

Gore District Council

29 Civic Avenue
Gore

Phone 03 208 9080

Fax 03 208 8875

BUILDING CONSENT NO. 203080 / 1

Issued in accordance with Project Information Memorandum No 203080

APPLICANT / CONTACT	STAGE DETAILS
Applicant Name Dickie Robert Wilfred	Stage Number 1
Address 137 Broughton St GORE 9700	Description of Stage Conservatory - Deck
Telephone No 2084184	Building Type Conservatory (Dwelling)
Contact Name Owner	Detailed Use
Address	Intended Life >50
Contact Phone No	Stage Classification Alterations - up to \$3000
Contact Fax No	Stage Type Alterations, repairs, extensions and resiting.
PROPERTY	No of Units 1
Street Location 137 Broughton St Gore	No of Storey 1
Valuation Description 1 D P 6315	Floor Area sq metres
Valuation Roll No 29800 / 55603	Designer
	Value of Stage \$2,995.00

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

Signed for and on behalf of the Gore District Council	Name Frances Cowan
Position Issuing Officer	Date 31-Jan-2005 Time 09:09 AM

CONSENT ENDORSEMENTS

Stormwater to discharge to an approved stormwater outfall.

Gore District Council

CODE COMPLIANCE CERTIFICATE

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

APPLICANT/CONTACT

Applicant Name Dickie Robert Wilfred

Address 137 Broughton St
GORE 9700

Telephone No 2084184

Contact Name Owner

Address

Contact Phone No

Contact Fax No

PROPERTY

Street Location
137 Broughton St
Gore

Legal Description
LOT 1 D P 6315

Valuation Roll No 29800 55603

STAGE DETAILS

Building Consent No 203080

Stage Number 1

Description of Stage Conservatory - Deck

Building Type Conservatory (Dwelling)

Detailed Use

Intended Life >50 **Years**

Brief Desc Alterations - up to \$3000

Stage Type Alterations, repairs, extensions and resiting.

No of Units 1

No of Storeys 1

Floor Area **Sq. Metres**

Designer

Value of Stage 2995

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

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

Position Plumbing and Drainage Inspector

Name Lester Paisley

Date 31 JAN 2005 **Time** 09:10

Gore District Council

29 Civic Avenue
Gore

Phone 03 208 9080
Fax 03 208 8875

PROJECT INFORMATION MEMORANDUM.

P.I.M. No. 203080

Date Received 28-Jan-2005

Date Actioned 31-Jan-2005

APPLICANT / CONTACT

Applicant Name

Dickie Robert Wilfred

Address 137 Broughton St
GORE 9700

Telephone No 2084184

Contact Name

Owner

Address

Contact Phone No

Contact Fax No

PROPERTY

Street Location

137 Broughton St
Gore

Legal Description

1 D P 6315

Valuation No 29800 / 55603

PROJECT

Description of Project

Conservatory - Deck

Proposed Use

Intended Life >50

Project Classification

Alterations - up to \$3000

Project Type

Alterations, repairs, extensions and resiting.

No of Stages 1

Producer Statement

Value of Stage \$2,995.00

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

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

Name Frances Cowan

Position Issuing Officer

Date 31-Jan-2005

Time 09:09 AM

PROPERTY MEMORANDA

Wind zone for this site is Very High.

Snow Zone : 5

Snow Loading : 0.5 kPA

Clear of Inundation

FIELD SHEET - BUILDING CONSENTS

Consent Number:	203080
Date:	1/28/2005

OWNER:		BUILDER:	
Name	Dickie Robert Wilfred	Name:	Owner
Address:	137 Broughton St GORE 9700	Address:	

Site Location:	137 Broughton St Gore
Legal Description:	LOT 1 D P 6315
Description of Works:	Conservatory - Deck

INSPECTION COMMENTS:

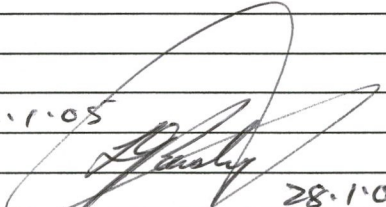
24-1-05 THE CONSERVATORY AND DECK WERE BUILT
SOME TIME AGO.

KELVIN GUTSELL BUILDER HAS ADDED NEW TANSILIED
JOISTS TO THE DECK
PLUS NEW TIMBER GRIVED DECKING
PLUS BOLTED STRINGER TO HOUSE.

ALUMINIUM WINDOWS AND DOORS WERE INSTALLED
BY ARIKEN JOINERY SOME TIME AGO.

STORMWATER CONNECTS TO AN EXISTING DOWNSPIPE.

Works Completed: (Date) 24-1-05

Signature of Inspecting Officer: 

Date: 28-1-05

Date:	1/28/2005
Receipt Number:	5387258

CCC issued:	YES / NO
SAP Deposit	YES / NO
Refunded	Date:

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

PIM INFORMATION SHEET

Officer:	Plumbing & Drainage Inspector AND/OR Environment & Planning Manager AND/OR Building Control Officer
Date Applied:	1/28/2005
Applicants Name:	Dickie Robert Wilfred
Location:	137 Broughton St
Proposal:	Conservatory - Deck
Legal Description:	LOT 1 D P 6315
Consent Number:	203080

Special Features of the Land:

Wind Zone:	Memo 50 51 <u>52</u>
Potential Erosion:	NOT KNOWN
Potential Avulsion:	
Potential Subsidence:	
Potential Alluvion:	
Potential Slippage:	
Presence of Hazardous Substances:	
Potential Inundation:	Memo 1 2 3 4 <u>28</u> 46

Classification of Land or Buildings:

Zoning:	<u>DOMICILE - SENSITIVITY ZONE 2</u>
Heritage:	
Other:	

Drainage Information:

Memo 5 <u>6</u> 48 60

Parking / Loading Information:

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

Authorisations:

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

Council:	
Other Networks:	

Please Supply any other relevant information:

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

Snow Zone		5
Snow Loading	0.5 k Pa	<input type="checkbox"/>
	1 k Pa	<input type="checkbox"/>
	Specific Design	<input type="checkbox"/>

53
54
55
56

Conditions
YES/NO

MEMO 57 58 59

PLEASE COMPLETE THIS FORM IN FULL

CHECK SHEET FOR BUILDING CONSENTS

Checked for Completeness	28.1.2005	Entered in Register	28.1.2005
Plans and Spec's Stamped	28.1.2005	Legal Description Checked	28.1.2005
Fees Paid and Checked	28.1.2005	Fees recorded on Application	28.1.2005

PIM handed to:	Date:	Dated signed:	Comment:	Initials:
Building	28.1.2005	28.1.05		AP
Plumbing	28.1.05	28.1.05		AP
Drainage				
Planning				
Roading				
Utilities				
Reserves				
Parking				
Other				
Building Consent to:	Date:	Date signed:		Initials:
Building	28.1.2005	28.1.05		AP
Plumbing	28.1.05	28.1.05		AP
Drainage				
Planning				
Roading				
Utilities				
Reserves				
Parking				
Other				

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

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

4 STEPS
RISE 9 1/2"

CONCRETE WALLS
SUPPORT CONCRETE
VERANDA.

5x2 STRINGER
DUNA BOLTED
TO CONCRETE WALL

25 5x2
JOISTS @ 18" ϕ

5x4 STRINGER
ON 6x6
CONCRETE PILES

8'2" DECKING

16" JOIST EXTEND.

BARRIER RAILING
AT 15" x 3' HIGH

JOISTS & DUMMY
END EXTEND
16"

5x4 STRINGER
ON 6x6 PILES

SOIL LEVEL
FROM 1 FOOT TO 4'6"
FROM DECK

GORE DISTRICT COUNCIL

Consent No.

Building 28.1.05

Plumbing 28.1.05

Drainage

Planning

Roading

Utilities

Reserves

Licensing

Parking

Date

Initials

R W DICKIE

137 BROUGHTON ST

COOK

26/1/05

Further to Drawing,
Veranda and Deck
137 Broughton St
26/1/05

Over the concrete floor at 7'8" hight is "Nøva Roof" on 13, 5 x 2 dressed rafters at $20\frac{1}{2}$ inch" centres, front supported by $4,1\frac{1}{2}$ x $1\frac{1}{2}$ steel box section. When this veranda was built it was essentially "outside" and there is no appreciable "fall" on the roof, consequently it is not entirely waterproof. The "carpet" is "Poolside" waterproof stuff. The glassing in and door was a 1989 addition, all in aluminium framing. No structural alteration. We believe this veranda and deck would have been part of and built at the same time as the house but it does not appear on any original drawings.

R.W.Dickie

Owner from October 1988 to February 2005.

BUILDING CONSENT INFORMATION

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

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

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

DAMAGE TO COUNCIL PROPERTY

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

I/we agree and acknowledge that:

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

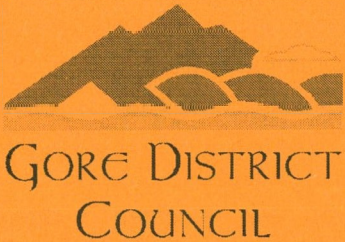
FOR OFFICE USE ONLY

	Checked By	Date:
Building	JP	28.1.05
Means of Egress	JP	28.1.05
Plumbing		
Drainage		
Roading		
Water / Utilities		
Hazardous Substances		
Health		
Planning		
Bulk & Location		

Comments / Conditions

Building Control Officer

Date



APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

Consent Number:
203080

PLEASE COMPLETE THIS FORM IN FULL

PART A : APPLICANT DETAILS

Complete this section in ALL cases

OWNER

Name: Robert and HEATHER DICKIE
Address: 137 BROUGHTON STREET
GORE
Phone: 03) 2084184
Fax:
Cell Phone:
Email:

CONTACT DETAILS

(Builder, Plumber, Architect or Agent details)

Contact Name:
Contact Address:

Phone:
Fax:
Cell Phone:
Email:

LEGAL DESCRIPTION

Roll No: 29800 556 03
Lot: 1 DP: 6315
Section: Block:
Survey District
Land area:

PROJECT DETAILS

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

STREET / ROAD ADDRESS

137 BROUGHTON STREET.
New Street / Rapid Number required: Y ☐ N ☐

ESTIMATED VALUE OF WORK (incl GST)

\$ 2,995.50

Helen Dickie
Signed by or on behalf of the Applicant

DESCRIPTION OF WORK

CONSERVATORY - DECK
Intended use:

FEES (based on value of work)

Building Consent \$
BRANZ Levy \$
BIA Levy \$
Street Asset Deposit \$
Resource Consent \$
Other \$
Total Payable \$ 150.00

538258

PART B : PROJECT DETAILS

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

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

☐

Location, in relation to legal boundaries, and external dimensions of new, relocated or altered buildings.

☐

New provisions to be made for vehicular access, including parking.

☐

Provisions to be made in building over or adjacent to any road or public place.

☐

New provisions to be made for disposing of stormwater and wastewater.

☐

Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.

☐

New connections to public utilities.

☐

Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection for public utilities, and suppression of noise.

☐

Any cultural heritage significance of the building or building site, including whether it is on a marae.

☐

Details of volume of any proposed excavations.

PART C : BUILDING DETAILS

Complete this section in all cases

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

☐

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

☐

Site plan, fully dimensional

☐

Compliance Schedule Systems / Fire Design Report

☐

Building Certificates, eg. Technical literature, accreditation certificates, appraisal certificates

☐

Producer Statements, eg. Structural Engineer, Air Conditioning Engineer etc.

☐

References to determinations issued by the Building Industry Authority

☐

Proposed procedures, if any, for inspection during construction.

PART D : KEY PERSONNEL

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

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

SITE PLAN

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

HEATER DETAILS

New Heater

☐

Second Hand Heater *

☐

Free Standing Heater

☐

Inbuilt Heater

☐

Wetback *

YES ☐ NO ☐

Make/Model of Heater:

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

Scale: _____