

126204.

Building Consent No.	001177
Date Received	27/11/00

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>VIC STEWART</u> Mailing Address: <u>21 DOUGLAS RD</u> <u>NELSON</u> Contact Name: Contact Address: Position: <u>OWNER</u> Phone: <u>035485704</u> Fax: <u>035485707</u>	PROJECT New or Relocated Building ☐ Alteration ☒ Description of work (in detail): <u>EXTENSION OF BOUNDARY</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>21 DOUGLAS RD</u> <u>NELSON</u>	SIZE OF BUILDING Floor Number Area: <u>5</u> m² Dwelling Units..... Number of Storeys
LEGAL DESCRIPTION Valuation Roll Number: Lot: <u>2</u> DP: <u>19229</u> Section: Block: Survey District: <u>126204</u>	VALUE OF WORK Building: \$ <u>4000</u> Plumbing & Drainage \$ <u>250</u> Total: (Including GST) \$ <u>4250</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. 30 NOV 2000

* 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

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

Designer(s): ALAN WALTERS - BUILDING DESIGN
5418156

Building Certifier(s):

Registered Drainlayer: LEO EARNLEY

Registered Plumber: WAYNE TAPSELL

- 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: ALLOYD BEATSON

Registered Engineer(s):

Other:

Signed for and on behalf of the applicant:

Name: V Stewart Position: OWNER Date: 20.11.2000

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: 001177

LIMNO: _____

DATE: 27/11/00

PROJECT:	<u>Extend Laundry</u>		
APPLICANT:	<u>V. Stewart</u>		
LOT:	<u>2</u>	DP:	<u>19229.</u>
PROJECT LOCATION:	<u>21 Douglas Rd</u>		
SPECIAL CONDITIONS:		<u>418</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 ZGE3ZH02 PLUMBING &
DRAINAGEZH03 ZH04 ZH05 ZH06 ZH07
ZH08 ZH10 ZH12

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

ZU02 GIS PLAN UPDATE REQD

ZU04 Footprint/Roof O/Line.
ZU06 Drainage Card Detail.

DEPARTMENT	DATE	NOT APPR	DATE	APPR
BUILDING & PLANNING			29/11/00	TE
STRUCTURAL			29/11/00	TE
PLUMBING DRAINAGE & WATER			29/11/00	TE
ACCESS & SUBDIVISION				
DANGEROUS GOODS				
SERVICES & FLOOR LEVELS			29/11/00	TE
TOWN PLANNING				
HEALTH				
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) ☐OR nominated side boundary ☐ recheck if applicable *☐ 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

DATE: 9-Jan-86 CONDITION No: 418

STREET ADDRESS: Atawhai Drive

LEGAL DESCRIPTION: Various

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: A Davies

REASON FOR CONDITION:
(Abbreviated) Conditions Book Survey &
Investigations

CONDITION:

The old sea bluff along Atawhai Drive, Haven Road, Wakefield Quay and Tahunanui Drive is of suspect stability. Prior to the consideration by Council of a building permit application for any residential development of the lot a report from a Registered Engineer experienced in landslope and foundation stability shall be submitted to Council. This report shall cover the stability of the old sea bluff and shall take into consideration the effect that any possible slipping or slumping of the bluff may have on the dwelling or other structure.

Date Entered: 9-Jan-86

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

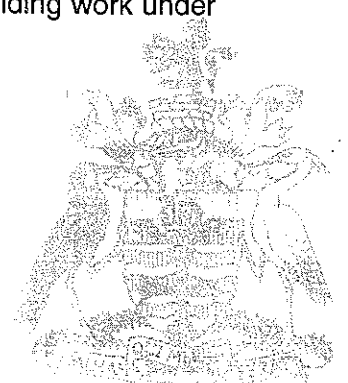
Application

V Stewart	No.	001177
21 Douglas Rd	Issue date	3/01/02
Nelson 7001		

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages Laundry Extension
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$4,250
Location	21 DOUGLAS RD
Legal Description	LOT 2 DP 19229
Valuation No.	1969001100

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



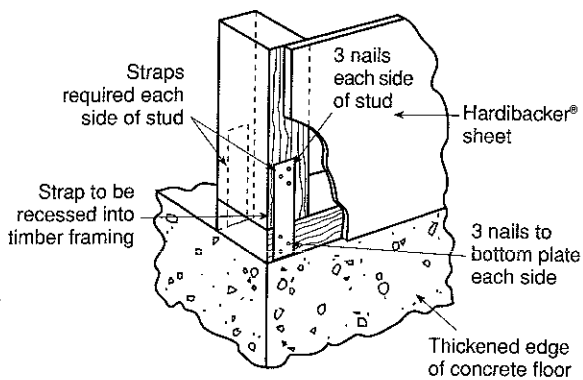
Signed for and on behalf of the Council:

Name: _____

Date: _____

Table 2: Bracing ratings for Hardibacker® 4.5mm thick

System number	Bracing element length (mm)	End straps	Bracing details	NZS 3604:1990 rating in bracing units per metre of element length	
				Wind	Earthquake
HBK1	1200 or more	Not required	Refer Figs 13 and 14	85	70
HBK2	1800 or more	Not required	Refer Figs 13 and 14	90	75
HBK3	2400 or more	Not required	Refer Figs 13 and 14	105	80
HBK4	900 or more	Required (refer Figs 11 and 12)	Refer Figs 13 and 14	110	85

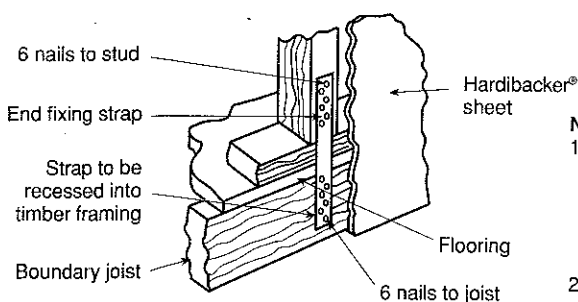
Fig. 11 END FIXING STRAP TO BOTTOM PLATE ON CONCRETE FLOOR**Notes:**

1. The 2 straps combined must be capable of carrying a tension force of 6KN (capacity load as defined in NZS 3604). This is achieved by a 25mm x 1mm strap each side, each of 3KN capacity. (3 nails each end of a 25mm x 1mm strap give 3KN capacity and 6 nails each end of strap give 6KN capacity.)
2. Strap nails must be 40 x 2.5mm diameter galvanised flat-heads.

The bracing values given in Table 2 are derived from the Hardibacker® sheet only and do not utilise any bracing contribution from the solid plaster or from the internal linings.

When increased bracing ratings are required, 6mm Hardiflex® can be used in conjunction with the Hardibacker®.

The Hardiflex® can be substituted for the Hardibacker® sheet and the increase in thickness can be taken up in the mesh placement and the plaster.

Fig. 12 END FIXING STRAP TO TIMBER FLOOR**Notes:**

1. The strap must be 25mm x 1mm galvanised steel capable of carrying a tension force of 6KN (capacity load as defined in NZS 3604:1990)
2. Strap nails must be 40 x 2.5mm diameter galvanised flat-heads.

Sheets stopped below top plate

Where bracing sheets are stopped below the level of the top plate refer to Fig. 15 for details.

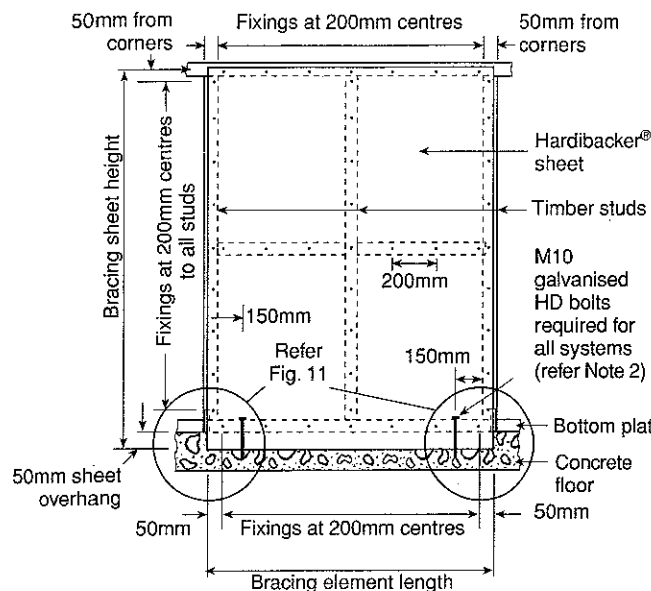
Bracing panel height

Bracing panel height is normally 2400mm and all bracing ratings given in Table 2 are for this panel height. When other heights are required refer to Clause K.7 NZS 3604:1990.

The maximum height for these bracing panels is 4800mm.

30 NOV 2000

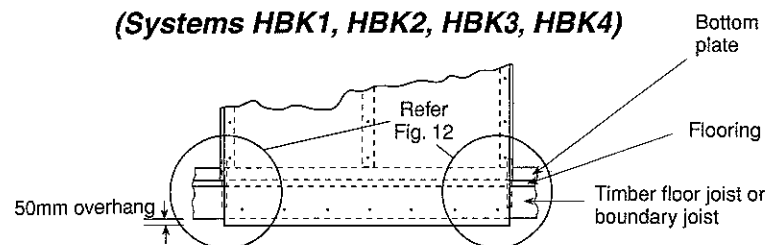
**Fig. 13 HARDIBACKER® ON CONCRETE SLAB WITH AND WITHOUT STRAPS
(Systems HBK1, HBK2, HBK3, HBK4)**



Notes:

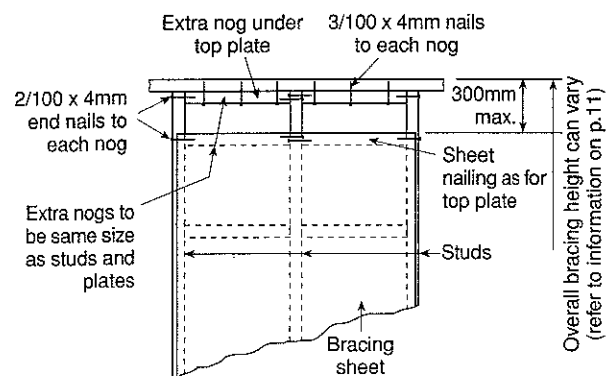
1. For Hardibacker® bracing ratings refer Table 2.
2. HD bolts must be M12 hot-dipped galvanised with 50 x 50 x 3mm galvanised washers fixed as shown in Fig. 4.17 NZS 3604:1990.

**Fig. 14 HARDIBACKER® TO TIMBER FLOOR WITH AND WITHOUT STRAPS
(Systems HBK1, HBK2, HBK3, HBK4)**



Note: All fixings centres to be as shown in Fig. 13

Fig. 15 DETAIL WHEN BRACING SHEET STOPPED BELOW TOP PLATE



Notes:

1. All sheet nailing must be as shown for the various bracing systems.
2. The full bracing values for full-height sheets for each system can be used when this detail is followed.
3. This detail must be used instead of the detail shown in Fig. K1 NZS 3604:1990.

SECTION 3: SOLID PLASTER FINISHING AND DETAILING

Solid plaster finishes

Hardibacker® is a popular rigid backing for solid plaster and proprietary plaster coatings and has the following advantages:

- Provides the most reliable substrate for solid plaster
- Economy and ease of fixing to timber or steel frame
- Provides sheet bracing
- Gives a true straight backing to plaster
- Application of wet plaster is easier than on non-rigid backings
- Ease of construction to form arches, columns, parapets, spandrels and other architectural features
- Satisfies 50-year durability requirements of the NZ Building Code.

Apply solid plaster finishing coats only after all framing and internal linings have been completed.

An approved plastering system is to be applied which is either proprietary or in accordance with NZS 4251:1974.

For successful plastering a sound knowledge of materials is essential. Of particular importance is the selection and fixing of reinforcement, the selection of plaster mixes, the location of control joints, and curing. Dry timber framing is also an important factor (refer to page 3).

The solid plaster must be finished and detailed to be waterproof. Useful guidance can be found in BS 5262:1991 and BRANZ Good Stucco Practice (Feb. 1996).

Building paper

Used in accordance with Acceptable Solution E2/AS1 Paragraph 2.3, Hardibacker® is an

alternative to the 'rigid backings' specified in Paragraph 2.3.3. of the NZBC, i.e. building paper over the face of the sheets must be fixed before the mesh and plaster is applied.

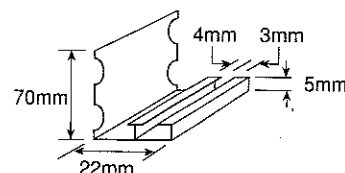
NOTE: An additional layer of building paper is not required under the sheet, but may be added for extra temporary weathering.

A suitable building paper must comply with NZS 2295. The building paper must be run horizontally and lapped 75mm at joints, with the direction of lap ensuring water is shed to the outer face of the paper.

Adequately mark the position of the framing lines on the face of the building paper to later assist the reinforcement fixing.

Some proprietary plaster systems require the plaster to adhere to the Hardibacker®. In these cases check with the proprietary system whether building paper is required under the Hardibacker® sheet.

Fig. 17 PVC BASE MOULD



Note: PVC base mould available from James Hardie stockists.

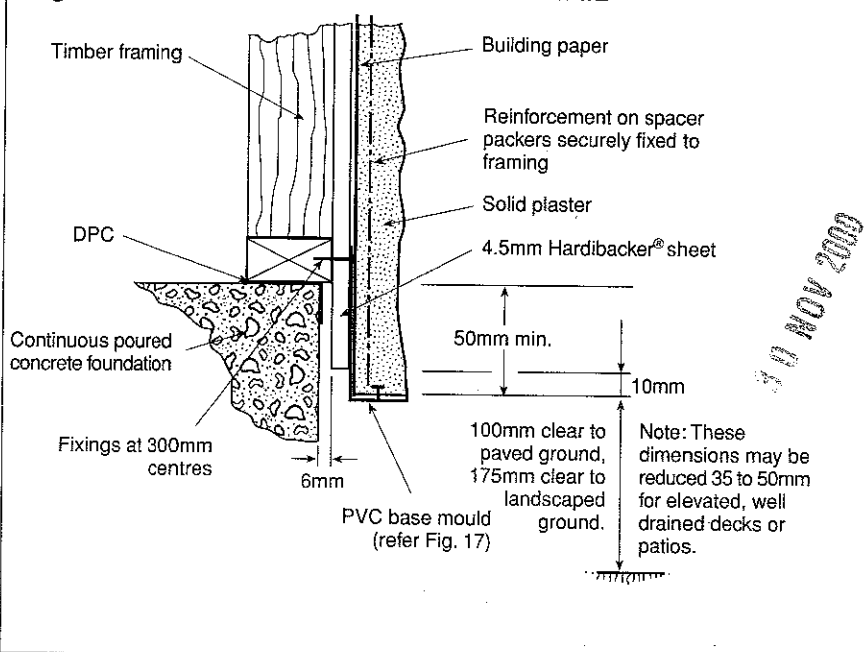
Base mould

A PVC base mould is available to finish the plaster against. Fix the base mould to the bottom plate or bearer and over the Hardibacker® before plastering commences (refer Fig. 16).

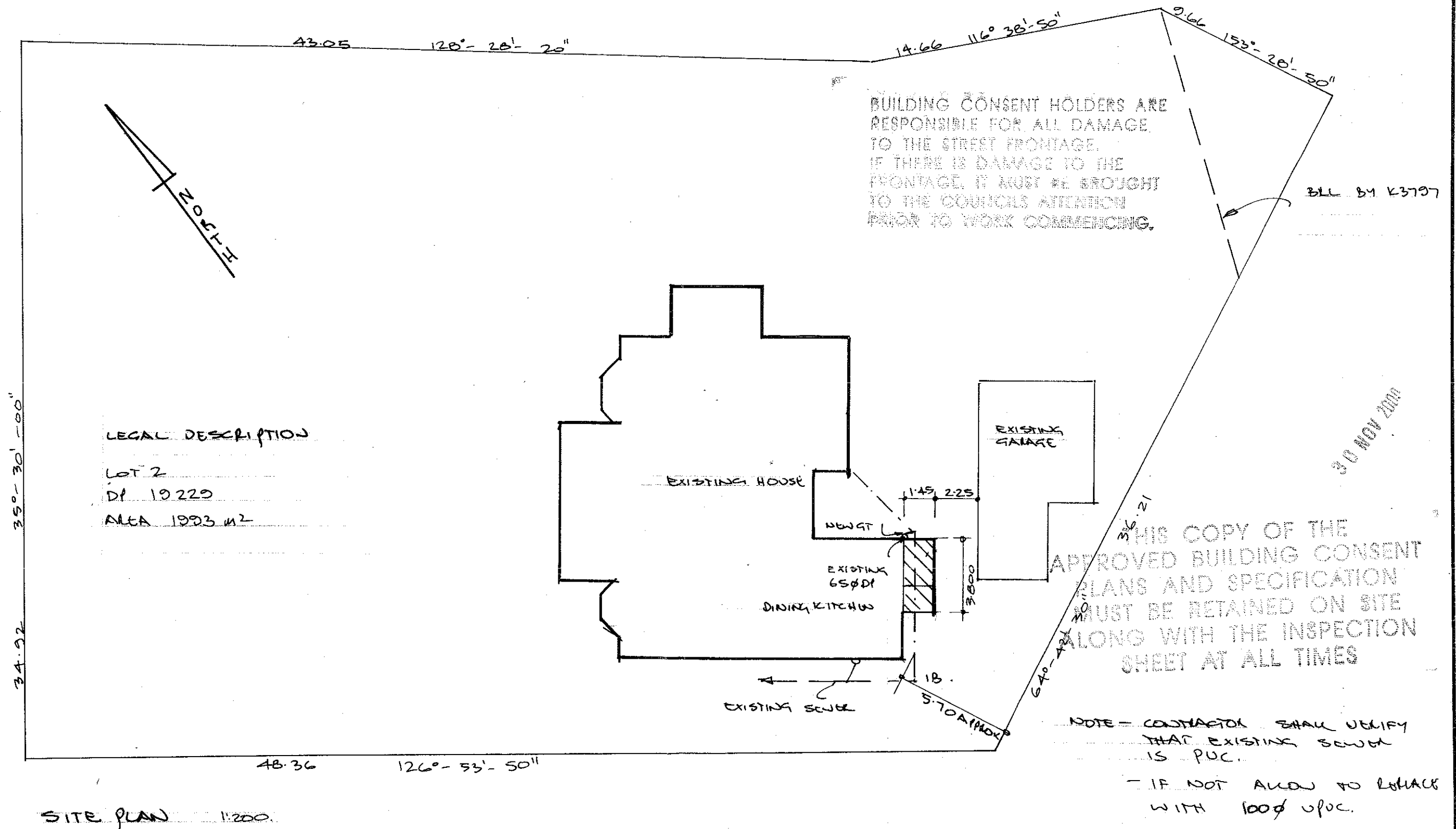
Reinforcement

Fix reinforcement for solid plaster in accordance with NZS 3604:1990 and NZS 4251:1974 Code of Practice for Solid Plaster. Alternative proprietary solid plaster reinforcing mesh systems can be used.

Fig. 16 HARDIBACKER® FOR BASE DETAIL



CONSENT COPY



Allan Walters - building design
 NZCD(arch), DANZ (reg), ANZQS
 Phone (03) 541 8156 Wakefield

CONTRACT

ALTERATIONS & EXTENSIONS TO RESIDENCE
 AT 21 DOUGLAS ROAD - NELSON
 FOR JILL & VIC STEWART

ORIGINAL SCALE(S)

1:200

DRAWING TITLE

SITE & DRAINAGE
 PLAN

SHEET No.

1

DRAWN

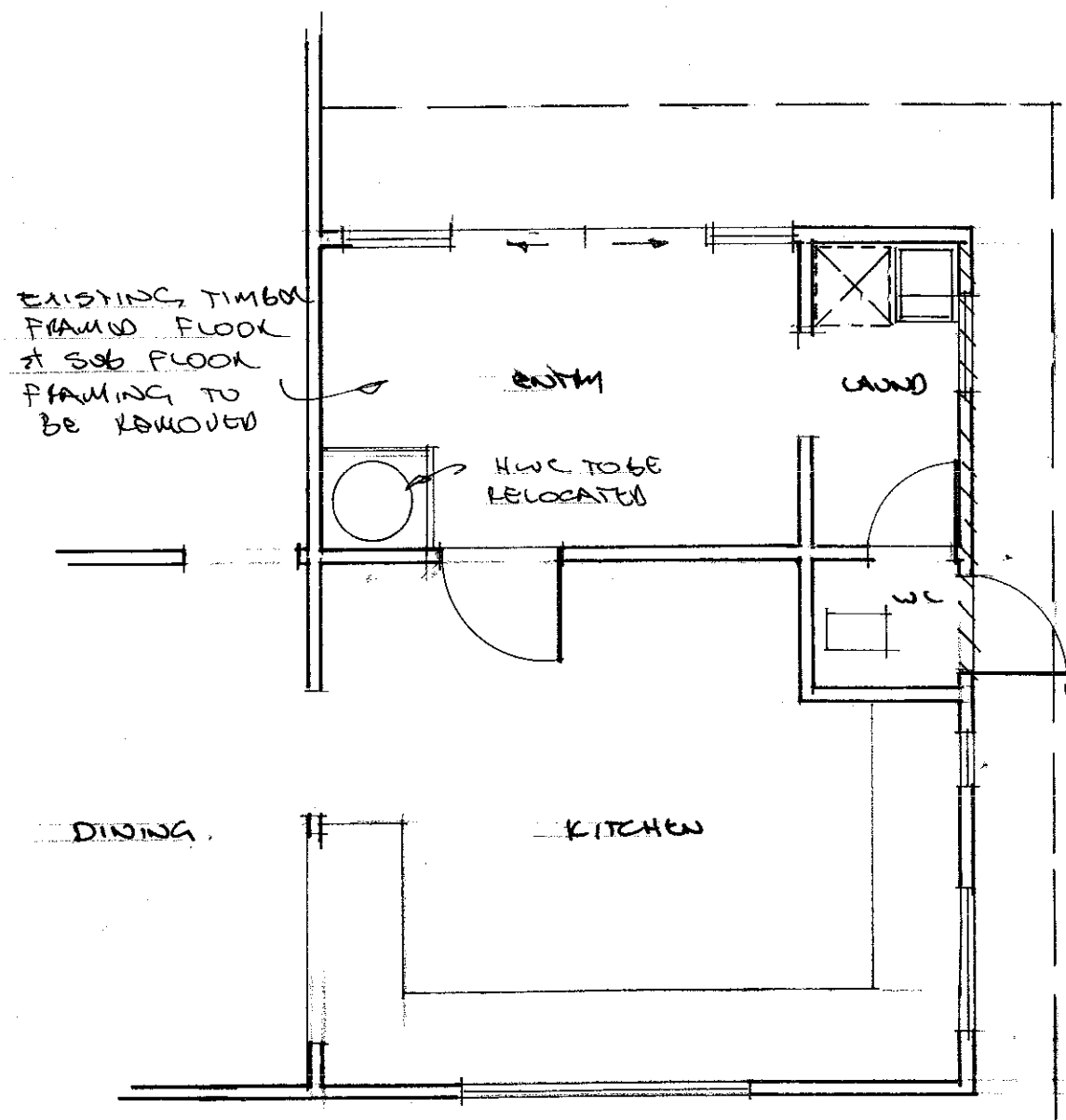
WALTERS

DATE

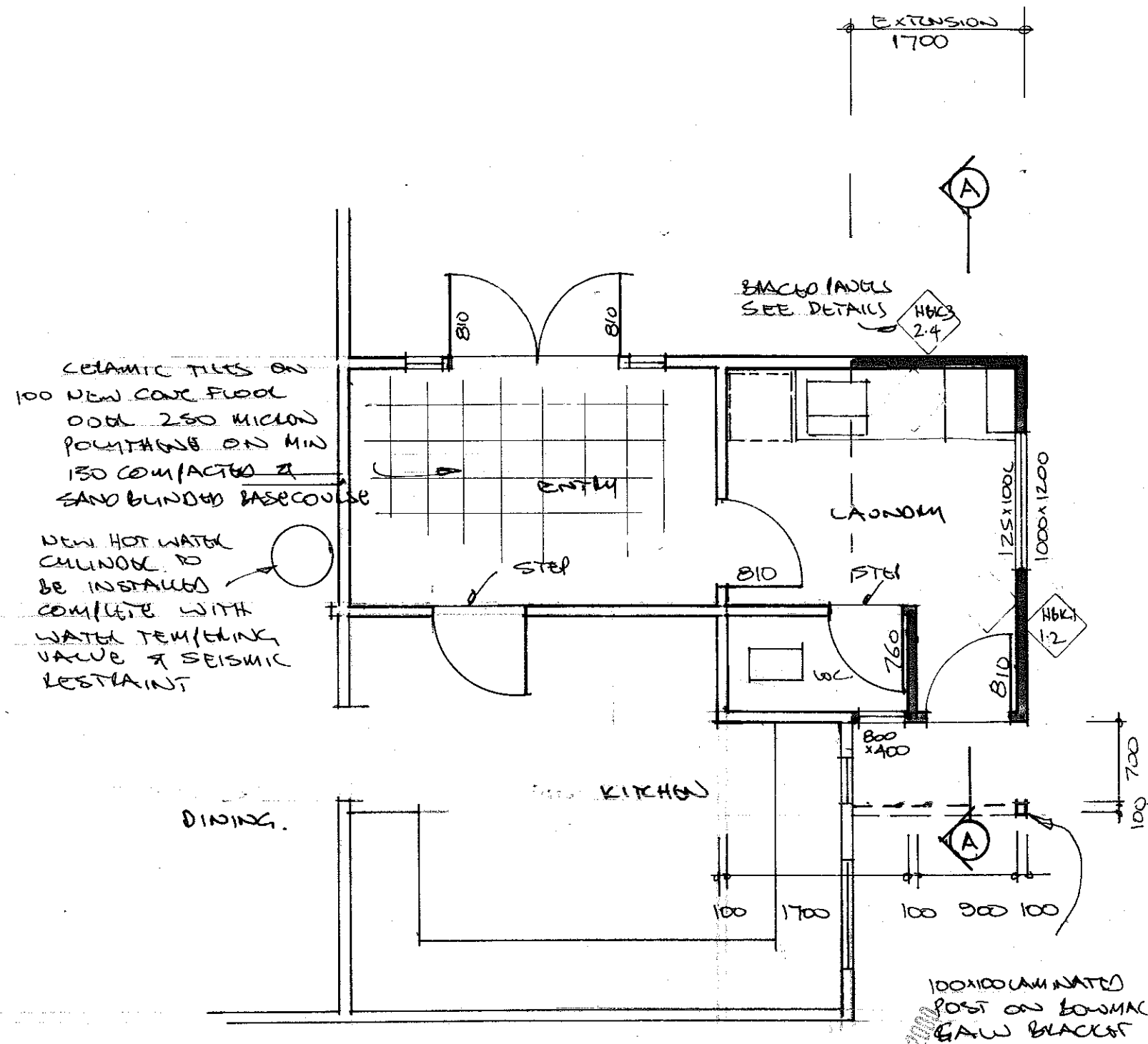
0900

JOB No.

1729



FLOOR PLAN AS EXISTING 1:50



FLOOR PLAN AS ALTERED 1:50



Allan Walters - building design
NZCD(arch), DANZ (reg), ANZQS
Phone (03) 541 8156 Wakefield

CONTRACT

ALTERATIONS & EXTENSIONS TO RESIDENCE
AT 21 DOUGLAS ROAD - NELSON
FOR JILL & VIC STEWART

ORIGINAL SCALE(S)

1:50

DRAWING TITLE

FLOOR PLANS

SHEET No.

2

DRAWN

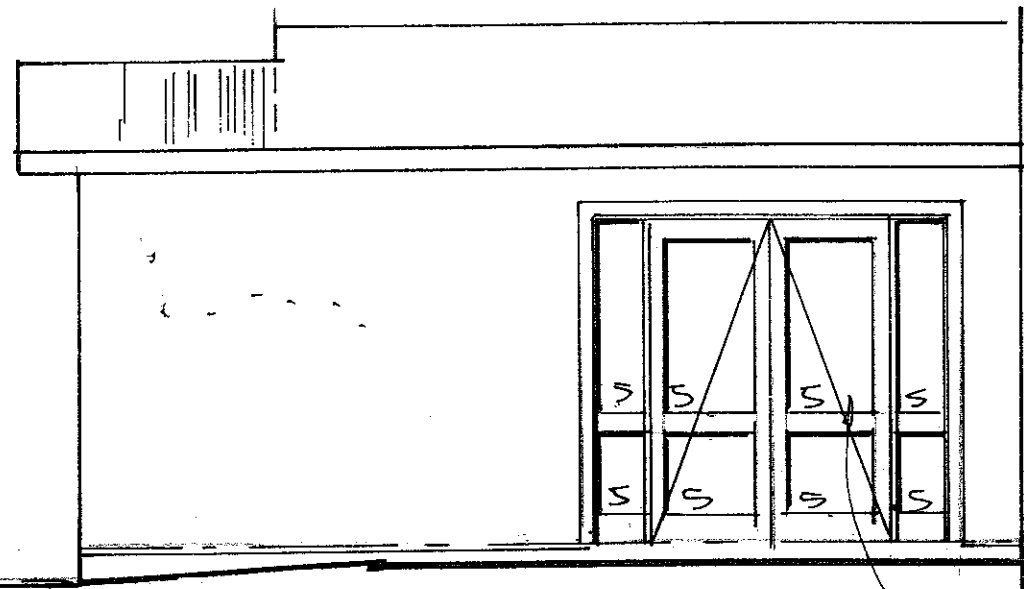
V. MURPHY

DATE

OCT 00

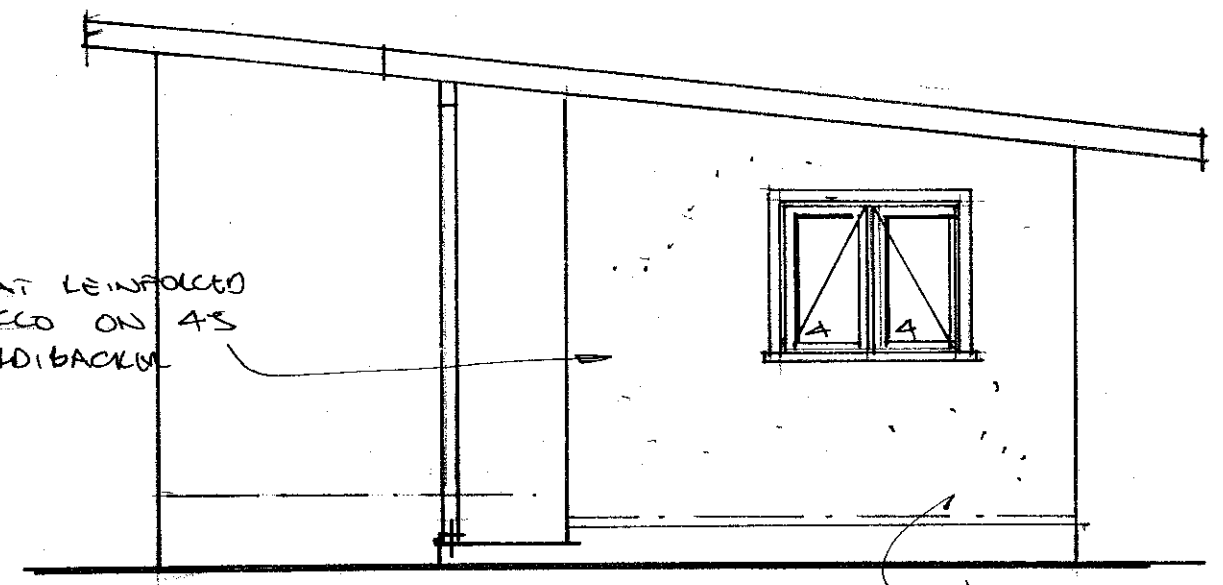
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1725



NORTH EAST ELEVATION 1:50

GLASS A SAFETY GLASS TO DOOR PANELS CLEARER THAN 5m



SOUTH EAST ELEVATION 1:50

TIMBER FRAMED WINDOWS

3 COAT LEINFORCED STUCCO ON 4'S HALLIBACK

GALV STEEL ROOFING TO MATCH EXISTING OVER BOND PAPER ON 75x50 PURLINS AT 900 MAX CL

150x50x8 BATTENS AT 900 CL

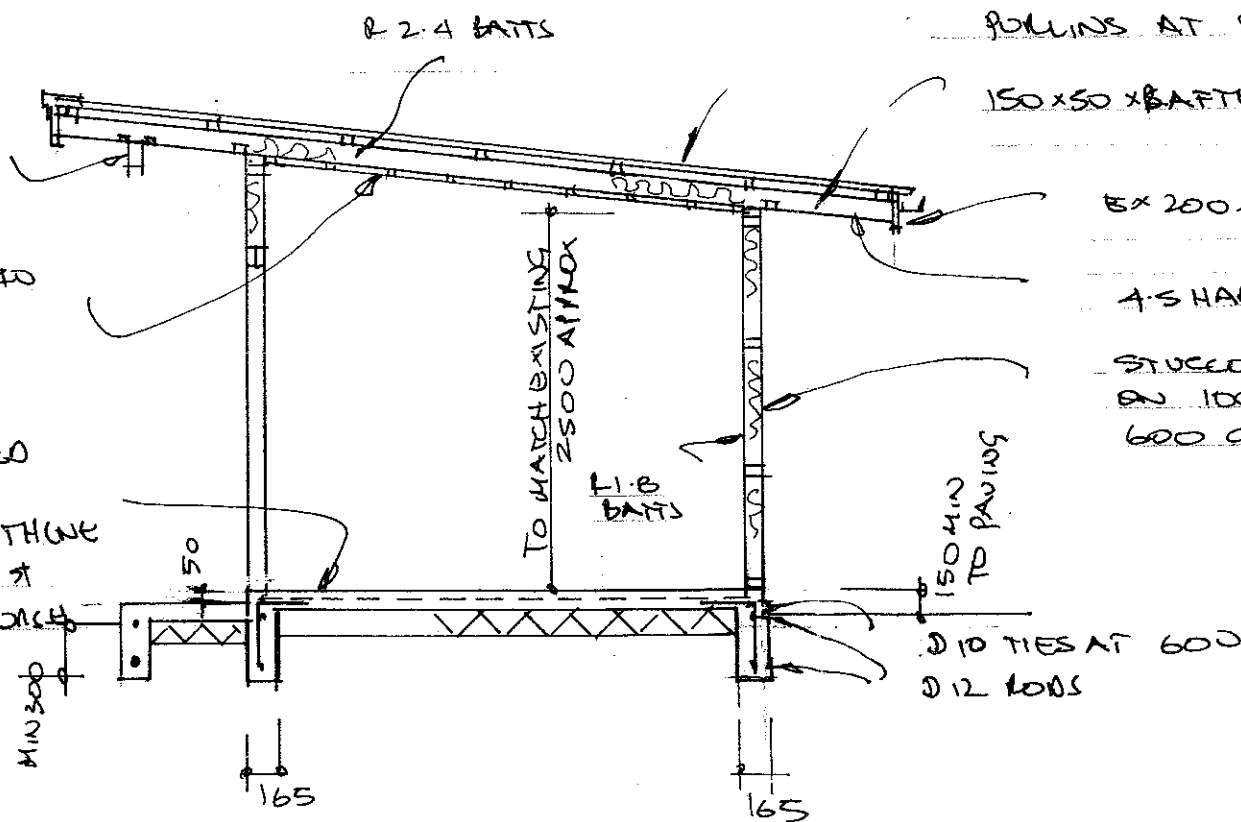
6x200x40 PASCIA

4'S HALLIBACK SOFFIT

STUCCO ON 4'S HALLIBACK ON 100x50 FRAMING AT 600 CL (EP included)

9.5 GIB BO ON 75x40 BATTENS AT 400 CL

100 CORE SLAB REINFORCED WITH 665 MESH LAID OVER 250 MICRON POLYTHENE ON MIN 150 COMPACTED & SAND BLINDED BASECOURSE



SECTION A-A 1:50



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

CONTRACT

ALTERATIONS & EXTENSIONS TO RESIDENCE
AT 21 DOUGLAS ROAD - NELSON
FOR JILL & VIC STEWART

ORIGINAL SCALE(S)

1:50

DRAWING TITLE

ELEVATIONS & SECTION

SHEET No.

3

DRAWN

WALTERS

DATE

OCT 00

JOB No.

1725

2002 NOV 16