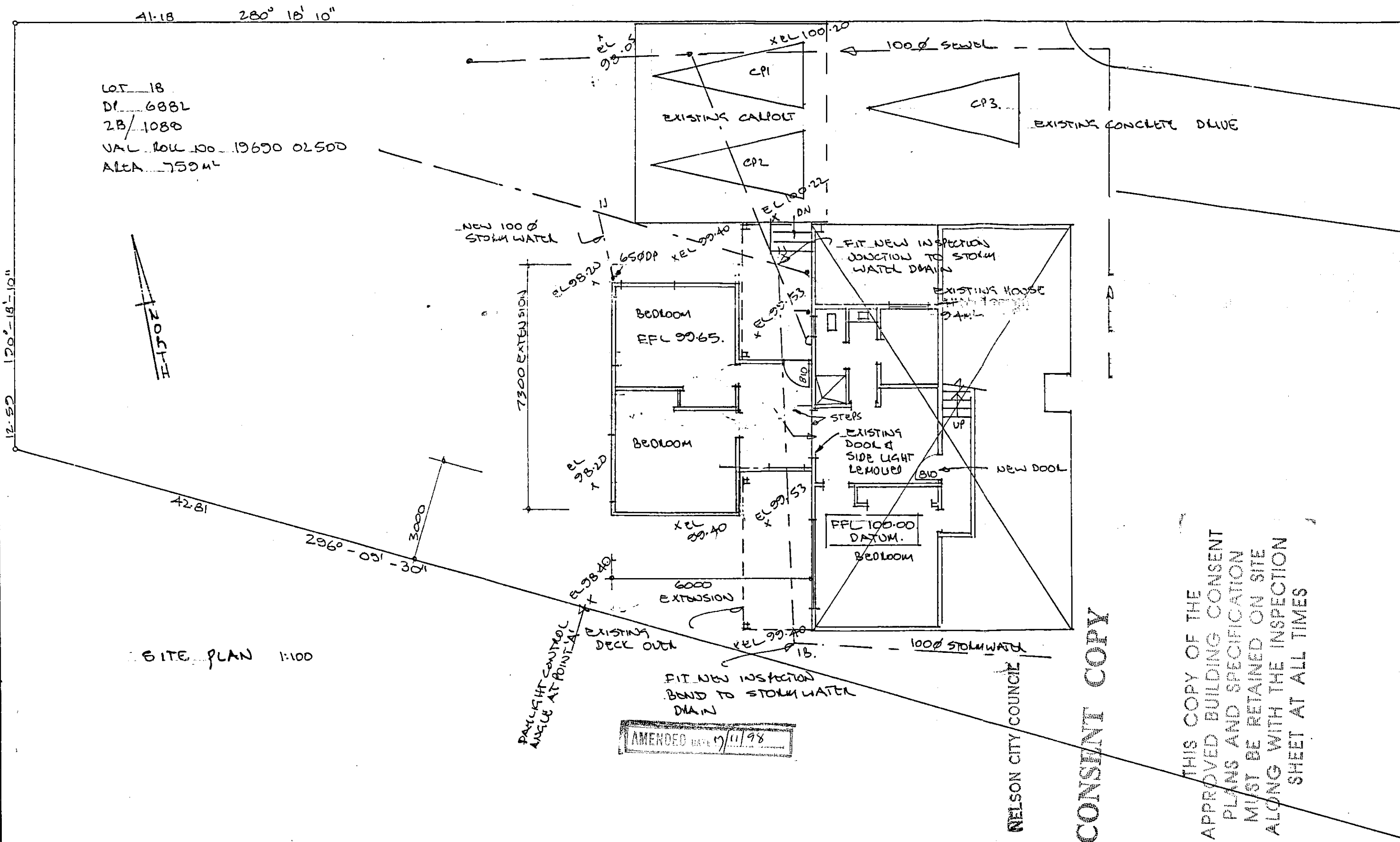
For example: A GIB 3 bracing element which is 2.7m high, has a Bracing Unit rating per metre of its length equal to,

$$(2.4 \text{ divided by } 2.7) \times 65 = 0.88 \times 65 = 57 \text{ BU/m (W)}$$

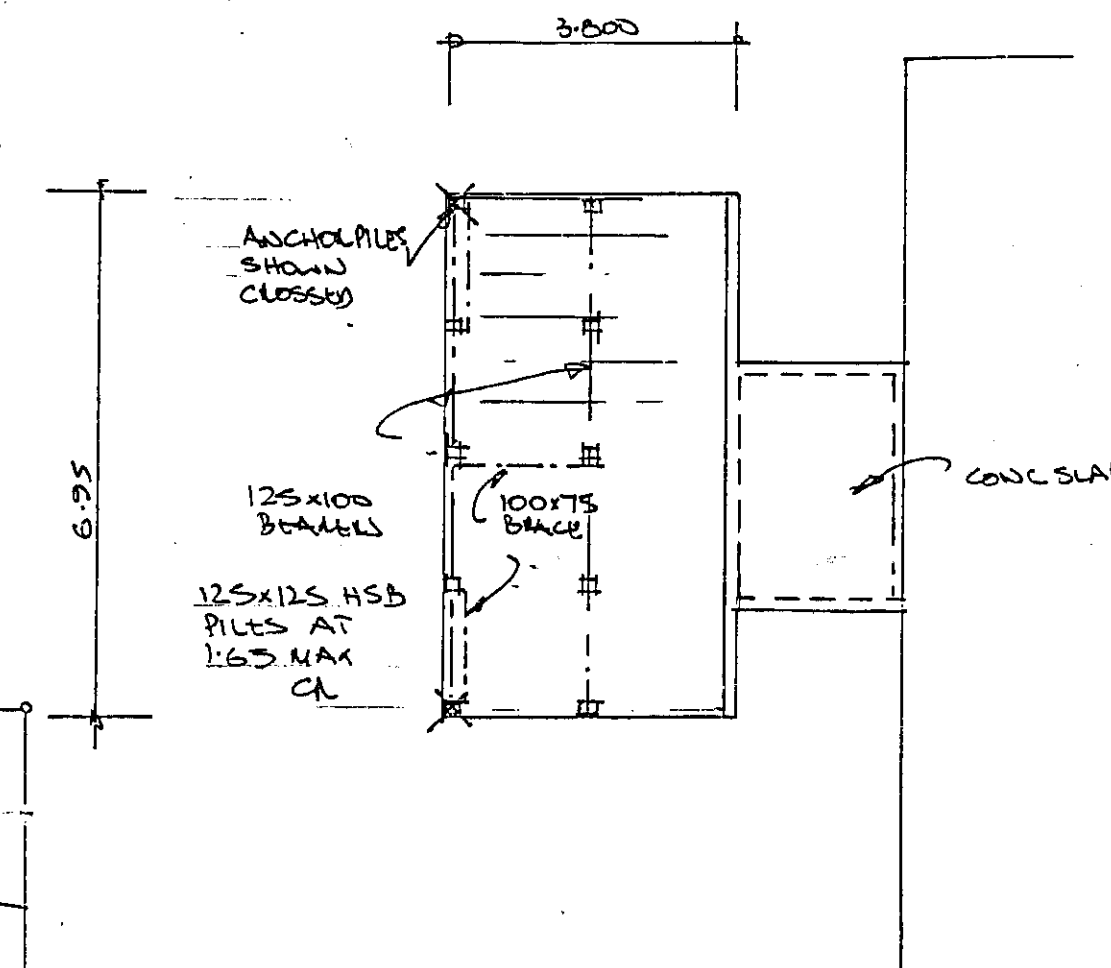
$$(2.4 \text{ divided by } 2.7) \times 60 = 0.88 \times 60 = 53 \text{ BU/m (EQ)}$$

23 NOV 1998

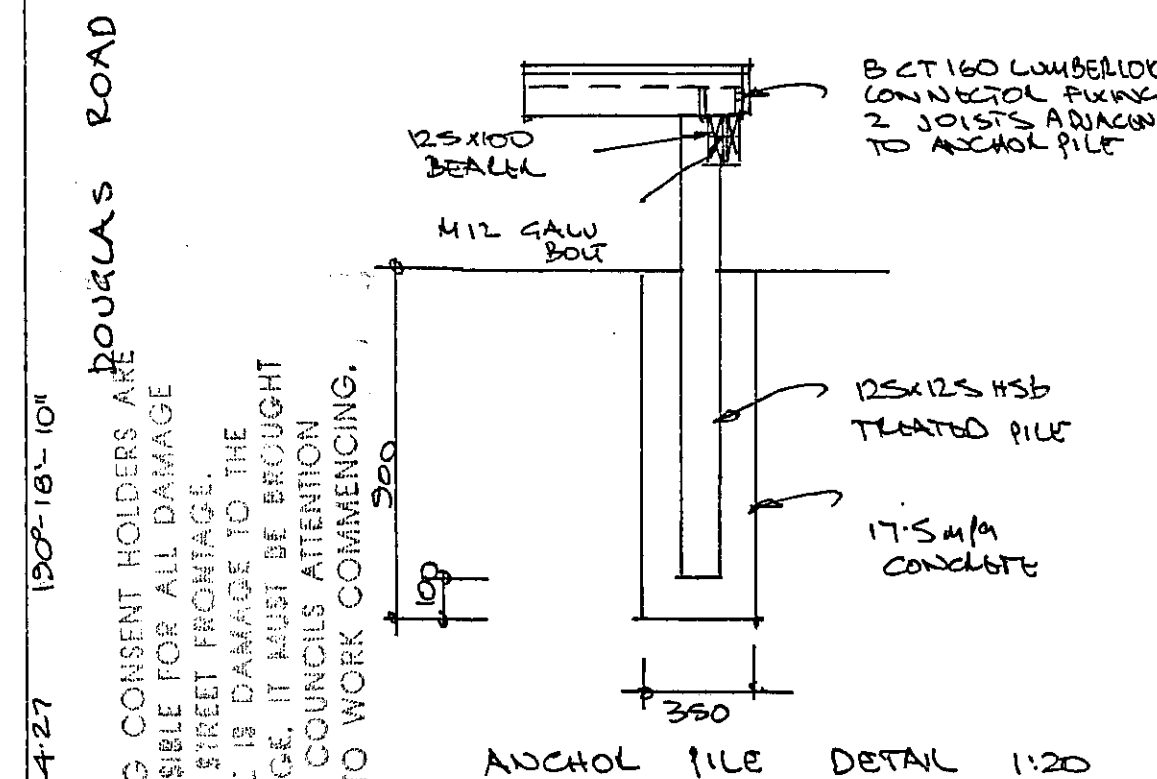
LOT 18
 DP 6882
 2B/1080
 VAL ROLL 100 19690 02500
 AREA 750m²



SITE PLAN 1:100



FOUNDATION PLAN 1:100



ANCHOR PILE DETAIL 1:20

THIS COPY OF THE
 APPROVED BUILDING CONSENT
 PLANS AND SPECIFICATION
 MUST BE RETAINED ON SITE
 ALONG WITH THE INSPECTION
 SHEET AT ALL TIMES

CONSIST COPY

NELSON CITY COUNCIL

BUILDING CONSENT HOLDERS ARE
 RESPONSIBLE FOR ALL DAMAGE
 TO THE STREET FRONTAGE.
 IF THERE IS DAMAGE TO THE
 FRONTAGE, IT MUST BE BROUGHT
 TO THE COUNCIL'S ATTENTION
 PRIOR TO WORK COMMENCING.

AMENDED 16-11-98

23 NOV 1998



Allan Walters - draughtsman
 NZCD (arch), DANZ (reg), ANZIOS
 Phone (03) 541 8156 Wakefield

EXTENSIONS TO RESIDENCE
 AT 13 DOUGLAS ROAD - NELSON
 FOR LLOYD ELLIOT

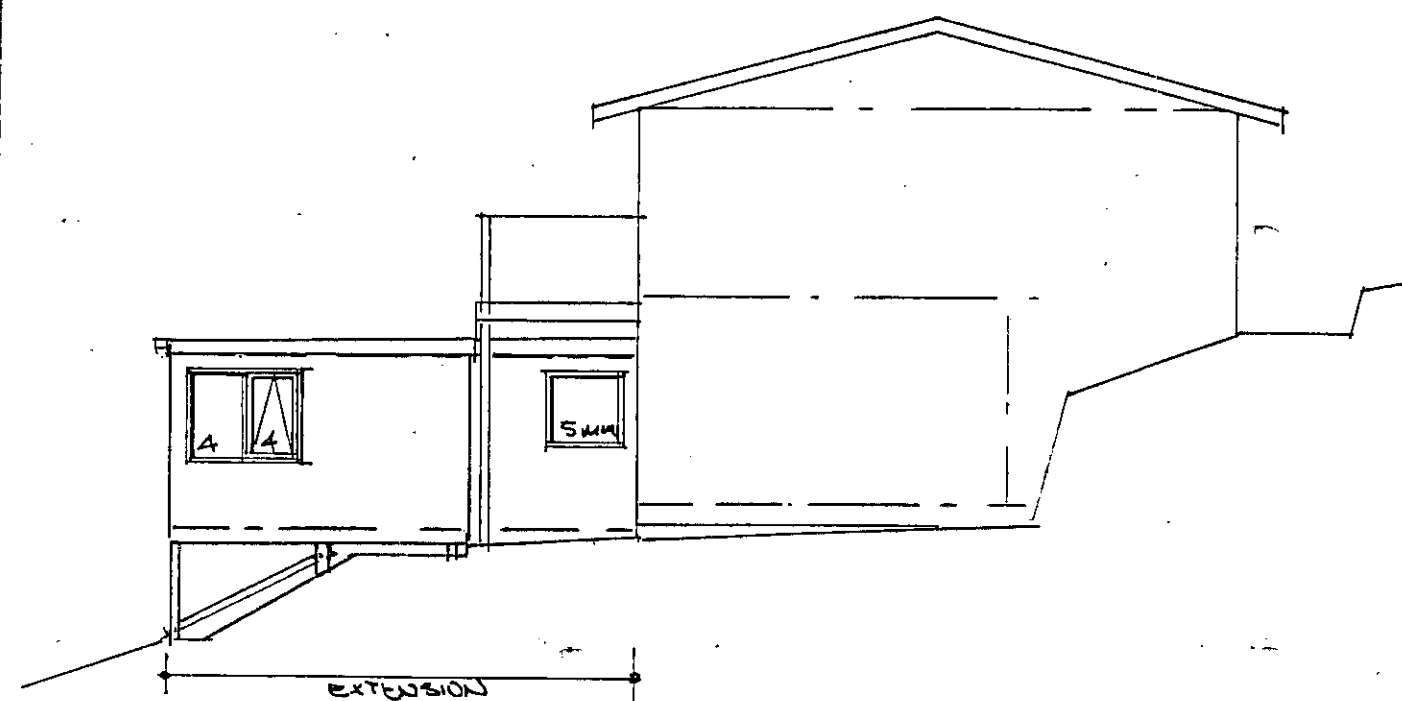
SCALE
 1:100

SITE PLAN

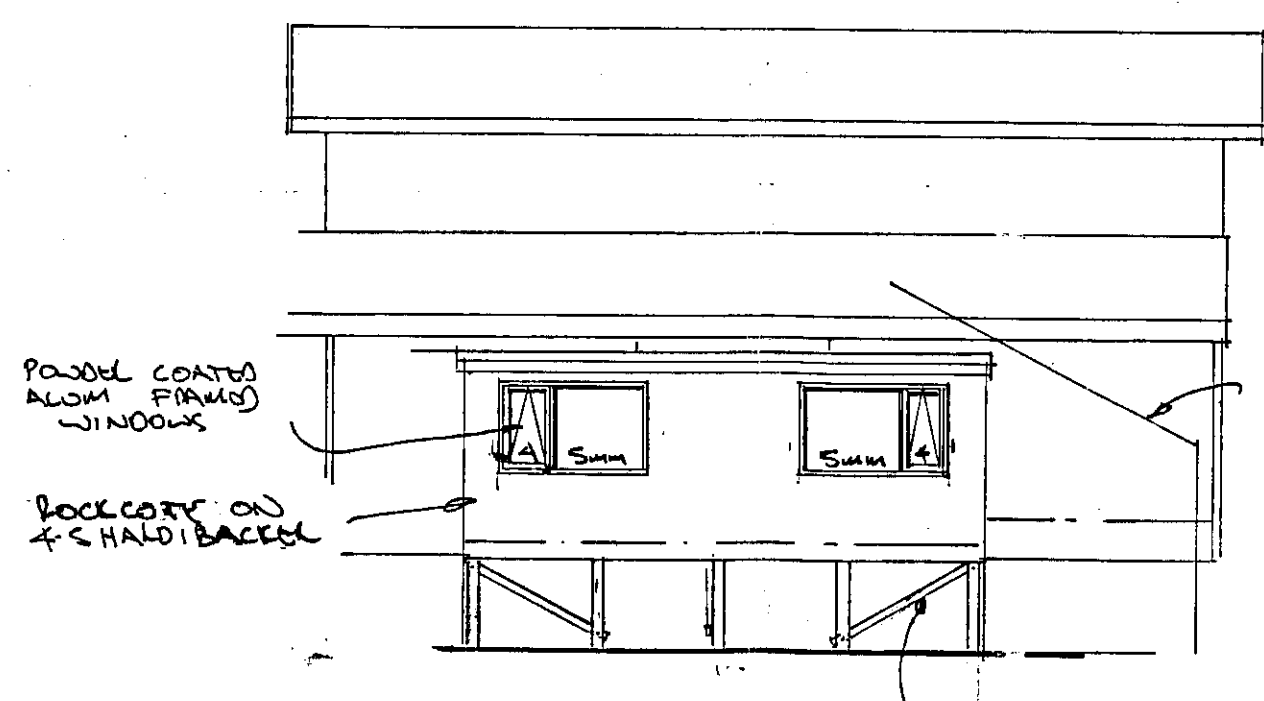
SHEET
 1

DRAWN WALTERS OCT 98

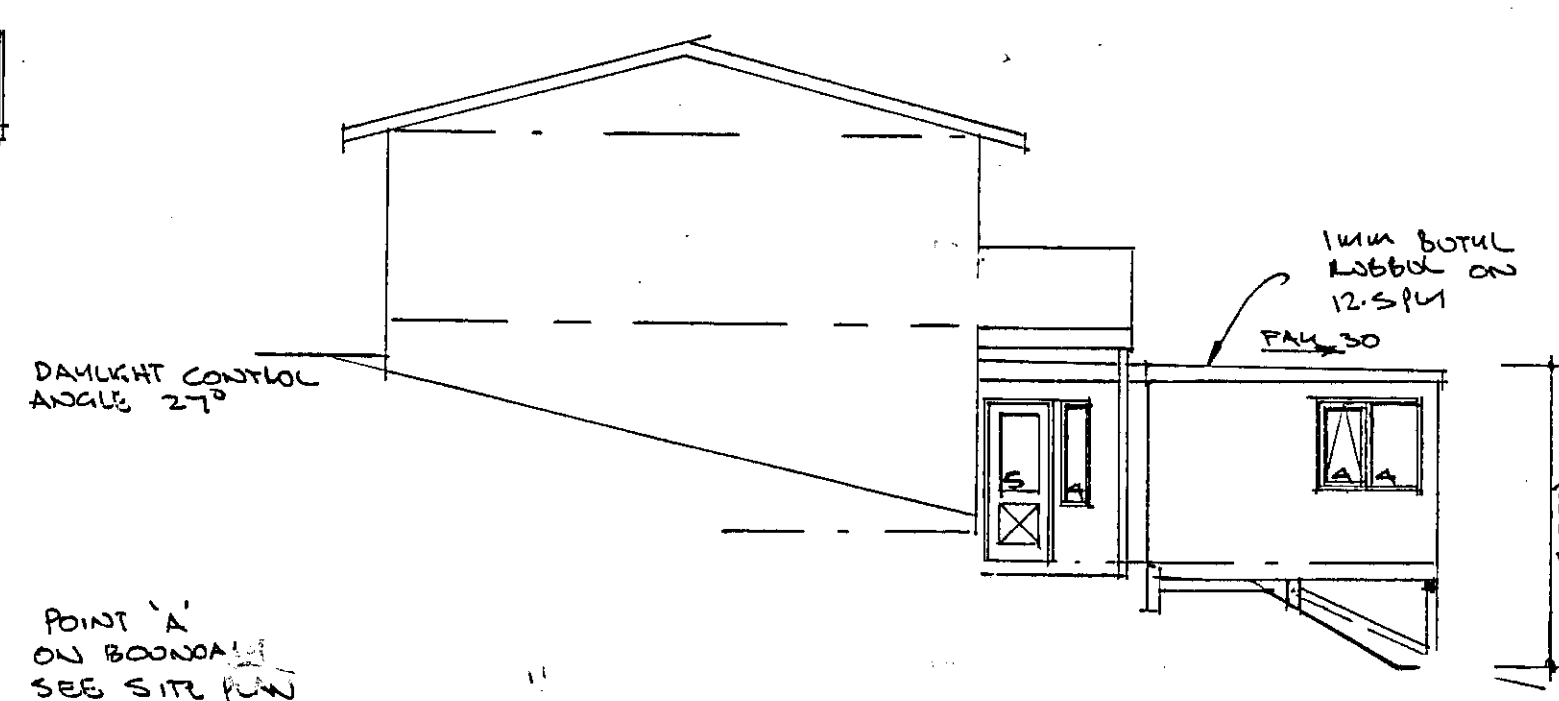
1421



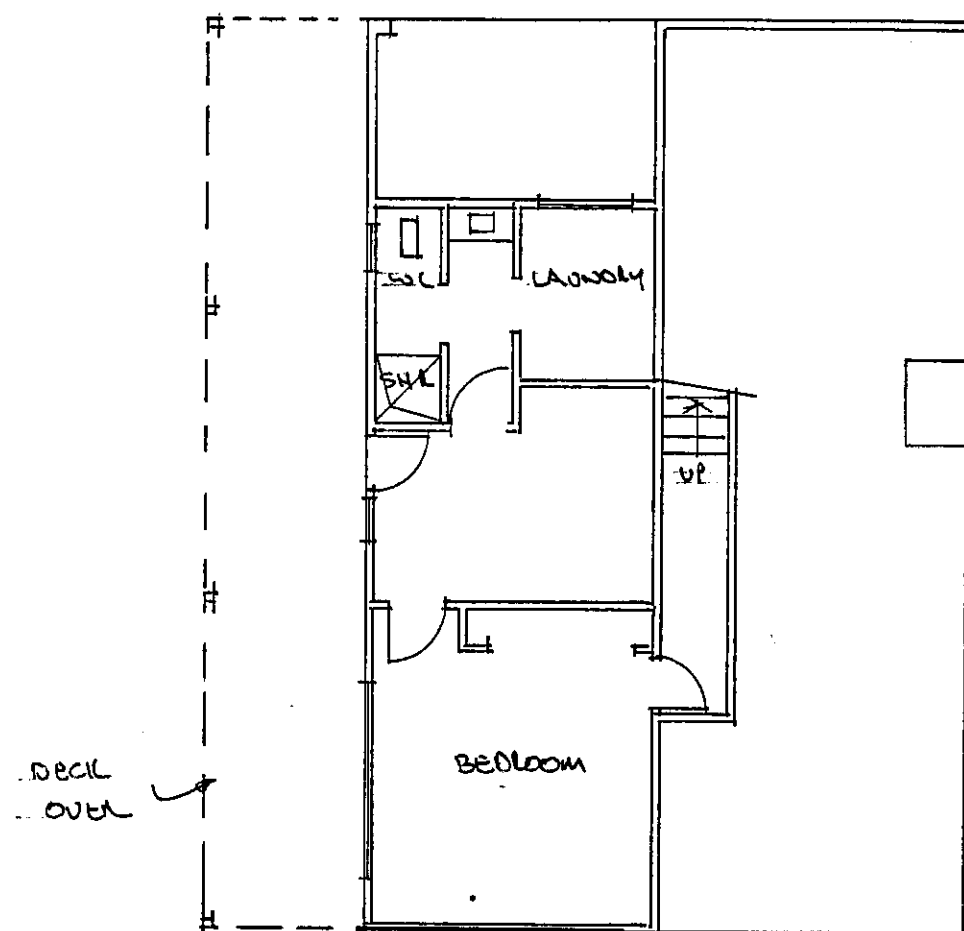
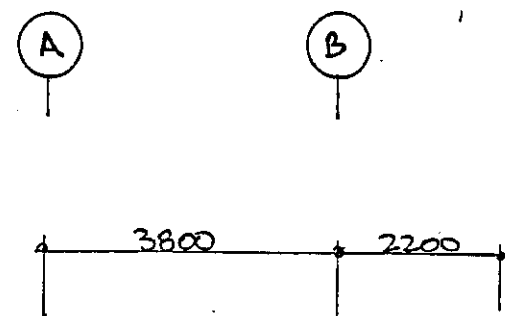
SOUTH ELEVATION 1:100



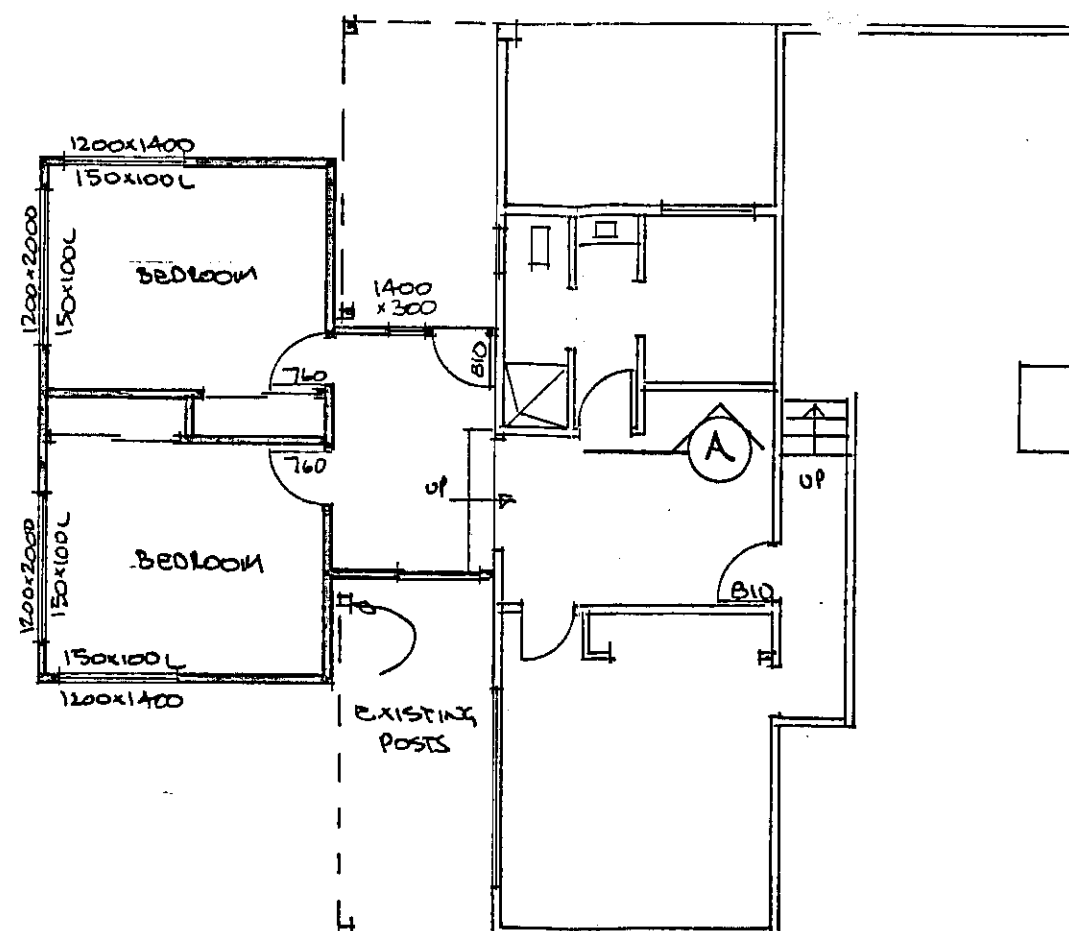
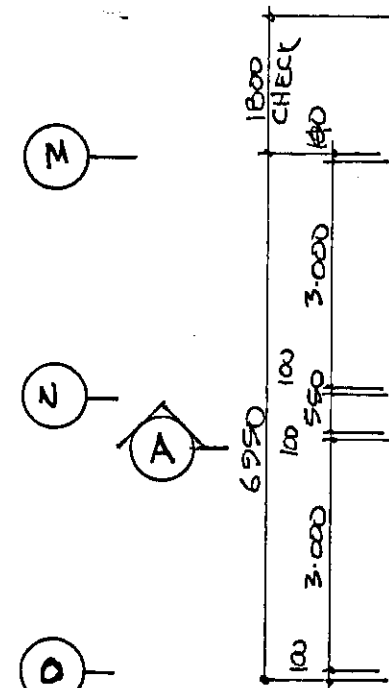
WEST ELEVATION 1:100



NORTH ELEVATION 1:100

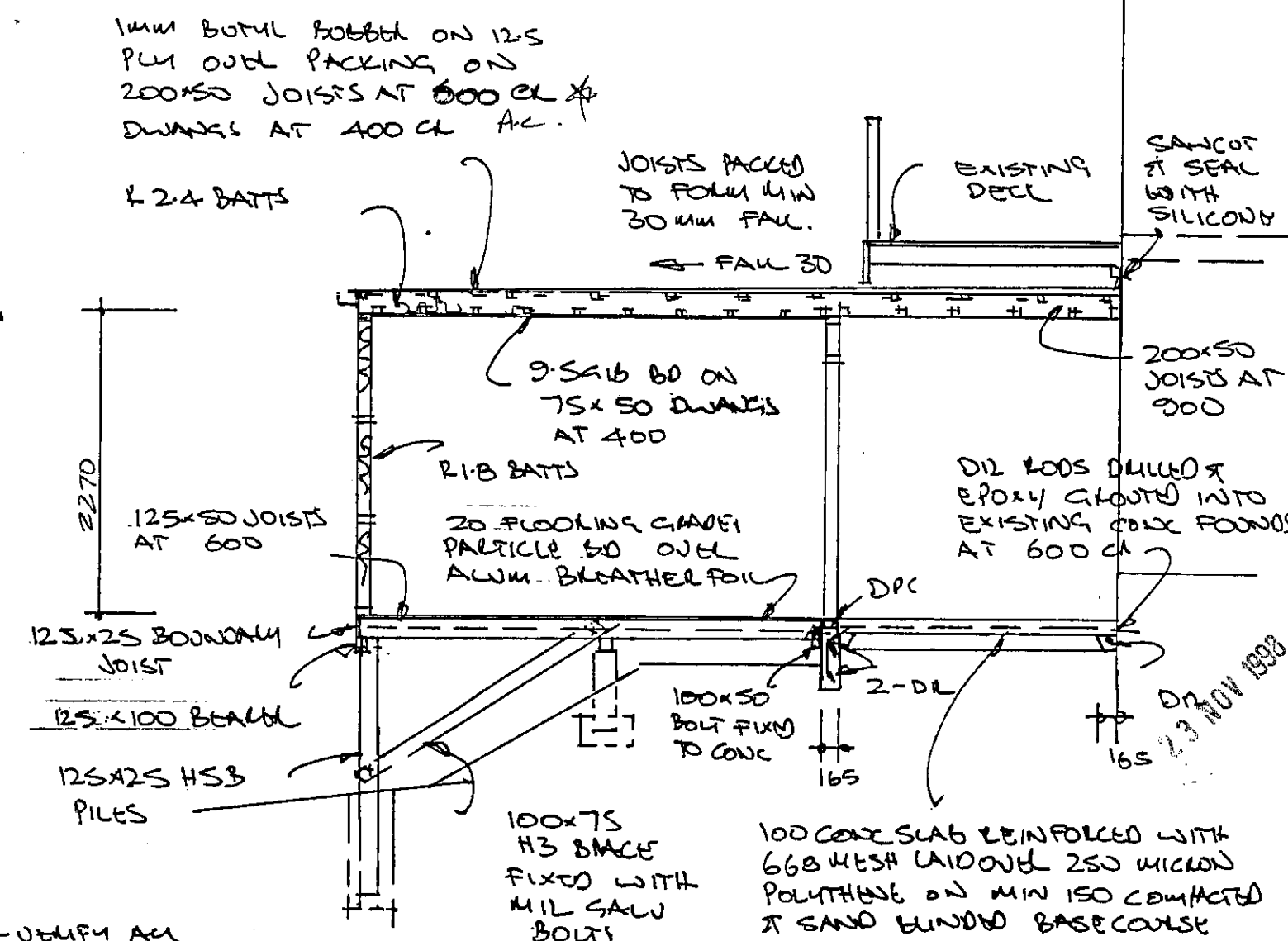


FLOOR PLAN AS EXISTING 1:100



FLOOR PLAN AS EXISTING 1:100

NOTE - VERIFY ALL DIMENSIONS ON THE SITE



SECTION A-A 1:50

REVISOR PLAN 16/11/98



Allan Walters - draughtsman
NZCD (arch), DANZ (reg), ANZIOS
Phone (03) 541 8156 Wakefield

EXTENSIONS TO RESIDENCE
AT 13 DOUGLAS ROAD - NELSON
FOR LLOYD ELLIOT

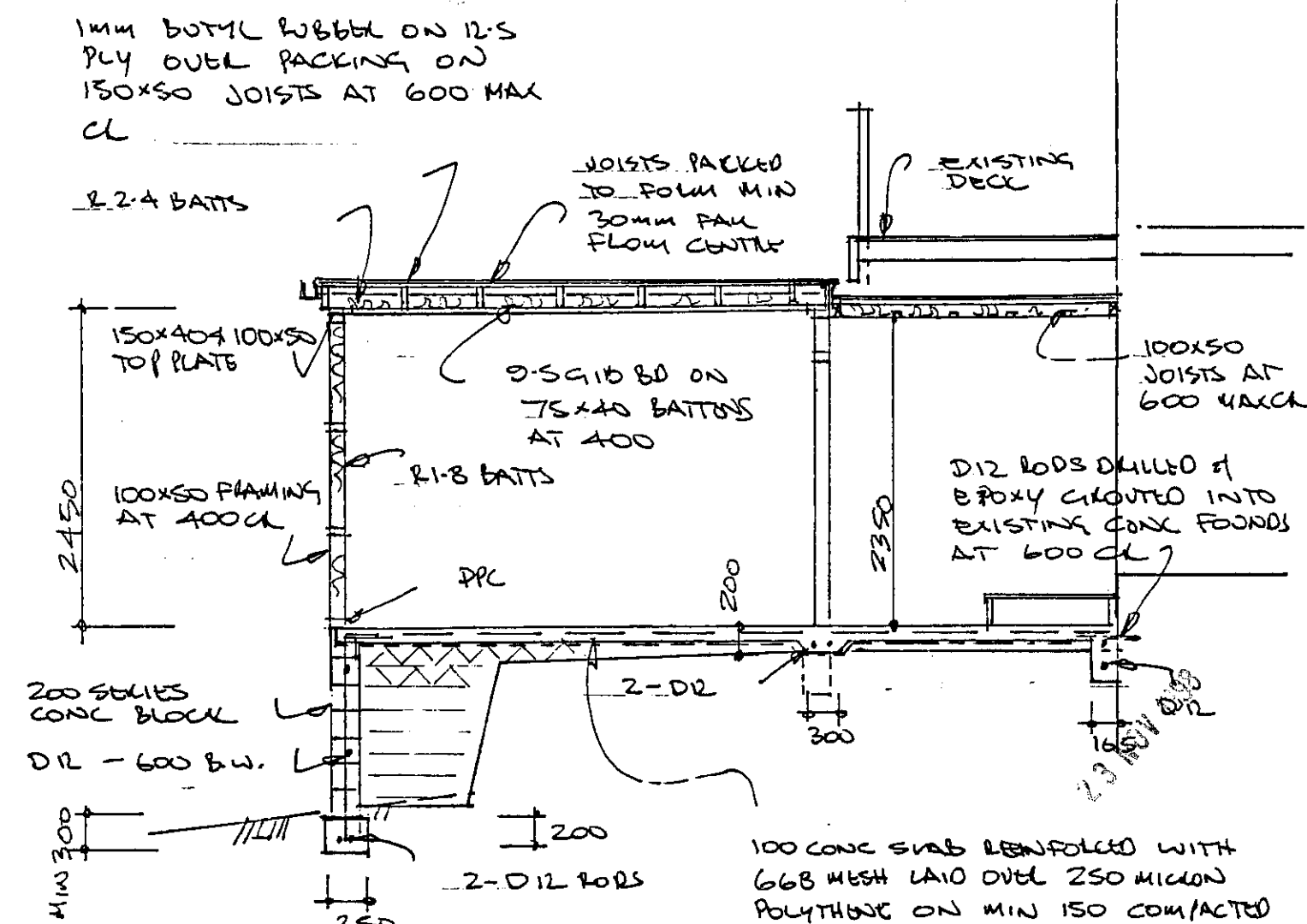
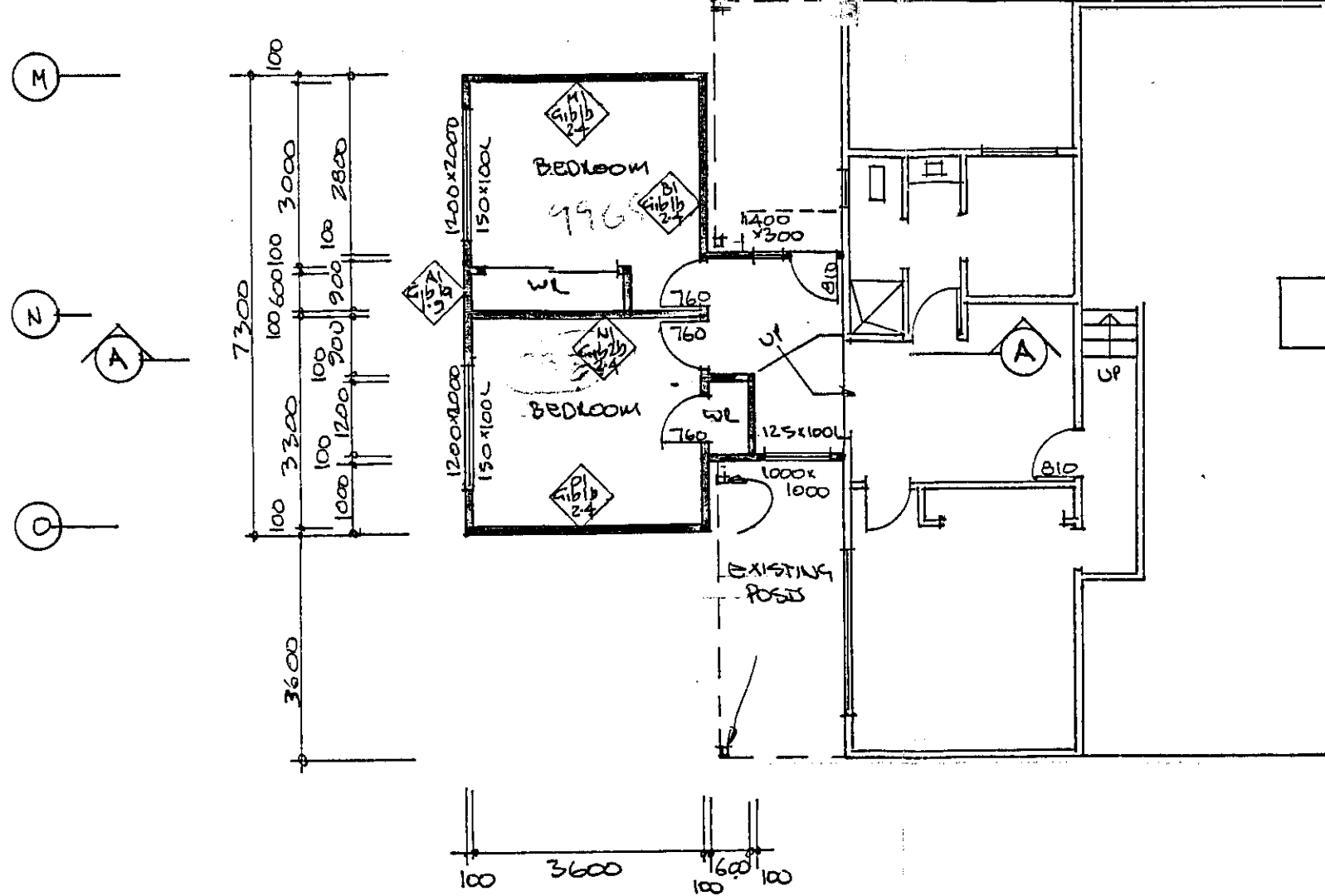
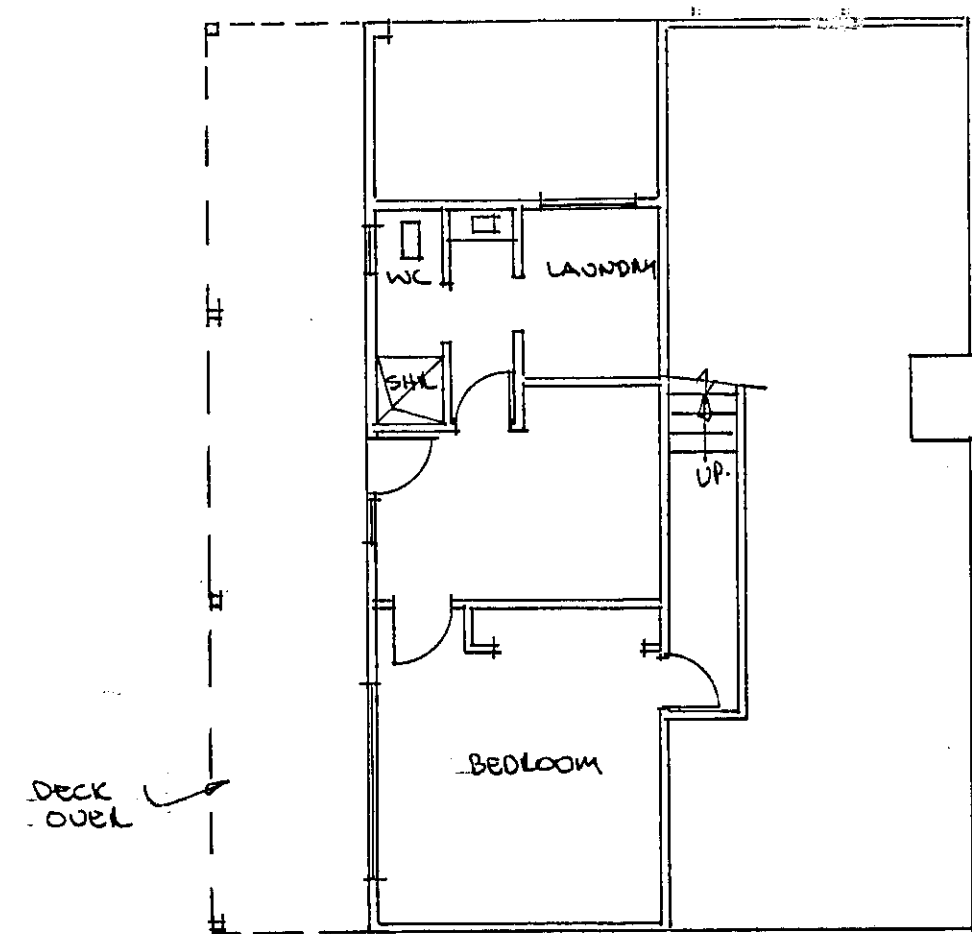
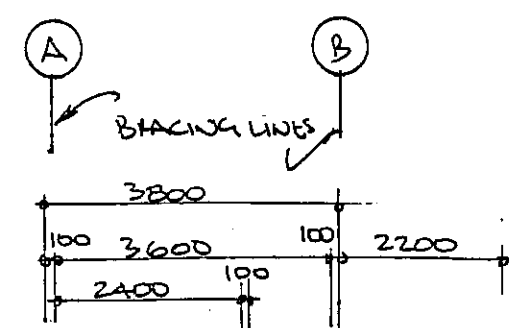
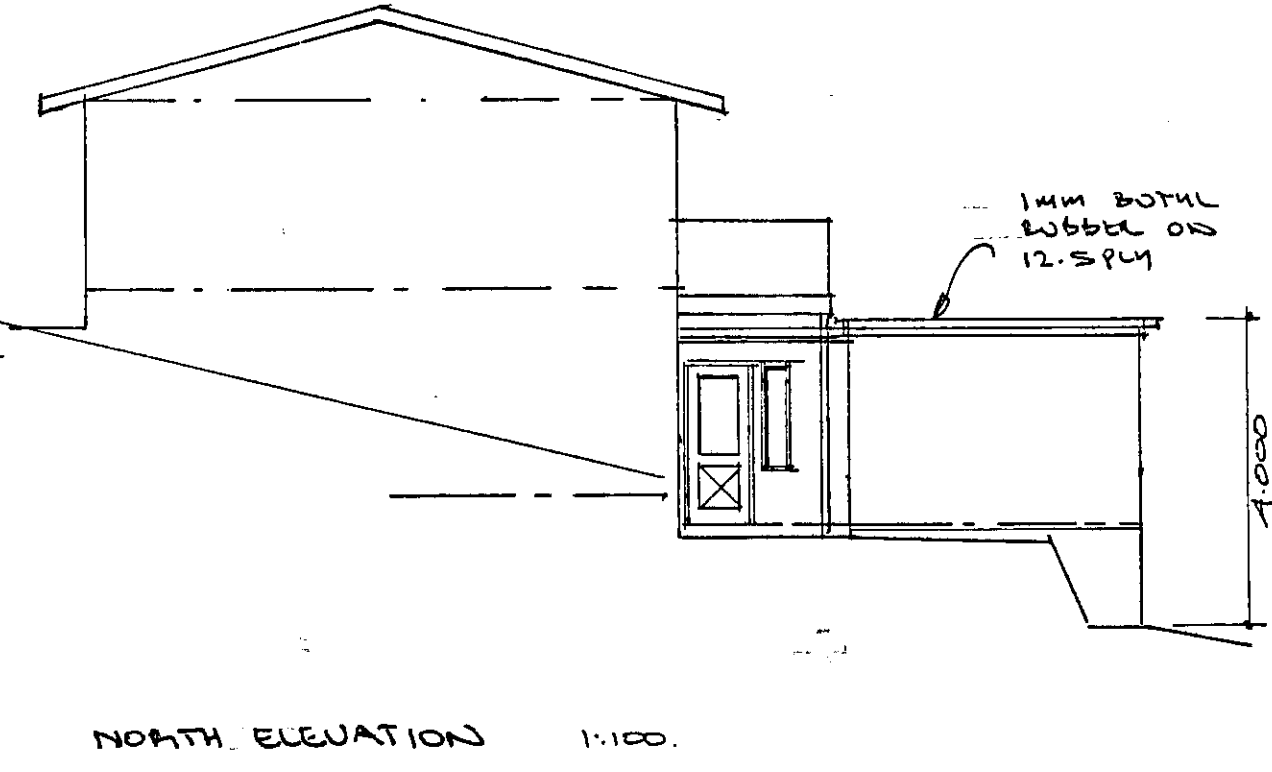
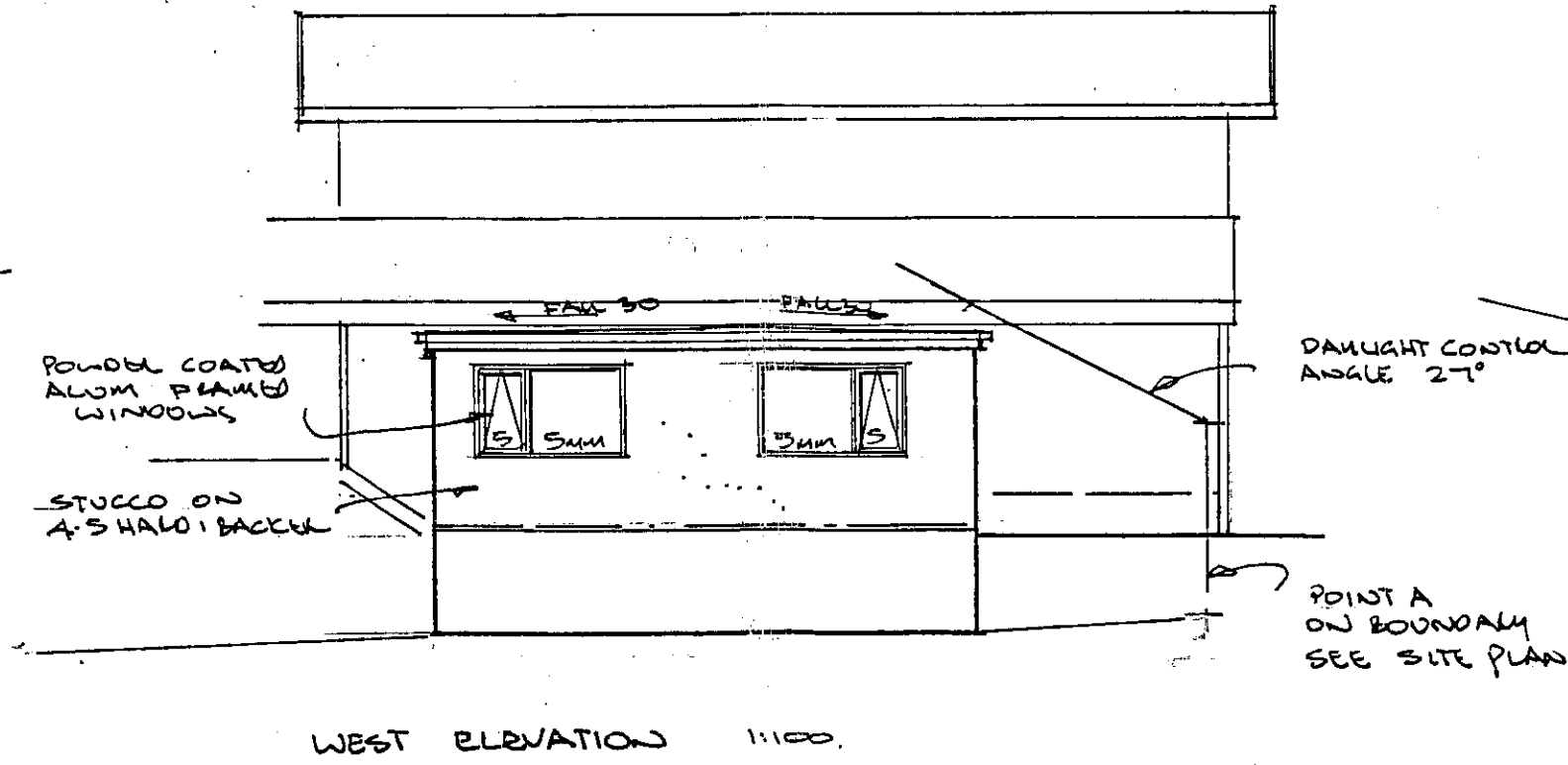
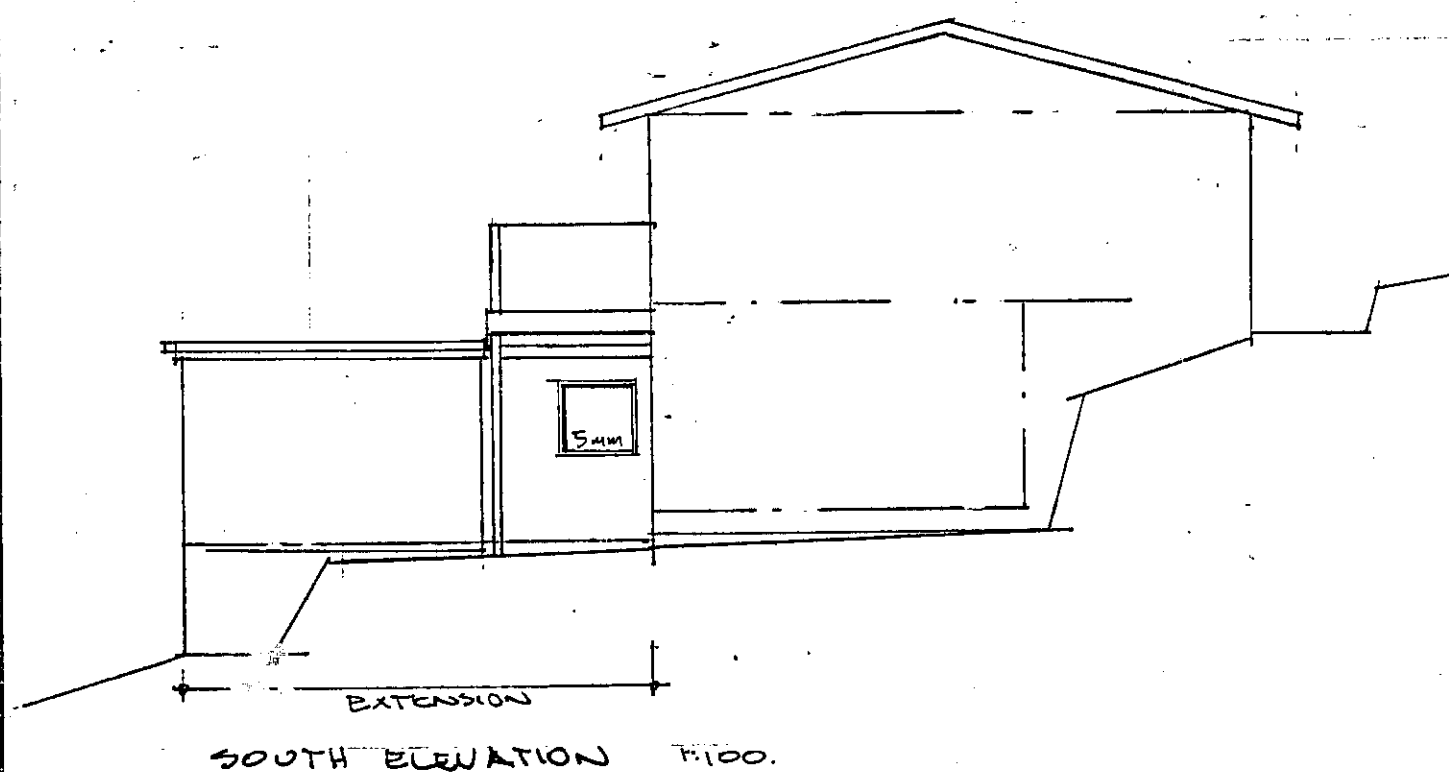
AS SHOWN

PLANS ELEVATIONS
SECTION

SHEET
-2

DRAWN BY LLOYD ELLIOT NOV 98

1421



NOTE - VERIFY ALL DIMENSIONS ON THE SITE

NELSON CITY COUNCIL

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

Complete Part A in all cases

(Insert a cross in each applicable box. Attach relevant documents in duplicate)

APPLICANT* (See note below) Name: <u>Ol. L. Elliott</u> Mailing Address: <u>13 Douglas Road</u> <u>Nelson</u> Contact Name: <u>as above</u> Contact Address: _____ Position: _____ Phone: <u>01 7487 887</u> Fax: _____	PROJECT New or Relocated Building ☐ Alteration ☒ Description of work (in detail) <u>Installing Juyli's magic</u> <u>Hubert Heister</u> <u>no w/w back</u> Intended Life; ☐ Indefinite, but not less than 50 years ☐ Specified as _____ years ☐ Demolition ☐ Being stage _____ of _____ stages Attach additional information if necessary to describe the project.
PROJECT LOCATION Street Address: <u>13 Douglas Rd</u>	SIZE OF BUILDING Floor _____ Number _____ Area _____ m2 Dwelling Units _____ Number of Storeys _____
LEGAL DESCRIPTION Valuation Roll Number: _____ Lot: <u>18</u> DP: <u>6882</u> Section: _____ Block: _____ Survey District: _____	OFFICE RECEIPT <u>6/7/94</u>
VALUE OF WORK The Council's checking fee payable on the making of this application are based on the value of (GST inclusive): Building \$ _____ Plumbing & Drainage \$ _____ Total: \$ <u>1500.00</u> Any additional fees payable based on the actual cost of processing and inspection will be charged prior to the issue of the Building Consent.	

* Under Section 33 of the Building Act 1991 the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

Any person acting for or on behalf of the owner must be authorised in writing. Proof of authorisation to be provided to Council.

FORM 3 – PART D: KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if possible)

Builder(s):

Registered Drainlayer:

Registered Plumber:

Note: Registered Gasfitter and Electrician are required to be nominated only when

(a) The work undertaken is to be covered by a Compliance Schedule

(b) The owner wishes to obtain a Building Consent for the energy work.

(The owner will incur additional cost of checking and certification).

Registered Gasfitter:

Registered Electrician:

Designer(s):

.....

.....

Building Certifier(s):

.....

.....

.....

.....

.....

Other:

.....

.....

.....

Signed by or for and on behalf of the applicant:

Name: AGINT Position: OWNER Date: 6.7.94

NELSON CITY COUNCIL CONSENT CHECK SHEET

P I M No 01400819

L I M No _____

Date 6.7.94

Project Install Heater

Applicant AL Elliott **PROCESSED**

Lot 10 DP 6882

Project Location 13 Douglas Rd

Special Conditions _____

ADMINISTRATION

Z100 Z200 Z300 Z400 Z500

ZA02 GENERAL REQUIREMENTS

ZA04 ZA06 ZA08 ZA10 ZA12

ZB02 SITE INSPECTION

ZB04 ZB06

ZC02 FOUNDATION

ZC04 ZC06 ZC08 ZC10 ZC12

ZC13 ZC14 ZC15 ZC16 ZC18

ZC20 ZCE0 ZCE1 ZCE2 ZCE3

ZCE4 ZCE5 ZCE6 ZCE8

ZD02 RETAINING WALLS

ZD04 ZD06 ZD08 ZD10 ZD12

ZD14 ZD16 ZD18 ZD20 ZDE0

ZDE1 ZDE2 ZDE3 ZDE4 ZDE5

ZDE6

ZE02 BUILDING STRUCTURE

ZE04 ZE06 ZE08 ZE09 ZE10

ZE11 ZE12

ZF02 FIRE WALLS & FLOORS

ZF04 ZF06 ZF07 ZF08 ZFE0

ZG02 BUILDING SPECIFIC DESIGN

ZGE1 ZGE2 ZGE3 ZGE4

ZH02 PLUMBING & DRAINAGE

ZH03 ZH04 ZH05 ZH06 ZH07

ZH08 ZH10

ZI02 EXTERIOR CLADDING

ZI04 ZI06 ZI08

ZJ02 ELECTRICAL

ZJ05 ZJ07

ZK02 SOLID FUEL HEATER

ZK04 ZK06 *Already in*

ZL02 CONSERVATORY

ZL04

ZM02 FINAL INSPECTION

ZM04 ZM05 ZM06 ZM08 ZM10

ZM11 ZM12

ZN02 SMALL BUILDINGS

ZN04 ZN06 ZN08 ZN10 ZN12

ZN13 ZN14 ZN15 ZN16 ZN18

ZN20 ZN22

ZO02 SAFETY SYSTEMS

ZO04 ZO06 ZO08 ZO10 ZO12

ZO14 ZO16

Department	Date	Not Appr	Date	Appr
Building & Planning.			8/7/94	A.C.
Structural.				
Plumbing, Drainage & Water.				
Access & Subdivision.				
Dangerous Goods.				
Services & Floor Levels.				
Town Planning.				
Health.				
Fire Officer.				

P I M

Not applicable.
Non-Complying with the scheme.
Requires a Resource Consent.
Complies with scheme.

ZK04 Already in

A D V I C E O F C O M P L E T I O N O F B U I L D I N G W O R K
Section 43(1), Building Act 1991

To: NELSON CITY COUNCIL

Under Building Consent No.: 940819

From: A L ELLIOTT
13 DOUGLAS RD
NELSON

You are hereby advised that

☐ All
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

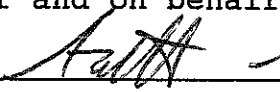
☐ A final
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

☐ Building certificates
☐ A code compliance certificate issued by a building certifier
☐ Producer statements

Signed by or for and on behalf of the owner:

Name: 

Position: Owner Date: 18.7.94

Ref:

When calling
Please ask for:



S I T E I N S P E C T I O N S H E E T **NELSON CITY COUNCIL** 940819

APPLICANT: A L ELLIOTT : 13 DOUGLAS RD : NELSON
PROJECT LOCATION: 13 DOUGLAS RD
LEGAL DESCRIPTION: LOT 18 DP6882

P.O. BOX 645 NELSON
NEW ZEALAND
PHONE (03) 546 0200
FAX (03) 546 0239

PROJECT DESCRN: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGE
INSTALL HEATER
INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS
INTENDED USES:
VALN NO: 1969002500
ESTIMATED VALUE: \$ 1,500
CHARGES: \$ 65.00

DATE OF APPLICN: 7/07/94
DATE ISSUED: 00
OVERSEER: ANDREW CHAPMAN

This inspection list and all the approved plans relating to this building consent are to be kept on-site and available to the building and/or plumbing and drainage inspector, or approved building certifier, on request.

Please give at least 24 hours notice for the next required inspection.

Work cannot proceed past each step until that step has been inspected, and approved, and this form signed by the relevant inspector or certifier.

Name	Address	Signature
Plumber		
Drainlayer		

This sheet is to be returned to NELSON CITY COUNCIL when applying for your Code Compliance Certificate.

Note: If this form is not completed the Code Compliance Certificate will not be issued until Council is satisfied that the building complies with the New Zealand Building Code.

When this project is completed this inspection sheet will be attached to the relevant property file held at the Council office.

PLEASE NOTE! The approved plans and this inspection sheet are to be available on site, on request, at all times.

SITE INSPECTION SHEET 940819 [Continued]

1 SOLID FUEL HEATER

When the fire back is removed prior to the installation of the heater. Council to inspect.

~~SGN~~ APPROVED 8/7/94

AC.

119303

Building Consent No.	040249
Date Received	9/3/04

NELSON CITY COUNCIL

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

(Insert a cross in each applicable box. Attach relevant documents in duplicate)

APPLICANT* (See note below) Name: <u>Chris Daves + Gwyneth Graham</u> Mailing Address: <u>13 Douglas Rd</u> <u>Nelson</u> Contact Name: <u>Chris Daves</u> Contact Address: _____ Position: <u>owner</u> Phone: <u>546 4455</u> Fax: <u>546 4454</u>	PROJECT New or Relocated Building ☐ Alteration ☒ Description of work (in detail): <u>Reshape bath room</u> <u>Relocate water cylinder</u> Intended Life: Indefinite, but not less than 50 years ☒ Specified as _____ years ☐ Demolition ☐ Being stage _____ of _____ stages Attach additional information if necessary to describe the project
PROJECT LOCATION Street Address: <u>13 Douglas Rd</u> <u>Nelson</u>	SIZE OF BUILDING Floor _____ Number _____ Area: _____ m² Dwelling Units: _____ Number of Storeys _____
LEGAL DESCRIPTION Valuation Roll Number: _____ Lot: _____ DP: _____ Section: _____ Block: _____ Survey District: _____	VALUE OF WORK Building: \$ <u>7,500</u> Plumbing & Drainage \$ <u>3,500</u> Total: (including GST) \$ <u>11,000</u> Council charges for consent checking are based on the actual time spent checking plans and details plus an estimate of the number of site inspections required. Checking amendments to consents and extra inspections will be separately invoiced. This application is for ☒ Building consent only. ☐ Both building consent and a project information memorandum. ☐ Both building consent and a compliance schedule.

* Under Section 33 of the Building Act 1991 the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

30 MAR 2004

THE APPROPRIATE ITEMS IN THE FOLLOWING LIST OF INFORMATION MUST BE SUPPLIED TO THE COUNCIL, BEFORE YOUR APPLICATION WILL BE ACCEPTED

APPLICATION DETAILS:	Info supplied	Info required
1. Building Consent Application fully completed and signed by Owner/Applicant.		
2. Letter from Property Owner authorising application if Applicant is not owner.		
3. Copy of current search copy of Certificate of Title for building site.		
4. Details of any Resource Consent applications lodged or granted.		
PLANS AND SPECIFICATION:- (2 copies required)		
1. Fully detailed and dimensioned Site Plan , including site levels, floor height above finished ground level and all existing buildings.		
2. Fully detailed Drainage Plan with discharge points, i.e. Sewer and Stormwater, including levels, gutter & downpipe size and location. In rural areas provide Design Details of Septic Tank and effluent disposal system, including well location for water supply and any water test to show water potability.		
3. Fully detailed and dimensioned Floor Plans, Elevations, Cross Sections and Construction Details . Show position of all Sanitary Fittings and provide a Layout Plan of water supply pipes & Toby, waste pipes and soil pipe installations.		
4. Detailed Specification covering the building, plumbing and drainage works in accordance with the Building Code.		
5. Fully detailed Schedule of Materials . Must include Glazing details.		
6. Roof Truss Layout Plan and design details from an approved manufacturer.		
7. Wall and Subfloor Bracing calculations, schedule and layout plan, in accordance with NZS3604:1990. (NB. Subfloor bracing only for piled foundations)		
8. Hot Water System details: type, storage capacity and tempering valve details.		
9. Producer Statements for design and/or construction, i.e. Geotechnical, Structural, Specialist Systems OR detailed written report and calculations.		
10. Details of Proposed Storage of hazardous substances and/or processes.		
11. Fire Safety Design Summary and/or specific fire engineering design.		
12. Log Fire installation instructions. Indicate if wet-back is to be included.		

What materials will be used for the (tick boxes)

Floor

- 1 ☒ Timber
 2 ☐ Concrete
 3 ☐ Wood products

Insulation

- 1 ☐ Fibreglass
 2 ☐ Masserated paper
 3 ☐ Wool
 4 ☐ Foil
 5 ☐ Other

Framing

- 1 ☒ Timber
 2 ☐ Concrete
 3 ☐ Steel

Energy

- 1 ☒ Electric
 2 ☐ Gas
 3 ☐ Solid Fuel

Outer Walls

- 1 ☐ Brick
 2 ☐ Concrete
 3 ☐ Concrete block
 4 ☐ Cement board
 5 ☐ Plaster
 6 ☐ Timber
 7 ☐ Steel
 8 ☐ Aluminium
 9 ☐ Other

Roof

- 1 ☐ Steel
 2 ☐ Concrete tiles
 3 ☐ Steel tiles
 4 ☐ Shingles
 5 ☐ Aluminium
 6 ☐ Other

KEY PERSONNEL

(Please complete as far as possible in all cases. Give names, addresses and telephone numbers.
Give relevant registration numbers if possible)

Builder(s): Eric Huckle

Designer(s): Chris Davies

Building Certifier(s):

Registered Drainlayer:

Registered Plumber: Steven Burns

Note: Registered Gasfitter and Electrician are required to be nominated only when:

- a) The work undertaken is to be covered by a Compliance schedule.
- b) The owner wishes to obtain a Building Consent for the energy work.
(the owner will incur additional cost of checking and certification).

Registered Gasfitter:

Registered Electrician: Bruce Jacobsen

Registered Engineer(s):

Other:

It is important to ensure any inspections required during the construction of the work proposed by this application are undertaken.

If they are not undertaken, it may be difficult for a Code Compliance Certificate to be issued.

Signed for and on behalf of the applicant:

Name: [Signature] Position: Manager Date: 23/2004

COMPLIANCE SCHEDULE DETAILS

SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Please complete for all new buildings and alterations, except single residential dwellings)

The building will contain the following *(cross each applicable box and attach proposed inspection, maintenance and reporting procedures)*:

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic flow-back preventer connected to a potable water supply.
- ☐ Lifts, escalators or travelators, or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or part of the building.
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the Building Code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of the building.
- ☐ Such signs as are required by the Building Code in respect of the above-mentioned systems.
- ☐ None of the above.

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Please complete only if the building contains one or more of the systems listed above)

The building will contain the following *(cross each applicable box and attach proposed inspection, maintenance and reporting procedures)*:

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Nelson City Council Building Consent Check Sheet

BC/PIM No: 040249

RC No: /

DATE: 10/3/04

Project: Alter dwelling

Applicant: Chris Davies & Gwyneth Graham

Location: 13 Douglas Road

Legal Description: Lot 18 DP 6882

Special Conditions: /

Administration

Z100 Z200 Z300 Z400 Z500

ZB02 Site Inspection

ZB04 ZB05 ZB06

ZC02 Foundation

ZC04 ZC06 ZC08 ZC10 ZC13
ZC14 ZC16 ZCE8

ZD02 Retaining Walls

ZD04 ZD06 ZD12 ZD14 ZD16
ZD18 ZDE0

ZE02 Building Structure

ZE04 ZE06 ZE08 ZE09 ZE10
ZE11 ZE12 ZE14 ZGE3

ZH02 Plumb/Drainage

ZH03 ZH04 ZH05 ZH06 ZH07
ZH08 ZH10 ZH12 ZH15 ZH16

ZI02 Exterior Cladding

ZI04 ZI06 ZIO8

ZK02 Solid Fuel Heater

ZK04 ZK06

ZM02 Final Inspection

ZM05 ZM08 ZM10 ZM12
ZM14

ZO02 Safety Systems

ZO04 ZO06 ZO08 ZO10 ZO12
ZO14 ZO16 ZO18 ZO20 ZO22

ZU02 GIS Plan Update Req'd

ZU04 Footprint/Roof Outline
ZU06 Drainage Card Detail

Department	Date	Not	Date	App
Building	11/3/04	EWL	26/3/04	EWL
Plumbing & Drainage			22/3/04	EWL
Planning			15/3/04	RDP
Subdivision				
Services & Floor levels				
Dangerous Goods				
Health				
Other				

NOTES:

26 MAR 2004

AMENDED PLAN

Reserve Contribution

Internal work only.

Planning Check

Check ✓	Description	Comment	P ✓	C ✓	D ✓	N ✓
	<i>Zone</i>					
	<i>Site Area</i>					
	<i>Coverage</i>					
	<i>Front Yard</i>					
	<i>Side Yard</i>					
	<i>Height</i>					
	<i>Parking</i>					
	<i>Access</i>					
	<i>Signage</i>					
	<i>Living Space</i>					
	<i>Daylight Angles</i>					
	<i>Over Drains</i>					
	<i>Decks/Terraces</i>					
	<i>Inundation</i>					
	<i>Heritage</i>					
	<i>Other</i>					

Key: P – Permitted C – Controlled D – Discretionary N – Non complying

Building Check

[illegible]

NELSON CITY COUNCIL

PO BOX 645 NELSON 7015 NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

C Davies & G Graham
13 Douglas Rd
Nelson 7001

No. 040249
Issue date 22/10/04

Project

Description	DWELLINGS - ALTERATIONS & ADDITIONS Being Stage 1 of an intended 1 Stage Alterations to bathroom area, move cylinder
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$11,000
Location	13 Douglas Rd
Legal Description	LOT 18 DP 6882
Valuation No.	1969002500

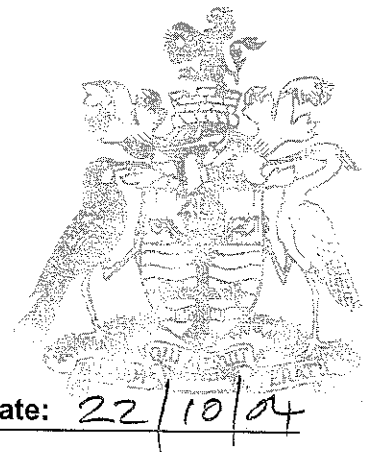
This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name:

B. Brase

Date: 22/10/04



Final Inspection

ADDRESS 13 Douglas
BC NUMBER 040249

DATE 13 Oct 04
INSPECTOR Brain Brasell

- ☐ Interior
- ☒ Layout as per plans
- ☒ Sinks drain properly without sucking traps
- ☒ Toilets flush properly
- ☒ Impervious floors to wet areas
- ☒ Joinery installed and sealed to walls
- ☒ Windows as per plans
- ☒ Ventilation adequate from rooms
- ☒ Mechanical vents fitted and ducted to exterior
- ☒ Smoke detectors fitted where shown
- ☒ Safety barriers are the correct height
- ☒ Safety glazing to shower doors and panels
- ☒ Safety glazing to windows and doors as per plans
- ☒ Handrails fitted to stairs
- ☒ Restrictor stays on windows where required
- ☒ Water flow rates OK
- ☒ Water temperature checked 48° deg
- ☒ HWC secure
- ☒ HWC relief pipe to outside if valve vented
- ☒ HWC HIGH or LOW pressure
- ☒ HWC OPEN or VALVE Vented
- ☒ Make & Volume Zip 1967
- ☒ All valves accessible
- ☒ GAS hot water system
- ☒ Roof access available
- ☒ Insulation in place
- ☒ Insulation away from downlights
- ☒ Pipe work lagged
- ☒ Pipe work supported
- ☒ Supply tank secure
- ☒ Cables clipped at access
- ☒ Roof bracing in place

- ☐ Exterior
- ☒ Cladding type _____
- ☒ As per plans
- ☒ Roofing Secure
- ☒ Roofing Type _____
- ☒ Barrier Heights
- ☒ Windows sealed to soffit
- ☒ Ground levels OK
- ☒ Sub-floor ventilation
- ☒ Stucco sealed and painted
- ☒ Capillary break to stucco
- ☒ Gully heights OK
- ☒ Waste pipes sealed through foundations
- ☒ Wastes sealed into gullies
- ☒ Stormwater system completed
- ☒ Retaining wall drainage connected to sump
- ☒ Retaining walls as per plans
- ☒ Terminal vents in place & 80mm
- ☒ Weepholes to bricks
- ☒ Exterior weatherproof
- ☒ Sumps installed as per plans
- ☒ Driveway completed as per plan
- ☒ Secondary flow path for excess stormwater

- ☐ Not applicable
- ☒ Checked and approved
- ☒ Checked and Rejected

- ☐ Certificates
- ☒ PSCR Received Structural
- ☒ PSCR Received Handrails
- ☒ PSCR Received Geotechnical
- ☒ PSCR Received Effluent field
- ☒ Certificates for exterior cladding
- ☒ Energy works certificate received
- ☒ Glazing schedule received
- ☒ Truss certificate received
- ☒ Drainage as-built received
- ☒ All consent conditions met
- ☒ Resource consent conditions met
- ☒ Street frontage OK
- ☒ Amended plans received if required

- ☐ Solid Fuel Heater
- ☒ Inbuilt Insert Freestanding
- ☒ Clearances as per installation instructions
- ☒ Ceiling plate on ceramic disks if required
- ☒ Eco flue system
- ☒ Flue correctly fitted
- ☒ Hearth correct Size & Type
- ☒ Seismic Restraint fitted
- ☒ Flue shield fitted
- ☒ Wet back fitted
- ☒ Roof flashing in place
- ☒ Flue correct height
- ☒ Tempering valve fitted to HWC
- ☒ Smoke Detectors fitted

Max Temp 55°C

Insulate hot pipe to
tempering valve

Secure hot water cylinder

Done

OK for CS

BR

20/10/04

13 Douglas Rd

BC 040249

ADDRESS

☐ PRE FLOORING

- ☐ Floor joists as per plan
- ☐ Bearer fixing & span
- ☐ Bleeding to mid span
- ☐ Bleeding under internal walls
- ☐ Sub-floor bracing in place

- ☐ Brace pile connections in place
- ☐ Joist hangers correctly nailed
- ☐ Under-floor insulation in place
- ☐ Ground clearance correct
- ☐ Base ventilation allowed for

☐ STRUCTURAL & PRE-LINING

- ☐ Walls set out as per plans
- ☐ DPM under plates
- ☐ Bracing as per plans
- ☐ Bottom plate fixing
- ☐ Straps to bracing elements
- ☐ Moisture content _____ %
- ☐ Insulation to walls as per plans
- ☐ Insulation to ceiling as per plan

- ☐ Cantilevered beams tied down
- ☐ Straps to lintels
- ☐ Parlin fixings
- ☐ Trusses correctly fixed
- ☐ Fire wall requirements met
- Timber species _____
- Type _____
- Type _____

☐ POST LINING

- ☐ Brace panels nailed correctly
- ☐ Correct fasteners used,

- ☐ Fire wall nailed
- ☐ Fire wall stopped, paper tape

☐ PLUMBING

- Type of pipe work; Polybutylene
- ☐ Under test
- ☐ Sludge pipe with correct fall
- ☐ Lagged where required
- ☐ Pipe-work adequately supported

- Copper other _____
- ☐ High / Low pressure
- ☐ Seismic restraint in place
- ☐ Tempering valve
- Plumber _____

☐ SOLID FUEL HEATER

- ☐ Inbuilt ☐ Insert
- ☐ Freestanding
- ☐ Installation instructions available
- ☐ Wall clearances
- ☐ Front of Hearth Measurement correct
- ☐ Ceiling plate in place
- ☐ Ceramic spacers in place at ceiling plate
- ☐ Roof flashing in place
- ☐ Smoke detectors where required
- ☐ Smoke detectors tested
- ☐ Rain Cowl fitted

- ☐ Internal Flue
- ☐ Flue joints correct (top- bottom)
- ☐ External Flue
- ☐ Hearth
- ☐ Ash ☐ Insulating
- ☐ Fixed to floor
- ☐ Seismic Restraint fitted
- ☐ Flue shield fitted
- ☐ Wet Back Fitted
- ☐ Tempering valve fitted
- ☐ Open vented system

☐ FINAL INTERIOR

- ☐ Roof space access
- ☐ Insulation in place
- ☐ Insulation from lights
- ☐ Pipe-work lagged
- ☐ Pipe-work supported
- ☐ Supply tank secure
- ☐ Cables clipped at access
- ☐ Roof bracing in place
- ☐ Smoke detectors
- ☐ Roof flashings in place
- ☐ Mechanical vent outside
- ☐ Layout as per plans
- ☐ Toilets flush properly
- ☐ Impervious floors to wet area

- ☐ Joinery and fixtures sealed to wall
- ☐ Ventilation from rooms
- ☐ Restrictor stays on window if reqd
- ☐ Safety glazing: shwrs, wdws, doors
- ☐ Safety barriers correct height
- ☐ Stairs as per plan
- ☐ Handrails fitted to stairs
- ☐ Thermal cut-off to Valve vented
- ☐ HWC Secured
- ☐ HWC relief valves and drain to ext.
- Make & volume _____
- ☐ All valves accessible
- ☐ Water temperature checked
- ☐ Water supply rates OK

DATE

☐ EXTERIOR CLADDING:

- ☐ Base flashings in place
- ☐ Galvanised steel
- ☐ Plastic
- ☐ Other _____
- ☐ Side & Sill flashings
- ☐ Galvanised steel
- ☐ DPC
- ☐ Other _____

☐ BUILDING WRAP

- ☐ Continuous to top plate
- ☐ Wall secured
- ☐ Correct laps
- ☐ No tears or holes

☐ STUCCO

- ☐ Netting secured
- ☐ Correct spacing
- ☐ Aprons turned out
- ☐ Control joints in place
- ☐ Penetrations flashed

☐ BRICK

- ☐ Rebate sealed
- ☐ Correct cavity
- ☐ Paper not pushed out by batts
- ☐ Bricks ties in place
- ☐ Soffit closed off

☐ SITING

- ☐ Boundary clearances checked and as per plans
- ☐ Ground level as shown on plans

☐ FOUNDATIONS

- ☐ Bearing capacity
- ☐ Boxing/steel in place
- ☐ Anchor piles 900 deep
- ☐ Steel placed and tied correctly
- ☐ FAIL engineer required
- ☐ Braced piles min 350 sq x 450 deep

☐ SLABS

- ☐ Topsoil removed beneath
- ☐ Damp-proofing in place
- ☐ Mesh in place & on chairs
- ☐ wastes laid with correct falls
- ☐ Wastes protected through slab
- ☐ Additional rec to internals

☐ RETAINING WALLS

- ☐ Excavation to good bearing
- ☐ Damp-proofing behind wall
- ☐ Drainage coil in place
- ☐ Steel placed and tied correctly
- ☐ Damp-proofing protected
- ☐ Free draining metal behind wall

☐ DRAINS

- ☐ Laid in bedding
- ☐ Drains under test
- ☐ As built plan received
- ☐ Correct falls
- ☐ Septic tank system, engineer?
- Drain-layer _____

☐ FINAL EXTERIOR

- ☐ Cladding as per plan
- ☐ Barrier heights OK
- ☐ Windows sealed 2 soffit
- ☐ Ground levels OK
- ☐ Sub-floor ventilation
- ☐ Stucco sealed & painted
- ☐ Capillary break 2 stucco
- ☐ Gully heights OK
- ☐ Foundns gullies sealed
- ☐ Storm-water completed
- ☐ Terminal/ vents in place
- ☐ Weep holes to bricks
- ☐ Exterior weatherproof
- ☐ Takes Photo

- ☐ Glazing Schedule
- ☐ Drainage as-built received
- ☐ Energy works certificate
- ☐ Sumps installed as per plan
- ☐ Retaining wall as per plan
- ☐ Resource consent conditions met
- ☐ Amended plans & details received
- ☐ Construction review received
- ☐ Producer statement for handrails
- ☐ Driveway completed as per plan
- ☐ Street frontage OK
- ☐ Truss Certificate
- ☐ Consent conditions met
- ☐ Geo-tech signoff

NOTES

REINSPECTION REQUIRED

☐ PASSED REINSPECTION☐ DATE

NELSON CITY COUNCIL

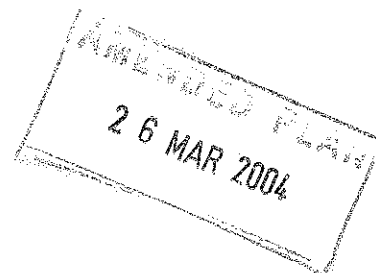
PO BOX 645 NELSON 7015 NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

22 March 2004

C Davies & G Graham
13 Douglas Road
Nelson 7001

Dear Sir/Madam

Proposal: Alter dwelling
Site Address: 13 Douglas Road
Building Consent No: 040249



The above proposal must comply with the requirements of the New Zealand Building Code, before Consent can be granted. Please provide the following information:

BUILDING

- Please provide a current search copy of Certificate of Title
- Please provide locations of smoke alarms with hush facility as per the requirements of the NZ Building Code F7
- Please specify safety glass to bathroom window

When the above requirements have been addressed, Council officers will again consider approval of your application.

Please note that two copies are required if any additional documentation is submitted.

Yours faithfully

Consents Administrator



THIS COPY OF THE
APPROVED BUILDING CONSENT
PLANS AND SPECIFICATION
MUST BE RETAINED ON SITE
ALONG WITH THE INSPECTION
SHEET AT ALL TIMES

Smoke Alarm

CONSENT COPY

NELSON CITY
COUNCIL

butynol roof
over bedroom
below

Western
Terrace.

Car port

LOUNGE

Bed 1

Bed 2

Dining

Kitchen

Stair
down

Covered
Porch
entry

Terrace

Ramp

30 MAR 2004

AMENDED PLAN

26 MAR 2004

ROAD LEVEL OF Drive

garden retaining wall

Scale 1:100

13 Douglas
Road

April 2003

BUILDING CONSENT HOLDERS ARE
RESPONSIBLE FOR ALL DAMAGE
TO THE STREET FRONTAGE.
IF THERE IS DAMAGE TO THE
FRONTAGE, IT MUST BE BROUGHT
TO THE COUNCILS ATTENTION
PRIOR TO WORK COMMENCING.

DATE QUOTED :24/03/04

QUOTE No: 719

PAGE: 1

DATE MODIFIED:24/03/04

CLIENT CODE :MAR04

MARCH QUOTES 2004

FISHER WINDOWS & DOORS NELSON LTD

P.O BOX 7016

84 VANGUARD STREET

NELSON

Phone No:03 548 8644

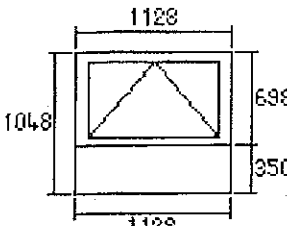
Fax No:03 548 8653

BATHROOM WINDOW

attn.

Sales Contact:ANGIE

CHRIS DAVIES Fax 5469704

ITEM	DESCRIPTION	QTY
1	BATHROOM WINDOW - CLEAR STIPPO TOUGHENED	1
 COLOUR:G1 BRONZE 12 FRAME:Window FLASHING:H/F 32mm 1132 GLASS:CLEAR TGH STIPPOLITE LINER:PPRX140*19 TRIM : 1020 x 1100 Standard 5402 NZS 4223 REQmnt ABOVE 500 to FL LINER WIDTH: 0 GROOVED/NON GROOVED		
2	COLOUR IS BRONZE ANODISED	1
3	HARDWARE IS BLACK	1
4	GLSS IS CLEAR STIPPO TOUGHENED	1
5	REVEALS ARE 19MM F/J PREPRIMED	1
6	INCLUDES INSTALLATION	1
7	THANK YOU FOR THE OPPORTUNITY TO QUOTE	1

Total units: 1

NETT TOTAL: \$914.62

GST: \$114.33

TOTAL: \$1028.95

** All units viewed from the OUTSIDE

** Conditions of sale attached

** Final price is subject to SITE MEASURE

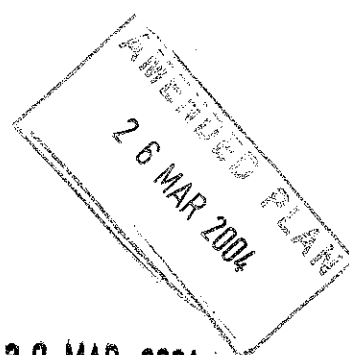
SAY \$950 including
EX FACTORY / DELIVERED

This quote is made under the Construction Contracts Act 2002.

Produced in accordance with NZS4211 for the following wind pressure:

Low	Medium	High	Very High	Specific Design
250Pa SWP	325Pa SWP	460Pa SWP	600Pa SWP	Pa SWP

30 MAR 2004



5488653



2

Nelson city council
9/3/2004

Key for proposed changes to number 13 Douglas rd Nelson

- 1 move wall between bedroom 2 & bathroom 600mm into bedroom 2
- 2 Put sliding doors in from hall to bathroom
- 3 Put sliding door in from bathroom to w/c (where original door was) (each sliding door has an opening of 600mm, but total allowance of 1400 internally in wall)
- 4 shift hot water cylinder over to space @ end of w/c NB hot water cylinder will have a tempering valve installed, door for cylinder will open to hall way
- 5 block off wall to kitchen & make entry through where hot water cylinder was
- 6 Put sliding door entrance to w/c from entry (where original entry to w/c was)
- 7 services for bathroom will exit via existing services; ventilation will be ducted to the outside under eave/
- 8 Materials used in bathroom – treated timber 100mmx50mm for framing /aquiline gib 12.5mm to cover/ covered by tiles /aqua enamel paint

Dimensions

Toilet 900mm w x 1600l

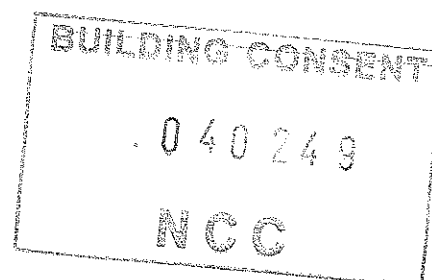
Bedroom 2500mmw x 3000mmL

Window in bath room 1000mm from floor double glazed green house box style

Regards



Chris Davies
021847901

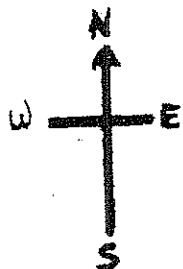


30 MAR 2004

20/04/03 15:17 PM 20/04/03

WILLIAMS
WILLIAMS

WILLIAMS & CO.
WILLIAMS & CO.
WILLIAMS & CO.



Car port

Before

drive →

30 MAR 2004

butynol roof
over bedroom
below

Western
Terrace.

Terrace

Ramp →

Dinns

kitchen

stair
down

LOUNGE

Covered
Porch
entry

BUILDING CONSENT

040249

NCC

WC. ⑥

Bath

Bed 1

Bed 2

Scale 1:100

13 Douglas
Road

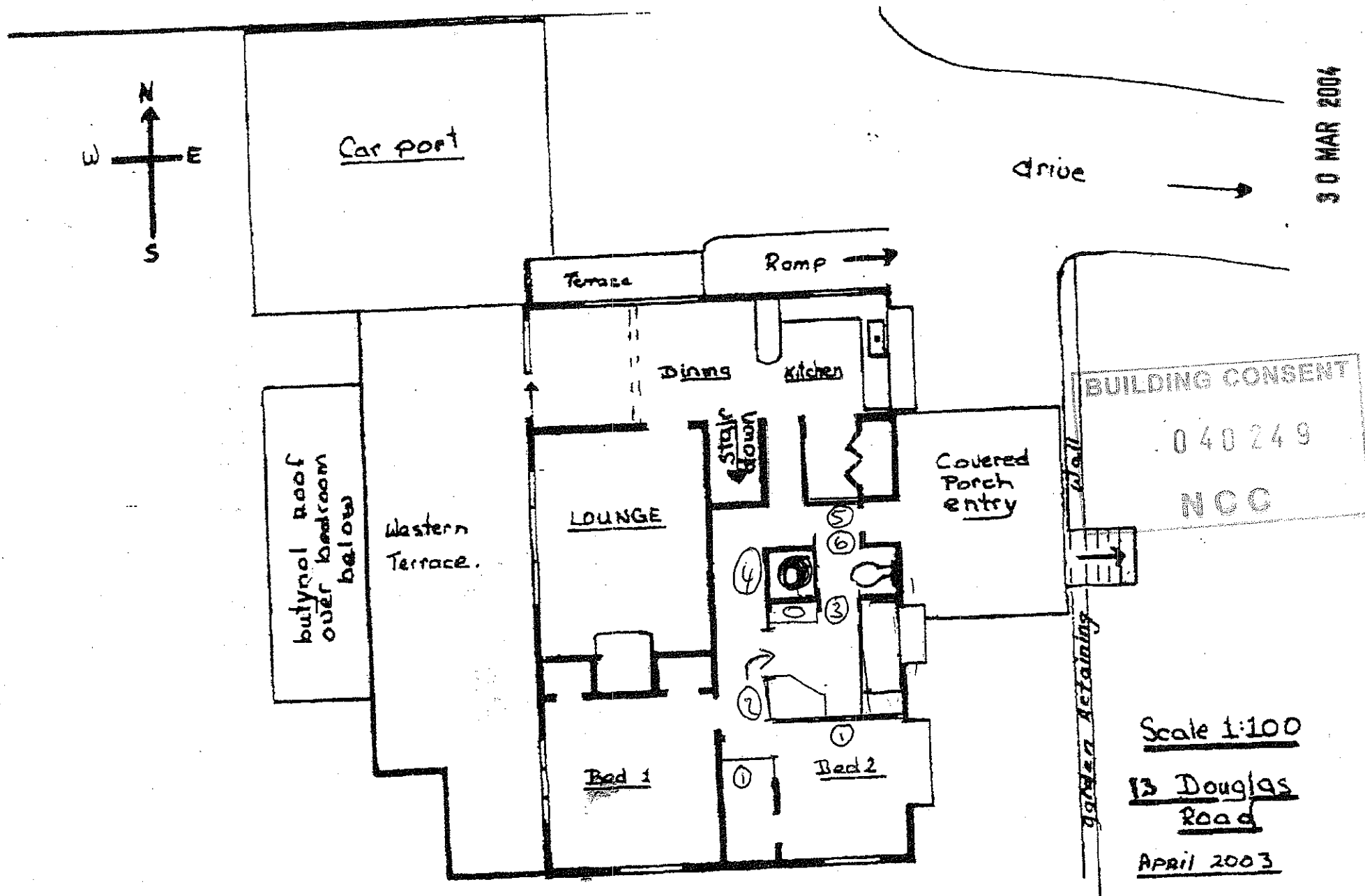
April 2003

079 P08/11 APR 29 '03 09:54
ZU/04/03 15:17 Pg: 2/10

+64-3-3666299 MEARES WILLIAMS
HUNTER RAUPE

+64 3 5404534

Fax sent by



30 MAR 2004