

Gore District Council

CODE COMPLIANCE CERTIFICATE

Issued in accordance with Section 43(3) of the Building Act 1991. Page 1 of 1

APPLICANT/CONTACT	STAGE DETAILS
Applicant Name Smith Eric Joseph Bruce	Building Consent No 202363
Address 16 Elizabeth St GORE 9700	Stage Number 1
Telephone No 208 3683	Description of Stage Internal Alterations / Install Patio Doors
Contact Name Owner	Building Type Dwelling - Alterations
Address	Detailed Use
Contact Phone No	Intended Life >50 Years
Contact Fax No	Brief Desc Minor Building Works
PROPERTY	Stage Type Alterations, repairs, extensions and resiting.
Street Location 16 Elizabeth St Gore	No of Units 1
Legal Description LOT 30 DP 624	No of Storeys 1
Valuation Roll No 29820 18100	Floor Area Sq. Metres
	Designer
	Value of Stage 1500

This is a final code compliance certificate issued in respect of all of the building work under the above consent. It is subject to any condition specified in the attached "Conditions of Code Compliance Certificate".

**Signed for and on behalf of the
Gore District Council**

Position Senior Building Control Officer

Name Murray Martin

Date 04 SEP 2003 **Time** 16:44

FIELD SHEET - BUILDING CONSENTS

Consent Number:	202363
Date:	1.9.03

OWNER:		BUILDER:	
Name	JD & EJB Smith	Name:	Unknown
Address:	16 Elizabeth Street, Gore	Address:	

Valuation Roll Number:	2982018100
Site Location:	16 Elizabeth Street, Gore
Lot Numbers:	30
DP:	624
Section Numbers:	
Block Number:	

Description of Works:	Internal alterations / patio doors
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INSPECTION COMMENTS:

Existing work. appears to be ok.
doors installed in window space
no lintel change. / Framing removed
below window to allow for doors

Works Completed: (Date)
Signature of Inspecting Officer: *m. j. m. m. i.*
Date: 04.09.2003

Date:	1.9.03
Receipt Number:	Eftpos

Total Amount Paid:	50.00
CCC issued:	YES / NO
SAP Deposit	YES / NO
Refunded	Date:

On completion of project, please place this along with Code Compliance Certificate on the correct property file.

Gore District Council

29 Civic Avenue
Gore

Phone 03 208 9080
Fax 03 208 8875

PROJECT INFORMATION MEMORANDUM.

P.I.M. No. 202363	Date Received 1-Sep-2003	Date Actioned 3-Sep-2003
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APPLICANT / CONTACT	PROJECT
Applicant Name Smith Eric Joseph Bruce Address 16 Elizabeth St GORE 9700 Telephone No 208 3683 Contact Name Owner Address Contact Phone No Contact Fax No	Description of Project Internal Alterations / Install Patio Doors Proposed Use Intended Life >50 Project Classification Minor Building Works Project Type Alterations, repairs, extensions and resiting. No of Stages 1 Producer Statement Value of Stage \$1,500.00
PROPERTY	
Street Location 16 Elizabeth St Gore Legal Description T 30 DP 624 Valuation No 29820 / 18100	

This Project Information Memorandum includes all information known to this authority and is issued in accordance with the Building Act 1991.

Signed for and on behalf of the Gore District Council	Name Frances Cowan
Position Issuing Officer	Date 03-Sep-2003 Time 08:59 AM

PROPERTY MEMORANDA

Wind zone for this site is Medium.

Snow Zone : 5

Snow Loading : 0.5 kPA

Clear of Inundation

Gore District Council

29 Civic Avenue

Gore

Phone 03 208 9080

Fax 03 208 8875

BUILDING CONSENT NO. 202363 / 1

Issued in accordance with Project Information Memorandum No 202363

APPLICANT / CONTACT	STAGE DETAILS
Applicant Name Smith Eric Joseph Bruce Address 16 Elizabeth St GORE 9700 Telephone No 208 3683 Contact Name Owner Address Contact Phone No Contact Fax No	Stage Number 1 Description of Stage Internal Alterations / Install Patio Doors Building Type Dwelling - Alterations Detailed Use Intended Life >50 Stage Classification Minor Building Works Stage Type Alterations, repairs, extensions and resiting. No of Units 1 No of Storey 1 Floor Area sq metres Designer Value of Stage \$1,500.00
PROPERTY	
Street Location 16 Elizabeth St Gore Val Description 130 DP 624 Valuation Roll No 29820 / 18100	

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

Signed for and on behalf of the Gore District Council	Name Frances Cowan
Position Issuing Officer	Date 03-Sep-2003 Time 08:59 AM

CONSENT ENDORSEMENTS

There are no endorsements on this consent.

PIM INFORMATION SHEET

Officer:	Plumbing & Drainage Inspector AND/OR Environment & Planning Manager AND/OR Building Control Officer
Date Applied:	1.9.03
Applicants Name:	JD & EJB Smith
Location:	16 Elizabeth Street, Gore
Proposal:	Internal alterations / patio doors
Valuation Roll Number:	2982018100
Lot Number:	30
DP/SO Number:	624
Section Number:	
Block Number:	
Consent Number:	202363

Special Features of the Land:

Wind Zone:	Memo 50 51 52
Potential Erosion:	
Potential Avulsion:	
Potential Subsidence:	
Potential Alluvion:	
Potential Slippage:	
Presence of Hazardous Substances:	
Potential Inundation:	Memo 1 2 3 4 28 46

Classification of Land or Buildings:

Zoning:	DOMICILE - SENSITIVITY ZONE 2
Heritage:	
Other:	

Drainage Information:

Memo 5 6 48	

Parking / Loading Information:

Please comment on any conditions relating to off / on street parking and the loading and unloading of service vehicles for this particular proposal. (Please refer to other officers if necessary)

Authorisations:

Details are required of Authorisations (other than Building Consent) that have been granted or refused or must be obtained from:

Council:	
Other Networks:	

Please Supply any other relevant information:

RAPID Number:		New Street Number:	
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Snow Loadings/Zones:

Snow Zone		5		
Snow Loading	0.5 k Pa	☐		53
	1 k Pa	☐		54
	Specific Design	☐		55
				56

Conditions
YES/NO

MEMO 57 58

PLEASE COMPLETE THIS FORM IN FULL

CHECK SHEET FOR BUILDING CONSENTS

Checked for Completeness	1.9.03	Entered in Register	1.9.03
Plans and Speci's Stamped	1.9.03	Legal Description Checked	1.9.03
Fees Paid and Checked	1.9.03	Fees recorded on Application	1.9.03

PIM handed to:	Date:	Dated signed:	Comment:	Initials:
Building	1.9.03	2.9.03		<i>[Signature]</i>
Plumbing	N/A			
Drainage	N/A			
Planning				
Roading				
Utilities				
Reserves				
Parking				
Other				
Building Consent to:	Date:	Date signed:		Initials:
Building	1.9.03	02.09.2003		<i>[Signature]</i>
Plumbing	N/A			
Drainage	N/A.			
Planning				
Roading				
Utilities				
Reserves				
Parking				
Other				

Type of Information Requested	Date Requested	Date Received	Number of Days taken to receive information

Number of Days taken to Issue Building Consent	
Number of days taken to issue PIM (if PIM Only)	



McKenzie Associates
Barristers and Solicitors

28 August 2003

Bannermans
Solicitors
P O Box 185
GORE

FAXED

Attention: Murray Huston

Agreement - Smith & Pasco

Mr Pasco advises that the LIM Report in respect of your clients property at 16 Elizabeth Street Gore does not record a Certificate of Compliance for renovations which have been done to the property.

These renovations include removal of an internal wall and installation of external doors.

We understand that these matters should be readily rectified and have been instructed that provided a Certificate of Compliance is available by the possession date of 20th September 2003, the purchaser will proceed with the transaction.

Yours faithfully

McKENZIE ASSOCIATES – GORE OFFICE

P J Galvin

Partners:

Traicee E McKenzie B.A. LL.B.
Maxine L Knowler LL.B.
Shelley L Gray B.A. LL.B.

Invercargill

PO Box 91
Tudor House 36 Don Street
Phone: (03) 218 8882
Fax: (03) 218 8886

Gore

Advisor:

PJ (Pat) Galvin
B.A. N.Z.L.S.C. A.M.I.N.Z.
PO Box 248
18 Irk Street
Phone: (03) 208 7597
Fax: (03) 208 1697

PLEASE COMPLETE THIS FORM IN FULL

CHECK SHEET FOR BUILDING CONSENTS

Checked for Completeness	1.9.03	Entered in Register	1.9.03
Plans and Spec's Stamped	1.9.03	Legal Description Checked	1.9.03
Fees Paid and Checked	1.9.03	Fees recorded on Application	1.9.03

PIM handed to:	Date:	Dated signed:	Comment:	Initials:
Building	1.9.03			
Plumbing				
Drainage				
Planning				
Roading				
Utilities				
Reserves				
Parking				
Other				
Building Consent to:	Date:	Date signed:		Initials:
Building	1.9.03	02.09.03		<i>ngm</i>
Plumbing				
Drainage				
Planning				
Roading				
Utilities				
Reserves				
Parking				
Other				

Type of Information Requested	Date Requested	Date Received	Number of Days taken to receive information

Number of Days taken to Issue Building Consent	
Number of days taken to issue PIM (if PIM Only)	

BUILDING CONSENT INFORMATION

When applying for a Building Consent, the following is required to accompany a fully completed application form.

1. **Two sets of site plans** detailing distances to all boundaries and adjacent buildings. To scale, if possible.
2. **Two sets of drawings** detailing proposed work including:
 - floor plans with dimensions
 - elevations of external walls
 - detailed cross sections, showing building heights, floor height above ground level, foundation sizes and reinforcement. Scale 1:50 / 1:100.
3. **Detailed specifications** including the type, size, span and spacing of all materials being used and the extent of work being undertaken.
4. Where applicable, **two copies of plumbing and drainage plans** showing positions of fixtures, gully traps, vents etc and septic tank if being used. Note: where known at consent stage specify the Plumber and Drainlayer along with registration number.

Failure to provide above information will result in the application being placed **"on hold"** with a notice issued requiring further information.

DAMAGE TO COUNCIL PROPERTY

As applicant, I / We hereby agree to undertake any repairs considered necessary by Council to the footpath, kerb, road or any other assets which may have been damaged as a result of work carried out under this Building Consent.

I/we agree and acknowledge that:

- Should the required work not be completed within 1 month of the issuing of the Code Compliance Certificate for the building work, Council will commission the necessary repairs at my expense as owner.
- Unless advised otherwise in writing the condition of the footpath, kerb, road and any other assets will be deemed to be in an undamaged condition at the issuing of this Building Consent.
- Should this undertaking be given by me on behalf of a Company or owner that I shall be personally liable for the performance of the undertaking
- The applicant shall adhere to the requirements of Council's Street Opening Policy and obtain all relevant and necessary permits associated with this Policy.

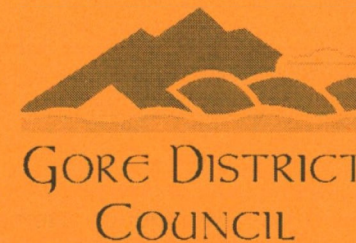
FOR OFFICE USE ONLY

	Checked By	Date:
Building	<i>mgm</i>	<i>02.09.2023</i>
Means of Egress		
Plumbing	<i>N/A</i>	
Drainage	<i>N/A</i>	
Roading		
Water / Utilities		
Hazardous Substances		
Health		
Planning		
Bulk & Location		

Comments / Conditions

Building Control Officer

Date



APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

Consent Number:

202363

PLEASE COMPLETE THIS FORM IN FULL

PART A : APPLICANT DETAILS

Complete this section in ALL cases

OWNER

Name: *JD + EJB SMITH.*
Address: *16 ELIZABETH STREET*
GORE.
Phone: *2083683.*
Fax:
Cell Phone:
Email:

CONTACT DETAILS

(Builder, Plumber, Architect or Agent details)

Contact Name:
Contact Address:
.....
.....
Phone:
Fax:
Cell Phone:
Email:

LEGAL DESCRIPTION

Roll No: *29820 18100*
Lot: *30* DP: *624*
Section: Block:
Survey District
Land area:

PROJECT DETAILS

New Building ☐
Alteration / Addition ☒
Demolition ☐
Plumbing & Drainage Only ☐
Relocated Building ☐
Heating Unit ☐
Floor area m2
Intended Life:
Indefinite ☐
Specified as Years
Vehicle Accesses:
Street Crossing New ☐ Existing ☐
Rural Access New ☐ Existing ☐
Utilities:
New Water Connection Yes ☐ No ☐
New Sewage Connection Yes ☐ No ☐
New Stormwater Connection Yes ☐ No ☐

STREET / ROAD ADDRESS

16 ELIZABETH STREET.
New Street / Rapid Number required: Y ☐ N ☐

ESTIMATED VALUE OF WORK (incl GST)

\$ *1,500.*

Signed by or on behalf of the Applicant

DESCRIPTION OF WORK

Internal alterations - installed door's
patio
Intended use:

FEES (based on value of work)

Building Consent \$ *50-00*
BRANZ Levy \$
BIA Levy \$
Street Asset Deposit \$
Resource Consent \$
Other \$
Total Payable \$ *50-00*

Eftpos.

PART B : PROJECT DETAILS

Complete this section only if you have NOT already obtained a project information memorandum

The project involves the following matters:
 (Cross each applicable box, if any, and attach relevant information in duplicate)

☐ Location, in relation to legal boundaries, and external dimensions of new, relocated or altered buildings.
 ☐ New provisions to be made for vehicular access, including parking.
 ☐ Provisions to be made in building over or adjacent to any road or public place.
 ☐ New provisions to be made for disposing of stormwater and wastewater.
 ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
 ☐ New connections to public utilities.
 ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection for public utilities, and suppression of noise.
 ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.
 ☐ Details of volume of any proposed excavations.

PART C : BUILDING DETAILS

Complete this section in all cases

This application is accompanied by:
 (Cross each applicable box and attach relevant information in duplicate)

☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the NZ Building Code, with supporting documents, if any, including:

☐ Site plan, fully dimensional
 ☐ Compliance Schedule Systems / Fire Design Report
 ☐ Building Certificates, eg. Technical literature, accreditation certificates, appraisal certificates
 ☐ Producer Statements, eg. Structural Engineer, Air Conditioning Engineer etc.
 ☐ References to determinations issued by the Building Industry Authority

☐ Proposed procedures, if any, for inspection during construction.

PART D : KEY PERSONNEL

Complete as far as possible, ensuring that telephone numbers, addresses & registrations numbers are completed

	Name	Address	Phone
Builder(s)			
Registered Drainlayer			
Registered Plumber			
Registered Gasfitter			
Designer(s)			
Structural Engineer			
Specialist Subcontractors			
Building Certifier			
Bricklayer / Plasterer			

SITE PLAN

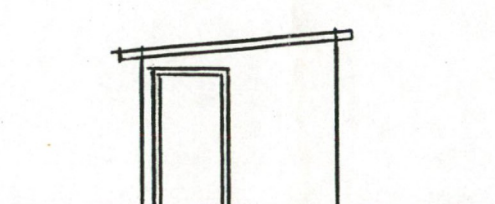
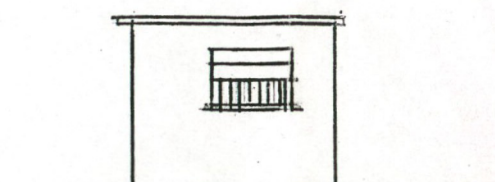
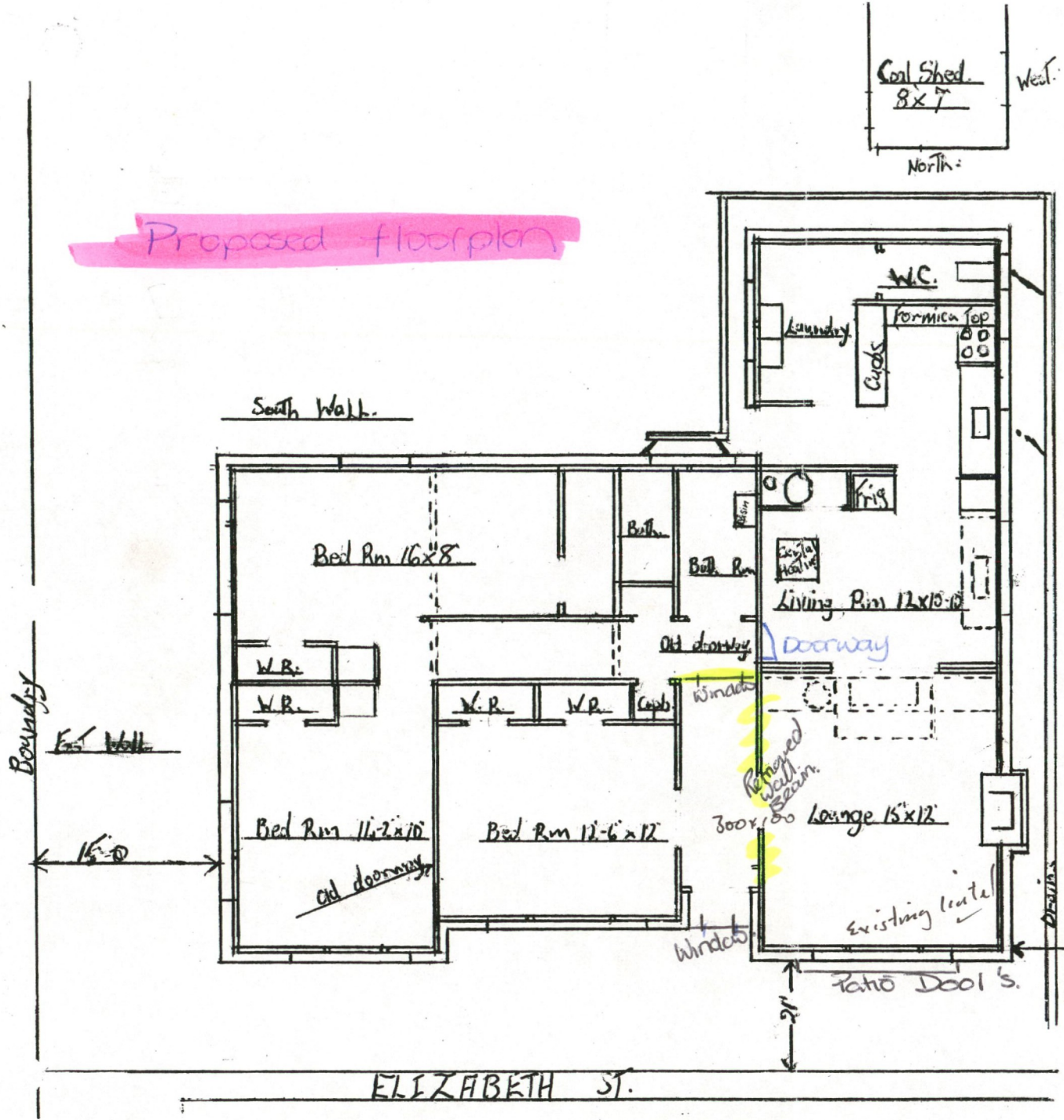
Draw your site plan here
 For heater locations, farm buildings and small projects

HEATER DETAILS

New Heater ☐
 Second Hand Heater * ☐
 Free Standing Heater ☐
 Inbuilt Heater ☐
 Wetback * YES ☐ NO ☐

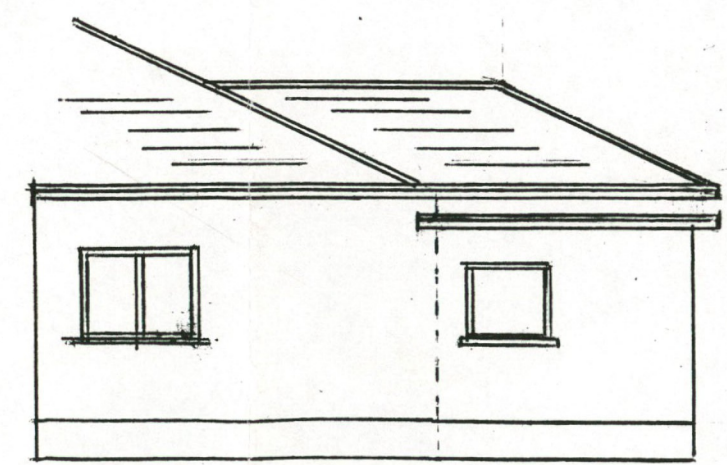
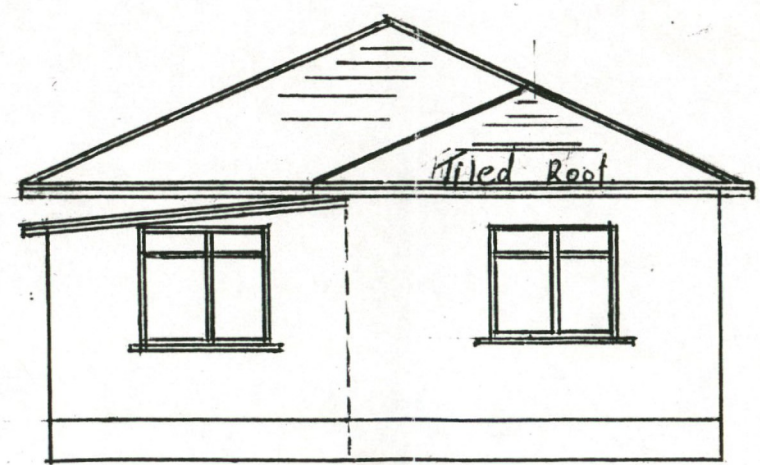
Make/Model of Heater:

* Note: All second hand units require a new stainless steel flue.
 * Note: Wetbacks must be fitted by a registered plumber.



GORE DISTRICT COUNCIL		
Consent No.		
Building	02.09.2003	ugm
Plumbing	N/A	
Drainage	N/A	
Planning		
Roading		
Utilities		
Reserves		
Licensing		
Parking		
Date		Initials

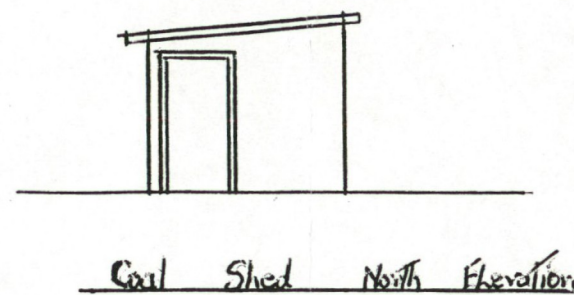
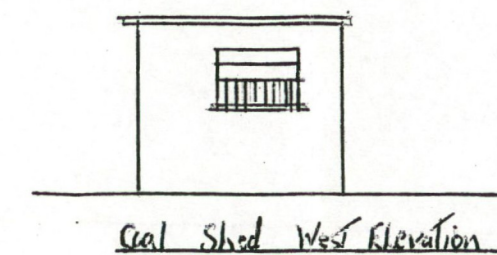
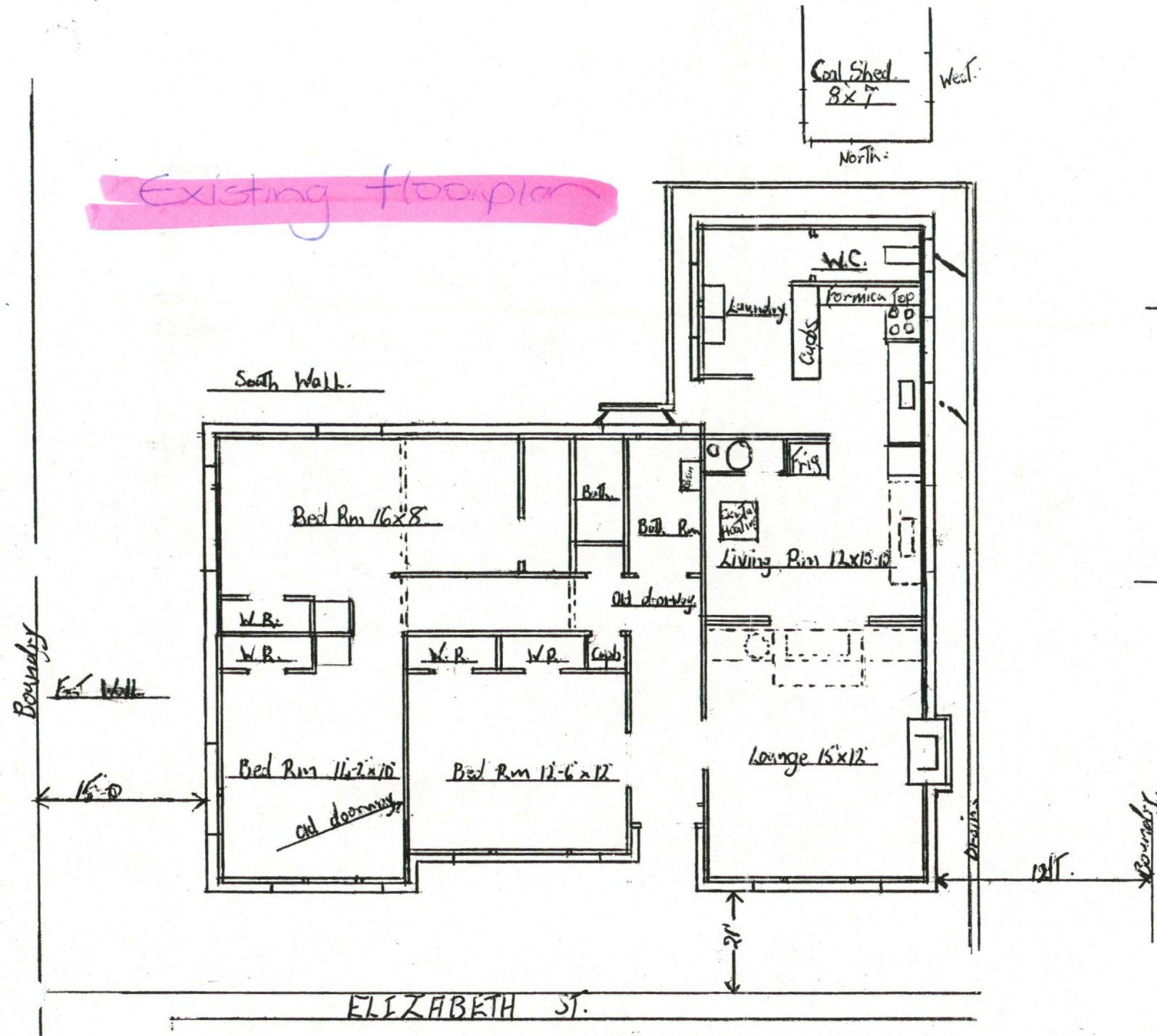
Existing Walls.
 Work To be dismantled.
 New Work.



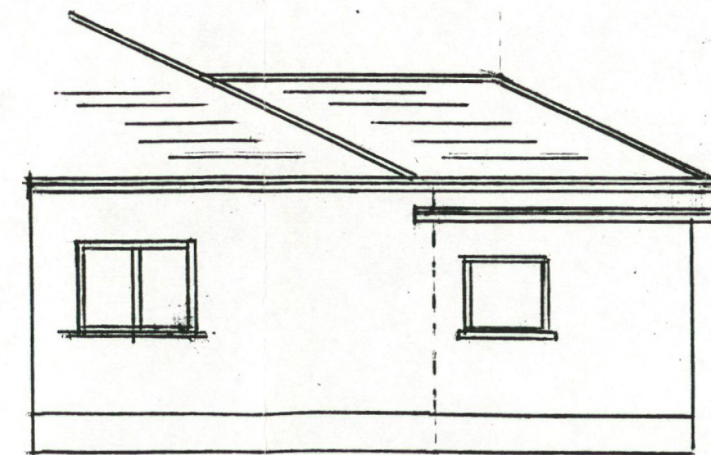
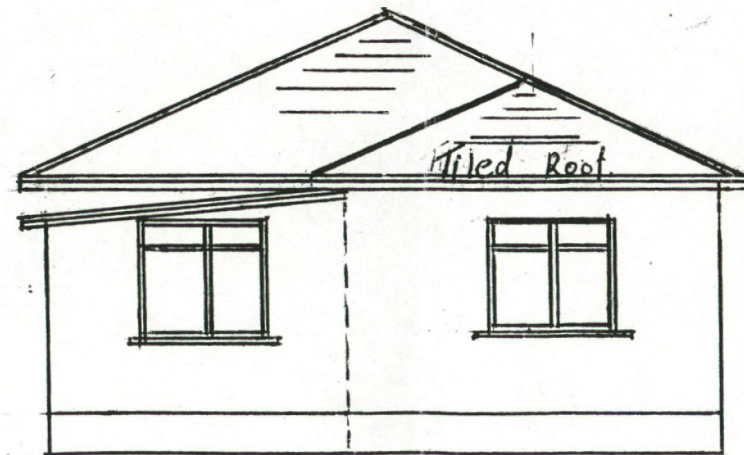
Plan of Proposed alterations & additions for
 Mr R. J. Thompson Elizabeth St. Gore.
 to 1 RD 11/10/03

Scale 1/4in = 1ft.
 Paul W. O'Connor

Existing floor plan



Existing Walls.
Work to be dismantled.
New Work.



Extension East Elevation
Extension South Elevation.
Plan of Proposed alterations & additions for
Mr R. J. Thompson Elizabeth St. Gore.
Scale 1/4" = 1 ft.
1/2" = 1 ft.