

Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\"Property Condition C0800\" OR Filename:\"Property Condition C1402\"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
3634014	1 298 The Ridgeway, Nelson	C0800	Restricted Development	N	Open in SharePoint (<a c0800\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\"Property Condition C0800\")
3634014	1 298 The Ridgeway, Nelson	C1402	Air Plan	N	Open in SharePoint (<a c1402\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\"Property Condition C1402\")
3634014	2 298 The Ridgeway, Nelson	C0800	Restricted Development	N	Open in SharePoint (<a c0800\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\"Property Condition C0800\")
3634014	2 298 The Ridgeway, Nelson	C1402	Air Plan	N	Open in SharePoint (<a c1402\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\"Property Condition C1402\")

DATE: 6-May-95 CONDITION No: 800

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various)

PROPERTY OWNER
or SUBDIVIDER: Varioust

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: Works Committee

REASON FOR CONDITION:
(Abbreviated) Catchments Served By Inadequate Stormwater Systems

CONDITION:

Restricted Development Area:

Catchment is served by inadequate stormwater system. Subdivision or any increase in the number of household units to more than one per lot is unlikely to be permitted until the issue of stormwater disposal has been resolved. Subdivision may be permitted in some cases where a detention dam can be constructed with sufficient storage to restrict flood flows back to discharge rates that have occurred prior to development. Soakage may be acceptable for individual lots within the Wood and Stoke.

Amended 23-Sept-96

Date Entered: 16-Jun-95

General Property Information: 1964031300B

Property

Valuation No	1964031300B
Location	2/298 The Ridgeway, Nelson
Legal Description	FLAT 2 DP 15312 ON LOT 16 DP 6790 HAVING 1/2 INT IN 651 SQ METRES
Area (Hectares)	0.0000

Rates

Government Valuation

Land	260,000
Improvements	185,000
Capital Value	445,000

Current Rates Year 2026 to 2027

Planning/Resource Management

No information located

Building

12/08/91 BUILDING PERMIT 20691 ERECT APARTMENT/S NO UNITS 1 : APPROVED AS SUBMITTED

Licences

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Natural Hazards

No information located

Other

INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED

Copyright © 2026 MAGIQ Software Limited. All rights reserved.

Lot 16 D.P. 6790

Ridgeway

Street No. 298

STILES-

Owner

Insp. Date

Description of Work

Inspector

Min of Works

?

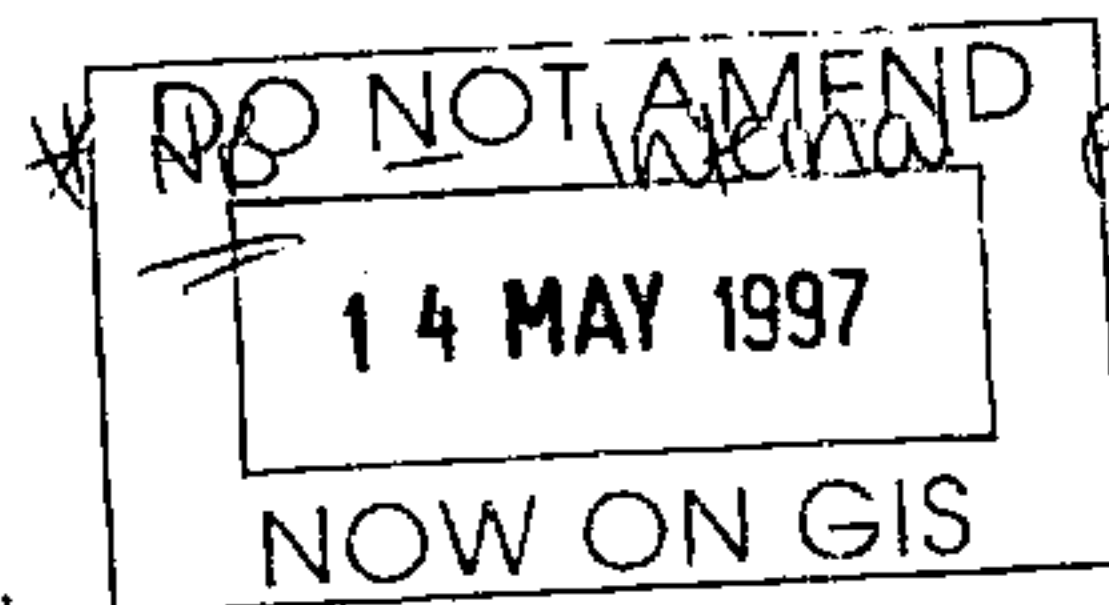
21-2-66

5/8/91

Original

sewer to new dwelling

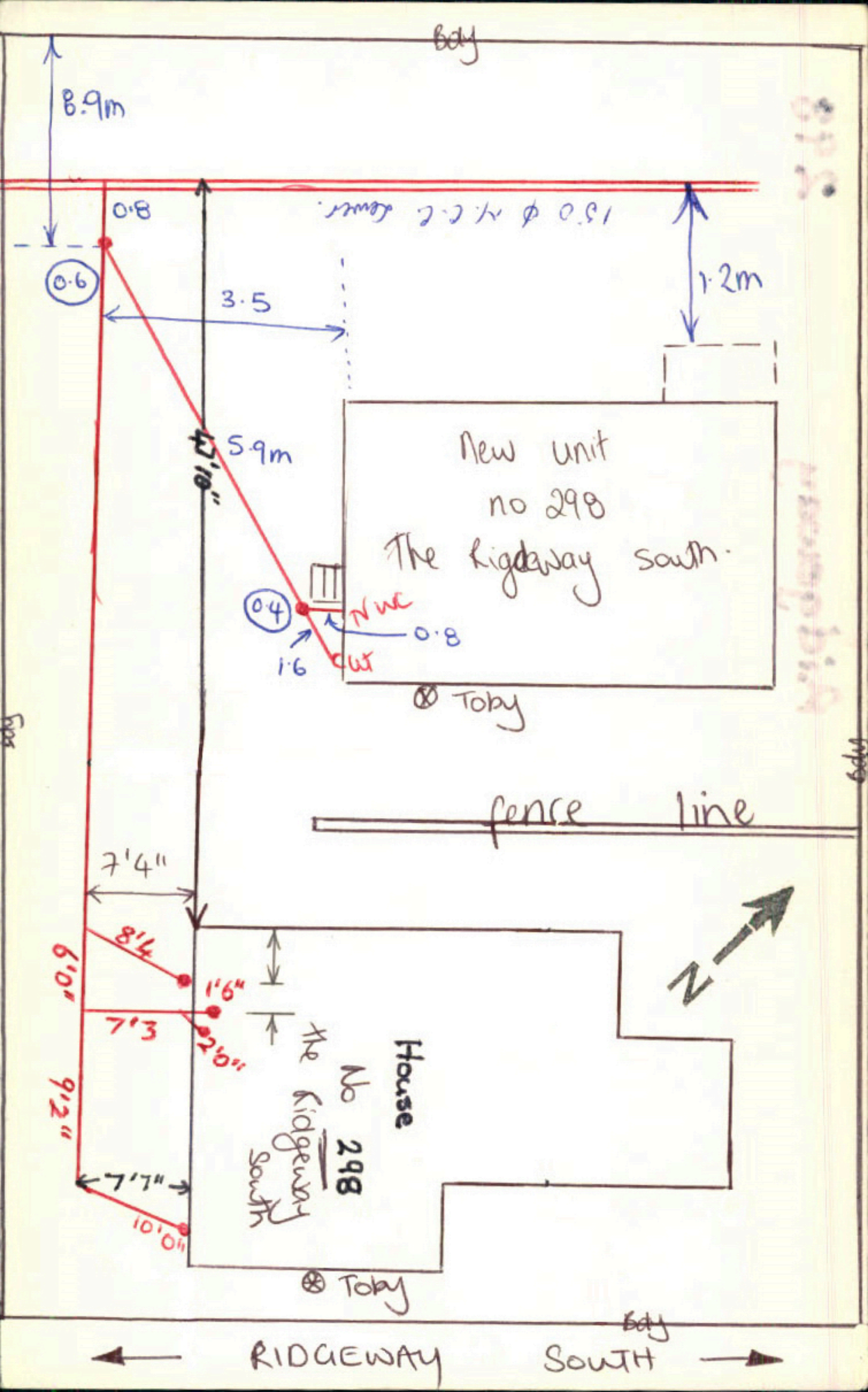
P. Casey



internal piping polythene.

DL = L. Fearnley / PL = R. Cooper - 1991

Drainlayer Bennetts Plumbers Ltd. - 1966.
Drainage Card, City Engineers Department, Nelson

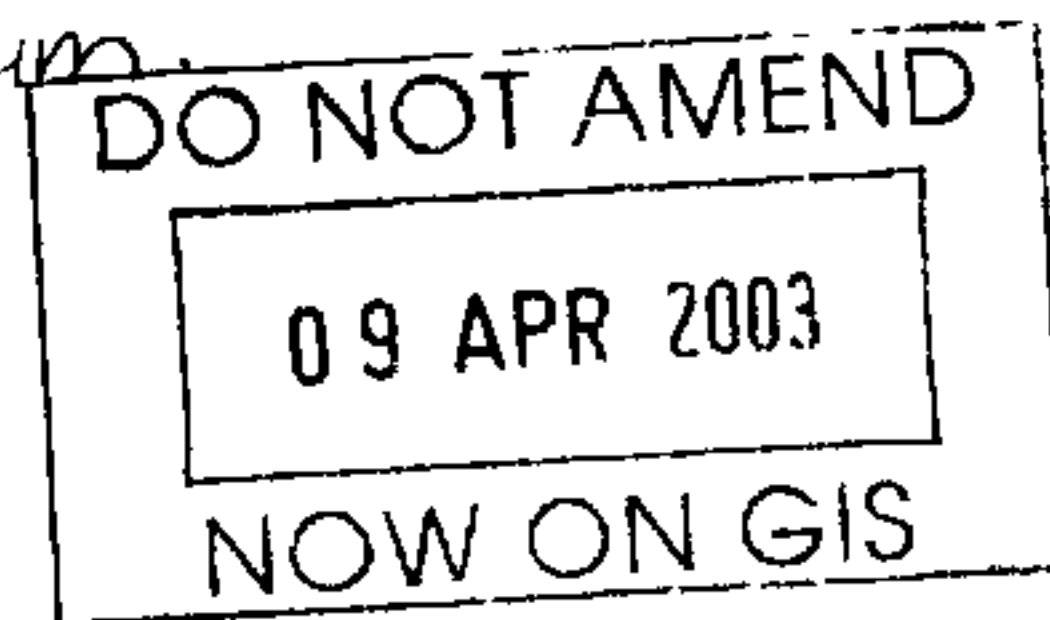


Lot 16 D.P. 6790 The Ridgeway South ~~Sheet~~ No. 298

Owner	Insp. Date	Description of Work	Inspector
Min. of works.	21/2/66	original	
?	5/8/91	slw to new dwelling	P. Cawley

NOT STAMPED

*NB - internal piping polythene.



DL = L. Fearinley / PL = R. Cooper - 1991.

Drainlayer Bennett - 1966

Drainage Card, Nelson City Council

2/298 The Ridgeway

PPR 106067

THE RIDGEWAY

STREET
ROAD

298

HOUSE
No.

Permit No. 20691

LOT 16 D.P. 6790

Date Approved 23-7-91

FRONTAGE

Date Issued 12-8-91

OWNER

BUILDER

WORK

AKALIA DEVELOPMENTS

OWNER

ERECT APARTMENT

Subject to

Designation of
Household Unit

Maximum Number
of Occupants

2 DOUBLE

4

Value: \$5000.....

Siting:

Foundations: ~~TIMBER~~ PILES.....

Excavations:

Ext. Walls: ~~WEATHER~~ SIDE.....

Foundation Steel:

Roofing: CL STEEL.....

Frame Work:

Insulation:

Site Plan:



EXISTING
APARTMENT

ROCKAWAY SOUTH

Inspection
Date:

Comments:

6-8-91

PRE-LINING TO APARTMENT TOO WET. NO PREVIOUS
INSPECTION OF PILE HOLES OR SDB-FLOOR.
ALL LOOKS O.K.

enterprise print

Damage deposit cleared Date:

Work completed Date: Inspector:

PE T APPLICATION FORM



Date 17 June 91

P.O. Box 645, NELSON. Phone 60-200.

OWNER

Name _____

Mailing Address _____

APPLICANT - BUILDER OR OWNER

Name Acacia Developments

Mailing Address 225 Collingwood St

Signature [Signature] Contact Phone No. 0254819173

PROPERTY ON WHICH WORK IS TO BE CARRIED OUT

SITE

Street No. 298

Street Name Ridgeway

Town/District _____

LEGAL DESCRIPTION

Valuation Roll No. 19640 31300

Lot 16 D.P. 6790

Section _____ Block _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE e.g. Commercial, Industrial, Town House, Flats, etc

Envt Apartment House

Dispensation or conditional uses, Preliminary checks, specified departures previously granted.

Name of Applicant _____ Approval Date _____

EXISTING FLOOR AREA Whole Sq. Metres 83

PROPOSED FLOOR AREA Whole Sq. Metres 56.72 m²

MATERIALS TO BE USED

Foundations Wood

Wall Cladding u

Roof Iron

PERSON RESPONSIBLE FOR ACCESS, PARKING, RETAINING WALLS, STORMWATER CONTROL OTHERS

Name H. Tanga

Address _____

Signature [Signature]

	NAME	POSTAL ADDRESS	PHONE No.	SIGNATURE
Plumber	<u>R Cooper</u>			
Drainlayer	<u>H. Tanga</u>			

Estimated Values	Total Costs (Incl. labour)		Labour Costs
\$	Building	<u>45000</u> 45,000	
	Plumbing	<u>3000</u> 3,000	<u>1500</u>
	Drainage	<u>2000</u> 2,000	<u>1000</u>
	Total	<u>48000</u> \$50,000 A.C.	

OFFICE USE ONLY

Building Permit No. 20691 12-8-91

Plumbing Permit No. 20145

Drainage Permit No. 20146

FEES APPLICABLE

Building Permit <u>372.</u> \$ <u>289 +</u>	ch. fee \$ <u>113.00</u>	Invoice No. <u>54552 17-6-91</u>
Street Damage Deposit .. \$		Receipt No. <u>54810 211193</u>
Building Research Levy . \$ <u>56-25</u>		Date of Payment <u>05/8/91</u>
Plumbing \$ <u>125 00</u>	G.S.T. \$	
Drainage \$ <u>125 00</u>	TOTAL \$ <u>565-25</u>	
Sewer Connection \$		

DRAWING STANDARDS FOR BUILDING PERMITS

- 1 Two sets of plans are to be submitted with application. Prints only will be accepted as errors can creep in with originals. Specifications are also required for new houses.
- 2 All plans should be clearly and competently drawn to metric scales.
Site plan — 1:100, 1:200.
Floor plan and elevations, etc 1:100, 1:50.
Structural details to be drawn clear of floor plan and elevations, and are to be a larger scale; ie: 1:10, 1:25.
- 3 Site plan must show:—
 - (a) Section in relation to the street and give a north point.
 - (b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
 - (c) Sewer and stormwater drains, ground and invert levels, gradients and point of discharge.
 - (d) Location of required off-street parking and gradient, surfacing and dimensioning of access from the sealed street formation.
 - (e) Water reticulation from the street to each unit on the property including pipe size and an isolating stopcock for each unit.
- 4 Floor plan to be fully detailed and all dimensions given.
- 5 Elevations to show details of external finishes, size and type of windows. Height of buildings above ground level to be dimensioned. Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.
- 6 Cross Sections giving full details of foundations and framing.
- 7 Specifications must be sufficient to provide, in conjunction with the plans, a clear understanding of what is proposed.
- 8 Plans are to be drawn by a competent person, be clear and accurate and able to be reduced onto a 35mm film.
- 9 Where a Craftsman Plumber and/or a Registered Drainlayer has been nominated, their signature/s must appear on the application form.

NOTE: If insufficient information is provided with the application to satisfy items 3 to 7 above a further fee to cover rechecking will be charged.

SPACE HEATER PERMITS

A permit is required for the installation of any appliance with a chimney or flue. If a wet back is incorporated with the appliance the name of the plumber doing the installation is to be specified on the application form. One copy of the manufacturers installation instructions is required to be submitted with the application.

DEMOLITIONS

No person shall demolish or remove any building or any substantial part of a building unless application has been made using this form.

BUILDING RESEARCH ASSOCIATION LEVY

This levy is payable and is based on the total value inclusive of plumbing and drainage costs.

Permits are also required for occupation of footpaths for temporary buildings. Application should be made on the appropriate form which is available from the Buildings Clerk.

NOTE: A CHECKING FEE IS PAYABLE ON APPLICATION AS PER THE FEE SCHEDULE.

Receipt No. 21119B

Date Permit Issued 12/08/91

OWNER

Name ACACIA DEVELOPMENTS
225 COLLINGWOOD ST
Mailing Address NELSON

BUILDER

Name ACACIA DEVELOPMENTS
225 COLLINGWOOD ST
Mailing Address NELSON

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 298
Street Name THE RIDGEWAY
Town/District NELSON
Riding

LEGAL DESCRIPTION

Valuation Roll No. 1964031300
Lot 16
D.P. 6790
Section
Block
Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ERECT APARTMENT/S

FLOOR AREA

DWELLING UNITS

Whole Sq. Metres 56 Number Erected 1

ESTIMATED
VALUES
\$

TOTAL (INCLUDING G.S.T.)

50000.00

NATURE OF PERMIT

Enter Number in Box

1. NEW BUILDING — exclude domestic garages and domestic outbuildings
2. FOUNDATIONS ONLY
3. ALTERED, REPAIRED, EXTENDED — include conversions and resited buildings
4. NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
5. DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
6. SMALL CHIMNEYS, APPLIANCES AND FIREPLACES

S P E C I F I C A T I O N

Specification of Work and Materials
for the Erection and Completion of :

APARTMENT HOUSES

For the Owner :

ACACIA DEVELOPMENTS

Site Location :

298 Ridgway

Lot Number :

16

District Plan Reference :

6790

Local Authority :

NELSON CITY COUNCIL

This specification, in simplified and shortened form, is designed primarily for use by Owners offering private housing contracts for tender.

Read in conjunction with the accompanying drawings, its main objective is to convey to prospective contractors the scope of the work to be completed and the general requirements the Owner wishes to be covered by the contract price.

In omitting precise constructional directions and detailed dimension lists of individual timbers etc, it is not the intention of the Owner to release the appointed contractor from all restriction as to how the Work shall be completed. The attention of tenderers is drawn to the construction standards covered under the heading "Workmanship, Methods and Materials".

1.0 GENERAL

1.1 THE WORK

Area - Main Floor	m2
- Decks	m2

1.2 THE CONTRACTOR

The contractor is required to provide all plant, tools, labour and materials to complete the Work in the best trade manner in accordance with this Specification and its accompanying Drawings. Any apparent ambiguities in this Specification or discrepancies between the requirements of the Drawings and Specification shall be referred to the Owner for interpretation.

During a period of ninety days following completion of the Work the Contractor shall rectify all faults in workmanship and materials notified to him by the Owner.

Unless otherwise notified, the Contractor shall, when appointed, obtain all necessary permits and pay all dues and proceed with the Work as soon as possible.

The Work shall conform and progress according to the bylaws of the pertinent local authorities and the contractor shall be responsible for all damage to public and private property occasioned by the completion of the Work.

1.3 SUB-CONTRACTORS

The Contractor may appoint specialist sub-contractors to undertake sections of the Work, but shall be responsible for their good workmanship and their coordination with his own and other tradesmen.

This must not construe that the Owner is involved in separate contracts with those so appointed and the Owner in turn shall not directly negotiate with or instruct the sub-contractors, unless he has the Contractor's authority so to do.

1.4 SITE INFORMATION

The information regarding levels etc, shown by the accompanying Drawings is approximate only, and before submitting his estimate, the Contractor should visit the site to check its accuracy and generally familiarise himself with the conditions under which the Work is to be undertaken. Due allowance in the contract price should be made for total connections to all services.

2.0 WORKMANSHIP, METHODS AND MATERIALS

This specification does not seek to impose upon the Contractor construction methods alien to his normal working practice.

However, the methods of construction and the type, quality and sizes of materials used to complete the Work shall not be less than laid down in NZS3604 and required by the local authority under whose jurisdiction the Work falls. Further, the workmanship and general finishing applied to the Work shall comply with the highest standards of the trades involved.

Disputes between the Owner and contractor as to the standard of workmanship applied to any part of the Work, or on the question of interpretation of the requirements of this Specification and the accompanying Drawings, shall be referred for arbitration to the Body agreed upon and named in the Contract.

On the following pages, divided into sections by trade, (and on the accompanying Drawings) are noted the Owners specific constructional directions and material requirements. The use of alternatives to construction and materials so detailed shall be referred to the Owner for his consent.

2.1 AVAILABILITY OF MATERIALS

Necessary substitution of materials specified shall be referred to the Owner and price difference agreed before substitute materials are included in the Work.

2.2 PRIME COSTS SUMS

The owner reserves the right to select or purchase items having a lesser or greater value than the Prime cost allowance, but shall consult the Contractor before doing so and agree on the adjustment to be made in the final accounts.

2.3 COMPLETION

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

2.4 INSURANCE

The builder will cover the dwelling until possession date.

3.0 EXCAVATION AND CONCRETING

3.1 FOUNDATIONS

Timber pole construction or poured concrete foundation as per plan.

3.2 PATHS AND DRIVEWAYS

As per plan.

4.0 CARPENTRY AND JOINERY

4.1 EXTERIOR SHEATHING AND ROOFING

Materials shall be applied with the highest standard of workmanship and made entirely weatherproof.

Manufacturers' directions for fixing shall be followed.

Main Wall Sheathing :	Hardiplank
- Backing :	100 x 50 dried timber frame
- Underlining :	light weight building paper

Roofing :	Corrugated iron or Gerard
pressed	

steel tiles or Longrun

Colorsteel	
- Support :	50 x 50 treated timber batons
- Underlining :	heavy duty building paper.

4.2 INSULATION INFORMATION SUPPLEMENT

The following products with thermal resistances as shown all comply with local authority bylaws for compulsory insulation.

Under Floor : Perforated aluminium foil.

Walls : Fibreglass batts R1.6.

Ceilings : Insul-fluf minimum R1.6 (for increased insulation value specify R2.2 or R3.3).

NOTE : For special applications or difficult conditions consult your insulation contractor or supplier.

4.3 WINDOWS

Window units and their positioning shall comply as closely as possible with the details shown in the Drawings. Nominal glass sizes are given for timber joinery and manufacturers code numbers for metal units.

Windows shall be fitted to the best trade practice and manufacturers recommendations.

Hardware shall be of approved manufacture and shall be checked for efficient operation when fitted.

All windows shall be fully glazed and weathered.

Special requirements : Satin finish aluminium joinery or white aluminium joinery.

4.4 DOORS

Door widths and positions shall be as indicated by the Drawings. Further details are as follows:

DOOR	SIZE	PATTERN/TYPE/ MANUFACTURE	FINISH
Main Entrance	2.0	Ranchslider	
Other External	760	Aluminium	
Interior Main	660 760 810	Rotary cut sapele utility doors	See interior linings schedule
Wardrobes	660 619	Rotary cut sapele utility doors	
Cupboards		flush panel melteacaka	

Special requirements :

All doors shall be free from warp and fitted and hung to the best standard or workmanship.

Unless otherwise specified above, hardware shall be of approved manufacture, standard pattern and quality. Loose pin hinges shall be fitted throughout.

4.5 SCHEDULE OF STRUCTURAL TIMBERS

All structural timbers to be in accordance with NZS3604.

4.6 OTHER JOINERY

Construct kitchen and other cupboard units detailed in the Drawings and install in positions indicated. Dimensions shown by the drawings are nominal only and should be checked with due allowance made for clearances.

All units shall be well constructed and finished and shall follow closely the principles of design and arrangement shown by the Drawings.

Hardware shall be of quality manufacture to Owner's approval.

Special requirements :

4.7 INTERIOR FINISHINGS

Flooring :	Particle Board
Cornice or bed moulds :	40 x 20 splayed
Ceiling Manhole :	Located in convenient position
Bath Panelling : bath	Hardiglaze or Seratone around
Wardrobes :	One shelf and hanging rail
Hot Water Cupboard :	Two shelves

4.8 INTERIOR LININGS

All wall linings shall be gibraltar board with a wallpaper or paint finish in the living, dining, kitchen, bedrooms, bathroom, laundry, toilet and hallway areas. Wall linings in shower shall be seratone or hardiglaze.

All ceiling linings shall be softboard sheet with a painted finish in the living, dining, kitchen, bedrooms, bathroom, laundry, toilet, shower and hallway areas.

In all areas the doors finishes shall be polysatin.

4.9 EXTERIOR FINISHINGS

Soffits : Hardiflex sheet 600 x 450 as per plan
Gable Ends : Hardiflex sheet
Facings : 150 x 25 primed gluebond
Decking : 100 x 25 round treated timber
Deck Handrail : 100 x 50 ground treated timber
Facings : 150 x 25 primed gluebond
Barges : 150 x 25 primed gluebond

5.0 SITE WORKS

Clothes line - builder to supply free-standing line.

Letter box - builder to supply metal letter box.

6.0 DRAINLAYING

6.1 GENERAL

All work shall be of the highest standard and carried out in accordance with the relevant bylaws as directed by the local authority.

Drain trenches shall be adequately backfilled and surplus soil removed from the site.

6.2 STORMWATER DISPOSAL

Pipes to Nelson city Council stormwater system.

6.3 SEWAGE DISPOSAL

Pipes to Nelson City Council stormwater system.

7.0 PLUMBING

7.1 GENERAL

All work shall be carried out in the best trade manner and shall comply with the governing regulations and the local bylaws.

7.2 MATERIALS AND EQUIPMENT REQUIRED

Spouting :	Marley rainwater system
Downpipes :	Marley rainwater system
Wastepipes :	PVC
Ventpipes :	PVC
Water supply pipes :	Polybutylene Goldband
Hot water supply tank :	Nura, black polythene
W.C. flushing cistern :	Dux uniset
Sink :	Stainless steel
Sink Bench :	Formica
Tub :	Stainless steel, size J7
Handbasin :	Noel Celeste or formica, size 760
Bath :	Clearlite, size 1690
Shower Tray :	Stainless steel when applicable,
	size 900 x 760
W.C. pan :	Vitrious china
W.C. pan seat :	Dux uniset
Taps - interior :	Standard Methven range
- exterior :	Standard Methven range
Stopcocks - interior :	Standard Methven range
- exterior :	Standard Methven range

Shower fitting : Standard Methven range

Toilet paper holder : Jaco

7.3 WATER HEATING UNITS

180 litre electric water cylinder.

8.0 ELECTRICAL

8.1 GENERAL

Electrical work shall be executed in compliance with the Electrical Wiring Regulations and shall proceed under the necessary permits from the Local Authority.

Circuit breaker wiring system to be installed.

Materials shall be standard approved.

Wiring shall be concealed wherever possible.

Switchboards shall have spare capacity for future additional outlets. Fix board in position indicated by the Drawings or approved by the owner.

Positions of plugs and lights to owner's choice to a total of 10 lights, 10 power points and 1 TV/radio aerial.

8.2 EQUIPMENT REQUIREMENTS

Except where otherwise indicated, provide for the supply and installation of the following electrical equipment:

Cooker : 4 plate automatic 610 range, P.C.
sum \$

Lighting Fittings : PDL standard range of fittings.

9.0 PAINTING AND DECORATION

9.1 GENERAL

All paints, varnishes and wallpapers etc shall be of good quality and applied in the best trade manner.

Colours and patterns not herein specified, shall be referred to the owner for selection.

9.2 WALLPAPER

Allow a P.C. sum \$ per roll.

9.3 PAINT

All paintwork shall be of three coat application with finishing coats specified laid on priming and undercoats recommended by the manufacturer and/or NZS7703 for the surface.

For natural wood finishes, at least one base coat of soil stain or sanding sealer shall be applied to clean surfaces before fixing, and the sealed surface protected from damage until finish coated.

Unless otherwise stated, allow for painting exteriors of frames and both sides of doors to joinery cupboard units, but not inside surfaces or shelving.

SHEET A

(CIRCLE whichever is applicable)

NAME: ACACIA DEVELOPMENTS
(7.2m x 7.2m STD)

STOREY:

☒ Single or top

Lower of two or middle of three

50% Upper storey over

Lower of three

R1, urban, sheltered, T3

WIND AREA: High ☒ Medium ☐ Low

STOREY HEIGHT = 2.4 m

SITE ADDRESS:

298 THE RIDGEWAY

1)

FOR EARTHQUAKE

Roof weight: ☒ light / ~~heavy~~

Average roof slope: 45 °

Earthquake Zone: ☒ A / B / C

E = 3.7 B.U.'s/m²

2)

WIND along the building (W1)

Average roof height: 7.0 m

Greatest roof slope: gable °

w1 wall = _____ B.U.'s/m

w1 roof = _____ B.U.'s/m

ALONG

W1 total = 89 B.U.'s/m

3)

WIND across the building (W2)

Average roof height: 7.0 m

Greatest roof slope: 45 °

w2 wall = _____ B.U.'s/m

w2 roof = _____ B.U.'s/m

ACROSS

W2 total = 89 B.U.'s/m

ROOF or BUILDING LENGTH

BL = 7.8 m

WIND

EQ

7.2m

ROOF or BUILDING WIDTH

BW = 7.8 m

7.2m

GROSS ROOF or BUILDING PLAN AREA

GPA = _____ m²
51.8 m²

EARTHQUAKE: LOAD (ALONG and ACROSS)

E x GPA = 3.7 x 51.8 = 192 B.U.'s

WIND: LOAD ALONG

W1 x BW = 89 x 7.8 = 694 B.U.'s

WIND: LOAD ACROSS

W2 x BL = 89 x 7.8 = 694 B.U.'s

ALONG

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind along	A	72	a ₁	BRS	98/87	2.4	235/200
	B	70	b ₁	BRS	98/87	1.7	167/148
	C	70	c ₁	BRS	98/87	2.3	225/200
	D	72	d ₁	BR4	91/85	0.9	82/76
			d ₂	BR4	91/85	0.9	82/76
	E				W/E		W/E
W/E							
694/192			TOTAL				791/709

ACROSS

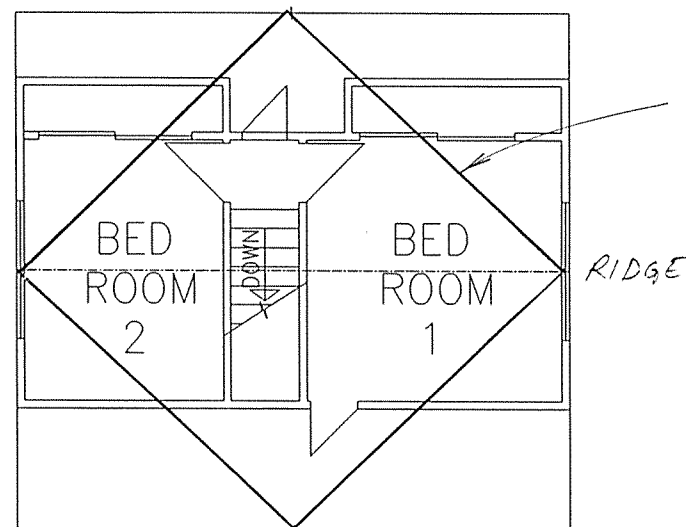
1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind across	M	72	m ₁	BRS	98/87	1.5	147/131
	N	70	n ₁	BR2	86/50	3.2	275/160
	O	70	o ₁	BRS	98/87	1.6	157/139
	P	72	p ₁	BRS	98/87	2.4	235/200
	Q				W/E		W/E
W/E							
694/192			TOTAL				814/639

GROUND FLOOR PLAN
1:100

SANDERS LANE & PAGE LTD

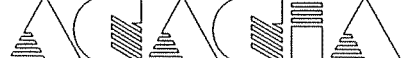
CONSULTING
CIVIL &
STRUCTURAL
ENGINEERS

PH (054) 82189
PO BOX 283 NELSON



Roof plane diagonal
braces - Pryda speed
braces, 6 rails each end

FIRST FLOOR PLAN
1:100

The logo for GAGGIA DEVELOPMENTS features the word "GAGGIA" in a large, stylized, outlined font. Each letter is composed of horizontal lines, giving it a 3D, blocky appearance. To the right of the word "GAGGIA" is a small square icon, also composed of horizontal lines. Below the word "GAGGIA" is the word "DEVELOPMENTS" in a smaller, plain, sans-serif font. The entire logo is set against a background of a large, stylized triangle on the left and a large, stylized square on the right, both composed of horizontal lines.

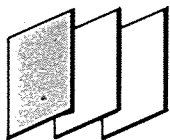
Builders of high quality' low cost homes
Alterations and renovations a speciality

MANAGER: HAROLD TAYLOR

025-431-973

10 CHURCH ST NELSON
AH 68904

298 THE RIDGEWAY



BRACING PERFORMANCE AND CALCULATION

When construction is in accordance with section 6.3 of NZS 3604 : 1990 or 6.0 of NZS 3604 : 1984 "Light Timber Frame Buildings" the following Bracing Unit (BU) ratings apply. Braceline Gibraltar Board has been tested to BRANZ Technical Paper P21 1988.

TABLE 1: BRACELINE GIBRALTAR BOARD SHEET BRACE PANELS

Type	Primary Bracing Element	Secondary Bracing Element	NZS 3604 : 1990 Ratings in bracing units per metre of element length		NZS 3604 : 1984 Ratings in bracing units per metre of element length
			Wind	Earthquake	
BR4	Braceline Gibraltar Board on one face, not less than 0.9m long and a maximum of 2.4m in length	Metal strap in accordance with K4.5 of NZS 3604 : 1990	91	85	60
BR5	Braceline Gibraltar Board on one face, not less than 1.2m long and a maximum of 2.4m in length	Metal strap in accordance with K4.5 of NZS 3604 : 1990	98	87	63
BR6	Braceline Gibraltar Board on one face, 9.5mm Gibraltar Board on the other, not less than 1.2m long and a maximum of 2.4m in length	2 metal straps of 6kN capacity fixed to both ends of the wall or alternative 12kN capacity connection	142	112	83
BR7	Braceline Gibraltar Board on one face and 7.5mm ply on the other. Not less than 0.9m long and a maximum of 2.4m in length	Metal strap in accordance with K4.5 of NZS 3604 : 1990	124	148	83

TABLE 2: BRACELINE GIBRALTAR BOARD WALL SYSTEMS

Type	Primary Bracing Element	Secondary Bracing Element	NZS 3604 : 1990 Ratings in bracing units per metre of element length		NZS 3604 : 1984 Ratings in bracing units per metre of element length
			Wind	Earthquake	
BR1	Braceline Gibraltar Board on one face 1.8m-2.4m 2.4m and longer	Diagonal Brace	72 91	59 74	48 58
BR2	Braceline Gibraltar Board on one face, vertically fixed 1.8m-2.4m 2.4m and longer	N/A	75 86	59 50	50 55
BR3	Braceline Gibraltar Board on one face, horizontal fixing 1.8m-2.4m 2.4m and longer	N/A	61 94	46 65	38 63

GIBRALTAR BOARD PRODUCTS

Manufactured and distributed by Winstone Wallboards Ltd through authorised distributors.

The information contained herein is believed to be correct and no liability is accepted for any loss which may be sustained arising from the use of the information.



Auckland Tel (09) 642-184 Fax (09) 643-972
Wellington Tel (04) 684-293 Fax (04) 687-844
Christchurch Tel (03) 332-3159 Fax (03) 337-1014

NELSON CITY COUNCIL BUILDING INSPECTION SHEET

relim. check No: _____ Date rec'd: 17-6 Notify by: _____

2nd copy plans detached:

Application for: erect apartment
 Owner: Acacia Pw. Builder: as owner

Lot. 16 D.P. 6710

Special conditions on this site:

Locality: 298 The Ridgeway

DEPARTMENT	DATE	NOT APPR.	DATE	APPR.	X FEE
TOWN PLANNING. Withhold planning clearance i.e. untill after Eng. clearance. B	26-6-91 8-7-91	A.C. A.C.	23-7-91	A.C.	
ACCESS & SUBDIVISIONS. C.P.D. require Eng. access check cleared: ☐ amendment required: ☐					
STRUCTURAL.					
ENERGY DIVISION.					
HEALTH.					
DANGEROUS GOODS.					
PLUMBING & DRAINAGE. & WATER			27-6-91	Paul Casey	
SERVICES & FLOOR LEVELS.					
CHIEF FIRE OFFICER					
BUILDING.	26-6-91 8-7-91	A.C. A.C.	23-7-91	A.C.	
AMENDED DATE <u>4/7/91</u>					

Permit may be issued: P.A. Chapman

See reverse side for comments

RESIDENTIAL

SITE CHECK:

Street number ☐ Boundaries ☐ Cornersplay ☐ Area ☐
Compulsory 643 ☐ or Amalg titles ☐ Designations ☐ Subdivisions ☐
Zone ☐ Conditions N° ☐ B.L.R ☐ SWL ☐ ROW legal ☐

FILE CHECK:

Development number

Dispensations/Controlled Use/Specified Departures applicable: date granted _____

Conditions complied with ☐ No conditions ☐

Minor dispensations reqd? _____ Approved under Delegated Auth: date _____

Vehicle entrances/Reversing ☐ Fences ☐

Non-conforming building ☐ Sec 91 ☐

Signature: _____

Trivial infringements _____

BUILDING PERMIT CHECK:

☒ Use: Dwelling ☐ Apartment ☒ Tourist ☐ Accessory ☐ Other ☐

☒ Zone R3 - RES B

☒ Designations _____

☒ Predominant ☒ Controlled ☐ Conditional ☐ Specified Departure ☐

☒ Building coverage 31%

☒ Building height 7.0 m

☒ 4 m front yard _____ side yards _____

* ☒ Windows and Decks of habitable rooms - 2m.

* ☒ Daylight: Northpoint ☐ degrees North 41° East 29° South 29° East _____ West _____

☒ Number of habitable rooms 4

* ☒ Living courts: Location adjoining living/dining ☒ Area of living court 80 m² ☒

Dimension and shape of court ☒ Access to court (900mm) ☒

Obstruction to living court ☒ Conservatory area _____ m² ☐

☒ Separation distance 6m (4m for aged cottages) ☒ 6.100 m

or nominated side boundary ☐ - recheck if applicable *

☐ Joined units: Appearance/method of attachment _____

☒ N° of units on rear sites _____ refer Ord.21-70 N° shown _____ N° permitted _____

☐ Accessory buildings in front yard: Area 40m² ☐ 1.5m from St. ☐ 6.3m width ☐

1.5m access to residential building ☐ neighbours consent? ☐

☒ Access: from St. network ☒ N° using entrance ☒ 1

common access N° ☒ Widths ☒ 2.6

basecourse ☒ surfaces ☒

grade ☒

entrance location ☒ turning ☒

non reversing St or S/H ☒ reversing more than 30m ☐

* ☒ Parking: N° reqd. ☒ 4 N° shown ☒ 4

location of parks ☒ size of parks ☒

☐ Fences, Hedges, retaining walls, supporting fill

☐ Signs

☐ Landscaping where reqd. (Tourist)

☐ Access for disabled - see attachment.

AREA: _____ } write on
ZONE: _____ } B.P. Application.

TOWNPLANNING:

- NOTE * Controlled use application not required at this stage
TO as no building is proposed at this time
STAFF * adjoining owners have viewed the plans
of the proposed carport and consented to
that design.
* If the proposed carport is built ^{in the future} a controlled use
consent will be required

BUILDING: Wossing app. received 17-6-91 RMC

NEIGHBOURS CONSENT IS REQUIRED FOR CARPARKS IN FRONT YARD CLOSER
THAN 1.5 m TO SIDE BOUNDARY. ~~PLEASE SHOW FUTURE CARPORT~~
~~PROPOSED PLANS~~ APPLY FOR A CONTROLLED USE.

STRUCTURAL:

CHIEF FIRE OFFICER:

OTHER:

PLUMBING & DRAINAGE: (Soil & S.W. Sewers 100 mm dia.):

Water app. received 17-6-91 RML

SERVICES: (Soil & S.W. Sewers over 100 dia, & waterways):

ACCESS & SUBDIVISIONS:

HEALTH:

WATER:

DANGEROUS GOODS:

ENERGY DIVISION:

08/07/91

ACACIA DEVELOPMENTS
225 COLLINGWOOD ST
NELSON

Dear Sir / Madam,

Your application for a Building Permit

to ERECT APARTMENT/S
for ACACIA DEVELOPMENTS
at 298 THE RIDGEWAY

has been checked.

The proposal does not comply with the requirements of the Nelson City Bylaws and/or the District Planning Scheme in the following respects:

BUILDING

Neighbours consent is required for carpark in the front yard closer than 1.5 metres to the side boundary. Apply for a Controlled Use.

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

Yours faithfully

PER BUILDING CLERK

27/06/91

ACACIA DEVELOPMENTS
225 COLLINGWOOD ST
NELSON

Dear Sir / Madam,

Your application for a Building Permit

to ERECT APARTMENT/S
for ACACIA DEVELOPMENTS
at 298 THE RIDGEWAY

has been checked.

The proposal does not comply with the requirements of the Nelson City Bylaws and/or the District Planning Scheme in the following respects:

BUILDING

Neighbours consent is required for carpark in the front yard closer than 1.5 metres to side boundary. Please show future carport proposed plans and apply for a Controlled Use.

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

Yours faithfully

PER BUILDING CLERK

John Carpent Plans
with B.P.

Ref: 91/109

When calling
Please ask for:

PLANNING & REGULATION DIRECTORATE

NELSON CITY COUNCIL



APPLICATION FOR DISPENSATION/CONTROLLED USE

Credit Code: 701 1707 03

P.O. BOX 645 NELSON
NEW ZEALAND
FAX (054) 60 239
PHONE (054) 60 200

DATE 5 July
APPLICANT Acacia Developments
ADDRESS FOR SERVICE 225 Collingwood St
TELEPHONE 025 431 973

SITE 298 The Ridgeway St
Street No. Street

LEGAL DESCRIPTION Lot 16 DP 6790
ZONE/
DESIGNATION

PREVIOUS PLANNING APPLICATIONS:

Tick ☒ Controlled Use ☐ Dispensation
☐ Conditional Use ☐ Specified Departure ☐ Other

I/We are applying for a dispensation/controlled use for the following proposal (describe the application)

Car parks in front of Yapal STAKE
18-7-91

REASONS FOR APPLICATION (ie Why compliance with the Scheme is unreasonable, or impractical, or why the proposal would be a better development.)

Best option AT THIS

NEIGHBOURS CONSENT

The consent of those who may be affected by this application is required on the appropriate consent forms (available from the Planning Section) and on plans which illustrate the dispensation/controlled uses required. Those plans and consent forms must accompany this application.

Signature of Applicant

Date

5 July 91

Office Use

Deposit \$100 (maximum charge: \$200)

Fee Payment Received: \$

Receipt No: 11380

Date: 5/7/91 Paul.

CONSENT FORM

I/We (full names)
of (full address)
.....

consent to the following dispensation/s from the District Scheme
in accordance with the plans which I/We have also signed.

- * Name of applicant:
- * Address of property:
- * District Scheme requirement:
.....
.....
.....
.....
- * Dispensation sought from requirement:
.....
.....
.....
.....

Signature Date

Applicant should fill in the details marked: *

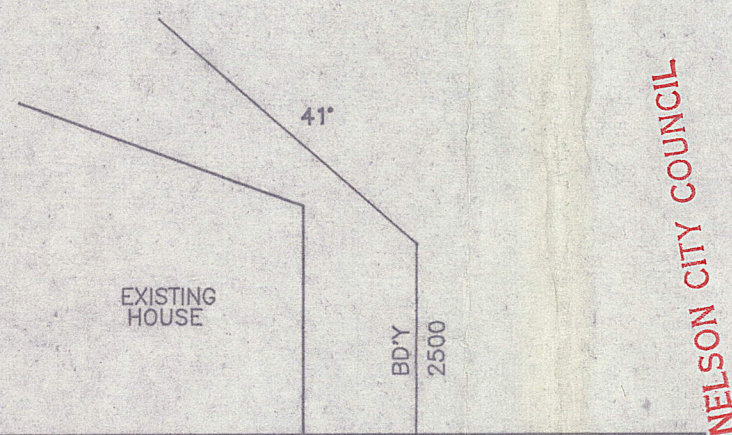
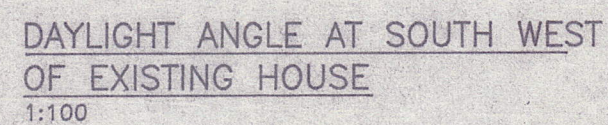
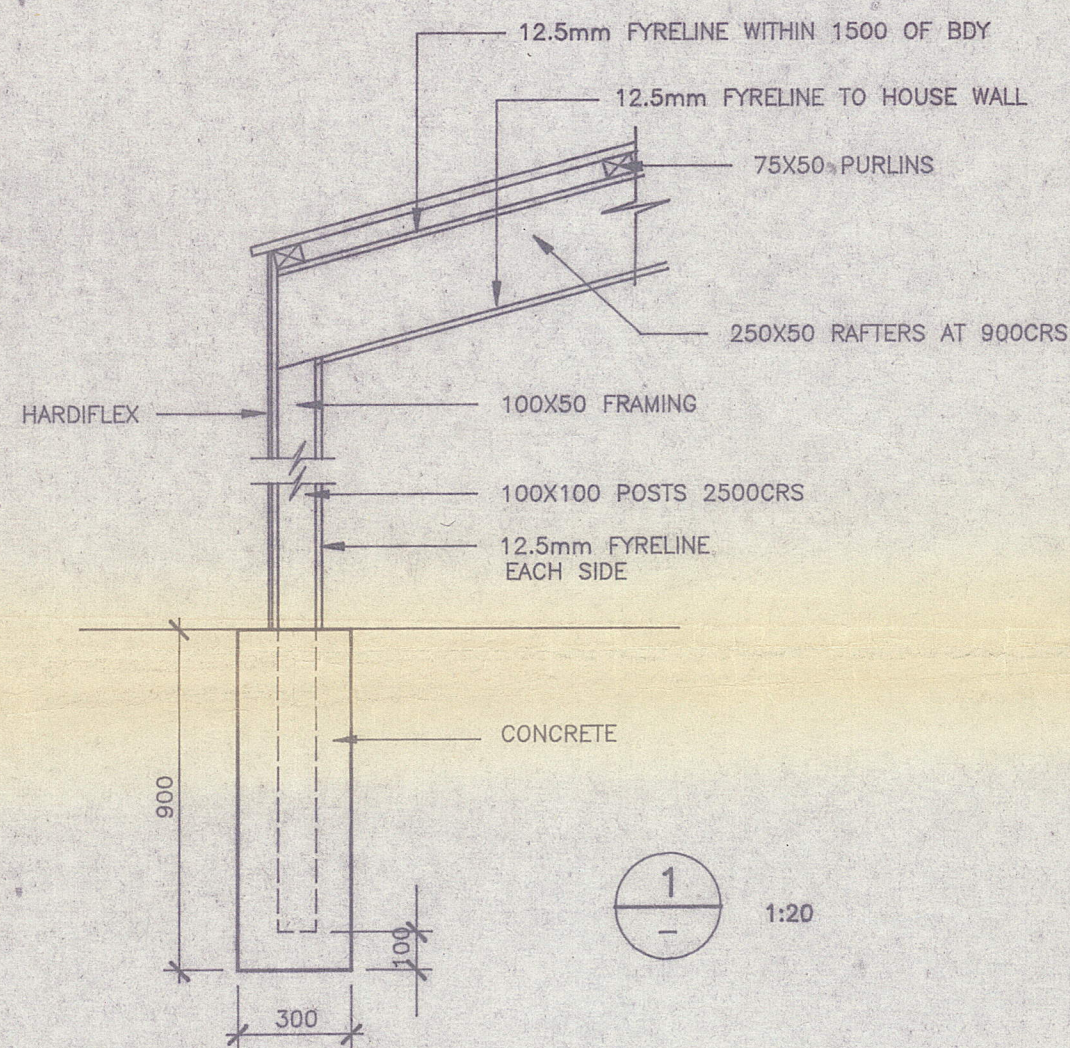
Please note that this consent form and a stamped and signed copy
of the plans must accompany the application.

RECEIVED
- 5 JUL 1991
CITY PLANNING
DIVISION

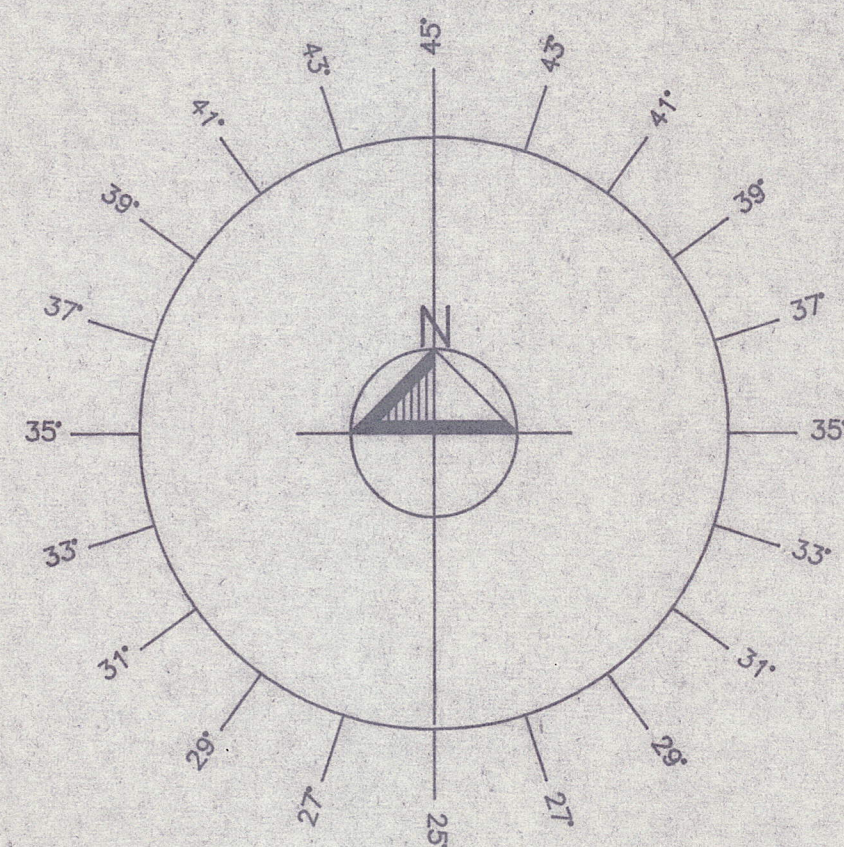
100mmØ SEWER DRAIN
100mmØ STORMWATER DRAIN
COLD WATER SUPPLY 25Ø
GULLY TRAP
TERMINAL VENT
DOWNPIPE
TOBY

gt
tv
dp

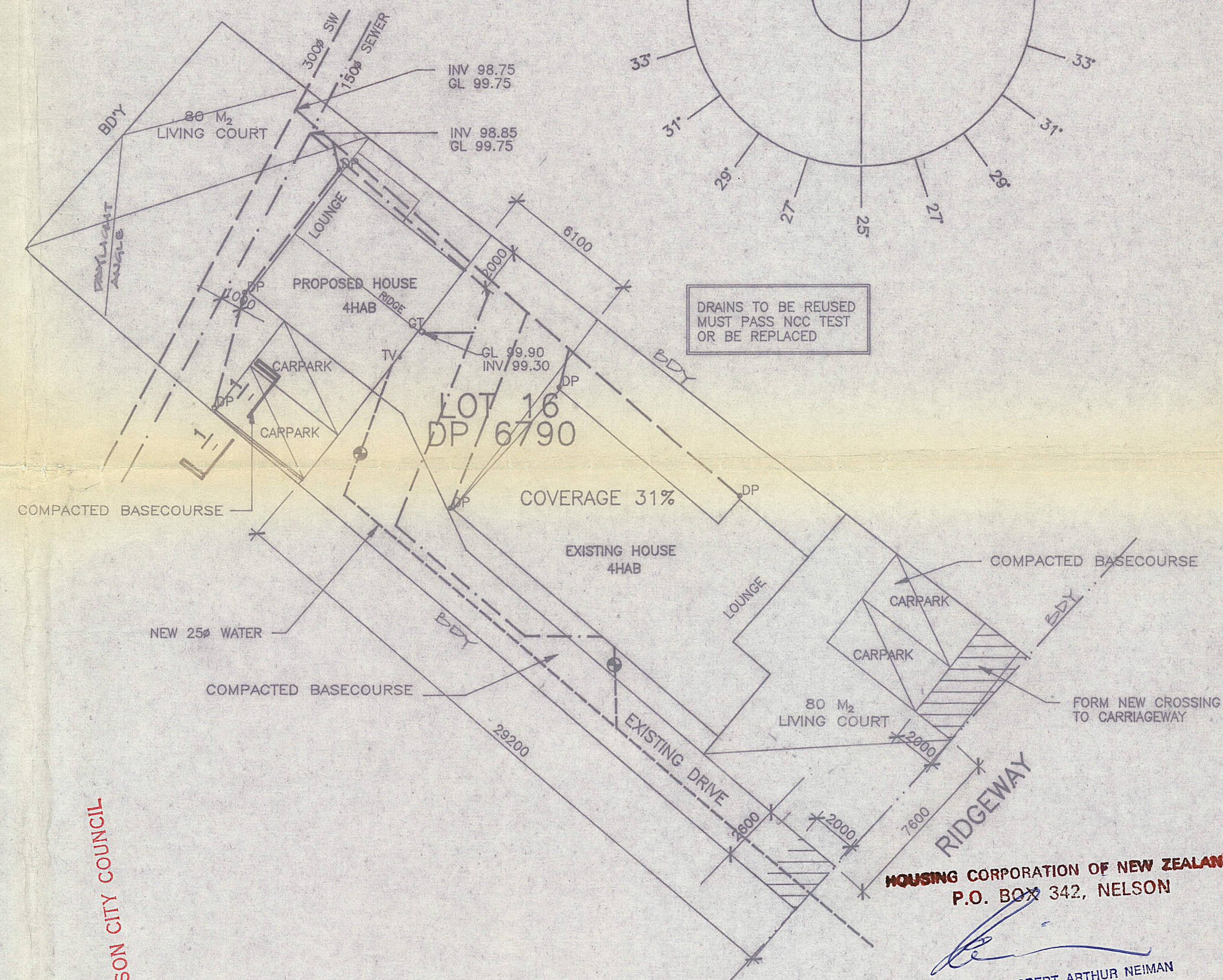
1 COAT SEAL OVER
150mm COMPACTED
AP40 BASECOUSE



DAYLIGHT ANGLE AT NORTH EAST
OF EXISTING HOUSE
1:100



DRAINS TO BE REUSED
MUST PASS NCC TEST
OR BE REPLACED



HOUSING CORPORATION OF NEW ZEALAND
P.O. BOX 342, NELSON

ROBERT ARTHUR NEIMAN

Approves riding / carpenter

SITE PLAN
SCALE 1:200



CONSULTING
CIVIL &
STRUCTURAL
ENGINEERS

PH (054) 82189
PO BOX 283 NELSON



*Builders of high quality' low cost homes
Alterations and renovations a speciality*

MANAGER: HAROLD TAYLOR

MOBILE PHONE 025-431-973 AH 68904

PROPOSED RESIDENCE at
No 298 THE RIDGEWAY
ACACIA DEVELOPMENTS

DAYLIGHT ANGLES SITE DETAILS

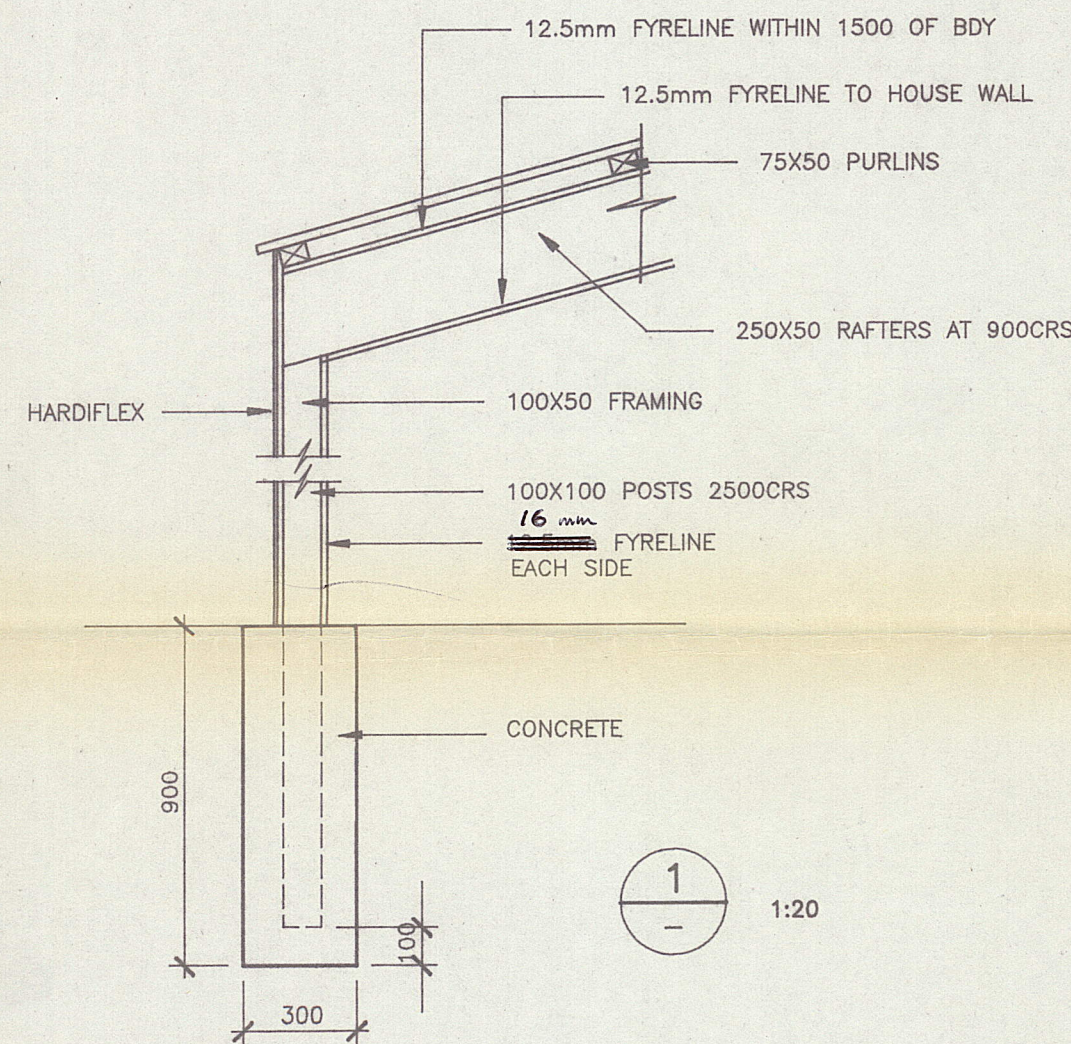
SCALE	SHOWN
DESIGN	
DRAWN	BROWN
APPROVED	
DATE	JUNE '91
FILE	5296

DWG No
2757
SHEET No
1

LEGEND

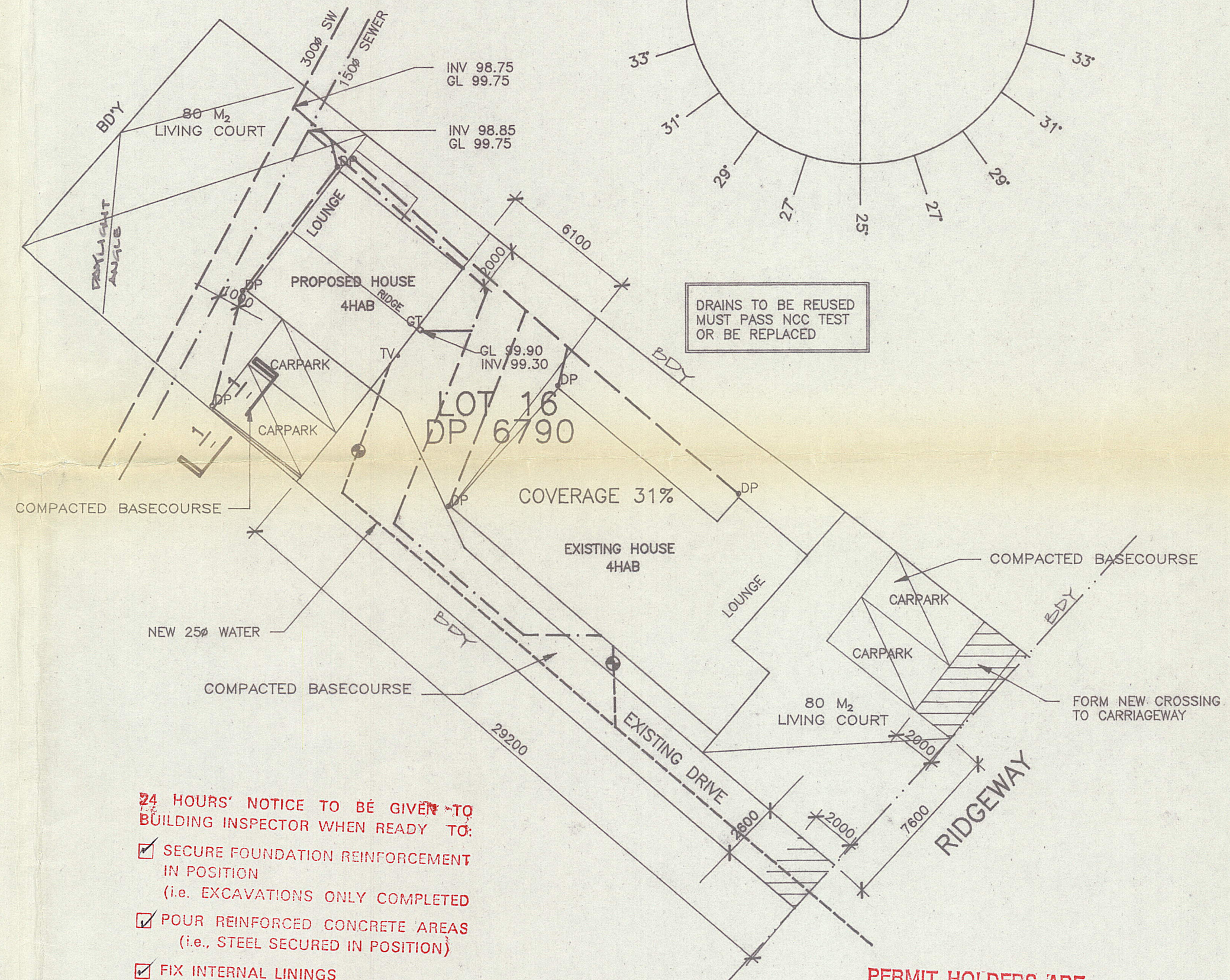
100mm $\varnothing$ SEWER DRAIN
 100mm $\varnothing$ STORMWATER DRAIN
 COLD WATER SUPPLY 25 $\varnothing$
 GULLY TRAP
 TERMINAL VENT
 DOWNPIPE
 TOBY

1 COAT SEAL OVER
 150mm COMPACTED
 AP40 BASECOUSE



DAYLIGHT ANGLE AT SOUTH WEST
 OF EXISTING HOUSE
 1:100

DAYLIGHT ANGLE AT NORTH EAST
 OF EXISTING HOUSE
 1:100



SITE PLAN
 SCALE 1:200

- 24 HOURS' NOTICE TO BE GIVEN TO
 BUILDING INSPECTOR WHEN READY TO:
- ☒ SECURE FOUNDATION REINFORCEMENT
 IN POSITION
 (i.e. EXCAVATIONS ONLY COMPLETED)
 - ☒ POUR REINFORCED CONCRETE AREAS
 (i.e., STEEL SECURED IN POSITION)
 - ☒ FIX INTERNAL LININGS
 (i.e. STRUCTURAL FRAMEWORK
 COMPLETE)

PERMIT HOLDERS ARE
 RESPONSIBLE FOR ALL DAMAGE
 TO THE STREET FRONTAGE.
 IF THERE IS DAMAGE TO THE
 FRONTAGE, IT MUST BE BROUGHT
 TO THE COUNCILS ATTENTION
 PRIOR TO WORK COMMENCING.

SANDERS LANE & PAGE LTD

CONSULTING
 CIVIL &
 STRUCTURAL
 ENGINEERS

PH (054) 82189
 PO BOX 283 NELSON



Builders of high quality low cost homes
 Alterations and renovations a speciality

MANAGER: HAROLD TAYLOR

MOBILE PHONE 025-431-973 AH 68904

PROPOSED RESIDENCE at
 No 298 THE RIDGEWAY
 ACACIA DEVELOPMENTS

DAYLIGHT ANGLES
 SITE DETAILS

SCALE SHOWN

DESIGN

DRAWN BROWN

APPROVED

DATE JUNE '91

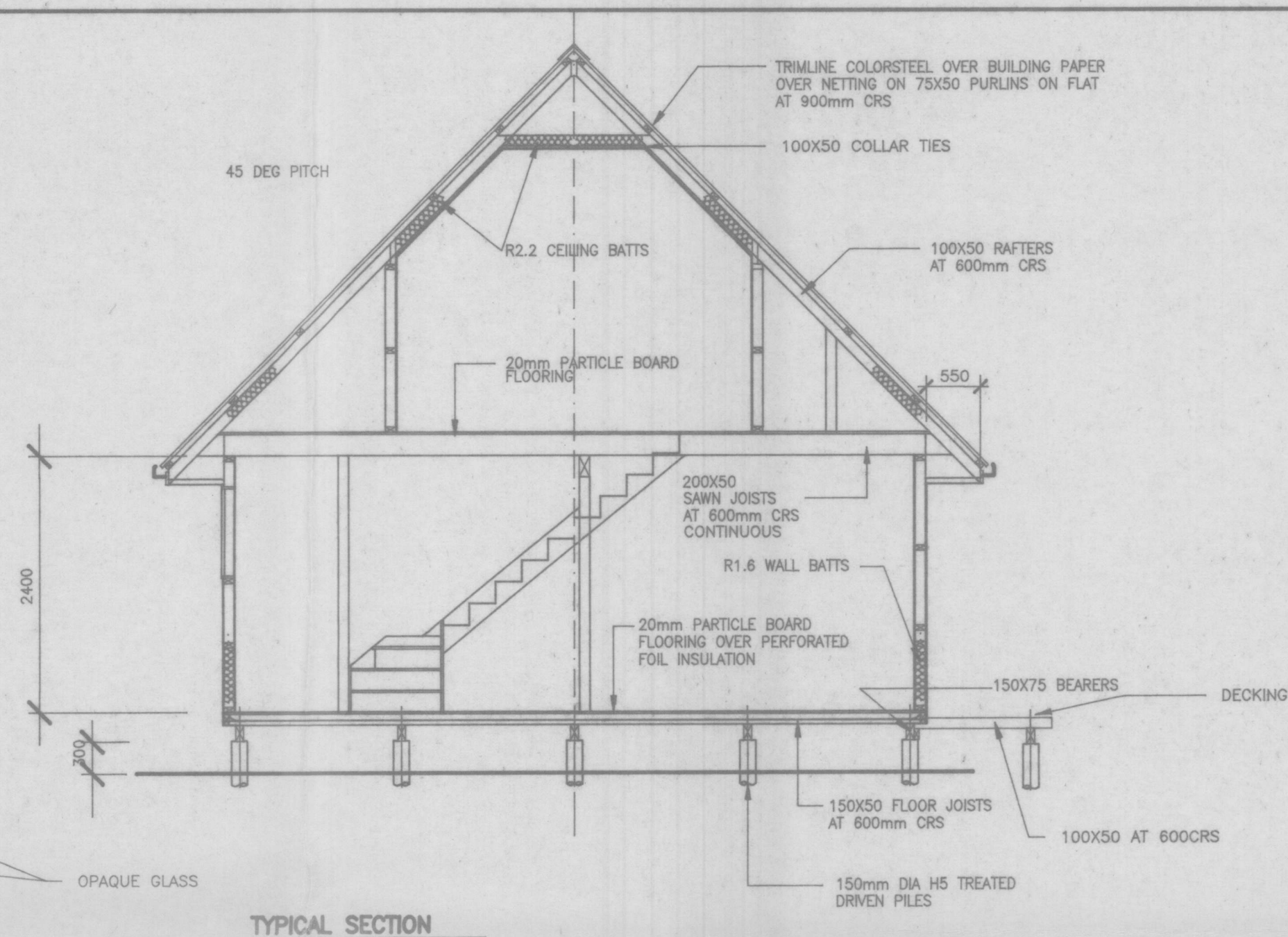
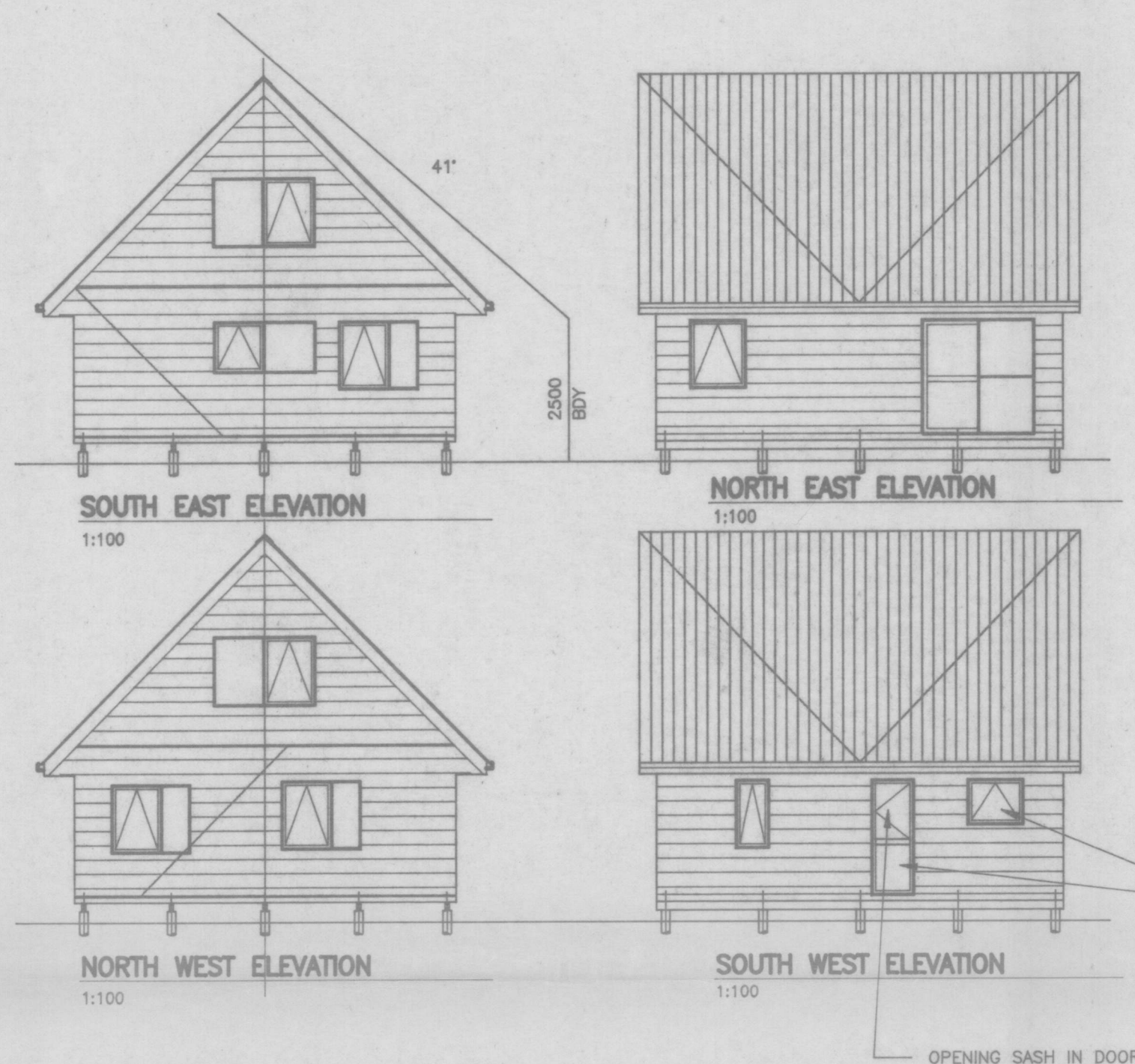
FILE 5296

DWG No

2757

SHEET No

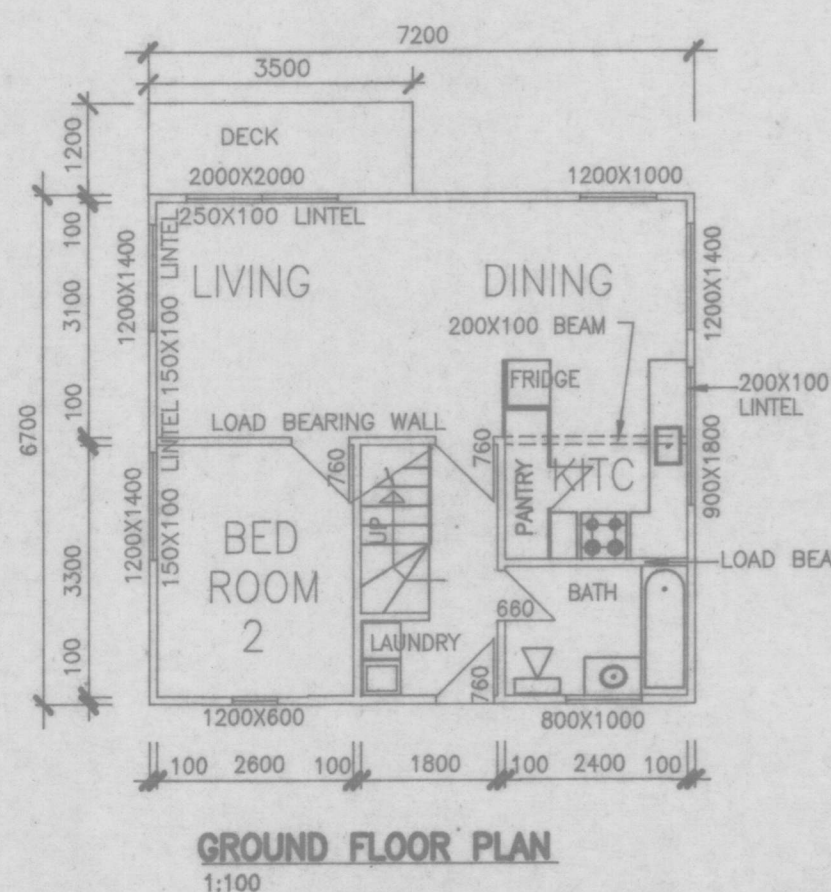
1



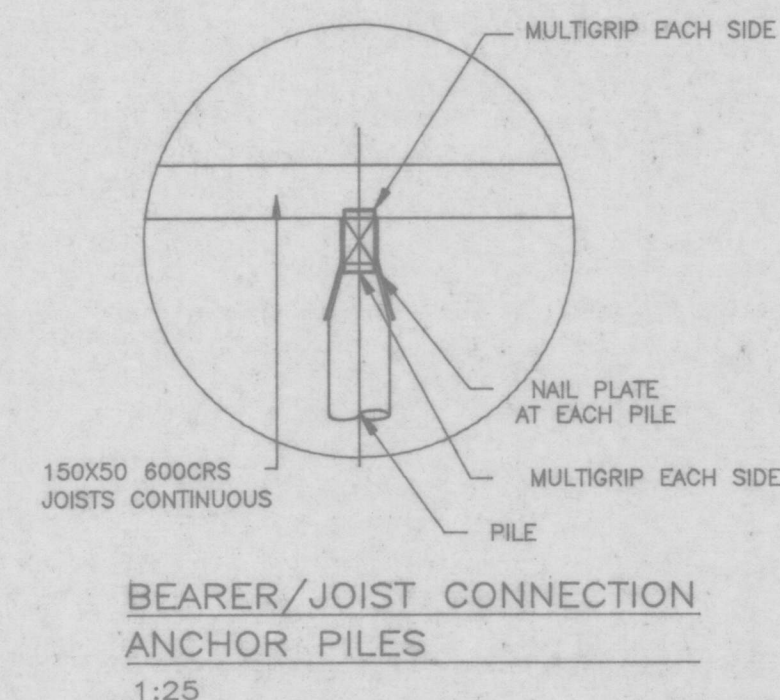
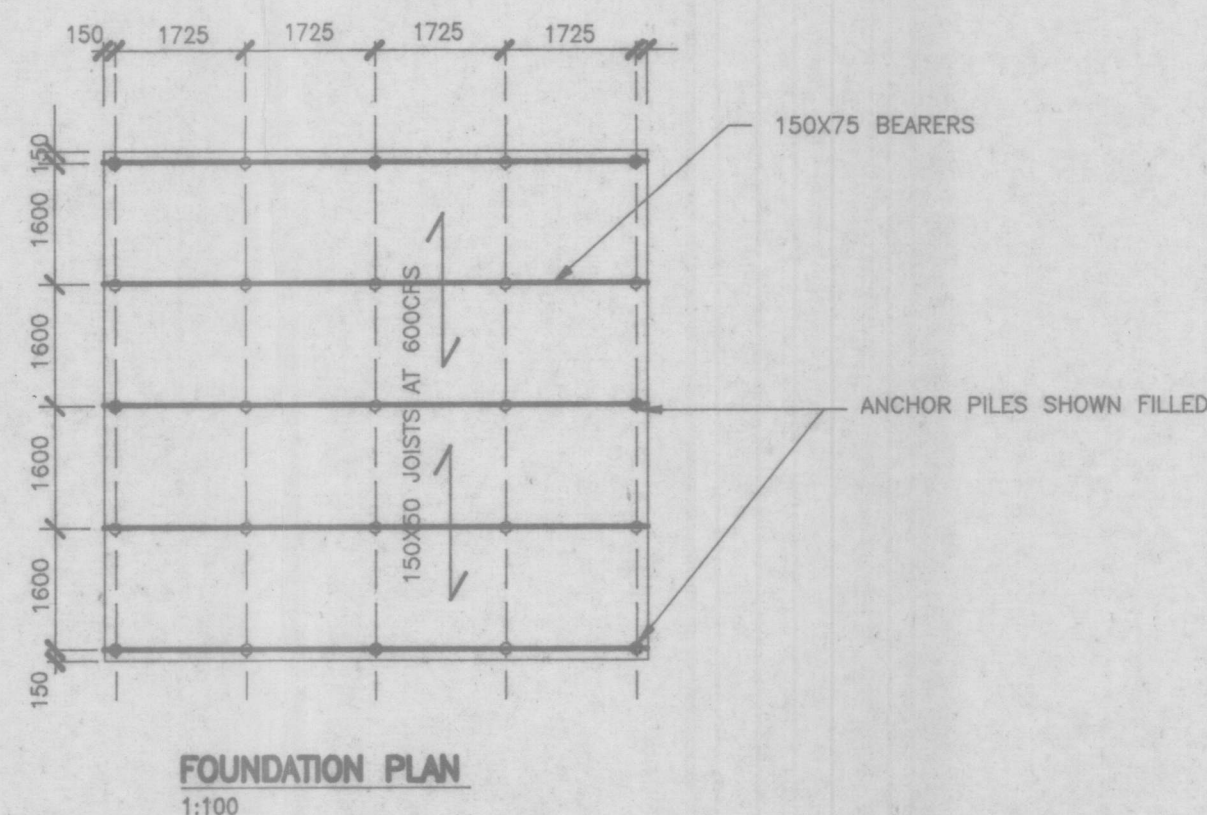
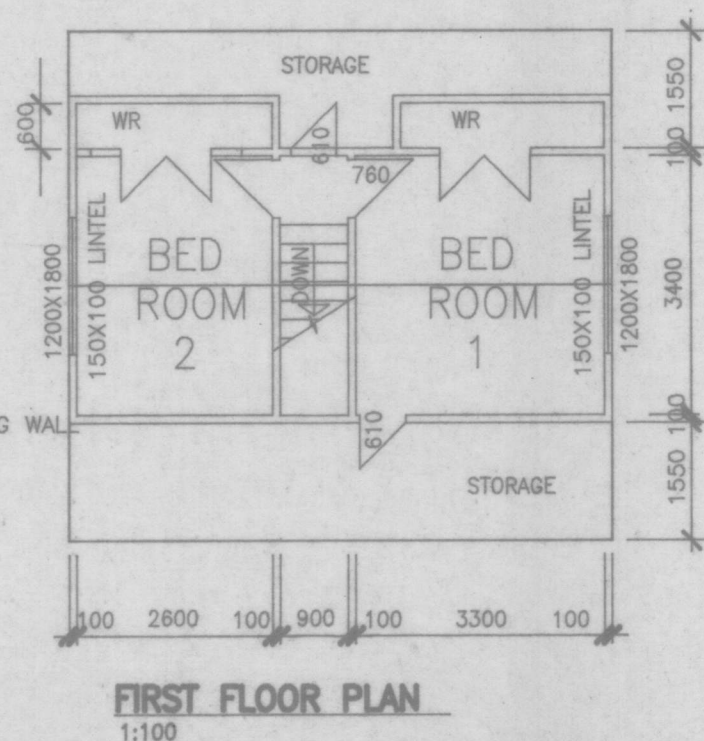
NOTES:

TIMBER PILES ARE TO BE TO REQUIREMENTS OF NZS 3604:1990

PILES ARE IN 400Ø BORED HOLES 450mm AND 1000mm DEEP AS APPROPRIATE
BEARERS TO BE FIXED DIRECTLY TO PILES
SEE DETAIL



NOTE:
ALL 200X100 LINTELS EXCEPT WHERE NOTED



SANDERS LANE & PAGE LTD

CONSULTING
CIVIL &
STRUCTURAL
ENGINEERS

PH (054) 82189
PO BOX 283 NELSON



*Builders of high quality low cost homes
Alterations and renovations a speciality*

MANAGER: HAROLD TAYLOR

025-431-973

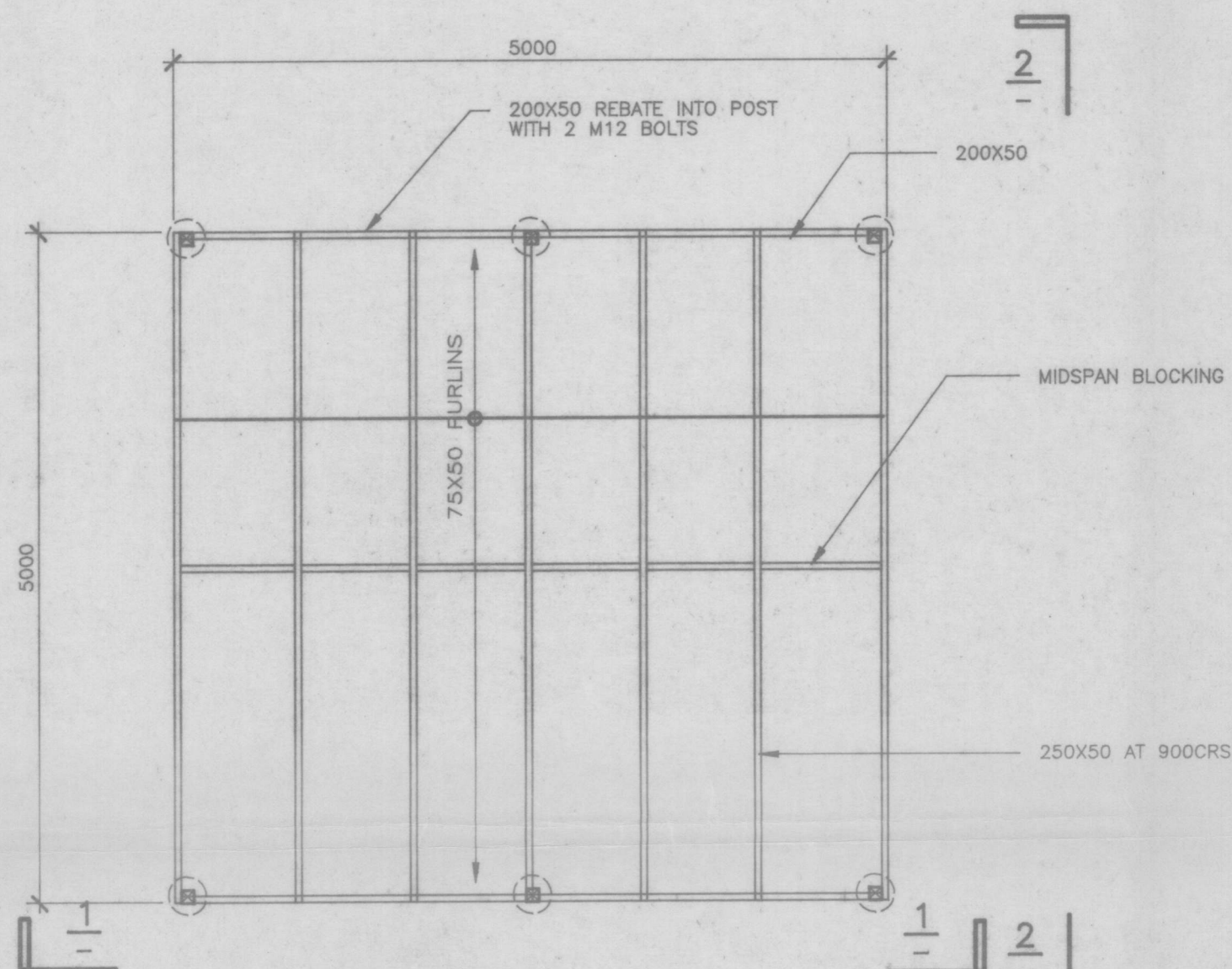
10 CHURCH ST NELSON
AH 88904

PROPOSED RESIDENCE at
No 298 THE RIDGEWAY for
ACACIA DEVELOPMENTS

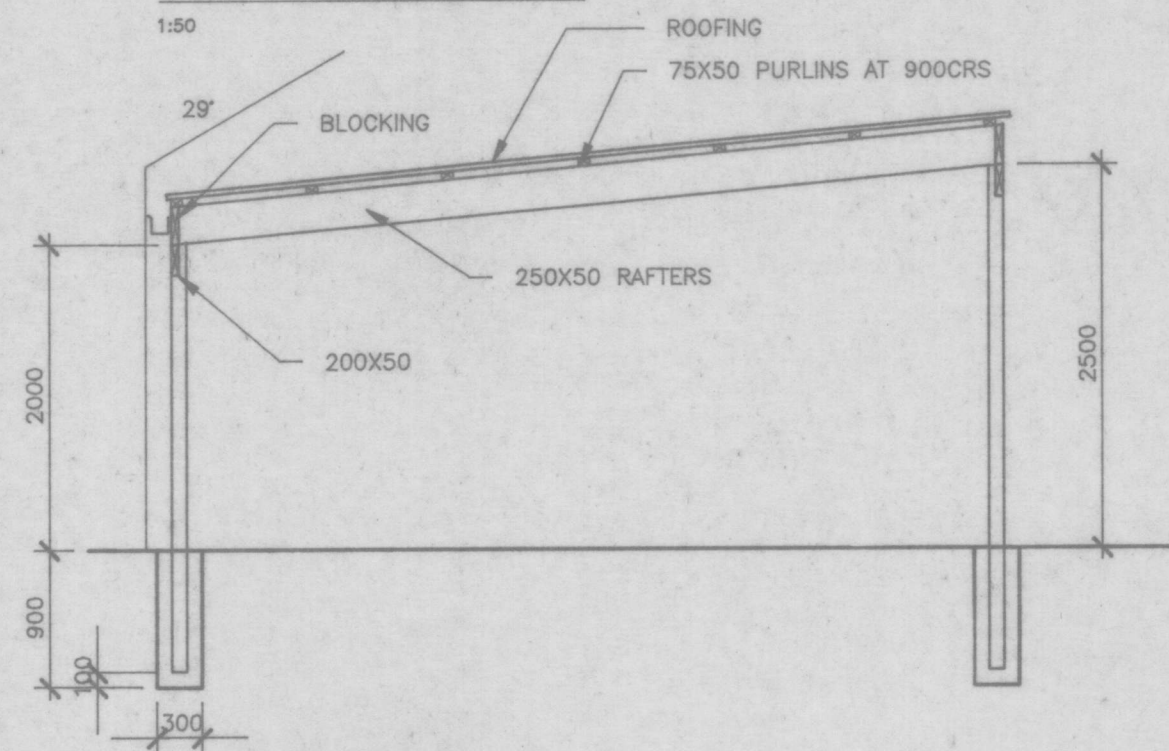
DAYLIGHT ANGLES
SITE DETAILS

SCALE	SHOWN
DESIGN	RBM
DRAWN	BROWN
APPROVED	
DATE	JUNE '91
FILE	5296

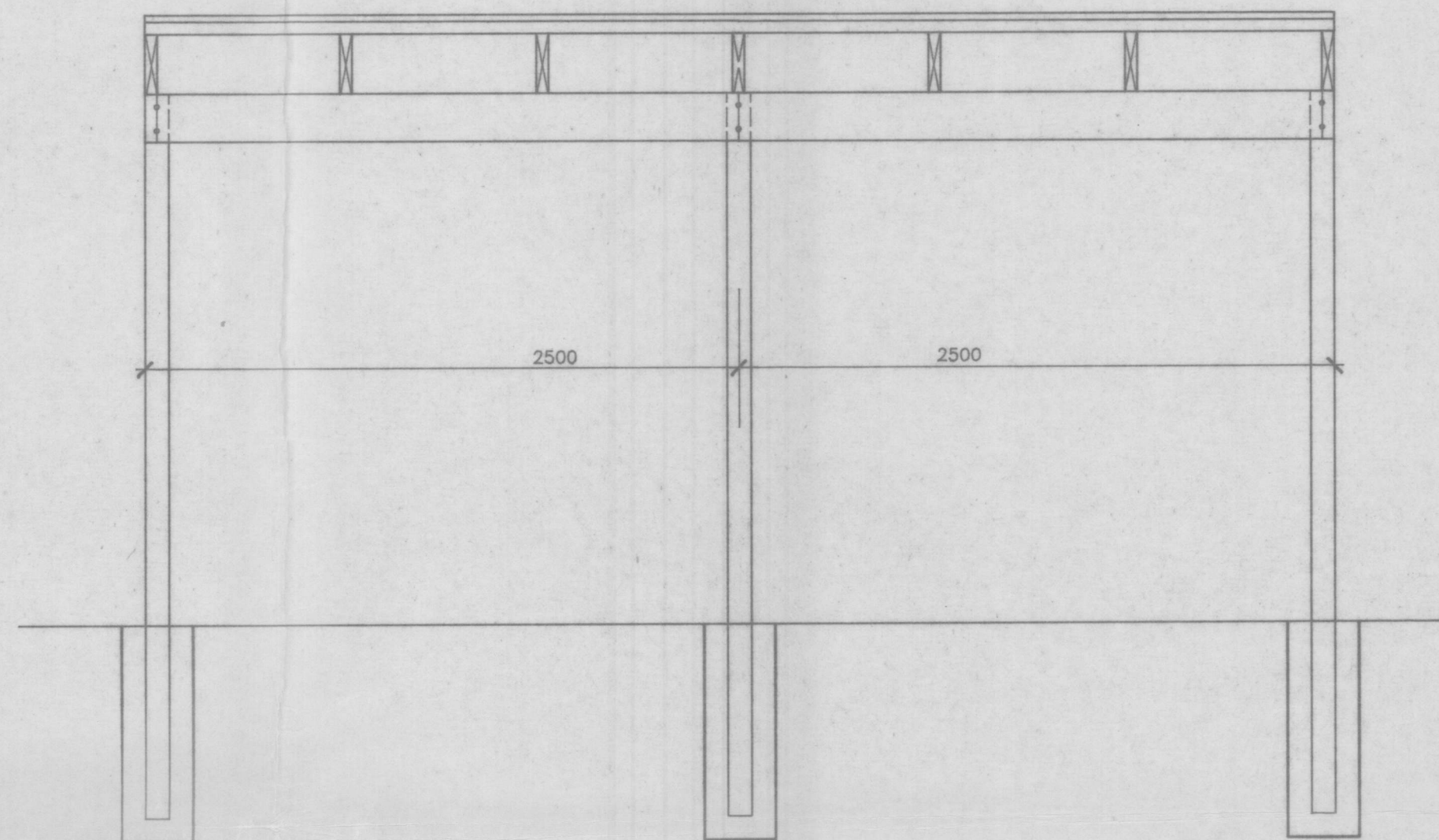
DWG No
2757
SHEET No
2



PLAN OF CARPORT



FRONT ELEV



SIDE ELEV

NOTE:
REFER TO SHEET 1 FOR FIREWALL
DETAIL

SANDERS LANE & PAGE LTD

CONSULTING
CIVIL &
STRUCTURAL
ENGINEERS

PH (054) 82189
PO BOX 283 NELSON

ACACIA
DEVELOPMENTS

*Builders of high quality low cost homes
Alterations and renovations a speciality*

MANAGER: HAROLD TAYLOR

025-431-973 10 CHURCH ST NELSON
AH 68904

TYPICAL CARPORT
FOR ACACIA DEVELOPMENTS
AT 298 THE RIDGEWAY

DOUBLE CARPORT

SCALE	SHOWN
DESIGN	
DRAWN	BROWN
APPROVED	
DATE	JUNE '91
FILE	5296

DWG No
2757
SHEET No
3

DATE: 21-Aug-12 CONDITION No: C1402

STREET ADDRESS: All properties contained in Airshed B2 (consult Fig A2.2B in Air Plan)

DIAGRAM: No

LEGAL DESCRIPTION: Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY: Principal Adviser, City Development (see David Jackson or Richard Frizzell)

REASON FOR CONDITION:

(Abbreviated) This property may contain a domestic spaceheater or open fire that falls under the rules set out in the Council's Air Quality Plan. Under rule AQR.24.1, within the Urban Area the use of open fires must cease on or before 1 January 2008 (except that any 'Jetmaster' type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. In addition, within Airshed B2 (as defined in the air plan) the use of existing enclosed burners installed before 1991 was phased out by 1 Jan 2010 and burners installed between 1991-95 by 1 Jan 2012. This is necessary to meet the targets imposed by the National Environmental Standards for air quality.

CONDITION:

The Air Quality Plan states that within this airshed (Airshed B2 – consult Fig A2.2 in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of heating appliance	Cessation Date May no longer be used from:
Open fires (‘Jetmaster’ type Open Fires)	1/01/2008 (1/01/2013)
Burners installed before 1991	1/01/2010
Burners installed between 1991 and 1995	1/01/2012

Council approved wood burners may only be installed in place of an existing 'lawfully installed' burner (rule AQR.25). (continues next page)

If you live in Airshed B2 (Stoke) and are either building a new home or do not have an existing enclosed wood burner, you can apply for a building consent to install an ultra-low emission wood burner (ULEB) (rule Aqr.26A)

NOTE: In buildings that currently do not have a solid fuel burner, a limit of 999 ULEBs applies in Airshed B2.

For further information on other approved burner options refer to the NCC website:
<http://www.nelson.govt.nz/environment/air-quality/approved-burners/>

Note: rule AQR.25A contains special transitional provisions for houses in former Rural Areas which have become part of the Urban Area since the Air Quality Plan was notified in August 2003.

Amended: 1 October 2018

Date Entered: 21-Aug-12