

29 Civic Avenue
P O Box 8
GORE
NEW ZEALAND
Phone 0064 (03) 2089080
Fax 0064 (03) 2088875



Facsimile Cover

To: Quinton de Hamel
Company: Helmore Bowron and Scott
Fax No: 03 311 8011

From: Janice Hoyle
Date: 17 JANUARY 2003
e-mail:

Number of pages:1

(including this one)

Dear Quinton

LIM 27 JOSEPH STREET ISSUED 9.1.03

Our Building Control Inspectors are satisfied that the ensuite room in the basement of 27 Joseph Street has been constructed in accordance with the Building Code, in the terms of plumbing and drainage and general construction.

We have requested an amended 'as built' plan from the vendor's solicitor for our property file records.

Yours faithfully

Noel Patterson
BUILDING CONTROL OFFICER

The information contained in this facsimile message is confidential. If you are not the intended recipient, you are hereby notified that any use, dissemination or copying of this message is prohibited. If you have received this document in error, please notify us immediately by telephone (call collect to the person and number above) and destroy the original message. Thank you for your co-operation.

CODE COMPLIANCE CERTIFICATE No.: 98 0328

Section 43(3), Building Act 1991

ISSUED BY GORE DISTRICT COUNCIL

BUILDING CONSENT No.: 98 0328

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

PROJECT	PROJECT LOCATION
All ☒	W. VAN SPRANG
Stage No. 1 of an intended 1 stages of:	Street Number: 27 JOSEPH STREET
New or relocated building ☒	GORE
Alteration ☐	
Intended use(s) (in detail): RELOCATE DWELLING AND DEVELOP NEW BASEMENT GARAGE	
Intended Life:	
Indefinite, but not less than 50 years ☒	
Specified as _____ years	
Demolition ☐	
	LEGAL DESCRIPTION
	Property Number:
	Valuation Roll Number: 2980 115 00
	Lot: 34 DP: 756
	Section: 137 Block: LXXI
	Survey District:

This is:

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

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$

Receipt No.:

Signed for and on behalf of the Council:

Name: _____

Position: PLUMBING AND DRAINAGE INSPECTOR Date: 20 / 8 / 2001

FIELD SHEET - BUILDING CONSENTS

Consent Number:	98/0328
Date:	3.9.98

OWNER:		BUILDER:	
Name	Willem Van Sprang	Name:	Graeme Buchanan
Address:	10 Cyde Street, Gore	Address:	43 Wentworth Street, Gore

Valuation Roll Number:	2982011500
Site Location:	27 Joseph Street, Gore
Lot Numbers:	34
DP Number:	756
Section Numbers:	137
Block Number:	LXXI

Description of Works:	Relocate dwelling and develop new basement garage
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INSPECTION COMMENTS:	
2-11-98	INSPECT FOOTING - SOLID CLAY - STEEL IN PLACE <i>Lester</i>
11-11-98	CHECKED PIPES IN SLAB CHECK SLAB.
	DPC. STEEL IN PLACE OK TO POUR. <i>Lester</i>
23-3-99	Pre-Line Inspection O/K. Discussed with Builder and owner site drainage problem for building. <i>WJ</i>
29-4-99	BEAMS DAMAGED. - ROAD OPENING FOUL DRAINS. PUMP QUICK CONNECTION TO EXISTING EXTERIOR DRAIN AT FOUL SEWER.
4-5-99	FOUL DRAIN - SW. PRE LIN PUMPING <i>OK Lester</i>
20-8-2001	Completed O/K <i>WJ</i>
Works Completed: (Date)	
Signature of Inspecting Officer: <i>WJ</i>	
Date: 20-8-2001	

Date:	3.9.98
Receipt Number:	0296957

Total Amount	\$896.55
Paid:	

BUILDING CONSENT No.:

98/0328

Project Information Memorandum No.:

Section 35, Building Act 1991

ISSUED BY

GORE DISTRICT COUNCIL

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

APPLICANT	PROJECT
Name: MR WILLEM VAN SPRANG Mailing Address: 10 CLYDE STREET GORE	All ☐ Stage No. 1 of an intended 1 stages of: New Building ☐ Alteration ☐ Intended Use(s) (in detail): RELOCATE DWELLING & DEVELOP NEW BASEMENT/GARAGE Intended Life: Indefinite, but not less than 50 years ☒ Specified as _____ years Demolition ☐ Estimated Value: \$ 46,400.00
PROJECT LOCATION	
Street Address: 27 JOSEPH ST GORE	
LEGAL DESCRIPTION	
Property Number: Valuation Roll Number: 2982011500 Lot: 34 DP: 756 Section: 137 Block: LXXI Survey District: GORE	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: <u>J. Kowen</u> Position: <u>Issuing Officer</u> Date: <u>23 / 9 / 98</u>

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

This building consent is issued subject to the conditions specified in the attached _____ pages, headed "Conditions of Building Consent No. / ".

PROJECT INFORMATION MEMORANDUM No.:

98/0328

Section 31, Building Act 1991

ISSUED BY

GORE DISTRICT COUNCIL

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

APPLICANT	PROJECT
Name: MR WILLEM VAN SPRANG Mailing address: 10 CLYDE STREET GORE	New or Relocated Building ☐ Alteration ☐ Intended Use(s) (in detail): RELOCATE DWELLING & DEVELOP NEW BASEMENT/GARAGE Intended Life: Indefinite, but not less than 50 years ☒ Demolition ☐ Specified as _____ years
PROJECT LOCATION Street Address: 27 JOSEPH ST GORE	This is: ☒ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent. Not yet applied for ☐ No.: 98/0328 attached ☒ ☐ Notification that other authorisations must be obtained before a building consent will be issued. ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.
LEGAL DESCRIPTION Property Number: Valuation Roll Number: 2982011500 Lot: 34 DP: 756 Section: 137 Block: LXXI Survey District: GORE	
COUNCIL CHARGES The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the tax invoice are \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	
This project information memorandum includes (cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings): ☐ Information identifying relevant special features of the land concerned. ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings. ☐ Details of relevant utility systems. ☐ Details of authorisations which have been granted. ☐ Details of authorisations which must be obtained before a building consent will be issued. ☐ Details of authorisations which have been refused.	

Signed for and on behalf of the Council:

Stormwater and sealed areas to the street channel
in Joseph Street.Foul drainage to connect to the foul sewer in
Joseph Street.

Name: _____

Position: _____

Date: 23 / 9 / 98

PIM INFORMATION SHEET

Officer:	BUILDING CONTROL OFFICER(S)
Date Applied:	3.9.98
Applicants Name:	Willem Van Sprang
Location:	27 Joseph Street, Gore
Proposal:	Relocate dwelling and develop new basement garage

Valuation Roll Number:	2982011500
Lot Number:	34
DP/SO Number:	756
Section Number:	137
Block Number:	LXXI

Special Features of the Land:

Potential Erosion:	
Potential Avulsion:	
Potential Subsidence:	
Potential Alluvion:	
Potential Slippage:	
Presence of Hazardous Substances:	
Potential Inundation:	CLEAR OF INUNDATION

NOT KNOWN

Classification of Land or Buildings:

Zoning:	DOMICILE
Heritage:	
Other:	

Drainage Information:

STORMWATER AND SEWERED AREAS TO THE STREET CHANNEL IN JOSEPH STREET.
FOUL DRAINAGE TO CONNECT TO THE FOUL SEWER IN JOSEPH STREET.

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:

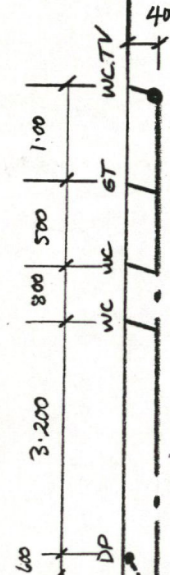
RAPID Number:	
New Street Number:	

COMMENTS:[illegible]

DRAWN BY L. PAISLEY
22-8-2001

NO. 27

DP



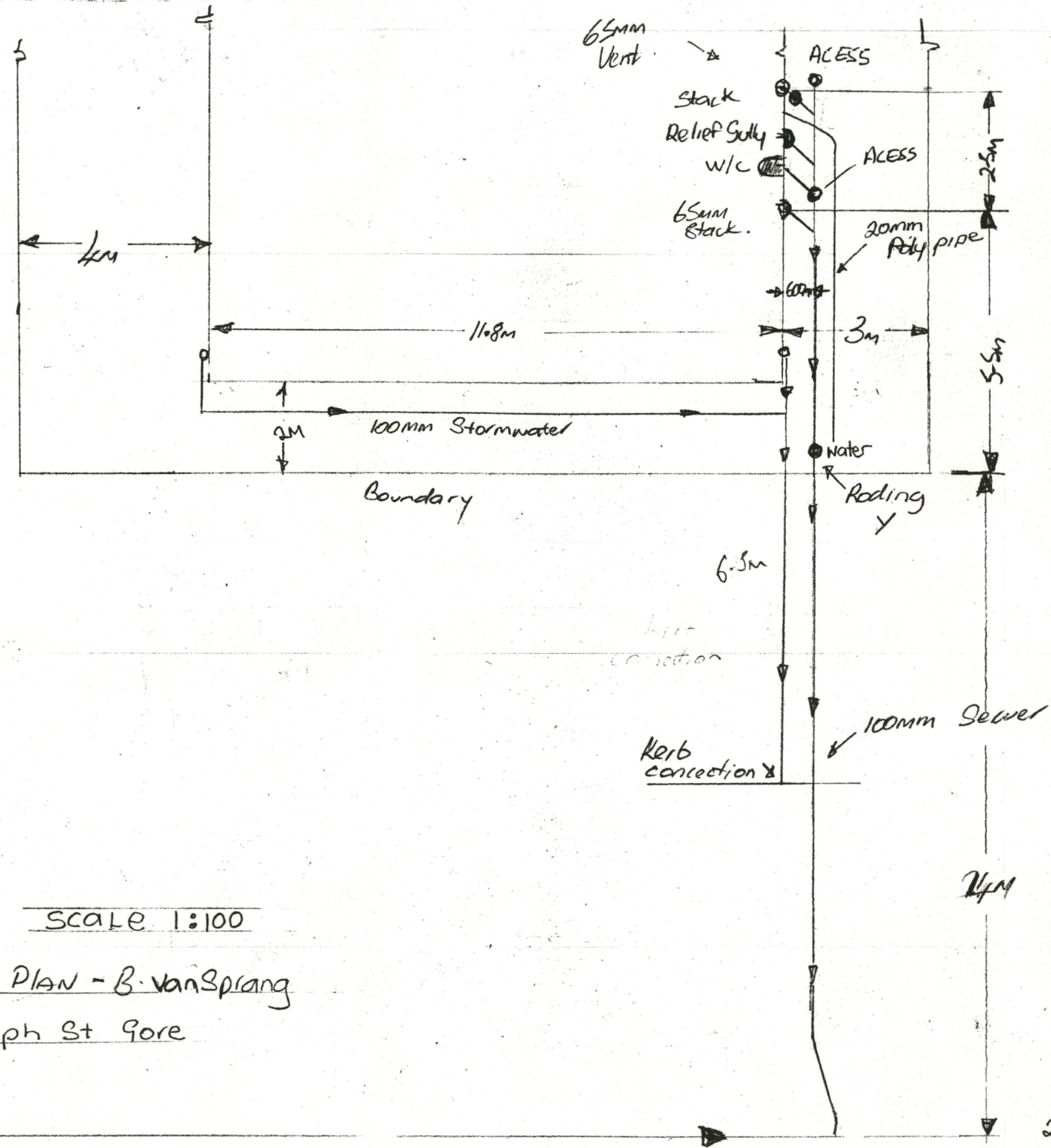
3.100

5.300

KERB AND CHANNEL

JOSEPH STREET

34 Crewe St Gore



DRAINAGE PLAN - B. van Sprang

27 Joseph St Gore

Sewer - 2.1M Deep

**PLEASE COMPLETE THIS
FORM IN FULL**

**CHECK SHEET FOR
BUILDING CONSENTS**

Checked for Completeness	3.9.1998	Entered in Register	3.9.1998
Plans and Spec's Stamped	3.9.1998	Legal Description Checked	3.9.1998
Fees Paid and Checked	3.9.1998	Fees recorded on Application	3.9.1998

PIM handed to:	Date:	Dated signed:	Initials:
Building Control Officer	3.9.1998	3-9-98	<i>[Signature]</i>
Environment & Planning Manager			
Director of Works			

Building Consent to:	Date:	Date signed:	Initials:
Building Control Officer	3.9.98	24.9.98	<i>[Signature]</i>
Environment & Planning Manager			
Director of Works			

Type of Charges	Amount
Consent Fee	490.00
Building Industry Authority Levy	30.55
Building Research Levy	47.00
Footpath Deposit	325.00
Landuse Consent Fee	
Other	
TOTAL (Including G.S.T)	896.55

> Memo for Refund 24-8-00 *[Signature]*

Type of Information Requested	Date Requested	Date Received	Number of Days taken to receive information
11.9.98 Amended Plan. Lining, showing beams & Ground slope alteration	11.9.98		

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



Mayor's Office

20 September 2000

Mr W van Sprang
10 Clyde Street
GORE

FILE COPY

Dear Mr van Sprang

I was recently contacted by Mr Graeme Buchanan, on your behalf, who advised you have been having some trouble with Council regarding your level crossing at 27 Joseph Street, Gore.

I have had correspondence with the Engineering Department who have advised that it is Council policy that the owner install and pay for the new crossing and Council will maintain it from there.

If you are not happy with Council's policy on this matter, please put your concerns in writing to me and I will place them on a Council agenda for Council's consideration and/or amendment.

I look forward to hearing from you.

Kind regards

Mary Ogg

MAYOR OF GORE DISTRICT

cc: Property File

S:\Letters\vansprang19.09.doc

THE GORE DISTRICT COUNCIL

P.O. Box 8 Gore, New Zealand Telephone (03) 208-9080 Fax (03) 208-9087

FILE COPY

TO: DIRECTOR OF CORPORATE SERVICES

DATE: 24 AUGUST 2000

FROM: BUILDING CONTROL OFFICER

SUBJECT: FOOTPATH DEPOSIT REFUND
27 JOSEPH STREET, GORE

Can you please arrange a refund of \$325.00 for W H Van Sprang.

This is for a footpath deposit for 27 Joseph Street, Gore.

The account number is 522-1160-1522.

Can you please arrange to have this sent out as soon as possible. Thank you.

Noel Patterson
BUILDING CONTROL OFFICER

Noel Please Read.
Any comments?

1 May 2000

W.H. Van Sprang
10 Clyde Street
GORE

Re: Footpath outside your property at 27 Joseph Street Gore.

Dear Sir,

I am writing with regard to the footpath outside your property At 27 Joseph Street.

As part of your building consent you were required to place a \$325.00 footpath deposit with the Council which will be refunded upon reinstatement to the footpath into the original condition before your building work began.

You are also required to have a vehicle crossing constructed for access to the above property.

We require the footpath to be repaired as soon as possible and access to the property from the street by means of a Plate crossing.

I have talked to Noel Paterson one of our building inspectors and he has a note on his file about a requirement for stormwater drainage from your property. Could you please contact Noel to discuss where you are at with the drainage work, so that the footpath can be repaired once the drainage work has been carried out.

The work will be at your expense and will need to be carried out by a person approved by the Council to undertake concrete works.

All of the work will have to be constructed as per our specifications for footpaths and vehicle crossings, which we will give to your nominated contractor. The road surface around the new vehicle entrance will also need to be reinstated after all other work has been completed this work will be carried out by SouthRoads regardless of who carries out the concrete work.

OK to refund footpath
deposit.

[Signature]

22/8/2000

We also require the Contractor to liaise with us at the commencement of the works and prior to the concrete pour to ensure that the work has been carried out as per our specification.

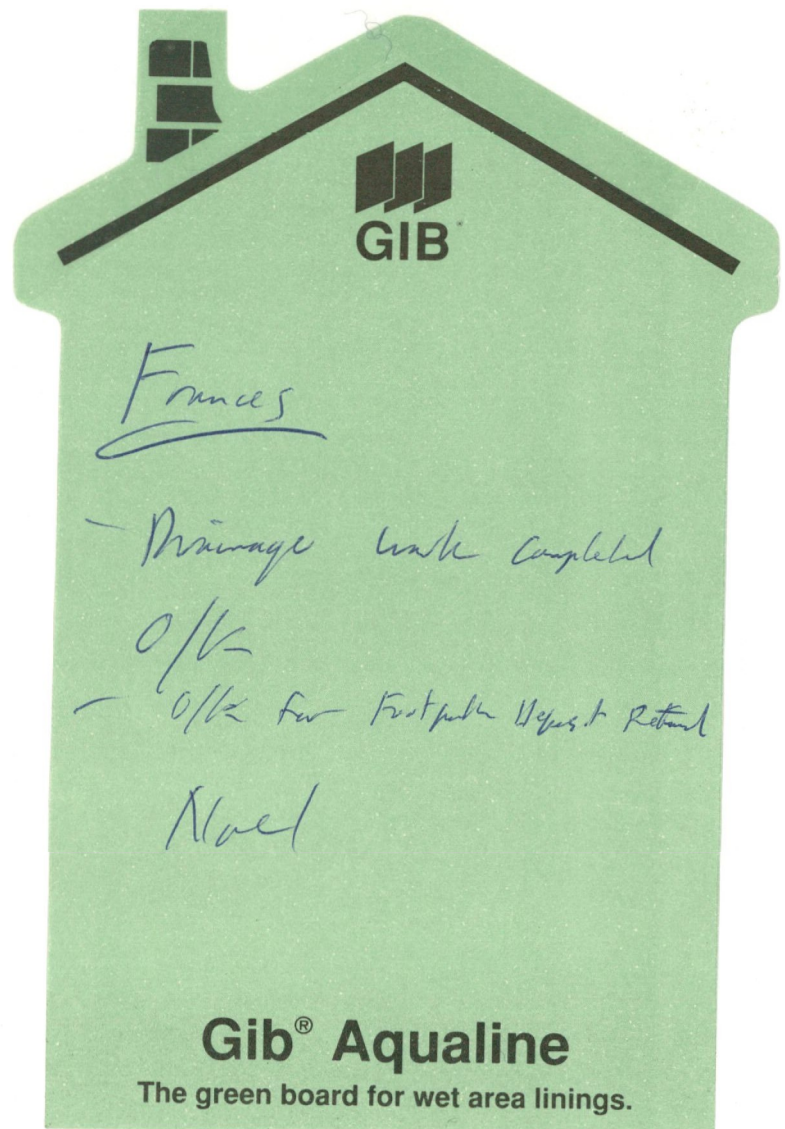
When Noel notifies me that the drainage works have been carried out I will measure up the site to determine the amount of work required.

If you are agreeable we can organise our current Contractor Price Brothers to arrange a quote for you and carry out the work.

Could you please contact Noel Paterson as soon as possible to discuss the state of the drainage work.

Yours faithfully

Dave Morrison
Engineering Officer Roading.



PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings & alterations, except single residential dwellings)

The building will contain the following:

(cross each applicable box and attached 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.
- ☐ Rise mains for fire service use.
- ☐ Any automatic back-flow preventor connected to a potable water supply.
- ☐ Mechanical ventilation or air conditions system serving all or a major 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 buildings.
- ☐ 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

Complete Part E2 only if the building contains one or more of the systems listed in E1 above.

The building will contain the following:

(cross each applicable box and attached 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 NZ Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

FOR OFFICE USE ONLY

	Checked By	Date:
Building	mgm	24.9.98
Means of Egress		
Plumbing	290	3.9.98
Drainage	290	3.9.98
Design		
Roading		
Water		
Dangerous Goods		
Health		
Planning	mgm	24.9.98

Comments / Conditions

Building Control Officer

Date

Approved for issue of Building Consent

Date



APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

Consent Number:

98/0328

PART A : APPLICANT DETAILS

Complete this section in ALL cases

OWNER

Name: WILLEM HENDRIK VAN SPRANG
Address: 10 CLYDE STREET
GORE
Phone: 03-208-4173
Fax:
Cell Phone:

CONTACT (if not owner)

Name: GRAEME BUCHANAN
Address: 43 WENTWORTH ST
GORE
Phone: 03-208-7685
Fax: 03-208-8099
Cell Phone:

LEGAL DESCRIPTION

Valuation No: 29820-11500
Lot: 34 DP: 756
Section: 137 Block: LXXI
Survey District: HOKONUI
Land area: 809 SQ METRES

Please ensure this section is completed correctly

PROJECT DETAILS

New Building ☒
Alteration ☐
Demolition ☐
Plumbing & Drainage Only ☐
Intended Life:
Indefinite ☒
Specified as Years

PROJECT LOCATION

27 JOSEPH ST.
GORE

DESCRIPTION OF WORK

RELOCATION OF DRIVEWAY + DEVELOP NEW
BAYMENT GARAGE Floor Area 129 m²

ESTIMATED VALUE OF WORK

\$ 46,400-00

Application for Building Consent only in conjunction with PIM No. ☐
Application for Building Consent & PIM ☒

W. Sprang
SIGNATURE

PAID
0296957

Consent \$490-00
BRL 47-00
BIA 30-55
Footpath Deposit 325-00
\$ 896-55

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 water mains.
- ☒ 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.

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:
 - ☐ Building Certificates
 - ☐ Producer Statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ 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

BUILDER:

Name: GRAEME BUCHANAN
Postal Address: 43 WENTWORTH ST GORE
Telephone: 208-7685 Fax: 208-8099 Cell Phone:

REGISTERED PLUMBER:

TO BE ADVISED
Name: Registration No:
Postal Address:
Telephone: Fax: Cell Phone:

REGISTERED DRAINLAYER:

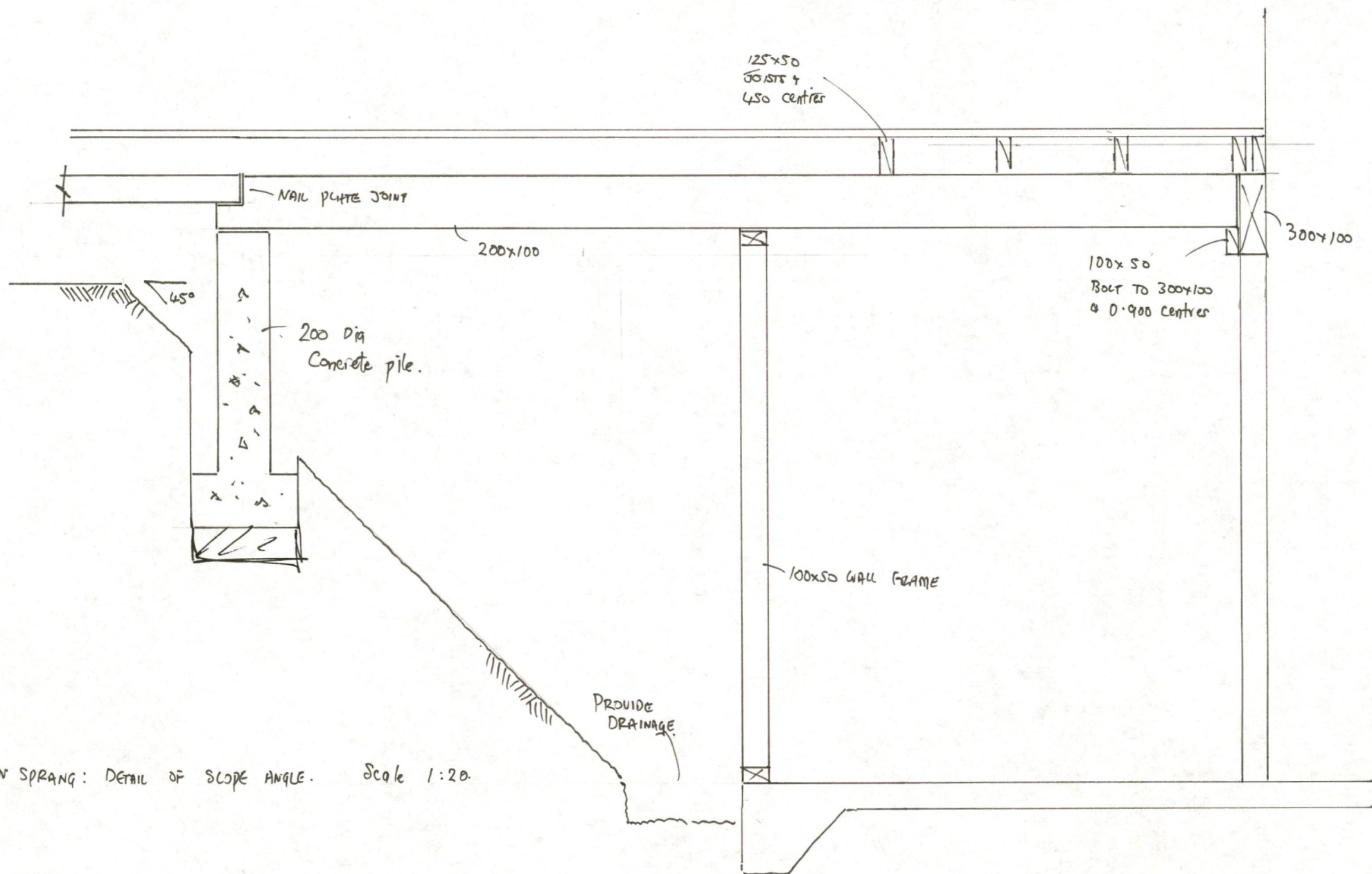
TO BE ADVISED
Name: Registration No:
Postal Address:
Telephone: Fax: Cell Phone:

REGISTERED ELECTRICIAN:

TO BE ADVISED
Name: Registration No:
Postal Address:
Telephone: Fax: Cell Phone:

DESIGNER(S):

Name: As BUILDER
Postal Address:
Telephone: Fax: Cell Phone:
Registering:



VAN SPRANG: DETAIL OF SLOPE ANGLE. Scale 1:20.

Specification

Works and materials for construction of residence

Owner: Bill Van Sprang

Property Address: 27 Joseph St Gore

Legal Description:

Lot : 34

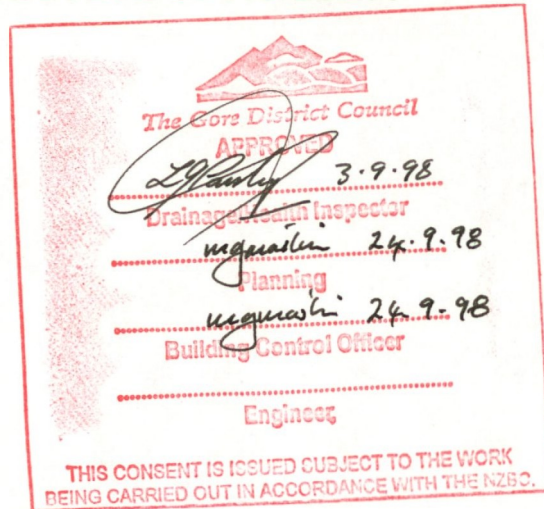
DP : 756

Block : LXXI

Survey District : Hokonui

Section : 137

Territorial Authority: Gore District Council



Builder/Designer: Graeme Buchanan

Project Description ; Relocation of approx 70m2 dwelling to site and incorporated with approx 66 m2 timber framed basement built on concrete ground floor slab.

Workmanship; All work shall conform to good trade practice and be true to line, plumb and level. Confirm all measurements on site before commencing any work.

Consent/Permits: Obtain all consent and permits needed and pay fees to the territorial authority.

Compliance: All work shall comply with NZS 3604 and other relevant Standards and the Building Act current at the time.

Producer statements/Warranties : Provide as necessary any information requested by the Territorial Authority.

Technical Information : Installation of product with specific instructions as to method of installation shall be in strict accordance with the manufacturers current information.

Excavation:

Topsoil: Excavate oversite and remove topsoil and stockpile off site for later use .

Subsoil; Establish finished excavation levels and excavate subsoils to those levels .
Remove excavated subsoil from site .

Concrete Work: All concrete shall be minimum compressive strength of 17.5 Mpa at 28 days.

Foundations: Provide foundation beams as detailed on plans or generally min 300 deep x min 150 wide to ground floor slab area.

Floor Slab; To basement garage area provide 100 thick slab finished with power float.

Piles: Set 200 mm dia concrete piles to correct levels on minimum 400x400x 150 thick base. Connect piles to bearers with 4mm galv wire securely grounded in loop in pile and stapled to bearer with 40mm Galv staples.

Thickenings: Provide all necessary thickenings to internal load bearing walls and to isolated posts in Basement garage area.

Moisture Barrier; Instal .250mm polythene as moisture vapour barrier to underside of concrete floor slab . Minimum 150mm lap to all joints securely taped with pressure sensitive tape. Provide adequate repair to all rips, tears ,etc.

Lay .250mm polythene on ground to area beneath timber floored part of house and stabilise against movement with bricks,rocks,etc.

Dampcourse: Use 3ply malthoid as damp proof course between all concrete and timber/steel.

Timber: All timber in new construction shall be in planer guaged timber treated to TPA H1

Framing ; Frame up all walls with studs at 600mm centres maximum and 2 rows of dwangs at Max 1.0 centres.

Roof Framing: Provide and instal trusses at 900mm centres max to basement garage area. Securely attach trusses against uplift with z-nails ,etc.

Purlins: Shall be 75x50 or 100x50 at maximum 900mm centres double nailed at all points of attachment.

Roofing Underlay: Breather type building paper shall be laid under all roof cladding.

Roof Cladding: Instal corrugated zincalume or similar to all areas of roof and securely seal and flash to prevent the ingress of any moisture. Attach roofing to purlins to manufacturers recommended method with Nu-Way roofing nails.

Fascia; Attach ex 200x25 grooved and fingerjointed fascia to soffit framing members with galv jolt head nails. Prime all joints .

Soffits: Frame in all new soffits with 75x50 or 100x50 timbers and clad with 4.75mm hardies sheeting complete with pvc jointers.

Exterior Cladding; Line exterior walls to outside with Hardie backer or similar to receive a stucco type finish . Instal Hardie plank type or similar weatherboards to upper storey of home as shown on elevations.

Aluminium Windows; Provide Aluminium window frames in selected profile and color to new Basement area and to openings in upper storey. Reveals to windows shall be in 25 mm paint grade finish sealed with one coat of paint before leaving fabricators factory

Interior Linings: Line downstairs bedroom with 9.75mm gib-board to walls and ceilings. Ditto for entry hall and stairway area.

Insulation: Walls : Insulate to exterior of all habitable areas with min R2.0 Batts.
Ceilings : To Ceiling of downstairs bedroom provide min R2.6 Batts and ditto for entry hall and stairway area.

Finishings: Instal mouldings of selected profiles to all new floor/wall and floor/ceiling junctions.

Stairs: Make up stairs in steel formed to acheive suitable tread and rise and securely attach to 100x50 wall frame.

Upper Floor : Provide 300x100 NZ Oregon beam to roof space above removed wall in living area. Beam span is approx 3.0 mtrs. Attach existing ceiling members to beam with Pryda multigrips or similar . Make good ceiling to areas of wall removal and ditto to wall linings.

Bathroom: Establish bathroom in new location and line walls and ceilings with seratone in all wet areas. Complete with suitable pvc mouldings. Line any remaining areas with 9.5mm gib wet wall.

Kitchen; Reposition kitchen as shown on plan and make good any disturbances of wall or ceiling linings.

Ceiling Battens: Where new battens are needed use ex 50x40 or other suitable sizes for suited span.

Plumbing/Drainage: Service all appliances with hot and cold water as needed in polybutylene of suitable size and insulate for frost .

Expel waste water,etc to Council Sewerage system by suitably sized wastes to 100mm pvc sewer pipe laid to correct falls . Allow to connect to council main sewer.

Gutter: Provide 125mm Quadrant style or similar Zincalume guttering mounted on concealed brackets at 900mm max centres . Set to suitable falls to purpose made downpipe drops to provide adequate dishcharge of roofwater.

Stormwater Drainage: Discharge roofwater from guttering in 80 mm pvc downpipes Securely attached to wall with a minimum of 2 brackets. Instal and seal downpipes to 100mm pvc stormwater main pipework laid to adequate falls and terminate at street

in gutter.

Provide as built drainage plan for consent process.

Electrical: Wire all new light circuits in 3 core 1.0mm TPS cable and terminate at switchboard in Garage beside entry foyer.

All wiring to new switch socket outlets shall be in 3 core 2.5mm TPS cable and terminate at Switchboard. Provide earth leakage circuit breaker to Kitchen, Bathroom and Laundry plugs.

Provide the owner with a code of electrical wiring compliance certificate.

Position the meter board to the East end wall of the basement garage area.

Painting : Apply 2 undercoats and 1 topcoat to all exterior painted surfaces after thorough clean down and stopping of holes, blemishes,etc.

Stop up, sand down and clean all interior surfaces to be painted. Instal 2 undercoats and a minimum of 1 top coat.

Wallpapering: Use the Gib approved method of stopping walls prior to any wall papering. Lightly sand down walls and apply 1 coat of size before hanging paper.

Conclusion: Maintain a clean and orderly building site and on completion remove all rubbish and trade debris from the site.



Southland District Council

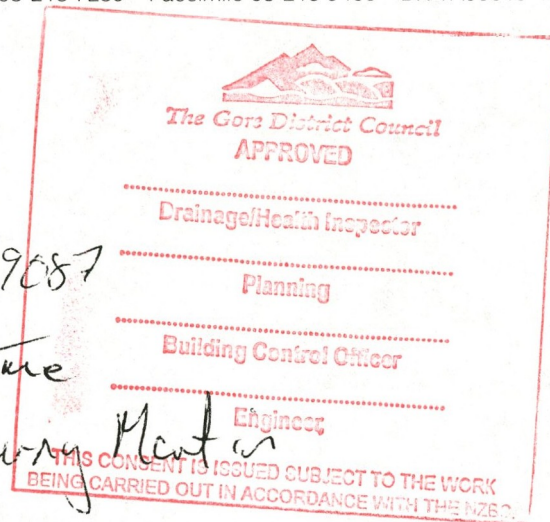
15 Forth Street • P.O. Box 903 • Invercargill • New Zealand • Telephone 03-218 7259 • Facsimile 03-218 9460 • DX YA90513 Invercargill

30/1/7/3

24 December 1997

Bill McNamara
Steel Road
4 R/D
INVERCARGILL

20889087
Attention Greame
Attention Murray McArthur



Dear Sir

Relocatable Dwelling No. 2

Please find the attached report on the dwelling presently sited at Lorneville which you propose to relocate.

The building is estimated to be some 50-60 years old and is in sound condition. Provided the following conditions are complied with, consideration will be given to issuing a Building Consent for its relocation. Please note that should you propose departing from the requirements of the District Scheme relating to siting, zoning, land use etc a Resource Consent may also be required.

1. A Building Consent Application must be lodged with the Local Territorial Authority before the house is relocated.
2. A site plan is lodged detailing the proposed location of the building on the property and the distances from any adjoining buildings, side and back boundaries and also road boundaries.
3. Details and specifications for the proposed foundations will be required.
4. Specification and plan for the effluent and stormwater disposal.
5. Detailed drawings and specifications of any proposed alterations or additions to the building after its relocation.
6. The removal of the brickwork may expose studwork with considerable borer infestation. In that case treatment and certification by a registered applicator would be required.

7. All damaged, decayed and extensively borer infested timber to be replaced.

Should you require further advice on the above requirements, please contact this office.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'A Wild'.

A Wild
BUILDING INSPECTOR



Southland District Council

Report on general condition of a dwelling (No. 2)

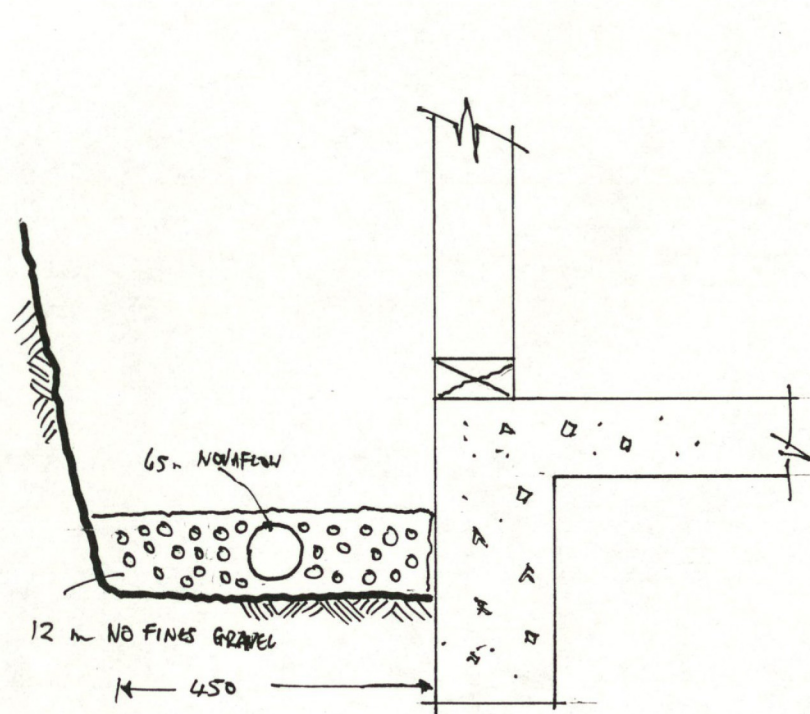
presently sited at Lorne Hospital, Lorneville

for possible removal and re-erection _____

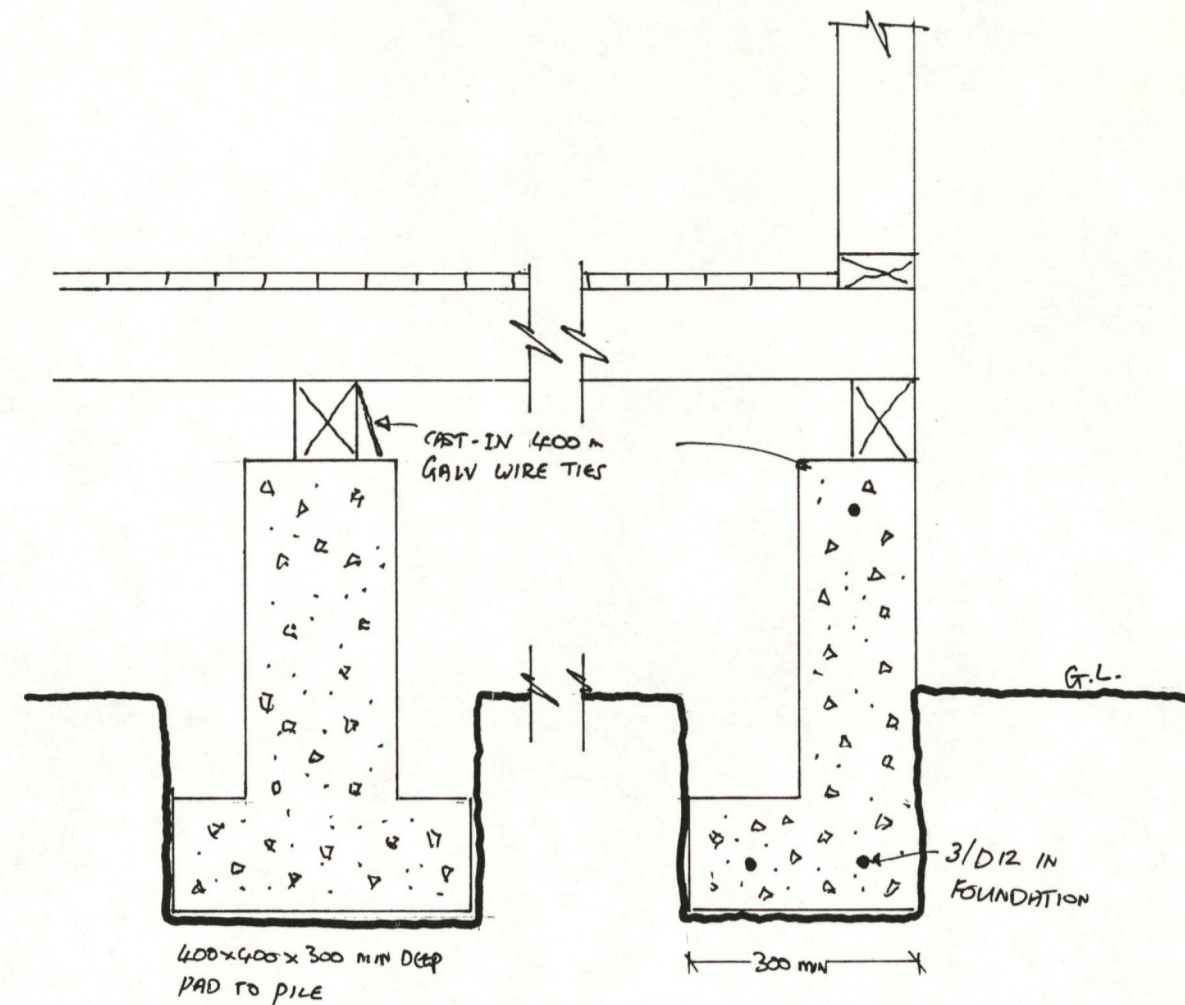
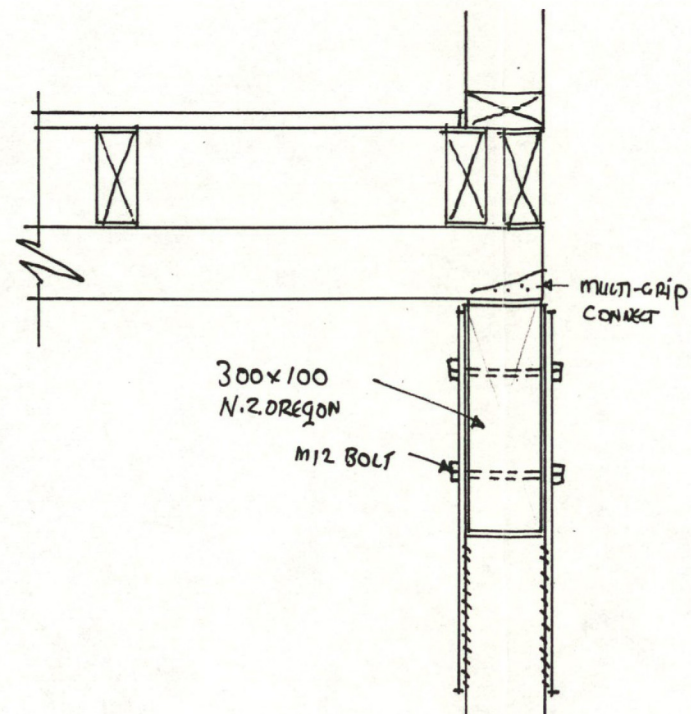
Present foundations are of: Concrete piles and continuous perimeter concrete foundation.

	<u>SPECIES - TYPE</u>	<u>SIZE</u>
Sleeper Plates	Red Pine	100 x 75 at 1.6 m φ
Floor Joists	Red Pine	125 x 50 at 450 φ
Flooring	Red Pine	Tongue and Groove
Wall Plates	Red Pine	
Wall Framing and Noggs	Red Pine	100 x 50 unseen
Ceiling Joists	Red Pine	100 x 50 at 450 φ
Ceiling Runners	Red Pine	100 x 50
Rafters	Red Pine	100 x 50 at 450 φ
Under Purlins and Strutts	Red Pine	125 x 50 and 150 x 50
Exterior Wall Sheathing	<u>Brick and Roughcast</u>	
Roof Sheathing	<u>Concrete Tiles</u>	
Interior Wall Linings	<u>Gibboard</u>	
Wall Insulation	<u>None apparent</u>	
Ceiling Lining	<u>Soft board</u>	
Ceiling Insulation	<u>Fibreglass Batts</u>	
Method of Heating	<u>Open Fire</u>	

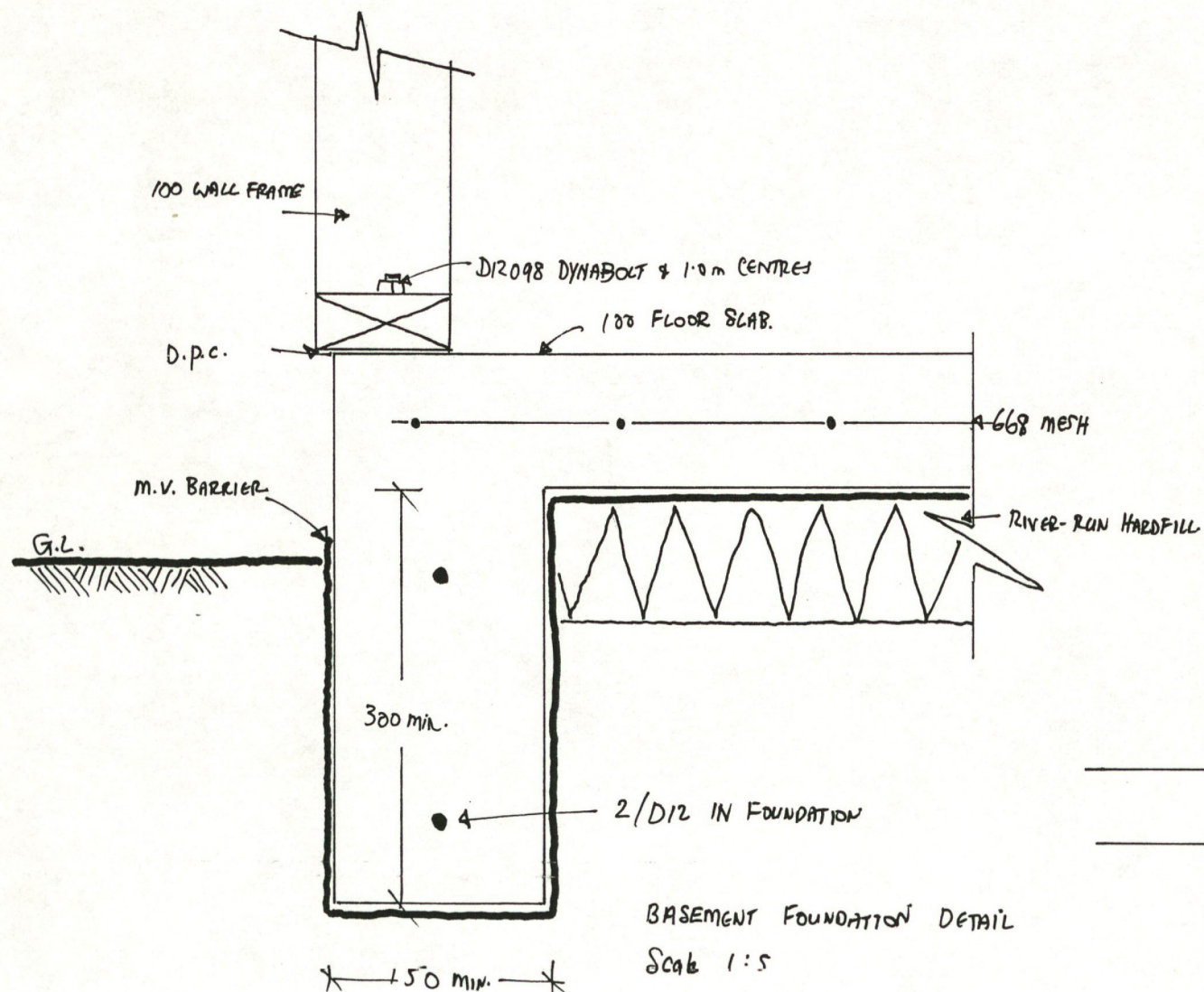
COMMENTS: Three bedrooms, W/C, bathroom, kitchen/dining and laundry. Room ventilation OK. No apparent borer.



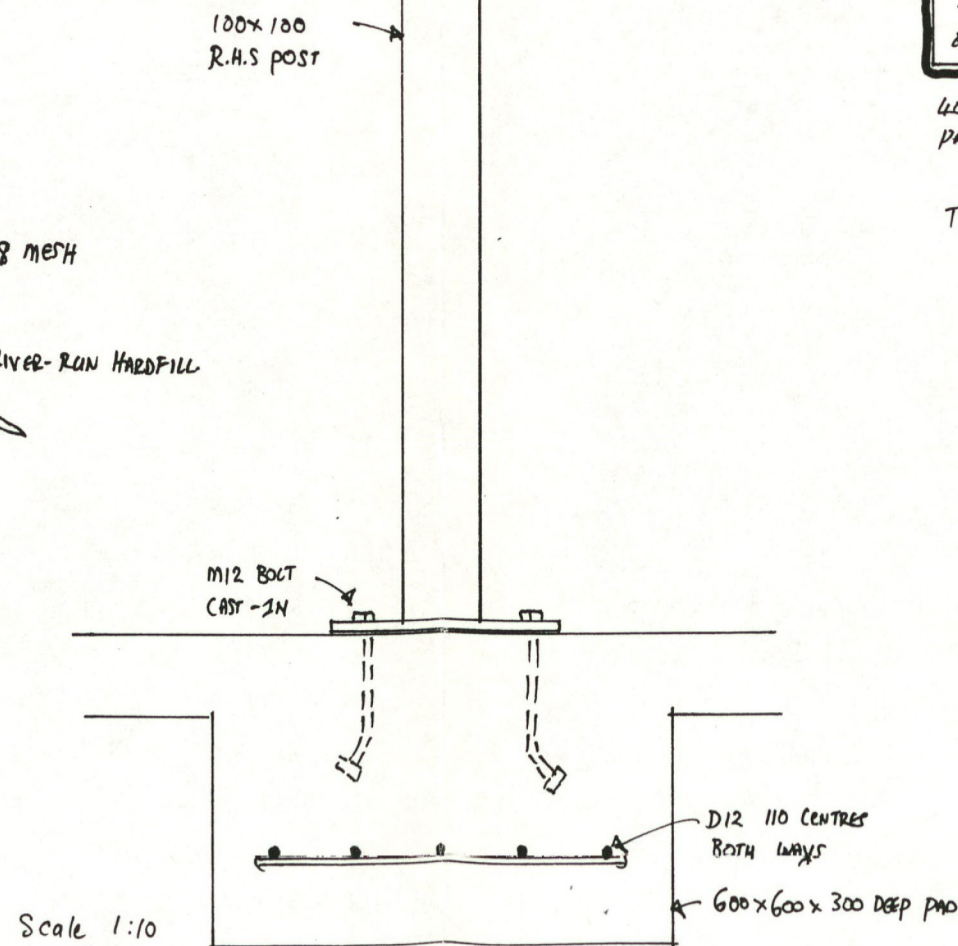
DRAINAGE DETAIL 1:10



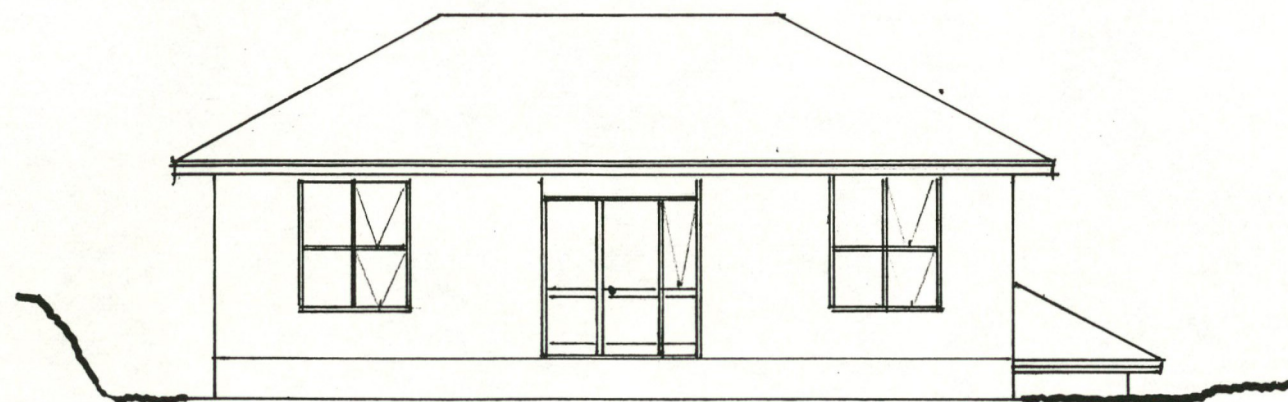
TYPICAL UPPER FLOOR FOUNDATION/PILE DETAIL Scale 1:10



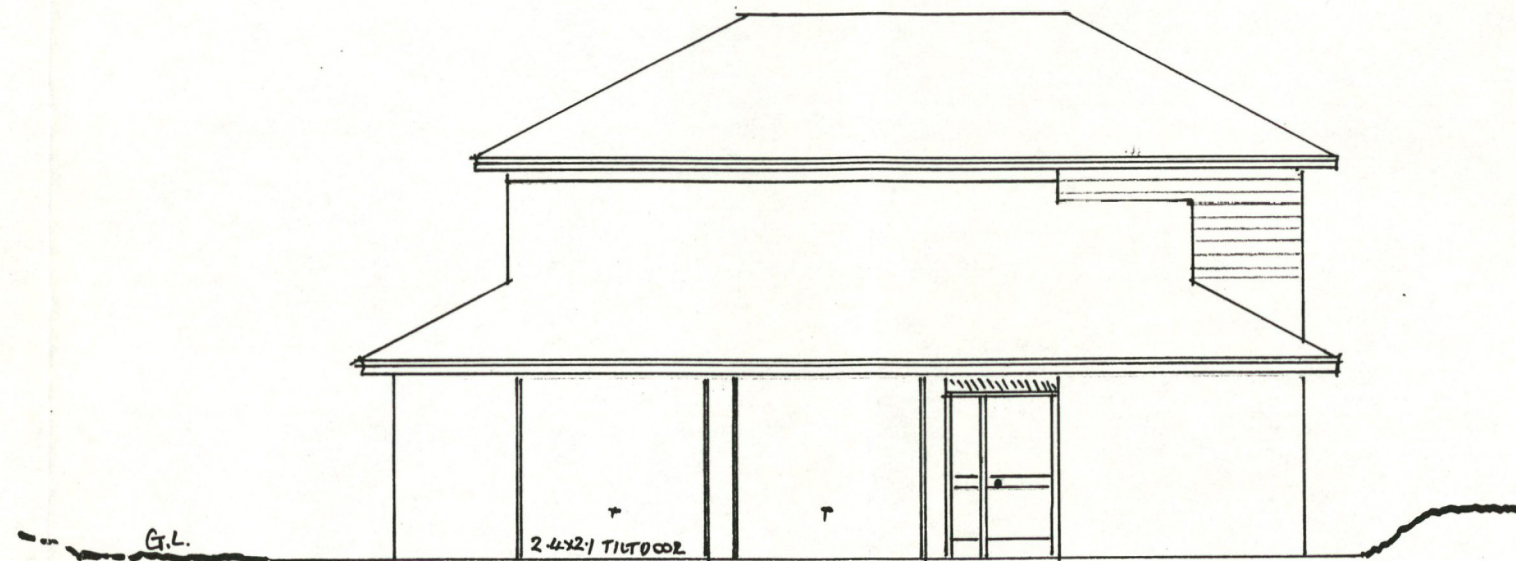
BASEMENT FOUNDATION DETAIL Scale 1:5



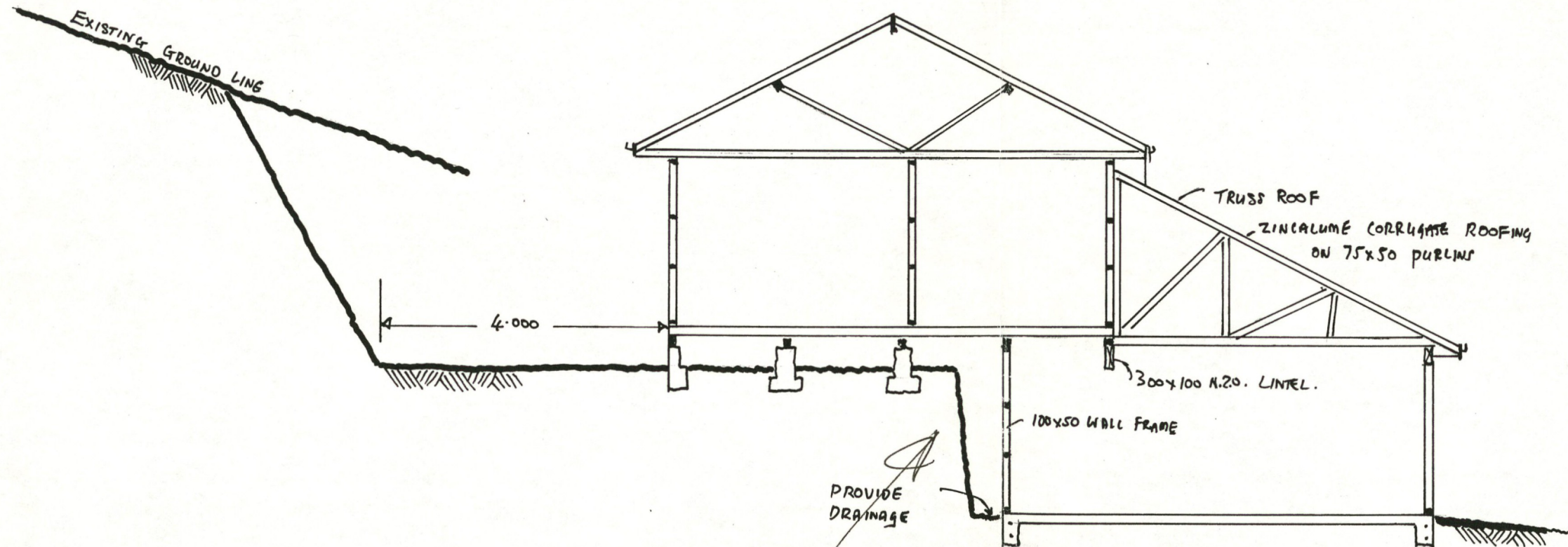
Scale 1:10



NORTH VIEW Scale 1:100

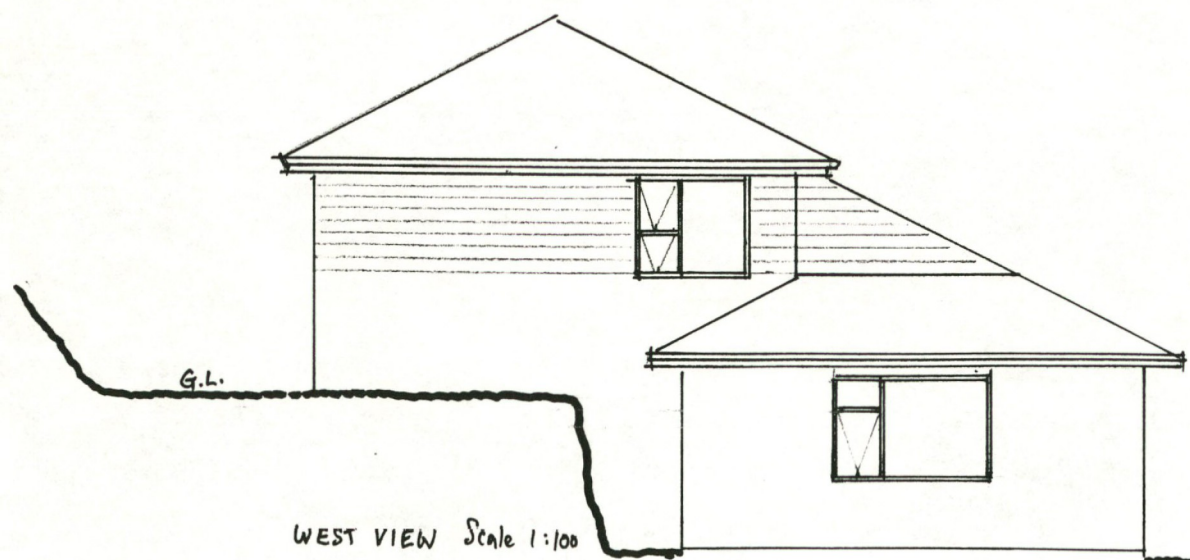


SOUTH VIEW Scale 1:100

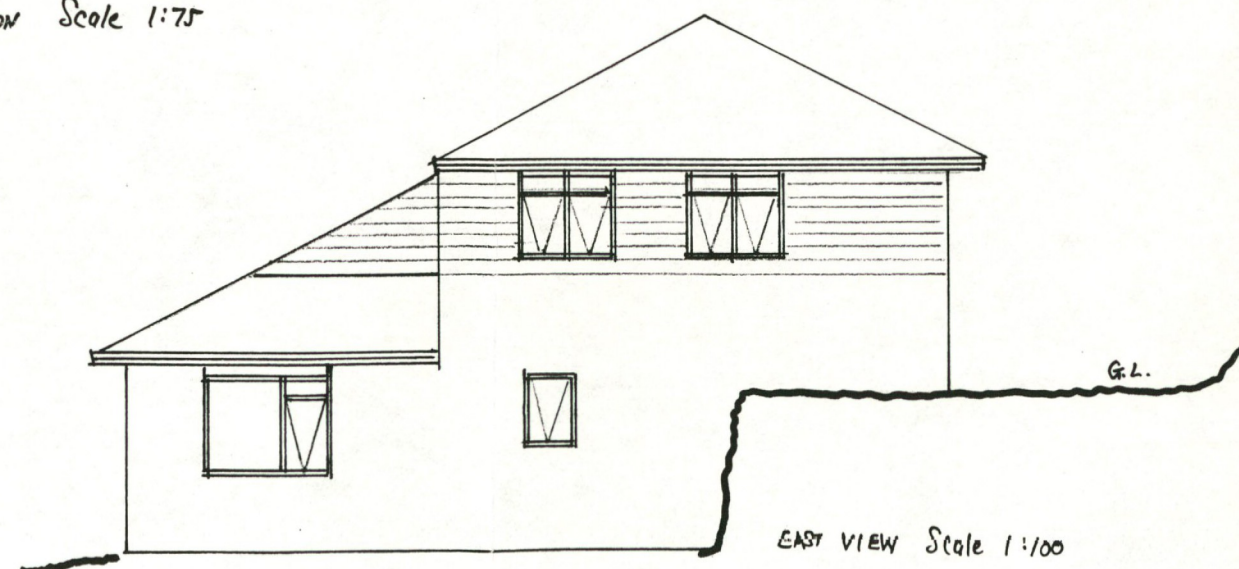


TYPICAL CROSS-SECTION Scale 1:75

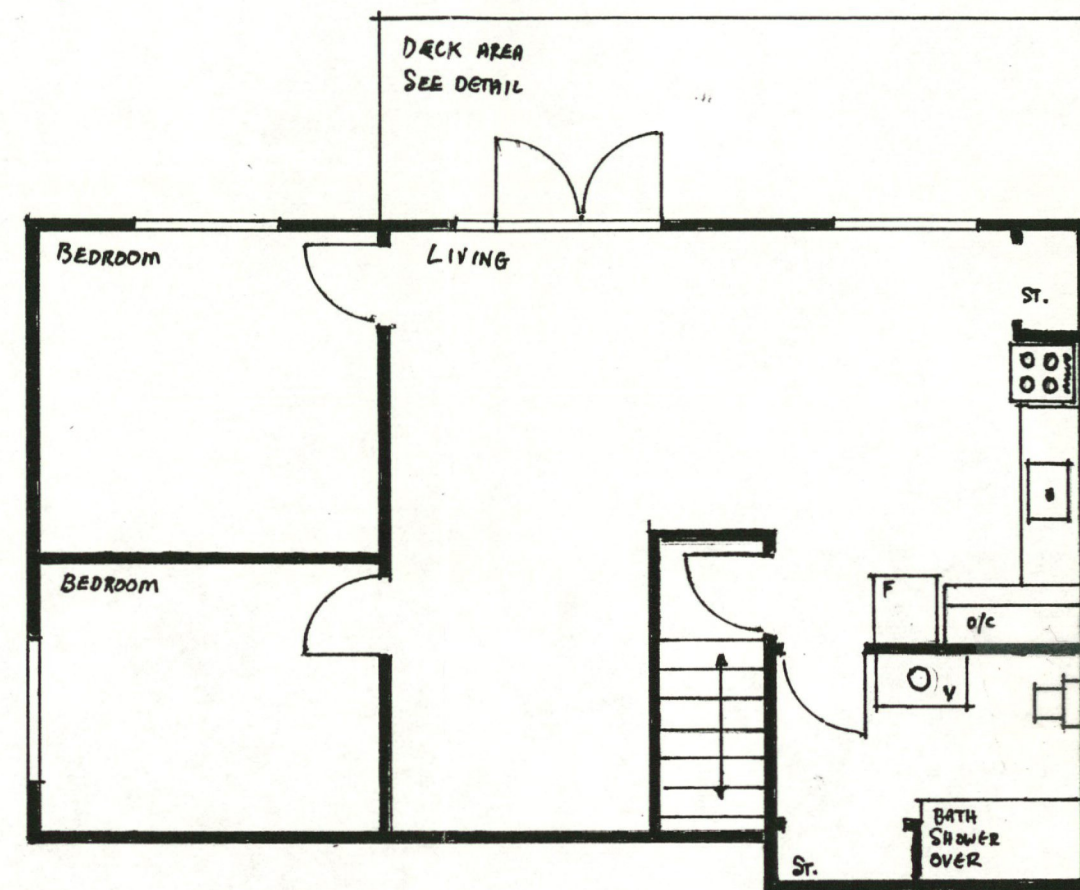
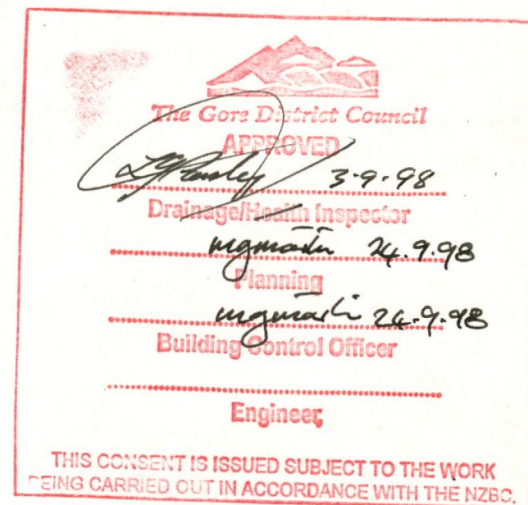
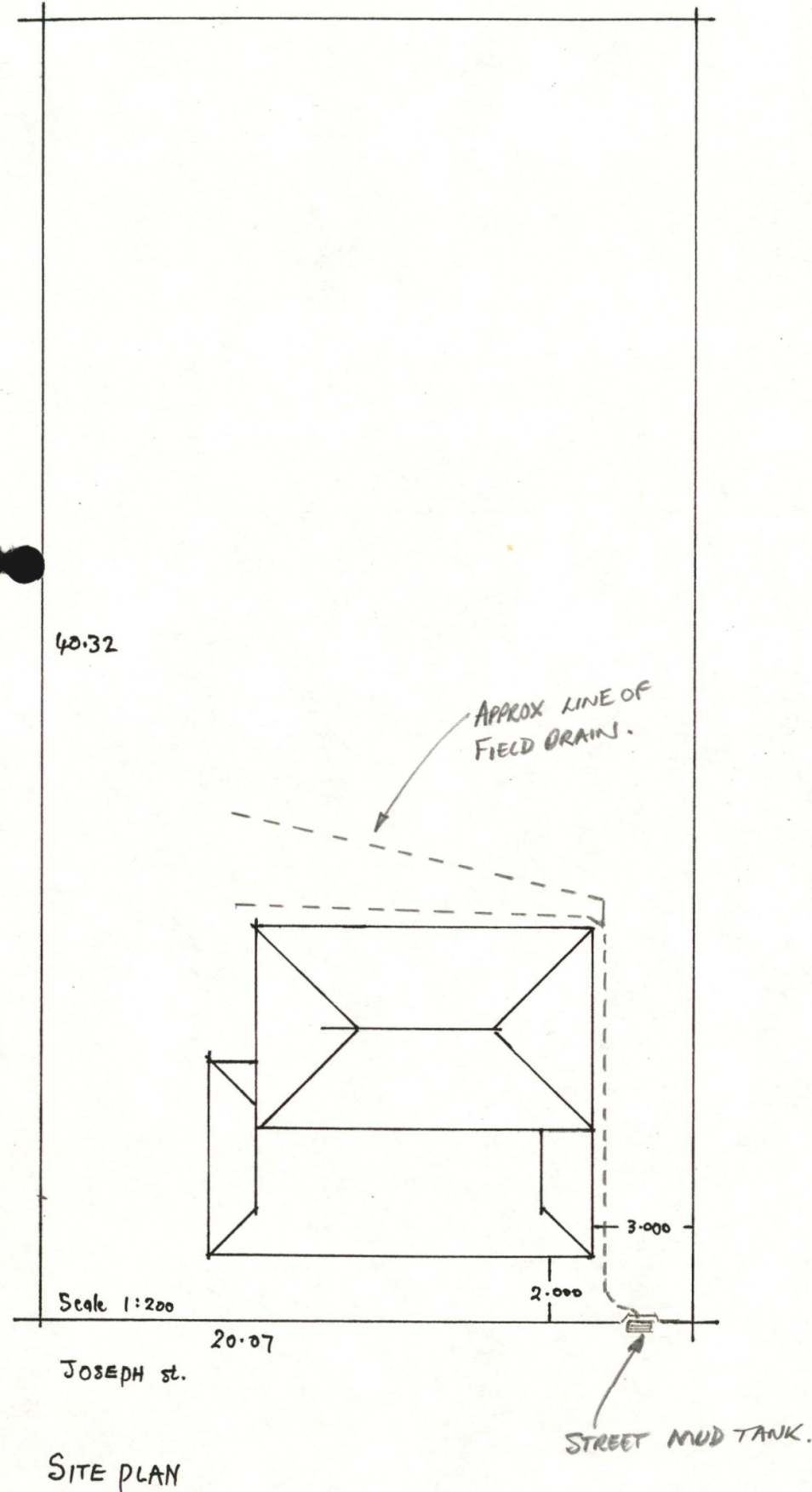
See Amended detail.



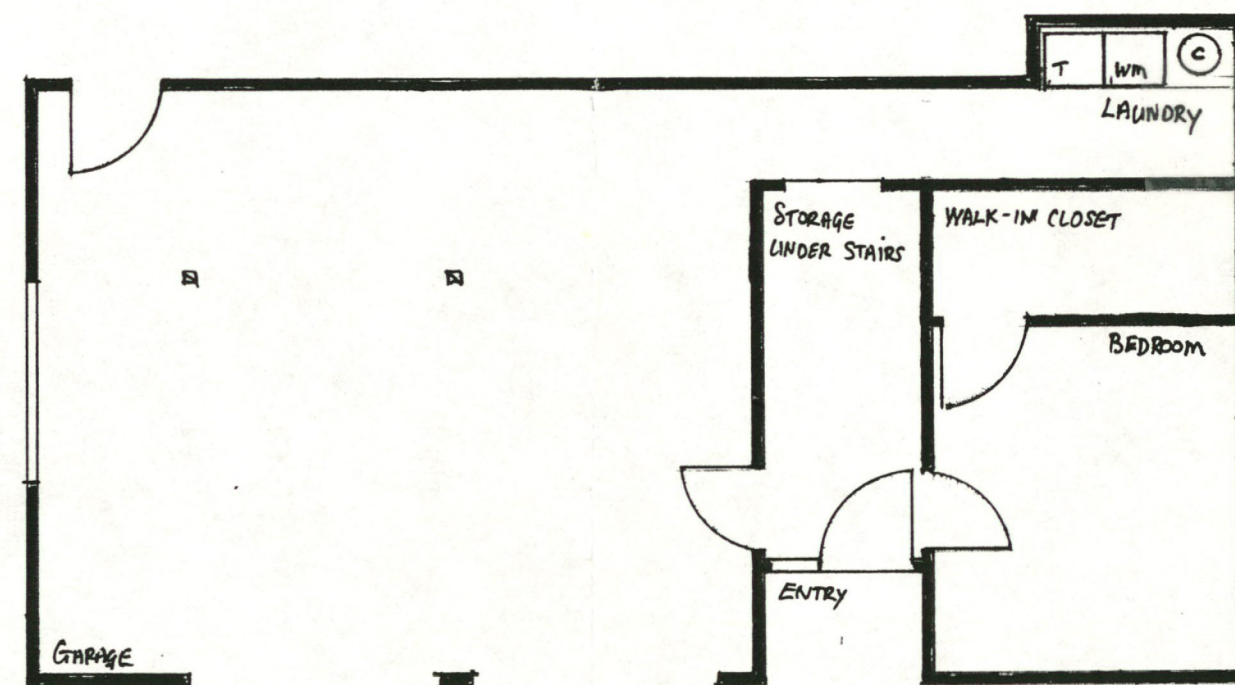
WEST VIEW Scale 1:100



EAST VIEW Scale 1:100



UPPER FLOOR
Scale 1:75



LOWER FLOOR
Scale 1:75

43 Wentworth St
Gore 19 August 1998

Mr Gordon Bailey
Superintendent of Parks and Reserves
Gore District Council



Dear Sir,

I am writing to express our thanks on behalf of my client Mr Bill Van Sprang who owns the Vacant section at No 27 Joseph St Gore . We appreciate your permission to remove the trees at the front of the property on the roadside margin to facilitate the installation of a transportable home onto the property.

We undertake to remove the trees at our cost and to provide also at our cost suitable replacement silver birches of approx 1.0mtrs height complete with appropriate staking.

Yours Sincerely

Graeme Buchanan

For and on behalf of Mr Bill Van Sprang