

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1960050801	LOT 2 DP 17759	7 Hunter Avenue	Richmond	0.0416

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$4992.03	\$1248.01

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/\$CV	700,000	\$1,552.60
Uniform Annual General Charge	\$429.00/Pty	1	\$429.00
Wastewater - 1st Pan	\$1280.50/pan	1	\$1,280.50
WaimeaComDam-Env&ComBen-Distri	\$76.69/Pty	1	\$76.69
WaimeaComDam-Enviro&ComBen-ZOB	0.0069c/\$CV	700,000	\$48.30
Refuse/Recycling Rate	\$140.29/Pty	1	\$140.29
Shared Facilities Rate	\$74.92/Pty	1	\$74.92
Mapua Rehabilitation Rate	\$3.66/Pty	1	\$3.66
2025 Weather Event Recovery Rate	\$123.48/Pty	1	\$123.48
Museums Facilities Rate	\$74.34/Pty	1	\$74.34
District Facilities Rate	\$142.53/Pty	1	\$142.53
Urban Wat.Supply- Serv Chge	\$605.48/meter	1	\$605.48
Regional River Works - Area Z	0.0134c/\$LV	360,000	\$48.24
Stormwater UDA	0.0560c/\$CV	700,000	\$392.00

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$700,000.00	\$360,000.00	\$340,000.00	01/09/2023

New Rating Valuation

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$700,000.00	\$360,000.00	\$340,000.00	01/09/2023

Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
W44183		12MC159360	04/06/2026	0	102

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2413016	08/06/2015	7 Hunter Avenue, Richmond

Planning Zones

The following Planning Zones pertain to this property. Please refer to the [Tasman Resource Management Plan](#) or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

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Building Consents

Please note that if a Code Compliance Certificate has not been issued, it is strongly advised that the process is completed in order to confirm that the work is in compliance with the Building Code.

Application Date	BC Number	Proposal	Status	CCC Issue Date
13/05/2010	100551	Alterations to dwelling: Extend existing deck	Code Compliance Certificate Issued	07/01/2011
12/06/1996	960266	DWELLING AND GARAGE	Code Compliance Certificate Issued	05/12/1996

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Proposal	Status	Decision	Decision Date
14/06/2010	100360	Erect a deck over 2 metres high within 4 metres of boundary	Consent Effective	Granted under Delegated Authority	23/06/2010

Planning Permits

No historical planning permits have been found for this property

Works and Land Entry Agreements

No Works and land Entry Agreement has been found for this property.

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Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Air Shed

This property sits within a controlled Air Shed.

Air Shed	Air Shed Regulations
Richmond Air Shed	After a house in Richmond changes ownership, an existing non-compliant wood burner cannot be used. It may be replaced with either a clean heat system or an approved clean air wood burner. New houses, or existing houses without an existing wood burner or open fire, can only install clean heat systems - no wood burners at all.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.



— State Highway Roads
— Road Boundaries

Valuation Boundaries
 Parcel

Aerial Photo Map

The information displayed is a schematic only and serves as a guide.
 It has been compiled from Tasman District Council records and is made available in good faith
 but its accuracy or completeness is not guaranteed

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.



Scale: 1:500
 Monday, 24 August 2026

Original Sheet Size 210x297mm



Building consent

100551

Form 5: Section 51, Building Act 2004

The building

Street address of building: 7 Hunter Avenue, Richmond
Legal description of land where building is located: LOT 2 DP 17759
Valuation number: 1960050801
Building name: Level/unit number:
Location of building within site block no:

The owner

Name of owner: P & H Wilms
Contact person: John Wilms
Mailing address: 6 Commodore Place, Nelson 7010
Street address/registered office:
Phone number: Landline: Mobile:
Daytime: 5465684 After hours:
Facsimile number: Email address:
Website:
First point of contact for communications with the council/building consent authority:
As above

Building work

The following building work is authorised by this building consent:

Alterations to dwelling: Extend existing deck: Intended Use: Housing - detached

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Building Consent Conditions

The building inspector is to be notified at least one working day prior to the following inspections:

This building consent is issued subject to the following conditions:

The owner or person undertaking the building work shall advise of completion of work by returning the Application for Code Compliance Certificate form which accompanied the consent.

A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer.

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the building consent authority may allow.

Compliance schedule

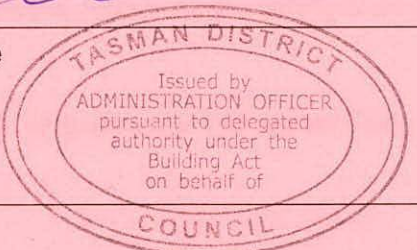
A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:


Signature


Position



On behalf of: Tasman District Council Date: 28/06/10



Code compliance certificate

Form 7: Section 95, Building Act 2004

COPY

The building

Street address of building: 7 Hunter Avenue, Richmond
Legal description of land where building is located: LOT 2 DP 17759
Valuation number: 1960050801
Building name:
Location of building within site/block number: Level/unit number:
Current, lawfully established, use: Dwelling
Year first constructed: 1990's

FILE

The owner

Name of owner: Wilms Peter Johannes Franciscus & Wilms Hendrika Maria Petronella
Contact person: John Wilms
Mailing address: 6 Commodore Place, Britannia Heights, Nelson 7010
Street address/registered office:
Phone number: Landline: Mobile:
Daytime: 5465684 After hours:
Facsimile number: Email address: Website:
First point of contact for communications with the council/building consent authority:
As above

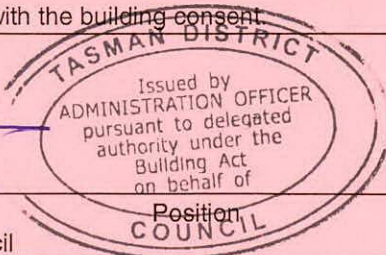
Building work

Building consent number: 100551 Issued by: Tasman District Council
Alterations to dwelling: Extend existing deck: Intended Use: Housing - detached

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent



Signature
On behalf of: Tasman District Council

Position

Date: 7/01/11

Council copy

Tasman District Council
BUILDING CONSENT AUTHORITY

APPROVED DRAWINGS

Consent Number BC *100551*

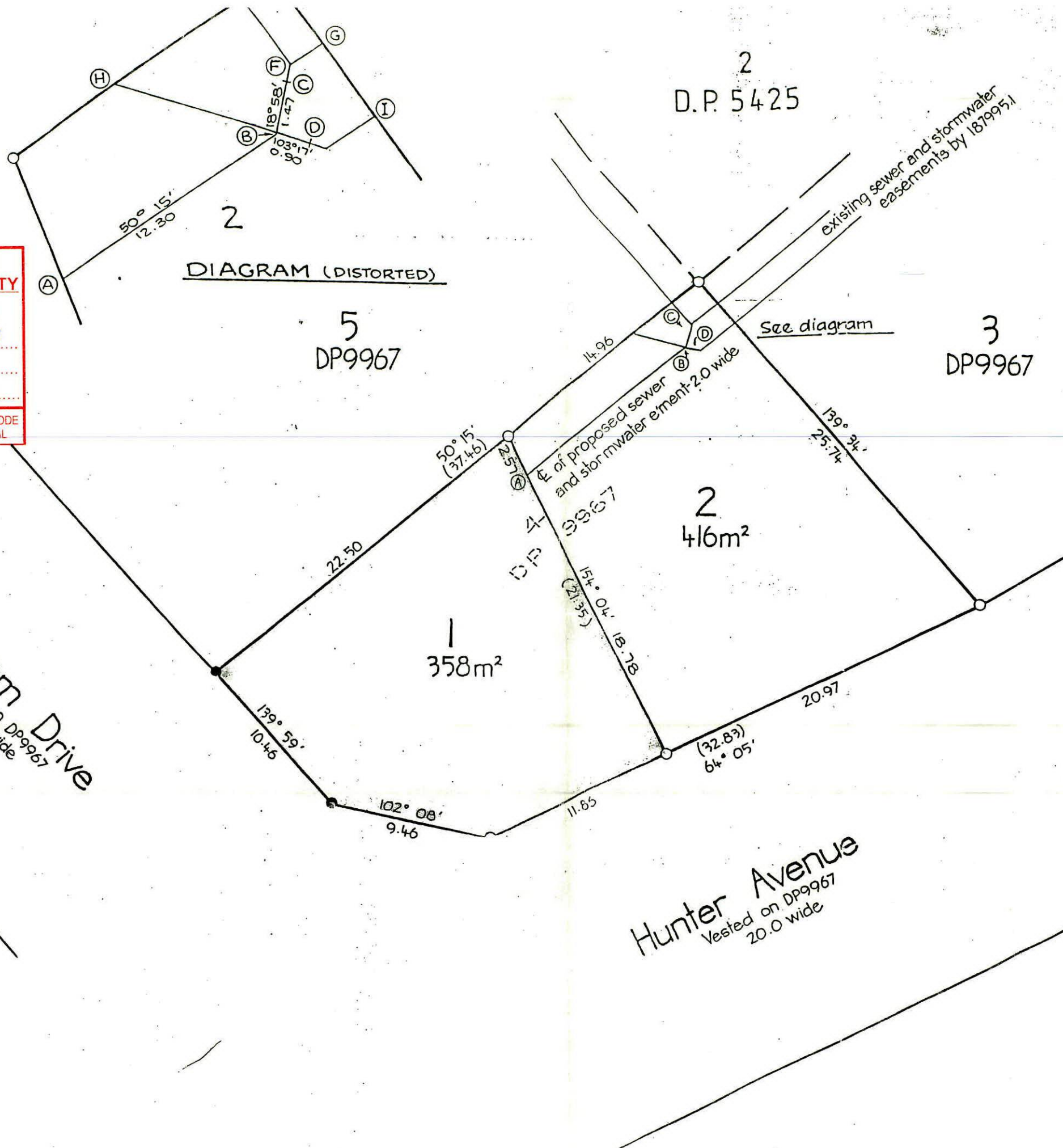
Signed *sm*

Date *21.6.10*

ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

Farnham Drive
Vested on DP9967
20.0 wide

Hunter Avenue
Vested on DP9967
20.0 wide

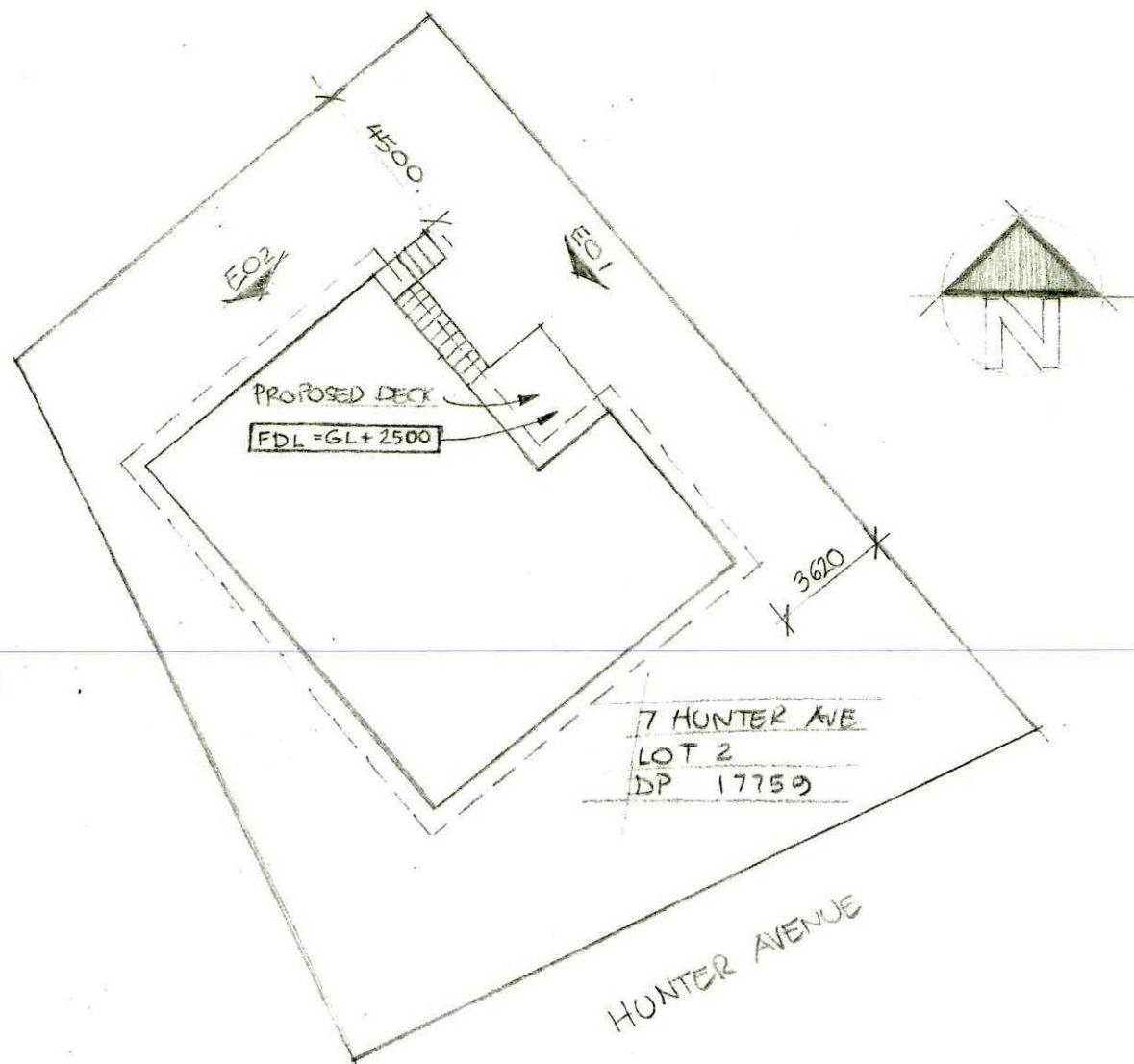


JOB
NEW DECK
FOR
JOHN WILMS
FAMILY TRUST.
AT
HUNTER AVE

BY
IMB CONSTRUCTION
PH 03 546 8161
FAX 03 546 8173

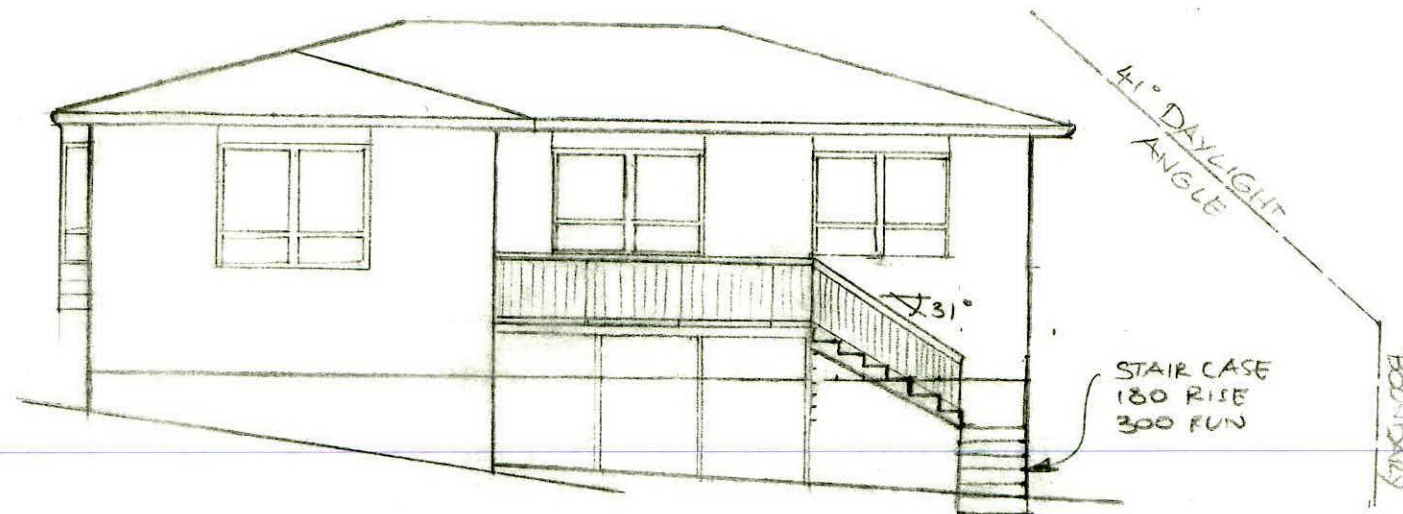
SITE PLAN
NOT TO SCALE.

Lot 2 DP 17759.



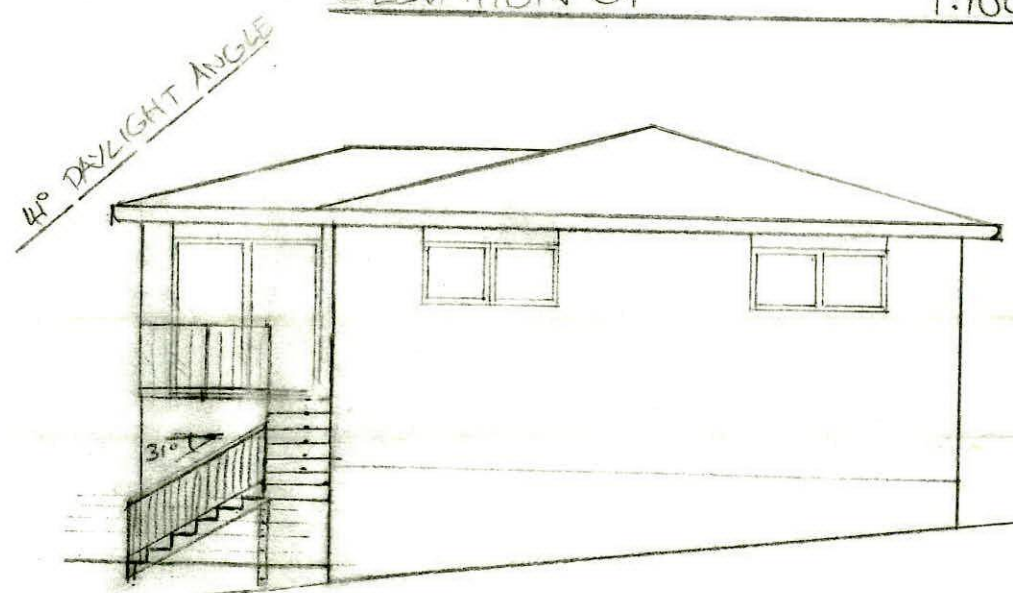
PROPOSED DECK POSITION

1:200



ELEVATION 01

1:100

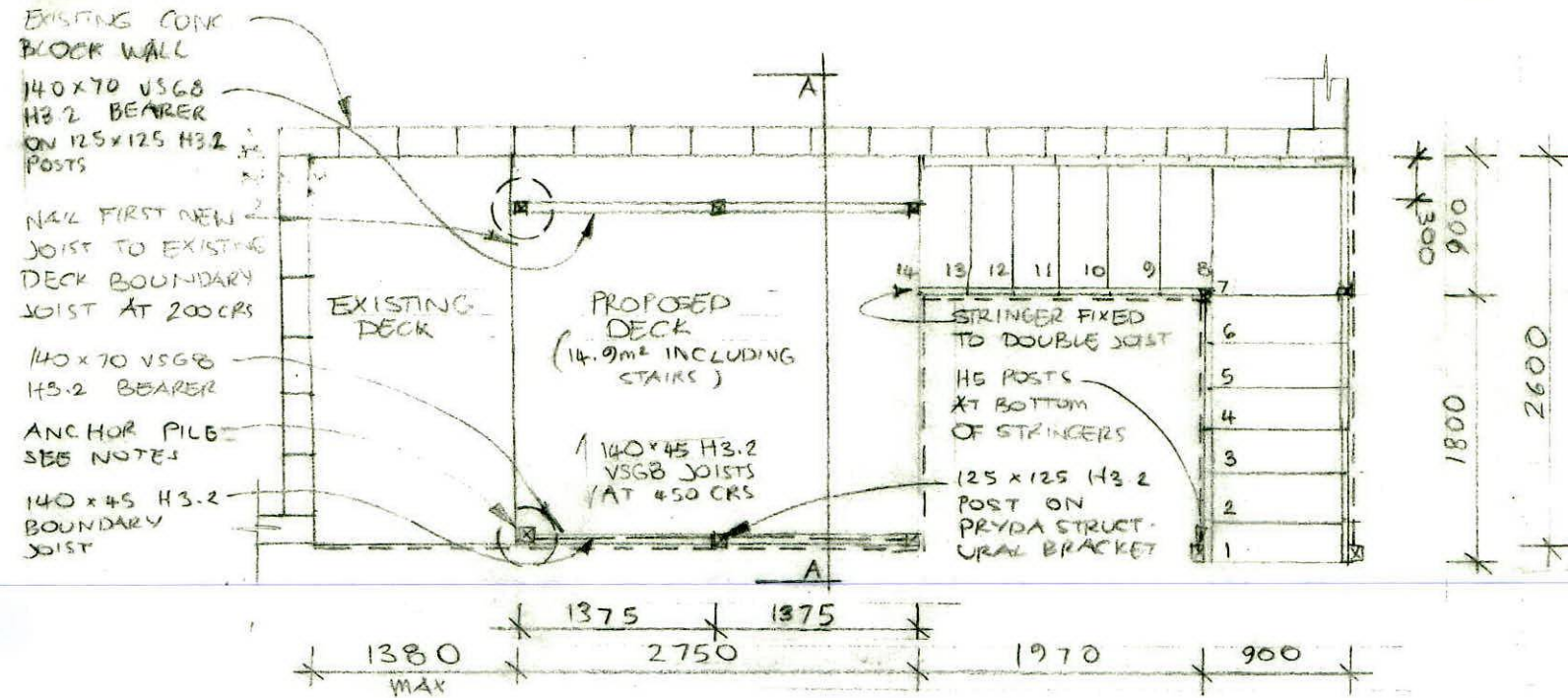


ELEVATION 02

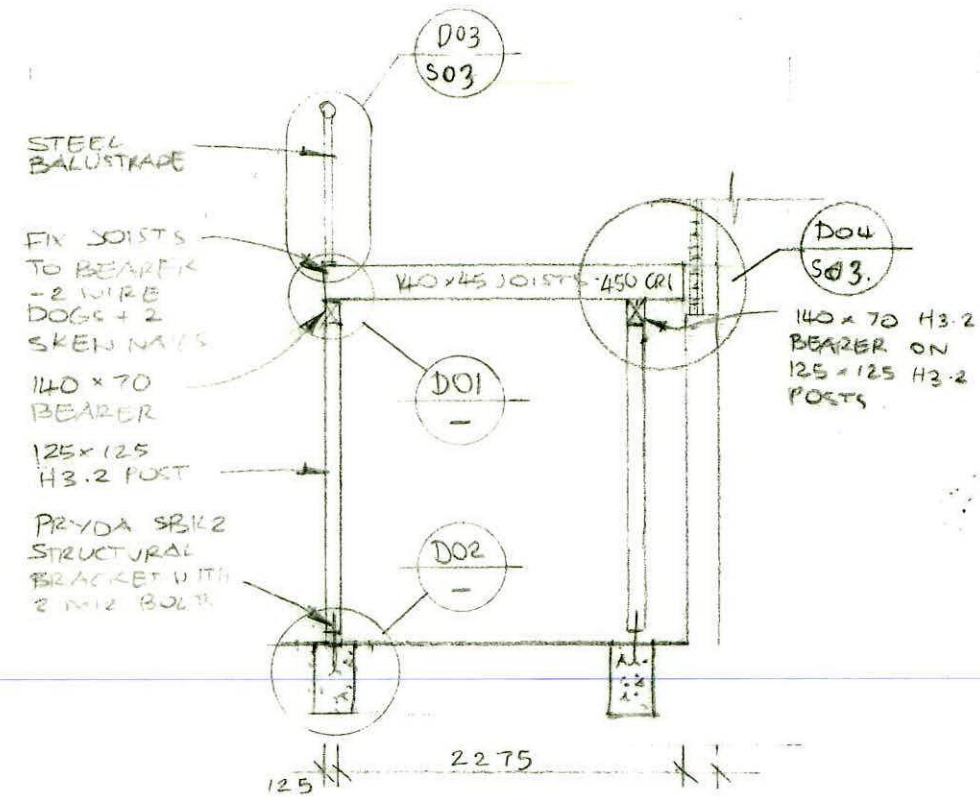
1:100



JOB
NEW DECK
FOR
JOHN WILMS
FAMILY TRUST
AT
7 HUNTER AVE
BY
IMB CONSTRUCTION
PH 03 546 8161
FAX 03 546 8173
DECK POSITION 1:200
ELEVATIONS 1:100
SHEET 01.



DECK PLAN 1:50

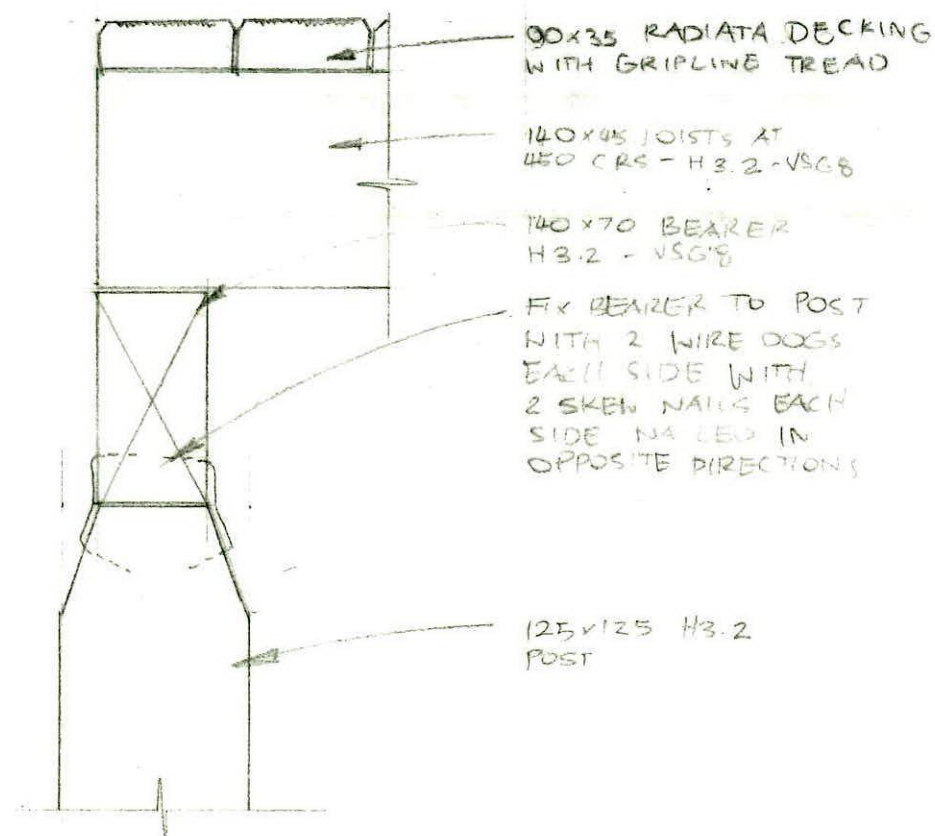


SECTION AA 1:50

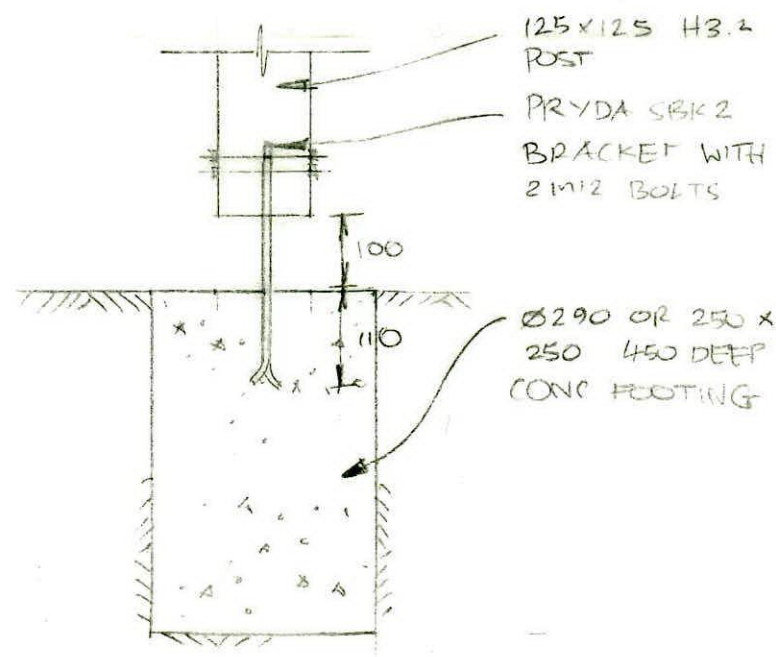
NOTES

DECK BRACING CALCULATIONS. REQUIRES 9.4 x 14.9 = 140 BUS THEREFORE TWO ANCHOR PILES ARE REQUIRED.

ANCHOR PILES TO BE 125 x 125 H5 POSTS IN 6450 900 DEEP CONC. ENCASEMENT ON 100MM THICK CONCRETE FOOTING, CONC STRENGTH TO BE 17.5 MPa AT 28 DAYS MIN.

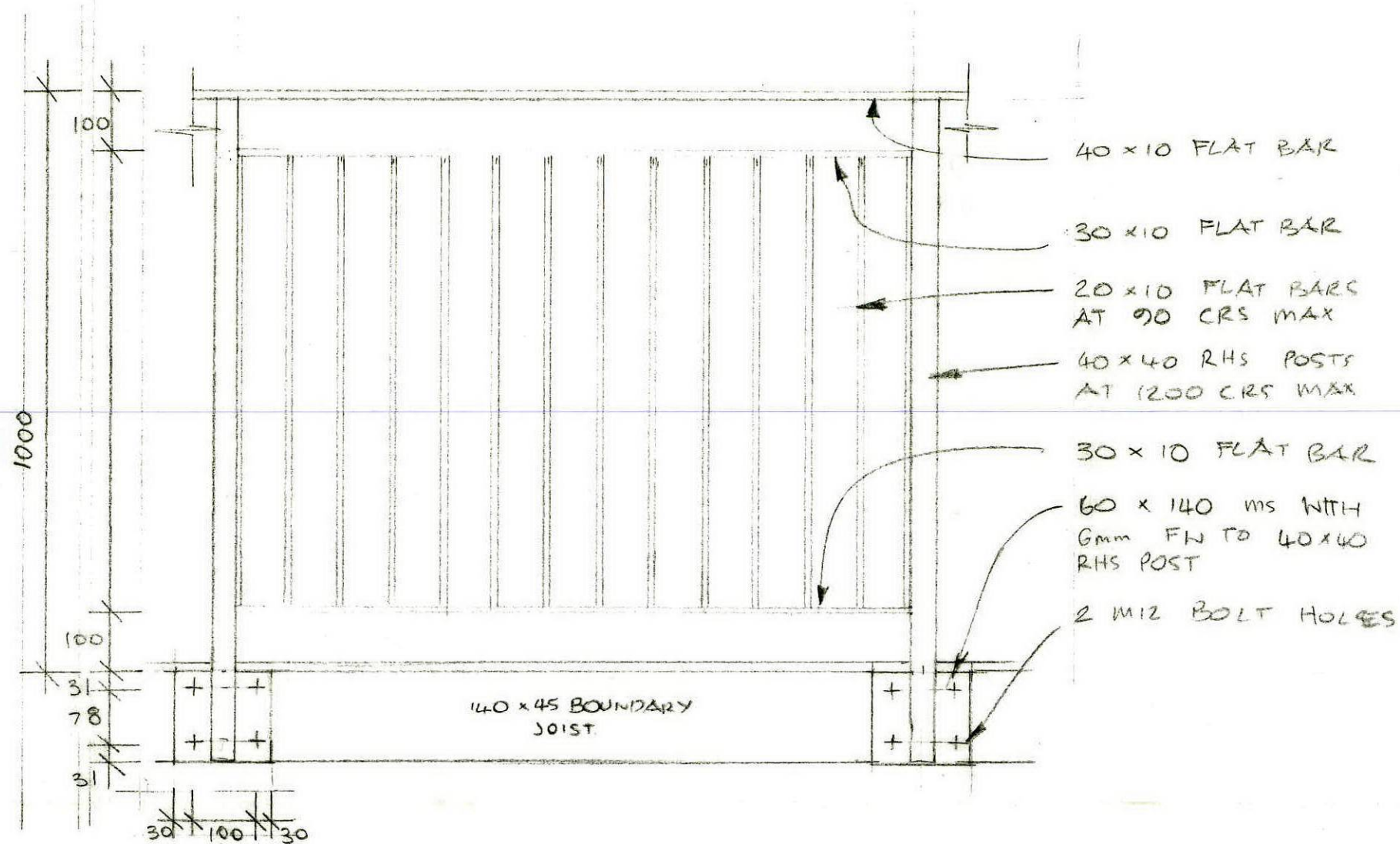


DETAIL D1 1:5

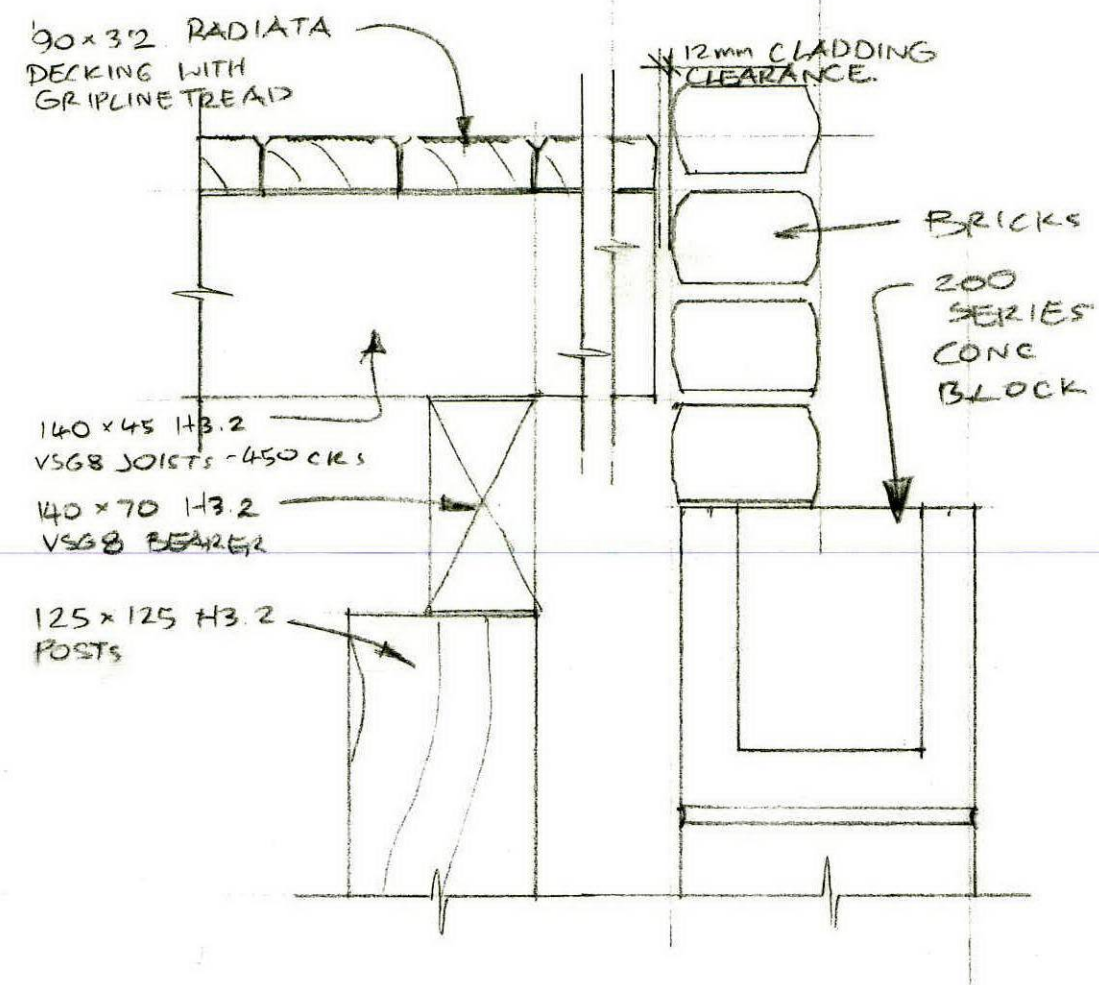


JOB
NEW DECK
FOR
JOHN WILMS
FAMILY TRUST
AT
7 HUNTER AVE
BY
MIB CONSTRUCTION
PH 03 546 8161
FAX 03 546 8173

DECK PLAN 1:50
SECTION 1:50
DETAILS 1:5



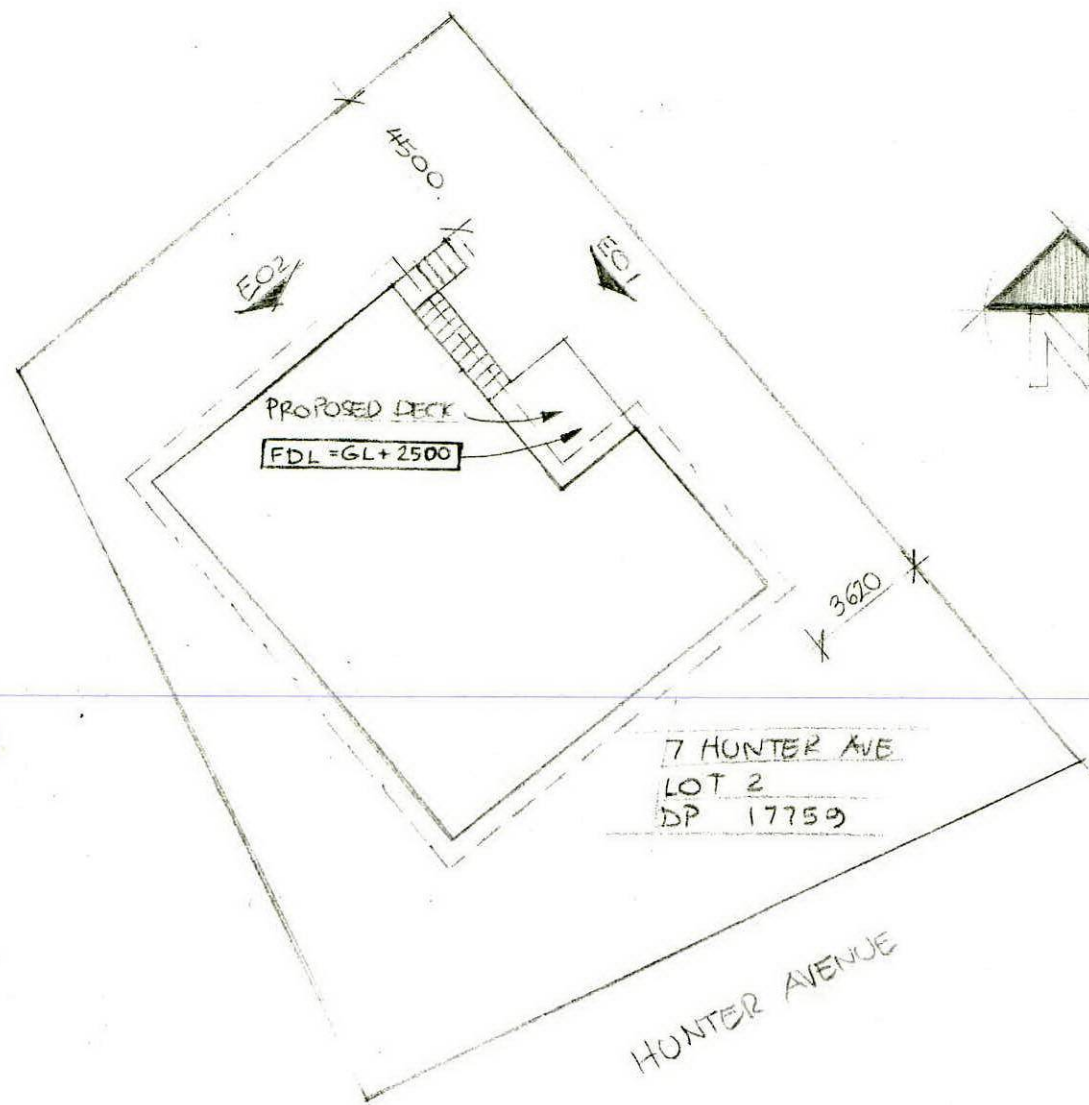
BALUSTRADE DETAIL 1:10 DOB
S02



DECK/CLADDING CLEARANCE 1:5 DOB
S02

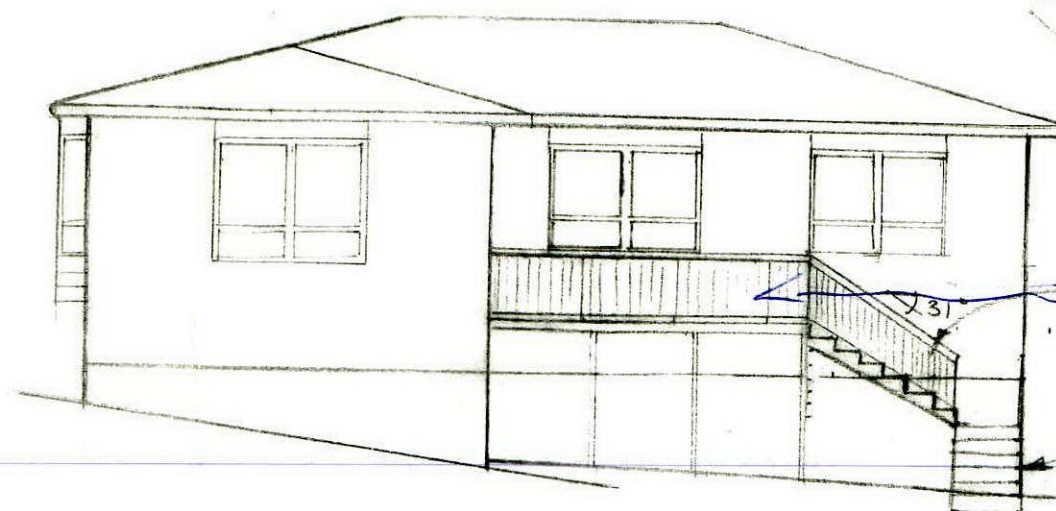


JOB
NEW DECK
FOR
JOHN WILMS
FAMILY TRUST
AT
7 HUNTER AVE
BY
MIB CONSTRUCTION
PH 03 546 8161
FAX 03 546 8173
DETAIL 1:10
SHEET 03



PROPOSED DECK POSITION

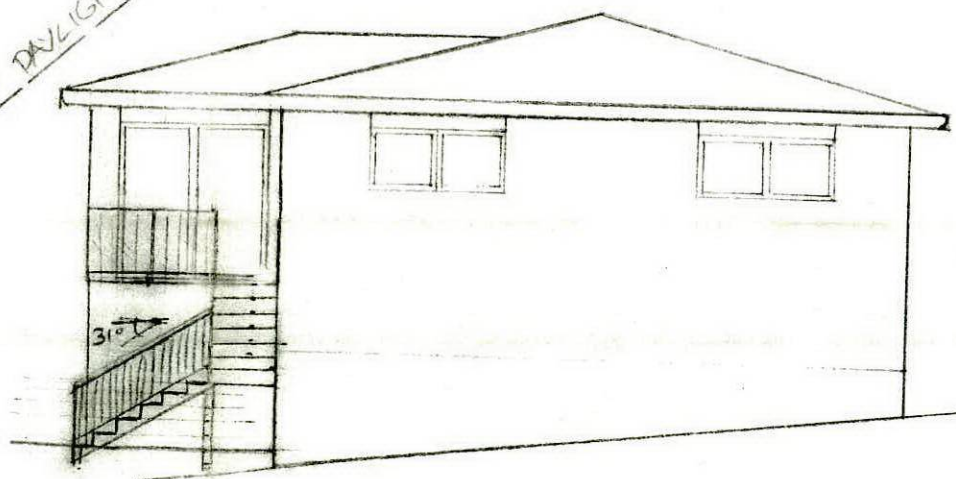
1:200



ELEVATION 01

1:100

41° DAYLIGHT ANGLE



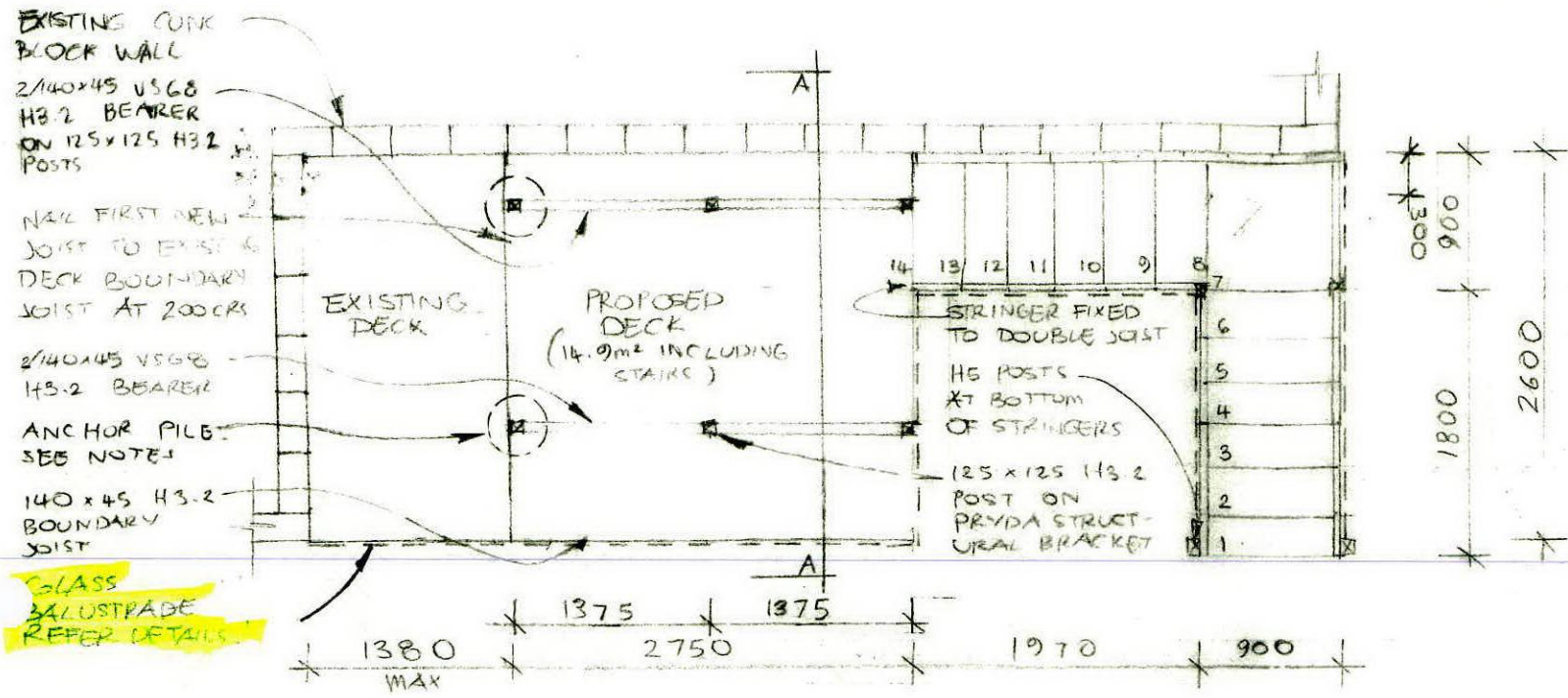
ELEVATION 02

1:100

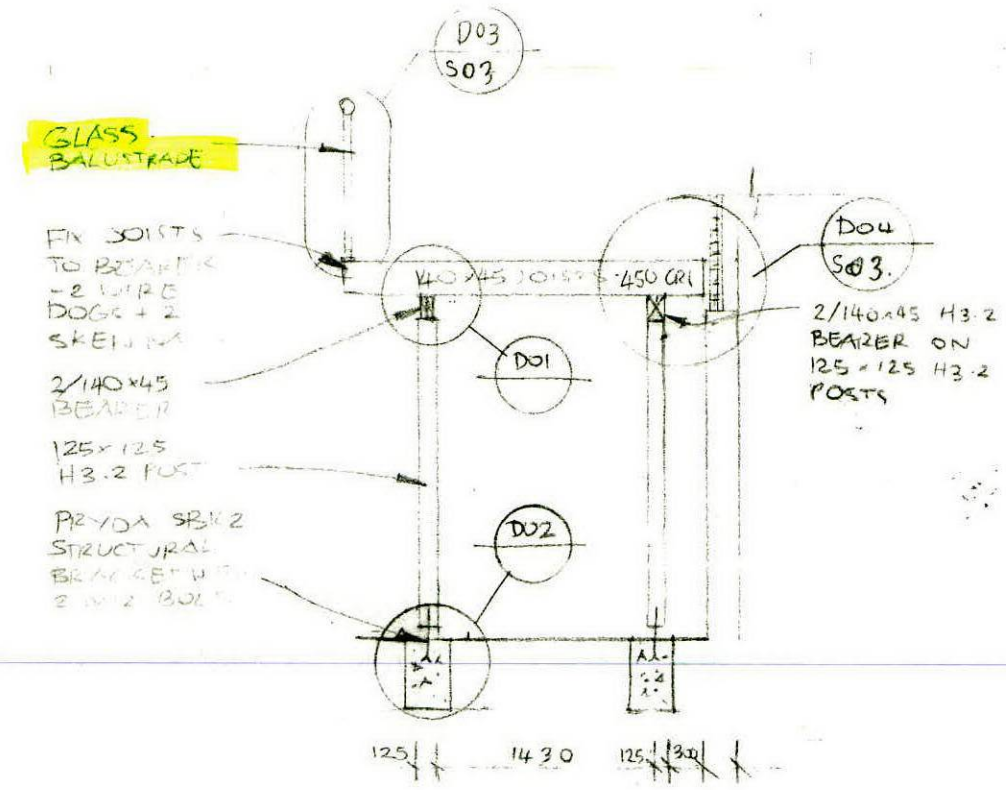
Revised plans and/or
details
received 6-11-10 date
approved date

JOB
NEW DECK
FOR
JOHN WILMS
FAMILY TRUST
AT
7 HUNTER AVE
BY
WIB CONSTRUCTION
PH 03 546 8161
FAX 03 546 8173

DECK POSITION 1:200
ELEVATIONS 1:100
SHEET 01



DECK PLAN 1:50

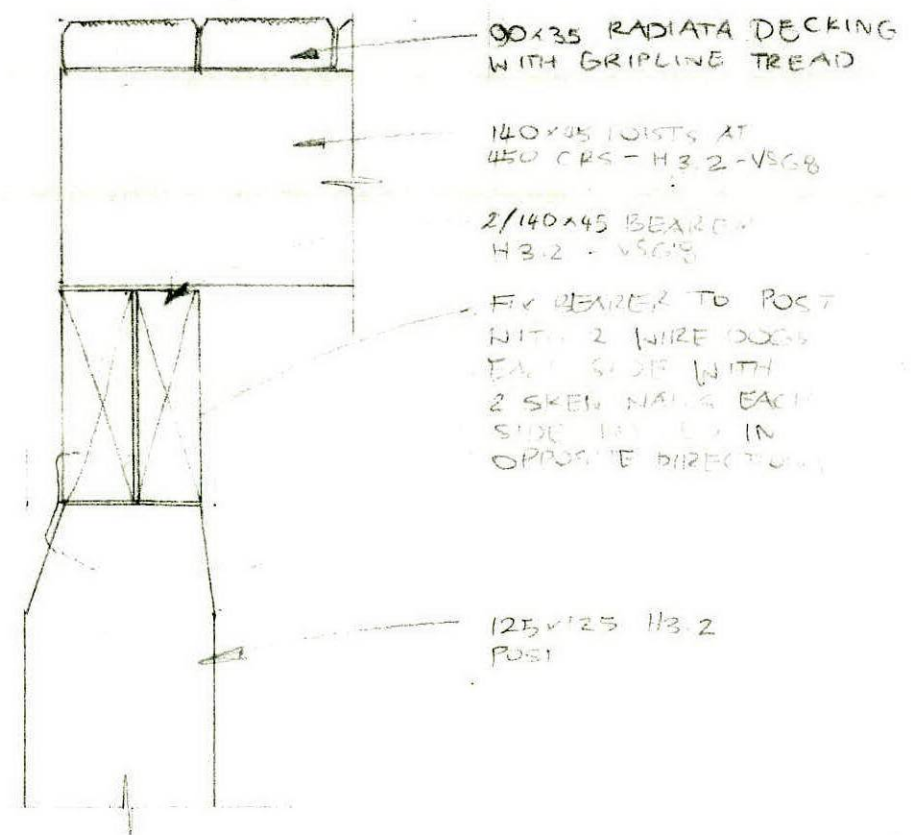


SECTION AA 1:50

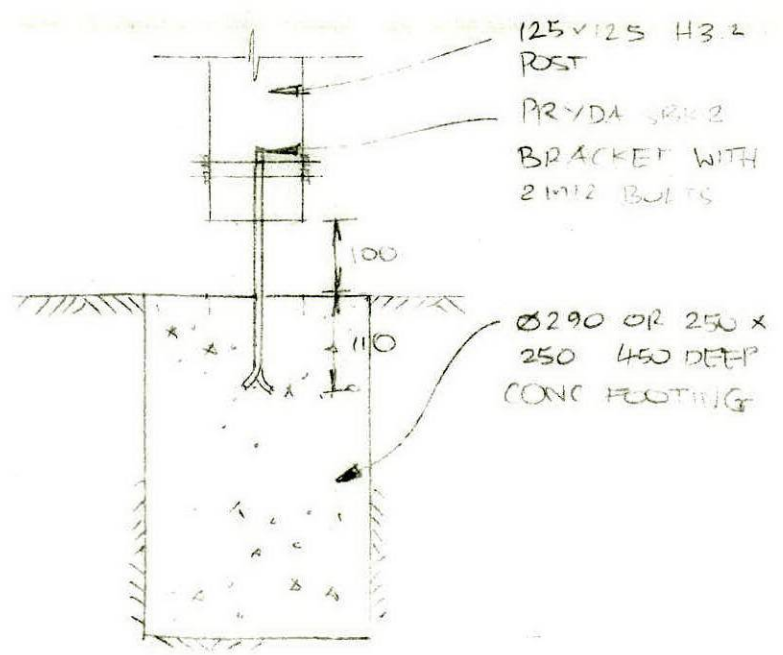
NOTES

DECK BRACING CALCULATIONS REQUIRES $9.4 \times 14.9 = 140$ BUS THEREFORE TWO ANCHOR PILES ARE REQUIRED.

ANCHOR PILES TO BE 125x125 H5 POSTS IN Ø450 900 DEEP CONC. ENCASEMENT ON 100MM THICK CONCRETE FOOTING TO BE 17.5 MPa AT 28 DAYS MIN



DETAIL 01 1:5



DETAIL 02 1:5

JOB

NEW DECK FOR JOHN TILLY'S FAMILY HOME AT 7 HUNTER AVE BY INIB CONSTRUCTION PH 03 546 8661 FAX 03 546 8173

DECK PLAN 1:50 SECTION 1:50 DETAILS 1:5

20 October 2010



RICHMOND GLASS

"view the future thru glass"

Phone 03-544 8189 Fax 03-544 8186

14 Gladstone Road, Richmond, Nelson

Email: sales@richmondglass.co.nz

Revised plans and/or
details
received *4-11-10* date
approved date

PRODUCER STATEMENT FOR -

Spectrum Aluminium Balustrade

Client: *John Williams*

Site Address: *7 Hunter Ave, Richmond, Nelson*

Balustrade Type: *Spectrum Architectural Residential
Balustrade System Glazed with
Viridian 6mm Clear Toughened Safety
Glass*

Completed Date: *September 2010*

**WE CONFIRM THAT THE ABOVE COMPLIES WITH NZ SAFETY
STANDARDS FOR GLASS & BALUSTRADES NZS4223, AND HAS
BEEN INSTALLED ACCORDING TO THE CODE (PS1) ATTACHED.**

Yours Faithfully,

Russell Gilden
Manager/Director

Producer Statement - Building Design

Any Council PRODUCER STATEMENT - DESIGN

PS1

Project details

NCL File Ref:- 98686

Issued by **Nancekivell Cairn Limited**

To **Any Council**

Made by (Building Consent Applicant)

In relation to (Project Identification) **Residential Balustrade Fixings - Spectrum Architectural Ltd**

At (address) **Anywhere**

Certification

I, Bruce Graham Nancekivell, (Designer) have been engaged by:- Spectrum Architectural Metals Ltd to provide design services in respect of the First Schedule to the Building Regulations 1992 requirements covered by clause(s):- BI Structure,

This Statement is for only part of the project as specified in the attached particulars for the building work the subject of this application for building consent. The design has been prepared in accordance with the approved verification methods issued by the Building Industry Authority :-B1/VM1,

Respectively for the work is described in :- Calculations prepared by Nancekivell Cairn Ltd

Project Designer :- Spectrum Architectural Metals Ltd

As an independant design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I have taken all reasonable steps necessary (not including a site inspection). I believe on reasonable grounds that in relation to the building work specified above the provisions of the Building Code would be met if all propriety products meet the performance specification requirements and if the building work were properly completed in accordance with the drawings, specifications, and other documents according to which the building is proposed to be constructed and which have been submitted with the application. I understand that this producer statement, if accepted, will be relied upon by Any Council for the purpose of establishing compliance with the relevant provisions of the Building Code.

This Certification relates only to the following:-

Design of Balustrade fixings to timber, steel, and concrete structures as per the Spectrum balustrading manual section 2, dated March/2010. Design includes bolt and screw sizings, base plate sizing, and post sizing for domestic and residential balustrade loadings including areas without obstacles for moving people and not susceptible to over-crowding as per AS/NZS 1170.1:2002. Note that supporting structure is still required to be assessed by a structural engineer to ensure it is adequate to support the additional balustrade loadings.

Exclusions:-

Supporting structure to balustrades, and all other items not covered by the calculations attached, or the scope above.

Authorisation:-

Signed.....

Certifier **Bruce Graham Nancekivell** (Date) 7/05/2010

Professional Qualifications **BE MIPENZ CPEng IntPe(NZ) MICE**

For and on behalf of

Nancekivell Cairn Ltd.

Address

34 Constellation Drive, Albany, Auckland

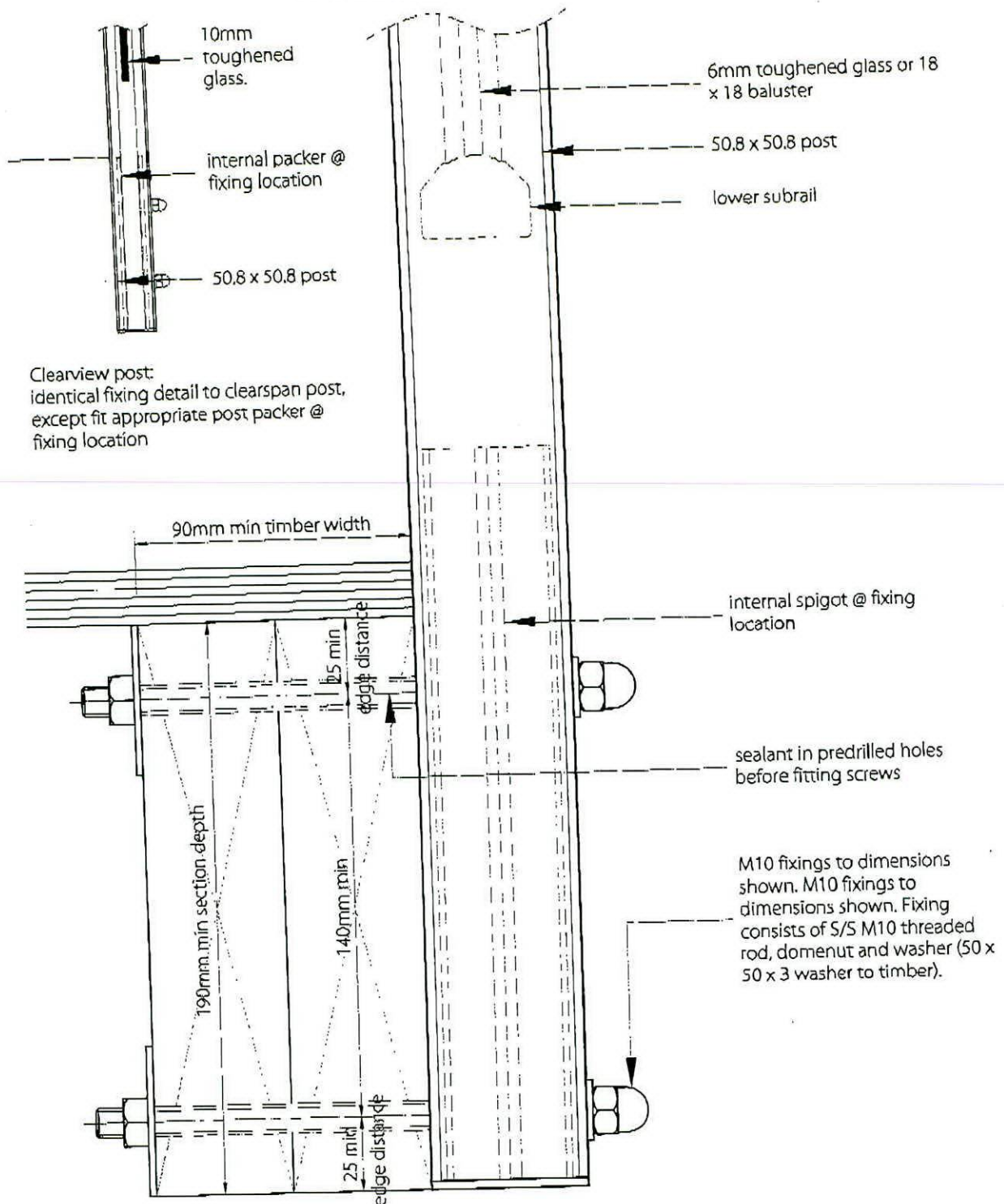
PO Box 35-377, Browns Bay, Auckland

Telephone N° **(09) 479-7028**

Facsimile N° **(09) 479-7062**

Note, Only the Any Council is entitled to rely upon this Producer Statement and then only for the items stated above. Nancekivell Cairn Limited accept no liability to anyone other than Any Council in any way in relation to this Producer Statement.

64 3 5473410



FACE FIXED TO TIMBER SUBSTRATE

SCALE 1:2

DATE MODIFIED 02 - 03 - 10

- For a 1.0m high balustrade (for low to very high Windzones as described in NZS:3604 : 2006)
maximum post centres = 1.4m (excluding commercial occupancy groups C1/C2/C5/D as defined by AS/NSZ1170)
- On timber decks ensure substrate and its connections can support an applied moment of 1.70Kn-m (ULS) applied at each deck post in accordance with specified load on the attached producer statement, deck capacity verified before fixing balustrade
- For all other applications or non-standard or site specific connections not covered under the standard detail manual please contact Spectrum Architectural Metals

Application for Project Information Memorandum and/or Building Consent

Section 33 or Section 45, Building Act 2004

Note: Parts A, E and F are to be completed for all applications. All other parts to be completed where relevant.

** For assistance with this application form, please refer to BC1A: User Guide: New Dwellings and Alterations to Dwellings and BC1C: Guidance Notes and Building Consent Procedures.

PART A

The Building

Street address of building: (for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

7 Hunter Ave Richmond.

Legal description of land where building is located: (state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)

Lot 2 DP ~~2267~~ 17759

Building name: (if applicable)

Location of building within site/block number: (include nearest street access or valuation number)

Number of levels: (include ground level and any levels below ground) 1

Level/unit number: (if applicable) _____ Number of WC pans: _____

Area: (total floor area; indicate area affected by the building work if less than the total area) 11.1 m²

Current, lawfully established use: (include number of occupants per level and per use if more than one)

Deck will be for a residential building

Year first constructed: (approximate date is acceptable, e.g, 1920s or 1960-1970) 1990's

OFFICE USE

Date received stamp:

RECEIVED

13 MAY 2010

TASMAN DISTRICT COUNCIL
RICHMOND

BC No: 100SSI

Date Granted: _____

The Owner

Name of owner: PJF & HMP Wilms

Contact person: John Wilms

Mailing address: 6 Commodore Place Nelson

Street address/registered office: _____

Phone numbers:

Daytime: 546 5684 Mobile: _____

Facsimile: _____ After hours: _____

E-mail: _____

Website: _____

Evidence of ownership: (i.e. copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)

☒ Copy of Certificate of Title (less than three months old) ☐ Agreement for sale and purchase ☐ Lease ☐ Other

Agent (only required if application is being made on behalf of the owner)

Name of agent: _____

Contact person: (insert N/A if the applicant is an individual) _____

Mailing address: _____

Street address/registered office: _____

Phone numbers:

Daytime: _____ Mobile: _____

Facsimile: _____ After hours: _____

E-mail: _____

Website: (if applicable) _____

Relationship to owner: (state details of the authorisation from the owner to make the application on the owner's behalf)

First Point of Contact (if not owner or agent)

First point of contact for communications with the Council: _____

Contact person: (insert N/A if the applicant is an individual) _____

Mailing address: _____

Street address/registered office: _____

Phone numbers:

Daytime: _____ Mobile: _____

Facsimile: _____ After hours: _____

E-mail: _____

Website: (if applicable) _____

Relationship to owner: (state details of the authorisation from the owner to make the application on the owner's behalf)

Application

I request that you issue a: (tick one box)

☐ Project Information Memorandum (PIM) only

☐ Project Information Memorandum and Building Consent

☒ Building Consent for PIM No. _____ for the building work described in this application

Signature of owner/agent (delete one) on behalf of
and with the authority of the owner

Date

28-04-10

PART B

Project Information Memorandum (do not fill in this section if the application is for a Building Consent only)

The following matters are involved in the project: (tick the matters relevant to the project)

- ☐ Subdivision application no. _____
- ☐ Resource Consent application no. _____
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers, or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisation from the territorial authority: (specify)

PART C

The Project

Description of the building work: (provide sufficient description of building work to enable scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description)

- ☐ New
- ☒ Alteration
- ☐ Relocation

Extending deck to existing house

Will the building work result in a change of use of the building? ☐ Yes ☒ No

If Yes, provide details of the new use: _____

Intended life of the building if less than 50 years: (number of years) _____

List building consents previously issued for this project (if any):
(list who issued the consent, the date of issue and the consent number)

Issued By	Date Issued	Consent No.	Issued By	Date Issued	Consent No.

Estimated value of the building work on which the building levy will be calculated \$ 4000.00
(including goods and services tax): (state estimated value as defined in Section 7 of the Building Act 2004)

Building Consent (do not fill in this section if the application is for a Project Information Memorandum only)

Plans and specifications are to be attached to this application:

(all plans and specifications must meet the minimum requirements set out in the Regulations or required by the Building Consent Authority)

Please complete full list under attachments overleaf

The building work will comply with the Building Code as follows:

(if you're not sure which clauses are applicable, talk to the BCA or your architect)

Clause (tick relevant clause numbers of Building Code)	Means of compliance (refer to the relevant compliance document(s), or detail of alternative solution in the plans and specifications; if not applicable, put N/A)
☒ B1 Structure	☒ B1/AS1 ☒ NZS 3604 ☐ NZS 4203 ☐ NZS 4229 Other _____
☒ B2 Durability	☒ B2/AS1 ☐ NZS 3101 ☐ NZS 3602 ☐ NZS 3604 Other _____
☐ C1-4 Fire	☐ C1/AS1 Other _____
☒ D1 Access Routes	☒ D1/AS1 ☐ NZS 4121 Other _____
☐ D2 Mechanical Installations for Access	☐ D2/AS1 ☐ NZS 4332 ☐ EN81 ☐ EN115 Other _____
☐ E1 Surface Water	☐ E1/AS1 ☐ AS/NZS 3500.3 Other _____
☐ E2 External Moisture	☐ E2/AS1 ☐ Specific design and testing Other _____
☐ E3 Internal Moisture	☐ E3/AS1 Other _____
☐ F1 Hazardous Agents on Site	☐ F1/AS1 Other _____
☐ F2 Hazardous Building Materials	☐ F2/AS1 ☐ NZS 4223 Other _____
☐ F3 Hazardous Substances and Processes	☐ F3/AS1 Other _____
☐ F4 Safety from Falling	☐ F4/AS1 ☐ FSP Act Other _____
☐ F5 Construction and Demolition Hazards	☐ F5/AS1 Other _____
☐ F6 Lighting for Emergency	☐ F6/AS1 Other _____
☐ F7 Warning Systems	☐ F7/AS1 ☐ AS/NZS 1668 ☐ NZS 4512 ☐ NZS 4515 Other _____
☐ F8 Signs	☐ F8/AS1 Other _____

☐ G1 Personal Hygiene	☐ G1/AS1 Other _____
☐ G2 Laundering	☐ G2/AS1 Other _____
☐ G3 Food Preparation and Prevention of Contamination	☐ G3/AS1 Other _____
☐ G4 Ventilation	☐ G4/AS1 ☐ AS 1668.2 Other _____
☐ G5 Interior Environment	☐ G5/AS1 Other _____
☐ G6 Airborne and Impact Sound	☐ G6/AS1 Other _____
☐ G7 Natural Light	☐ G7/AS1 Other _____
☐ G8 Artificial Light	☐ G8/AS1 ☐ NZS 6703 Other _____
☐ G9 Electricity	☐ G9/AS1 Other _____
☐ G10 Piped Services	☐ G10/AS1 ☐ NZS 5261 Other _____
☐ G11 Gas as an Energy Source	☐ G11/AS1 Other _____
☐ G12 Water Supplies	☐ G12/AS1 ☐ AS/NZS 3500.2 ☐ AS/NZS 3500.5 Other _____
☐ G13 Foul Water	☐ G13/AS1 ☐ AS/NZS 3500.2 ☐ BS 5572 Other _____
☐ G14 Industrial Liquid Waste	☐ G14/AS1 Other _____
☐ G15 Solid Waste	☐ G15/AS1 Other _____
☐ H1 Energy Efficiency	☐ H1/AS1 ☐ NZS 4218 ☐ NZS 4243 ☐ ALF Design Manual ☐ NZS 4214 Other _____

Waiver/modification to New Zealand Building Code required for the following parts of the Code: _____

PART D

Compliance schedule (do not fill in this section if this is an application for a Project Information Memorandum only)

Tick one:

- ☐ There are no specified systems in the building
- ☐ The specified systems for the building are as follows:
(specified systems are defined in Regulations; if you are not sure whether your building has specified systems, talk to the BCA, or your architect)
- ☐ The following specified systems are being altered, added to, or removed in the course of the building work:
(insert N/A if not applicable)

PART E

Attachments

The following documents are attached to this application: (tick as applicable, or put N/A if there are no attachments)

- | | |
|---|---|
| ☐ Project Information Memorandum | ☒ Evidence of ownership |
| ☐ Development contribution notice | ☒ Application fee |
| ☐ Certificate attached to Project Information Memorandum | ☒ Plans and specifications (list below) |

Site plan, Floor plan, Section, Details, Elevation

(If insufficient space, please attach schedule to the application)

PART F

Key Personnel

Builder:

Name: _____
Daytime Ph: _____
Mobile Ph: _____
After Hours Ph: _____
Facsimile: _____
Registration No. _____

Designer:

Name: _____
Daytime Ph: _____
Mobile Ph: _____
After Hours Ph: _____
Facsimile: _____
Registration No. _____

Registered Drainlayer:

Name: _____
Daytime Ph: _____
Mobile Ph: _____
After Hours Ph: _____
Facsimile: _____
Registration No. _____

Registered Plumber:

Name: _____
Daytime Ph: _____
Mobile Ph: _____
After Hours Ph: _____
Facsimile: _____
Registration No. _____

Application Information

(a) Project Information Memorandum (PIM)

A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.

A fixed fee is required to accompany your PIM application. Please refer to the current Schedule of Charges.

(b) Building Consent (BC)

A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Whenever further information is requested, processing time is suspended for a period of 20 working days to enable the applicant to submit the requested information. The processing time period starts again when the information has been received and deemed adequate.

A deposit fee is required to begin processing your application, check with Customer Services for amount.

Where any aspect of the application requires a Peer Review, this will be carried out by a Council-approved external consultant and resulting fees will be passed onto the applicant.

Once the Building Consent has been processed, you will receive notification, which will include (where appropriate) an invoice for the balance of the fees payable.

Once the fees are paid in full, your Building Consent will be issued.

(c) Combined Project Information Memorandum and Building Consent Applications

Applications for a combined PIM/BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided, the application will be returned.

Inspections

A minimum of 24 hours' notice of commencement of the building work is required to be given to the Building Consent Authority.

During the process of construction, inspections will be necessary to confirm all work complies with your approved Building Consent documentation. The Building Consent Authority requires a minimum of 24 hours' notice prior to the Building Consent Authority's Building Official's visit, however this will not guarantee an inspection in 24 hours if inspection bookings are full for that day.

The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will make the issue of a Code Compliance Certificate difficult.

Resource Consents

Your application will be assessed by the Environment and Planning Department of the Council to determine whether your project complies with the relevant Tasman Resource Management Plan requirements.

If your application does not comply with the Tasman Resource Management Plan requirements, you will need to either amend your proposal to comply, or apply for a Resource Consent. A certificate will be attached to your Project Information Memorandum to notify that a Resource Consent is required prior to building work commencing.

Code Compliance

A Building Consent is not completed until it has been issued with a Code Compliance Certificate. The owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than two years after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days, provided all the information required has been supplied.

Note: Certificates will be required from all trades involved in the project.

RICHMOND

189 Queen Street
Private Bag 4
Richmond, Nelson 7050
Ph (03) 543 8400
Fax (03) 543 9524

email: info@tdc.govt.nz

website: www.tasman.govt.nz

Printed April 2009

MOTUEKA

7 Hickmott Place
PO Box 123
Motueka 7143
Ph (03) 528 2022
Fax (03) 528 9751

GOLDEN BAY

78 Commercial Street
PO Box 74
Takaka 7142
Ph (03) 525 0020
Fax (03) 525 9972

MURCHISON

92 Fairfax Street
Murchison 7007
Ph (03) 523 1013
Fax (03) 523 1012

24^{Hour}
EMERGENCY
PHONE
Call your local office



Building Consent Application Acceptance Guidance Sheet

Part 1: Customer Service

☒ Building Application: BC: 100551 Receipt: 510939

☐ Building Practitioner Number: _____ Receipt: _____

Licence Class: Site 1 2 3 Design 1 2 3 (circle one)

Registration Number: _____ Date Stamp: _____



Applicant Name: PJ F + HMP Wilms

X Co-ordinates: 2526074

Site Address: 7 Hunter Avenue

Y Co-ordinates: 5984367

Project Type: Deck

Project Value: \$ 4000-00

CSO Initials: RL

☒ Application form completed and signed

Valuation No: 1960080801

☒ Certificate of Title (all pages)

Sq mtrs: 11.1m² No. WC Pans: —

☒ Two copies of submitted documents
(Drawings and Specifications)

☒ New Application

☒ Extra copy of floor plans (for Quotable Value)

☐ Amendments to Existing BC _____

☒ Deposit Paid ☐ Received by Mail ☒ New Building Consent ☐ Other Consents

If any of the above relevant information is NOT present and complete in the Building Consent application, the Tasman District Council reserves the right to decline receipt of the application.

Part 1 continued : Customer Service

Acceptance Checklist

☐ Is this a **New Building**?

☒ Is this an **Alteration to Existing Building**?

☒ **Site Plan**

☐ N/A

- ☒ Location of proposed works
- ☒ North point
- ☒ Full legal description
- ☒ Drains, waste pipes **N/A**
- ☒ Ground levels or contours

☐ **Floor Plan**

☒ N/A

- ☐ Dimensions
- ☐ Spaces named
- ☐ Smoke detectors for dwellings and alterations to dwellings
- ☐ Location of wood burner or gas fire

☒ **Foundation Plan**

☐ N/A

- ☒ Slab plan (concrete floor)
- ☐ Pile or pole layout (timber floor)
- ☐ Bracing (timber floor)
- ☐ Subfloor framing (timber floor)

☒ **Elevations**

☐ N/A

- ☐ Claddings (drawn or noted on **N/A** plans)
- ☒ Ground lines
- ☐ Opening windows indicated **N/A**

☒ **Cross Sections**

☐ N/A

- ☒ Structure indicated
- ☒ Timber treatments (H1.2, H3.2, etc) and grades (MSG.8, VSG.8, etc)
- ☒ Basic structural notes
- ☒ Foundation details

☐ **Fire Safety Report**

(Commercial)

Contact Duty BCO if assistance is required

☒ N/A

- ☐ Full report provided
- ☐ Alternative Solutions for fire design listed. (Design solutions outside the Building Code Acceptable Solutions need to be submitted to the New Zealand Fire Service Design Review Unit)
- ☐ List of Compliance Schedule items attached

☐ **Accessibility**

(Commercial)

Contact Duty BCO

if assistance is required

☒ N/A

- ☐ Accessibility report attached
- ☐ Accessible car parking indicated on site plan
- ☐ Car parking and access to building surface finish indicated on site plan

☐ **Pole Sheds**

(Farm sheds)

☒ N/A

☐ Statement of expert opinion

☐ Pole layout and dimensions

☐ Pole size and treatment

☐ Pole hole depth and concrete filled

☐ Roof and wall structure shown

☐ Bolts and connectors shown

☐ **Swimming Pools and Spa Pools**

☒ N/A

☐ Construction details

☐ Fencing details

☐ Gate details

☐ Window and door location if adjoining house

☐ Design statement and inspection statement for concrete or block construction

☐ **Solar Water Heaters/Panels**

☒ N/A

☐ Location of panel (on floor or roof plan)

☐ Piping diagram

☐ New building

☐ Existing building

☐ Roofing type (corrugated galvanised painted, Colorsteel, concrete tile, etc)

☐ Gutter/downpipe type (galvanised painted, Colorsteel, PVC, etc)

☐ **Solid Fuel Heaters**

☒ N/A

☐ Location of fire (floor plan or diagram)

☐ Installation instructions

☐ Smoke detectors

☐ Safety report for second-hand fires

☒ **All Drawings to Scale, with scale noted on drawings** (or drawings fully dimensioned)

☐ **Roof Truss Layout, Design** (or rafter details)

☒ N/A

☐ **Engineer Statement of Expert Opinion and Inspection Schedules** (or confirmation that engineer has been engaged to undertake construction monitoring)

Note: One signed copy must be the original

☒ N/A

☐ **Bracing Plan and Calculations** (generally timber framed (studs) buildings)

☒ N/A

☐ **Specification** (for new houses, large alterations and commercial)

Receiving Officer	Name:	Robyn Lamey	Application Accepted:	☒
	Initial:	RL	Application Declined:	
	Date:	13.5.10		

Part 2: Building Control Administration

Fees

- ☒ PIM *TA* \$ 250
- ☒ BC \$ 550
- ☐ BRANZ \$ _____
- ☐ DBH \$ _____

Engineering

- ☐ Sewer connection \$ _____
- ☐ Water connection \$ _____
- ☐ Stormwater connection \$ _____
- ☐ Trade waste \$ _____

Development Contributions:

- ☐ Roading \$ _____
- ☐ S/water \$ _____
- ☐ Water \$ _____
- ☐ W/water \$ _____
- ☐ Discount \$ _____

Invoice No: _____ Date: _____

Receipt No: _____ Date: _____

Financial Contributions:

(Reserves) \$ _____

Total \$ 800

Invoice No: _____ Date: _____

Receipt No: _____ Date: _____

Receiving Officer	Name:	<i>Lori Mawia</i>	Application Accepted:	☒
	Initial:	<i>LRM</i>	Application Declined:	☐
	Date:	<i>14/5/10</i>		

Part 3 continued: Building Consent Officers

Building Consent Conditions / Inspections

Required Inspections

N/A

- | | | |
|---|---|--|
| ☐ ☒ Siting (building profiles) | ☐ Pre-line brace / insulation | ☐ Heating unit / in-built chamber inspection |
| ☐ Foundation / footing / poles | ☐ Pre-line plumbing | ☐ Swimming / spa pool fence |
| ☐ Masonry infill / cleanouts | ☐ Pre-line firewall / rating structure | ☐ Non-standard inspections as attached |
| ☐ Masonry bond beams | ☐ Post-line bracing | ☐ Specify High Risk Detail |
| ☐ Concrete slab / subfloor | ☐ Post-line / firewalls | ☐ Weathertightness details: window, door, penetration |
| ☐ Timber subfloor | ☐ Wet area membrane (showers) | ☐ Foundation / block walls |
| ☐ Trusses and purlin fixings | ☐ Drainage, sewer | ☐ Metal exterior cladding |
| ☒ Pre-wrap / structure | ☐ Drainage, stormwater | ☐ Final – Internal / external Certification |
| ☐ Pre-roof / deck membrane | ☐ On-site effluent disposal | ☐ Final – Heating unit – free-standing |
| ☐ Post-wrap / cavities | ☐ Ext works / driveway, sumps | ☐ Final – Heating unit – in-built |
| ☐ Brick veneer – mid-height | ☐ Retaining walls / soil drains | |
| ☐ Stucco / texture pre-coat | ☐ Solar unit | |
| ☐ Stucco control joints | | |

Hazards / Specified Systems

- Is this building subject to natural hazard? ☐ Yes ☒ No
- Is this building earthquake-prone? ☐ Yes ☒ No
- Are there any Building Act S100 Systems? ☐ Yes ☒ No
(sprinklers, alarms, etc)
- If Yes: Please refer to SBCO*
If Yes: Please refer to SBCO
(*Senior Building Consents Officer)
If Yes, does application for Compliance schedule accompany application?
If so, apply AI 12.

Building Act Conditions

- ☐ **BI 60:** This consent is granted pursuant to Section 72 (building on hazard-prone land) of the Building Act and is conditional on the Council notifying the District Land Registrar that this consent is granted pursuant to Section 72. An entry will be made by the District Land Registrar against the Certificate of Title.
- ☐ **BI 61:** This consent is granted pursuant to Section 75 (building over two or more lots) of the Building Act and conditional on Council notifying the District Land Registrar that this consent is granted pursuant to Section 75. An entry will be made by the District Land Registrar against the affected Certificates of Title.
- ☐ **BI 62:** This consent is granted subject to a waiver from the requirements of the Building Code in respect of:

Specify: _____

- ☐ Process completed and approved for granting. Application forwarded to Building Control Administration for issuing.

Receiving Officer	Name:	medcalf	Application Granted:	☒
	Initial:	S	Application Refused:	☐
	Date:	28/5/10		

Part 3: Building Consent Officers

Additional Information

Building Standard Statements		
☐	AI01	It is Council policy to apply a standard charge however it reserves the right to assess individual cases as required. Additional charges may be requested if costs incurred exceed the standard.
☐	AI02	The manufacturer's installation specifications shall be on site when inspection required.
☐	AI07	A statement of expert opinion review from a chartered professional engineer is required confirming all site inspections as specified in the engineer's schedule have been completed.
☒	AI09	The owner and the builder are to locate and identify all boundary survey pegs prior to work commencing.
☐	AI10	You should obtain an Energy Works Certificate for any utility system work, eg, electricity/gas.
☐	AI12	This project includes the installation of fire alarms. Fire alarm installations require to be certified by an accredited inspection body. A list of these is available on www.ianz.govt.nz . Book your certifier early. A copy of an Energy Works Certificate for electrical work is required.
☐	AI13	Proprietary exterior plaster claddings shall be applied by an approved applicator and in full compliance with manufacturer's specifications.
☐	AI14	The exterior texture coating applicator shall, on completion of work, provide a statement of expert opinion stating compliance with all aspects of the texture coating products approved application specifications.
☒	AI15	Suitability of ground conditions and foundation bearing are not known. Engineer investigation and design may be required. This will be determined during footing inspection.
☐	AI17	A statement of expert opinion from applicator of wet floor shower/waterproofing membrane, stating compliance with approved application specifications; will be required on completion of work.
Drainage and Plumbing Standard Statements		
☐	AD17	On the completion of all drainage work an engineer's as-built plan to scale is to be submitted to the Tasman District Council.
☐	AD19	No plumbing and drainage work is to commence prior to the Council receiving names of your nominated plumber or drainlayer. The attached advisory sheets are to be completed and returned to this office for our records.
☐	AD21	A statement of expert opinion shall be provided from the solar panel installer stating compliance with the Code of Practice for Manufacture and Installation of Solar Water Heating Systems in New Zealand.
☐		
☐		



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **NL11C/1205**
Land Registration District **Nelson**
Date Issued 13 March 1997

Prior References

NL5B/843

Estate Fee Simple
Area 416 square metres more or less
Legal Description Lot 2 Deposited Plan 17759

Proprietors

Peter Johannes Franciscus Wilms and Dennis Edward Creed as to a 1/2 share
Hendrika Maria Petronella Wilms and Dennis Edward Creed as to a 1/2 share

Interests

187995.1 Transfer creating the following easements in gross

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain sewage	Lot 2 Deposited Plan 17759 - herein	H-B-D-I DP 17759	Richmond Borough Council	
Drain water	Lot 2 Deposited Plan 17759 - herein	E-F-G DP 17759	Richmond Borough Council	

366241.4 Easement Certificate specifying the following easements - 13.3.1997 at 2.30 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 2 Deposited Plan 17759 - herein	A-B-C DP 17759	Lot 1 Deposited Plan 17759 - CT NL11C/1204	
Drain sewage	Lot 2 Deposited Plan 17759 - herein	A-B-D DP 17759	Lot 1 Deposited Plan 17759	

The easements specified in Easement Certificate 366241.4 when created are subject to Section 243(a) Resource Management Act 1991

Approvals *S. Taylor*

Mr. Taylor *B. Taylor*

Overseer

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 15th day of September 1995 Subject to the granting or renewing of the easement set out in the Memorandum hereto.

The common seal of the Tasman District Council was affixed hereto in the presence of:

Mayor *[Signature]*

Chief Executive *[Signature]*

TASMAN DISTRICT COUNCIL

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	CREATED BY
SEWER AND WATER EASEMENT	N-B-O-1 E-F-G	T.10 T095-1

Memorandum of Easements

Shown	Purpose	Benefit	Comment
A-B-C	Right to drain water	Lot 2	Lot 1
A-B-D	Right to drain sewage	Lot 2	Lot 1

LOT ALLOCATED
LOT 1 1/2/1205
LOT 2 1/2/1205

Total Area 774m²

Comprised in CT 58/843

High Court of New Zealand
Registered Surveyor and holder of a current practicing certificate for who may act as a registered surveyor pursuant to section 22 of the Survey Act 1982 hereby certify that this plan has been made from surveys conducted by me or under my direction, that such plans and survey are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.

Dated at *Nelson* on the *13th* day of *November* 19*95*

[Signature]
Surveyor

Final Book 2202 p. 5 **Previous Book 1205 p. 17**
Palmerston Plan DP9967 **Scale 1:250**

Examined *[Signature]* **Correct**

Approved as to Survey
12.2.96

Deposited this *13th* day of *November* 19*95*

Registrar

17759

RM 95-235- Taylor

Diagram (Distorted)

2 D.P. 5425

5 DP9967

3 DP9967

2 416m²

1 358m²

Farmers Drive
Nelson City Council
20.0 m wide

Hunter Avenue
Nelson City Council
20.0 m wide

Diagram (Distorted)

2 D.P. 5425

5 DP9967

3 DP9967

2 416m²

1 358m²

Farmers Drive
Nelson City Council
20.0 m wide

Hunter Avenue
Nelson City Council
20.0 m wide

LAND DISTRICT *Nelson*

Survey Efile & Dist. *VII Waimaea*

NZMS 261 Sheet *N27* **Record Map No.** *1000/73.35*

LOTS 1 & 2 being subdivision of Lot 4 DP9967

TERRITORIAL AUTHORITY *Tasman District*

Surveyed by *Courties & Ward Ltd* **5841**

Scale 1: *250* **Date** *August 1995*

W. A. ROBERTSON, DIRECTOR GENERAL SURVEY & GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Name: P & H Wilms

PIM5 100551

Engineering Standard PIM Notes

Council Easements

☐	S01	Your proposed building is located within Council's sewer easement area and needs to be resited clear of the easement.
☐	S02	Your proposed building is located within Council's stormwater easement area and needs to be resited clear of the easement.
☐	S03	Your proposed building is located within Council's stormwater secondary flow path easement area and needs to be resited clear of the secondary flow path to ensure run-off is not impeded in an extreme rain event.

Council Services

☐	S10	A Council reticulated sewer lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.
☐	S11	A Council reticulated stormwater lateral has been extended on to your site to provide connection for your development – see "as-built" plan appended.
☐	S12	A Council water meter is in position to service your site – see "as-built" plan appended.
☐	S13	Council reticulated sewer is in the vicinity to service your site/development. You need to complete a Council wastewater connection application form in order to gain a connection to your property. See form appended.
☐	S14	Council reticulated stormwater is in the vicinity to service your site/development. You need to engage the services of a drainlayer to extend a connection from your site to the Council's stormwater main. An approved Council road opening permit is required prior to any work commencing on-site. See form appended.
☐	S15	Council reticulated water is in the vicinity to service your site/development. You need to complete a Council water service connection application form in order to gain a connection to your boundary or tank. See form appended.

Vehicle Access Crossing

☐	S20	There is no existing vehicle access crossing to serve your site/development. You need to complete a vehicle access crossing permit application form in order to gain approval to provide access to your site. See form appended.
☐	S21	Your proposed plans show the extension of the existing vehicle access crossing. You need to complete a vehicle access crossing permit application form in order to gain approval to carry out this work. See form appended.
☐	S22	Your proposed plans show the relocation of the existing vehicle access crossing. You need to complete a vehicle access crossing permit application form in order to gain approval to carry out this work. See form appended.

Here We Are!

RICHMOND
109 Queen Street
Private Bag 4
Richmond 7050
Ph (03) 543 8400
Fax (03) 543 9524

MOTUEKA
7 Hickmott Place
PO Box 120
Motueka 7143
Ph (03) 528 2022
Fax (03) 528 9751

GOLDEN BAY
78 Commercial Street
PO Box 74
Takaka 7142
Ph (03) 525 0020
Fax (03) 525 9972

MURCHISON
92 Fairfax Street
Murchison 7007
Ph (03) 623 1013
Fax (03) 623 1012

email: info@tdc.govt.nz website: <http://www.tdc.govt.nz>

24 hour
**EMERGENCY
PHONE**
Call your local office



On-site Sewage Disposal ☐	Reticulated Sewer ☒	Connection fee applies ☐
On-site Water Tank ☐	Reticulated Water Supply ☒	
On-site Stormwater Disposal ☐	To Kerb ☐	Reticulated Stormwater ☒

Other Comments:

Signed: J.K

Date: 14.5.10

Planning Checksheet for Building Consents

FORM NUMBER: BC5

DATE: 18 August 2006

A - APPLICATION DETAILS

PIM/Building Consent No: 100550

Applicant Name: P Williams

Property File Ref: 1960050801

Proposed Building and Use: EXT TO DECK

B - NATURAL RESOURCES CHECKS

Wastewater Reticulated?	N	Y	Stormwater Reticulated?	N	Y	Other activities
WW volume same or less?	N	Y	SW volume same or less?	N	Y	
Permitted?		Y N	Permitted?		Y N	Permitted?
Discharge not in WMA?	☐	☐	In R1/R2/Open Sp/Cons/Rec zone?	☐	☐	LDA1 & meets conds?
In SDWDA & treated to BOD20 TSS30?	☐	☐	Discharge Pre 98 in other zones?	☐	☐	LDA2:
In SDWDA and dose loaded to field?	☐	☐	SW won't cause/contrib to erosion?	☐	☐	Batter/excav hght <0.5m
WW Volume < 2,000 l/day?	☐	☐	Site not used for haz subs?	☐	☐	Meets all other conds?
Discharge > 20m from water & bore?	☐	☐	SW won't cause/contrib. to flooding?	☐	☐	Hazardous substances:
Discharge > 1.5m from boundary?	☐	☐	No destruction of habitats in water?	☐	☐	HFSP ratio < PA limit or ...
Discharge > 0.5m from winter gwater?	☐	☐	No films, scum/foams, susp'd material?	☐	☐	is storage <5000L fuel?
Sampling point provided?	☐	☐	Not into coastal waters or open sinkhole?	☐	☐	All other conds met?
Treated to BOD 150 TSS 150?	☐	☐	SW into same catchment as diverted from?	☐	☐	
Loading rate etc good? No breakout?	☐	☐	No obstruction of fish passage?	☐	☐	
Design and operation meets stds	☐	☐				

Infringement details:

☐ Planning check completed and permitted

OR

☐ Requires Consent/Permit

Planner: _____

Date: _____

C - ZONE / AREA / TITLE CHECKS

Designations: NONE Features (eg heritage/flooding/historical pesticides): NONE

Roading Hierarchy: A233 R1000

Consent Notice*/BLR no: NONE

Zone: RESIDENTIAL

Permitted?	Y	N	Permitted?	Y	N	Permitted?	Y	N
Activity	☒	☐	Outdoor living space or	☐	☐	SETBACKS - Rd bdry	☒	☐
Waimea Village	☐	☐	First floor deck space	☐	☐	1m from access	☐	☐
Density	☐	☐	Deck over 2m and 4m from bdry	☐	☐	Dwellings - 25m rural	☐	☐
Coverage (%)	☒	☐	Walls do not exceed 15 m	☒	☐	10m from industrial zones	☐	☐
Sleepout <36 sq m	☐	☐	Detached bldg <6m has 2.5 step	☐	☐	50m from Old Wharf Rd, Met	☐	☐
Millnethorpe	☐	☐	Daylight over/around	☒	☐	20m from archaeological sites	☐	☐
One dwelling	☐	☐	Height	☒	☐	Access/loading/turning/parking	☐	☐

Area: NONE Activity permitted? Y ☐ N ☐ Building permitted? Y ☐ N ☐

Infringement details:

NB If either in the Slope Instability Hazard/Earthquake Fault area or if there are consent notices relating to instability then check the property file and subdivision file for any geotechnical reports. All these need to be reviewed by Eric Verstappen. If the geotech report is more than two years old, a new report is required.

D - CONSENT STATUS

Further information required? State information required and attach copy of email/fax/letter or file note (if requested by phone):

BC file sent to: _____ to check: _____ Email CSO ☐

Existing Resource Consent Reference (for this activity / building) RM _____ is in effect ☐ Yes ☐ No
Outstanding Appeal(s) ☐ Yes ☐ No

E - Comments:

☐ Planning check completed and permitted/RC granted

OR

☒ Requires consent/permit

Planner: MARR 19/8/06

Date: 17/5/10

BC Number: 100551

Project: Extend Deck

Name and Project Address: Wilms - 7 Hunter Ave - Richmond

✓	Checked and approved
X	Checked and rejected
—	Not applicable

Building Consent Checklist Residential/Habitable

Building Elements	Items to be Checked		Checked	Rechecked	Comments Including Means of Verifying, Endorsements, Conditions, Requirements and Reasons for Decision
General Property Information	PIM etc	Section 37: Resource Consent certificate / attached	X	✓	REQ'D 4 deck 2m above ground - within 4m of BOUND.
		PIM problems resolved / not available / attached to consent	X		see BC given
	Ownership	Certificate of title	✓		N/A.
		2+ Allotments: Sect 75 / Amalgamation	—		NIL
		Any consent notices	—		N/A
	Subdivision	Subdivision conditions	—		N/A
	General	Any protected buildings or trees	—		—
		Any special flooding issues	—		—
		Wind zone	—		—
		Project value check	—		—
Site	Positioning	Siting	—		—
		Snow zone	—		—
		Corrosion zone 1/2/3	—		N/A.
		Site-specific requirement	—		N/A
	Location	Contours/levels/datum	✓		shown
		Proposed building/s	✓		shown
		Existing buildings/s	✓		—
		Any easements	—		will
	Engineering	Hazards on site/S71	—		/
		Section 72: Land Subject to erosion, etc	—		
		Flood-prone site MIN FFL.....	—		
		Ground bearing	—		
	General	Fault lines	—		
Specific Design*	Producer Statement	Engineer's name and qualifications	—		
		PS1 or similar, format and correctness	—		
		Producer Statement Scope	—		
	Items Covered	All or parts	—		
Specification	Content	Correct/up to date/relevant	—		
		Claddings/openings/downpipes	—		
Foundations	Concrete Foundations	Depth/width	—		
		Reinforcement/cover	—		

* Use Form BC30 for Specific Engineering Design works other than simple beams, simple retaining walls, or similar

			Chkd	Rechkd	Comments
Floors	Floor Levels	Masonry 150 (FGL) 100 (Paving) Other 225 (FGL) 150 (Paving)	✓		shown
	Concrete Slabs	Thickness/load-bearing	✓		
		Compacted fill/DPM	✓		
		Reinforcing – mesh, cover, bars and supports	N/A		
		Tanking: wall DPC: top edge sealing	✓		
		Blockwork: steel & foundations 4229	✓		
		Shrinkage control	✓		
	Timber Floors (Including Decks)	Bearer size, span, spacing	✓	✓	span?
	(Including Decks)	Joist size, span, spacing	✓	✓	span, spacing.
		Load-bearing walls on floors	✓		N/A
		Distance to supports	✓		shown
		Lateral support or blocking	✓		non slip?
		Subfloor insulation and protection	✓		? 19mm min thick decking?
		Flooring material	✓		
		Ground clearances and ventilation	✓		
	Pile Foundations	Pile types	✓		? Anchor etc.
		Pile size, span spacing	✓		shown
		Pile to bearer fixings	✓		shown
		Stainless steel fixings if closer than 600mm from ground	✓		N/A
		Subfloor bracing	✓		rodd - deck over 2m wide
Roofing	Roofing	Pitch/roofing underlay	✓		
		Timber treatment if under 10 degrees	✓		
		Roof: truss design and layout	✓		
		Point loads/lintel sizes	✓		
		Rafters and framing	✓		
		Roof bracing	✓		
		Roof gutters	✓		
		Skillion roofs	✓		
		Flat roofs/substrate and membrane	✓		
		Roof penetrations and flashings	✓		
		Purlin size, span, spacing	✓		
		Purlin fixings	✓		
		Ridge beams and support	✓		
		Truss to plate fixings	✓		
Framing	Timber Framing	Timber quality (grade/treatment)	✓		
		Stud height, size, spacing	✓		
		Plate fixings	✓		
		Bottom plate DPC	✓		
		Lintel and beam size, span	✓		
		Lintel point loads	✓		
		Lintel and beam fixings	✓		
		Post fixings, top and bottom	✓		
		Beam size and fixing (eg, verandahs)	✓		
		Wall bracing	✓		
		Brace sheets behind stairs and showers	✓		
		Ceiling diaphragm	✓		
		Ceiling framing/battens	✓		
		Lower level deck framing and floor	✓		
		Upper storey floor framing	✓		
		Upper level deck framing	✓		
Claddings*		Type claddings	✓		N/A
		Risk matrix	✓		"
		Cavity	✓		"
		Stud spacings to suit cladding type	✓		"

* Refer to Form BC25 for all claddings outside scope of E2/AS1.

74.2
24/09

			Chkd	Rechkd	Comments
Cavity	Flashings	Wall, windows, junctions, parapet etc			
		Building wrap and flexi tape			
		Cladding/control joints			
Internal Finishes	Linings	Internal wet areas			
		Showers/tanking			
Plumbing and Drainage	Water System	Potability of water supply			
		HWC and valving incl. temp. valves			
	Solar Water Heater	Installation and valving to NZS 4614 or G13			
		Producer Statement will be provided			
		Roof mounting and flashings			
		Pipe and valving diagram			
		Roof panel safety valve discharge			
	Waste Pipes	G13 or AS 3500			
		Fixtures per waste			
		Waste pipes size/gradient			
		Waste venting, antisiphonage			
	Drainage	Drain size, gradient, depth, cover			
		Septic tank or AWTs register no.			
		Loading on existing system			
		Downpipes and stormwater disposal			
		Surface water / channel / sumps / subsoil drains-sumps			
Blockwork	Block Walls	Design/reinforcing			
	Openings	Lintels			
	Ventilation	Opening windows/mechanical			
General Items	Stairways	Landings/handrails/safety barriers			shown
		Anti-slip D1/AS1/Table 2	X	✓	?
		Stair dimensions/pitch	X	✓	?
		Handrails	X	✓	?
		Head clearance	✓		OK
	Windows / Doors	Glazing			
		Opening restrictors			
	Upper Decks	Construction	✓	✓	shown
		Step down to deck	X	✓	?
		Drainage and gutters	—	✓	N/A
		Cladding clearance	X	✓	?
		Stormwater overflow relief	—	✓	N/A
		Substrate	✓	✓	shown
		Decking material	X	✓	?
		Deck weatherproofing	✓		OK
		Barriers	✓		shown
	Fire Safety	Type/location of smoke alarms			
		Garage walls close to boundary			
		Internal self-contained flat			
	Gas Appliances	Safety precautions (shields, etc)			
		Ventilation			
	Hob Clearance	Electric or gas			
	Insulation	Scheduled method or other			
		Glass area/wall area			
		Roof lights			
		Double glazing			
		Wall insulation			
		Roof insulation			
		Floor insulation			
Fires	Installation of heaters	Refer to separate checklist – Form BC46			
Alternative Solutions		Items identified			
		Appeals and test results			

External Works	Retaining Walls	Siting/surcharge			
		Footings and construction			
		Subsoil drainage			
	Ground Works	Surface water control			
		Any excavation works and fill			
		Driveway construction			

Signed: 	Date of Check: 28/5/10
Signed: 	Date of Recheck: 21/6/10

Tasman District Council (Building Consent Authority) has audited this Building Consent application and is satisfied on reasonable grounds that the plans and specifications which accompany this application will meet the provisions of the Building Code. I recommend that Building Consent be granted.

Signed on behalf of the Tasman District Council:

Name: Sharon Signature:  Date: 21/6/10

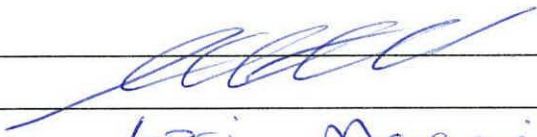
Building Consent File Checklist

Date: _____

Applicant: P & H Wilms BC No: 100551
 Project Location: 7 Hunter Avenue, Richmond Valuation No: 1960050801
 Building Type: Alterations to dwelling: Extend existing deck

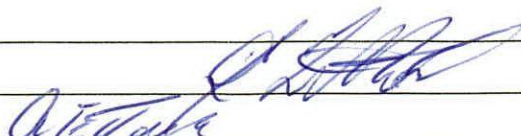
Building Control Administration

	Yes	No	N/A
Building Consent Application	☒	☐	☐
Architectural Plans	☒	☐	☐
Project Specification	☒	☐	☐
Statements of Expert Opinion (Design)	☐	☒	☐
Application Acceptance Guidance Document	☐	☒	☐
Certificate of Title	☒	☐	☐
Design Reports / Calculations (geotechnical, fire, structural, etc)	☐	☒	☐
Job Allocation	☒	☐	☐
Processing Checklists	☒	☐	☐
Further Information Requests	☐	☐	☐

Signature:		Date:	22-6-10
Officer Name:	Lori Maxwell		

Building Inspector

	Yes	No	N/A
Application for Code Compliance Certificate	☒	☐	☐
Inspection Reports	☒	☐	☐
Warranties / Certificates	☐	☐	☒
As-built Drawings	☐	☐	☒
Statements of Expert Opinion (construction review)	☐	☐	☒
Approved Amendments	☒	☐	☐
Recommend Issue of Code Compliance Certificate	☒	☐	☐
Recommend Suspend Application	☐	☐	☐

Signature:		Date:	24-12-10
Officer Name:	A. J. T. T. T.		



INSPECTION REPORT

Name: **P & H Wilms**

Consent No: **BC100551**

Address: **7 Hunter Avenue, Richmond**

Inspected by: Graham Fittock

On **24/12/2010** at **9:18 a.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

28 ADDITIONAL INSPECTION

Notes Summary: Final to exterior deck .Approved to issue CCC.

Next Inspection: Please issue CCC.



INSPECTION REPORT

Name: **P & H Wilms**

Consent No: **BC100551**

Address: **7 Hunter Avenue, Richmond**

Inspected by: **Graham Fittock**

On **15/12/2010** at **9:42 a.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

28 ADDITIONAL INSPECTION

Notes Summary: Reinspection required to failed point .

Next Inspection: Reinspection required .

Failed Inspection Points

Point 3

Bowmack type angle bracket required to top of stair to deck junction .



INSPECTION REPORT

Name: **P & H Wilms**

Consent No: **BC100551**

Address: **7 Hunter Avenue, Richmond**

Inspected by: **Graham Fittock**

On **16/07/2010** at **1:59 p.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

02 PILES/FOUNDATIONS: FOOTING EXCAVATION INSPECTION BEFORE PLACING OF CONCRETE FOOTINGS AND INSTALLATION OF PILES/POLES.

Notes Summary: Reinspection to deck pole holes .Holes now to good bearing .Two outer poles relocated to miss storm pipe.Deck joists now catileverd.Amended plan required. Approved to pour

Next Inspection: Final.

INSPECTION REPORT

Name: P & H Wilms	Consent No: BC100551
Address: 7 Hunter Avenue, Richmond	Inspected by: Graham Fittock

On **15/07/2010** at **1:36 p.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

02 PILES/FOUNDATIONS: FOOTING EXCAVATION INSPECTION BEFORE PLACING OF CONCRETE FOOTINGS AND INSTALLATION OF PILES/POLES.

Notes Summary: Pile holes to deck. See failed items.

Next Inspection: Please book reinspection.

Failed Inspection Points

Bearing capacity adequate as per 3604

Bearing to soft to four deck piles. Required to dig to firm.

Ordinary piles 200 deep x 250 sq

Excavate to good bearing.

*Reinspection Required
Please Stop the Clock
No charge*

**Certificate attached to project information
memorandum - 100551R**

Section 37, Building Act 2004

**Restrictions on commencing building work
under the Resource Management Act 1991**

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

Resource Consent is required to build a deck that is over 2m above the ground and within 4m of a boundary.

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted

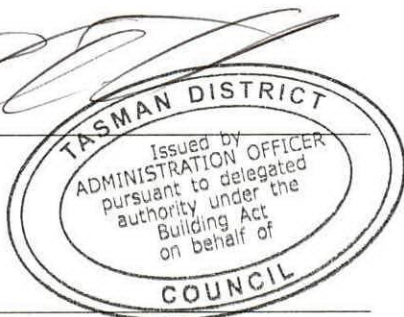
**no building work may
proceed.**

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature



Position



On behalf of: Tasman District Council

Date: 17/05/10



**Certificate attached to project information
memorandum - 100551R**

Section 37, Building Act 2004

**Restrictions on commencing building work
under the Resource Management Act 1991**

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

Resource Consent is required to build a deck that is over 2m above the ground and within 4m of a boundary.

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted

**no building work may
proceed.**

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature

Position

On behalf of: Tasman District Council

Date: 17/05/10



INSPECTION REPORT

Name: P & H Wilms	Consent No: BC100551
Address: 7 Hunter Avenue, Richmond	Inspected by: Graham Fittock

On **4/11/2010** at **10:39 a.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

28 ADDITIONAL INSPECTION

Notes Summary: Amended plans and specifications received for minor amendment to change of deck balustrade to glass .This has been accepted.

Next Inspection: Final.



INSPECTION REPORT

Name: P & H Wilms	Consent No: BC100551
Address: 7 Hunter Avenue, Richmond	Inspected by: Graham Fittock

On **27/10/2010** at **11:16 a.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

28 ADDITIONAL INSPECTION

Notes Summary: Deck balustrade has changed from steel to glass . Producer statement and details of installation will be required.

Next Inspection: Final.



01 June 2010

Attention: Sharon Medcalf

Re:

BC No: 100551

Request For Additional Information Dated 27 May 2010

Additional information has been provided for the following items

1. The bearer span is now detailed on Sheet 02 and is shown as 1375mm. The joist spacing has been detailed on Sheet 02 and Sheet 03 and is shown as 450 crs. The joist span is 2300mm and dimensions for the deck are on Sheet 02
2. The decking will be 90x32 radiata with grip line tread. This is detailed on Detail 01 on Sheet 02 and Detail 04 on Sheet 03
3. A bracing calculation for the deck is in the notes of Sheet 02. Two braced piles are required and the location of these have been shown on the Deck Plan on Sheet 02
4. The proposed deck will be at the same level as the existing deck and no doors open up onto the deck extension. A detail of the clearance between the deck and brick cladding has been drawn, D04, on Sheet 03
5. Stair dimensions and pitch have been shown on Sheet 01 Elevation 01 and Elevation 02. The hand rail has been detailed on Sheet 03

Regards

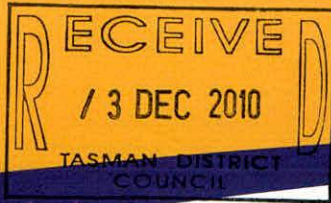
Brook Nikkel

IMB Construction

86 Vanguard St/ Nelson

Ph: 03 546 8161

Fax: 03 546 8173



Application for code compliance certificate

Form 6: Section 92, Building Act 2004

ENTERED
\$109

The building consent

Building consent number: 100551 Alterations to dwelling: Extend existing deck

Issued by: Tasman District Council

The owner

Name of owner: P & H Wilms

Contact person: John Wilms

Mailing address: 6 Commodore Place, Nelson 7010

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: 5465684 After hours:

Facsimile number:

Email address: Website:

The following evidence of ownership is attached to this application:

☒ Copy of certificate of title

☐ Lease, agreement for sale and purchase

☐ Or other document showing full name of legal owner(s) of the building

First point of contact for communications with the council/building consent authority:
As above

Application

All building work to be carried out under the

above building consent was completed on 1-11-10

The personnel who carried out the building work are as follows:

Contractors:

Philip Walton Building Processes
Richmond Glass

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to:

P & H Wilms

6 Commodore Place

Nelson 7010

Signature of



Name of person signing

John Wilms

Date:

28-11-10

Attachments

The following documents are attached to this application:

- ☐ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent.
- ☐

Code Compliance Certificate

Section 95, Building Act 2004

Application

B TAYLOR	No.	960266
C/- 33A CHAMBERLAIN STREET	Issue date	5/12/96
NELSON	Overseer	Karl Van Hoppe

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages DWELLING AND GARAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	DWELLING AND GARAGE
Estimated Value	\$80,000
Location	7 HUNTER AVE, RICHMOND
Legal Description	LOT 2 DP17759
Valuation No.	1960050801

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

P&D Final Check

29/10/96

Name B. Taylor.
Address - Hunter Ave.
B. Consent 960 266 - -

Down pipes ✓

Gulleys 75mm above ground ✓

Drain from H.W. Cylinder ✓

Overflow from ceiling tank reducing valve

Flashings on roof vent pipes ✓

H.W. cylinder stripped. ✓

Ceiling tank stripped. N/A

S trap under tub ✓

S trap under sink/s (only 1 trap ✓
or Hurlock valve)

S trap under basins ✓

Tempering valve. ✓

Check Hot water temperature ✓



5481039
Deor

BUILDING CONSENT SUMMARY 960266

Applicant: B TAYLOR : C/- 33A CHAMBERLAIN STREET : NELSON
Project location: HUNTER AVENUE
Legal description: LOT 2

Project descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
DWELLING AND GARAGE

Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses: DWELLING AND GARAGE

Builder: SYD TAYLOR 33 CHAMBERLAIN STREET NELSON
Drainlayer: NEIL CHING CONTRACTING 45 PARKERS ROAD NELSON
Plumber: J W MCFADDEN

Valn No.: 1960050800.
Estimated value: \$ 80,000
Charges inc levies: \$ 997.00

FILE

Date of applicn: 12/06/96
Date issued: 12/06/96
Overseer: Karl Van Hoppe

INSPECTION DETAILS:

19/6/96 Footings Correct / work well done.
Advised Lintel block beam for garage doors ex hrs 4729
Daylight angle correct along side boundary (just)
30/7/96 Framing Correct / braces Correct / C. Lintel Correct.
M.C. 19-20%, advised winstone's requirements.
29/10/96 All complete & correct / Decks now complete and
rails all correct. / Driveway & landscaping complete.
Neat & tidy job - well constructed.

SIGNED: F. H.

DATE: 30/10/96



CONDITIONS OF BUILDING CONSENT 960266

- 1 The deck rails are required to all areas where the decking is 1.00 or higher above the ground. Rails are to be 1.00 high with vertical palings having a maximum gap of 150mm
- 2 The building inspector is to be notified at least one working day prior to the pouring of concrete on site or the laying of flooring.
- 3 The owner or person undertaking the building work shall give at least one working days notice before placing any insulation and interior linings to enable a "pre-lining" inspection.
- 4 Construction and wall bracing to comply with NZS3604.
- 5 The consent holder shall ensure that utility services, kerb and channelling, footpaths and vehicle crossings are not damaged during construction. Any expense incurred by Council in repairing any damage shall be a cost against the consent holder.
- 6 Should any new vehicle access be formed or any modification to a formed access undertaken, you will need to have prior contact with the Council's Roading Inspectors to ensure the works comply with the Council's code of practice for engineering works.
- 7 The owner or person undertaking the building work shall give at least one working day's notice to cover up or close in of any Drainage system.
- 8 The owner or person undertaking the building work shall give at least two working day's notice to cover up or close in of any Plumbing work.
- 9 Installation of Plumbing and Drainage for New Dwelling to comply to the Building Code and connection to be to the Local Body Sewerage Scheme.
- 10 It is the owners responsibility to ensure that the required grade can be obtained between foundations and sewer connection.



SUMMARY 960266 [Continued]

- 11 The owner or person undertaking the building work shall advise of completion of work by returning the "Advice of Completion of Building Work" form which accompanied the consent.
- 12 A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer..
- 13 This consent will expire if building work is not commenced within 6 months from the date of issue unless a written extension of time is obtained from the Building Inspector.



BUILDING CONSENT SUMMARY 960266

Applicant: B TAYLOR : C/- 33A CHAMBERLAIN STREET : NELSON
Project location: HUNTER AVENUE
Legal description: LOT 2

Project descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
DWELLING AND GARAGE

Intended life: INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended uses: DWELLING AND GARAGE

Builder: SYD TAYLOR 33 CHAMBERLAIN STREET NELSON
Drainlayer: NEIL CHING CONTRACTING 45 PARKERS ROAD NELSON
Plumber: J W MCFADDEN

Valn No.:
Estimated value: \$ 80,000
Charges inc levies: \$ 997.00

Date of applicn: 12/06/96
Date issued: 12/06/96
Overseer: Karl Van Hoppe

INSPECTION DETAILS:

Pre Pipe nice job sludge under Basement
area.

Drainage ok Plan to come
Completion K.V.H

SIGNED: L.I.F

DATE: 5/12/96



CONDITIONS OF BUILDING CONSENT 960266

- 1 The deck rails are required to all areas where the decking is 1.00 or higher above the ground. Rails are to be 1.00 high with vertical palings having a maximum gap of 150mm
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- 5 The consent holder shall ensure that utility services, kerb and channelling, footpaths and vehicle crossings are not damaged during construction. Any expense incurred by Council in repairing any damage shall be a cost against the consent holder.
- 6 Should any new vehicle access be formed or any modification to a formed access undertaken, you will need to have prior contact with the Council's Roading Inspectors to ensure the works comply with the Council's code of practice for engineering works.
- 7 The owner or person undertaking the building work shall give at least one working day's notice to cover up or close in of any Drainage system.
- 8 The owner or person undertaking the building work shall give at least two working day's notice to cover up or close in of any Plumbing work.
- 9 Installation of Plumbing and Drainage for New Dwelling to comply to the Building Code and connection to be to the Local Body Sewerage Scheme.
- 10 It is the owners responsibility to ensure that the required grade can be obtained between foundations and sewer connection.



SUMMARY 960266 [Continued]

- 11 The owner or person undertaking the building work shall advise of completion of work by returning the "Advice of Completion of Building Work" form which accompanied the consent.
- 12 A copy of this consent is to remain on site at all times and you should ensure that a copy is given to any tradesmen e.g. your builder, plumber and drainlayer..
- 13 This consent will expire if building work is not commenced within 6 months from the date of issue unless a written extension of time is obtained from the Building Inspector.

All work to conform with the NZ Building Code and Local Authority requirements

All carpentry work to comply with NZS 3604

All timber to be graded as per NZS 3631

All concrete work to comply with NZS 3124 and NZS 3109

All glazing to comply with NZS 4223

All painting to comply with NZS 7703

All measurements to be checked on site

Longrun roofing (to be selected by client) laid over Duroid greencap underlay on galv. netting supported on 75 x 50 purlins on flat.

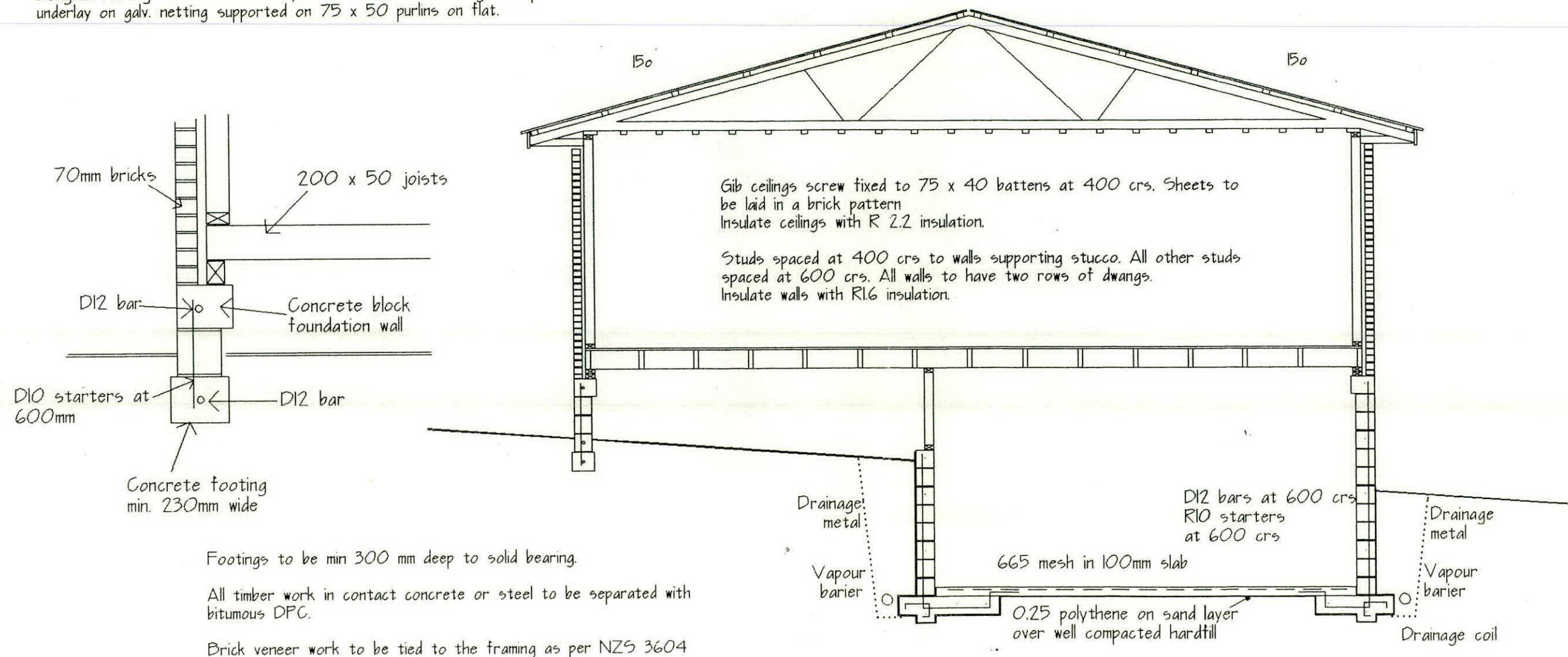
TYPICAL SECTION 1:50

All trusses to be made by approved manufacturer and spaced at 900

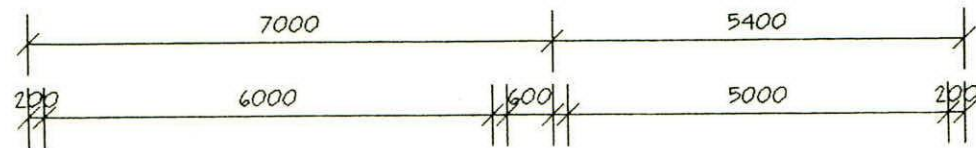
Soffits lined with 4.5mm hardifex and fitted with stratco fascia and gutter with pvc downpipes

All aluminium joinery to be powder coated, have approved glass and glazing and fitted with timber liners.

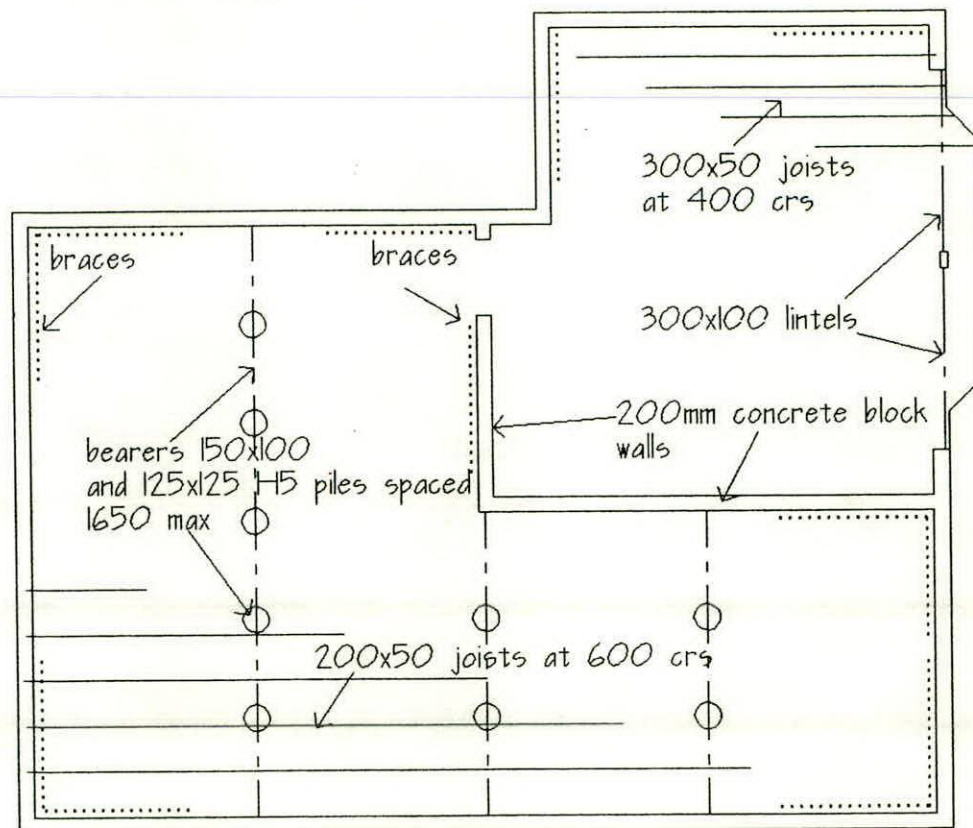
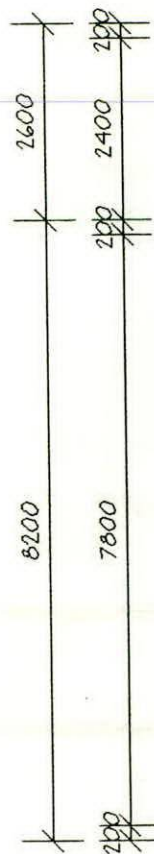
Interior wet areas to be lined with villa board or water resistant gib.



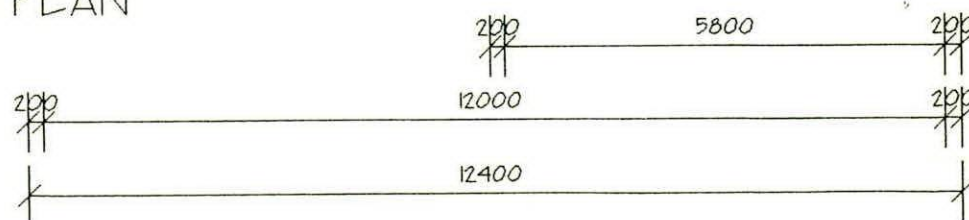
Concrete block walls to conform to NZS 4229



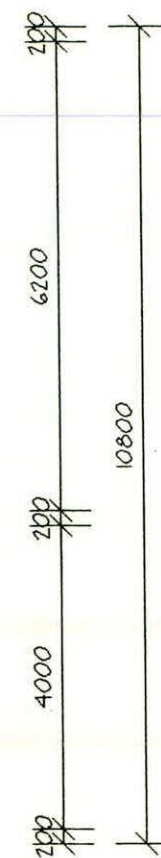
sub floor braces either:
- 100x50 timber fixed with M12 bolts, or,
- 7.5mm construction ply



FOUNDATION PLAN
1:100



RETAINING WALLS
1:20



D12 bars at 600 c/s both ways in wall and footing where H is under 1200

D12 bars at 400 c/s both ways in wall and footing where H is over 1200 and under 1400

665 mesh in 100mm concrete

polthene DPC on sand over well compacted hardfill

drainage metal

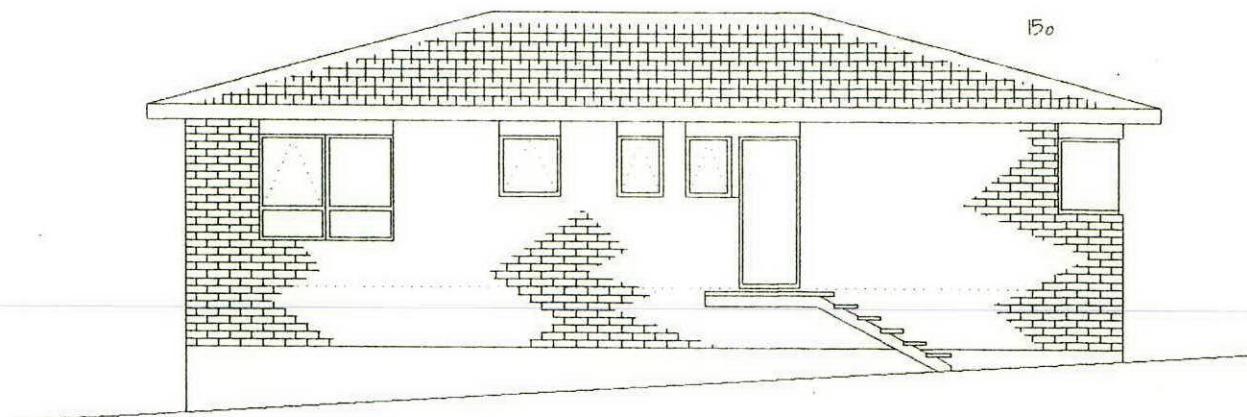
dpc

drainage coil

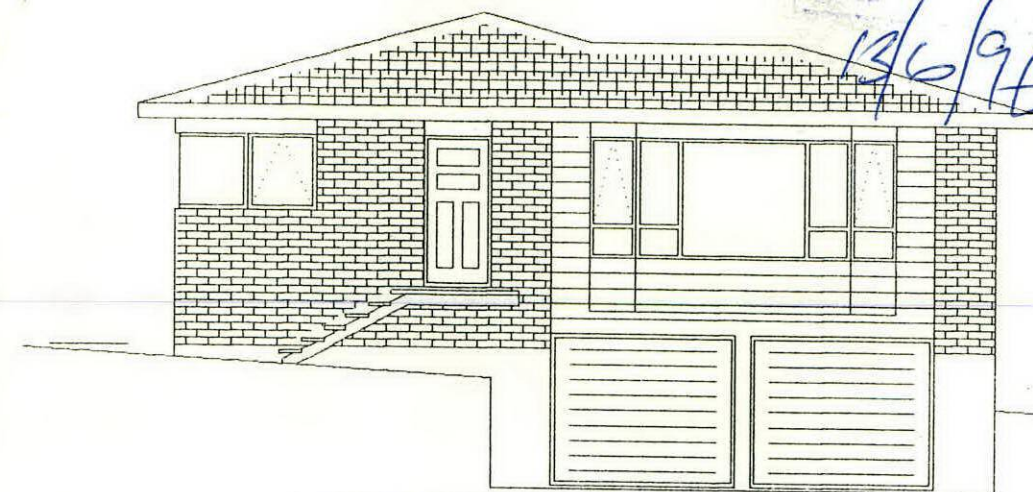
80mm

W

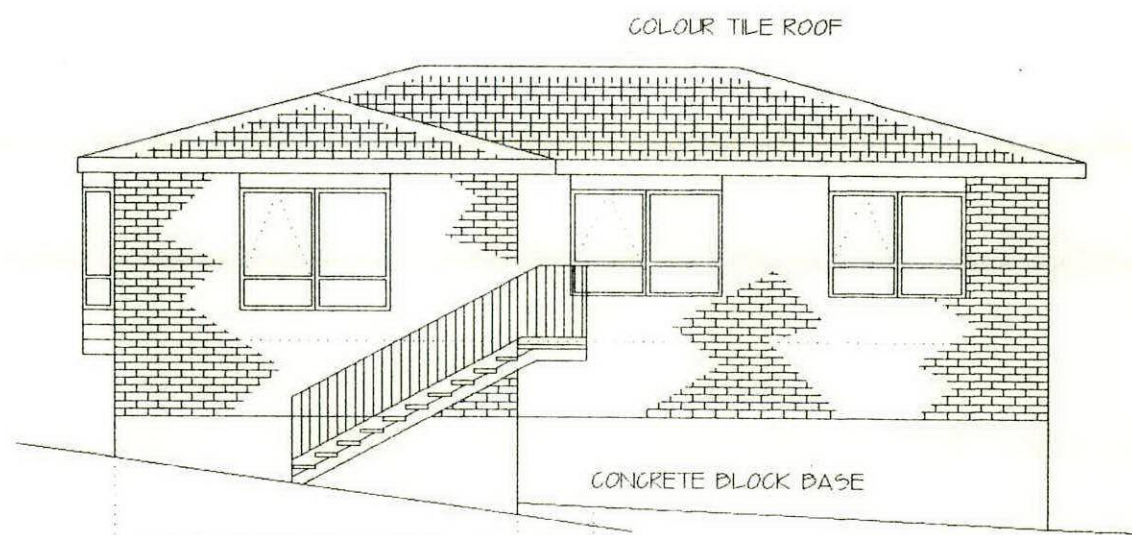
W = 850 if H is 1200
W = 1100 if H is 1400



SIDE VIEW

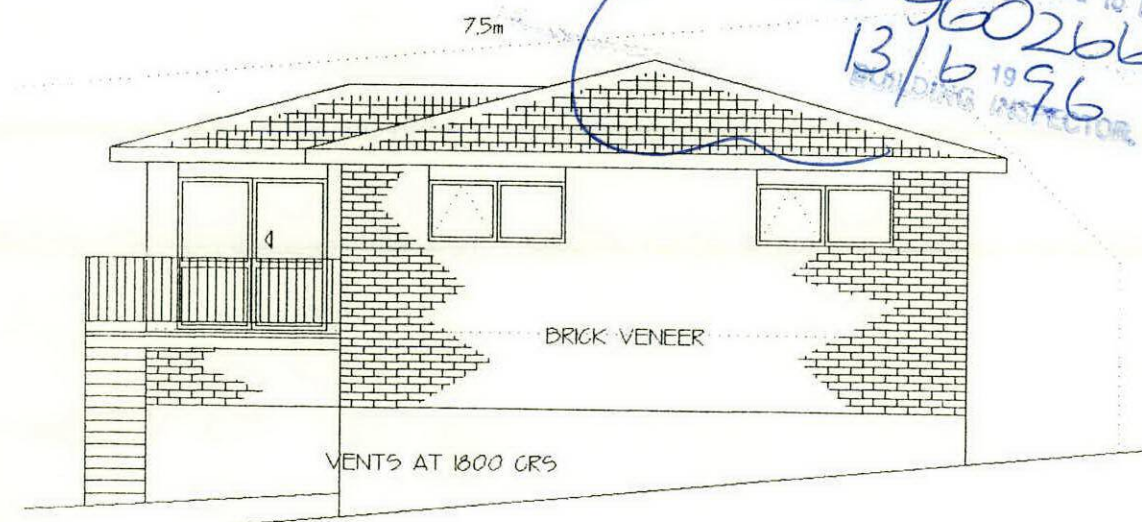


FRONT VIEW



END VIEW

ELEVATIONS
1:100



REAR VIEW

Builder
SID TAYLOR
33A CHAMBERLAIN ST
NELSON 5486204

KAYCEE PLAN SERVICES

Ph 03 546 4460

NEW DWELLING FOR B. TAYLOR HUNTER AVE.

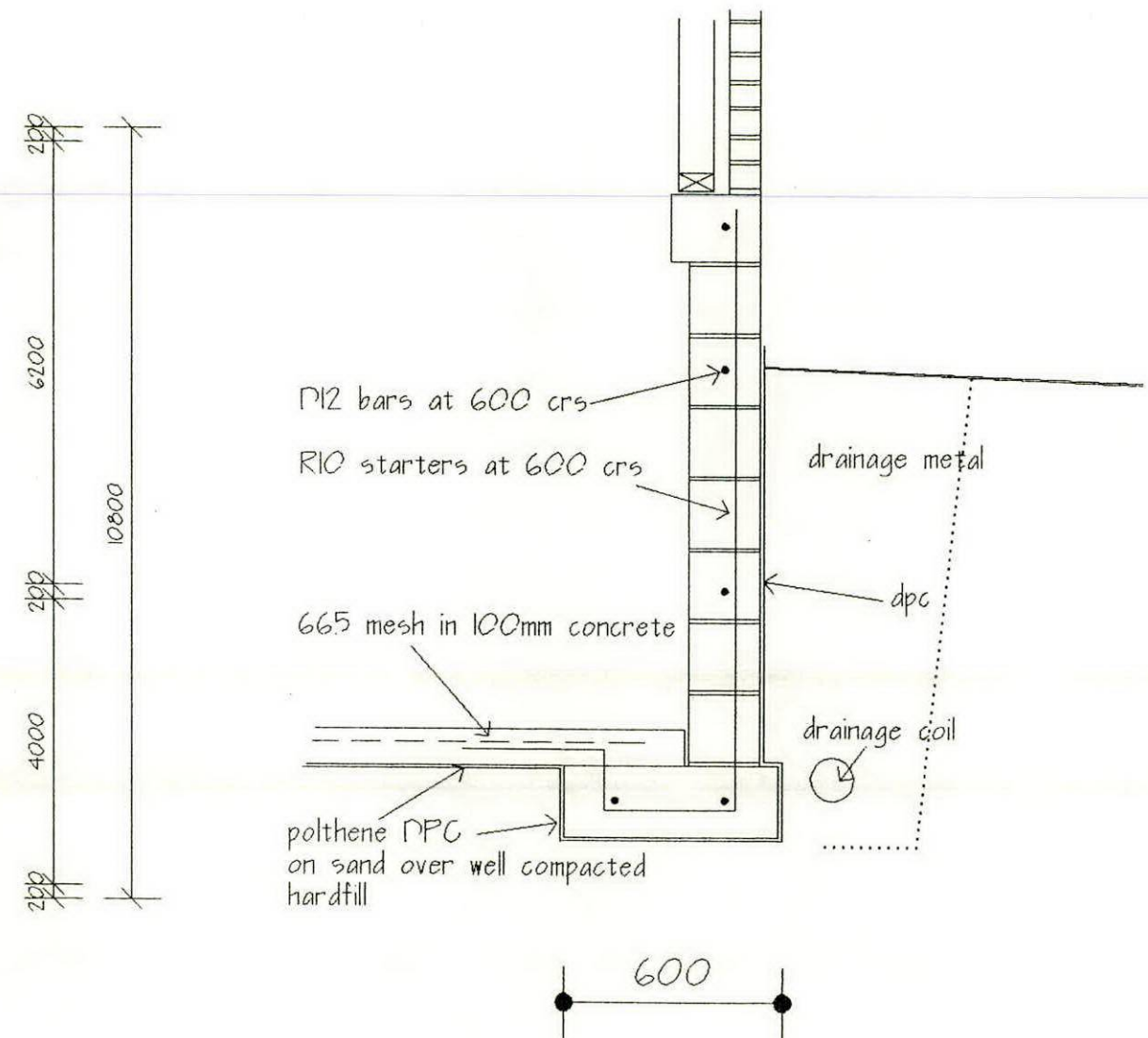
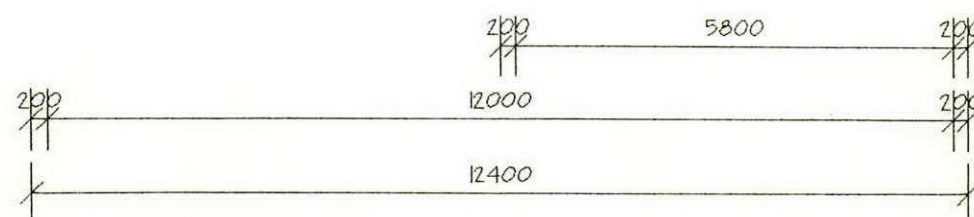
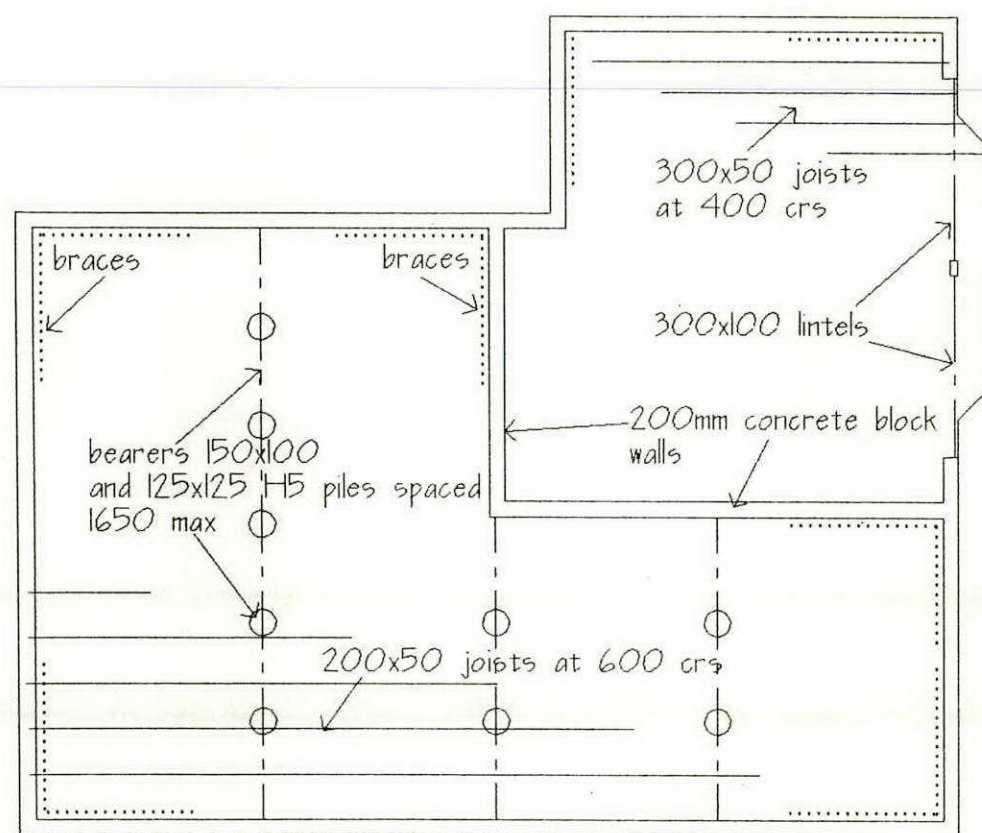
SCALE AS SHOWN
DATE JAN 1996



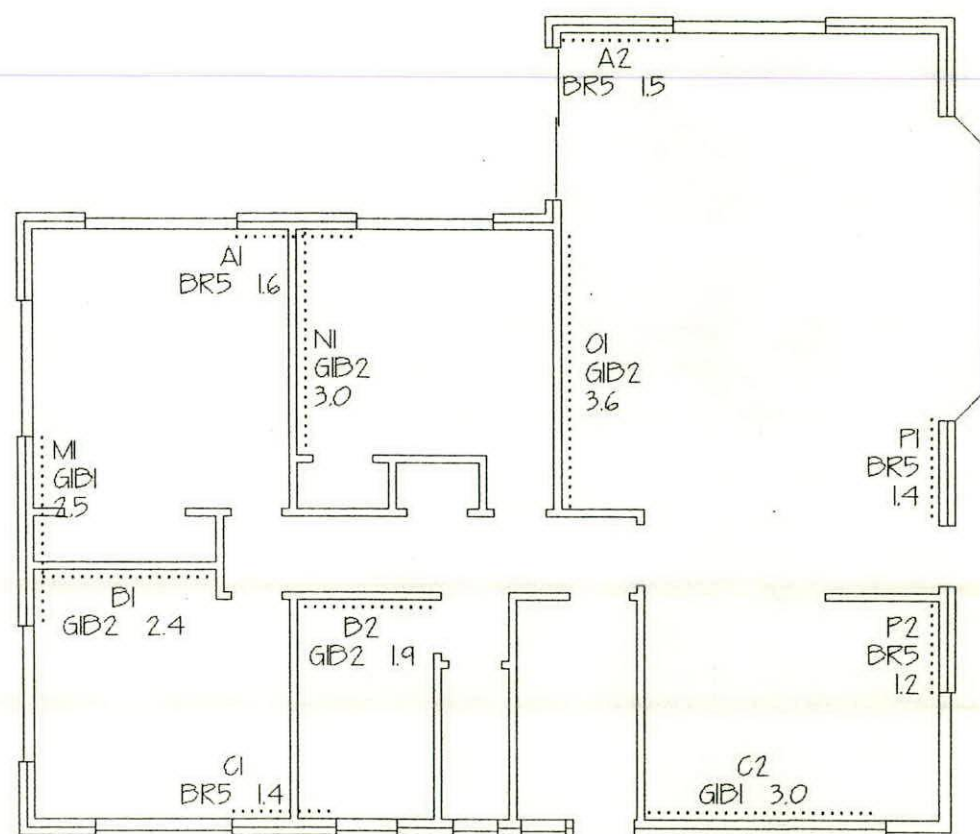
SCALE AS SHOWN
DATE JAN 1996



.....
 sub floor braces either:
 - 100x50 timber fixed with M12 bolts, or,
 - 7.5mm construction ply



FOUNDATION PLAN
 1:100



FLOOR PLAN
1:100

BRACING KEY

- GIB1 9.5mm gib board lining on one face with a diagonal brace
- GIB2 9.5mm gib board lining on both faces with a diagonal brace
- BR4 9.5mm gib bracing line on one face with 6kN straps at base
- BR5 9.5mm gib bracing line on one face with 6kN straps. Brace length over 1.2m long
- BR9 Same as BR4 but only 600 to 900 long and extra nogs with coach screws into bott. plate

All work to conform with the NZ Building Code and Local Authority requirements

All carpentry work to comply with NZS 3604

All timber to be graded as per NZS 3631

All concrete work to comply with NZS 3124 and NZS 3109

All glazing to comply with NZS 4223

All painting to comply with NZS 7703

All measurements to be checked on site

Longrun roofing (to be selected by client) laid over Duroid greencap underlay on galv. netting supported on 75 x 50 purlins on flat.

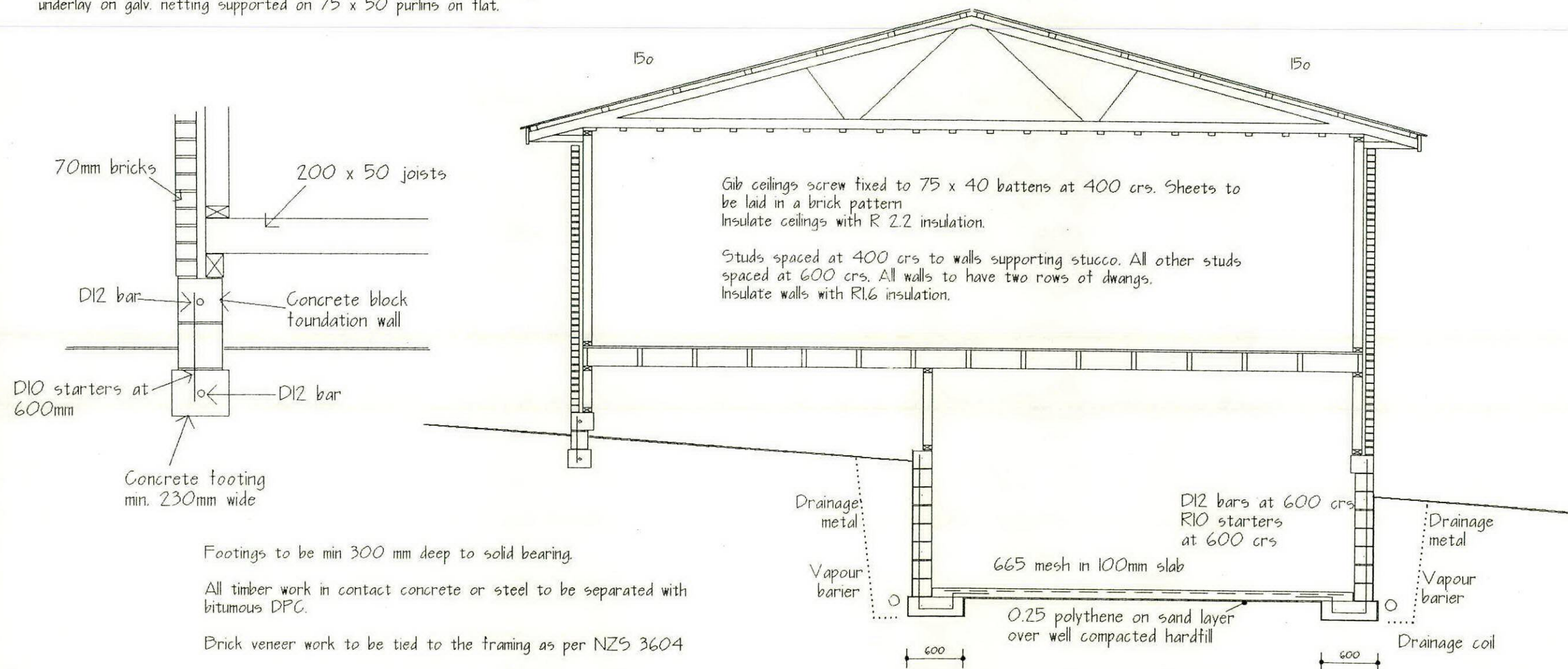
TYPICAL SECTION 1:50

All trusses to be made by approved manufacturer and spaced at 900 c/s

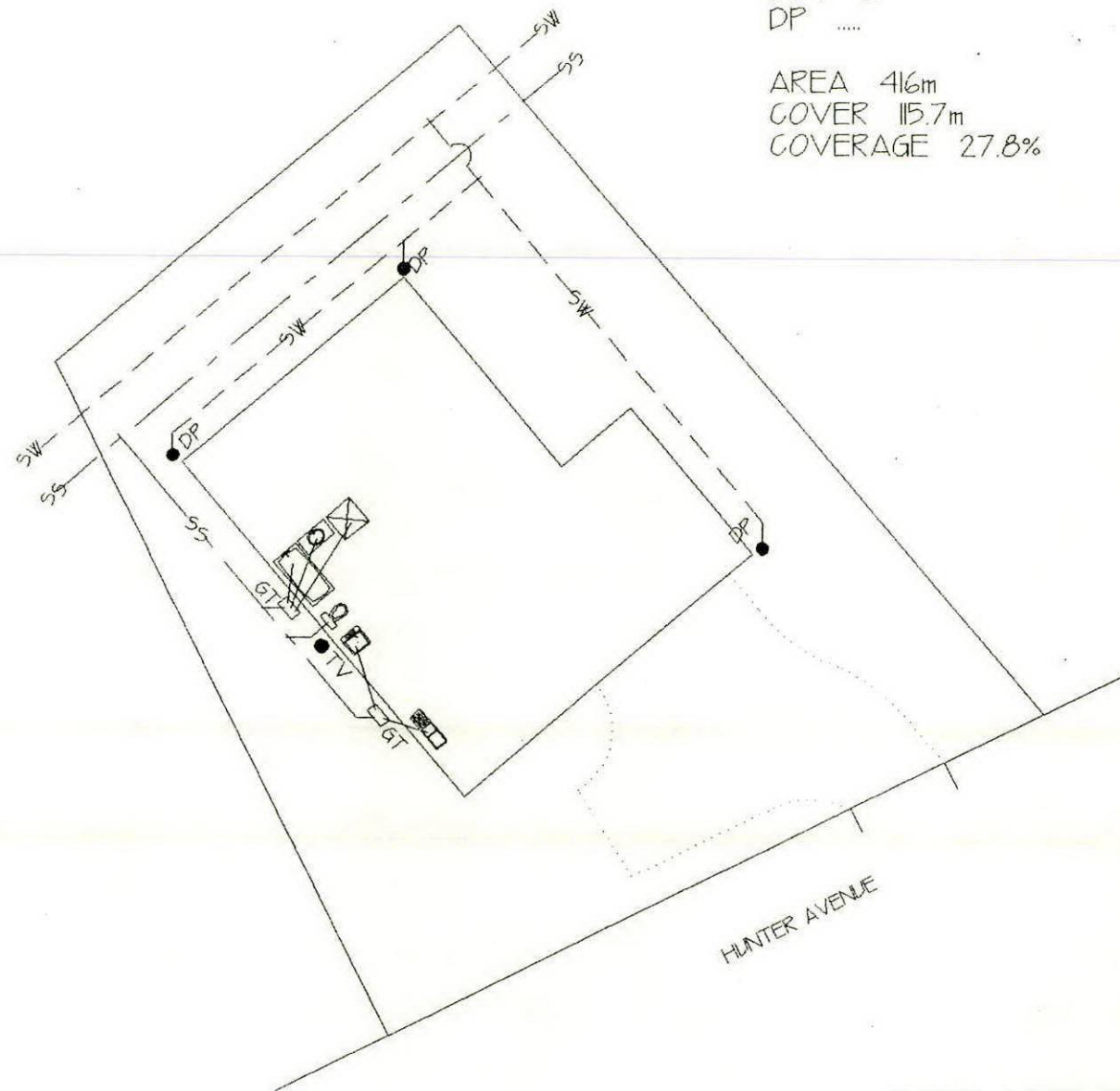
Soffits lined with 4.5mm hardifex and fitted with stratco fascia and gutter with pvc downpipes

All aluminium joinery to be powder coated, have approved glass and glazing and fitted with timber liners.

Interior wet areas to be lined with villa board or water resistant gib.

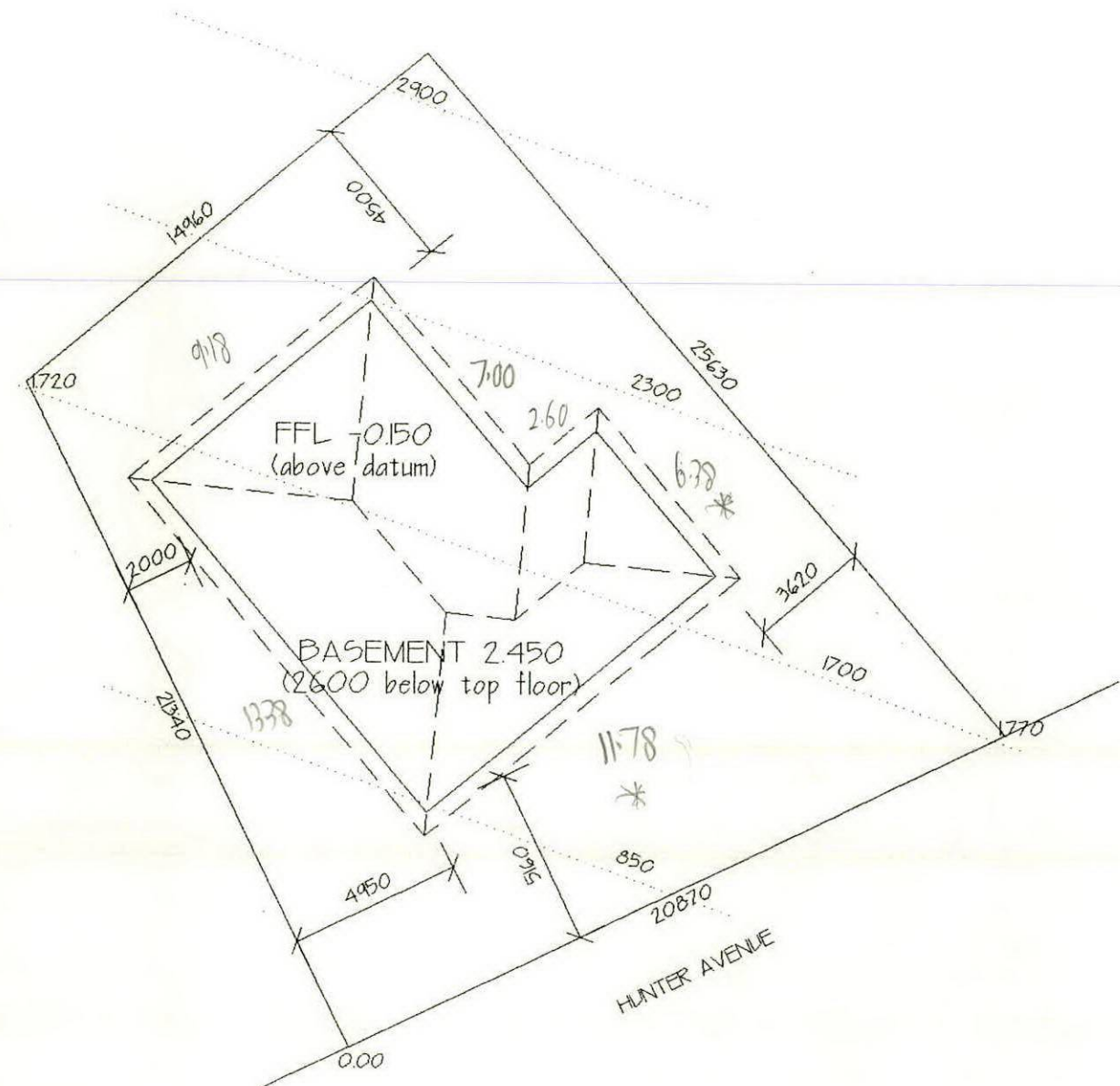


LOT 2
 DP
 AREA 416m
 COVER 115.7m
 COVERAGE 27.8%



NORTH

SITE AND DRAINAGE PLAN
 1:200



SPECIFICATION

PROJECT

...NEW DWELLING.....

FOR

...B. TAYLOR.....

.....

AT

...HUNTER AVE.....

...RICHMOND.....

LEGAL DESCRIPTION

.....

.....

DATE

...JAN 1996.....

KAYCEE PLAN SERVICES

Phone 03 546 4460

NELSON

SCHEDULE OF MATERIALS

FOUNDATIONS	CONCRETE BLOCKS
FOUNDATION RETAINING WALLS.....	CONCRETE BLOCKS
TIMBER POLES.....	N/A
SUBFLOOR BRACES.....	100x50 TIMBER (OR PLY SHEETS)
SOLID BLOCKING.....	3 ROWS, 300x50 AND 10WS CRS REQUIRED FOR 200x50
UPPER FLOOR JOISTS.....	300 x 50 AT 400 CRS 200 x 50 AT 600 CRS
DECK FLOOR JOISTS.....	
STUDS.....	ext. studs 100 x 50 at 600 CRS int. studs 100 x 50 at 600 CRS
CEILING BATTENS.....	75 x 40 at 400 CRS
WALL BRACES.....	as per bracing schedule
RAFTERS.....	TRUSSES TO MANUFACTURERS DESIGN
PURLINS.....	75x50 AT 900 CRS
FLOORING.....	20 mm FLOORING GRADE PARTICLE BOARD
INT. WALL BOARD.....	GIB BOARD
CEILING LINING.....	GIB BOARD
FLOOR INSULATION.....	PERFORATED FOIL WITH 100mm SACS
WALL INSULATION.....	R 1.6 wall batts
CEILING INSULATION.....	R 2.2 ceiling batts

EXT. CLADDING..... 70 mm BRICK VENEER
ROOF COVERING..... COLOUR STEEL TILES
DECKING..... 100 x 40 mm GROOVED RADIATA
DECK RAILING..... 1000 mm HIGH with VERTICAL PALINGS

WINDOWSaluminium to owners selection
DOORS.....to owners selection
KITCHEN UNITS..... to owners selection
BATHROOM AND TOILET FITTINGS.... to owners selection
HARDWARE..... to owners selection

specification

PRELIMINARY AND GENERAL

The Contractor

The contractor is required to provide all plant, tools, labour and materials to complete the work in the best trade manner. All work to be done in accordance with this specification and accompanying drawings. Any ambiguities or discrepancies between the specifications and drawings shall be referred to the owner or draughtsperson for interpretation.

Sub-Contractors

The Contractors may appoint specialist Sub-Contractors to undertake sections of the work but shall be responsible for their good workmanship and their co-ordination with his own and other tradespeople.

This must not construe that the owner is involved in separate contract with those so appointed and the owner in turn shall not directly negotiate with or instruct the Sub-Contractors unless he has the Contractor's authority to do so.

Building Consent

Obtain all Building Consents and pay the fees required to Territory Authorities.

Protection

The Contractor shall protect all public and private property throughout the construction period and shall make good any damage. This includes adjacent buildings.

Maintenance

The Contractor shall at his own expense, maintain the works in thorough repair during construction and for a maintenance period of 30 days after certified completion of the job. The Contractor shall rectify all faults in workmanship and materials notified to him by the owner, during this period.

Site

The site shall be visited prior to tendering and no claim will subsequently be allowed for any extra work due to lack of knowledge of site conditions, nature of sub soil or any other matter.

Materials

All materials of every description shall be new and the best of their respective kinds specified. Where materials of the particular size, brand or manufacture specified are not procurable when required, substitution of other materials may be permitted, but only by special written permission of the owner and agreed adjustment in cost.

Standards

Methods of construction shall comply with Territorial Authority requirements, The Building Act and all relevant New Zealand Standards.

Nett Sums

The nett sums allowed in this Specification are "nett" inclusive of GST and the Contractor or Sub-Contractor must allow for all cartage, fixing and profit he requires to all items.

Completion

Throughout the construction period the Contractor shall keep the site as tidy as possible and give due consideration to the occupants of the neighbouring properties, particularly in the question of obstruction and noise.

On completion of the work the whole site shall be left clear and the building, paths and steps etc clean and ready for use.

Insurance

Throughout the construction period the Contractor shall hold himself and the owner covered against all claims and losses that may arise in connection with the contract.

Temporary Services

The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of contract.

Workmanship

The whole of the works shall be executed by competent tradespeople in accordance with best trade practices. All work shall be done with materials of grades and quantities specified and to manufacturers specifications.

Progress Payments

The rates of payments shall be as agreed between the owner and contractors.

The usual rate of each of payment is 90% of certified value of the work actually done and 90% of the certified value of materials on site.

Time For Completion

The contractor shall complete the works within the specified completion date, and must accept responsibility for his sub-contractors being completed on time.

Claims for extension of time due to abnormal weather conditions, site conditions, fire, strikes and earthquakes will be considered.

Supervision

The contractor shall ensure that all the work is fully supervised. Any special or structural work shall be supervised by the Design Engineer or his representative.

EXCAVATION

Excavation

Remove all topsoil and organic matter from the building area. Any uneven or soft areas shall be removed and filled to the satisfaction of the Engineer. Support excavation sides as required and take all necessary precautions to prevent slump.

Unless otherwise directed by the owner the contractor shall cart away and dispose of all surplus excavated materials and pay for disposal charges.

Back fill

The backfill as required shall be of approved material only. Care shall be taken when placing behind retaining walls and the like to prevent damage to DPC layer and other materials.

Hardfill

All hardfill material shall be of approved material only. Any unsuitable hardfill not to the Engineer's satisfaction shall be removed at the contractors expense.

Hardfill shall be spread in 150mm thick layers and well compacted by mechanical rollers. A 25mm sand blinding layer shall be spread under floor slabs to protect the DPC layer.

Site Maintenance

The contractor shall keep excavations and the site free from water. Trucks shall be loaded in such a manner that debris do not spill on adjacent streets. Any spillage shall be cleaned up by the contractor.

CONCRETE AND REINFORCING

Standards

Construction shall comply with NZS 3604, and NZS 4229 with special regard to:
NZS 2086 Ready Mixed Concrete Production
NZS 3109 Concrete Construction
NZS 3124 Concrete construction for minor works
NZS 3402 Steel bars for concrete
NZS 3422 Welded fabric for concrete reinforcement

Concrete strength

Concrete shall have a minimum strength of 17.5 Mpa at 28 days.

Formwork

Formwork shall comply with NZS 3109. All formwork shall be fitted tight to prevent leakage.

Compaction

All concrete shall be thoroughly compacted by means of suitable power driven vibrators.

Vibrators are to be used for compaction purposes only and not for spreading concrete. Any honeycomb concrete shall be cut out and replaced.

Curing

All concrete shall be cured in the correct manner. Floor slabs may be cured by ponding, applying water sprays or using curing compounds.

Concrete surfaces damaged shall be repaired.

Protection

All care shall be taken to protect new concrete against damage by frost, rain and the like.

CARPENTRY AND JOINERY

General

The work shall be executed by competent tradespeople in accordance with NZS 3604, the NZBC and territorial authority requirements.

Materials shall be the best available quality. Timber and other materials containing defects shall not be used.

Timber

Timber shall be of the type specified or shown and in accordance with NZS 3603, NZS 3605 and NZS 3615.

Treated timber shall be pressure treated in accordance with the requirements of NZMP 3640 1992 - specification of the minimum requirements of the NZ Timber Preservation Council Inc.

Moisture Content

All timber for framing shall be reasonably well seasoned.

Moisture of all timber to be that as specified in NZS 3604 and also that of wall board manufacturers specifications.

Timber grades and types

Classification and grading of timber shall be in accordance with NZS 3602. All timber used shall be guaged to produce regular planed surfaces when used to support linings. Other timbers may be rough sawn if desired.

Damp Proof Course

Provide and place a continuous 3 ply malthoid DPC between all timber in contact with any concrete product.

Priming

Apply an approved primer to all exterior timber joints and laps, and to timber doors and windows.

Floor framing

Where detailed construct timber framed floors with specified joist sizes and spacings. Lay 20mm flooring grade particle board (or t&g if detailed) to areas shown. Sand floor at completion of job. Securely support and fix all edges to stop movement.

Note that it is preferable to nail particle board sheets by hand with galv nails to prevent squeaking.

Framing

All floor, wall, ceiling and roof framing to comply with NZS 3604. Refer to drawings for details. Roof trusses to be made by approved manufacturer only.

Bracing

Bracing shall be as shown on the drawings and on the Bracing Schedule. Types and fixings of braces shall comply with NZS 3604 and manufacturers instructions.

Building Paper

Line exterior of walls and roof (where required) with fire retardant building paper in accordance with NZCB E2/AS1.

Insulation

Insulate walls with R1.6 insulation and ceilings with R2.2 insulation. Timber floors shall have perforated aluminium foil insulation placed over joists with 100mm sags. All insulation materials to be placed as per manufacturers instructions. Refer to NZBC G6 for noise attenuation requirements for airborne and impact sound.

Windows

Aluminium joinery shall be constructed to comply with NZS 4211 and NZS 3504. All work shall also comply with NZBC F2.

Glazing shall comply with NZBC F2/AS1 and NZS 4223.

Flashings

Flashings shall be as detailed and made and fitted to standard trade practice. Do not use sealants where real flashings are required.

Sealants

Where sealants are permitted to be used they shall be selected appropriate for their intended use. They shall be applied in accordance with manufacturers specifications including priming, masking, min joint sizes etc. Fillet type seals are not permitted.

15 Finish

Exposed timber shall be dressed to a smooth surface. Internal joinery and finishing timbers shall be sanded. Remove all arrises, hammer marks, rough edges, uneven patches and defects before painting.

16 Completion

On completion remove all rubbish from site, clean the building and leave ready for occupancy.

ROOFER

General

The work shall be executed by competent trades people. All work shall comply with NZS 3604, NZCB E2/AS1 and manufacturers specifications.

Materials

Underlay shall be heavy weight, breather type, fire retardant building paper and if required to be supported galv wire netting shall be used.

Long run steel shall be 0.55mm coloursteel or similar. Profile and colour shall be selected by the owner.

Sheets shall be fitted in single runs.

Extreme care must be taken to ensure that coatings are not damaged.

Roof shall be fitted with matching ridge, hip, barge and other required flashings. All exposed fasteners shall be colour matched.

Roof must be completely weather tight and bird proof.

Completion

On completion remove all rubbish and clean roof down.

STUCCO

General

Solid plaster work shall comply with NZS 3604 Appendix G and NZS 4251
All work shall be carried out by experienced and competent trades people only.
Any work found to be defective shall be removed and redone.

Materials

Only good quality aggregates shall be used and mixed to those proportions as specified in NZS 4251
Netting shall be 18 gauge or other approved reinforcing.
After the scratch coat has been applied, the required lapse time shall occur before successive coats are applied.

Application

Studs shall be spaced at 400mm crs for non rigid plaster work, or 600mm for plaster supported with rigid sheet backing.
Heavy weight building paper shall be used to cover external walls.
Netting shall be fixed with 40mm galv barbed staples at 150mm crs to all studs using bottle tops or similar spacers from framing.
Netting to be installed horizontally with 150mm laps.
Install 600 x 300 bandage on each corner of door and window openings at a 45o angle. Also install a bandage extending 200mm wrapped around each corner.

Curing

All plaster coats shall be applied such to prevent early shrinkage and cracking.
Plaster shall be applied in shady areas only. All care shall be taken to ensure moisture evaporation does not occur. This can be achieved by covering plaster with shade cloth , applying water sprays at constant periods, using curing aids or by using a combination of all three methods.

Care

Every precaution shall be made to protect other work.
At completion the site shall be left clean and tidy.

PLUMBING AND DRAINAGE

General

All work shall be done according to best trade practice and in accordance with Territorial authority and the Plumbing Regulations 1978.

The work shall be carried out by registered trades people only.

Water supply

Connect to and run 15NB supply pipe from toby to building. All piping to building reticulation shall be copper unless otherwise directed by the owner.

Supply tank

Supply and install 135 litre polythene tank complete with lid, tray overflow pipe and seismic constraints mounted on a secure platform.

Hot water cylinder

Supply and install a 180 litre hot water cylinder. Cylinder to be fitted with associated vents, drain, reticulation and seismic restraints.

A tempering valve shall be fitted to the hot outlet to prevent scolding.

Taps and fittings

All taps, toilet, cistern, tub, shower mixer, vanity and the like shall be selected by the owner.

Brass hose taps shall be fitted in the appropriate place.

Wastes and traps

All fitting shall be connected with appropriate polypropylene water traps and waste pipes running to gully traps.

Sewer and stormwater pipes

Excavate trenches where specified to provide required fall. Pipes shall be laid in straight lines on drainage metal and kept free from dirt etc which may cause blockages.

Install al necessary bends, inspections, junctions, vents etc.

Gully traps and down pipes to be installed where shown in accordance with NZBC G13/AS2.

Completion

All trenches to be backfilled. All surplus materials to be removed and the site shall be left clean and tidy.

PAINTER AND PAPERHANGER

General

The work shall be carried out by qualified and approved trades people. All paint systems shall be applied to manufacturers specifications.
Colours of paints and stains to be selected by the owner. Wall papers also to be selected by the owner.

Interior

Wet areas requiring paint finish to be coated with desired number of coats with water resistant paint system
Ceilings to have matt finish paint
Walls to have washable semigloss paint.

Exterior

Exposed timber shall be prime painted and then coated with ext undercoat and gloss finish coat.
Masonry, concrete and hardies sheets shall have three coats of semi gloss acrylic.

ELECTRICAL

General

The electrical installation shall be in accordance with NZ Electrical Wiring Regulations.

The work shall be carried out by a registered electrician and he shall obtain all necessary permits, pay fees and arrange for inspections. He shall also co-ordinate his work with other trades where required.

Installation

The electrician shall ensure that all noggs (fitted by the carpenter) are correctly situated. All holes drilled in the framing shall be such that structural strength of timbers are not effected. Minimum size holes are to be drilled, and the term "good old go tru anything 25mm speed drill" should not be used.

Mains

Bring power supply from Local power Authority by underground route to main switchboard. The cable shall be of adequate size to meet required loads.

Switchboard

Standard size switchboard shall be fitted complete with hinged door, all necessary switch gear, circuit breakers and fully labelled for easy identification of circuits.

Lights

Install lights and switches where required to owners specification.

Socket outlets shall also be installed in all rooms to owners specification.

Electric stove

Owner to specify make and type of stove to be fitted by the electrician.

Figure 16: Seismic restraint of storage water heaters - less than 350 litres
Paragraph 4.10.3(b)

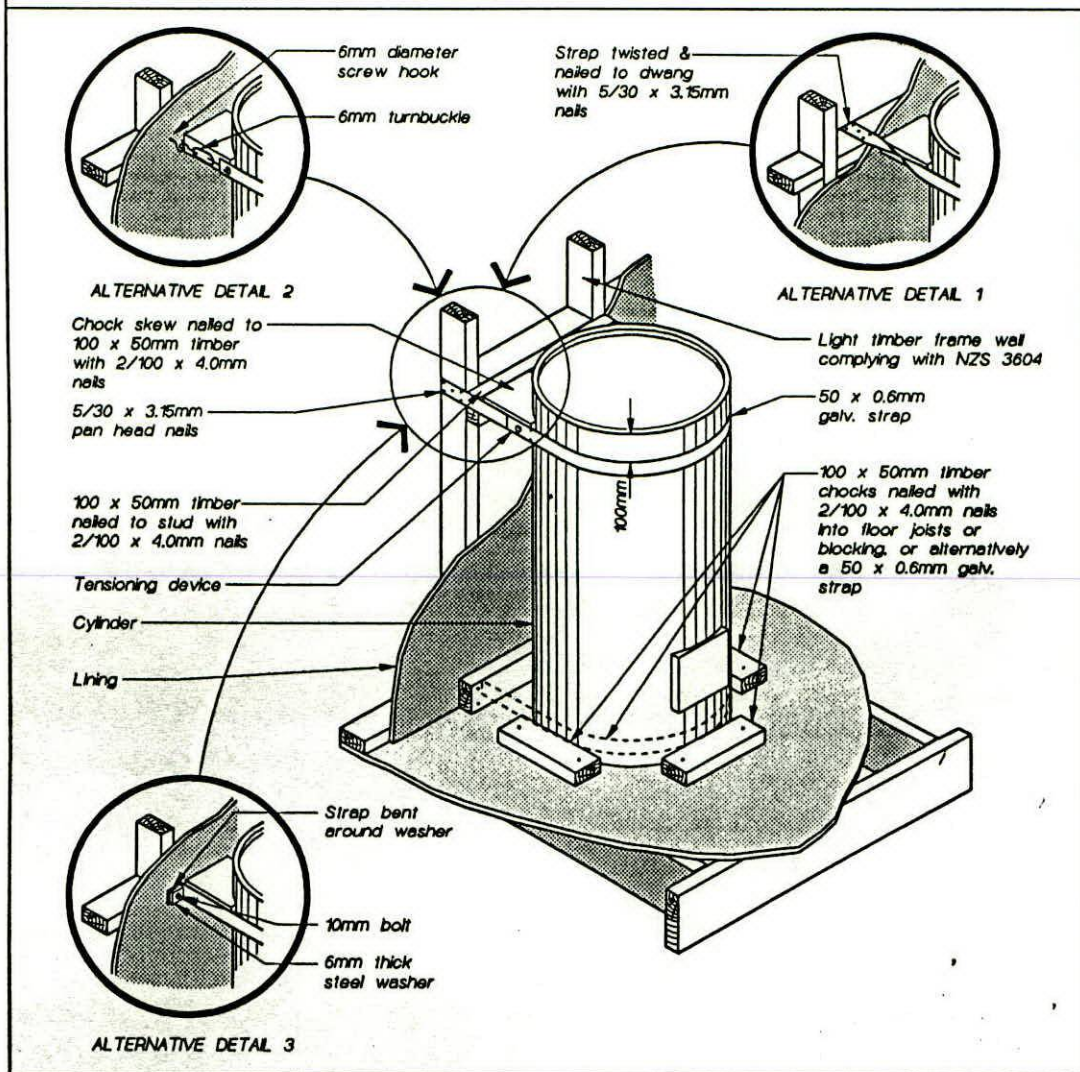
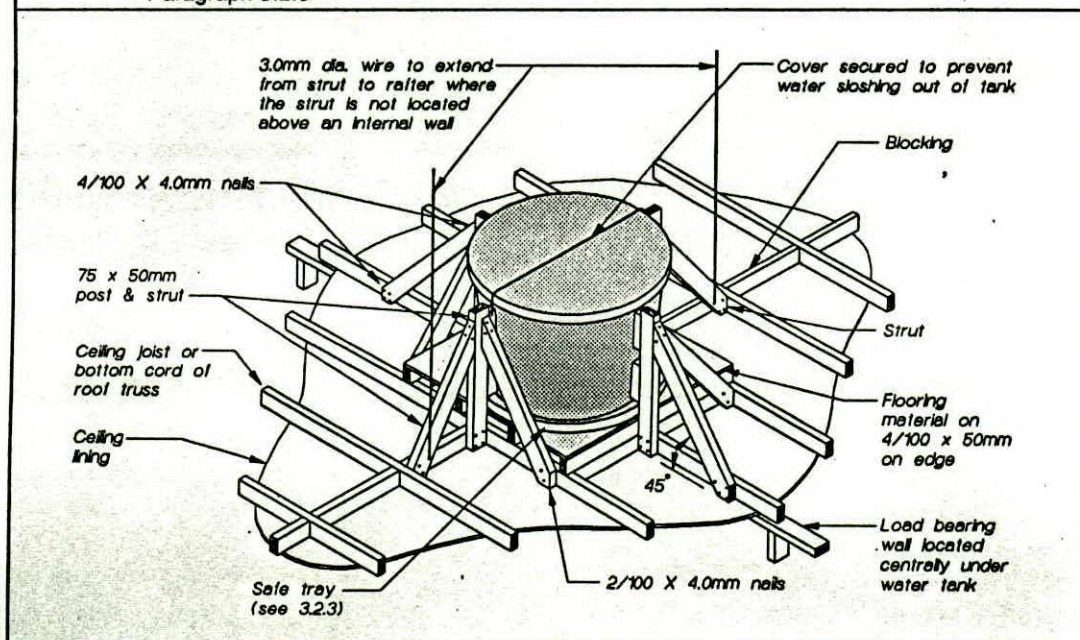


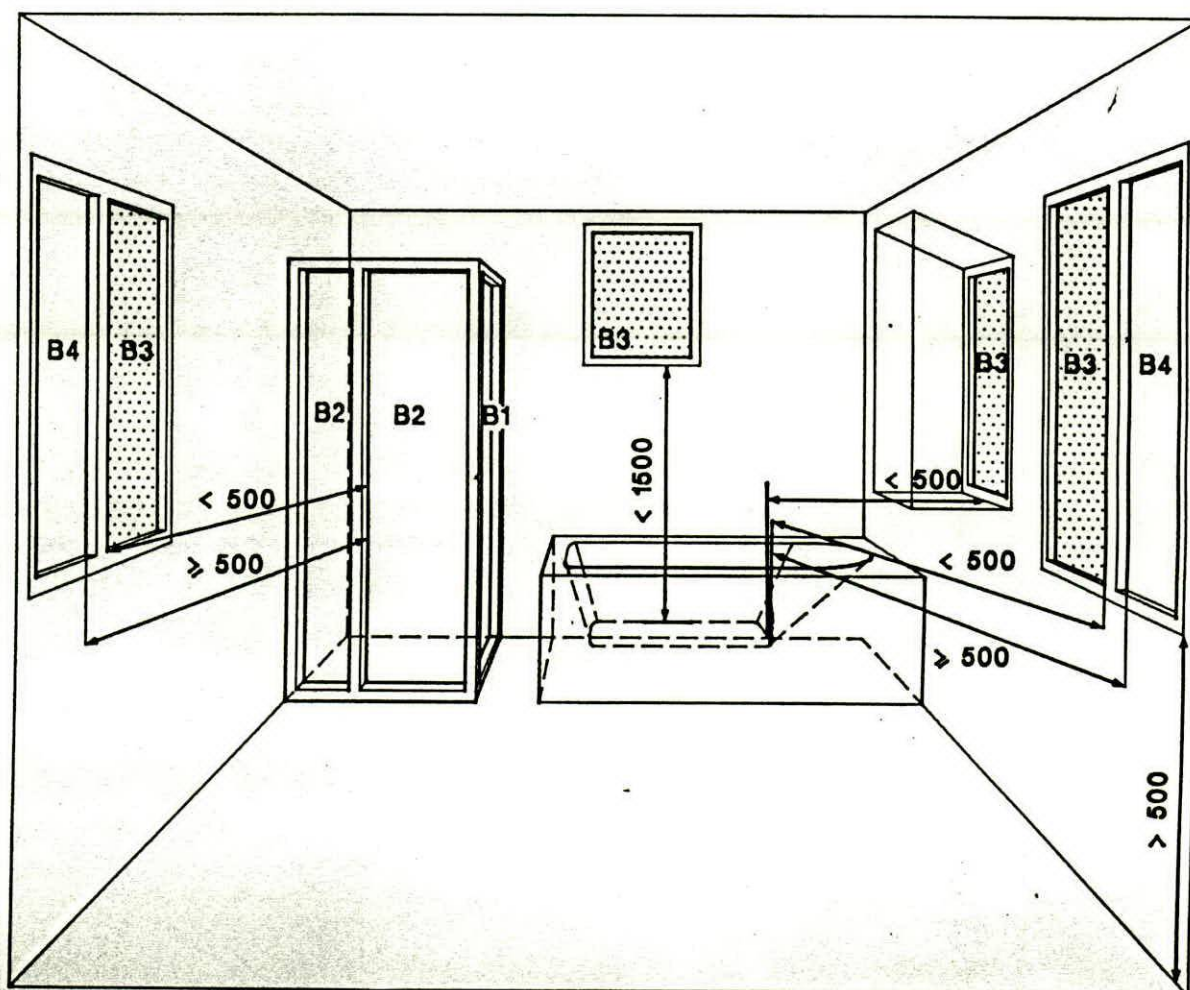
Figure 6: Structural support for water tanks (200 litre maximum capacity)
Paragraph 3.2.6



ALL GLASS TO COMPLY
WITH NZS 4223

Table 3.D4 – Human impact safety requirements for glazed panels and windows in bathrooms (refer figure 3.D4)

Panel designation	Panel details	Human impact safety requirements
B1	Panels and doors of any size within 1500 mm of the highest abutting floor level, shower or bath base	Grade A safety glazing material in accordance with table 3.1(a) (see 308.1)
B2	Panels and doors with one unframed edges	Toughened safety glass ≥ 5 mm thick unframed or two opposite (see 308.2)
B3	Panels or windows of any size within a horizontal distance of 500 mm of the standing area of bath or shower and within 1500 mm above the nearest abutting floor level or standing area of bath or shower	Grade A safety glazing material in accordance with table 3.1(a) (see 308.1 & 308.4)
B4	Windows of any size at a horizontal distance not less than 500 mm of the standing area of bath or shower	Select glass by reference to wind design charts in Part 1



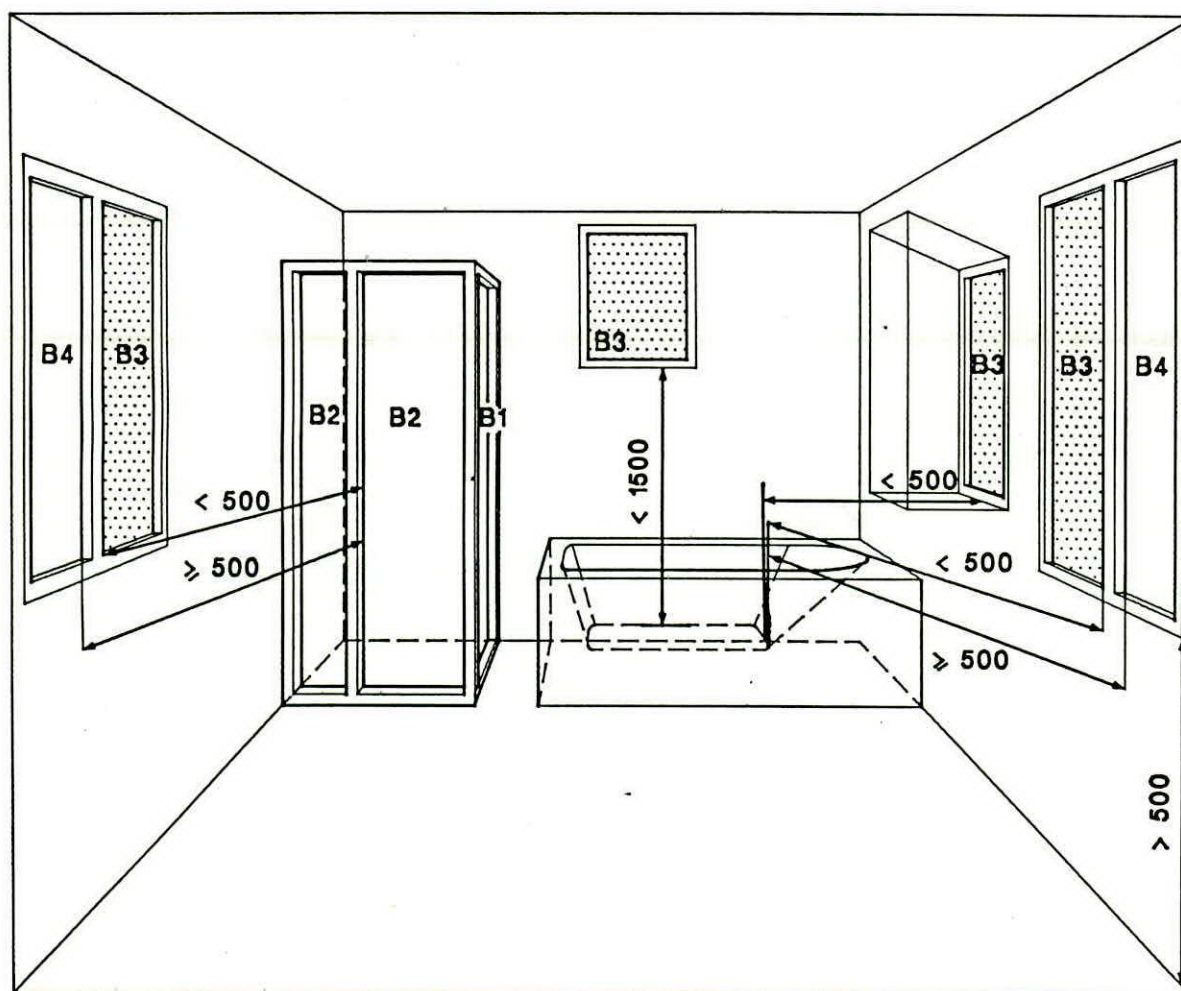
Legend:

B = Shower doors, shower enclosures, bath enclosures and adjacent windows

Table 3.D4 – Human impact safety requirements for glazed panels and windows in bathrooms (refer figure 3.D4)

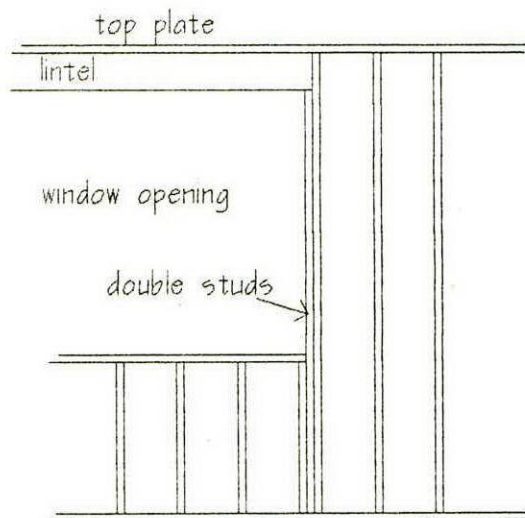
Panel designation	Panel details	Human impact safety requirements
B1	Panels and doors of any size within 1500 mm of the highest abutting floor level, shower or bath base	Grade A safety glazing material in accordance with table 3.1(a) (see 308.1)
B2	Panels and doors with one unframed edges	Toughened safety glass ≥ 5 mm thick unframed or two opposite (see 308.2)
B3	Panels or windows of any size within a horizontal distance of 500 mm of the standing area of bath or shower and within 1500 mm above the nearest abutting floor level or standing area of bath or shower	Grade A safety glazing material in accordance with table 3.1(a) (see 308.1 & 308.4)
B4	Windows of any size at a horizontal distance not less than 500 mm of the standing area of bath or shower	Select glass by reference to wind design charts in Part 1

ALL GLASS TO COMPLY
WITH NZS 4223

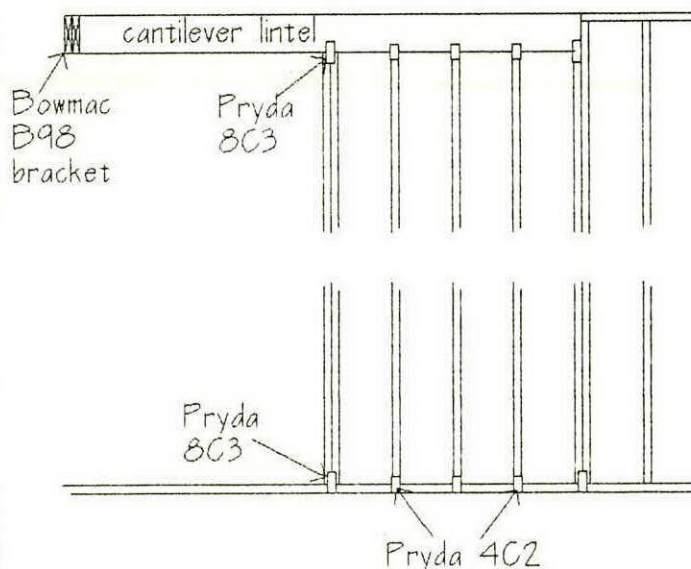


Legend:

B = Shower doors, shower enclosures, bath enclosures and adjacent windows



ALL WORK TO COMPLY
WITH NZS 3604



LINTEL SIZES

		light roof	heavy roof
Lintel span	Roof span	Lintel size	Lintel size
0.950	8.0 12.0	100x100 125x100	125x100 125x100
1.250	8.0 12.0	125x100 150x100	125x100 150x100
1.550	8.0 12.0	125x100 150x100	150x100 200x100
1.850	8.0 12.0	150x100 200x100	200x100 200x100
2.150	8.0 12.0	150x100 200x100	200x100 225x100
2.450	8.0 12.0	150x100 200x100	225x100 250x100
2.750	8.0 12.0	200x100 225x100	225x100 --
3.050	8.0 12.0	200x100 225x100	250x100 300x100
3.650	8.0 12.0	250x100 300x100	300x100 --

CANTILEVER LINTEL SIZES For light roofs only

Cantilever Length	Back span Length	Roof Span	Lintel size
0.900	1.100	6.0 12.0	125x100 200x100
1.200	1.500	6.0 12.0	200x100 200x100
1.500	1.800	6.0 12.0	200x100 250x100
1.800	2.200	6.0 12.0	250x100 300x100

KAYCEE PLAN SERVICES
Ph 03 546 4460

Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

box 1

Name B Taylor
 Street and Number Hunter Ave
 Lot and DP Number _____
 City/Town/District Richmond
 Location of Storey: single/upper of two/lower of two
 Building height to apex 6.0 m Roof weight light/heavy
 Roof height above eaves 1.3 m Cladding weight light/heavy
 Stud height 2.4 m Room in roof space y/n
 Average roof pitch _____
 Building length BL = 12.4 m Gross Building 115.7
 Building width BW = 10.7 m Plan Area, GPA = m2
 Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.
 Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region: R1 0 _____ Inland 0 _____ Sheltered 0 _____ Gentle 0 _____
 R2 1 _____ Coastal 1 _____ Exposed 1 _____ Moderate 1 _____
 Extreme 3 _____
 Total points _____
 Wind zone: _____ Low (0) _____ Very high (3)
 _____ Medium (1) _____ Specific Design (4)
 _____ High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BUs required Wind

box 4

From Table WJA/W1B
 W along = 76 BUs/m
 W across = 69 BUs/m
 Total wind load,
 W ALONG:
 W along x BW = 813 BUs
 W ACROSS:
 W across x BL = 856 BUs

BUs required Earthquake

box 5

From Table EQ1
 E = 4.6 BUs/m2
 Note: For a room in the roof space use E+1
 Total earthquake load,
 EQ ALONG and EQ ACROSS:
 E x GPA BUs = 532 BUs

Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EO	7 EO
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EO	BUs Achieved (BU/m x L) EO
A		A1	BR5	1.6	115	184		
		A2	BR5	1.5	115	172		
B		B1	Gib2	2.4	80	192		
		B2	Gib2	1.9	75	142		
C		C1	BR5	1.4	115	161		
		C2	Gib1	3.0	75	225		
D								
E								
Totals Achieved					W	1076	EQ	
From Sheet A Totals Required 813					W		EQ	
Wreq/EQreq =								

*If Wreq/EQreq is 1 or less complete EQ column only
 If Wreq/EQreq is 1.5 or more complete W column only
 Otherwise complete both W and EQ

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EO	7 EO
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EO	BUs Achieved (BU/m x L) EO
M		M1	Gib1	2.5	75	187		
		N1	Gib2	3.0	80	240		
N		O1	Gib2	3.6	80	288		
O		P1	BR5	1.4	115	161		
		P2	BR5	1.2	115	138		
P								
Q								
Totals Achieved					W	1014	EQ	
From Sheet A Totals Required 856					W		EQ	
Wreq/EQreq =								

APPENDIX D

MASONRY RETAINING WALLS

D1

Scope

D1.1

The details of retaining walls contained in this Appendix are based upon the masonry design requirements of NZS 4230P related to Grade C supervision.

D1.2

Where the height to be retained, surcharge conditions, or soil types lie outside the provisions of this Appendix, or safe bearing pressures of the soil are less than 100 kPa, specific design shall be provided.

D1.3

Where retaining walls form part of the structure, they shall at least comply with the requirements of section 6 as well as the subsequent requirements contained in this Appendix.

D2

Materials

D2.1

Soil types

Seven different soil type characteristics have been used to compile the design details.

Type	Unit weight kN/m ³	Coef. of friction.
1. Loose gravel	167	30
2. Dense gravel	196	30
3. Gravelly sand	167	35
4. Sandy gravel	196	35
5. Weak clay	167	25
6. Firm clay	167	30
7. Pumice soil	127	30

D2.2

Concrete for footings

Concrete shall comply with NZS 3109 for concrete having a minimum compressive strength of 17.5 MPa at 28 days.

D2.3

Concrete for infilling

Concrete infill grout shall comply with NZS 4210P, having a minimum compressive strength of 17.5 MPa at 28 days and a spread within the range 450 to 530 mm when tested in accordance with the appropriate test requirements of NZS 3112: Part 1.

D2.4

Reinforcing steel

Reinforcing steel shall be deformed mild steel bars Grade 275 conforming to NZS 3402P.

D3

Retaining wall types

D3.1

The retaining wall details are based upon the wall type I shown in fig. D1 and type III shown in fig. D2.

D3.2

Walls shall be supported by a separate foundation or part of a concrete floor slab, in which case an edge thickening to the depth and width required for a retaining wall footing shall be provided.

D3.3

The shear key may be omitted when the foundation becomes restrained by or part of a concrete slab-on-ground.

D3.4

The construction details for the non-specific design application for the use of wall type II shown in fig. D3 are contained in the New Zealand Concrete Masonry Manual published by the New Zealand Concrete Masonry Association.

D4

Construction details

D4.1

General

D4.1.1

The appropriate soil type to the location of the works shall be selected (1 - 7).

D4.1.2

Where a wall may be subjected to domestic vehicle parking or loading from upper stories, then tables D1(a), D2(a), D3(a) or D4(a) shall be used to determine—

- (a) Reinforcement,
- (b) Maximum height of the wall,
- (c) Width of the foundation,
- (d) Depth of key.

Where there is no requirement for such loading, then tables D1(b), D2(b), D3(b) or D4(b) shall be used.

D4.1.3

Reinforcement shall be positioned as appropriate as shown in figures D4, D5, D6 and D7.

D4.2

Drainage

D4.2.1

Retaining walls shall be provided with a free falling drainage system that will prevent the build-up of water pressure behind the wall.

- (a) A perforated or porous pipe shall be laid to a minimum fall of 1:150 and the invert at the highest point shall be a minimum of 50 mm below the concrete floor slab level or weep

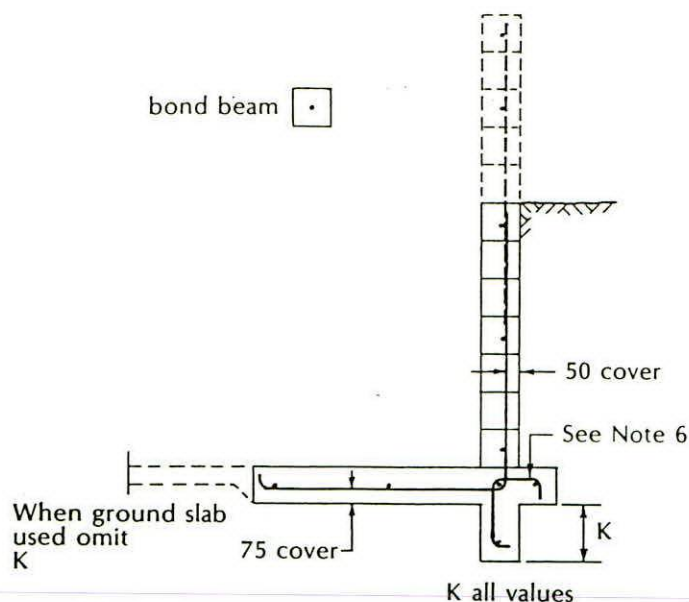


Fig. D6
REINFORCEMENT DETAILS FOR 200 mm
TYPE III WALLS

Note—

- (1) Transverse footing reinforcing to match vertical reinforcing in walls, which is obtained from wall design tables D5 or D6
- (2) Longitudinal footing reinforcing: D16-300 max.
- (3) Bond beam reinforcing:
Wall height up to 1.8 m: D12-600
Wall height from 1.8 m to 2.4 m: D16-600
- (4) Control joints at 6-8 m max.
- (5) Reinforcement identical to main vertical bar.
- (6) K less than 400: D12—300
K more than 400: D12—200

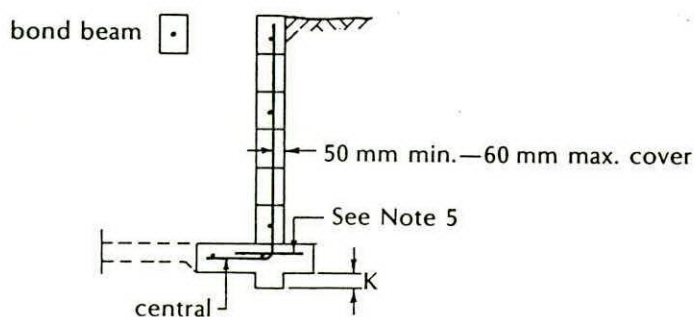


Fig. D7
REINFORCEMENT DETAILS FOR 150 mm
TYPE III WALLS

Note—

- (1) Transverse footing reinforcing to match vertical reinforcing in walls, which is obtained from wall design tables D7 or D8.
- (2) Longitudinal footing reinforcing: D12-300 max.
- (3) Bond beam reinforcing: D12-600
- (4) Control joints at 6-8 m max.
- (5) D12 spaced as for main vertical bars.

Table D3
DIMENSIONS AND REINFORCEMENT OF RETAINING WALLS—WALL TYPE III, 200 SERIES
MASONRY

(a) 2.5 kPa surcharge (domestic vehicle parking or loading from upper storeys)

Soil type	Reinforcement																	
	D10/600			D12/600			D12/400			D16/600			D16/400			D12/200		
	H	L	K	H	L	K	H	L	K	H	L	K	H	L	K	H	L	K
1	1300	600	80	1400	650	80	1600	750	80	1700	800	80	1900	900	80	2000	950	80
2	1200	550	80	1400	650	80	1600	750	80	1600	800	80	1800	850	80	1900	900	80
3	1400	550	80	1600	650	80	1800	700	80	1500	750	80	2100	850	80	2200	900	80
4	1300	550	80	1500	600	80	1700	700	80	1800	700	80	2000	800	80	2100	850	80
5	1000	850	80	1100	900	80	1300	1100	100	1400	1200	165	1600	1400	300	1600	1400	400
6	1000	750	80	1200	850	80	1400	1100	80	1400	1100	80	1600	1300	130	1700	1400	280
7	1400	550	80	1600	650	80	1800	700	80	1900	750	80	2100	850	80	2200	900	80

(b) No surcharge

Soil type	Reinforcement																	
	D10/600			D12/600			D12/400			D16/600			D16/400			D12/200		
	H	L	K	H	L	K	H	L	K	H	L	K	H	L	K	H	L	K
1	1400	500	80	1600	550	80	1800	650	80	1900	700	80	2100	750	80	2200	800	100
2	1300	500	80	1500	550	80	1700	650	80	1800	650	80	2000	750	80	2100	800	100
3	1500	500	80	1700	550	80	1900	550	80	2000	600	80	2300	700	80	2400	750	80
4	1400	500	80	1600	550	80	1800	600	80	1900	600	80	2200	700	80	2300	750	80
5	1100	700	80	1300	850	80	1400	950	165	1500	1000	250	1600	1100	300	1700	1200	375
6	1100	650	80	1300	800	80	1400	900	80	1500	950	80	1700	1050	180	1800	1150	250
7	1500	500	80	1700	550	80	1900	550	80	2000	600	80	2300	700	80	2400	750	150

Where H is maximum height rounded to nearest 100 mm

L is width of footing to nearest 50 mm

K is depth of key (mm)

BRICKLAYING AND BLOCKLAYING

General

All masonry work shall be carried out by skilled trades people

All work shall comply with NZS 3604 and NZS 4229

Any work found to be defective shall be removed and redone

Materials

Bricks and blocks shall be of first quality - Owner to select type and colour of brick

Bricks and blocks are to be delivered on site on pallets and free from defects

Reject all units which are not first quality and do not comply with NZS 3102

Mortar

Mortar shall comply with NZS 1900 CH.9.2

Only approved plasticisers may be used in place of lime - proportions are strictly to manufacturers specifications

Materials shall be measured by volume using containers - mixed for not less than five minutes - use within 90 minutes or discard

Brick Veneer

Veneer work shall be formed with 40mm cavity to timber framing

Timber framing to be covered with breather type (fire resistant) building paper - all tears and holes to be repaired

Use only approved brick ties - spaced to NZS 3604 requirements

Cavity to be kept clear of mortar droppings - all debris to be cleared out at completion of work

Provide weep holes every third joint at base of cavities

Use only first quality bricks and blocks

All work to be true - straight - plumb and even

Concrete Blocks

Use only block units and types in situations for which they are designed

Blocks are to be laid and to be reinforced as shown on the drawings in compliance with NZS 3604 - NZS 3102 and NZS 4229

Blocks are to be kept dry before and during laying

Joints are to be 10mm thick and tooled on exposed faces

Provide wash out openings to walls higher than 1.5m - clean out all debris before grout filling

Grout fill all cavities containing reinforcing - as shown on drawings to NZS 3103

Grout fill to maximum height of 1.2m at one time unless expansive additives have been used in the mix

Temporary or permanent bracing to be provided during construction to safeguard against wind - earthquake etc.

All work to be straight - true - plumb and even

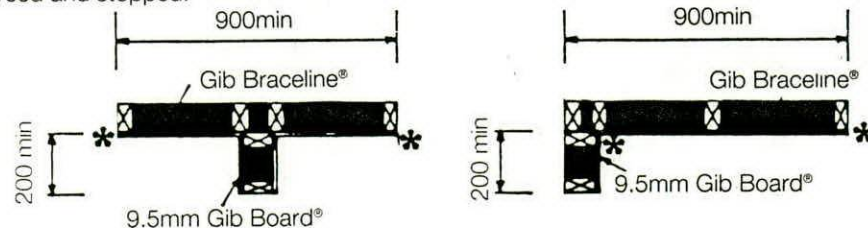
Gib Board® Wall Bracing Systems Construction Guide

(complies with NZS 3604 : 1990)

Specifications			
Type	Description	Additional Requirements	Nailing & Stopping
Gib 1	9.5mm Gib Board® on one face. Min. length 1800mm	Diagonal brace	Gib 1, 2 and 3 30 x 2.5 Gib Clouts® at 150mm ccs. around the perimeter of the bracing element and at 300mm ccs. to intermediate framing. Tape and stop all joints within the bracing element.
Gib 2	9.5mm Gib Boards® on both sides. Min. length 1800mm	Diagonal brace	
Gib 3	9.5mm Gib Boards® on both sides. Min. length 1200mm	No additional requirement	
BR 1	Gib Braceline® on one face. Min. length 1800mm	Diagonal brace	BR 1, 2, 3, 4, 5, 6, 7 and 8 30 x 2.5 Gib Clouts® fitted with Gib Braceline® washers at 150mm ccs. around the perimeter of the bracing element. Standard nailing to intermediate framing. Tape and stop all joints within the bracing element.
BR 2	Gib Braceline® vertical on one face. Min. length 1800mm	No additional requirement	
BR 3	Gib Braceline® horizontal on one face. Min. length 1800mm	No additional requirement.	
BR 4	Gib Braceline® on one face. Length 900 to 1200mm	6 kN end-stud fixings	
BR 5	Gib Braceline® on one face. Length 1200 to 2400mm	6 kN end-stud fixings	
BR 6	Gib Braceline® and Gib Board® on opp. sides. Length 1200 to 2400mm	12 kN end-stud fixings	
BR 7	Gib Braceline® on one face 7.5mm ply on other. Length 900 to 2400mm	6 kN end-stud fixings	
BR 8	Gib Braceline® on one face 4.75mm hardboard on other. Length 900 to 2400mm	6 kN end-stud fixings	

Guidelines for Intersecting Walls

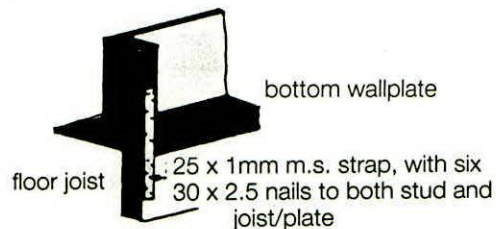
Types BR1 to BR8 may have standard 9.5mm Gib Board® intersecting walls with a min. length of 200mm. Gib Braceline® nails and washers are required around the perimeter of the bracing element (*). Intermediate vertical joints may be nailed with standard Gib Clouts® at 300mm ccs. and should be tape reinforced and stopped.



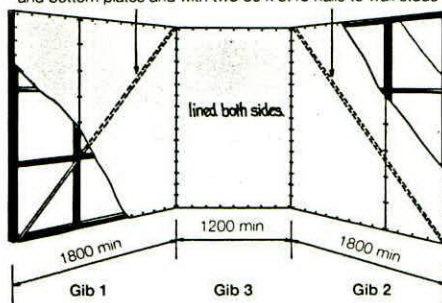
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Detail 1

6kN connection to timber sub-floor
(both sides of stud strapped for 12kN)

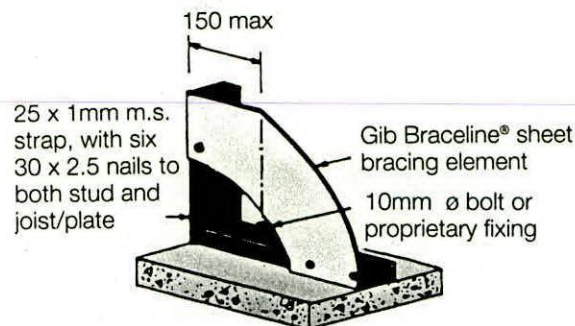


galv. steel angle brace, fixed with three 60 x 3.15 nails to top and bottom plates and with two 60 x 3.15 nails to wall studs

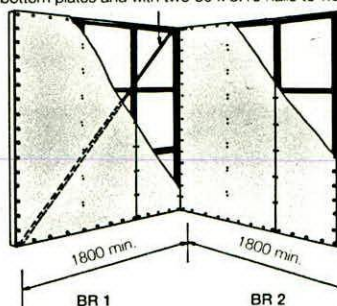


Detail 2

6kN connection to concrete (both sides of stud strapped for 12kN connection)



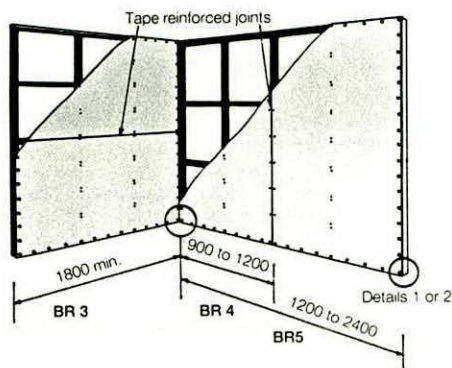
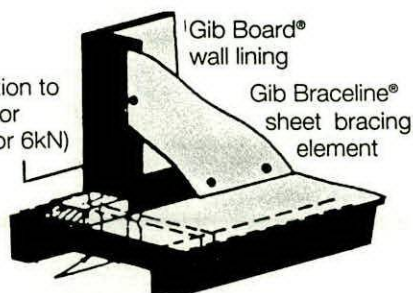
galv. steel angle brace, fixed with three 60 x 3.15 nails to top and bottom plates and with two 60 x 3.15 nails to wall studs



see specifications for nailing requirements

Detail 3

12kN connection to timber sub-floor
(single strap for 6kN)



two 25 x 1mm m.s. straps, with six 30 x 2.5 nails to both stud and blocking piece between floor joists

Top Plate Connections

3Kn top plate connection, with 25 x 1mm m.s. strap and three 30 x 2.5 nails on each side of joint.

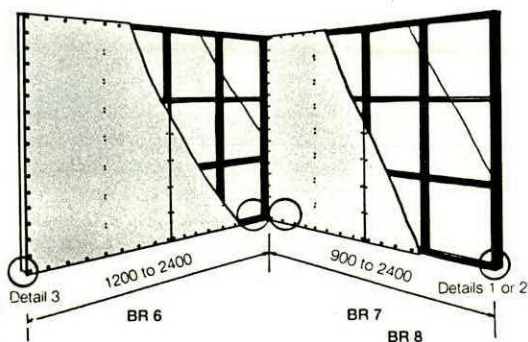
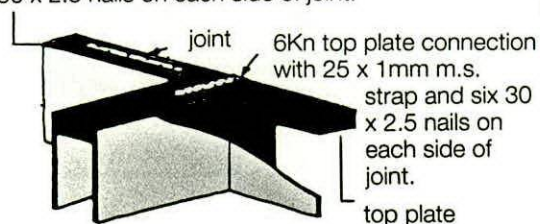


Figure 16: Seismic restraint of storage water heaters - less than 350 litres
Paragraph 4.10.3(b)

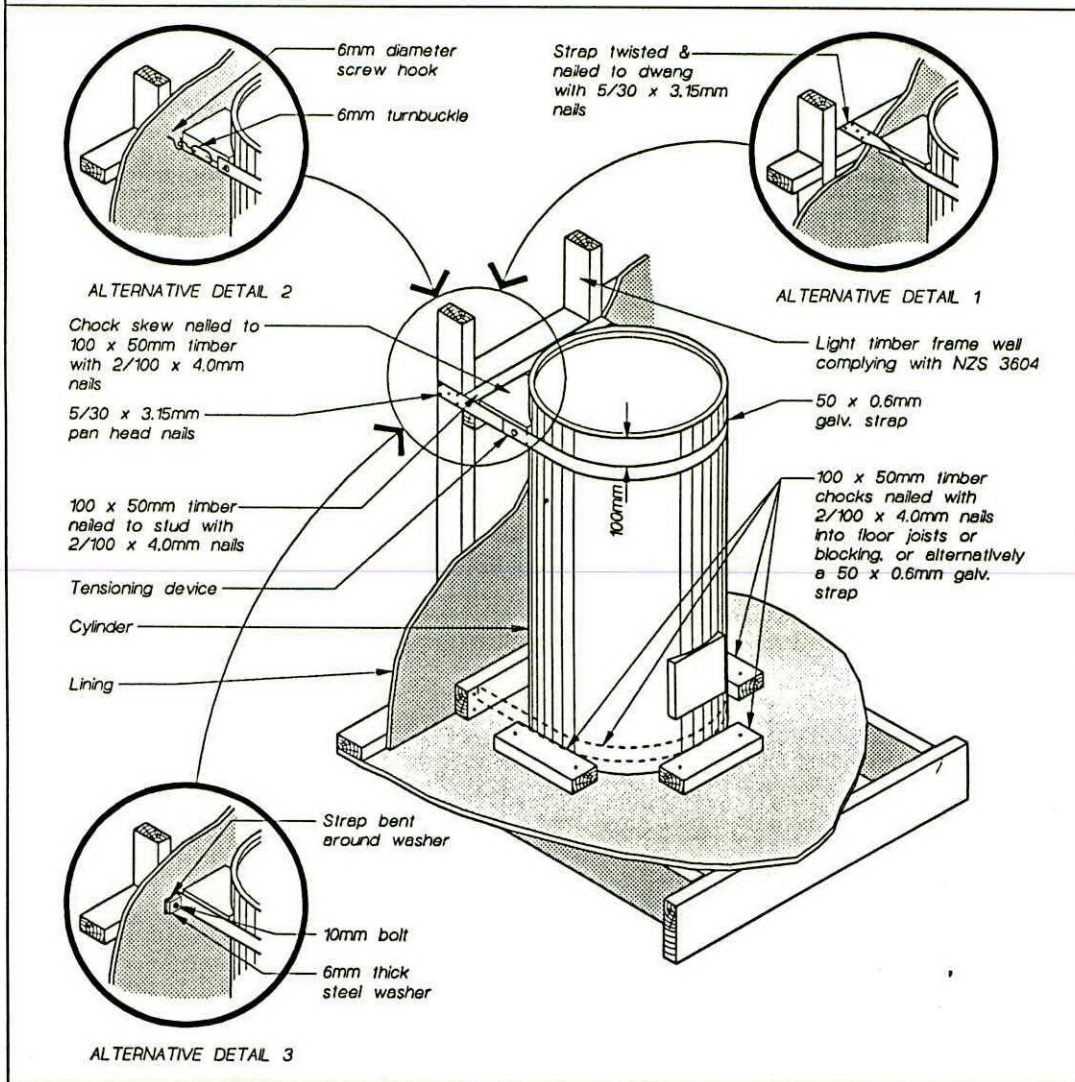
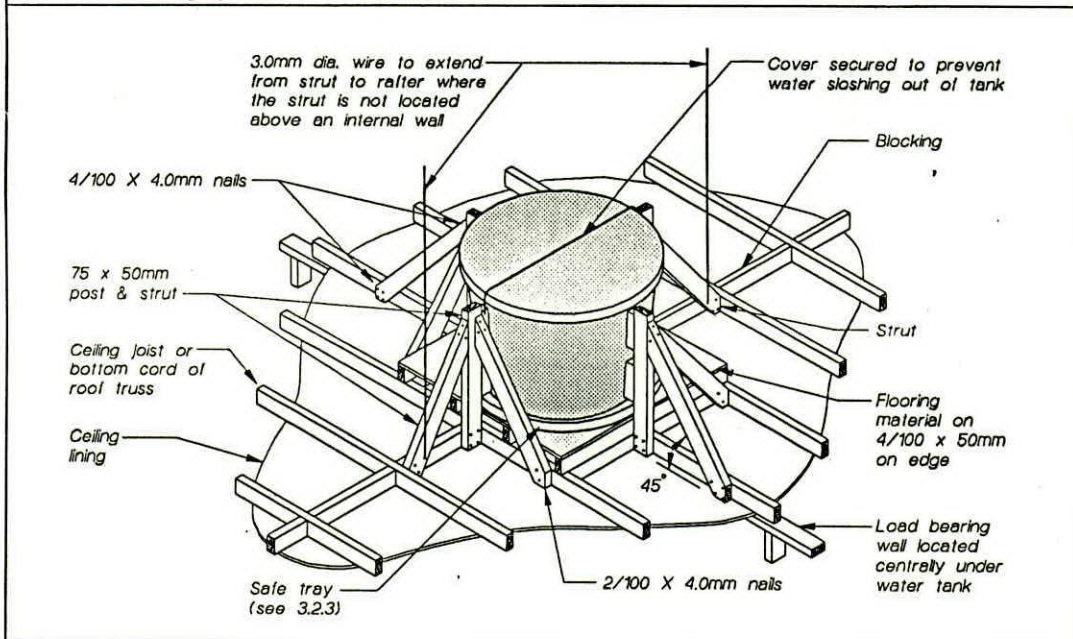


Figure 6: Structural support for water tanks (200 litre maximum capacity)
Paragraph 3.2.6



1960051000

BCFORM3.DP - JULY 1995

 Tasman
District Council
APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

Building Consent No.	960266
Date Issued	12/6/96

TO: TASMAN DISTRICT COUNCIL

PART A: GENERAL**APPLICANT¹**Name: B TaylorMailing Address: 4/ 33A Chamberland St.NelsonContact Name: Syd Taylor

Position: _____

Phone: 548 6204 Fax: _____**PROJECT LOCATION**Street Address: Hunter AveRichmond**LEGAL DESCRIPTION**Valuation Roll Number: no valn no.Lot: 2 # DP: 9987

Section: _____ Block: _____

Survey District: _____

VALUE OF PROPOSED PROJECT

The Council's charges payable on the making of this application are based on the estimated value (GST inclusive) of:

Building \$ 80 000Plumbing/Drainage (labour only) \$ 2.000**Total** \$ 80.000**PROJECT**

Intended Use(s) (in detail): _____

New dwelling & garageNew Dwelling(s) ☒Alterations to Dwelling(s) ☐Domestic Garage(s) ☐Shed(s) and Other(s)
(e.g. foundations demolition) ☐Heating ☐Other new construction ☐**FILE**Intended Life:
Indefinite, but not less than fifty years ☒
Specified as _____ yearsDemolition ☐Being Stage 1 of 1 stages**PLAN/ZONE**RRES

This application is for:

- ☐ Building consent only, in accordance with project information memorandum No. _____
- ☐ Both building consent and a project information memorandum.

¹Under Section 33 of the Building Act, 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.

PART B: PROJECT DETAILS

(Complete Part B only if you have not applied separately for 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 watermain.
- ☐ 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 from 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

This application is accompanied by (cross each applicable box and attach relevant documents 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 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

Names/Addresses/Telephone Numbers	Registration No.	Signature
Builder(s): Syd Taylor - 33 Chamberlain St. Nelson		
* Registered Drainlayer: M Ching	#	
* Craftsman Plumber: J W Mc Fadden	10474	
Designer(s):		
Building Certifier(s):		
Other:		

* The Craftsman Plumber/Registered Drainlayer are to complete a separate advisory sheet. This advisory sheet is to be returned to Council prior to work commencing.

PART E: COMPLIANCE SCHEDULE DETAILS

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 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 back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system servicing 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 abovementioned 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 Part E1.)

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

- ☐ 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.

PART F: STATISTICAL INFORMATION

Please answer the following questions if they apply:

Floor area: 115.7 m² No. of dwelling units: 1 No. of storeys:

Confidentiality:

Section 27 of the Building Act states that the records of Council shall be made available for public inspection. Subsection 3, however, allows an owner to mark plans and specifications as confidential due to copyright or security reasons.

Please indicate if you require plans/specifications to be marked as confidential. YES/NO

Signed by/for and on behalf of the applicant:

Name: J. Laylor

Position: Builder Date: 23 2 96

Important Note:

Depending on the area you live, and if you are connecting to the Council's sewerage or water schemes, a connection fee may be payable. For further information please obtain the guide titled "Reminder - Sewer and Water Connection Fees" from Council offices.

COUNCIL USE ONLY

Checked By:	Initials	Date
Plumbing & Drainage		
Design		
Health		
Planning		

Approved for issue of Building Consent KW

Technical Officer: [Signature]

Date: 26 2 96

Consent Fees Payable (GST incl):

Building	\$ <u>865.00</u>
Plumbing/Drainage	\$ <u>80.00</u>
BRANZ Levy	\$ <u>52.00</u>
BIA Levy	\$
Demolition	\$
Dependent Relative	\$
Log Burner/Space Heater	\$
TOTAL	\$
Tax Invoice sent	\$ <u>997.00</u>

Receipt No. 23/2/96

Paid \$997.00 23/2/96
[Signature]

PIM/BUILDING CONSENT APPLICATION COVER SHEET

Applicant: <u>B Taylor</u>	
Application No: <u>960266</u>	Date Received: <u>23/2/96</u>
PIM Issued:	Electrical:
Engineering:	Planning:
EHO:	Consent Officer: <u>Lynda</u>

CHECK LIST

Two Sets of Plans and Specifications	Bracing Schedule and Subfloor Bracing	Certificate of Title	Accurate Site Plan (include drainage locations and connection points)	Cross-section
Truss Number	Schedule of Materials	Historical Places Trust	Land Notification	Generate Invoice Y/N

BUILDING

BG01 BG03 BG04 BG07 BG10 BG11

Deck rails required to all areas where the decking is 1.00 or higher above ground. Rails to be 1.00 high with vertical pickets having a max. gap of 150mm.

Concrete blocks to comply with NZS 4229

TECHNICAL OFFICER: <u>[Signature]</u>	DATE: <u>26/2/96</u>
---------------------------------------	----------------------

HEALTH (Domestic Services)

PD01, PD04, PD06, PD08

INSPECTOR:	DATE:
------------	-------

OTHER

OFFICER:	DATE:
----------	-------

Lot 2 DP 17759

FILE

File: _____

TASMAN DISTRICT COUNCIL

1960050800

PENETROMETER TEST RESULTS

On: S. TAYLORDate: 13-3-96Location: HUNTER AVE
RICHMONDConsultant: H. GOURDILLOT NUMBER: 2

BLOWS PER 100MM PENETRATION (DEPTH)					
Depth	Test Location Number				Site Location
	1	2	3		Lot/Locations
0 - 0.1m	2	1	1		HUNTER AVE 2 5.3 7.0 5.9 3.5 3 7.8 16.4 61 80 ✓
0.1 - 0.2m	5	7	5		
0.2 - 0.3m	10	17	11		
0.3 - 0.4m	13	34	14		
0.4 - 0.5m	18	42	17		
0.5 - 0.6m	22	47	21		
0.6 - 0.7m	27	54	24		
0.7 - 0.8m	31	60	28		
0.8 - 0.9m	36	65	31		
0.9 - 1.0m	40	69	36		
1.0 - 1.1m	45	73	40		
1.1 - 1.2m	50	76	48		
1.2 - 1.3m	56		61		
1.3 - 1.4m	61		80		
1.4 - 1.5m	67				

NOTES:

1. A minimum of four blows shall be necessary for 100mm penetration for Council to accept that ground conditions are satisfactory for foundations to be in terms of NZS3604 (i.e. excludes specific design of foundations).
2. Generally Council will require foundations to be taken to a depth where penetration resistance exceeds 4 blows per 100 mm.
3. Results that indicate areas requiring less than four blows/100mm penetration AVERAGED OVER 300MM DEPTH at depths greater than 500 mm from the surface may lead to a Consent Notice being registered on the title of the affected lot requiring specific design of foundations.
4. A minimum of three tests in the potential building area are required for an average-sized residential allotment.

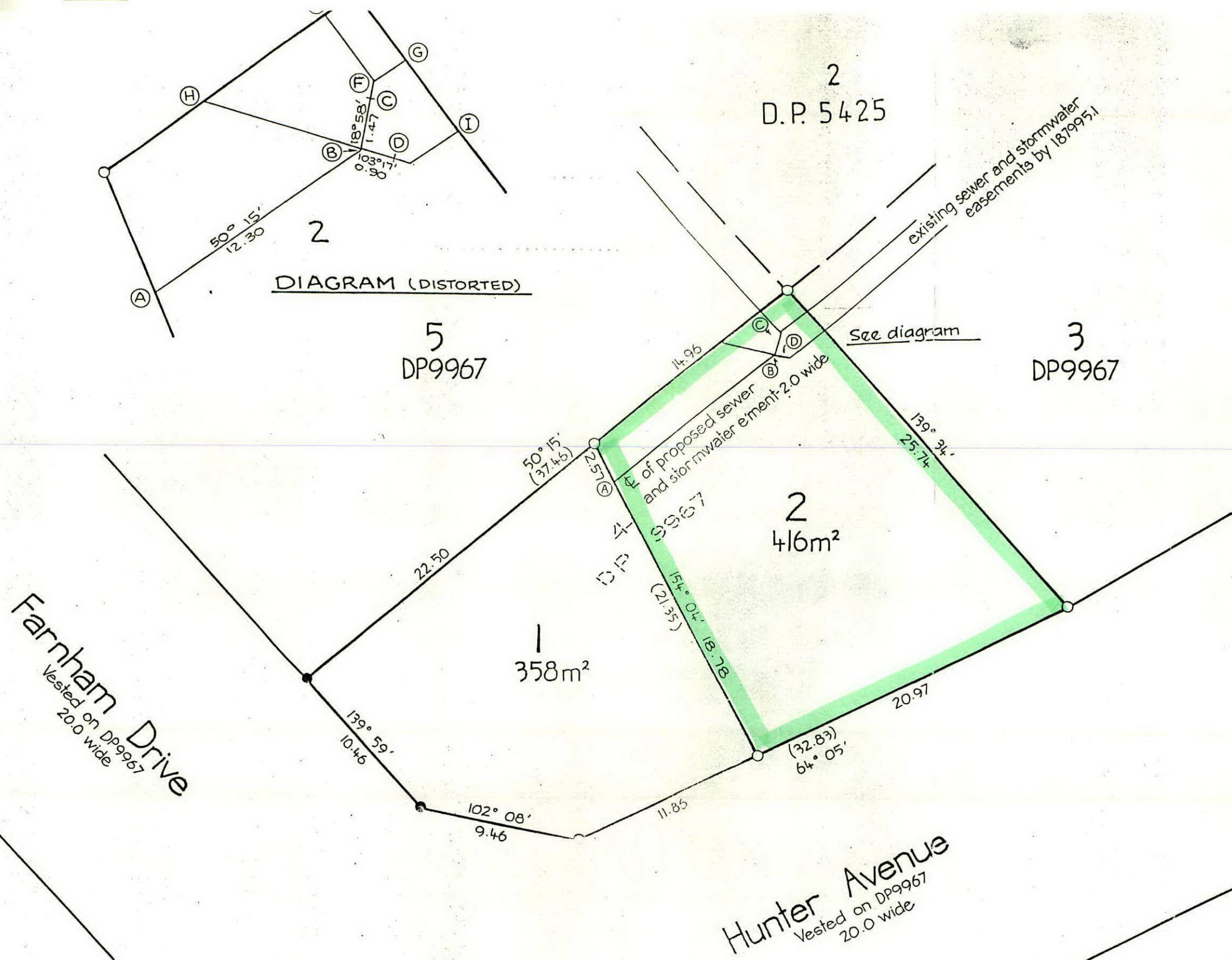
This information shall be included on the property file and shall be available for release by the Council to the public.

In the matter of plan 1/759 and pursuant
Section 224(c) of the Resource Management
Act 1991 I hereby certify that all condi-
tions of the subdivision consent have been con-
sidered with to the satisfaction of the Tasman I
Council.

Dated this day of
19.....

.....
Authorised Officer

69



NOT TO BE REMOVED
FROM COUNTER



tasman
district council

FILE → 196 00 50801

23 June 2010

RM100360

Writer's Direct Dial No. (03) 543 8422

Writer's E-mail: jack.andrew@tasman.govt.nz

Wilms Family Trust
6 Commodore Place
Nelson 7010

Dear Sir/Madam

**DECISION ON NON-NOTIFIED RESOURCE CONSENT APPLICATION NO. RM100360 – DECK
AT 7 HUNTER AVENUE, RICHMOND**

Pursuant to Section 114 of the Resource Management Act 1991 ("the Act"), please find enclosed a copy of the Council's decision on your application for resource consent referred to above.

Section 357A of the Act provides you with the right to lodge an objection with the Council in respect of this decision and/or any associated conditions. Any such objection must be made in writing setting out the reasons for the objection and must be lodged with the Council, together with a fixed fee of \$175.00 (GST inclusive), within 15 working days of receiving this letter.

At this stage the Council has not calculated the final costs of processing your application. Should the final costs exceed the deposit already paid, then as previously advised, you will be invoiced separately for these costs. Should the final costs be less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly regarding the final costs of processing your application.

You may commence your activity immediately unless you lodge an objection to this decision. However, it is important that you check the conditions of your consent carefully as some of them may require you to provide information and/or plans to the Council before you may commence your activity. In addition, in some cases you may also require other permits or building consents for your activity and these must be obtained before you can commence your activity.

Please note that under Section 125 of the Act, your consent will lapse in 5 years unless you have given effect to it before then.

Please feel free to contact me if you have any questions regarding any aspect of your consent or its conditions. My contact details are listed at the top of this letter.

Yours faithfully

Jack Andrew
Co-ordinator Land Use Consents

RESOURCE CONSENT DECISION

Resource consent number: RM100360

Pursuant to Section 104C of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

Peter Johannes Franciscus Wilms & Hendrika Maria Petronella Wilms

(hereinafter referred to as "the Consent Holder")

Activity authorised by this consent: To construct a deck that does not meet the permitted criteria for setback for a deck more than 2 metres high.

Location details:

Address of property: 7 Hunter Avenue, Richmond
Legal description: Lot 2 DP 17759
Certificate of title: NL11C/1205
Valuation number: 1960050801

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

CONDITIONS

General

- 1 The proposal shall be in accordance with the application submitted, as shown on the attached Plan A dated 23 June 2010. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.

Setbacks

- 2 The deck shall be sited at least 3.62 metres from the north-eastern property boundary adjoining Lot 3 DP 9967.

ADVICE NOTES

Council Regulations

- 1 This is not a building consent and the Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.

Other Tasman Resource Management Plan Provisions

- 2 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either: 1) comply

with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

Consent Holder

- 3 This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents “attach to the land” and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to “Consent Holder” in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.

Interests Registered on Property Title

- 4 The Consent Holder should note that this resource consent does not override any registered interest on the property title.

REASONS FOR THE DECISION

Proposed Activity

The application is to extend a deck that does not meet the permitted criteria for side setback for a deck that is above 2 metres in height.

Tasman Resource Management Plan (“TRMP”) Zoning, Area, and Rules Affected

According to the TRMP the following apply to the subject property:

Zoning: Residential
Areas: Land Disturbance Area 1

The activity authorised by this resource consent does not comply with Permitted Activity Rules 17.1.3.1(k) (deck setback) of the TRMP and is deemed to be a restricted discretionary activity in accordance with Rule 17.1.3.4 of the TRMP.

Principal Issues (Actual and Potential Effects on the Environment)

The principal issues associated with the proposed activity involve the actual and potential effects on the environment. For this application these were:

- (a) the effects on privacy from a deck that is higher than 2 metres and within the side boundary setback.

I consider that the adverse effects of the activity on the environment will be no more than minor for the following reasons:

Amenity

- (a) The proposed deck is to be extended to 3.62 metres from the side boundary instead of 4 metres. The north-eastern neighbours have given their written approval for the proposal so any privacy, amenity, or building dominance effects on them, that arise from a deck closer than 4 metres from the boundary, cannot be considered in the assessment. No other persons will be affected by the deck. There will be no change to the amenity of the wider

area and any public areas as the deck extension is small in scale and in keeping with the amenities of this residential neighbourhood.

- (b) The deck will create an amenity for the dwelling that most people now expect and in this respect is a sustainable addition.

Relevant Statutory Provisions

In considering this application, I had regard to the matters outlined in Section 104 of the Act. In particular, I had regard to the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS);
- (b) the Tasman Resource Management Plan (TRMP).

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapters 5 (site amenity) and 6 (urban environment effects) of the TRMP.

Part II Matters

I have taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as presented in Section 5.

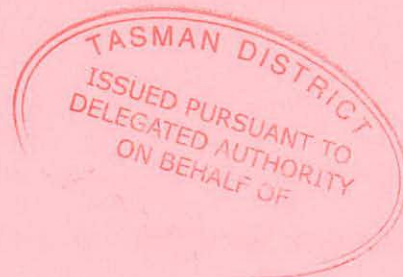
Notification and Affected Parties

The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided that the provisions of Section 95 of the Act have been met and therefore the application has been processed without notification.

This consent is granted on 23 June 2010 under delegated authority from the Tasman District Council by:

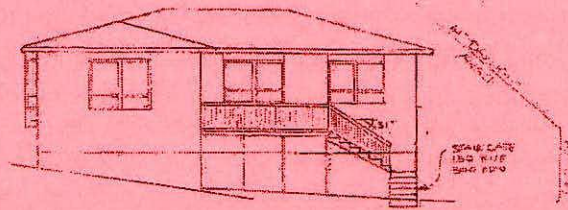
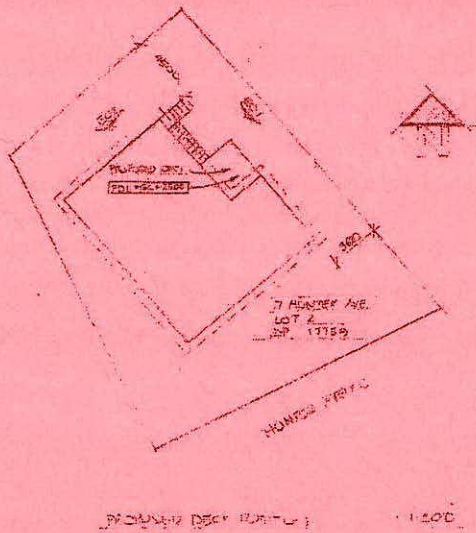


Jack Andrew
Co-ordinator Land Use Consents

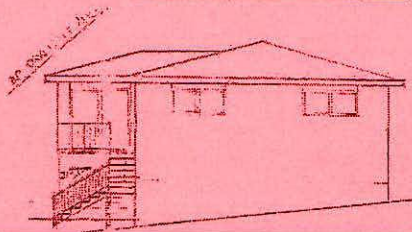


RM100360 PLAN "A" 23 June 2010

galen



ELEVATION OF 1100



ELEVATION OF 1100



DATE: 23 JUN 2010
BY: [Signature]
FOR: [Signature]
AT: 7 HUNTER AVE.
LOT 2, SP. 11759
DE- [Signature]
5- [Signature]
SHEET 01