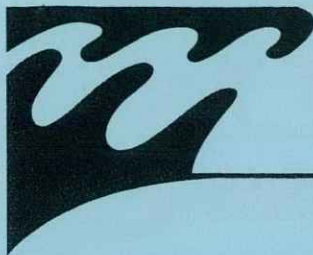


1896011000

133 RUSSELL STREET, WESTPORT



BULLER
DISTRICT COUNCIL

PO Box 75, Reefton
Telephone: (03) 732 8821
Fax: (03) 732 8822

BULLER DISTRICT COUNCIL

10 NOV 2006

PO Box 21, Westport
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

Application For Building Consent And/Or Project Information Memorandum

Section 45 or Section 33, Building Act 2004

Building Consent/PIM No. 060536

The Building:	The Owner:
Location Address: <u>133 RUSSELL ST</u> <u>WESTPORT</u>	Name: <u>P. & D. STRUTHERS</u>
	Mailing Address: <u>P.O. BOX 78</u> <u>WESTPORT</u>
Legal Description: Lot: DP.....	Contact Person: <u>SEAN CASEY</u> (print name & address)
Sec: Blk SD	
Valuation or Property No: <u>18960-11000</u>	Ph: Mob: <u>0274 44 44 60</u>
Building Name: [If applicable]	Fax: After hrs:
Location within site/block:	Email:
	Website:
Number of levels: <u>One</u>	Estimated Value of Project \$ <u>25,000</u> (Inclusive of GST)
Level/Unit No: [If applicable]	Unit/s ☐ Storey/s ☐
Area: [Floor area of building work] m ²	Intended life of the building if less than 50 years: years
Current Use:	Year first constructed [If applicable]

The following evidence of ownership is attached to this application: [Please delete those not applicable]

- | | |
|-------------------------|--------------------------------------|
| I. Certificate of Title | III. Agreement for Sale and Purchase |
| II. Lease Agreement | IV. Other |

Due by Date: 7/2/06

The Project:

Description of building work: Bathroom & Kitchen Renovation

Will the building work result in a change of use: Yes No

If yes provide details of the new use:

Building Consent numbers of those building consents previously issued for this project:

If all applicable information is not supplied, the application may be returned

**Administration,
Rates and Finance**
Brougham Street

Phone: (03) 788 9111

Regulatory Services
Building, Planning,
Animal Control

Phone: (03) 788 9112

Operations
Roading, Drainage,
Refuse and Reserves

Phone: (03) 788 9117

Community Services
Recreation, Grants,
Community Consultation

Phone: (03) 788 9111

**Sue Thomson Casey
Memorial Library**
87-89 Palmertson St

Phone: (03) 788 8030

**Reefton Service
Centre**
66 Broadway

Phone: (03) 732 8821

First Point of Contact: [Delete one]

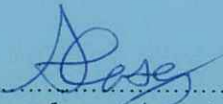
- I. ~~Owner~~
II. Agent

Application:

I request that you issue a: [Delete what is inapplicable]

- ~~I. Project Information Memorandum~~
II. Building Consent
~~III. Project Information Memorandum and Building Consent~~

for the building work described in this application.


Signature of owner/agent on behalf of and with the authority of the owner

Date: 9-11-06

Agent:	
Name: CASEY CONSTRUCTION LTD	Ph: Mob: 0274 44 44 60
Contact Person: SEAN CASEY	Fax: After hrs:
Mailing Address: P.O BOX 265 WESTPORT	Email:
Street Address:	Website:
Relationship to Owner:	

Project Information Memorandum:

The following matters are involved in the project:: [Delete if inapplicable]

- | | |
|--|--|
| Subdivision | 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 |
| New or altered access for vehicles | Building work over existing drains or sewers or in close proximity to wells or water mains |
| Disposal of stormwater and waste water | |
| Other matters known to the applicant that may require authorisations from the territorial authority as listed below: | |
| | |

If all applicable information is not supplied, the application may be returned

Building Consent:

The following plans and specifications are attached to this application:

NEW PROPOSED FLOOR PLAN

The building work will comply with the building code as follows:

[illegible]

* * * * RECEIPT * * * *

GST Reg. No. 51-751-094

Received with thanks by 3/01

BULLER DISTRICT COUNCIL - WESTPORT

6-12-06 11:55 Receipt no.469609

COPY *COPY* *COPY*

DR BC060536

STRUTHERS P & D	439.30-
-----------------	---------

P & D STRUTHERS: :C/ CASEY CONSTRUCTION:

CQ BNZ WESTPORT

CASEY CONSTRUCTION LI	439.30
-----------------------	--------

Compliance Schedule: [Delete if inapplicable]

The specified systems and features for this building are as follows:

The following specified systems and features are being altered, added to, or removed in the course of the building work:

There are no specified systems or features in this building:

Attachments:

The following documents are attached to this application: [✓]

Plans and Specifications	☒	Development Contribution Notice	☐
Project Information Memorandum	☐	Certificate attached to PIM	☐
Copies of other Authorisations	☐	Other	☐

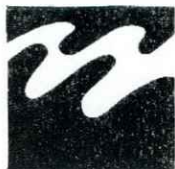
If all applicable information is not supplied, the application may be returned

Key Personnel:		
		Licence No:
Designer/s:	Name: SEAN CASEY Address: Phone: 0274 44 44 60 Signature: <i>Seaney</i>	
Builder/s:	Name: CASEY CONSTRUCTION LTD. Address: P.O BOX 265 WESTPORT. Phone: 789 5302 Signature: <i>Seaney</i>	
Drainlayer:	Name: P. ASHBY Address: Phone: Signature:	
Plumber:	Name: P. ASHBY Address: Phone: Signature:	
Gasfitter:	Name: Address: Phone: Signature:	
Electrician:	Name: BULLER REFRIGERATION & ELECTRICAL Address: Phone: Signature:	
Other:		

If all applicable information is not supplied, the application may be returned

060536.

BCA Office Use Only:	Fees:	\$
Receipt Number: 469609	Building Levy DBH (32040906) \$1.97/\$1,000	49-25
Date of Receipt: 6-12-06	BRANZ Levy (32040905) \$1/\$1,000	25-00
Invoice No. 35567	Administration	73-00
Receiving Officer: <i>Adeline</i>	Processing	82-00
Date application received: 10/11/06	Inspections (No. 2)	164-00
Date application accepted: 10/11/06	Code Compliance Certificate	46-00
Fire Service:	PIM	N/A
Historic Places Trust:	Compliance Schedule	N/A
Date issued and advised (name): 29/11/06 <i>Salich</i>	Other	
	Total: (32040601)	439-25



BULLER DISTRICT COUNCIL

P O Box 21
WESTPORT

P O Box 75
REEFTON

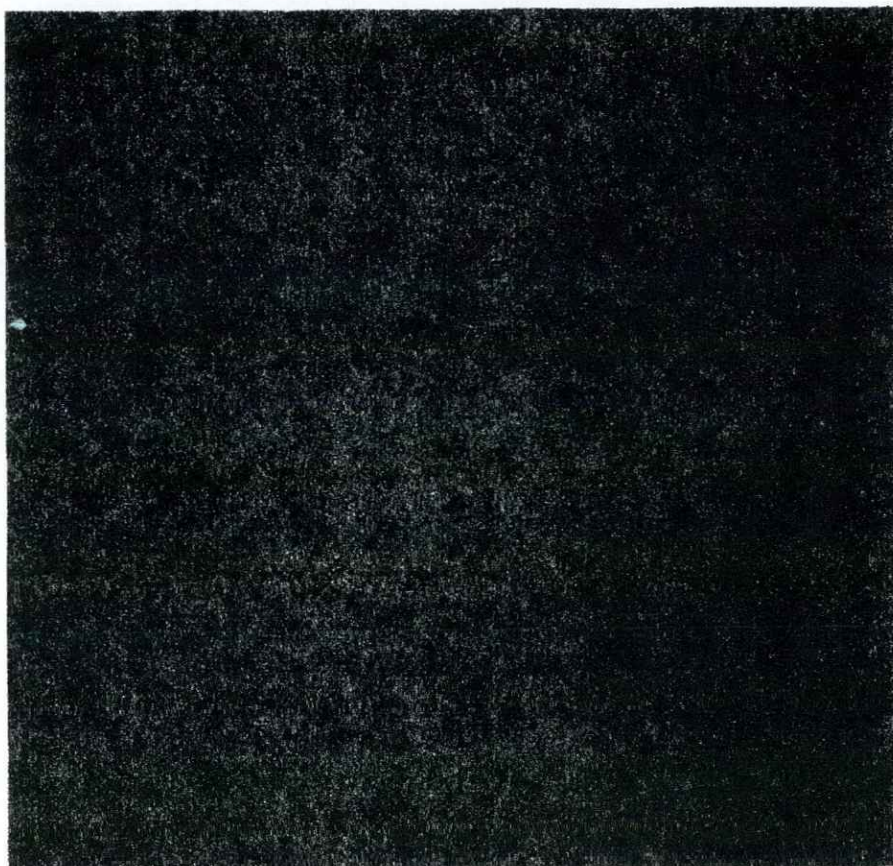
STRUTHERS Phillip Lee
STRUTHERS Debbie Raewyn
P O Box 78
WESTPORT 7866

Valuation Number: 18960-11000
Area: 1012 sq m
Property Location: 133 Russell St, Westport
Legal Description: Sec 767 town of Westport

Land Value: \$46,000
Capital Value: \$140,000

Instalment: 2 of 4
Due date: 28 November 2006
(last day for payment)

Any portion of the current instalment remaining unpaid after 28 November 2006 will incur a penalty, equivalent to 10% of the unpaid portion.



BULLER DISTRICT COUNCIL

P O Box 21
WESTPORT
New Zealand 7615

Please detach and return this portion with your payment



STRUTHERS Phillip Lee
STRUTHERS Debbie Raewyn
P O Box 78
WESTPORT 7866

Remittance Advice

Valuation No: 1896011000

Total Now Due \$919.50CR

Please advise of any address change:



Code Compliance Certificate 060536

Section 95, Building Act 2004

The Applicant	The Building
P & D STRUTHERS C/ CASEY CONSTRUCTION P O BOX 265 WESTPORT	133 Russell St, Westport Legal Description: Sec 767 town of Westport Valuation or Property No: 1896011000

Building Work:

Description of Building Work: BATHROOM AND KITCHEN ALTERATIONS

Estimated Value: \$25,000

Current, lawfully established, use: RESIDENTIAL

Year first constructed:

First Point of Contact:

The first point of contact for communications with the council/building consent authority will be with:

Full Name: SEAN CASEY

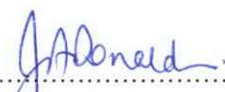
Mailing Address: CASEY CONSTRUCTION, P O BOX 265, WESTPORT

Phones:: 0274 44 44 60

Code Compliance:

The building consent authority named above is satisfied, on reasonable grounds, that:

(a) the building work complies with the building consent.


.....
J A DONALDSON
REGULATORY TEAM LEADER

On behalf of: Buller District Council

Date: 18/09/07

FIELD CARD

VALUATION No.

1896 011000

SMOKE
DETECTORS ☐

BULLER DISTRICT COUNCIL

Building Consent No.

060536

Date of Issue:

29/11/06

Applicant:

P. D. Struthers

Site Address:

133 Russell Street

Description of Consented Work:

Bathroom/Kitchen Alterations

Estimated Inspections:

2

RAPID No.

DATE INSPECTED	REMARKS (eg, stage reached with work)
11/6/07.	Final request. Bathroom has aqualine gip walls/ceiling and floor get to have vinyl. Yet to be painted. New shower in bathroom. New window safety glass above bath. Granite above bath for splash board. Toilet relocated. Vinyl get to be laid. Laundry much larger than original. Checked fan. Water was dripping from ducting. Ducting goes to carport. Could not see head flashings over windows on bathroom/laundry. Laundry waste needs supporting to gully. Call to Sean Casey to chase up.
17/9/07.	Final. Flashings in place. Waste pipes all supported. Vinyl laid in kitchen, toilet, bathroom and laundry. Owner to seal behind vanity. Smoke alarms in upper hallway. Have asked for 1 extra in either middle bedroom or hallway out side. Final approved
Actual Inspections	X2

Completed (signature):

[Signature]

Date:

17/9/07.

SERVICES CHECKLIST

Pre Pour Foundation	Preline Plumbing	Pre Stopping	Final (Comm/Ind)	
Siting/Levels/Bearing	Pipe Type/Sizing	Brace Element Fixings	Downpipe/Rainhead	
Ground Condition	Water Isolation Valve	Fire Lining Fixings	Gully Trap/T.Vent	
Reinforcing/Slab Ties	Lagging/Pressure Test	Final (Residential)	Trade Waste	
Sub-floor Drainage	Anti-scald, fitted	Smoke Alarms	Glass/Safety/Visibility	
AS 3500/drainage/G13	Soil Pipes/Vents	Wall Cladding/Cert.	Barriers/Stairs/Rails	
Overflow Relief	Fire Resistant Lining	Downpipes/Flashings	Anti-scald, Provided	
Pre Pour Slab	Penetration/Connection	Roof Tank/HWC Restraint	Ventilation	
Tailings/DPM	Concrete Construction	Anti-scald Protection	Fire Resistant Rating	
Mesh	Reinforcing/Eng.Repts	Gully Dish/Waste Pipes	Fire Alarm Type	
Wastes/Lagging	Blockwork Construction	Main Vent/AAV	Egress/Signage	
Sub Floor	Reinforcing/cleanouts	Surface Water Sumps	Accessible Facilities	
Pile Connections	Steel Construction	Submersed Outlets	“ Route	
Bearers/Joists/Treatment	Size/Connections	HWC/Valves	“ Toilet	
Sub Ventilations	Solid Plaster System	Barriers/Stairs/Rails	“ Grab rails	
Sub Insulation	Substrate/Contrl/Flash	Stair/Treads/Risers	“ Hardware	
Pre line Building	Brick/Shelf Angle	Ventilation of Spaces	“ Carpark/Signage	
M/C – Walls %	Connections	Ceiling Insulation	Producer Statements	
M/C – Ceilings %	½ High Brick Insp.	Fire Resistant Rating	Structural ()	
Plate/Truss Fixings	Cavity/Expansion	Glazing/Safety	As Built Drainage Plan	
Framing/Grade	Drainage	Access/Routes/Non-slip	HVAC	
Bracing/Roof & Walls	Bedding/Cover	Retaining Wall/Drainage	Fire Alarm Installer	
Floor Joist Layout	Inspection/MV	Swimming Pool/Fence	F.P.I.S.	
Lintels/Girders Loads	F.W → Approved Outfall	Solid Fuel Heater	Emergency Lighting	
Insulation Walls	S.W → Approved Outfall	Garden heights to F.F.L.	Pressurisation/Extraction	
Insulation Ceilings	Main Vent Position	Drainage Plan	Sprinklers	
Roof Cladding		Gas Certificate	Back Flow	
Flashings		Electrical Certificate	Compliance Schedule	

Comments

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Builder:	Plumber:	Drainlayer:	Gas Fitter
All work inspected is in accordance with the Building Consent		Key R – Rectification Required	
Rectification time frame: / /		✓ - Approved to Proceed	



THIS COPY MUST BE
RETAINED ON WORKS

Building Consent 060536

Section 51, Building Act 2004

Being Stage 1 of an intended 1 Stages

The Applicant	The Building
P & D STRUTHERS	133 Russell St, Westport
C/ CASEY CONSTRUCTION	Legal Description: Sec 767 town of Westport
P O BOX 265	Valuation or Property No: 1896011000
WESTPORT	Level/Unit No: [If applicable]

First Point of Contact:

First point of contact for communications with the building consent authority will be with:

Full Name: SEAN CASEY

Mailing Address: CASEY CONSTRUCTION, P O BOX 265, WESTPORT

Phones:: 0274 44 44 60

Building Work:

The following building work is authorised by this building consent:

BATHROOM AND KITCHEN ALTERATIONS

DOMESTIC

Estimated Value: \$25,000

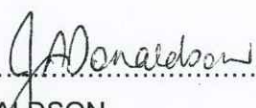
Compliance Schedule:

A compliance schedule is not required for the building.

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.

Signed for and on behalf of the Buller District Council:


.....
J A DONALDSON
TECHNICAL OFFICER

Date: 29/11/06

THIS IS A VALUABLE DOCUMENT AND SHOULD BE KEPT IN A SAFE PLACE. YOU MAY WISH TO PRODUCE THIS CONSENT WHEN YOU DECIDE TO SELL THE PROPERTY.

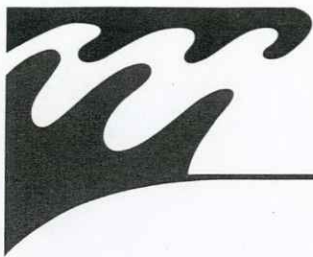
THIS COPY MUST BE
RETAINED ON WORKS

This building consent is issued subject to the following conditions:

1. Restrictions on the Erection of Buildings, Scaffolding and other Structures: Under the Electricity Regulations 1997, it is an offence to erect any buildings, scaffolding and other structures within certain prescribed distances of an overhead electric line.
2. To inquire about these restrictions contact the nearest office of Trans Power NZ or your local Power Supply Company.
3. Inspections are required as shown on attached 'Field Inspection' sheet.
4. The building, structure or appliance being erected subject to the conditions of this consent, is not to be occupied or used without a Code Compliance Certificate being issued which verifies that the work complies with the New Zealand Building Code.
5. An owner must apply to the consent authority for a CCC on the enclosed form - Application for Code Compliance Certificate (CCC) after all building work relating to this consent is completed. All certificates, including producer statements must accompany this application.
6. This consent is issued on the basis that **X2** inspections will be carried out during construction. Any additional inspections required during construction will be debited at the completion of the works.
7. NOTE: To ensure that ALL the work contained within this consent has been approved, it is recommended that final payment to contractors should not be made until a Code Compliance Certificate has been received.
8. The cost of any damage to footpaths, roads, berms or crossings during construction, demolition or relocation will be required to be met by the applicant.
9. If high voltage electricity transmission lines, towers or pylons are on, over or adjacent to property, applicant to ensure that the proposed building complies with the clearances prescribed in the NZ Electrical Code of Practice for Electrical Safety Distances.
10. It is the responsibility of the applicant to ensure compliance and if necessary to contact the line owner to determine whether the proposed building will comply prior to commencing construction.
11. After a consent has been issued no deviation or alteration from the original plans and specifications is permissible without the written approval of the Inspector and it is an offence to convert the building to any other use than that stated on the consent.
12. A building consent shall lapse and be of no effect if:- The building work concerned has not been commenced within 12 calendar months after the date of issue of the consent or within such further period as the territorial authority in its absolute discretion may allow.
13. A building consent shall expire if an application for a Code Compliance Certificate has not been made within two (2) years of when the building consent was first issued.
14. The applicant and builder are responsible for the correct siting of buildings or additions thereon. As such, they shall ascertain the true position of survey pegs before building operations commence.
15. The cost of any damage to footpaths, roads, berms or crossings during construction, demolition or relocation will be required to be met by the applicant.
16. Gib board manufacturers recommend that for levels of Gib Board finish 3, 4 or 5 that the framing moisture content should not be greater than 16% at the time of lining. This recommendation is to minimise instances of joint or surface defects developing.
17. The New Zealand Building Code requires that the moisture content shall not be greater than 24% at the time of lining.
18. All glazing is to comply with the requirements of NZS 4223 and window frames are to comply with NZS 4211.
19. SMOKE ALARMS WITH HUSH FACILITIES MUST BE INSTALLED IN THIS BUILDING PRIOR TO A FINAL INSPECTION BEING CARRIED OUT AND A CODE COMPLIANCE CERTIFICATE BEING ISSUED
20. NOTE: EXISTING WINDOWS WILL REQUIRE SAFETY GLASS INSTALLED IN THEM IF NOT ALREADY INSTALLED.
21. THE NEW TOILET WILL REQUIRE A TYPE OF MECHANICAL VENTILATION.

Attachments:

Copies of Project information memorandum 060536 is attached to this building consent:



Project Information Memorandum 060536

Section 34, Building Act 2004

Issued in accordance with Building Consent No. 060536

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent attached.

No relevant information has been located for this property.

Signed by or for and on behalf of the Council:

**Name: J A DONALDSON
TECHNICAL OFFICER**

Date: 29/11/06

Application for Code Compliance Certificate

Section 92, Building Act 2004

*The owner

Name of owner: P & D STRUTHERS †Contact person: P STRUTHERS

Mailing address: C/ CASEY CONSTRUCTION, P O BOX 265, WESTPORT

The building consent

Building consent number: 060536 Issued by: Buller District Council

Phone number: Mobile: 0274 44 44 60

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

Full Name: SEAN CASEY Mailing Address: CASEY CONSTRUCTION, P O BOX 265, WESTPORT

Phones:: 0274 44 44 60^{||}

Application

All building work carried out under the above building consent has been completed.

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

Builder: CASEY CONSTRUCTION P O BOX 265, WESTPORT

Designer: CASEY CONSTRUCTION P O BOX 265, WESTPORT

Drainlayer: PETER ASHBY

Plumber: PETER ASHBY

Electrician: BULLER REFRIGERATION AND ELECTRICAL

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: C/ CASEY CONSTRUCTION, P O BOX 265, WESTPORT (Owner)

Signature of owner

Name of person signing

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

060536

BULLER DISTRICT COUNCIL

WORK SHEET

OWNER: P & D. Struthers BUILDER: Casey Construction
ADDRESS: 133 Russell St. ADDRESS: _____
Wpt.
TELEPHONE: _____ TELEPHONE: 0274 4444 60

The following additional conditions are to be included with this consent:

STANDARD CONDITIONS: 1-11, 12, 15, 16, 17, 22,

23/NOTE EXISTING WINDOWS WILL REQUIRE SAFETY
GLASS INSTALLED IN THEM IF NOT ALREADY INSTALLED.
24/NEW TOILET WILL REQUIRE A TYPE OF
MECHANICAL VENTILATION.

The following action is required before a Building Consent can be issued:

Action Taken:

APPROVED Subject to compliance
with District Plan, Building Act, N.Z. Building Codes

Building
P & D
Fire Egress
Electrical

District Plan

Inspector 29/1/06

Date: _____ Signed: _____

CHECK LIST FOR BUILDING CONSENTS

Project Information Memorandum No.	✓	NO RELEVANT INFORMATION
Fees	✓	NO FEES
DP /Valuation No. Property File (Extension/Alteration)	✓	18960-11000
Plumbing & Drainage	✓	NAME NOMINATED PLUMBER IS P. ASHBY
As-built Plans of Property	N/A	
Road Access / Water Connection / Sewer	N/A	
Site Investigation – Penetrometer including power lines	N/A	
Building Height, Distance from Boundaries, Yards, Coverage etc	N/A	
Ventilation /Light / Glazing	✓	OK
Footings	N/A	
Masonry and Foundation Walls, including vents	N/A	
Concrete Floor	N/A	
Timber sub-floor, Bracing and Flooring	N/A	
First Floor Framing	N/A	
Wall Construction	✓	100x50 H3 DOWFRAME. OK.
Wall Bracing	N/A	
Roof Construction	N/A	
Roof Bracing	N/A	
Insulation	N/A	
Linings - Internal / External	N/A	
Decks, Pools, Verandahs	N/A	
Electrical	N/A	
Access for Disabled – including visual & sound	N/A	
Fire – Means of Escape/ <u>Smoke Detectors</u>	✓	TO BE INSTALLED TO MEET REQUIREMENTS OF CLAUSE E7 NZBC.
Compliance Schedule	N/A	
Permitted Activity	✓	DWELLING. YES.
Durability	✓	SEA SPRAY ZONE.
Stairs	N/A	
Rapid No.	N/A	

CONDITIONS OF BUILDING CONSENT No. 060536

Owners Name: P & D Struthers

Field Inspections

Periodic inspections are required to verify compliance with details described on the approved plans and specifications and to ensure that requirements of the Building Act and New Zealand Building Codes have been complied with.

REQUIREMENTS – The owner/builder shall notify the Inspectorate Receptionist one working day (ie at least 24 hours) prior to the inspection being required for each of the following inspections: ☒ denotes required inspections.

- ☐ Foundations
- ☐ Concrete Floor Slab
- ☒ Plumbing & Drainage
- ☐ Post Lining
- ☐ Insulation
- ☐ External Works

- ☐ External Cladding
- ☐ Pre Lining
- ☐ Fires
- ☐ Block/Brickwork
- ☒ Final Inspection or Completion

1. **FOUNDATIONS** – when all trenches and footing excavations are completed and all reinforcing steel has been tied in place *AND BEFORE ANY CONCRETE IS POURED*, this includes pile and/or pole holes.
2. **CONCRETE FLOOR SLAB** (on ground) – when all fill compaction has been completed, moisture proof membrane placed, reinforcing steel installed and supported, and plumbing and drainage services installed *AND BEFORE ANY CONCRETE IS POURED*.
3. **PRE-EXTERNAL CLADDING** – To view mechanical fixing – flashing systems for windows etc, control joints, for stucco, building wrap.
 - 3A To check mechanical fixings – top and bottom plates
 - 3B To sight cavity battens (H3.1 or H3.2)
 - 3C To check preparations for stucco including netting flashing around windows etc
4. **PLUMBING & DRAINAGE** – plumbing must be ready for inspection and drains completed, but uncovered. Pressure Test.
5. **PRE-LINE** – when all exterior cladding, windows, doors etc have been fixed in place and insulation is on site, but prior to the fixing of any internal linings. To check bracing module, moisture content, mechanical fixings, timber treatment etc.
6. **POST LINING** – when all the internal wall and ceiling linings have been fixed in place (*BUT PRIOR TO THE FIXING OF CORNICES OR SKIRTINGS OR GIB STOPPING*).
7. **FIRES** – when spaceheater has been installed, including flue, plumbing, but prior to lighting of spaceheater.
8. **INSULATION – SKILLION OR FLAT ROOFS** – when all the insulation material is installed in place, but *PRIOR TO ANY ROOFING MATERIALS BEING FIXED*.
9. **BLOCKWORK** – to verify reinforcing, block sizes, tie bars, lintels, cavities etc.
BRICKWORK – cavity and wall ties
10. **EXTERNAL WORKS** – retaining walls, siting, post holes, footings, drainage design engineer, reinforcing.
11. **FINAL INSPECTION or COMPLETION** – when the building is completed, including the installation of insulation materials in the roof cavities, the provision of fire requirements, steps and ramps required for egress from the building and installation of chimneys and spaceheaters and all systems identified as necessary for a compliance schedule are installed and operational. The attached form titled "Advice of Completion of Building Work" is required to be completed and forwarded to Council.

The approved plans and specifications (stamped copies) **must be available on the site in order for the inspection to be carried out.** Failure to abide by this requirement may necessitate a further inspection and may require the payment of a re-inspection fee, on completion of construction and before a Code Compliance Certificate is issued.

The approved plans will be signed by the inspector for each inspection and will advise whether the inspection has been approved or stipulate what remedial action is required. **IF THE PLANS ARE NOT SIGNED BY THE INSPECTOR THEN NO INSPECTION HAS BEEN CARRIED OUT.**

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— 30 —

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[illegible]

Rectification time frame: / /

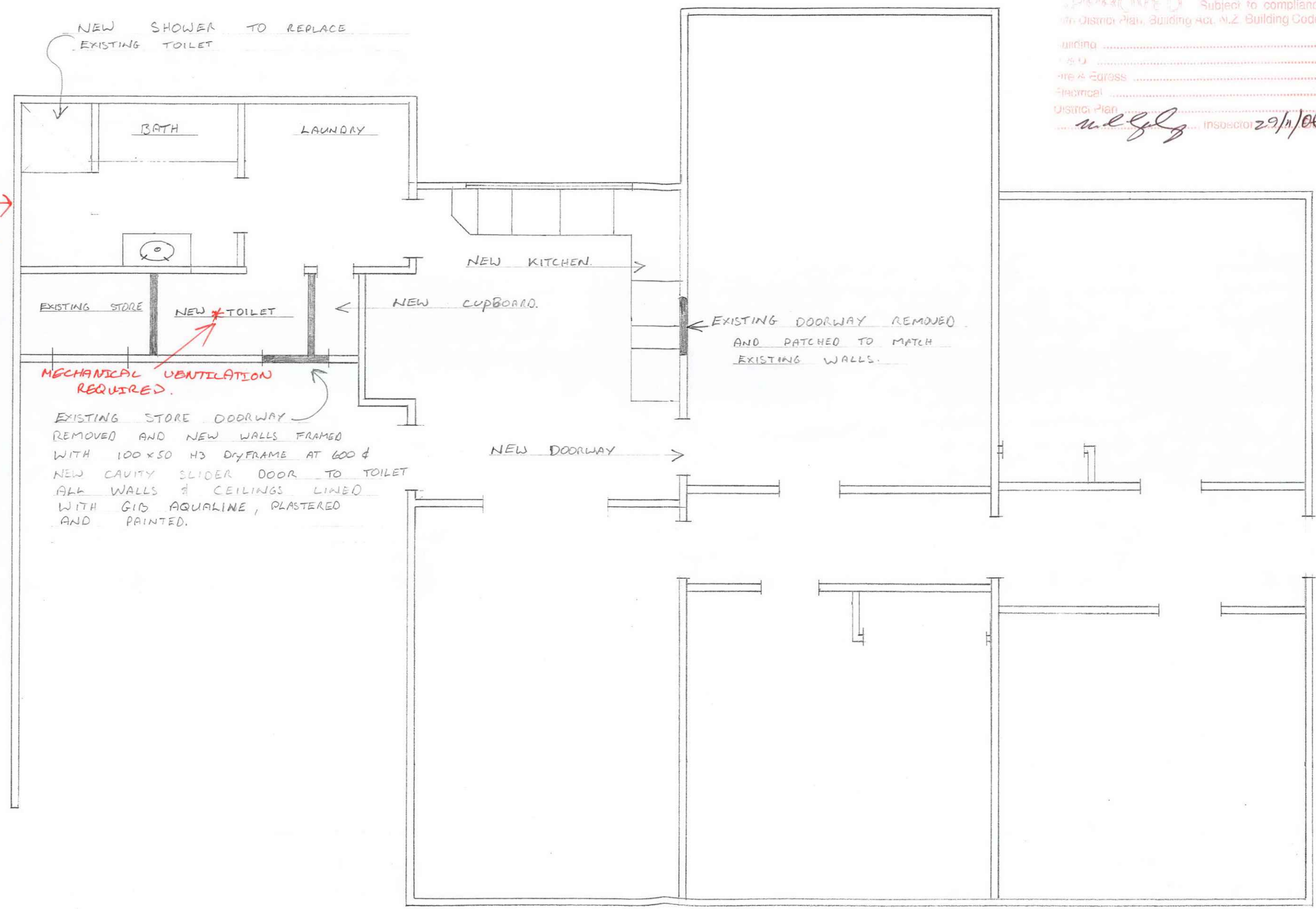
R – Rectification Required

✓ - Approved to Proceed

APPROVED Subject to compliance
with District Plan, Building Act, N.Z. Building Codes

Building
S.O.
Fire & Egress
Electrical
District Plan
u. l. g. l. z. Inspector 29/11/06

WINDOWS TO
HAVE SAFETY
GLASS IN.
BATHROOM AREA



BUILDING CONSENT COST RECONCILIATION STATEMENT

Processing Estimate \$ _____

BC No. 060536

[illegible]

Total time taken -

Estimate \$

Cost @ \$72 / hr =

Actual \$ _____

Balance – refund / to pay \$ _____

BUILDING CONSENT

CHECK LIST

*When you lodge your building consent application, the following checklist must be completed and attached. **If not completed in full, the application will be returned.***

HAVE YOU

(Tick box) ✓

Yes

N/A

☒☐

Provided at least two (2) copies of all the required plans

☐☒

Indicated location of nearest overhead power lines on site plan

☒☐

Completed details, including name, registration number (if applicable) and signature of the builder/plumber/drainlayer

☐☒

Included engineer design details, including Producer Statements and Calculations

☐☒

Included a Truss Design from your manufacturer

☐☒

Included Bracing Schedule and Calculations

☐☒

Provided an effluent disposal design, if applicable. Further information can be obtained from your plumber/drainlayer

☐☒

Included a Fire Safety Design for the building work

☐☒

Included Building Envelope Risk Matrix, if applicable

☒☐

Provided Evidence of Ownership

☒☐

Signed the Application

Does your project involve a new vehicle approach? If so, contact Buller District Council Operations Department.

Does your project involve connection to water, sewer or stormwater main? If so, contact Buller District Council Operations Department. Discuss with your plumber/drainlayer.

PLEASE READ THE ATTACHED INFORMATION SHEET

BULLER DISTRICT COUNCIL REQUIREMENTS FOR OBTAINING BUILDING CONSENTS

Section 40 of the Building Act 2004 states that it is an offence to carry out building work except in accordance with a consent (in this act called a "building consent") issued by the territorial authority, in accordance with this Act. The Act, provides for fines on conviction of up to \$100,000 for offences for building without consent.

Applications for building consents are required to be made in the prescribed form and are to be accompanied by plans and specifications as required by the territorial authority.

FEES

The entire fee is payable at the time the consent is issued from Council offices and applicants will be advised when the consent is ready for issue and what the fee will be. **The consent will not be released until the fee is paid.** The scale of fees and charges are based on actual and reasonable expenses both incurred and expected to be incurred during the entire processing and construction phases.

Fees are charged on administration costs, lengthy discussion relating to the consent, processing time, inspections during construction, building research and Department of Building and Housing levies.

In situations which require reinspections, or additional costs are incurred for amendments to approved plans during construction and the like, the owner will be required to meet those costs on completion of the project and before the Code Compliance Certificate will be issued.

PLANS AND SPECIFICATIONS

For most consents, only two copies of the plans and specifications are required. For some consents which require NZ Fire Service, Historic Places Trust or engineering input up to five (5) sets of documents will be required. All drawings are required to be drawn in ink and to an appropriate metric scale and lodged with Council at the time of application.

One copy will be retained by Council and the other copies will be forwarded to the owner and other agencies during processing.

The plans and specifications shall show complete details of design and the qualities and description of construction, materials and workmanship and shall be of sufficient clarity to show the exact nature of the proposed undertaking.

In addition to the structural details required, the plans and sections shall show every floor of the proposed building, the dimensions, position and intended use of the rooms and the situation of the flues, fireplaces, stoves and chimneys. The plans and sections shall further show the levels, both existing and proposed, adjoining the building, the proposed means of water supply and also the means proposed to deal with all stormwater and drainage.

CERTIFICATES OF TITLE

The Building Act 2004 requires every consent application to be accompanied by a Certificate of Title and/or Lease Agreement or Agreement for Sale and Purchase.

Have you shown details of: *[please tick ✓]*

CHECK LIST

Foundations		Certificate of Title	☐
Concrete footings	☐		
Pile/subfloor connections and bracing	☐	Framing	☐
		- Treatment, sizes, spaces and stud fixings	☐
Flashing designs		- Lintel sizes/fixings	☐
(a) roof – ridge, barge aprons etc	☐	- Truss/rafter layout/fixings	☐
(b) window/door – heads, sides	☐	- Purlins – sizes/fixings	☐
all Sill details		Elevations of N,S,E,W	☐
(c) corner flashings to parapets/balcony	☐		
Walls		Cross sections of structure (include details of decks/balcony etc)	☐
(d) waterproofing of penetrations through cladding	☐	Bracing Schedules	☐
(e) movement control joints in claddings and back flashings	☐	Matrix Risk Factors	☐
		Details to suit Risk Factor	☐

MINOR WORKS

Drawings required for minor works such as garages, outbuildings, barns, carports etc are: site plan, floor plan, cross-sections and two elevations.

MAJOR WORKS

Drawings required for major works such as new dwellings, alterations and additions to dwellings, commercial and industrial buildings etc. are: site plan, floor plan, foundation plan, cross-sections, four elevations, full and detailed specifications, bracing design, engineers calculations and design certificates (if applicable).

SITE PLANS

Site plans are required to show the location and size of all existing buildings and the proposed buildings on the property. In rural areas where it is not feasible to draw locality plans to scale, a plan should be drawn detailing distances to legal boundaries.

All site plans should show distances to boundaries and distances between buildings and the position of north and location of any overhead power lines.

BUILDING VALUES

Values of buildings are based on the estimated completed cost of work, as currently defined by the Department of Building and Housing and include material and labour costs.

The following are the current minimum rates upon which building values will be assessed:

Standard Houses	\$1122/m ²	Residential Garages	\$200/m ²
Executive Houses	\$1233/m ²	Barns and Carports	\$150/m ²
Industrial and Commercial	\$782/m ²		

PROJECT INFORMATION MEMORANDUM

An owner who is considering building work or applying for a building consent may make a specific application to Council requesting relevant information from Council records pertaining to the property.

The information, evaluates such topics in relation to the building proposal as hazards, i.e. contaminants buried, erosion prone, subsidence, flooding etc. Other matters such as planning requirements, NZ Fire Service evaluation, public utilities, heritage status, sewage, stormwater and vehicle approach requirement are also included in the memorandum.

While such information may be requested before applying to build, every application for a building consent will be deemed to include an application for a Project Information Memorandum.

COMPLETION OF BUILDING

When building works have been completed, and before occupation, the owner is required to advise Council to enable a Code Compliance Certificate to be issued. It is an offence to occupy a building which is intended for public use or for a developer to sell a residential building without Code Compliance Certificates being issued.

Property or building owners are advised that final payments should not be made to builders or contractors unless a Code Compliance Certificate has been issued which certifies that the building complies with the New Zealand Building Code.

EFFLUENT DISPOSAL

If you are proposing to build in an area which does not have a reticulated sewage disposal system or relies upon an 'on site' effluent disposal system, a resource consent for discharge permit is required to be obtained from the West Coast Regional Council if the system does not meet the discharge provisions and rules. The District Council may approve applications under delegation for residential disposal systems only.

Application forms and percolation test sheets are available on request from either the District or Regional Councils.

RESOURCE CONSENTS

Sufficient time must be planned to obtain any required resource consent. If resource consent has not been obtained then the building will not be permitted to be constructed until the resource consent has been obtained.

WATER SUPPLY

All applications for building consents are required to identify the source of potable water supply. Rainwater collection is considered to be an acceptable source however, other sources of water supply must be tested to verify that the water is potable (i.e. safe to drink).

SEWER/STORMWATER/WATER

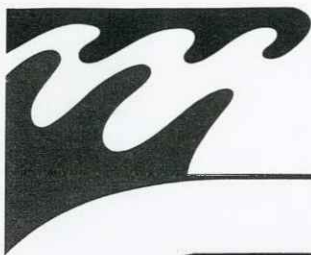
In areas where reticulated water supplies and sewer and stormwater disposal are available but the connections are not made to the property, then new connections are required to be provided.

Application forms are available at Council offices and should accompany the building consent application.

VEHICLE APPROACH

All residential properties are required to have an approved vehicle approach from the formed road access to the boundary line.

On properties where approved vehicle approaches are not installed, or additional approaches are required, application forms are available from Council offices and should accompany the building consent application.



BULLER
DISTRICT COUNCIL

PO Box 21, Westport 7866
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

INVOICE FOR

P & D STRUTHERS
C/ CASEY CONSTRUCTION
P O BOX 265
WESTPORT

Customer No BC060536
Date 29/11/06

GST Reg. No 51-751-094

Tax Invoice 35567

Job Ref. Order No.	Job Date	Amount
	060536 : 133 Russell St, Westport BATHROOM AND KITCHEN ALTERATIONS Owner: P & D STRUTHERS	
DBH Levy		49.25 *
BRANZ Levy		25.00 OG
Administration Fee		73.00 *
Processing		82.00 *
Inspections		164.00 *
Compliance Certificate		46.00 *
BEFORE GST		393.23
GST		46.02
(* Includes GST)		
Total incl GST		439.30

P & D STRUTHERS

Customer No BC060536
Invoice No 35567

Conditions of Sale: Payment due on 20th of month following purchase unless prior arrangements have been made. Ownership of the goods shall remain with the seller until the customer has paid all that is owing to the seller. The taking of delivery of our goods constitutes acceptance of these conditions.

Total Due 439.30

Amount Paid

**Administration,
Rates and Finance**
Brougham Street

Phone: (03) 788 9111

Regulatory Services
Building, Planning,
Animal Control

Phone: (03) 788 9112

Operations
Roeading, Drainage,
Refuse and Reserves

Phone: (03) 788 9117

Community Services
Recreation, Grants,
Community Consultation

Phone: (03) 788 9111

**Sue Thomson Casey
Memorial Library**
87-89 Palmertson St

Phone: (03) 788 8030

**Reefton Service
Centre**
66 Broadway

Phone: (03) 732 8821



ACTION SHEET

VALUATION
NEW ZEALAND

Situation: 133 RUSSELL ST

Category: R1 Plan No.: 1

Date Workings / Comments (Please rule off after each entry)

002 SKILTON DEAN EDMOND
SKILTON JOAN MARJENA.28.6.94 N/F NEW GARAGE. A VERY TIDY & GOOD
SEMI MODERNIZED VILLA WITH 1 GOOD ST
APPEAR ON A LEVEL CON SECTION.31/7/03 CUV inspection LV. \$23000
VI \$67000
CUV 90000
CHDS 4000
94000.29/10/88 HC 60536 Bathroom kitchen upgrade 25000
HP
Est. 9/07 210000 73000 137000phased coverer new kitchen and move
to let to handy out of fashion
labo/ patch up work done to ready
tenant new carpet put in

Amal 9/07 250000 73000 177000

VAL. REF.

18960-110.

Date _____

Workings / Comments (Please rule off after each entry)

I 50M.

Land-Frontage X Depth: 20.1×50.3
+ CNR 5%

Factor:

F	D%	
19.4	100	19.4
C%	V%	

Zoning:

Description: *Quail corner.*

Contour:

Other Buildings:

~~For house~~

~~Garage 116~~

6.0 x 8.0 Colour Steel Skyline WITH CON FLOOR.

Fencing-Front:

Iron, Picket

Rear:

Right:

Left:

Paths: *tar seal or concrete*

Miscellaneous:

SALES			SPECIAL VALUATIONS & PERMITS		
Date	Amount	Comments	Date	Amount	Nature
10/61	\$1350		1/76	\$750	CARPORT
18/7/89	\$42,000		16/5/80	\$2000	Ext Lounge
			5/83	\$500	BIKE SHED
			BP 5/14/85	\$1500	Garage

(Urban)

DWELLING PERMANENT DATA URBAN

R1

Legal Desc.:

Class.

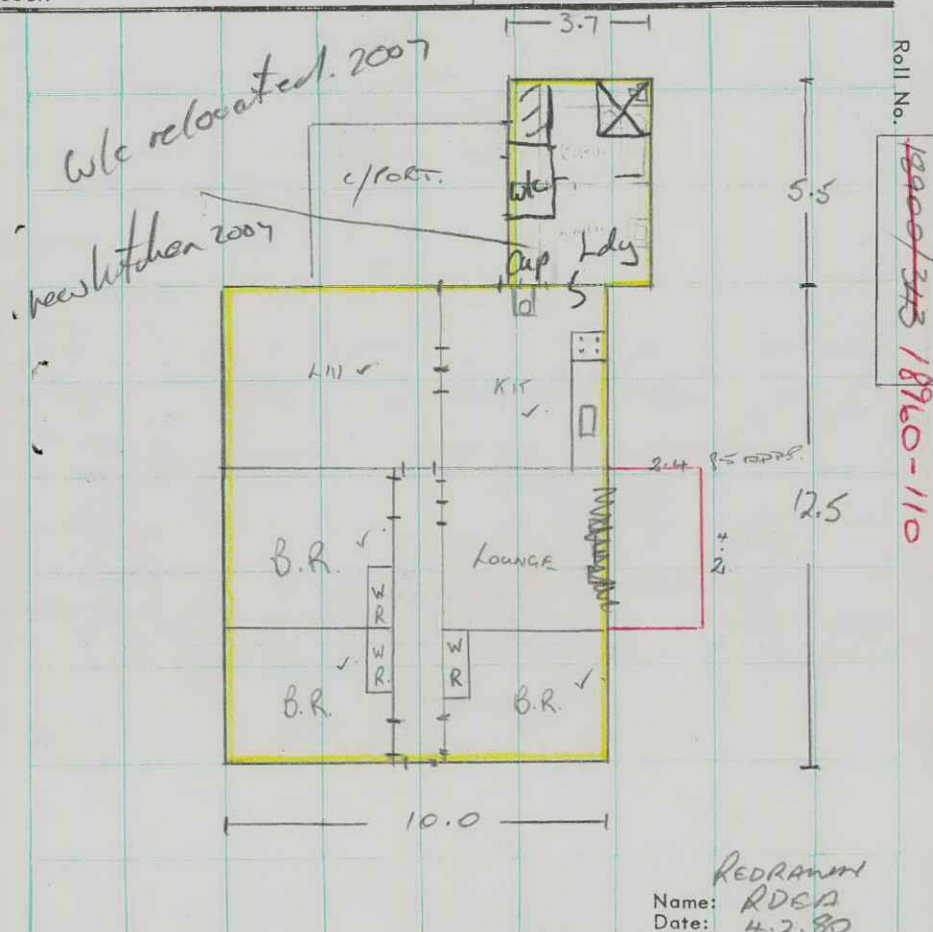
SEC 767

Date built:

DWG

Address:

Cost:



MATERIALS	Exterior	Fdns.: WD PILES PT CONC	Floor area computations:	
		Walls: 8" WB + DUROC SIDINGS	12.5 x 10.0	125.0
		Roof: IRON	5.5 x 3.7	20.35
FITTINGS	Interior	Walls: GIB BD	ADD	
		Ceilings: PINEX	12.5 x 10.0	125.0
		Floors: WD	5.5 x 3.7	20.35
FITTINGS		Kitchen: Range: AL Cupbds.: FAIR	2.44 x 4.2	10.08
		S.B.: SS		
		Bathrm.: P B.B WC		155.43
		Laundry: SSTUB Wm H.W.S. DUAL		
		Wardrobes: 3 F.P. 1 T/S		

Design and Construction: modernised interior

fair standard
Aluminium Tray

31 July 2003

1896





Kitchen upgrade 2007



Bedroom
upgrade 2007



BULLER DISTRICT COUNCIL

PO Box 75, REEFTON
Telephone (03) 732 8821
Fax (03) 732 8822

WESTPORT

New Zealand

PO Box 21, WESTPORT
Telephone (03) 789 7239
Fax (03) 789 7233

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

TO: BULLER DISTRICT COUNCIL

(Cross each applicable box and attach relevant documents in duplicate)

PART A: GENERAL
(Complete Part A in all cases)

940052

APPLICANT*

Name: Mr & Mrs D. Skilton
Postal Address: 133 Russell St
WESTPORT
Contact (Print name & position):
PETER LAMONT
55 EASTONS ROAD
WESTPORT
Phone: PHONE (03) 789 8368

*Section 33 of the Building Act requires the applicant to be the owner of the land or a person who has entered an agreement to lease or purchase the land.

FOR COUNCIL USE

Street Damage	\$ <u>50.00</u>
BIA Levy	\$ <u>/</u>
BRANZ Levy	\$ <u>/</u>
Administration	\$ <u>30.00</u>
Processing	\$ <u>22.50</u>
Inspections	\$ <u>80.00</u>
Compliance Sched	\$ <u>/</u>
Code Comp Cert	\$ <u>20.00</u>
P I M	\$ <u>152.50</u>
Total Fee	\$ <u>202.50</u>
Receipt No:	<u>117510</u>
Received:	<u>7-2-94</u>
(Based on <u>2x</u> no of inspections)	

PROJECT

New or relocated building ☒
Alteration ☐
Intended uses(s) [In detail]:
New Vineyard Caravan
Car Storage
Intended Life:
Indefinite but not less than 50 years ☒
Specified as years
Demolition ☐
Being stage 1 of an intended
..... stages.

Estimated Value (inclusive of GST)
\$ 7500
Floor Area 46.80 m2

PROJECT LOCATION

Street Address (if any):
133 Russell St Westport
Legal Description:
Valuation Roll Number: 1896/110-00
Lot: DP:
Section: Block:
Survey District:

Signed by or for and on behalf of the applicant:

Name: [Signature]

Address: Date: 7/2/94

Continued

This application is for:

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

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 watermains
- ☐ New connections to public utilities
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection 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

[Complete Part C in all cases]

This application is accompanied by *[Cross each applicable box, 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

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

Designer(s): *VERBODEN*
..... *3 SPHWS*
Builder(s): *PETER LAMONT*
..... *55 EASTONS ROAD*
..... *WESTPORT*
Registered drainlayer: *PHONE (03) 789 8366*
Signature & Reg. No:
Registered plumber:
Signature & Reg. No:
Registered gasfitter:
Signature & Reg. No:
Registered electrician:
Signature & Reg. No:
Other:
.....

PART E: COMPLIANCE SCHEDULE SYSTEMS

☐ The building will contain one or more of the following systems:

Automatic sprinkler systems	Automatic fire doors
Emergency warning systems	Emergency lighting systems
Escape route pressurisation systems	Riser mains
Back-flow preventers	Passenger carrying lifts
Service lifts	Escalators & moving walks
Mechanical ventilation & air conditioning systems	Other mechanical, electrical, hydraulic or electronic systems
Building maintenance units	Signs
Means of escape	Safety barriers
Access & facilities for people with disabilities	Fire hose reels

☒ None of the above

SITE PLAN:

Show position of proposed building in relation to boundaries and any other buildings on site. Distance of building from boundaries MUST be shown. Show any existing drains and proposed drainage layouts including septic tank and disposal pit/field where applicable. Show overhead and underground power lines, and their distances from proposed buildings.

SHOW POSITION OF BUILDING IN RELATION TO BOUNDARIES

***** RECEIPT *****

Received with thanks by 1/01
BULLER DISTRICT COUNCIL - WESTPORT

7-02-94 9:11 Receipt no.117510

COPY *COPY* *COPY*

GL 320026

D SKILTON - BUILDING CON 152.50-

GL 953001.53

D SKILTON - ST DAM DEP 50.00-

CQ BNZ WESTPORT

P A LAMONT 202.50

FIELD NOTICE

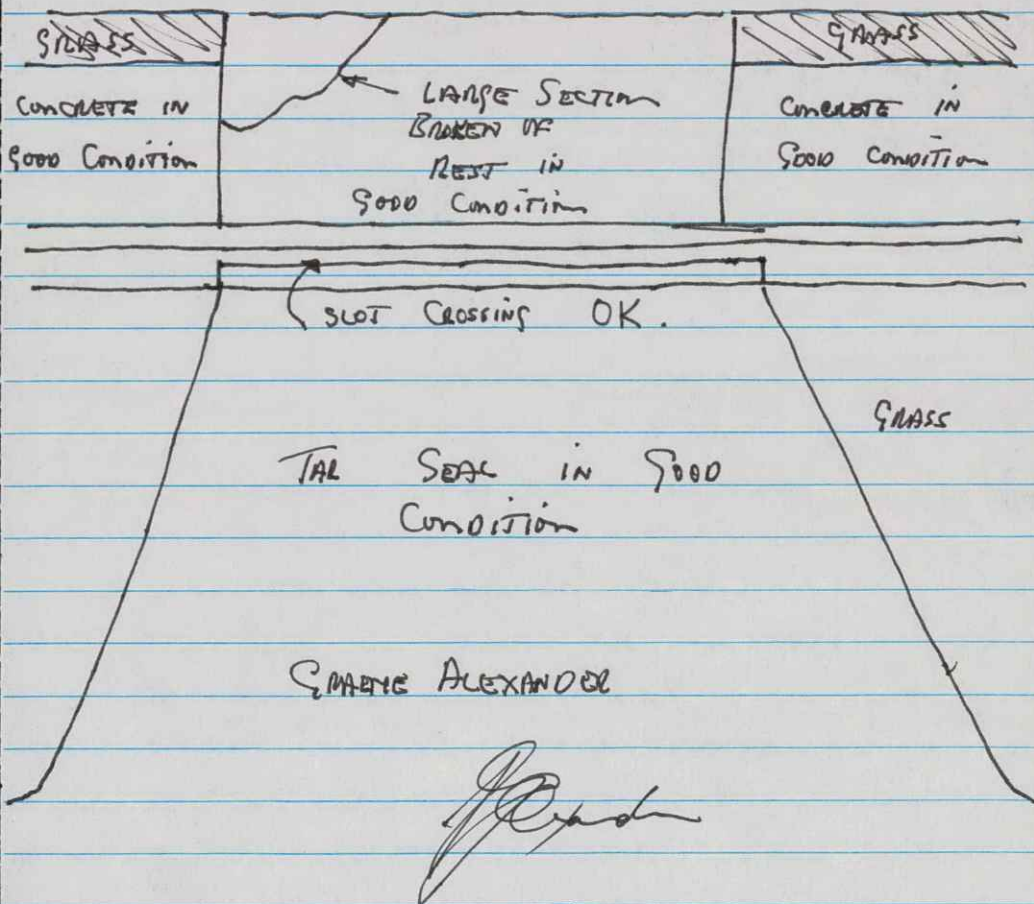
454

SKILTON
133 RUSSELL ST
WESTPORT

BULLER DISTRICT COUNCIL
P.O. BOX 21
WESTPORT.

22/2/94

ST DAMAGE INSPECTION CROSSING ON BENTHAM ST



BULLER DISTRICT COUNCIL

WESTPORT

New Zealand

P.O. Box 21

Telephone (03) 789-7239

Fax (03) 789-7233

CODE COMPLIANCE CERTIFICATE Section 43(3), Building Act 1991

APPLICANT

MR & MRS D SKILTON
133 RUSSELL STREET
WESTPORT

CONSENT DETAILS

Consent/PIM No.: 940052
Date issued: 18/05/94
Valn No: 1896011000

PROJECT DESCRN: DOMESTIC GARAGES or OUTBUILDINGS
BEING STAGE 1 OF AN INTENDED 1 STAGES
ERECT VERSATILE GARAGE

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: CAR STORAGE

PROJECT LOCATION: 133 RUSSELL STREET WESTPORT

LEGAL DESCRIPTION: Sec 767 town of Westport

ESTIMATED VALUE: \$ 7,500

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the attached details are \$ 20.00 Paid

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: J. McDonald TECHNICAL OFFICER

DATE: 18/5/94

MEMORANDUM

TO: Treasurer

DATE: 17.5.94

FROM: Building Inspector

VAL REF: 1896/110

BUILDING CONSENT NUMBER:

REFUND OF STREET DAMAGE DEPOSIT

Building works on the property of Mr + Mrs D Skilton at
133 RUSSELL ST WESTPORT have now been completed.

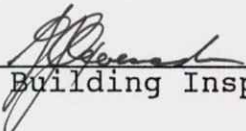
An inspection of the vehicle access and footpaths has been carried out and no damage has been identified.

A street damage deposit of \$ 50 was paid under receipt number
117510 dated 7.2.94 .

Please initiate a refund of this amount.

Mr P LAMM
55 EASTONS RD
WESTPORT

NOTE: NO GST



Building Inspector

VALUATION NO: 1896/110-00

BUILDING CONSENT NO: 940052 DATE OF ISSUE: 22/2/24

SITE ADDRESS: 133 Russell Street, Westport

Erect Versatile garage

Estimated Inspections: 2x St Damage Deposit: \$50

DATE INSP'D	REMARKS (eg stage reached with work)
31. 3. 94	FOUNDATION FOOTINGS INSPECTION INCLUDING FLOOR SLAB. 2/012 RODS IN THICKENED EDGE - #25 POLYTHENE AS D.P.C. IN PLACE <u>NO MESH</u> J.R. Ford
17. 5. 94	FINAL INSPECTION APPROVED - ACCESS IN GOOD CONDITION J.R. Ford
NB:	ST Damage deposit paid to P. Lamont.

2

Completed (Signature):  Date: 17.5.94

Date: 17.5.94

BULLER DISTRICT COUNCIL

WESTPORT

New Zealand

P.O. Box 21

Telephone (03) 789-7239

Fax (03) 789-7233

BUILDING CONSENT Section 35, Building Act 1991

APPLICANT

MR & MRS D SKILTON
133 RUSSELL STREET
WESTPORT

CONSENT DETAILS

Consent/PIM No.: 940052
Date issued: 22/02/94
Date of applicn: 7/02/94
Valn No: 1896011000

PROJECT DESCRN: DOMESTIC GARAGES or OUTBUILDINGS
BEING STAGE 1 OF AN INTENDED 1 STAGES
ERECT VERSATILE GARAGE

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: CAR STORAGE

PROJECT LOCATION: 133 RUSSELL STREET WESTPORT

LEGAL DESCRIPTION: Sec 767 town of Westport

ESTIMATED VALUE: \$ 7,500

CHARGES: The Council's charges paid on uplifting this
Building Consent, in accordance with the attached
details, are:

	\$	152.50
Street Damage Deposit	\$	50.00
B.I.A. Levy	\$	0.00
Building Research Levy	\$	0.00
TOTAL:	\$	202.50 Paid

The GST content of this total is \$16.94

GST Regd No. 51-751-094

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

This building consent is issued subject to the following conditions:

CONDITIONS OF CONSENT 940052

- 1 An owner shall as soon as practicable advise the Buller District Council on the enclosed form, (Advice of Completion of Building Work), that the building work has been completed to the extent required by the building consent issued in respect of that building work.
- 2 This consent is issued on the basis that *two (2)* inspections will be carried out during construction. Any additional inspections required during construction will be debited at the completion of the works.
- 3 After a consent has been issued no deviation or alteration from the original plans and specifications is permissible without the written approval of the Inspector and it is an offence to convert the building to any other use than that stated on the consent.
- 4 A building consent shall lapse and be of no effect if:- the building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the territorial authority in its absolute discretion may allow
- 5 A building consent shall lapse and be of no effect if reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the territorial authority in its absolute discretion may allow.
- 6 The applicant and builder are responsible for the correct siting of buildings or additions thereon. As such, they shall ascertain the true position of survey pegs before building operations commence.
- 7 Restrictions of the Erection of Buildings near Overhead Electric Lines - under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc within certain prescribed distances of an overhead electric line.

BUILDING CONSENT 940052 [Continued]

- 8 To enquire about these restrictions contact the nearest office of Trans Power NZ or your local Power Supply Authority.
- 9 Inspections are required as shown on attached "Field Inspection" sheet.
- 10 The building, structure or appliance being erected subject to the conditions of this consent, is not to be occupied or used without a code compliance certificate being issued which verifies that the work complies with the New Zealand Building Codes.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: *J. McDonald* TECHNICAL CLERK DATE: 22/2/24

BULLER DISTRICT COUNCIL

WESTPORT

New Zealand

P.O. Box 21

Telephone (03) 789-7239

Fax (03) 789-7233

P R O J E C T I N F O R M A T I O N M E M O R A N D U M 940052

Section 31, Building Act 1991

Issued in accordance with Building Consent No. 940052

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent

This project information memorandum includes:

- 1 THERE IS NO INFORMATION RELEVANT TO THIS BUILDING CONSENT APPLICATION.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME:

J. Donaldson

TECHNICAL OFFICER

DATE: 22/2/94

BULLER DISTRICT COUNCIL

WESTPORT

New Zealand

P.O. Box 21

Telephone (03) 789-7239

Fax (03) 789-7233

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

To: Buller District Council

Under Building Consent No.: 940052

From: MR & MRS D SKILTON
133 RUSSELL STREET
WESTPORT

You are hereby advised that

☐ All
☐ Part only as specified in the attached particulars

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

You are requested to issue

☐ A final
☐ An interim

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

The attached particulars include:

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

Signed by or for and on behalf of the owner:

Name: _____

Position: _____ Date: _____

BULLER DISTRICT COUNCIL

WORK SHEET

OWNER: Mr & Mrs D. Skilton BUILDER: Peter Lamont
ADDRESS: 133 Russell Street ADDRESS: _____
Westport _____
TELEPHONE: _____ TELEPHONE: _____

The following additional conditions are to be included with this consent:

std conditions 1-8.

The following action is required before a Building Consent can be issued:

Action Taken:

DATE: 21/2/94 SIGNED: 

CHECK LIST FOR BUILDING CONSENTS

Project Information Memorandum No		
Fees	✓	
D.P. / Valuation Number Property File (Extn/Alteration)	✓	
Plumbing & Drainage		
As-Built Plans of Property		
Road Access/Water Connection/Sewer		
Site Investigation - Penetrometer including Power Lines		
Building Height, Distance from Boundaries, yards, Coverage etc	✓	
Ventilation/Light	N/A	
Footings	✓	
Masonry and Foundation Walls, including Vents		
Concrete Floor	✓	
Timber Sub-Floor, Bracing and Flooring	N/A	
First Floor Framing		
Wall Construction	✓	
Wall Bracing	✓	
Roof Construction	✓	
Roof Bracing	✓	
Insulation		
Linings Internal/External		
Decks, Pools, Verandahs		
Electrical		
Access for Disabled - including visual & sound		
Fire - means of egress		
Compliance Schedule		
Permitted Activity???		

CONDITIONS OF BUILDING CONSENT NO ...940052...

Owners Name: Mrs. Mrs. D. Skilton FIELD INSPECTIONS

Periodic inspections are required to verify compliance with details described on the approved plans and specifications and to ensure that requirements of the Building Act and New Zealand Building Codes have been complied with.

REQUIREMENTS - The owner/builder shall notify the Inspectorate receptionist one working day (i.e. at least 24 hours) prior to the inspection being required for each of the following inspections:

☒ denotes required inspections

☒ Siting and Foundations

☒ Concrete Floor Slab

☐ Reinforcing Steel

☐ Insulation

☐ Pre-Lining

☐ Plumbing & Drainage

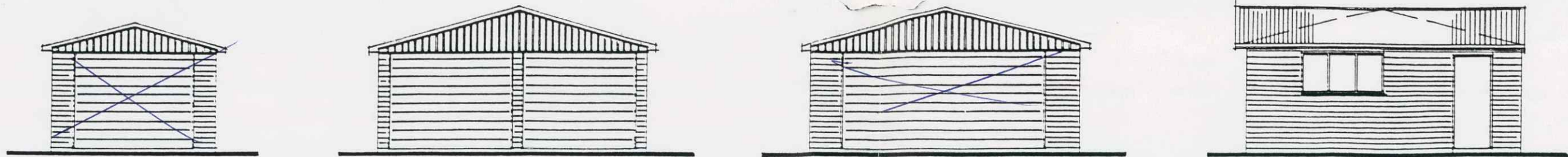
☒ Completion

1. **SITING** - All relevant boundary pegs must be identifiable.
2. **FOUNDATIONS** - When all trenches and footing excavations are completed and all reinforcing steel has been tied in place AND BEFORE ANY CONCRETE IS POURED, this includes pile and/or pole holes.
3. **CONCRETE FLOOR SLAB** (On Ground) - When all fill compaction has been completed, moisture proof membrane placed, reinforcing steel installed and plumbing and drainage services installed AND BEFORE ANY CONCRETE IS POURED.
4. **REINFORCING STEEL** (General) - When all reinforcing has been placed in bond beams, columns, retaining walls, suspended floor slabs, lintels etc. AND BEFORE ANY CONCRETE IS POURED.
5. **INSULATION - SKILLION OR FLAT ROOFS** - When all the insulation material is installed in place, but PRIOR TO ANY ROOFING MATERIALS BEING FIXED.
6. **PRE-LINING/PLUMBING & DRAINAGE** - When all exterior cladding, windows, doors, etc. have been fixed in place and insulation is on site BUT PRIOR TO THE FIXING OF ANY INTERNAL LININGS (BOTH CEILINGS AND WALLS). NB: Plumbing must be ready for inspection and drains completed but uncovered.
7. **COMPLETION** - When the building is completed, including the installation of insulation materials in the roof cavities, the provision of fire requirements, steps and ramps required for egress from the building and installation of chimneys and spaceheaters and all systems identified as necessary for a compliance schedule are installed and operational. The attached form titled 'Advice of Completion of Building Work' is required to be completed and forwarded to Council.

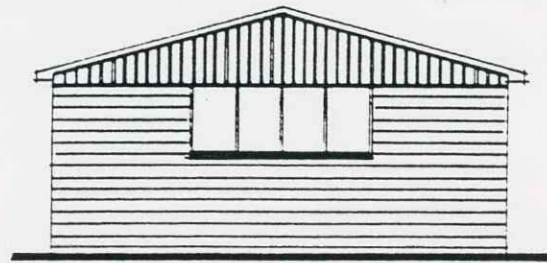
PROCEDURE FOR INSPECTIONS

The approved plans and specifications (stamped copies) must be available on the site in order for the inspection to be carried out. Failure to abide by this requirement may necessitate a further inspection and may require the payment of a re-inspection fee, on completion of construction and before a Code Compliance Certificate is issued.

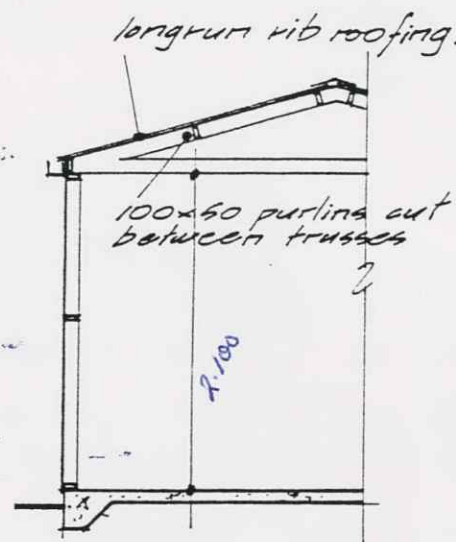
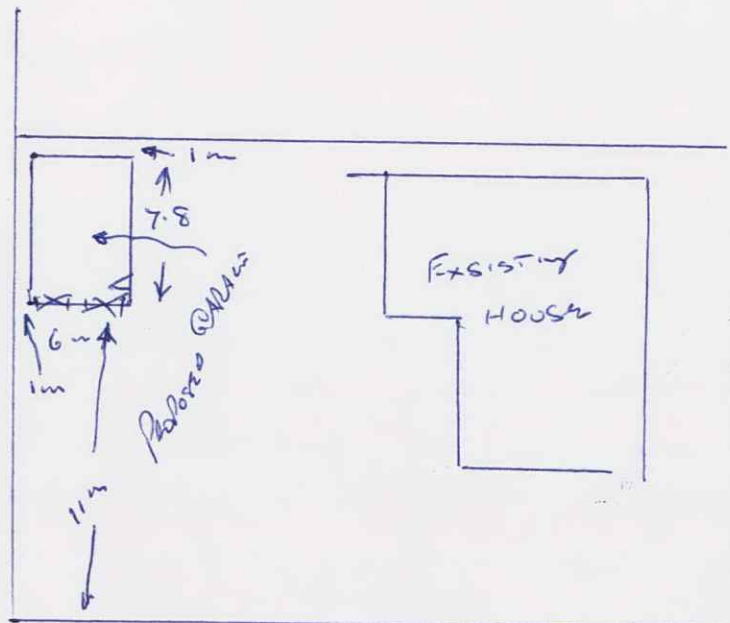
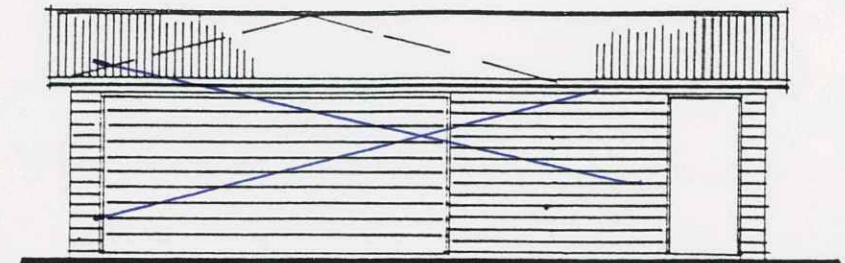
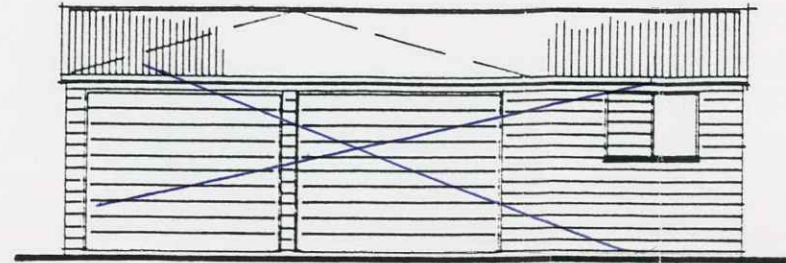
The approved plans will be signed by the inspector for each inspection and will advise whether the inspection has been approved or stipulate what remedial action is required. IF THE PLANS ARE NOT SIGNED BY THE INSPECTOR THEN NO INSPECTION HAS BEEN CARRIED OUT.



ELEVATIONS—FRONT ENTRY



ELEVATIONS—SIDE ENTRY 1:100



TYPICAL SECTION

GENERAL

This specification and drawing shall be read in conjunction with Gangnail Technical booklet "CH3900" dated 30 August 1990 and approved by ChCh City Council. A copy of this booklet is available from Versatile Garages Ltd.

FOUNDATIONS

Concrete floor shall be 17.5 MPA, 100mm thick. Footing as detailed.

WALL FRAMING

All timber shall be machine gauged and treated to T.P.A. specification H1. Studs shall be at 600 cns and housed into plates with dwangs housed into studs. Lay two ply malthoid d.p.c. under all plates.

ROOF FRAMINGS

Purlins shall be 100mm x 50mm on edge at 900 max. cns fixed to Gangnail 15 degree trusses at centres shown below. Fix purlins and trusses as detailed in Gangnail Technical Booklet "CH3900".

SIDE ENTRY OPENING LINTELS

Max. span 2.2	150 x 100 Lintel
Max. span 3.0	200 x 100 Lintel
Max. span 4.5	300 x 100 Lintel
Max. span 4.8	300 x 100 Lintel

Trusses butted to lintel with 94 x 47 lumberlock joist hanger.

ROOFING

Shall be 0.4mm B.M.T. steel longrun rib roofing, fixed with 75mm weatherseal spiral shank nails, over building paper on superfilm lashing.

WALL CLADDING

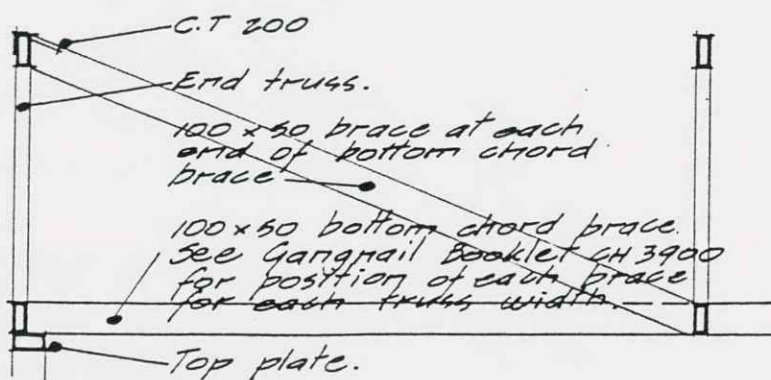
Shall be *Supraclad 300*. Fix in accordance with Gangnail Technical Booklet "CH3900".

ROOF BRACING

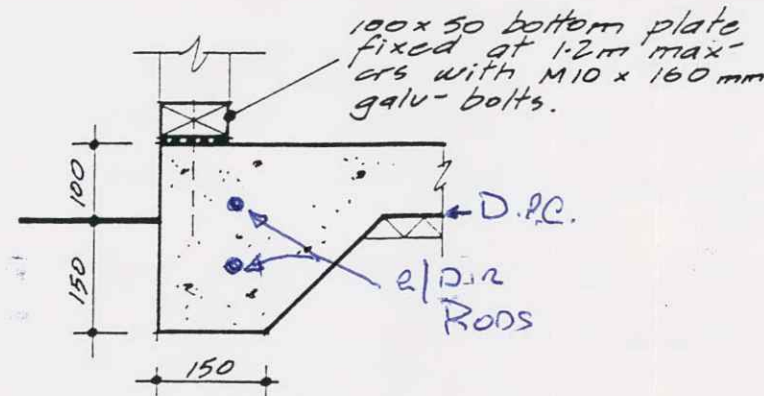
Fix 100 x 50 dragon ties on flat to each corner of buildings up to 5.4m x 5.4m. For buildings 5.4m x 5.4m or larger fix Lumberlok roof plane strap bracing in accordance with Gangnail Technical Booklet, "CH3900".

WALL BRACING

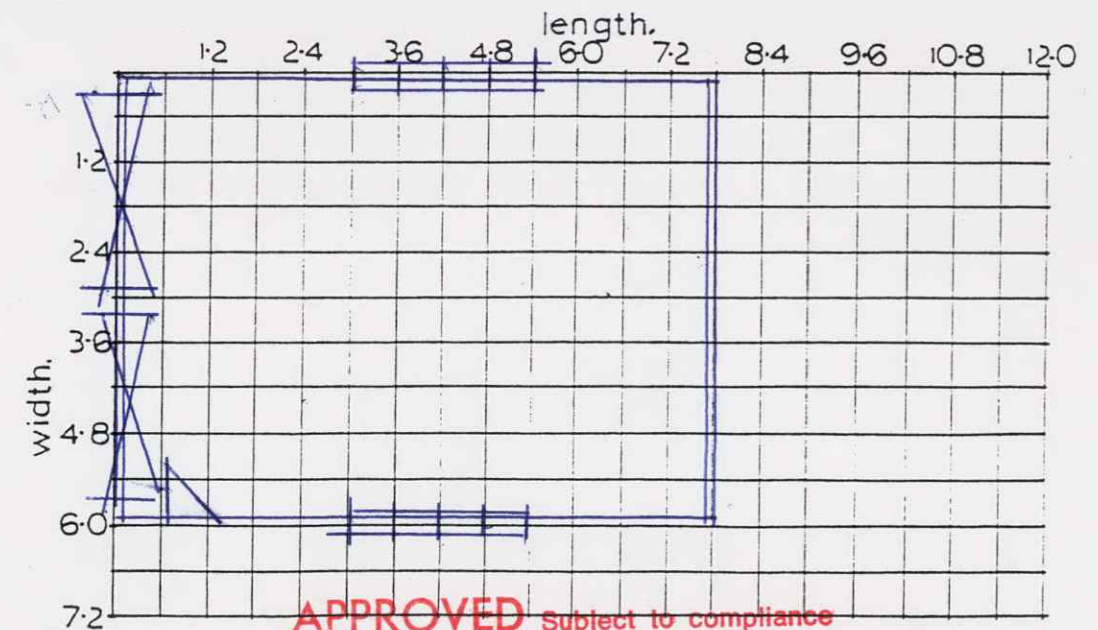
For "Supraclad 300" horizontal weatherboard fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3604. For steel sheet weatherboard cladding no metal angle bracing is required. See Gangnail Technical Booklet "CH3900".



BOTTOM CHORD BRACE DETAIL 1:20



FOUNDATION DETAIL 1:10



PLAN 1:100

APPROVED Subject to compliance with District Plan, Building Act, N.Z. Building Codes.
Building



VERSATILE GARAGES LTD.

PETER LAMONT
55 EASTONS ROAD
WESTPORT
PHONE (03) 789 8393

Content: PROPOSED VERSATILE GARAGE
FOR MR. & MRS. D. S. HILTON
133 RUSSMAN ST
WESTPORT
Size: 4.8 x 6-

Scale: As shown
Date: May 1991

P. & D. Drawn: J. Geayley. NZCD Arch Sheet
Fire & Egress
Electrical of
District Plan sheets.
Inspector Date

BULLER
DISTRICT COUNCILP O Box 21, Westport
Phone: (03) 788 9112
Fax: (03) 788 8041

www.bullerdc.govt.nz

P O Box 75, Reefton
Phone: (03) 732 8821
Fax: (03) 732 8822

PROJECT NO:

120417

Due date:

DATE RECEIVED:
BULLER DISTRICT COUNCIL

07 SEP 2012

Per

BUILDING CONSENT APPLICATION AND / OR
PROJECT INFORMATION MEMORANDUM FOR A
SOLID / LIQUID FUEL HEATING APPLIANCE

This form may be used at any Mainland Building Consent Authority

- ☐ Project Information Memorandum only (PIM)
- ☒ Building Consent only
- ☐ Building Consent only for existing PIM No : _____ (attach copy)
- ☐ Building Consent AND Project Information Memorandum

Street Address: (or Rapid Number if applicable):

133 Russey ST WPT

Valuation

Roll Number:

18960/11000

Building Name if applicable:

Legal Description: 1012m² Freehold title
contained in Section 767
Westport Town CIT NL 44/203

Estimated Value

(inc GST)

\$ 4000.00

- Fuel: ☐ Wood ☐ Wood Pellets
- ☒ Multi Fuel ☐ Diesel / Diesel Blend
- ☐ In-built ☒ Free Standing ☐ Wetback

If wetback – supply Craftsman Plumber's details:

Name: Alan Ireland

Address: Utopia Road, RD 2, Westport 7892

Registration: 04409

- ☒ New Appliance ☐ Second Hand Appliance
And/or Flue And/or Flue

A Supporting Evidence Document is required for use of
a second hand appliance and/or flue☐ Form BAM 524 attached

Make:

Yun/CA

Model:

mon te

Clean Air Certification No:

(if applicable)

Installer:

ALAN IRELAND

Address:

Evidence of ownership attached:

- ☒ Certificate of Title ☐ Lease Agreement
- ☐ Sale & Purchase Agreement ☐ Other

Owners Name:

Mr. P & D Stuthers

Contact person:

(if owner is not an individual)

Mailing Address:

PO Box 78 Westport 7866
145 Buller Road

Street Address/Registered Office

E-mail address:

If this section is completed, the Agent will be the first
point of contact for communications with Council and
will receive all correspondence including all
invoices and consent documents.

Agent's Name

Alan Ireland

Contact person: as above

Mailing/Billing Address:

Utopia Road, RD 2, Westport 7892

Street Address/Registered Office

E-mail address: jadireland@farmside.co.nz

Day:

03 789 7411

Mobile:

After hours:

Day: 789 6690

Mobile: 0274 397 305

After hours:

FURTHER INFORMATION REQUIRED (APPLICANT TO COMPLETE)

REQUIRED INFORMATION/ATTACHMENTS: 2 COPIES OF EACH OF THE FOLLOWING

☒ ...Manufacturers specifications

☒ Floor plan of the building showing the proposed siting of the appliance

1. Make and Model of appliance:	Yunka Monte	
2. Is appliance/flue new or second hand? (A Supporting Evidence Document is required for second hand appliance and/or flue)	☒ New ☐ Secondhand	
3. Hearth construction and thickness:	Tiles on tile Board 12mm	
4. Air gap between hearth and timber floor: (only required for some models)	N/A	
5. Distance hearth projects from appliance -	Front: 300	Sides:
6. Distance from wall:	To back of appliance:	To side of appliance:
7. If on an angle - distance from corner of appliance:	90° 100mm LH 100mm RH	
8. a) State method of wall protection, if required (heat resistant materials eg brick with 25mm air gap.)	Fire Board with 25mm air gap.	
b) Is a flue heat reflector to be installed?	☐ Yes ☐ No length	
9. Type of flue kit:	☒ Single Shield ☐ Double Shield ☒ Spiroloc	
10. Will the flue be vented from the room, ceiling cavity or outside?	☐ Room ☐ Ceiling cavity ☐ Outside	
11. Flue flashing details and height above ridge/roofline:	Deke Lite Flashing on Roof plate	
12. a) Does the flue pass through the ceiling or wall?	☒ Ceiling ☐ Wall	
b) If wall, state type of wall protection:		
13. Distance from outer shield to framing timbers:	100mm	
14. a) Is this appliance replacing an existing appliance? (If yes, please state details)	☒ Yes ☐ No Replacing Stack	
b) Is there existing connections/features as noted:	☐ Wetback ☐ Open vented cylinder ☐ Tempering valve	
15. If not replacing an existing appliance, will it be connected to a wetback and open vented cylinder?	☐ Yes ☒ No	
16. What is the free height above appliance?	2 metres.	
17. State type of fixing to hearth (not less than 8mm diameter bolts. Wet backs are not seismic restraints).	8mm Bolts	
18. State method of the early warning system in case of fire. These are to be installed before final inspection.	Five Alarms	

SIGNATURE

☐ Owner
☒ Agent

Signed by or for and on behalf of the Owner

☐ We require our plans and/or specifications to remain confidential

Date

Note: If acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Applicant".

Additional Information to Note

Additional information may be requested during processing of the application requiring your application to be put on HOLD.

Wetback Installations:

- All new wetback appliance installations are required to have a tempering valve fitted to comply with the New Zealand Building Code.

Second hand solid / liquid fuel burners cannot be installed unless:

- It meets any required "Clean Air" requirements.
- Written evidence is provided to show that the appliance meets Building Code requirements. (An acceptable method is a satisfactory report from the manufacturer or manufacturers agent)
- A new inner flue is required in all cases.

Draw a floor plan showing:

- Location of the appliance
- Location of all walls and doors, with all rooms named (for all floors).
- Location of existing / proposed early warning system devices to be used in the event of a fire ie smoke detectors. These will be inspected and tested prior to the issue of a Code Compliance Certificate.

Water cylinder:

- Show the location of the existing / proposed water cylinder if a wetback / hot water booster is to be fitted.

Liquid Fuel Storage:

- Show type of fuel (eg: diesel, home blend, kerosene), size and location of the fuel storage tank related to the building and site boundaries. Wall openings (windows or doors) and wall cladding material within one metre of the storage tank vicinity should be shown (including neighbouring properties).

INTERNAL OFFICE USE ONLY

☐ Project Information Memorandum only (PIM)

☐ Building Consent only for existing PIM No

☐ Building Consent only

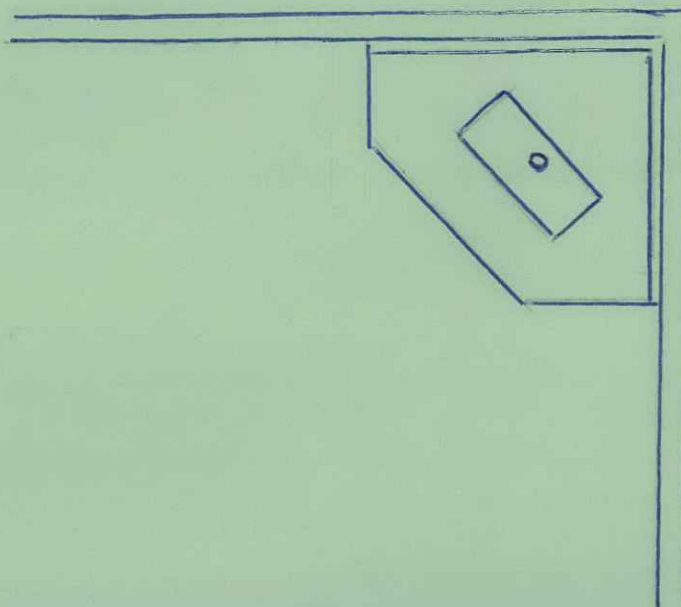
☐ Building Consent and PIM

RECEIVED	
Officer:	J. B. Stanger
Date received:	7/9/12
Deposit paid:	\$400.00
Receipt:	613
Fire Service	
Historic Places Trust	
External Processing	
ISSUED	
Officer:	DRich
Date:	11/9/12
Invoice:	60141
RELEASED	
Officer:	5
Receipt/Transaction:	CONSENT 13 SEP 2012 RELEASED
Payment Date:	

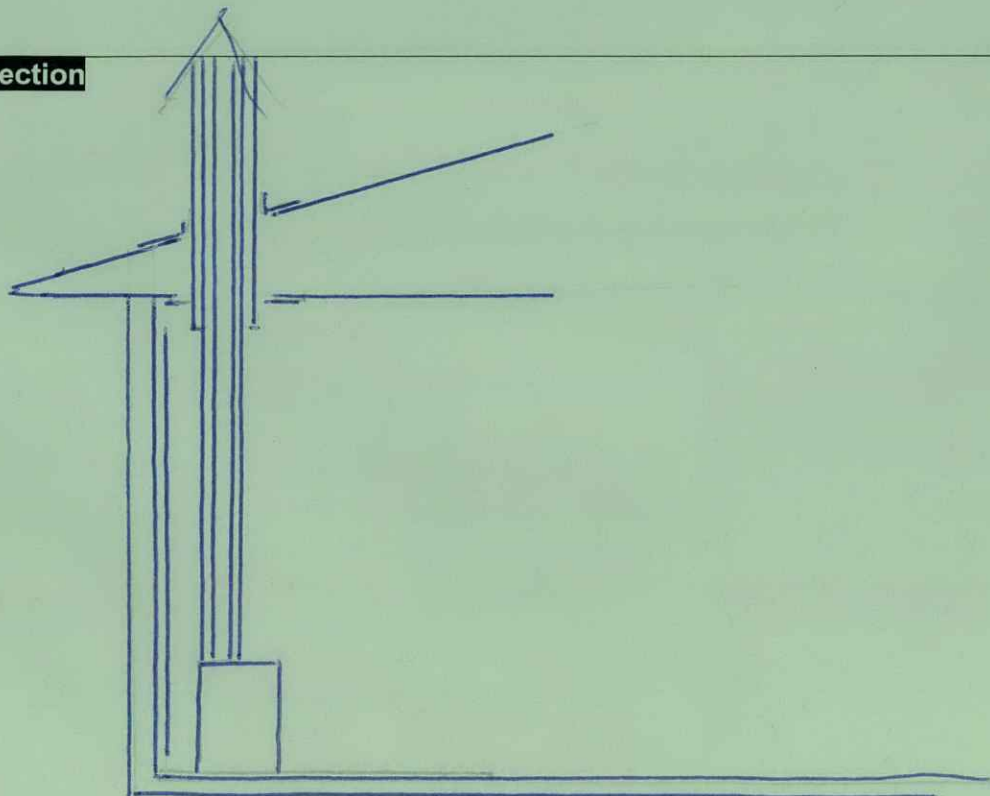
FEES AND CHARGES	
Administration Fee	
Processing Charges	
Inspections (Number _____)	Set Fee.
Compliance Schedule	
Code Compliance Certificate	
PIM	
Title Endorsement	
Fire Services Assessment	
Other _____	
SUBTOTAL	
BCA Levy	
DBH Levy \$2.01/\$1,000	
BRANZ Levy \$1/\$1,000	
SUBTOTAL	
LESS DEPOSIT PAID	400 —
TOTAL	400 —

- **Location** of the appliance
- **Location** of all walls and doors, with all rooms named (for all floors).
- **Location** of existing / proposed early warning device systems that comply with the relevant standards ie smoke detectors
- **Liquid Fuel Storage:** **Size and location** of the fuel storage tank related to the building and site boundaries. (Note type of fuel on page one eg: diesel, home blend, kerosene)
- Wall openings (windows or doors) and wall cladding material within one metre of the storage tank vicinity should be shown (including neighbouring properties).
- **Show the location** of the existing water cylinder if a wetback / hot water booster is to be fitted.

Floor Plan of entire building



Cross Section



***** RECEIPT *****

GST Reg. No. 51-751-094

Received with thanks by 5/01
BULLER DISTRICT COUNCIL

7-09-12 9:57 Receipt no.613541

COPY *COPY* *COPY*

DR BC120417 Alan Irelan 400.00-

Alan Ireland::Utopia Road:RD 2:Westport

CQ WSP WESTPORT

P L & D STRUTHERS 400.00



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **NL44/203**
Land Registration District **Nelson**
Date Issued 07 November 1919

Prior References
NL2/17

Estate	Fee Simple
Area	1012 square metres more or less
Legal Description	Section 767 Town of Westport
Proprietors	
Phillip Lee Struthers and Debbie Raewyn Struthers	

Interests



FILE NOTE:

Copy to: Planning
From: Manager Utilities & Services
Date: 17/07/19
File: Assessment Number: 1896011000

SUBJECT: 133 Russell ST – Westport

Water Supply: Connected to Westport water supply

Sewer Connection: Connected to Westport sewerage reticulation.

Vehicle access: Approved vehicle crossing off Bentham Street

Patrick Knerlich

Utilities Officer

B O R O U G H O F W E S T P O R T

APPLICATION FOR BUILDING

PERMIT

The Building Inspector,
P.O. Box 21,
WESTPORT.

I, the undersigned, hereby make application for a permit to enable me to carry out the following building works in accordance with the attached plans and specifications.

OWNER Mr. B. O'Dea ADDRESS 133 Russell Street

BUILDER Bulley Concrete Products ADDRESS P.O. Box 263 Westport

PLUMBER & DRAINLAYER R. Humphries

SITE OF BUILDING no. 133 Russell Street WESTPORT.

LEGAL DESCRIPTION OF PROPERTY: Lot _____ DP _____ Sec 767 Blk _____

PROPOSED WORK Addition of Bathroom & Toilet

PURPOSE OF BUILDING: (Residential) (Private use)
(Commercial) (For rental)
(Industrial)

ESTIMATED VALUE OF BUILDING \$ 600-00 FEE \$ 3-00

ESTIMATED VALUE OF DRAINAGE & PLUMBING \$ _____ FEE \$ _____

ESTIMATED TOTAL VALUE \$ _____ \$ _____

ARE OTHER SERVICES REQUIRED? **

Sewer connection _____

Water connection _____

Stormwater connection _____

Vehicle crossing _____

** Separate forms for each of

these services should be obtained from the above or the Borough Supt. of Works.

I undertake to ensure that all work is carried out strictly in accordance with the W.B.C. Building Bylaws and Code of Ordinances.

(sgd) OWNER _____ BUILDER pp. Bulley Concrete Products DATE 16/4/70

Receipt no. 4383 Permit no. 148 Roll no. 1840/343 Date 20/4/70

PERMIT FEES (Building only)

Not more than \$200 ...	\$1.00	Not more than \$6000 ...	\$24
" 400 ...	2.00	" 7000 ...	27
" 600 ...	3.00	" 8000 ...	30
" 800 ...	4.00	" 9000 ...	33
" 1000 ...	5.00	" 10000 ...	36
" 1200 ...	6.00	" 12000 ...	40
" 1400 ...	7.00	" 14000 ...	44
" 1600 ...	8.00	" 16000 ...	48
" 1800 ...	9.00	" 18000 ...	52
" 2000 ...	10.00	" 20000 ...	56
" 2500 ...	12.00	" 25000 ...	64
" 3000 ...	14.00	" 30000 ...	72
" 3500 ...	16.00	" 35000 ...	80
" 4000 ...	18.00	" 40000 ...	88
" 5000 ...	21.00	" 50000 ...	98

Fees for work valued at more than \$50,000 available on request.

Proposed Alterations for Mr. B. O'Dea.
Cnr. Bentham & Russell St.

Bathroom & Toilet addition to existing dwelling
as drawn.

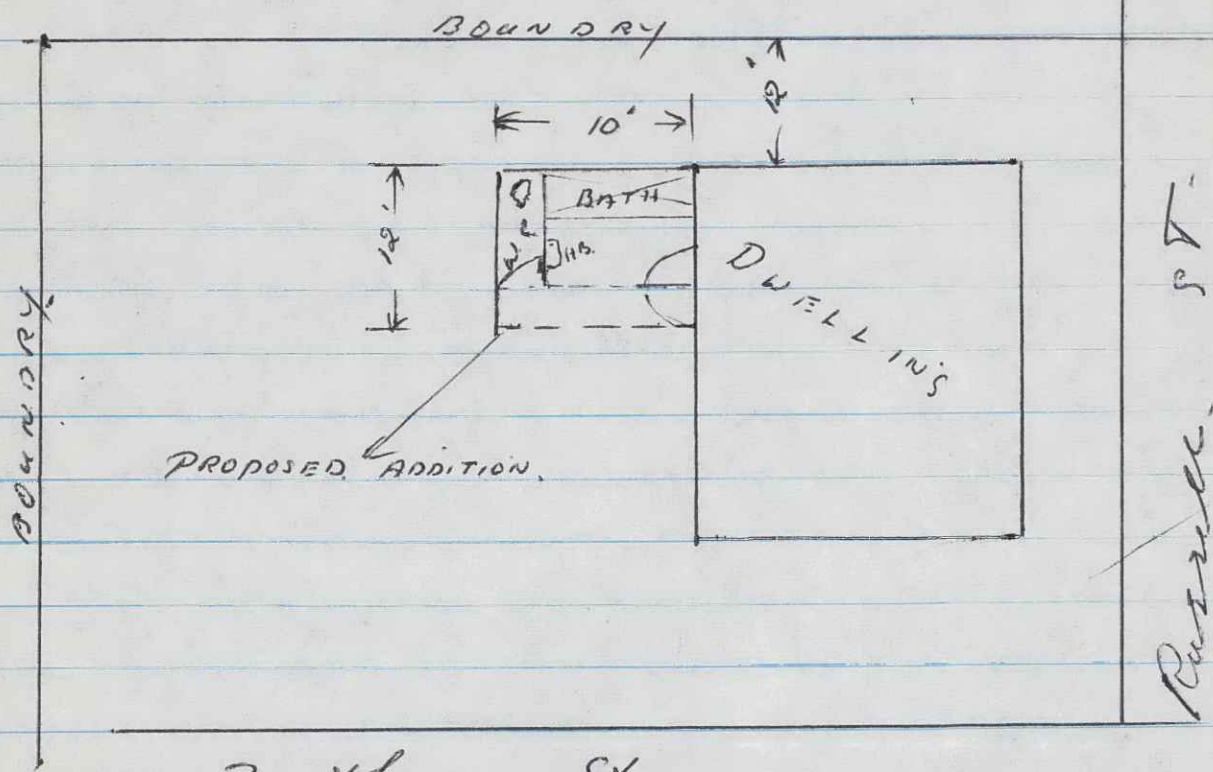
Concrete piers, 5' x 2" ISHR Joists. 4' x 3" ISHR Beams.
4" T & G. flooring. Treated.

Framing of 2x2 Timbers. Roof. Corrugated Iron.
Exterior wall sheathing, matchboard and Siding.
Interior Joinings. 3/16 Hardboard.

Joinery. Toilet Louvre, Bathroom Louvre.
1 Fixed light Window. Nth side.

Plumber. - R. Humphries.

Electrician. - R. Johnson.



Bentham St.

PERMIT. 1000-00.

PERMIT APPLICATION

1. Location and Ownership

Local Authority: Westport Boro. Permit No. 101669.
Number on Valuation Roll: _____ Date Received 28-1-76
Lot: _____ D.P. _____ Section _____ Block _____
Site of Building: S.D. Receipt No. 7562
Street: Russell St.
Township: Westport Riding _____

Fees Payable (See back for scale)

Building Permit Fee etc.	\$ <u>4.00</u>	Receipt No. _____	Date _____
Building Research Levy	\$ _____	Receipt No. _____	Date _____
Total	\$ <u>4.00</u>		
Street Damage Deposit	\$ _____		

Owner - Name D.P. O'DEA Signature _____
Full Address 133 Russell St
Builder - Name H. J Merrin Signature _____
Full Address Romilly St

2. Nature of Permit (Tick Box)

New building including separate buildings added to existing complex ☐ Repairs, alterations or extensions to an existing building ☒
Conversion ☐ Demolition ☐

3. Value and Area of Building (See back for example)

If valued at more than \$20,000, or garage etc., over 23.25 sq. metres state:

Est. value of building work: \$ 750 Est. commencement date: _____
Est. value of plumbing and drainage \$ _____ Est completion date: _____
Total \$ 750. Building registration No. _____
Total floor area (sq.m.) _____

4. Description of Building or Structure and Main Purpose for Which it Will be Used

Carport.

Is it to be rented: Yes ☐ No ☐
IMPORTANT: Has the section ever been filled: Yes ☐ No ☐
If so, what precautions are being taken _____

NOTE: All plans and specifications must be in METRIC

Details Required (Two copies of each)

Full site Plan - Showing existing buildings etc.
Floor plan, specifications.

Details Required (Two copies of each)

Blow up cross-section of all different wall construction i.e., timber, block wall etc.

This should show the depth of the foundation and all dimensions, plus explicit detail of construction. The area one foot above the floor and one foot below the ceiling may be excluded.

Three elevations (minimum) these must show any fall in the section - including the foundation height above ground level.

Other Services

1. Stormwater connection	2. Sewer connection
3. Water connection	4. Vehicle crossing
5. Plumbing and drainage permit	

These must be applied for on separate forms.

WARNING: Current building bylaws take precedence over specifications etc.
It is your responsibility to ensure that you comply.

P E R M I T F E E S
(Building Only)

Not more than \$ 600 - \$ 3.00	Not more than \$ 6000 - \$24.00
800 - 4.00	7000 - 27.00
1000 - 5.00	8000 - 30.00
1200 - 6.00	9000 - 33.00
1400 - 7.00	10000 - 36.00
1600 - 8.00	12000 - 40.00
1800 - 9.00	14000 - 44.00
2000 - 10.00	16000 - 48.00
2500 - 12.00	18000 - 52.00
3000 - 14.00	20000 - 56.00
3500 - 16.00	25000 - 64.00
4000 - 18.00	30000 - 72.00
5000 - 21.00	35000 - 80.00
	40000 - 88.00
	50000 - 98.00

Fees for work valued at more than \$50,000 available on request.

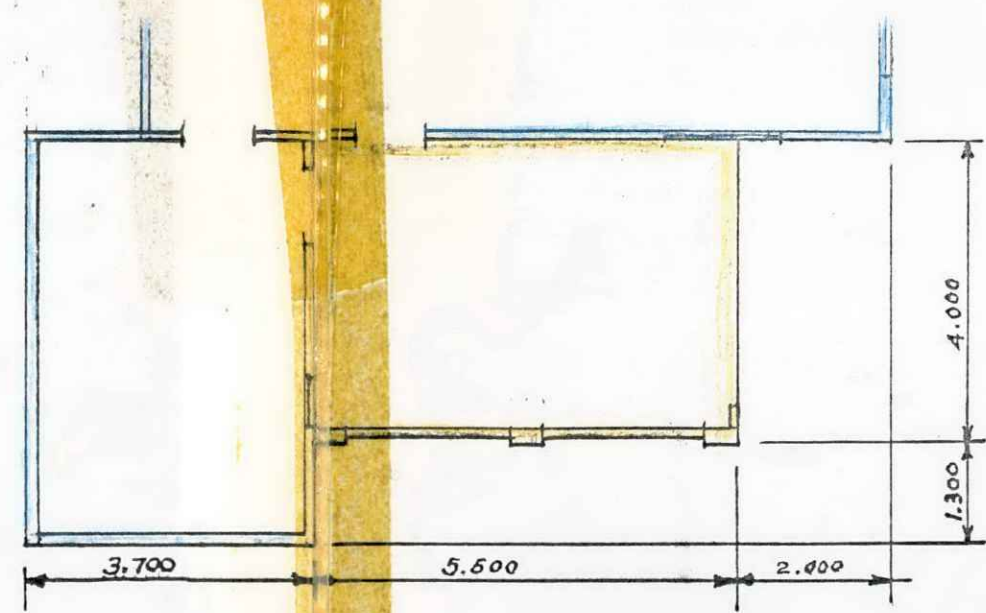
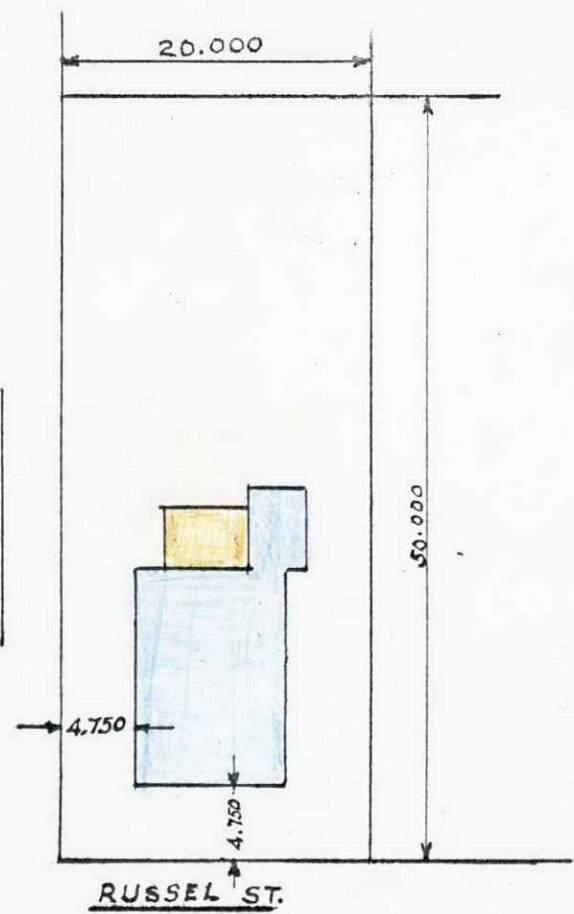
Building research levy - up to \$3,000 no fee. Above that 50c per \$1,000 or part thereof. If a new house, estimate plumbing and drainage and add that on to total cost to estimate levy.

EXAMPLES

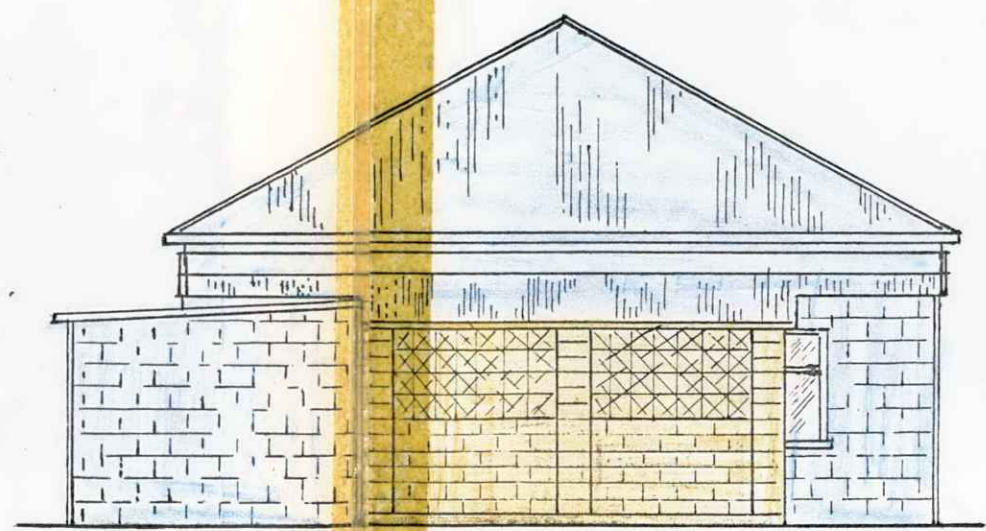
1.		2.	
Building Costs	\$16,000	Building Costs	\$2,800
Estimated Plumbing and Drainage	1,500	Estimated Plumbing and Drainage	NIL
Total	\$17,500	Total	\$2,800
Building Fee	\$48.00	Building Fee	\$14.00
Research Levy	* 9.00	Research Levy	NIL
	\$57.00		\$14.00

* (50c per \$1000 or part thereof)

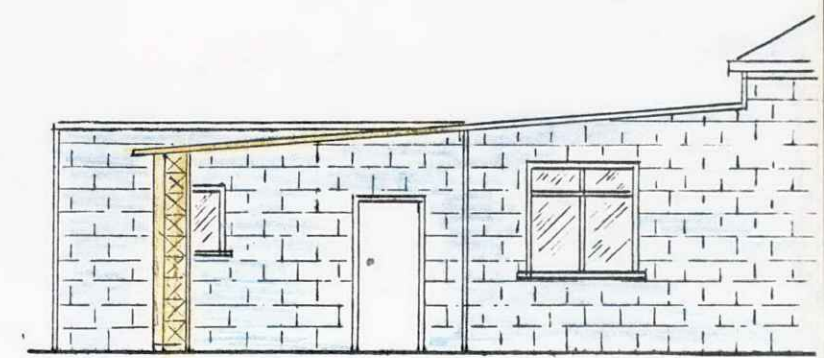
BENTHAM ST.



PLAN



REAR (EAST) ELEVATION

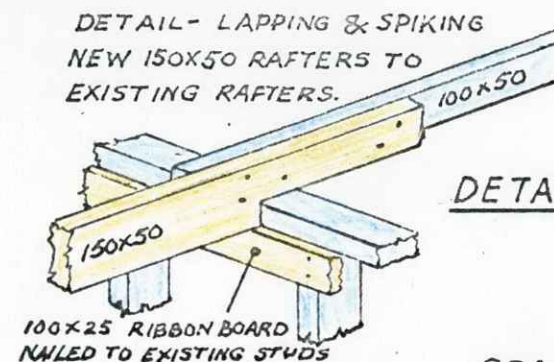
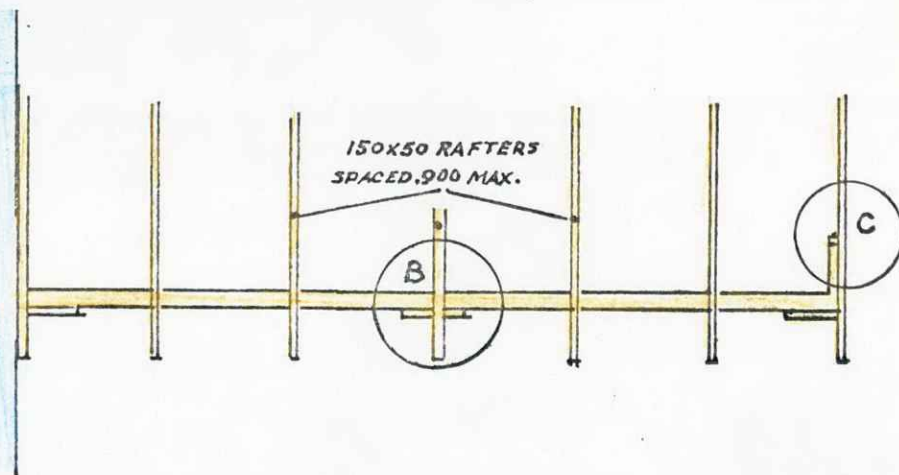


BENTHAM ST (NORTH) ELEV.

APPROVED Subject to Compliance
With District Scheme, N.Z.S.S. 1900, Drainage
& Plumbing Regulations
Building
P. & C.
Fire & Egress
Health
Town Plan
Inspector 27/1/76 Date

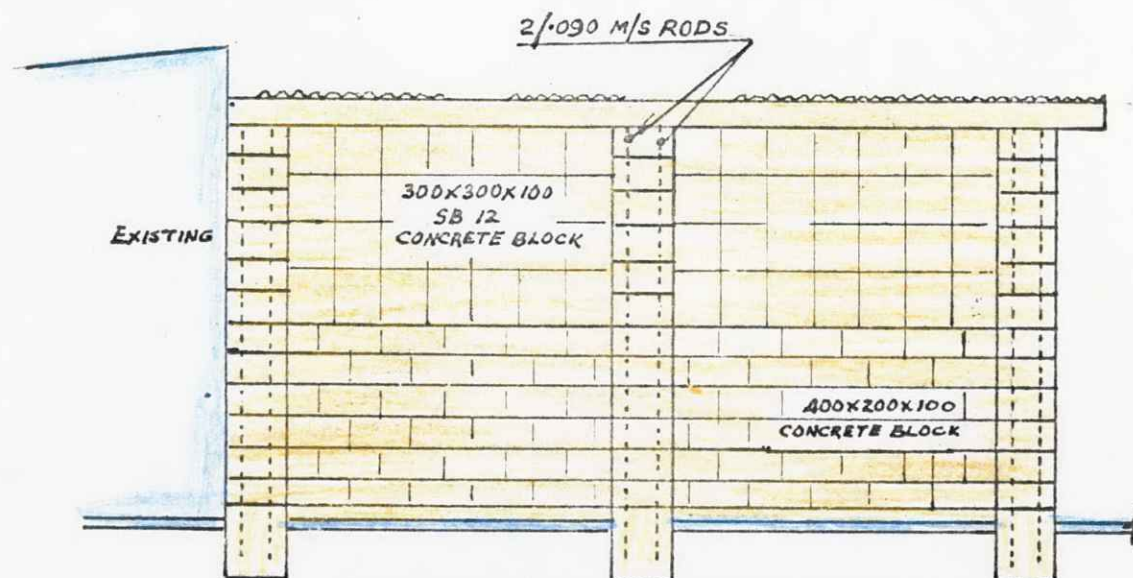
PROPOSED CARPORT FOR MR B.P. O'DEA 133 RUSSEL ST. WESTPORT.

SCALE 1:100 1:500 SITE PLAN SHEET No 1



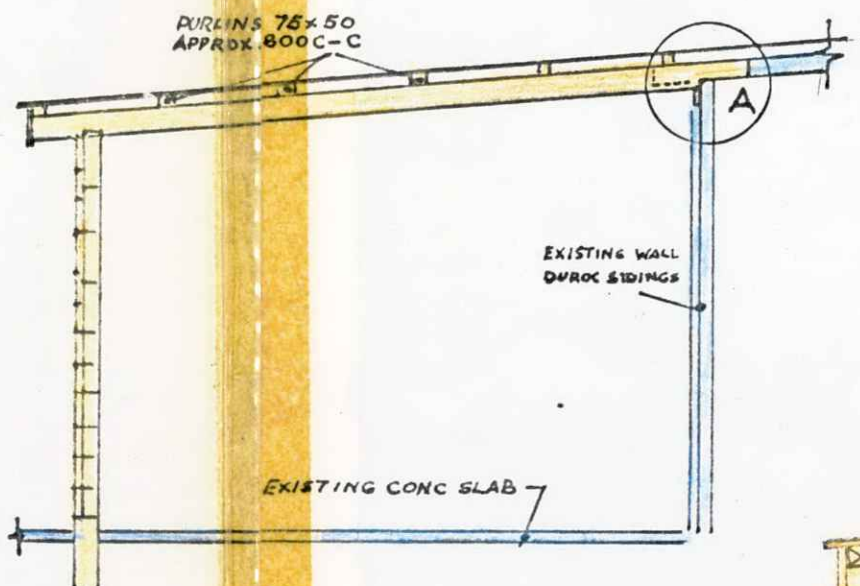
DETAIL "A"

SCALE 1:20



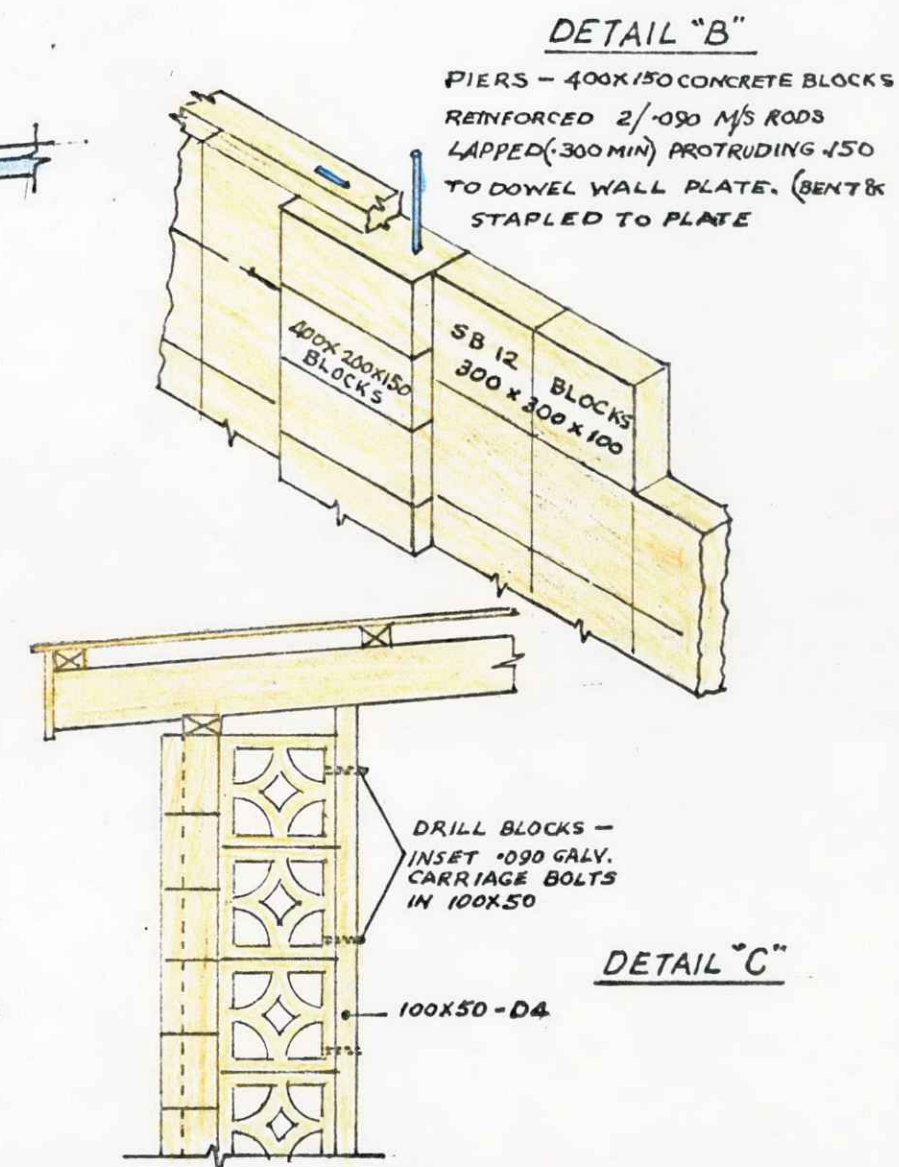
PIER FOUNDATION, 400x150x300 MIN DEPTH SUNK
THRU EXISTING CONCRETE SLAB.
CURTAIN WALLING LAID ON 100 UPSTAND BONDED TO
EXISTING CONCRETE SLAB.
HORIZONTAL MORTAR JOINTS TO BE
BONDED TO PIER EVERY 3rd COURSE
WITH EXPANDED SHEET OR OTHER
APPROVED MATERIAL.

SCALE 1:50



APPROVED Subject to Compliance
with District Council, N.Z.S.S. 1900, Drainage
& Plumbing Regulations

Building ☒
P. & D. ☒
Fire & Egress ☒
Health ☒
Town Plan ☒
Inspector 27/1/76 Date



BUILDING PERMIT APPLICATION FORM

Local Authority WESTPORT

I, J B Shaw (Builder), of 2 Easton's Road (Address)

hereby apply for a building permit in respect of works detailed in the accompanying plans and specifications, at the property of Mr B P O'Dea (Owner)

Street 133 Russell Street Township Westport

Number on Valuation Roll

Lot D.P. Section Block

Site of Buildings: S.D.

The building works involve Addition to Lounge

Value of building (see back for example) Total floor area (sq. m.) 9.60 m²

Est. value of building work: \$ 2000.00 Est. Commencement date 16/5/80

Est. value of plumbing and drainage \$ Est. Completion date

Total \$ 2000.00

Plumber and Drainlayer Reg. No.

Address

NOTE: A separate application form for Plumbing and Drainage Works must be completed by the Registered Tradesman.

Fees Payable (see back for scale)

Building Permit Fee, etc. \$ 20.00 Receipt No. 184 Date 13-5-80

Building Research Levy \$ Receipt No. Date

Plumbing and Drainage Fee \$ Receipt No. Date

\$ 20.00 TOTAL.

Nature of Permit (Tick Box)

New building including separate

buildings added to existing complex ☒

Conversion ☐

Repairs, alterations or extensions

to an existing building ☐

Demolition ☐

IMPORTANT: Has the section ever been filled: Yes ☐ No ☒

If so, what precautions are being taken

Owner's Signature

Builder's Signature J B Shaw

Permit No. 076861 Date 13/5/80

Please read the other side carefully.

NOTE: All plans and specifications must be in METRIC.

Details Required (Two copies of each)

Full site Plan — Showing existing buildings, etc.

Floor plan, specifications.

Blow up cross-section of all different wall construction, i.e., timber, block wall, etc.

This should show the depth of the foundation and all dimensions, plus explicit detail of construction. The area one foot above the floor and one foot below the ceiling may be excluded.

Three elevations (minimum): These must show any fall in the section—including the foundation height above ground level.

Other Services: 1. Stormwater connection. 2. Sewer connection.
3. Water connection. 4. Vehicle crossing.
5. Plumbing and drainage permit.

These must be applied for on separate forms.

WARNING: Current building bylaws take precedence over specifications, etc.
It is your responsibility to ensure that you comply.

PERMIT FEES
(Building Only)

Not more than \$600 —	\$6.00	Not more than \$6000 —	\$40.00
800 —	8.00	7000 —	45.00
1000 —	10.00	8000 —	50.00
1200 —	12.00	9000 —	55.00
1400 —	14.00	10,000 —	60.00
1600 —	16.00	12,000 —	70.00
1800 —	18.00	14,000 —	80.00
2000 —	20.00	16,000 —	90.00
3000 —	25.00	18,000 —	100.00
4000 —	30.00	20,000 —	110.00
5000 —	35.00	25,000 —	125.00
		30,000 —	140.00
		35,000 —	155.00
		40,000 —	170.00
		50,000 —	185.00

Fees for work valued at more than \$50,000:

\$15.00 per \$10,000 above \$50,000.

Building research levy—up to \$3,000 no fee. Above that \$1.00 per \$1,000 or part thereof. If a new house, estimate plumbing and drainage and add that on to total cost to estimate levy.

EXAMPLES

1.		
Building Costs	\$16,000	
Estimated Plumbing and Drainage	\$1,500	
Total	\$17,500	
Building Fee	\$90.00	
Research Levy * \$18.00		
	\$108.00	

2.		
Building Costs	\$2,800	
Estimated Plumbing and Drainage	Nil	
Total	\$2,800	
Building Fee	\$ 25.00	
Research Levy	Nil	
	\$25.00	

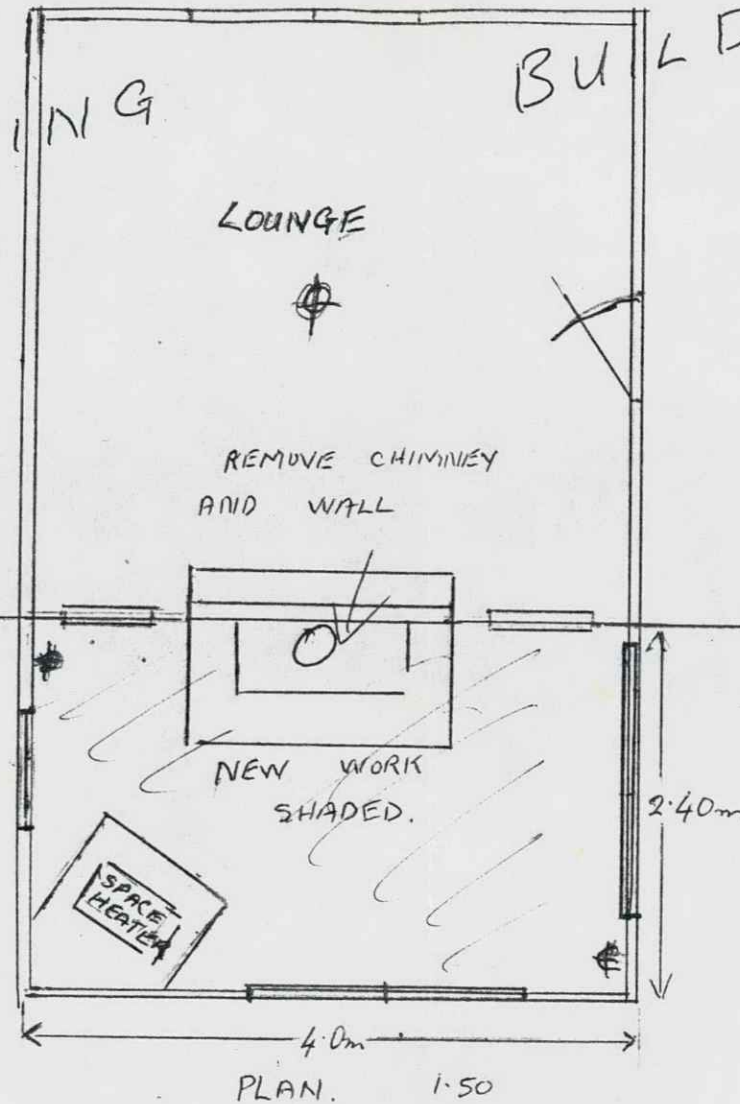
* (\$1.00 per \$1,000 or part thereof)

Building values are based on values as given in the Building Economist and if in doubt a copy is available at the office in Westport.

EXISTING BUILDING

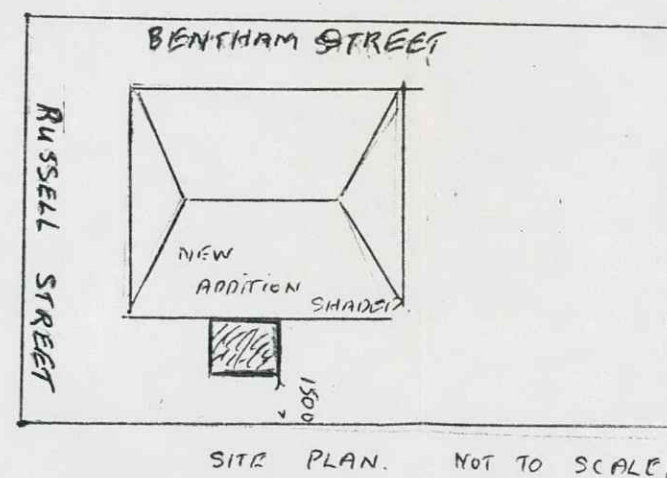
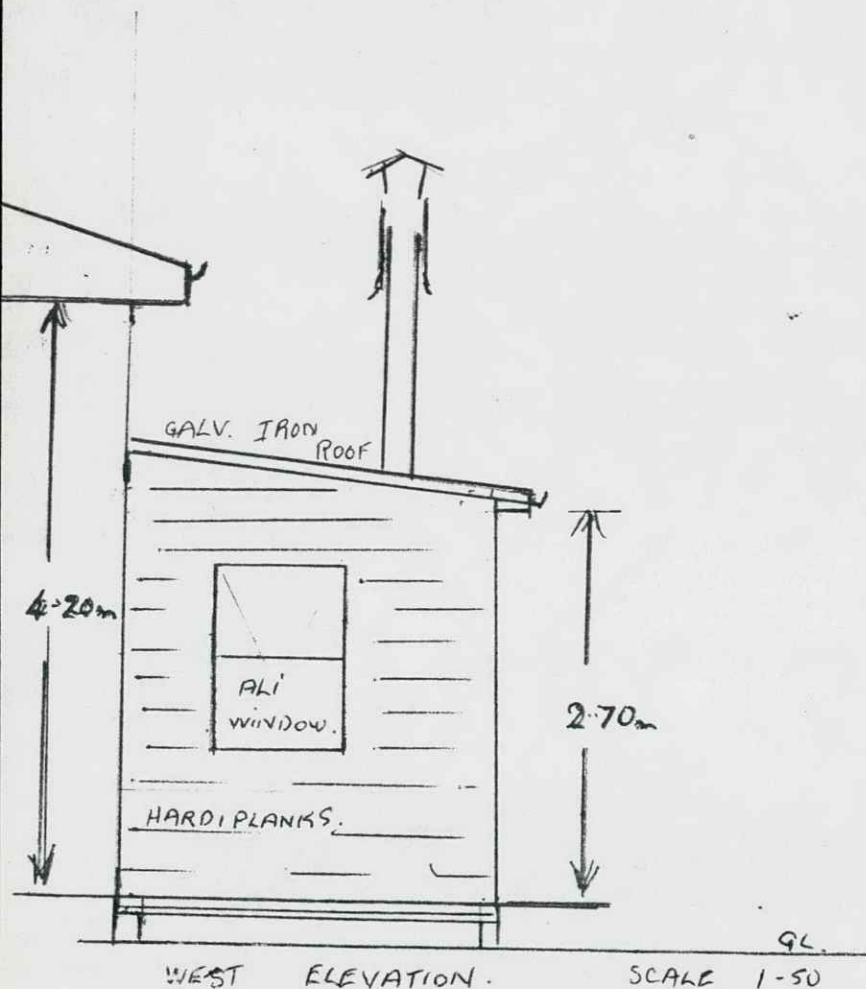
APPROVED Subject to Compliance with District Scheme, N.Z.S.S. 1900, Drainage & Plumbing Regulations

Building ☒
P. & D. ☒
Fire & Egress ☒
Health ☒
Town Plan ☒
Inspector *Stevens* 16/5/80 Date



SPECIFICATION

PILES	—	200X200 CONCRETE
SLEEPERS	—	100X75 HOB
JOISTS	—	100X50 HOB
FRAMING	—	100X50 OB
RAFTERS	—	100X50 OB
SHEATHING	—	HARDIPLANK
FLOORING	—	TWP FLOORING
ROOFING	—	GALV. IRON
LININGS	—	GIB BOARD
CEILING	—	PINKEX SHEETS



Westport Borough Council

No.

Inspector: M

Receipt No. 8621

OWNER	
Name	B. O Dea.
Address	133 Russell St Westport

BUILDER	
Name	V. Wallis
Mailing Address	35 Haselden St Westport

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	133.
Street Name	Russell St
Town/District	Westport
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	
Lot	D.P.
Section	Block
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Spirolock Chimney

Date Inspected

REMARKS (e.g. stage reached with work)

28/5/84

Spiro Flue on existing appliance

COMPLETED (Signature)

Date

/ /

2

BUILDING PERMIT

(Office Copy)

AUTHORITYWestport Borough CouncilStats. No. **A****35428**

No. _____

Receipt No. 8621.**OWNER**

Name B. O Dea.
Address 133 Russell St
Westport

BUILDER

Name V. Wallis
Mailing Address 35 Haselden St
Westport

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED**SITE**

Street No. 133.
Street Name Russell St
Town/District Westport
Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____
Lot _____ D.P. _____
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USESpirolock Chimney.**FLOOR AREA**Whole
Sq. Metres**DWELLING UNITS**Number
ErectedESTIMATED
VALUES
\$Building
Drainage
Plumbing
TOTAL

1000 - 00
1000 - 00

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
- include dwelling added, exclude domestic garages
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED
- include conversions and domestic garages
- ☒ NEW CONSTRUCTION
OTHER THAN
BUILDINGS
- include demolitions

FEES APPLICABLE

Building Permit (etc) \$ 12-00
Building Research Levy \$ _____
Sewer Connection \$ _____
Water Connection \$ _____
Street Damage Deposit \$ _____
TOTAL \$ 12-00

Authorised Officer _____

Date _____

[Signature]
20.12.82

Special Conditions: (In addition to those noted on reverse): _____

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws

IMPORTANT— YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

CHIMNEY PERMIT APPLICATION FORM

Local Authority: WPT Borough Council
I, VINCENT WALLIS
PLUMBER & DRAINLAYER LTD. of
35 Haselden Street,
WESTPORT, PH. 7097 (Address) hereby apply for a permit
in respect of works detailed below, at the property of Mr B ODEA
..... (owner) at 133 Russell St

Number on Valuation Roll

The works involve the installation of a Spiral Chimney (Brand Name)
heating/cooking appliance.

FLUE TYPE: Brick: Concrete: Metal Pumice: (if other state type)

WET BACK: YES NO

If 'Wet Back' involved

Plumber's Name VINCENT WALLIS Reg. No. 9058
PLUMBER & DRAINLAYER LTD.

Address: 35 Haselden Street,
WESTPORT, PH. 7097

Plumber's Signature: V Wallis

A room location plan and cross section drawing of the proposed installation
is shown on the reverse of this form.

..... Signature Date

SCALE FEES

Chimney and/or Appliance Only: \$12.00
Chimney and/or Appliance and Wet Back: \$20.00 (Note: \$8.00 apportioned as plumbing fees)

FOR OFFICE USE: Fees Received \$ 12.00 (8621) 16/12/82

Chimney Permit No. Issued

Plumbing Permit No. Issued

Inspected: Remarks:

ROOM PLAN: Show room in which appliance to be located and also adjoining rooms (to scale)

CROSS SECTION: Show floor, wall, ceiling and room frame (to scale)

BUILDING PERMIT APPLICATION FORM

Local Authority W.B.C. Application Date _____
I, H.J. Merin (Builder), of 172 Romilly St (Address)
hereby apply for a building permit in respect of works detailed in the accompanying plans and
specifications, at the property of B O'Dea (Owner)
Street 133 Russell Township Wsp
Number on Valuation Roll _____
Lot _____ D.P. _____ Section _____ Block _____
Site of Buildings: S.D. _____

The building works involve Rebuild Bike shed
Value of building (see back for example) _____ Total floor area (sq. m.) _____
Est. value of building work: \$ 500.00 Est. Commencement date _____
Est. value of plumbing and drainage \$ _____ Est. Completion date _____
Total \$ 500.00

Plumber and Drainlayer _____ Reg. No. _____
Address _____

NOTE: A separate application form for Plumbing and Drainage Works must be completed by the Registered Tradesman.

Fees Payable (see back for scale)

Building Permit Fee, etc.	\$ <u>10.00</u>	Receipt No. <u>9138</u>	Date <u>7-2-82</u>
Building Research Levy	\$ _____	Receipt No. _____	Date _____
Plumbing and Drainage Fee	\$ _____	Receipt No. _____	Date _____
Street Damage Deposit	\$ _____	Receipt No. _____	Date _____
	\$ <u>10.00</u>	TOTAL.	

Nature of Permit (Tick Box)

New building including separate	Repairs, alterations or extensions
buildings added to existing complex ☐	to an existing building ☐
Conversion ☐	Demolition ☐

IMPORTANT: Has the section ever been filled: Yes ☐ No ☐

If so, what precautions are being taken _____

X Owner's Signature _____

X Builder's Signature _____

Permit No. _____ Date Issued _____

Please read the other side carefully.

NOTE: All plans and specifications must be in METRIC.

Details Required (Two copies of each)

Full site Plan — Showing existing buildings, etc.

Floor plan, specifications.

Blow up cross-section of all different wall construction, i.e., timber, block wall, etc.

This should show the depth of the foundation and all dimensions, plus explicit detail of construction.

Three elevations (minimum): These must show any fall in the section—including the foundation height above ground level.

Other Services: 1. Stormwater connection.

2. Sewer connection.

3. Water connection.

4. Vehicle crossing.

5. Plumbing and drainage permit.

These must be applied for on separate forms.

NG: Current building bylaws take precedence over specifications, etc.
It is your responsibility to ensure that you comply.

PERMIT FEES

(Building Only)

Building Value	Fee	Building Value	Fee
Not more than \$500	\$10.00	14,000	87.00
1000	15.00	16,000	97.00
1500	22.00	18,000	115.00
2000	27.00	20,000	125.00
3000	32.00	25,000	150.00
4000	37.00	30,000	170.00
5000	42.00	35,000	190.00
6000	47.00	40,000	210.00
7000	52.00	50,000	230.00
8000	57.00	60,000	250.00
9000	62.00	70,000	270.00
10,000	67.00	80,000	290.00
12,000	77.00	90,000	300.00
		100,000	310.00

valued at more than \$100,000.

0 above \$100.00.

Levy: A Building Research Levy of \$1.00 for every \$1000 or part thereof is payable on the total value of all building permits issued in excess of \$3,000.

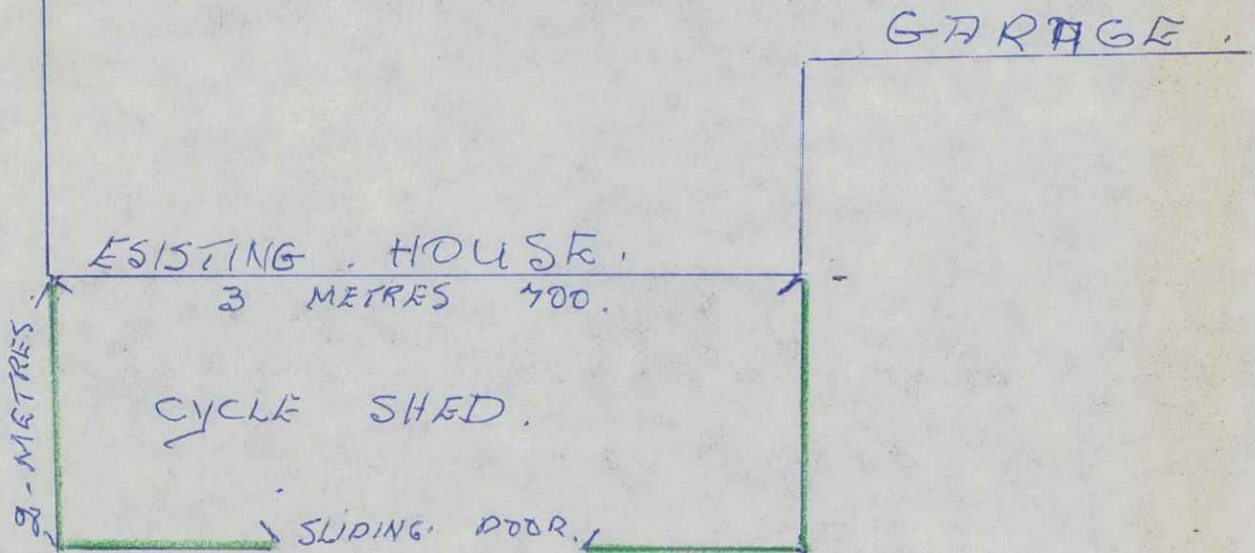
Demolition Permits: A Demolition Permit must be obtained prior to the demolition of substantial buildings (e.g. dwelling houses, commercial/industrial buildings, halls etc). An application fee of \$10 is payable. In certain circumstances a street damage deposit will be payable.

Persons demolishing buildings must have all services disconnected (e.g. water, sewer, storm-water, power etc) in an approved manner by the appropriate registered tradesmen or supply authority prior to commencing demolition.

Building values are based on values as given in the Building Economist and if in doubt a copy is available at the office in Westport.

B. ODEA.

133 RUSSELL ST.



Flexi Bd Walls

G.I. Roof

106 x 50 Studs & Rafters

APPROVED Subject to Compliance
with District Scheme, N.Z.S.S. 1900, Drainage
& Plumbing Regulations

Building OK

P. C. D. N/A

Fire & Egress

Health

Town Plan

[Signature] Inspector 10.2.03

BUILDING PERMIT

(Office Copy)

AUTHORITYStats. No. **A****75543**WESTPORT BOROUGH COUNCILNo. 10.2.83Receipt No. 9138**OWNER**Name B. O Oca
Address 133 Russell St
Westport**BUILDER**Name H J Merrin
Mailing Address 172 Romilly St
Westport**PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED****SITE**Street No. 133
Street Name Russell St
Town/District Westport
Riding _____**LEGAL DESCRIPTION**Valuation Roll No. _____
Lot _____ D.P. _____
Section _____ Block _____
Survey District _____**DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE**Rebuild Bike shed**FLOOR AREA**Whole
Sq. Metres**DWELLING UNITS**Number
ErectedESTIMATED
VALUES
\$Building
Drainage
Plumbing
TOTAL500 = 00
500 = 00**NATURE OF PERMIT (TICK BOX)**

- ☐ NEW BUILDING
- include dwelling added, exclude domestic garages
- ☐ FOUNDATIONS ONLY
- ☒ ALTERED, REPAIRED, EXTENDED
- include conversions and domestic garages
- ☐ NEW CONSTRUCTION
OTHER THAN
BUILDINGS
- include demolitions

FEES APPLICABLEBuilding Permit (etc) \$ 10 = 00
Building Research Levy \$ /
Sewer Connection \$ /
Water Connection \$ /
Street Damage Deposit \$ 10 = 00
TOTAL \$ 10 = 00

Authorised Officer

[Signature]

Date

10.2.83.

Special Conditions: (In addition to those noted on reverse): _____

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

Inspector: M. _____

Receipt No. 9138

OWNER	
Name	B. O Dea
Address	133 Russell St Westport

BUILDER	
Name	H J Merriin
Mailing Address	172 Romilly St Westport

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	133
Street Name	Russell St
Town/District	Westport
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	
Lot	D.P.
Section	Block
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE	
Rebuild Bike shed	

Date Inspected

REMARKS (e.g. stage reached with work)

16/2/83.

Rebuilt on old site OK

COMPLETED (Signature)

[Signature]

Date

16 / 2 / 83

BULLER COUNTY COUNCIL

PERMIT FOR SANITARY PLUMBING AND/OR DRAINAGE WORK

Permit No 957

Premises Owner D. Skilton
(or occupier)

Site Address 133 Russell st

Authorised V. Wallis
Tradesperson

Postal Address _____

Val. Ref. No: _____

Description of Proposed Work:

W/c pan replacement

Fees Paid: \$ 22 : 50 Receipt No. 6012 Date 5 / 3 / 90

(INCLUDES G.S.T.)

THIS IS A TAX INVOICE

G.S.T. REGISTRATION No. 10-712-467

The tradesperson named above is hereby authorised to carry out, at the above premises, the work described herein, as set forth in the plans deposited with me, subject to the following conditions:

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1978 and must be completed within six months of the date of issue of this permit.

[Signature]
ENGINEER
(or other officer authorised by Local Authority)

Date of Issue 6 / 3 / 90

FIELD SHEET:

Date Inspected

REMARKS (e.g. stage reached with work)

No trip 2 consistent reading

COMPLETED (Signature) _____ Date ____/____/____

Conditions of Permit

1.
2.
3.
4.
5.

SCALE OF FEES (AS FROM MAY, 1989)

1. DOMESTIC

(i) Existing	Fee
PLUMBING ALTERATIONS AND REPAIRS	\$20.00 + GST
DRAINAGE REPAIRS	\$20.00 + GST
DRAINAGE ALTERATIONS	\$35.00 + GST
(ii) New Dwellings	
Plumbing only	\$60.00 + GST
Drainage only	\$70.00 + GST
Drainage and Plumbing	\$120.00 + GST
(iii) Multi Unit Dwellings	
Plumbing only to 1st dwelling unit	\$60.00 + GST
Every additional unit	\$50.00 + GST
Drainage only to 1st dwelling unit	\$70.00 + GST
Every additional unit	\$50.00 + GST
Drainage and Plumbing to 1st dwelling	\$120.00 + GST
Every additional unit.	\$80.00 + GST

2. COMMERCIAL AND INDUSTRIAL

(i) Existing	
Plumbing alterations	\$40.00 + GST
Drainage alterations	\$60.00 + GST
Drainage and Plumbing	\$90.00 + GST
(ii) New Premises	
Plumbing only	\$80.00 + GST
Drainage only	\$120.00 + GST
Drainage and Plumbing	\$190.00 + GST

NOTE: DRAINAGE INSPECTIONS REQUIRE 48 HOURS PRIOR NOTICE



P.O. Box 21
Westport

Telephone 7239
Westport

BOROUGH OF WESTPORT

APPLICATION FOR SANITARY DRAINAGE AND PLUMBING PERMIT

Name VINCENT WALLIS Craftsman/Registered Drainlayer
PLUMBER & DRAINLAYER LTD.
 Full Postal Address P.O. BOX 81 Reg No. 9058
WESTPORT, PH: 7097

N.B. ALL SECTIONS OF THIS APPLICATION MUST BE COMPLETED

Description of Property

Owners' Name D Skilton Valuation Roll No.
 Street and No. 133 Russell Lot. Section
 D.P.

Full Description of Work to be carried out Replace w/c pan

Attached Plan (for Drainage) is required.

Specification of Materials

Wastes. Traps.
 Vents. Hot Water.
 Cold water. Drains.

Fittings to be installed

W.C.(s) 1 Bath(s) Shower(s)
 Sink(s) Basin(s) Tub(s)
 Dishwasher. Automatic washing machine.
 Other (specify)

Estimated Cost \$ 211.00 Permit Fee \$ 22.50
 (see reverse side for scale of fees)

I undertake to ensure that all work is carried out in accordance with the Drainage and Plumbing Regulations 1978.

Date Signed [Signature]
 Craftsman Plumber/Registered Drainlayer

OFFICE USE ONLY

Amount \$ 22.50 Receipt No. 6012 Date 5 MAR 1990
 Permit No. Date Issued.

**PROPOSED DRAINAGE
PLAN**

Scale

Drawn By

Date

1. Dimensions to be shown from buildings
2. All fittings to be clearly marked.

Plan Approved

Date

Job Inspection

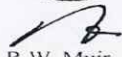
Date



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **NL44/203**
Land Registration District **Nelson**
Date Issued 07 November 1919

Prior References
NL2/17

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Section 767 Town of Westport

Proprietors
Dean Edmund Skilton and Joan Majella Skilton

Interests

294175.3 Mortgage to Westpac Banking Corporation - 8.12.1989 at 10.39 am and varied 16.8.1996 at 9.25 am
376223.1 Variation of Mortgage 294175.3 - 2.4.1998 at 9.03 am

768

768

001

001

0-1-00
Sec. 767

768

768



Code Compliance Certificate 120417

Section 95, Building Act 2004

BAM 007

[Form 7]
Building (Forms) Regulations

The Applicant	The Building
Phillip and Debbie Struthers PO Box 78 Westport 7866	Location: 133 Russell St, Westport Legal Description: Sec 767 town of Westport Valuation or Property No: 1896011000 Building Name (if applicable): Site Location (if applicable): Level Unit (if applicable):

Building Work:

Description of Building Work: Installation of Yunca Monte multi fuel free standing burner replacing an existing Stack spaceheater

Estimated Value: \$4,000

Current, lawfully established, use: Housing

First Point of Contact:

The first point of contact for communications with the council/building consent authority will be with:
Full Name: Phillip & Debbie Struthers
Mailing Address: Alan Ireland, Utopia Road, RD 2, Westport 7892
Phones:: 03 789 6690: 0274 397 305
Email: jadireland@farmside.co.nz

Code Compliance:

The building consent authority named above is satisfied, on reasonable grounds, that :

(a) the building work complies with the building consent.

R J KNUDSEN
SENIOR BUILDING INSPECTOR

On behalf of: Buller District Council

Date: 20/09/12

**SPACEHEATER FIELD CARD and
CODE COMPLIANCE CERTIFICATE CHECKLIST PROMPT**Early Warning System ☒Valuation No. 18960/11000**CATEGORY:** ☒ R1 ☐ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3Building Consent No. 120417 Date of Issue: _____Applicant: ~~Alan Ireland~~ Phillip & Debbie StruthersContact Person: Alan Ireland Phone: 789 6690 / 0274 397 305Site Address: 133 Russell Street, WestportMake: Yunka Model: Monte

Flue Type:	☐ Single Shield	☐ Double Shield	☒ Spiroloc
	☐ Other		
Ventilated from:	☐ Room	☐ Ceiling Cavity	☒ Outside building
Flue Heat Reflector:	☒ Yes	☐ No	
Flue passes through:	☒ Ceiling	☐ Wall Cavity	☐ Other

Wall Screen	Material	Air Gap	Factor	Clearances		
				Nominal	Minimum	Actual
Left Side						
Right Side						
Rear						
Corner	<u>Hardie's Cement Bd</u>	<u>25mm</u>	<u>3</u>	<u>200 x 3 = 600mm</u>	<u>600mm</u>	<u>175</u>

Hearth Type: Ash hearth

Hearth distances	Front	Left Side	Right Side	Corner
mm	<u>350</u>	<u>200</u>	<u>200</u>	<u>175</u>

Free height above appliance – over 1500mm: Yes ☒ No ☐ Other: _____Wetback fitted ☐ YES ☒ NO Tempering valve fitted ☐ YES ☒ NO Bolted to hearth ☒ YES ☐ NOName of Plumber: Alan Ireland Registration Number: _____Does installation comply with original consent application? Yes ☒ No ☐
If no, record details

DATE	INSPECTION / OBSERVATIONS / REMARKS / APPROVED STATUS / NOTICE TO FIX
<u>20/9/12</u>	<u>Final : approved RTI</u>

CODE COMPLIANCE CERTIFICATE CHECKLIST PROMPT

On File	N/A	Item	On File	N/A	Item	On File	N/A	Item
☒		CCC request final		☒	Warnings or Bans		☒	Gas Certification
☒		Consent conditions met		☒	Pressure Test Declaration		☒	Exterior Cladding Certification
	☒	Drainage Plan		☒	Tanking Certification		☒	Waiver/Modification Required
	☒	Electrical Certificate		☒	Producer statements		☒	Secs 72/77 Entry onto CT

☐ Correct Description of Works in NCS – if no, indicate changes:

Note: If amendments to BC have been processed, does description reflect amendments?

Change of Mailing Address or Ownership:

Builder

Plumber

Alan Tindley

Drainlayer

COMPLIANCE SCHEDULE

On File	N/A	Item	On File	N/A	Item	On File	N/A	Item
	☒	Compliance Schedule		☒	Alarm Type		☒	PWD Compliance
	☒	FPIS Certificate		☒	Specified Features		☒	Other Items: BWO

Note: if new or amended Compliance Schedule is required, this must be issued in conjunction with CCC.

INSPECTION RECONCILIATION

Inspector to Complete		Administrator to Complete	
No. of inspections prepaid	<i>1</i>	Invoice # / Date	
No. of inspections carried out	<i>1</i>	Receipt # / Date	
Inspections Owing / Refund	<i>✓</i>	Invoice / Credit Note / Date	
Fees Owing / Refund		Amendment/s Status/es	Check: ☐ Issued and Released
		Signature	☒ CCC Issued

ADDITIONAL COMMENTS

☐ Yes ☒ N/A PIM conditions met	☒ Computer status altered to "CCC Application Received"
☒ Bam 124 Completion File Checklist Complete	☒ Early Warning Systems

BUILDING INSPECTOR APPROVAL

☒ Approved to Issue CCC

Signature

R. White

Date

20/9/12

OFFICER SIGNING OFF CCC

☒ Reviewed and Completed

Signature

[Signature]

Date

21/9/12



APPLICATION FOR CODE COMPLIANCE CERTIFICATE

BAM 006 and BAM 006-H

PROJECT NO:

DATE RECEIVED:

Alan Ireland. to sign on back

The Building Consent

Building consent number: 120417 Being Stage 1 of an intended 1 Stages

Issued by: Buller District Council

PIM No. (if different from that of Building Consent) _____

The Applicant

Phillip & Debbie Struthers

Alan Ireland

Utopia Road

RD 2

Westport 7892

The Building

133 Russell St, Westport

Legal Description: Sec 767 town of Westport

Valuation or Property No: 1896011000

The Building Work

The following building work is authorised by this building consent:

Description of Work: Installation of Yunca Monte multi fuel free standing burner replacing an existing Stack spaceheater

Type of Building Work:

Housing Estimated Value: \$4,000

*The Owner

Name of owner: Phillip and Debbie Struthers

Mailing address: PO Box 78, Westport 7866

Street address/registered office:

Phone number:

Daytime:

Facsimile number:

Website:

[†]Contact person:

Landline: 03 789 7411 Mobile:

After hours:

Email address:

First Point of Contact / Agent:

Note: The agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices.

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

Full Name: Phillip & Debbie Struthers

Mailing Address: Alan Ireland, Utopia Road, RD 2, Westport 7892

Phones:: 03 789 6690: 0274 397 305

Email: jadireland@farmside.co.nz^{||}

*The Application

All building work carried out under the above building consent has been completed.

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

Plumber: Alan Ireland 04409 Utopia Road, Westport

Other LBPs/Contactors (not previously recorded):

Name	Licence Class	LBP Number	Particular work carried out

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: Alan Ireland, Utopia Road, RD 2, Westport 7892 (Owner)

Signature

Signed by or for and on behalf of the Owner:



Name of Person signing:

☐

Owner

☒

Agent

Date:

19.9.12

Note: If acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Owner".

Additional Information to Note

1. A final inspection must have been completed prior to this application being sought.
2. The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented and approved prior to the work being carried out.
3. A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all Names, Certificates from personnel who carried out the work, Registration Numbers, Producer Statements, or any other required documents.
4. Certificates that relate to energy work (Electrical and Gasfitters).
5. The specified systems listed on the attached form are to be contained in the compliance schedule for the building. In the opinion of the personnel who installed them, they are capable of performing to the performance standards set out in the building consent.



Building Consent 120417

BAM 005

[Form 5]
Building (Forms) Regulations

**THIS COPY MUST
BE RETAINED ON
WORKS**

Section 51, Building Act 2004

Being Stage 1 of an intended 1 Stages

The Applicant	The Building
Phillip & Debbie Struthers	133 Russell St, Westport
c/ Alan Ireland	Legal Description: Sec 767 town of Westport
Utopia Road	Valuation or Property No: 1896011000
RD 2	Level/Unit No: [If applicable]
Westport 7892	

First Point of Contact:

First point of contact for communications with the building consent authority will be with: Full Name: Phillip & Debbie Struthers

Mailing Address: Alan Ireland, Utopia Road, RD 2, Westport 7892

Phones:: 03 789 6690: 0274 397 305

Email: jadireland@farmside.co.nz

Building Work:

The following building work is authorised by this building consent:

Installation of Yunca Monte multi fuel free standing burner replacing an existing Stack spaceheater

Housing

Estimated Value: \$4,000

Compliance Schedule:

A compliance schedule is not required for the building.

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.

Signed for and on behalf of the Buller District Council:

Date: 11/09/12

.....
R J KNUDSEN

SENIOR BUILDING INSPECTOR

THIS IS A VALUABLE DOCUMENT AND SHOULD BE KEPT IN A SAFE PLACE. YOU MAY WISH TO PRODUCE THIS CONSENT WHEN YOU DECIDE TO SELL THE PROPERTY.

This building consent is issued subject to the following conditions:

1. If building work has not commenced within 24 calendar months after the date of issue of the consent, or any such further period that the Building Consent Authority may allow, this consent will lapse.
2. The owner must apply for a Code Compliance Certificate on completion of building work. The Building Consent Authority must decide whether to issue a Code Compliance Certificate within 2 years of granting the consent or a further agreed period if no Code Compliance Certificate has been received.
3. The applicant and builder are responsible for the correct siting of buildings or additions thereon. As such, they shall ascertain the true position of survey pegs before building operations commence.
4. The approved plans and specifications (stamped copies) must be available on site for each inspection. Failure to abide by this requirement may incur further inspection/s and charges, on completion of construction and before a Code Compliance Certificate is issued.
5. Inspections are required as shown on attached 'Inspection Requirement and Record' sheet. Any additional inspections required during construction will be debited at the completion of works.
6. An owner must apply to the consent authority for a CCC on the enclosed form - Application for Code Compliance Certificate (CCC) after all building work relating to this consent is completed. All certificates, including producer statements must accompany this application.
7. **THE CEILING PLATE IS TO BE LEFT DOWN SO THAT CLEARANCES AND DISTANCES TO COMBUSTIBLE MATERIALS CAN BE INSPECTED.**

BUILDING AND PLANNING ASSESSMENT NOTES

1. After a consent has been issued no deviation or alteration from the original plans and specifications is permissible without the written approval of the Inspector and it is an offence to convert the building to any other use than that stated on the consent.
2. Restrictions on the Erection of Buildings, Scaffolding and other Structures: Under the Electricity Regulations 1997, it is an offence to erect any buildings, scaffolding and other structures within certain prescribed distances of an overhead electric line. To inquire about these restrictions contact the nearest office of Trans Power NZ or your local Power Supply Company.
3. The cost of any damage to footpaths, roads, berms or crossings during construction, demolition or relocation will be required to be met by the applicant.
4. If high voltage electricity transmission lines, towers or pylons are on, over or adjacent to property, applicant to ensure that the proposed building complies with the clearances prescribed in the NZ Electrical Code of Practice for Electrical Safety Distances. It is the responsibility of the applicant to ensure compliance and if necessary to contact the line owner to determine whether the proposed building will comply prior to commencing construction.

INVOICE FOR

Phillip & Debbie Struthers
Alan Ireland
Utopia Road
RD 2
Westport 7892

Customer No
Date

BC120417
11/09/12

GST Reg. No

51-751-094

Tax Invoice 60141

Job Ref. Order No.	Job Date	Amount
	120417 : 133 Russell St, Westport	
	Installation of Yunca Monte multi fuel free standing burner	
Spaceheater Fee	replacing an existing Stack spaceheater	400.00 *
	Owner: Phillip and Debbie Struthers	
(* Incl GST	\$52.17)	
Total		\$400.00
Cash Received		400.00CR
Total incl GST		\$0.00

Phillip & Debbie Struthers

Customer No
Invoice No

BC120417
60141

Conditions of Sale: Payment due on 20th of month following purchase unless prior arrangements have been made. Ownership of the goods shall remain with the seller until the customer has paid all that is owing to the seller. The taking of delivery of our goods constitutes acceptance of these conditions.

Amount Paid

BAM 114		BC Number <u>120417</u>	
LIQUID / SOLID FUEL BURNERS		Project Address <u>133 Russell St Wpt.</u>	
16/04/12 BUILDING CONSENT PROCESSING SHEET		Owner's Name <u>P. D. Struthers</u>	

CHECK PROPERTY ENQUIRY RECORDS <i>checked</i>	
Any flooding/hazards on site? <u>na.</u>	
Proof of Ownership <u>Rate CT.</u>	PIM: <u>na</u>
Location In Building <u>Living</u>	Smoke Detectors ☒ Yes ☐ No Location
☒ New Appliance ☐ Second Hand Appliance	Means of Escape / Distance – Table 3.3
BAM 524 SED completed by:	<u>ok</u>
Clean Air Approved ☐ Yes ☒ No	Specifications Provided ☒ Yes ☐ No

Make: <u>Yunker</u>	Model: <u>Monte</u>
Flue Type:	☐ Single Shield ☐ Double Shield ☒ Spiroloc ☐ Other
Flashings (E2): <u>Dekette Flashing</u>	Height above ridge/roofline: <u>100</u>
Ventilated From: ☐ Room ☐ Ceiling Cavity	☒ Outside Building
Flue passes through ☒ Ceiling ☐ Wall Cavity	Type of wall protection:
Distance to outer shield to framing timber: <u>100mm.</u>	
Flue Heat Reflector: ☐ ☒ Yes ☐ No	Hearth Type:
Hearth: Required ☒ Yes ☐ No	Specified: ☐ Yes ☐ No <u>Tile on Fire Board "Hearth"</u>
WETBACK	Wetback Fitted ☐ Yes ☒ No Tempering Valve ☐ Yes ☒ No Cylinder-open vent ☐ Yes ☒ No Bolted to hearth ☒ Yes ☐ No
Plumber: <u>Alan Irie.</u>	
Inbuilts: <u>na</u>	☐ Screen ☐ Hearth ☐ Register Check
Free height above appliance • over 1500mm: ☒ Yes ☐ No Other:	

Wall Screen	Material	Air Gap	Clearances		
			Factor	Nominal	Minimum
Side					<u>na.</u>
Rear					<u>na.</u>
Corner	<u>Fireboard.</u>	<u>25</u>	<u>63 x 200 = 60</u>	<u>100</u>	<u>200.</u>

CONSENT Conditions: Automatic: B1, B2, B3, B4, B5, B6		☒ B10	☐ B11
PIM Notes: 1, 2, 3, 4, 5, 6, 7			
		APPROVED in compliance with the Building Act and NZ Building Codes BULLER DISTRICT COUNCIL <u>R. White</u> <u>16/12</u> Inspector/Contractor Date	
☒ Outstanding building consents:			



Buller
District
Council

For Inspections Bookings, call:

Westport: 03-788-9111
Reefton: 03-732-8821

INSPECTION REQUIREMENT AND RECORD

BUILDING CONSENT No.

120417

Owners Name: P & D Struthers Field Inspections

Periodic inspections are required to verify compliance with details described on the approved plans and specifications and to ensure that the building work complies with the approved building consent.

REQUIREMENTS – The owner/builder shall notify the Council one working day (ie at least 24 hours) prior to the inspection being required for each of the following inspections: ☒ denotes required inspections.

INSPECTIONS:			
Site Investigation		Drainage	
Pile Holes/Foundation		Insulation/Roofs	
Floor Slabs		Pre-External Cladding	
Plumbing		Pre-Line	
		Post-Line	
		Fires	☒
		External Works	
		Block/Brickwork	
		Final	☒

- FOUNDATIONS** – when all trenches and footing excavations are completed and all reinforcing steel has been tied in place AND BEFORE ANY CONCRETE IS POURED, this includes pile and/or pole holes.
- CONCRETE FLOOR SLAB** (on ground) – when all fill compaction has been completed, moisture proof membrane placed, reinforcing steel installed and supported, and plumbing and drainage services installed AND BEFORE ANY CONCRETE IS POURED.
- PRE-EXTERNAL CLADDING** – To view mechanical fixing – flashing systems for windows etc, control joints, for stucco, building wrap.
 - To check mechanical fixings – top and bottom plates
 - To sight cavity battens (H3.1 or H3.2)
 - To check preparations for stucco including netting flashing around windows etc
- PLUMBING & DRAINAGE** – plumbing must be ready for inspection and drains completed, but uncovered. Pressure Test.
- PRE-LINE** – when all exterior cladding, windows, doors etc have been fixed in place and insulation is on site, prior to the fixing of any internal linings. To check bracing module, moisture content, mechanical fixings, timber treatment etc.
- POST LINING** – when all the internal wall and ceiling linings have been fixed in place (BUT PRIOR TO THE FIXING OF CORNICES OR SKIRTINGS OR GIB STOPPING).
- FIRES** – when spaceheater has been installed, including flue, plumbing, but prior to lighting of spaceheater.
- INSULATION – SKILLION OR FLAT ROOFS** – when all the insulation material is installed in place, but PRIOR TO ANY ROOFING MATERIALS BEING FIXED.
- BLOCKWORK** – to verify reinforcing, block sizes, tie bars, lintels, cavities etc.
BRICKWORK – cavity and wall ties
- EXTERNAL WORKS** – retaining walls, siting, post holes, footings, drainage design engineer, reinforcing.
- FINAL INSPECTION or COMPLETION** – when the building is completed, including the installation of insulation materials in the roof cavities, the provision of fire requirements, steps and ramps required for egress from the building and installation of chimneys and spaceheaters and all systems identified as necessary for a compliance schedule are installed and operational. The attached form titled "Application for Code Compliance Certificate" form is required to be completed and forwarded to Council.

The approved plans and specifications (stamped copies) **must be available on the site in order for the inspection to be carried out.** Failure to abide by this requirement may necessitate a further inspection and may require the payment of a re-inspection fee, on completion of construction and before a Code Compliance Certificate is issued.

This sheet (reverse) will be signed by the inspector for each inspection and will advise whether the inspection has been approved or stipulate what remedial action is required. **IF THE INSPECTION RECORD IS NOT SIGNED BY THE INSPECTOR THEN NO INSPECTION HAS BEEN CARRIED OUT.**



FURTHER INFORMATION REQUIRED (APPLICANT TO COMPLETE)

REQUIRED INFORMATION/ATTACHMENTS: 2 COPIES OF EACH OF THE FOLLOWING

☒ ...Manufacturers specifications

☒ Floor plan of the building showing the proposed siting of the appliance

1. Make and Model of appliance:	Yunka Monte	
2. Is appliance/flue new or second hand? (A Supporting Evidence Document is required for second hand appliance and/or flue)	☒ New	☐ Secondhand
3. Hearth construction and thickness:	Tiles on tile Board 12mm	
4. Air gap between hearth and timber floor: (only required for some models)	N/A	
5. Distance hearth projects from appliance -	Front: 300	Sides:
6. Distance from wall:	To back of appliance:	To side of appliance:
7. If on an angle - distance from corner of appliance:	approx 100mm LH 100mm RH	
8. a) State method of wall protection, if required (heat resistant materials eg brick with 25mm air gap.)	Fire Board with 25mm air gap.	
b) Is a flue heat reflector to be installed?	☒ Yes	☐ No length
9. Type of flue kit:	☐ Single Shield	☐ Double Shield ☒ Spiroloc
10. Will the flue be vented from the room, ceiling cavity or outside?	☐ Room	☐ Ceiling cavity ☒ Outside
11. Flue flashing details and height above ridge/roofline:	Dekelite Flashing on Roofplate	
12. a) Does the flue pass through the ceiling or wall?	☒ Ceiling	☐ Wall
b) If wall, state type of wall protection:		
13. Distance from outer shield to framing timbers:	100mm	
14. a) Is this appliance replacing an existing appliance? (If yes, please state details)	☒ Yes	☐ No Replace Stack
b) Is there existing connections/features as noted:	☐ Wetback	☐ Open vented cylinder ☐ Tempering valve
15. If not replacing an existing appliance, will it be connected to a wetback and open vented cylinder?	☐ Yes	☒ No
16. What is the free height above appliance?	2 metres.	
17. State type of fixing to hearth (not less than 8mm diameter bolts. Wet backs are not seismic restraints).	8mm Bolts	
18. State method of the early warning system in case of fire. These are to be installed before final inspection.	Fire Alarms	

SIGNATURE

☐ Owner
☒ Agent

Signed by or for and on behalf of the Owner

☐ We require our plans and/or specifications to remain confidential

9.9.12
Date

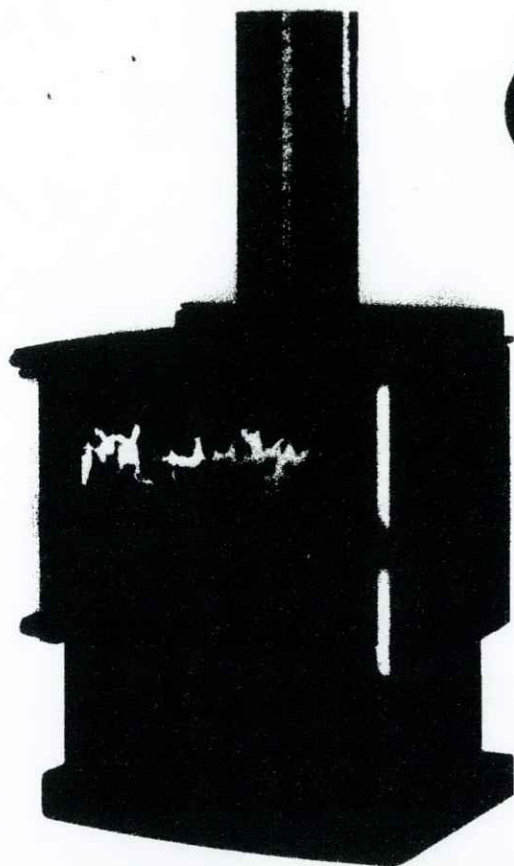
Note: If acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Applicant".

with the Building Act and NZ Building Codes
BULLER DISTRICT COUNCIL

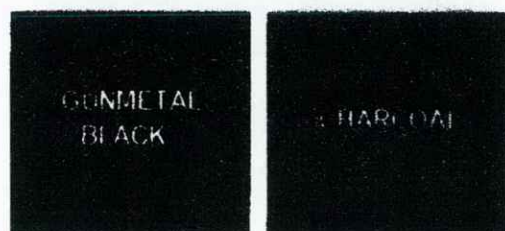
RW Inspector 10/9/12 Date



#120417



STANDARD COLOUR RANGE



OPTIONAL COLOUR RANGE



Please note that the colour ranges shown above are limited by the printing process and are given as a guide only.



MONTE

MULTI-FUEL FIRE

MONTE Multi-Fuel has a sleek modern design combined with a convenient cook top and the ability to burn wood, coal, lignite or a combination of all three.

WHY IS IT SO GOOD?

Monte Multi-Fuel is a stylish modern fire incorporating a cook-top, which adds functionality to any home.

Monte Multi-Fuel heats your home all day long and well into the night, firing up easily to take the chill off frosty Winter morning.

WHO BUYS MONTE MULTI-FUEL?

People who want longer lasting heat and prefer the flexibility of using a variety of fuels, for cost efficiency or availability.

It can be used as both a primary and secondary heating source depending on climate, room size and insulation. It is also great for keeping dinner warm on cold winter nights.

SPECIFICATIONS:

HEAT OUTPUT:

Estimated 18-20kW maximum

FLOOR PROTECTOR CLEARANCES:

Ash hearth made from non-combustible materials. - Front 300mm, Side 125mm

WALL CLEARANCES WITH FLUE GUARD:

From combustible surfaces.
Rear 150mm, Side 400mm, and angled 200mm

FIRE:

8mm plate-steel cook top.
5mm plate-steel firebox, fully lined with 40mm refractory firebricks.

OPTIONAL EXTRAS:

Enamelled Flue Guard
Stainless Water Booster



FIG. C: HEATER DIMENSIONS & WATER BOOSTER POSITION - MONTE MULTI-FUEL
(not to scale)

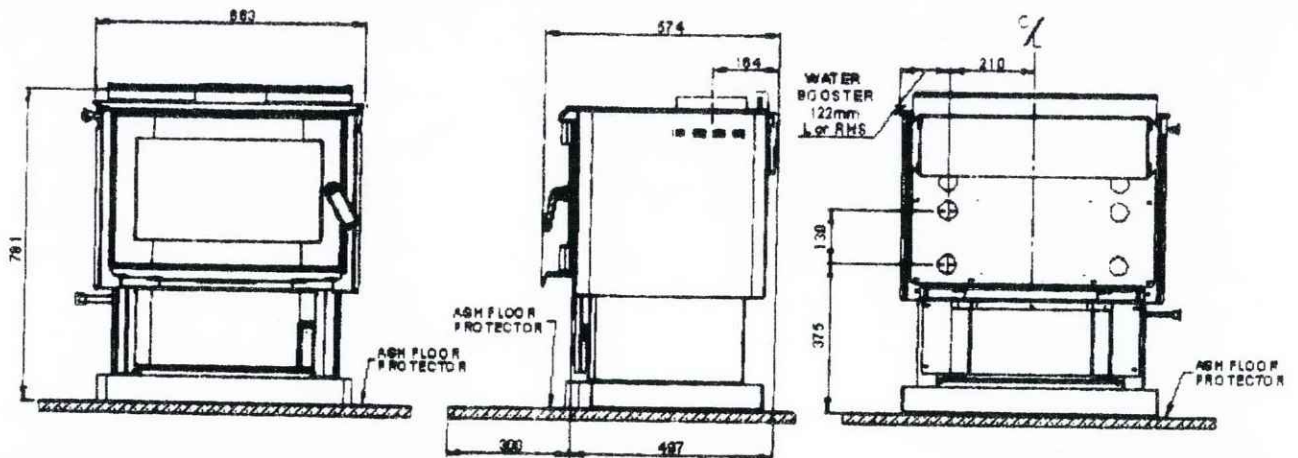
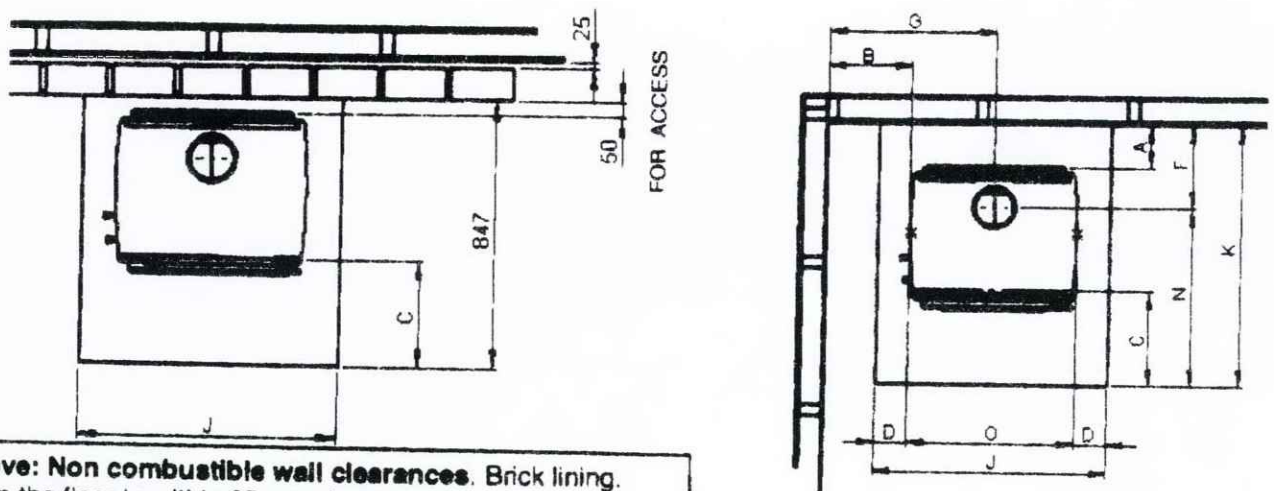
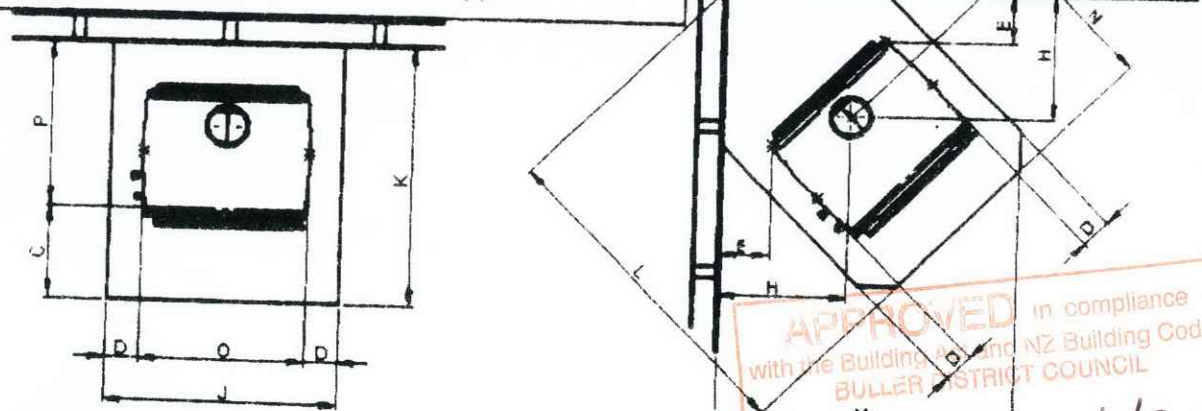


FIG.D: HEATER POSITION. (Not to scale)



Above: Non combustible wall clearances. Brick lining. From the floor to within 25mm of ceiling. Leave air vents at the bottom to allow airflow in the cavity. If Yunca flue mounted shield is fitted, brickwork may be 1200mm high as long as all vertical joints in top and bottom of brickwork are left out to allow airflow when brickwork is capped.



APPROVED in compliance with the Building Act and NZ Building Codes
BULLER DISTRICT COUNCIL

FIG D: MINIMUM FIRE TO COMBUSTABLE WALL CLEARANCES - MONTE MULTI-FUEL
(WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

A	B	E	F	G	H
150	400	200	314	732	519

FIG D: MINIMUM FLOOR PROTECTION MEASUREMENTS
(WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

C	D	J	K	L	M	N	O	P
300	125	913	947	1367	1208	633	663	647

CONSENT ASSESSMENT / TASK ALLOCATION CHECKLIST

16/08/11

Site Address: 133 Russell Street, Westport	Consent ID: 11204172
---	-----------------------------

PLANNING TEAM COMMENTS

Sec 37 Required ☐ Yes ☒ NO

Applicant Advised ☐ Yes ☐ NO

Outcome (If Yes): *no planning input required*
Date: *7/9/2012*
Initials: *BS*
CATEGORY: ☒ R1 ☐ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3

BUILDING TEAM COMMENTS:

Application includes:	☐ Acceptable Solution	☐ Alternative Solution
☐ Mechanical Ventilation	☐ Specific Fire Design	☐ Geotechnical Report
☐ Plumbing and Drainage	☐ Other Specific Design	☐ Specific Engineering Design

☐ Yes ☐ N/A **Sec 73** ☐ Letter/BAM072Req/BAM073 sent ☐ Consent rcv'd

☐ Yes ☐ N/A **Sec 77** ☐ Letter sent/BAM075 ☐ Consent rcv'd

☐ Yes ☐ N/A **Fire Service Input Required**
☐ Yes ☐ N/A **Application on HOLD/RFI** ☐ Information Received

Consent to be processed internally by:
Building Code Clauses to be reviewed by external consultant:
Consent to be processed externally by:
Date:
10/9/12
Signature:
[Signature]

COMPLETION FILE CHECKLIST

☒ Application Forms	☒ Plans	☐ Producer Statements	☐ Fire Design
☒ Ownership Details	☒ Specifications	☐ PIM (if applicable)	☐ Building Consent
☐ Major Amendment	Amendment Consent no/s (if applicable):		

Date:
20/11/12
Signature:
[Signature]