

BUILDING CONSENT APPLICATION

BC 021185

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Email: admin@sdcc.govt.nz

THIS IS NOT A RESOURCE CONSENT APPLICATION

APPLICANT

Owners Name: ALASDAIR AND ELLEN SLADE
W.A & E.M.

Applicant Name: AS ABOVE
(agent/contact)
Mailing address: 19 TAUMUTU ROAD
(for correspondence)

SOUTHBIDGE
CANTERBURY 8150

Phone: (daytime) 324 2221 Fax: —

Mobile number: —

Email: aeslade@amcom.co.nz

* Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or leasehold estate or interest in the land, or to take a lease in the land, while the agreement remains in force.

SITE LOCATION DETAILS

(refer to your Rates Demand for details)

Street / Road 19 TAUMUTU ROAD
Southbridge

Rapid Number —

Valuation Roll Number 24170 032 06

Legal description —

This could include all or any of the following:- Lot, DP, Section, Block, or Township, etc.

This application is for:

- ☒ Building consent (including Project Information Memorandum)
☐ Project Information Memorandum only (PIM)
☐ Building consent for PIM N°: —

TYPE OF BUILDING

Type of building work: (eg dwelling, commercial, farm shed, change of use)

DWELLING/CHANGE OF USE

Intended use: (eg domestic use, shop, implement shed, garage to bedroom)

GARAGE TO BEDROOM / office

Life expectancy of building:

- Indefinite but not less than 50 years ☒
Or Specified as — years ☐

Is this project being staged? Yes ☐ No ☒
If yes please give us details on the second page of this application in the "notes by applicant" section.

Estimated Value (incl. GST) \$ 2000 APPROX

FLOOR AREAS

Floor areas are for new work only:-

Ground floor: —

First floor: —

Site coverage will be assessed by planning staff.

office use only

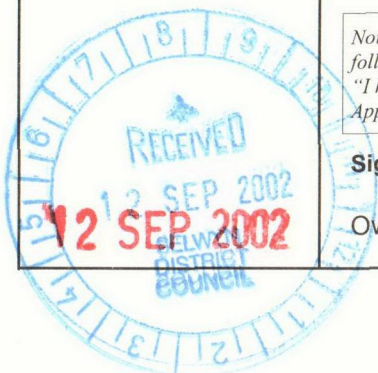
CONFIDENTIALITY & SIGNED BY

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

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".

Signed by or for and on behalf of the Applicant

Owner ☒ or Agent ☐ Date: —



KEY PERSONNEL

Designer: NATHAN HOLMES

Phone: 3244 333

Address: 23 STATION STREET LEESTON

Fax:

Building Certifier:

Phone:

Address:

Fax:

Builder: NATHAN HOLMES

Phone: 3244 333

Address: 23 STATION STREET LEESTON

Fax:

Registered Drainlayer: N/A

Phone:

Address:

Fax:

Craftsman Plumber: N/A

Phone:

Address:

Fax:

Straightforward - no
real issues
the application is only
to record - store room to
habitable space
OK to issue

P. 3/10

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add

Work has already been done in this area converting the rear half of the original internal access garage to a bedroom - in order to fully utilise the 'dead' space remaining we wish to install a ranchslider door in place of the existing tilt door. This will create an office space which may be used also as a guest room intermittantly. These alterations will enhance the warmth of the home as the current setup allows for an extremely draughty and cold front passage and basically useless dead space.

CHECKLIST

Have you enclosed with your application:-

- ☒ A current copy of your Certificate of Title showing your name. If this is not available, a copy of your sale and purchase agreement
- ☒ Two copies of all the information you are supplying.
- ☒ A deposit of \$100.00.
- ☒ Your builders name, and contact details.
- ☐ Your plumber and drainlayers name, and contact details. (if required) N/A
- ☐ Any cultural heritage significance of the building. N/A
- ☐ Specific arrangements for multiple or unusual inspections

Refer to individual check lists for the specific information required for the type of project your are applying for.



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

Code Compliance Certificate

021185

Section 43(3), Building Act 1991

APPLICANT

W A & E M SLADE
19 TAMUTU ROAD
SOUTHBRIDGE
CANTERBURY

Issue date 12/03/03

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages CHANGE OF USE - GARAGE TO BEDROOM/OFFICE
Intended Life	Indefinite, but not less than 50 years
Intended Use	CHANGE OF USE - GARAGE TO BEDROOM/OFFICE
Estimated Value	\$2,000
Location	19 TAUMUTU ROAD, SOUTHBRIDGE RAPID:NONE
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

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:

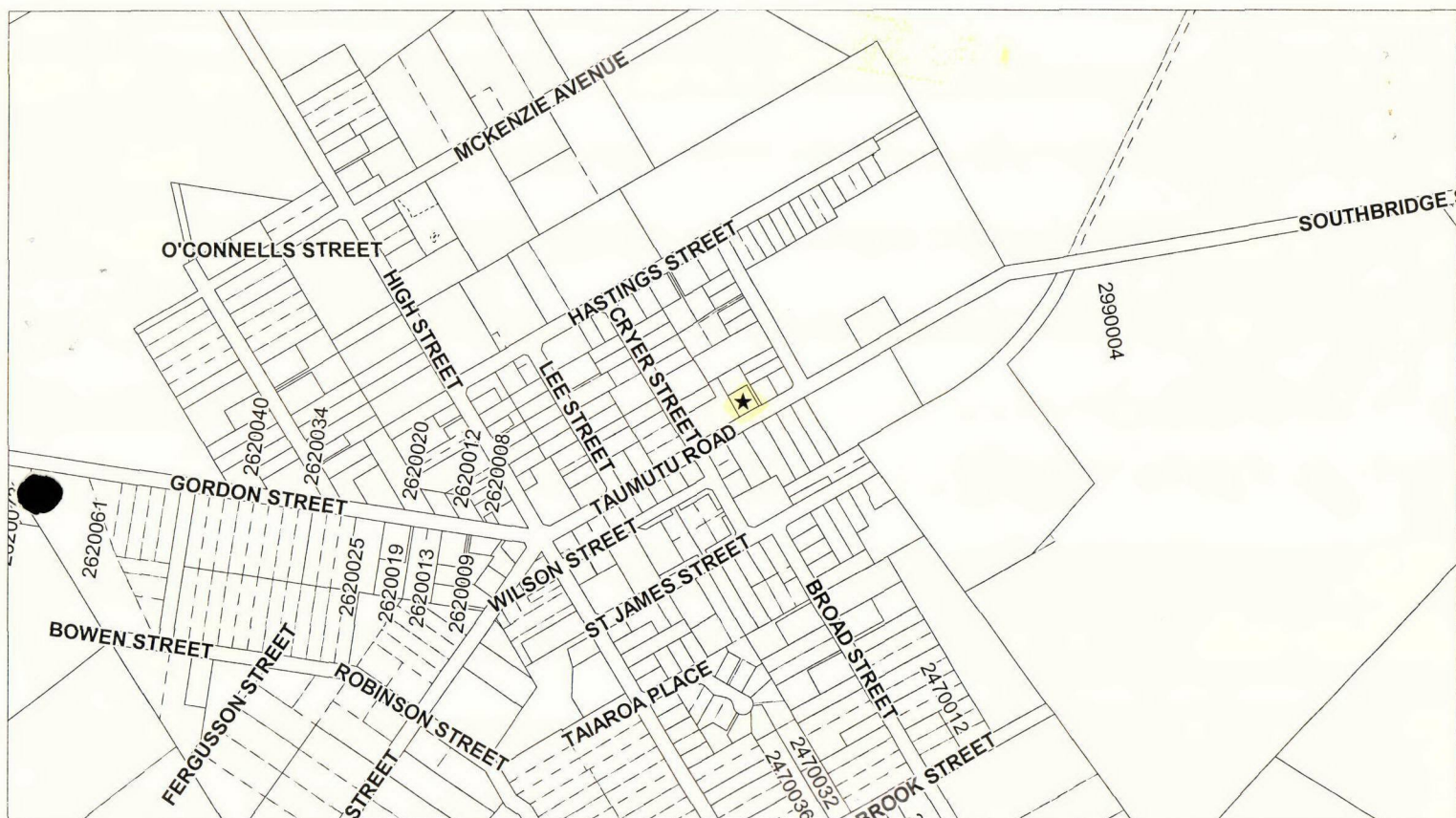
SERVICE CENTRES:
LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669

Debtor No BCO21185
 Applicant Name W A & E M SLADE
 Address 19 TAMUTU ROAD : SOUTHBRIDGE : CANTERBURY
 Phone 3242221
 Balance \$ 0.00 T/Cost \$ 0.00
 Proposal CHANGE OF USE - GARAGE TO BEDROOM/OFFICE
 Proposed Use CHANGE OF USE - GARAGE TO BEDROOM/OFFICE
 Intended Life INDEFINITE Being stage 1 of 1
 Stats code Dwellings - Alterations & additions
 Est value \$ 2,000
 Floor (m2) Units Storeys Pans
 Builder Name NATHAN HOLMES Phone 3244333
 Builder Addr 23 STATION STREET, LEESTON
 Valuation No 2417003206 1-link
 Owner SLADE WILLIAM ALEXANDER
 Location ** 19 TAUMUTU ROAD, SOUTHBRIDGE RAPID:NONE
 Legal ** LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
 Zone
 Overseer
 Status FORMALLY RECEIVED 11/09/02 Certifier? N Deadline 25/09/02
 Note FOR PIM/BC CIRC
 R/Consent? C/Schedule? Confidential?



SIGN OFF BUILDING CONSENT:

BUILDING:

Date

HEALTH:

Date

25/9/02

CONDITIONS

C1, C37, C39.

NO OF INSPECTIONS ALLOWED

1

EARTHQ:

C

SNOW:

-38

WIND:

H

ALT:

30

CORROS:

1

FILE NOTES

Contractors

021185 W A & E M SLADE : CHANGE OF USE - GARAGE TO BEDROOM/OFFICE : 19 TA...

Builder

NATHAN HOLMES

Phone

3244333

23 STATION STREET, LEESTON

Designer

NATHAN HOLMES

3244333

AS ABOVE

Certifier

Drainlayer

Plumber

Gasfitter

Electrician

Other

Other 2

AMENDMENTS

DATE:

DESCRIPTION:

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: W.A. & E.M. SLADE Consent No: 021185

Site Address/Rapid No: 19 TAUMUTU ROAD Officer: CLARKIN

SOUTH BRIDGE Name: _____

Type of building work: Garage to Bedroom/office

On 6 / 3 / 2003 at 3-10 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOE/c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☒ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

(FINAL)

All work now completed

Recommend full CCC now be issued

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☒ Agent ☐ Occupier ☐ Signed: [Signature]

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

Section 10

Form 10/1/1998

1. This notice is issued to you in accordance with the provisions of the Environmental Protection Act 1990.

2. The purpose of this notice is to inform you of the results of the inspection carried out on the 10th of 1998.

3. The results of the inspection are as follows:

4. The results of the inspection are as follows:

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44. The results of the inspection are as follows:

45. The results of the inspection are as follows:

FILE COPY

REF No.....

Project Information Memorandum**021185****Section 31, Building Act 1991****Application**W A & E M SLADE
19 TAMUTU ROAD
SOUTHBRIDGE
CANTERBURYIssue date 1/10/02
Application date 11/09/02**Project**

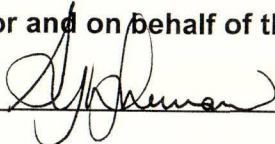
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Intended Use	CHANGE OF USE - GARAGE TO BEDROOM/OFFICE
Estimated Value	\$2,000
Location	19 TAUMUTU ROAD, SOUTHBRIDGE RAPID:NONE
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

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:

___ Information identifying relevant special features of the land concerned.

Needs
to go to
File

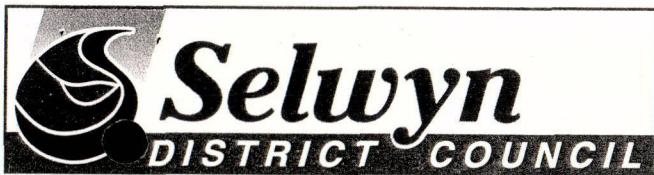
Signed for and on behalf of the Council:**Name:****Date:** 2/10/02

BUILDING INFORMATION

For buildings designed in accordance with NZS 3604:1999 the following design loadings criteria are indicated as being acceptable on and around the proposed construction site.

Earthquake Zone :C
Snow Load [Sg] : 0.38 kPa
Site Wind Speed : 44m/sec High.
Altitude :30m
Corrosion Zone :1

- 1] All glazing must comply with N.Z.S.4223:1999



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

1 October, 2002

W A & E M SLADE
19 TAMUTU ROAD
SOUTHBRIDGE
CANTERBURY

**Building Consent Fees. 021185 / CHANGE OF USE - GARAGE TO
BEDROOM/OFFICE**

19 TAUMUTU ROAD, SOUTHBRIDGE RAPID:NONE

When you lodged your application for a Project Information Memorandum/Building Consent, a deposit fee (GST inclusive) was paid to the Council.

The quote on the following page is for the work involved with processing, inspections, travel, consultants fees such as engineering, fire services, planning etc. (as required) and the issue of the Code Compliance Certificate (CCC) for this project, less the deposit.

If all the necessary information is not provided, alterations made to the project, or work fails to meet the required standard on site, and a reinspection or further processing is deemed necessary, extra costs will be incurred and invoiced separately.

Reinspection work will be charged at \$ 66.00 (GST inclusive) per inspection.

For any further enquiries relating to the quote, please contact Selwyn District Council Building Control, telephone number 324-5839.

SERVICE
CENTRES:

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
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PH: (03) 347-9669



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

TAX INVOICE ONLY

W A & E M SLADE
19 TAMUTU ROAD
SOUTHBRIDGE
CANTERBURY 8150

GST REG No. 53-113-451
Cust No. BC021185
1/10/02

Tax Invoice 76084

=====

021185 : 19 TAUMUTU ROAD, SOUTHBRIDGE RAPID:NONE
CHANGE OF USE - GARAGE TO BEDROOM/OFFICE

Qty	Description	Rate	Amount

	ADMINISTRATION/PROCESSING/ISSUE FEE		135.70 *
	INSPECTIONS (INCL. TRAVEL)		60.40 *
(* Incl Gst	\$21.79)	Total	\$196.10
		Cash Received	100.00CR
		NET DUE	96.10
			=====

W A & E M SLADE 1/10/02 BC021185 /76084 96.10

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HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

1 October, 2002

W A & E M SLADE
19 TAMUTU ROAD
SOUTHBRIDGE
CANTERBURY

**Project Information Memorandum No. 021185 / CHANGE OF USE -
GARAGE TO BEDROOM/OFFICE**

19 TAUMUTU ROAD, SOUTHBRIDGE RAPID:NONE

Enclosed is the Project Information Memorandum (PIM) relating to your building project.

This Project Information Memorandum may reveal matters affecting compliance with the N.Z. Building Code and other legislation. You are advised to check the attached documentation thoroughly as this may affect the completion of processing your Building Consent.

If you wish the processing of your Building Consent application not to proceed further, please notify the Council as soon as possible as you will be charged for all administration and processing costs incurred to date.

The remaining fees for processing and inspections relating to your application will be invoiced separately prior to issue of the Building Consent.

Please note the issue of this Project Information Memorandum (PIM) does not constitute issuing of a Building Consent and no work shall commence on site without one.

For any enquiries, please contact Selwyn District Council Building Control on telephone number 324-5839.

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ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669

PIM APPLICATION WORKSHEET

NAME:

SLADE

CONSENT NO : BC

021185

BUILDING

EHO

PLANNING

ENGINEERS

date required

16/9/02

completed & date

25/9/02

NOTES:

PLUMBING & DRAINAGE

NZBC AS1/ G12 & G13

NZBC AS1/ AS 3500

P01
P02
P03
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comments

More info

Intended use

ENGINEERING

sewer
E00
E01
E02
E03
E04

stormwater
E05
E06
E07
E08
E09

hazards
E10
E11
E12
E13
E14

water
E15
E16
E17
E18
E19

entrances
E20
E21
E22
E23
E24

entrances
E25
E26
E27
E28

comments

BUILDING

☒ NZS 3604:1999

NZS 1900

NZS 4203

NZS 7421

EARTHQUAKE

 SNOW

-38 WIND

4

ALTITUDE

30

CORROSION

SITE		PF05	SHELL	PB15	RELOCATES	GENERAL		PG15
PS01		PF06	 PB01	PB16	PR01		PG01	PG16
PS02		PF07	PB02	PB17	PR02		PG02	PG17
PS03		PF08	PB03	PB18	PR03		PG03	
PS04		PF09	PB04	PB19	PR04		PG04	
PS05		PF10	PB05	PB20			PG05	
PS06			PB06	PB21	SOLID FUEL		PG06	CERTIFIER
PS07			PB07	PB22	PH01		PG07	PC01
		STRUCTURE	PB08	PB23	PH02		PG08	PC02
		PT01	PB09		PH03		PG09	PC03
FOUND		PT02	PB10		PH04		PG10	PC04
PF01		PT03	PB11		PH05		PG11	PC05
PF02		PT04	PB12		PH06		PG12	PC06
PF03		PT05	PB13		PH07		PG13	
PF04			PB14				PG14	

comments

Appears to be Ranchside installation only

More info / to enable us to process your building consent when received:

Intended use

Change to Habitable Space

Intended use — Planning

BUILDING CONSENT & PIM COSTING

NUMBER

BC 021185

CASE COMPLIANCE CERTIFICATE COST

(Select and insert a, b or c value in \$ column)

a	(Multiple inspections)	60.00
b	(2 -4 inspections)	60.00
c	(1 inspection)	40.00

40-00

ADMINISTRATION

UNITS

Rate/Unit

Processing Consent	4
Processing PIM	5
Issue, photocopy & administer consent	3
Inspection recording (enter number of inspections)	1

TOTAL ADMINISTRATION UNITS

A

(3) x 4.50

13.50

BUILDING

Processing PIM	2
Processing Building Consent	2
Further Information	

TOTAL BUILDING UNITS

B

4

HEALTH

Processing PIM	
Processing Consent	
Further Information	

TOTAL HEALTH UNITS

C

AUDIT & APPROVAL OF CONSENT FOR ISSUE

SIGN OFF	D	2
----------	---	---

TOTAL HEALTH & APPROVAL UNITS

B+C+D →

6 x 6.20

37.20

INSPECTION CONDITIONS

TYPE DETAIL

ADMIN & PROCESS

TOTAL →

135.70

1	C39.	4
2		
3		
4		
5		
6		
7		
8		

TOTAL INSPECTIONS

E

4

	INSPECTIONS	X	TRAVEL TIME	
E	1	X	4	F

E+F →

8 x 6.20

49.60

	INSPECTIONS	X	DISTANCE	TOTAL
	1	X	24	24

x 0.45

10.80

CONSULTANTS

PLANNING	X	\$6.75	\$
ENGINEERING	FLAT RATE	\$17.00	\$
PLANNING & ENGINEERING TOTAL		\$	

insert if applicable

insert if applicable

WATER CONNECTION FEE

\$56-25

insert if applicable

C/T P/S OTHER

\$ \$ \$

insert if applicable

RE-INSPECTION FEE

\$ 66

GROSS TOTAL

LESS DEPOSIT

NET TOTAL

\$

\$ 100.00

\$

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(form amended July 2002)

INFORMATION		COMMENT
Intended Use		
<i>habitable</i>		
<i>non-habitable</i>		
<i>definition required (schedule)</i>		
Site		
<i>flood zone</i>		
<i>ground bearing</i>		
<i>notifications other authorities</i>		
Fire Wall		
Floor Slab		
<i>mesh</i>		
<i>DPC</i>		
Foundation		
<i>reinforcing</i>		
<i>depth/width</i>		
<i>engineer certification</i>		
Piles		
<i>pile bracing</i>		
<i>pile fixings</i>		
Truss Design		
<i>wind speed</i>		
<i>snow load</i>		
<i>roof cladding</i>		
<i>heavy/light</i>		
Bracing		
<i>calculations</i>		
<i>layout plan</i>		
Garage Lintel		
<i>type</i>		
<i>P/Statement</i>		
Lintels/Beams		
<i>span</i>		
<i>cantilevered lintels</i>		
Producer Statement		
<i>assumptions</i>		
<i>work covered (specifically)</i>		
<i>drawings</i>		
Insulation		
Heating Type		
<i>specifications</i>		
<i>interior environment G5</i>		
Ventilation		
<i>window safety-glass</i>		
<i>natural lighting</i>		
<i>extract ventilation G4</i>		

INFORMATION		COMMENT
Exterior cladding		
<i>masonry veneer</i>		
<i>70/100 series</i>		
<i>stucco/plaster</i>		
<i>fibre cement</i>		
<i>weatherboard</i>		
<i>other</i>		
2nd storey		
<i>joist length</i>		
<i>supporting beams</i>		
<i>roof bracing</i>		
<i>2nd storey bracing</i>		
<i>load bearing walls</i>		
<i>stud sizing, long studs</i>		
<i>stairs/handrails spacings</i>		
<i>balconies/stairs from</i>		
<i>safety from falling</i>		
Fire C1 – C4		
<i>means of escape</i>		
<i>structural stability</i>		
<i>access routes</i>		
Access & Facilities D1		
Compliance Schedule		
<i>lighting F6</i>		
<i>warning systems F7</i>		
<i>signs F8</i>		
Water		
<i>supply</i>		
<i>backflow</i>		
<i>plumbing</i>		
Sewer		
<i>drainage</i>		
<i>disposal effluent</i>		
Stormwater		
<i>need for consent</i>		
Food Preparation G3		
Gas G10 – G11		
Sound		
<i>tenancy separation G6</i>		
Demolition		
Services		
Swimming Pools		
<i>fencing</i>		
<i>hydrostatic valve</i>		
<i>non-slip surfaces</i>		
Farm Building		
<i>timber sizes</i>		
<i>pole hole depth/size</i>		
<i>bracing</i>		

Comments: _____

Consent No.: 021185

FILE COPY

REF No.

Building Consent
021185
Section 35, Building Act 1991
Application

 W A & E M SLADE
 19 TAMUTU ROAD
 SOUTHBRIDGE
 CANTERBURY

 Issue date 1/10/02
 Application date 11/09/02

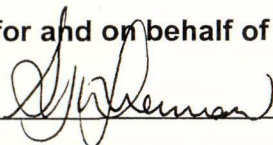
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Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages CHANGE OF USE - GARAGE TO BEDROOM/OFFICE
Intended Life	Indefinite, but not less than 50 years
Intended Use	CHANGE OF USE - GARAGE TO BEDROOM/OFFICE
Estimated Value	\$2,000
Location	19 TAUMUTU ROAD, SOUTHBRIDGE RAPID:NONE
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

COUNCIL CHARGES

This consent will be issued when the quoted costs are paid in full. The quote was sent to you earlier with the Project Information Memorandum Document. Where any work fails to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately as identified in the quote. These inspections are extra charges over and above the quoted costs.

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.

Signed for and on behalf of the Council:
Name:

Date: 2/10/02

INFORMATION TO APPLICANT/OWNER

1. PLEASE NOTE: In terms of the Building Act you MUST BY LAW give:
 - (a) At least 2 working days notice of the intended commencement of construction.
 - (b) Advise that an inspection is required at least one working day (24 hours) before the inspection is to be carried out and prior to 4.00pm that day.
2. ALL inspections are to be booked through the Leeston Service Centre of Selwyn District Council. Ph. 324 8080 Extn. 848 (Christchurch calling area) or 318 8338 Extn. 848 (Darfield calling area).
3. The complete set of Building plans and specifications as approved for the issue of this consent (stamped) **MUST** be on site at ALL times when inspections are being carried out.
4. This Building Consent is issued subject to any condition or requirement set out in the associated Project Information Memorandum.
5. This Building Consent shall lapse and be of no effect if the building work concerned has not been commenced within six calendar months after the date of issue of the consent.
6. Builders and applicants for building consents are advised that it is necessary to provide construction workers on site with readily accessible toilet facilities. Failure to meet this request will result in Council taking action under the Health Act against any person identified as responsible for creating insanitary conditions.
7. **NOTE**: These should not necessarily be taken as individual inspections and may be requested in any combination as they are made ready.

This building consent is issued subject to the conditions specified below.

Selwyn District Council Officers will carry out the following inspections:

- C37 Reinspection to confirm remediation of non-complying work as considered necessary by the Building Inspector.
- C39 Final inspection for issue of the Code Compliance Certificate.

NOTE

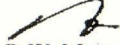
1. THE ISSUE OF THIS BUILDING CONSENT DOES NOT:
 - (A) RELIEVE THE OWNER OF THE BUILDING, OR PROPOSED BUILDING, TO WHICH THE BUILDING CONSENT RELATES OF ANY DUTY OR RESPONSIBILITY UNDER ANY OTHER ACT RELATING TO OR AFFECTING THE BUILDING OR PROPOSED BUILDING; OR
 - (B) PERMIT THE CONSTRUCTION, ALTERATION, DEMOLITION OR REMOVAL OF THE BUILDING IF THAT CONSTRUCTION, ALTERATION, DEMOLITION OR REMOVAL WOULD BE IN BREACH OF ANY OTHER ACT.
2. INCLUDED WITH YOUR BUILDING CONSENT YOU WILL FIND A FORM HEADED "ADVICE OF COMPLETION OF BUILDING WORK". IT IS IMPORTANT THAT ON COMPLETION OF ALL WORK, THIS IS COMPLETED AND RETURNED.



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



**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**


R.W. Muir
Registrar-General
of Land

Identifier CB31B/455
Land Registration District Canterbury
Date Issued 01 September 1988

Prior References

CB244/62

Estate	Fee Simple
Area	1021 square metres more or less
Legal Description	Lot 6 Deposited Plan 53262

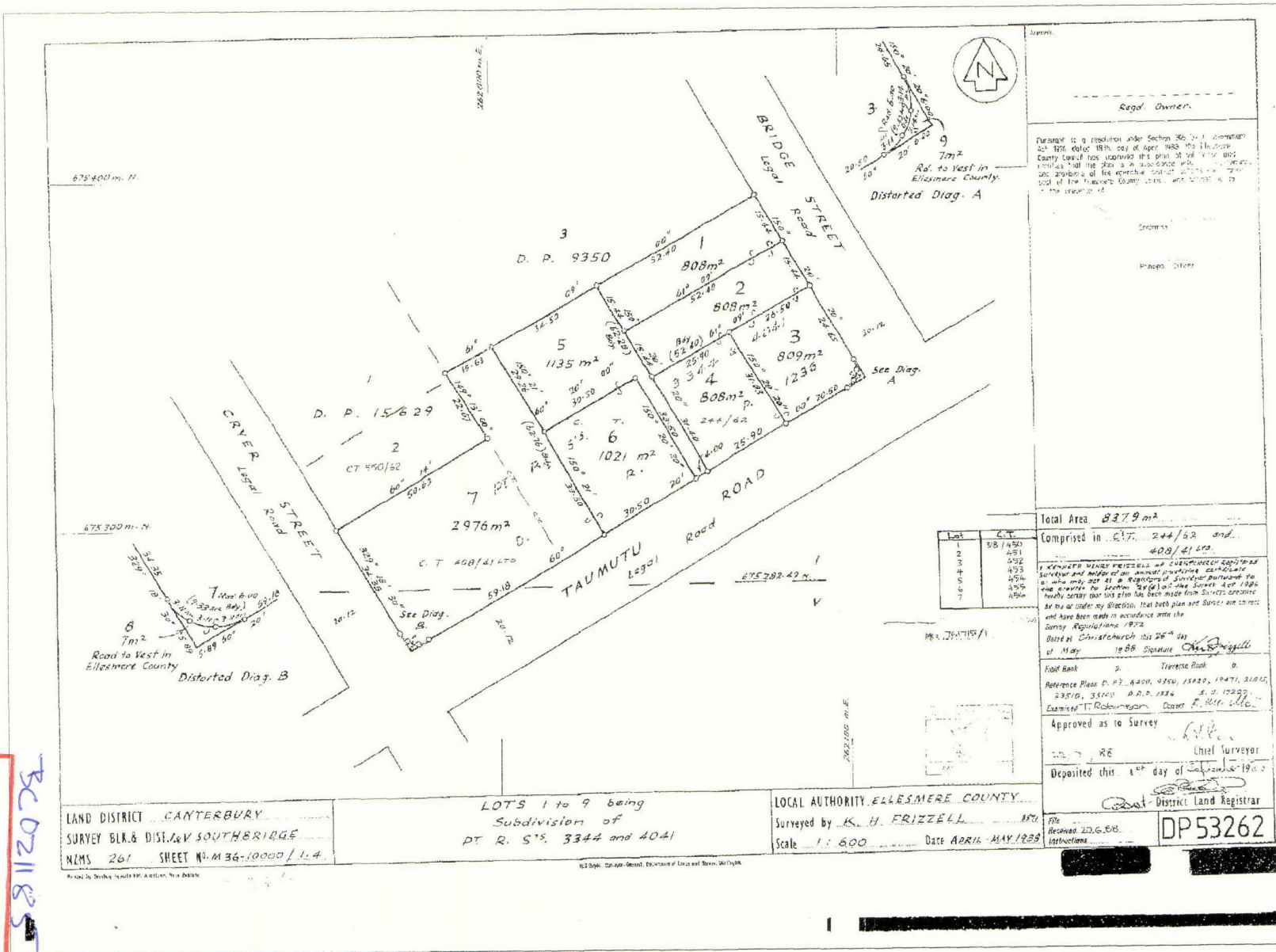
Proprietors

Alasdair William Alexander Slade and Ellen May Slade

Interests

Fencing Covenant in Transfer 842254.1 - 7.12.1989 at 11.25 am
5136460.2 Mortgage to ASB Bank Limited - 14.1.2002 at 9:48 am

BC021185
FILE COPY



FILE COPY

Code Compliance Certificate

011130

Section 43(3), Building Act 1991

APPLICANT

K J NORDSTROM
19 TAUMUTU ROAD
SOUTHBRIDGE

Issue date

2/10/01

Project

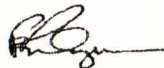
Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage CHANGE OF USE GARAGE TO BEDROOM/STORE
Intended Life	Indefinite, but not less than 50 years
Intended Use	CHANGE OF USE GARAGE TO BEDROOM/STORE
Estimated Value	\$1,500
Location	19 TAUMUTU ROAD, SOUTHBRIDGE
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

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

BC021185
FILE COPY

Signed for and on behalf of the Council:

Name:



October 2, 2001

SERVICE
CENTRES:

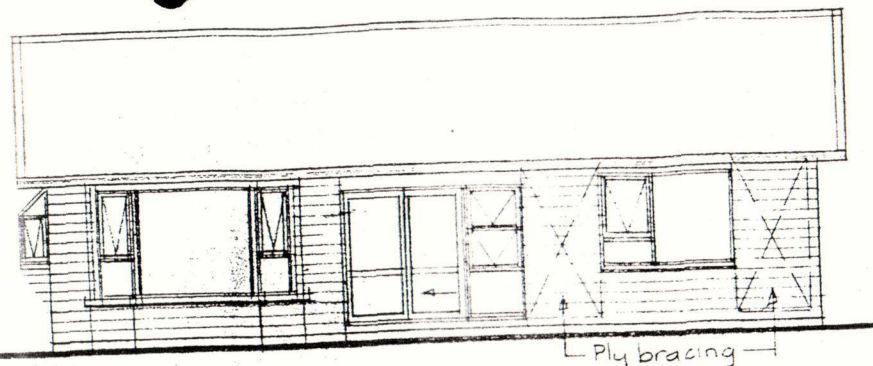
LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3286

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9668

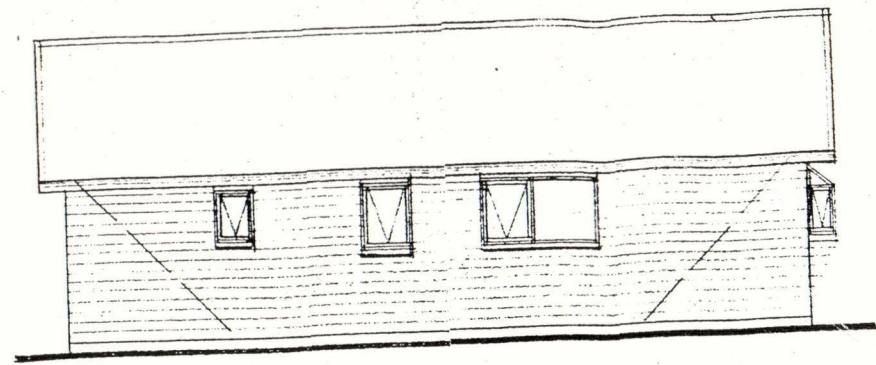
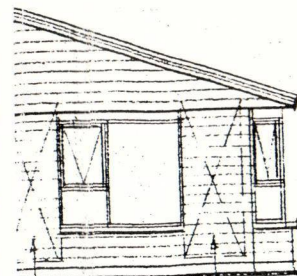
19 TAUMUTU RD SOUTHBRIDGE (Photo Copy)



NORTH EAST ELEVATION



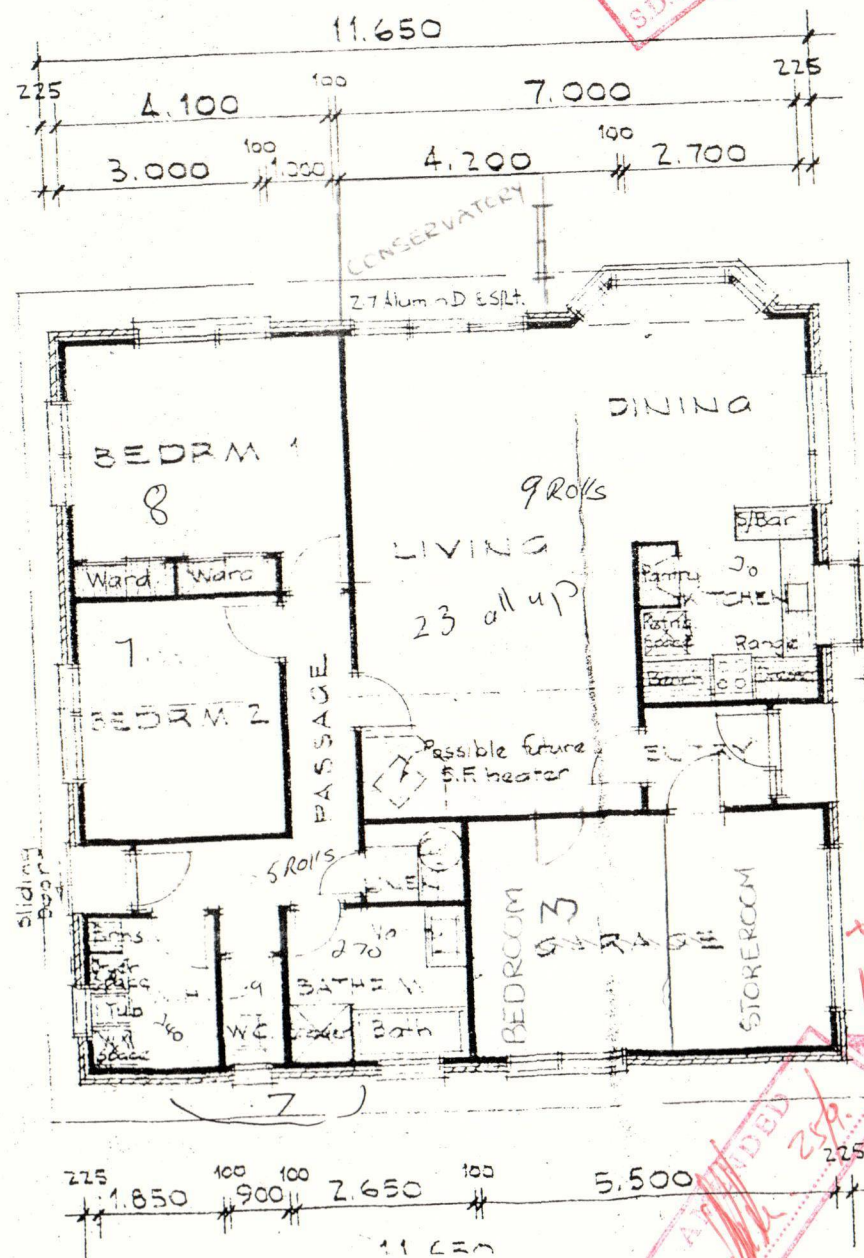
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

NORTH

AMENDED
SDC 11/11/11



AMENDED
SDC 11/11/11

Color Steel coated G.C. Iron roofing, on building paper, on netting, on 75x50 purlins at 900 max. crs., on 'Pyda' SC-BL1 nail-plate trusses at 900 mm max. centres.

Trusses fixed to plates, etc. with 'Multi-grips' or similar approved anchors.

'Klass' or 'Taylor' fascia-gutter system 75x40 Hardiflex

Block veneer breather type blag. paper

100x50 wall framing (Studs at 600 max crs.)

Open perpend

Approx. 18°

100mm fibre glass

75x40 ceiling battens at 400 crs.

75 mm fibre glass

100mm 17.5 MPa concrete floor
Moistop or similar D.P.C.
Sand blinding
Compacted hardfill

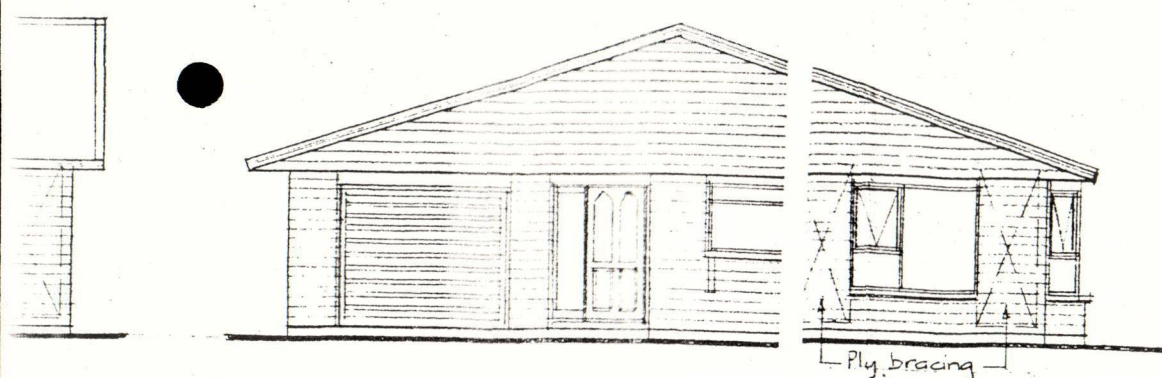
M10 bolts at 1400 max. crs. D.P.C.

2-D12

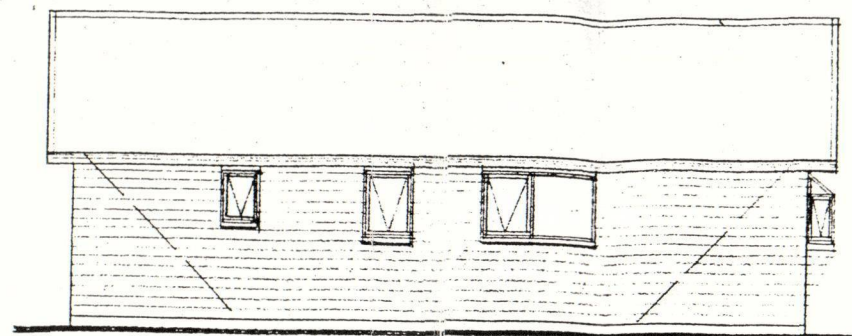
BC 021185

FILE COPY

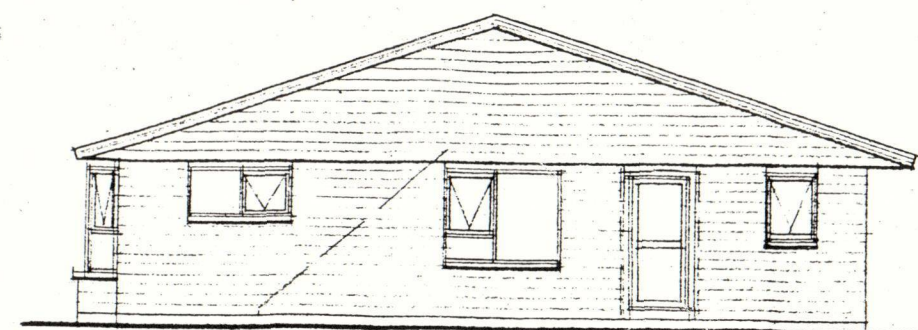
BUILDERS: SUMMERFIELD BUILDERS



SOUTH EAST ELEVATION

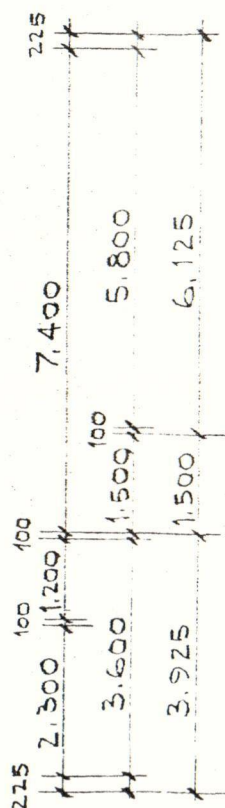
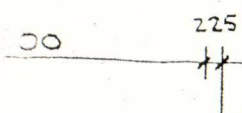
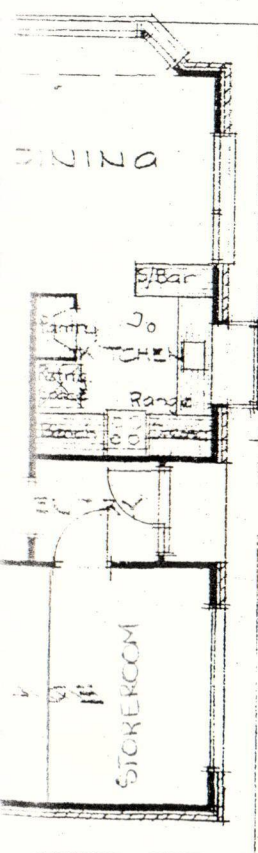
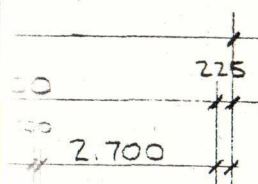


SOUTH WEST ELEVATION

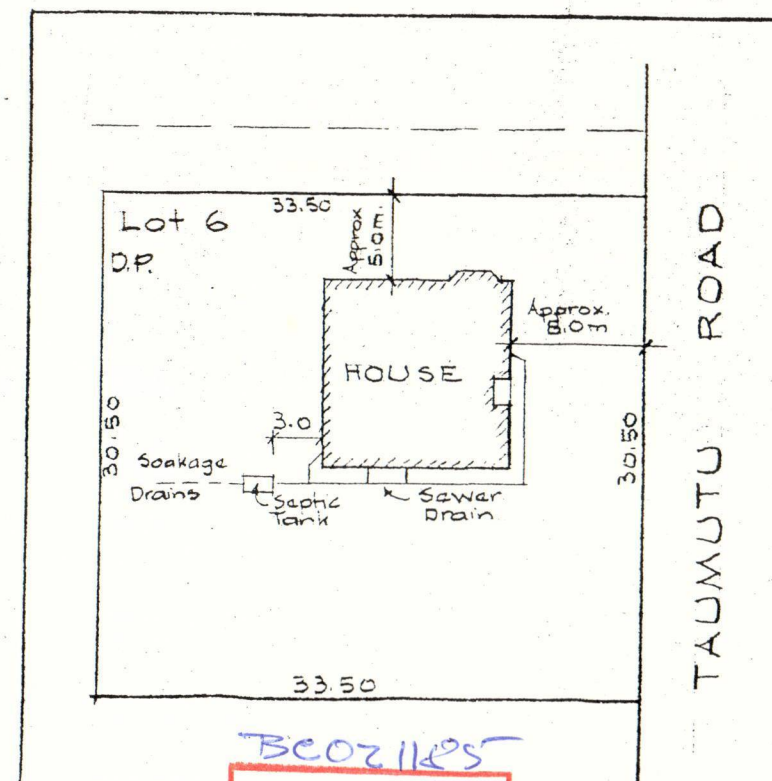
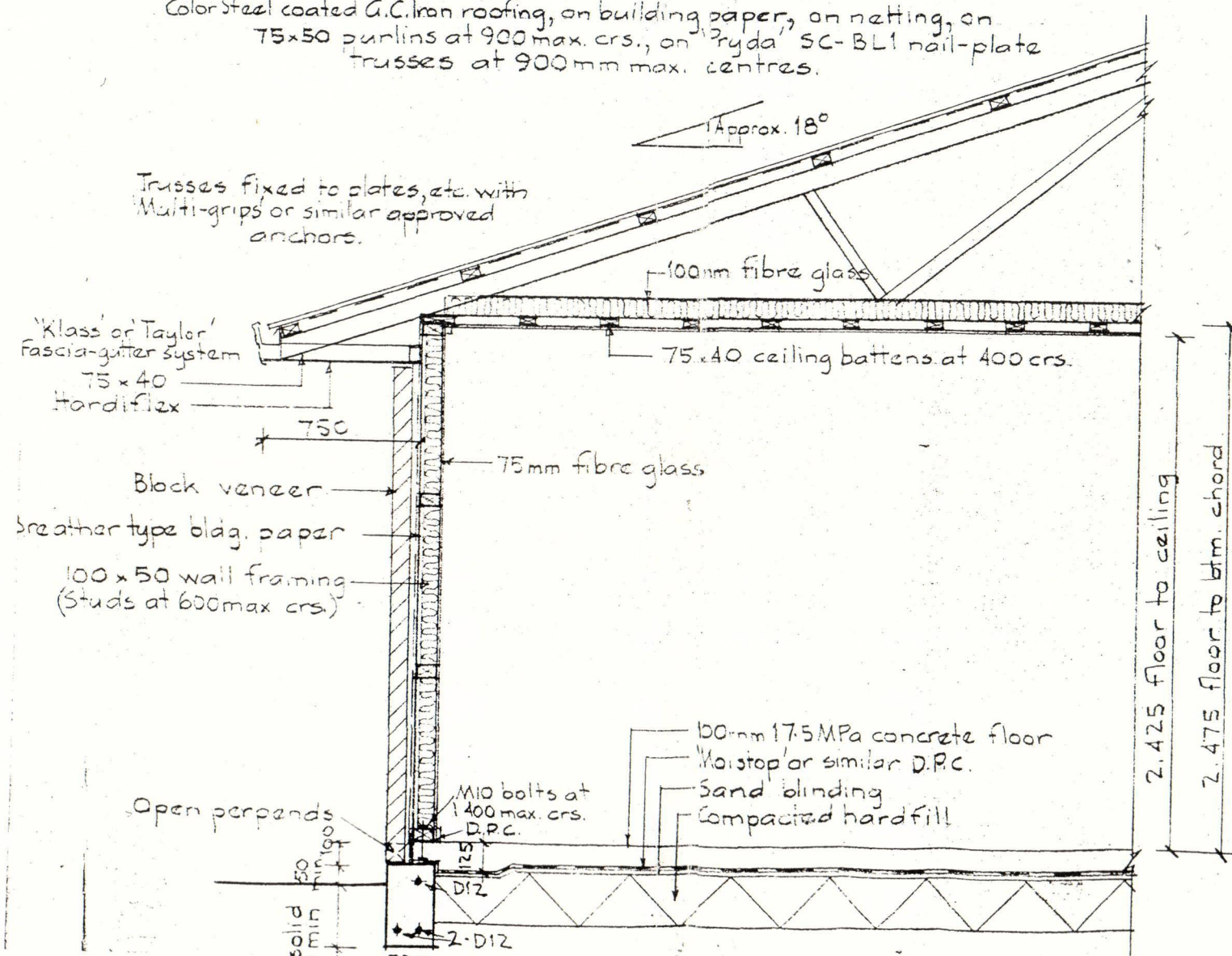


NORTH WEST ELEVATION

ELEVATIONS SCALE=1:100



Color Steel coated G.C. Iron roofing, on building paper, on netting, on
75x50 purlins at 900 max. crs., on 'Tyda' SC-BL1 nail-plate
trusses at 900mm max. centres.



BC021125
FILE COPY

DWELLING

- ☐ Site Plan
- ☐ Floor plans
- ☐ Details of any demolition work *N/A*
- ☐ Elevations
- ☐ Cross sections
- ☐ On site sewage treatment and disposal
- ☐ Potable water details
- ☐ Provisions for disposing of stormwater *N/A*
- ☐ Wall bracing layout and calculations *N/A*
- ☐ Truss design *N/A*
- ☐ Producer Statement for specific design. *N/A*
- ☐ Written specifications

SOLID FUEL HEATER

- ☐ Floor plan indicating position of heater
- ☐ Fire installation instructions
- ☐ Indicate whether the fire is free standing or built into an existing chimney.
- ☐ If second hand— include approved heating engineer's report
- ☐ Include Craftsman Plumber's name if fire to be connected to a wetback.

SWIMMING POOLS

- ☐ Site plan indicating position of pool.
- ☐ Pool specifications, paving and fencing details
- ☐ Backflow prevention, filter backwash and pool water disposal
- ☐ Hydrostatic valve if in high water table area.

GARAGE

- ☐ Site Plan
- ☐ Floor plans
- ☐ Details of any demolition work
- ☐ Elevations
- ☐ Cross sections
- ☐ Provisions for disposing of stormwater
- ☐ Wall bracing layout and calculations
- ☐ Truss design
- ☐ Producer Statement for specific design.

FARM BUILDINGS

- ☐ Site Plan
- ☐ Floor plans
- ☐ Details of any demolition work
- ☐ Elevations
- ☐ Cross sections
- ☐ Producer Statements for specific design
- ☐ Producer Statements for buildings sited in an area exceeding 0.7kPa snow loading.

COMMERCIAL BUILDINGS

- ☐ as for dwelling plus:
- ☐ Producer statement design to cover specifically designed engineering work (often the entire building project)
- ☐ Fire report
- ☐ Disabled Facilities and Access
- ☐ Compliance Schedule details

Where producer statements have been referred to in the checklists, it is not compulsory to have a Producer Statement Design but it will reduce the cost of your consent and facilitate a quicker release. Alternatively Council can have your proposed design peer reviewed by an Engineer and the cost added to your consent.

BUILDING INFORMATION

Timing:

A building consent will be issued within a maximum allowable time of ten working days provided all the information required has been supplied. Where all information is provided a faster issue time may be achieved. Processing time for issue is stopped whenever further information is required and starts again when the information is received.

Fees:

A deposit payable of \$100.00 is required to begin processing your application. A quote for consent issue and inspection cost is provided with the Project Information Memorandum (PIM). Once the building consent has been approved, you will receive by mail notification of the balance of the fees payable.

INSPECTIONS

During the process of construction, inspections will be necessary to confirm all work complies with your Building Consent and the Building Code. The Council requires 24 hours notice prior to the Council's Building Official visit.

Inspections are generally required prior to covering up or closing in of any of the following:-

- Plumbing and drainage work
- Excavations for foundations
- Reinforcing steel for foundations
- Timber framing
- Insulation material
- Bracing elements
- Other building work noted as requiring inspection as a condition of a consent.
- Other inspections required by an engineer relating to a producer statement.

RESOURCE CONSENTS

When you apply for a Project Information Memorandum your application will be assessed by the Planning Department of Council to determine whether your application complies with the District Plans requirements.

Only if your application does not comply will a resource consent be required. You will be notified that a resource consent is required and it is recommended that you contact the Planning Department to determine the process from there. Telephone 324 8080.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a full Code Compliance Certificate following the final satisfactory inspection.

Reasons and benefits of achieving Code Compliance Status

- Verify that the building and subcontractors have completed their work in accordance with the consent.
- Certify that the work complies with the NZ Building Code.
- Insurance—assists with claims, etc.
- Sale of property—a Land Information Memorandum (LIM) is normally requested prior to sale and the Solicitor acting for the purchaser will in the majority of cases require confirmation that Building Consents are issued with Code Compliance Certificates.