

Code Compliance Certificate

Section 43, Building Act 1991

Application

MR & MRS ORLOWSKI	No.	980646
C/- ENDEAVOUR HOMES	Issue date	7/1/99
53 BATEUP ROAD		
RICHMOND	Overseer	Karl Van Hoppe

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Dwelling with attached single garage
Intended Life	Indefinite, but not less than 50 years
Intended Use	HOUSING
Estimated Value	\$90,000
Location	16 ST JAMES AVENUE, RICHMOND
Legal Description	LOT 2 DP18411
Valuation No.	1959071018

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

SPECIFICATION

SECTION ONE: PRELIMINARY AND GENERAL

1.1 MATERIALS AND WORKMANSHIP

All materials and workmanship shall be the best of their respective kind, qualities, classes and grades as specified. They shall comply with the relevant N.Z. Standard of their kind and with the New Zealand Building Code.

All tradesmen are to familiarise themselves with the Affordable Homes Tradesman's Specification and complete their work in accordance with it.

1.2 FINISHING

A high standard of workmanship is required by all contractors and tradesmen. Should any trade consider that any surface, fitting or joinery not be left in such condition as to allow that trade to produce a workmanlike finish, it shall be his responsibility to notify that contractor before any further work is done. No further finishing work shall then be done until acceptable improvements have been made. Failure to notify the contractor in this respect shall render that trade responsible for any subsequent substandard finish.

1.3 SITE CLEARANCE AND MAINTENANCE

The contractor shall be responsible for the building site being left in a tidy state free from all rubbish and residue and ready for occupation. Any site cleaning up work required to be done in this respect may be charged to the contractor responsible.

SECTION TWO: SITE CLEARANCE

2.1 SCOPE

The contractor shall be responsible for the removal of all vegetation, trees, roots, and other unsuitable material from the area to be covered by the new building, decks, verandas and other associated works. This material is to be removed from the site and suitably disposed of.

2.2 SURVEY MARKS

The contractor shall ensure that all survey markings or builders pegs are not damaged or disturbed during site clearance. Any marks close to the works should be suitably protected by the contractor before he begins work. Any marks disturbed or damaged shall be advised to the Building Overseer who shall arrange for their reinstatement.

SECTION THREE: BUILDING CONTRACTORS

3.1 PRELIMINARY

All workmanship and materials shall comply with the New Zealand Building Code, relevant New Zealand Standards, and accepted trade practice. All work is to be carried out in accordance with the plans, specifications, and job sheets supplied with this contract and as varied from time to time.

3.2 SITE SET OUT

The contractor is responsible for ensuring that the works are correctly set out on the building site. He will confirm that all survey and/or ground marks required to achieve an accurate set out are in place. Any marks not in place or disturbed are to be notified to the Building Overseer. The contractor is responsible for ensuring that all such marks are not damaged or disturbed by his works and he shall take such measures as are necessary to protect these marks. He may be held liable for the cost of reinstatement of any marks disturbed by him.

3.3 CONCRETE FLOOR

3.3.1 EXCAVATION

The contractor is to excavate for all foundations, decks, porches, steps and other works included in this contract and as detailed on the plans. The foundations are to be excavated to a minimum depth of 300mm or to solid bearing.

A minimum depth of 100mm is to be excavated under all concrete floors. All excavations are to be cleaned out and the bottoms left dry and firm.

3.3.2 FILL UNDER CONCRETE FLOORS

Hardfill under all concrete floors shall be levelled. The minimum depth of hardfill is to be 150mm. Any concrete floors requiring hardfill to a depth exceeding 600mm shall require an Engineer's specific design in terms of NZS 3604:1990 CE 5.1 when requested by the local authority.

3.3.3 MATERIALS

All concrete shall be Ordinary Grade 17.5 MPA at 28 days and shall comply with NZS 3109:1987.

Reinforcing shall be mild steel rods (plain or deformed) and mesh if required as specified on the plans and will comply with NZS 3402:1989.

All ties to be black annealed tie wires.

3.3.4 FORMWORK

All formwork shall be ex 25mm rough sawn timber and braced so as to prevent any distortion. All joints shall be sufficiently tight so as to prevent any leakage and to ensure that a high standard of "fairfaced" finish is achieved.

Pour all foundation walls and footings as detailed on the plans. Allow to build in all pipes, conduits, and fittings as required by other trades. Any verandas, decks, or porches shall be tied to the foundation wall as detailed on the plans.

3.3.6 CONCRETE FLOOR

The concrete floor shall be 100mm minimum thickness poured over 0.25mm thick polythene vapour barrier. Vapour barriers are to be lapped a minimum of 150mm and shall be sealed with pressure sensitive tape. The concrete slab surface shall be smooth and level, free from any ridges or depressions and shall conform to an acceptable tradesmanlike finish.

3.3.7 CONCRETE DECKS AND STEPS

All concrete decks, steps and porch areas are to fully comply with NZBC D1/AS1 Table 1A for slip resistance: i.e. a broomed (Class 5 or 6)(6) or wood float finish (Class U2)(6) giving a coefficient of friction (wet) value of 0.65 - 0.85.

Steps are to have a minimum tread width of 280mm and a maximum tread height of 190mm (refer Table 5 NZBC D1/AS1).

All deck or step heights over 900mm in height above formed ground level are to comply with NZBC F4/AS1 in respect to balustrades or handrails.

Balustrades to decks, when required, are to comply with NZBC B1/AS2.

3.4 TIMBER FLOOR

3.4.1 EXCAVATION

Excavate for all timber piles to the minimum depth and width as detailed on the plans or to solid bearing. The bottoms of the holes should be square not rounded and the sides are to be perpendicular. The excavations should be left clean with the bottoms dry and firm.

3.4.2 MATERIALS

All timber is to comply with NZS 3604:1990 and NZS 3640:1992 (Minimum requirements of the N.Z. Timber Preservation Council Inc.)

All nails, screws, bolts and other fastenings are to be galvanised and shall be fixed in accordance with Appendix A NZS 3604:1990.

3.4.3 FLOOR FRAMING

All ordinary timber piles to be as detailed on the plans with 12 kn fixings and to comply with NZS's 3604:1990 and 3605:19 and the NZBC.

Level the tops of the piles and secure bearers to piles as detailed on the plans and to manufacturers specifications. Fixings to anchor piles to be 12 kn. Coat the ends of all cut piles with "Enseed" to seal.

Floor joists to be fixed as per NZ Standard 3604:1990 Appendix A except where separately specified in respect to anchor piles on the plans.

Drape double sided perforated aluminium foil over floor joists with 100mm dish at mid-span between joists. Sisalation must be tightly butted against blocking.

A 450mm x 450mm clear opening is to be framed for the manhole; this is to be located conveniently and a ledge formed to support the manhole cover.

3.4.4 FLOORING

Lay 18mm thick high density particle board flooring over joists, all joints to be staggered, to manufacturers specifications. Form the manhole cover.

3.4.5 TIMBER DECKS AND STEPS

All timber decks, steps and porches are to comply with NZBC D1/AS1 Table 1A for slip resistance: i.e. an uncoated profiled (4) across profile giving coefficient or friction value of 0.45 - 0.60.

Steps are to have a minimum tread width of 280mm and a maximum riser height of 190mm as per Table 5 NZBC D1/AS1.

Any decks or steps over 900mm in height above formed ground level are to comply with NZBC F4/AS1.

Balustrades to decks, when required, are to comply with NZBC B1/AS2.

3.5 HOUSE

3.5.1 WALL FRAMING

All framing to be "ex" 94mm x 47mm studs at 600 centres with two rows of dwangs equally spaced. Top and bottom plates are to be "ex" 94mm x 47mm with top plates being joined over studs and at intersecting walls with nail plates. Exterior bottom plates are to be fixed with Lumberlock bottom plate connectors at 900mm centres. A Ramset nail and washer is to be fixed adjacent to each connector.

Interior bottom plates may be fixed with "Ramset" or similar approved fittings.

Interior framing in the Tauranga Branch **ONLY** is to be "ex" 69mm x 74mm.

Ceiling plate is to be 150mm x 40mm.

All exterior wall framing is to be covered with building paper complying with NZBC E2/AS1 clause 2.4 and is to be securely fixed to studs, dwangs, and plates with a minimum 75mm overlap.

All noggings, trimmings, straightening and packing of studs, dwangs, and joists necessary to enable tradesmenlike fixing of gibraltar board is to be completed by the builder.

All lintels are to comply with NZ Standard 3604:1990 Table 16.

The builder should note any special engineers lintel designs where high load points may occur in terms of NZ Standard 3604:1990 cl 6.6.1.2 i.e. Girder trusses on hip roofs.

3.5.2 WALL BRACING

All wall bracing is to be fixed in accordance with NZ Standard 3604:1990 and the manufacturers instructions. Location and type of brace to be in strict accordance with the plans and bracing schedule that form part of this contract.

3.5.3 ROOF FRAMING

Roof framing is to be in accordance with NZ Standard 3604:1990 and the manufacturers instructions. Location and type of brace to be in strict accordance with the plans and bracing schedule that form part of this contract.

A truss certificate from the roof truss manufacturer showing the layout of the roof truss design is to be included in the set of plans included in this contract.

3.5.4 COLORTILES

Installation is to be by an approved contractor and comply fully with the manufacturers specifications and instructions, the NZBC E2/AS1 Table 1, and NZ Standards 3604:1990 and 4217:1980. All building contractors are responsible for familiarising themselves with information in regard to roof framing requirements.

Self Supporting building paper complying to NZBC E2/AS1 Clause 1.3 is to be fixed to roof timbers under colourtiles.

3.5.5 GUTTER AND FASCIA SYSTEMS

Gutter and fascia systems are to be as stated in the clients specification and shall comply fully with the NZBC E1/AS1 clauses 5.0 - 5.2 and clauses B1 and B2.

All installation is to be in strict accordance with the manufacturers instructions and specification.

Downpipes are to comply with NZBC E1/AS1 Table 5.

3.5.6 INSULATION

Insulation is to comply with NZBC H1/AS1.

Ceiling insulation to be R 2.4 Fibreglass Batts and wall insulation to be R 1.8 Fibreglass Batts friction fitted to form a complete envelope.

3.5.7 INTERNAL WALLS/GIBSTOPPING

All linings are to be carried to floor level, into wardrobes and cupboards and behind all fittings.

The moisture content of all framing (including lintels and beams) shall be within the acceptable range and complying with Local authority requirements before fitting of linings.

All walls, ceilings, wardrobes and cupboards are to be lined with 9.5mm thick Gibraltar Board and stopped to a paint grade finish.

Fixing shall be in strict accordance with manufacturers instructions and good trade practice.

Skirtings shall be 60mm x 10mm bull nose skirting to all wall and floor junctions.

3.5.8 FIBRE CEMENT WEATHERBOARDS

All workmanship and materials are to comply with the NZBC E2/AS1, NZ Standard 3604:1990, and the manufacturers specification and instructions for installation. Fix weatherboards with 50mm x 2.8mm galvanised nails and fit soakers, mouldings and flashings as required.

All joints to be completed with an approved RTV sealant to manufacturers instructions.

The building contractor is to note the correct cutting and installation of these materials is essential to produce a quality finish, particularly around doors and windows.

3.5.9 JOINERY

3.5.9.1 DOORS, WARDROBES AND CUPBOARDS

All joinery for interior, exterior, wardrobes and cupboards is to be installed as shown on the plans and of the type shown in the client specification. The building contractor is to ensure that all doors are hung in a tradesmanlike manner being true and plumb. All sliding doors units are to be installed to permit the doors to slide truly along the tracks. Wardrobes and cupboards are to have shelves and rails etc installed as implied on the plans or in the client specification.

3.5.9.2 ALUMINIUM WINDOWS

All aluminium window joinery is to be installed in the positions shown on the plans and to the type specified in the client specification. The building contractor is to ensure that window reveals are fitted securely and square and that any flashings, particularly around box garden or bay windows are watertight. Any manufacturers instructions provided or indicated are to be strictly adhered to.

All glazing is to comply with the NZ Standard 4223:pt3:1993 and the NZBC F2/AS1 in respect to safety glass. Ventilation to all areas of the house to comply with NZBC G4.AS1 except where mechanical or other means of ventilation are used.

3.5.9.3 KITCHEN JOINERY

Install kitchen joinery as shown on the plans and as indicated in the client specification.

Kitchen layout and joinery is to comply with NZBC G3/AS1 with particular emphasis on the preparation area as set out in Figure 1.

It is important that the building contractor ensures that all necessary plumbing fittings are installed before fitting of the joinery.

3.5.9.4 LAUNDRY CABINET AND TUB

Install laundry cabinet and tub as shown on the plans and in the client specification. Laundry layout and joinery is to comply with the NZBC G2/AS1 particularly Fig. 1.

The building contractor to ensure that tub pre-plumbing is completed before final fitting of the cabinet.

3.5.9.5 BATHROOM

Install bathroom joinery including vanity unit and shower cubicle which are to comply with the requirements of the NZBC G1/AS1 and E3/AS1 Clause 3.2.

The building contractor is to ensure that the plumber has installed the shower tray (plumbed) and any other required fittings are in place before he commences work refer clause 9.7 of this specification.

3.5.9.6 WATER CYLINDER SUPPLY TANK (CHRISTCHURCH ONLY)

The building contractor is responsible for installing the 135 litre plastic roof tank, tray, and lid to be supplied with each house (dimension being 650mm dia x 500mm height) which is to be positioned as high in the roof cavity as is possible. Load bearing walls will be required to support the tank and a 350mm access gap will need to be provided for plumbers use. Seismic restraints complying with NZBC 912/AS1/Fig 6 are to be positioned as required.

SECTION FOUR: BLOCKLAYER

4.1 PRELIMINARY

All workmanship and materials to comply with NZ Standards 3604:1990 and 4230:Part 1:1990 and with the NZBC Parts B1 and B2.

The concrete blockwork includes the laying of all blockwork shown on the plans and as specified by any engineers design certificate.

4.2 CONCRETE BLOCKS

Shall comply fully with the requirements of NZ Standard 3102:1983 with all exposed edges laid true and square: damaged blocks will not be acceptable.

4.3 MORTAR

The cement used will comply with NZ Standard 3122, the water to be potable, and the sand used to comply with NZ Standard 3103 No.1 Grade.

4.4 BLOCKWORK

The concrete blockwork shall be laid in stretcher or stack bond with all joints to be full and struck to provide a good quality "FAIRFACED" finish to both faces. A complete bond between blocks and mortar is to be secured and no blocks are to be adjusted once the mortar has set thereby breaking the bond. All steel reinforcing is to comply with NZ Standard 3402:1989 and is to be placed as shown on the plans.

All pipes, conduits and other fittings required by other trades are to be built in for their convenience and in the positions indicated on the plans. Form weepholes in the blockwork at least 50mm below all bottom plates and below finished floor level at approximately 800mm centres.

All blockwork is to be thoroughly cleaned down upon completion.

SECTION FIVE: BRICKWORK

5.1 PRELIMINARY

All workmanship and materials are to comply with NZ Standards 3604:1990, 4229:1986 and 4230:1990 and the NZBC B1/AS1.

Bricks are to be as stated in the client specification and must be true to shape without blemish or defect.

5.2 MORTAR

Cement to be used to comply with NZ Standard 3122m water shall be potable, and sand shall be No.1 Grade NZ Standard 3103.

Mortar is to be mixed in an approved fashion to form a homogenous mass in a colour to match the brickwork (or as specified).

Any mortar not used within 90 minutes of mixing is to be discarded.

The bricklayer to note that Plasticisers are to be used in strict accordance with the manufacturers instructions and that no additives are to be used in conjunction with them.

5.3 BRICKWORK

Bricks are to be laid in stretcher bond to a true line level and plumb face. Joints are to be consistent and not more than 9.5mm in width.

A cavity of not less than 40mm nor more than 75mm in width is to be maintained between the timber frame and the brick veneer. The cavity is to be clean and free from mortar droppings, protrusions, pipework and electrical fittings.

Approved zinc or galvanised ties are to be fixed at 600mm vertically and 400mm horizontally (maximums).

100mm x 400mm subfloor vents are to be built into the veneer at 900mm maximum separation distances to provide required ventilation. (Based on 3500m² venting for each 1m² of floor area). Vents are to be a maximum of 750mm from house corners.

Bricklayer is to allow for any pipes, conduits, or other fittings required by other tradesmen.

Clean down face of brickwork when completed and leave free from mortar stains and efflorescence.

SECTION SIX: EXTERIOR TEXTURE COAT

6.1 SCOPE

The application of an approved acrylic texture coat to all exterior walls and areas as denoted on the plans.

6.2 MATERIALS

Nuplex texture coat system with a flex coat finish over 7.5mm Harditex to Manufacturers Specifications.

6.3 WORKMANSHIP

All work is to be best trade practice with the work to be of a consistent grade and finish over the whole job. Comply with NZBC B2/AS1 and E2/AS1.

SECTION SEVEN: FOUNDATION PLASTERER

7.1 SCOPE

The solid plastering of all decks, porches, front and back steps and foundations as required by the Building Overseer.

7.2 MATERIALS

Cement shall comply with NZ Standard 3122, sand shall be No. 1 Grade NZ Standard 3103, Hydrated Lime to be "mill hydrated" of approved manufacture and any bonding agents are to be used in strict accordance with manufacturers instructions.

7.3 WORKMANSHIP

All work is to be best trade practice with the overall finish to be of a consistent finish over all of the work.

Keep all work damp as required during application.

Comply with NZ Standard 4251:1974.

7.4 FOUNDATIONS

Remove any projections and make good any defects prior to commencing the application of the plaster coat (12mm thickness).

7.5 DECKS AND STEPS

Plaster coat to be done in one operation: one coat 12mm thick to be wood float finish complying with NZBC D1/AS1 Table 1A to remove all blemishes.

7.6 COMPLETION

Leave all work complete and clear away all plaster droppings, excess materials and residue.

SECTION EIGHT: PLUMBER

8.1 SCOPE

The Plumber shall be responsible for the supply of all plant and labour necessary for the installation of water reticulation (from toby box), sanitary services and fittings (from gully traps/vents inclusive), all vent pipe flashings and cappings and downpipes and associated brackets. Also snow strapping if required.

8.2 STANDARDS

All work and materials are to comply with the relevant NZ Standard (as stated) and the NZBC Clauses G1 - G4 and G10 - G15.

Work is to be completed by Registered Craftsman Plumbers.

8.3 MATERIALS

8.3.1 COPPER TUBING

Shall be seamless cold drawn to comply with NZ Standard 3501:1976.

8.3.2 PLASTIC PIPE

- Polybutylene to comply with NZ Standard??
- UPVC: Wastes, vents and soil pipes shall be rigid pvc having solvent welded joints to comply with NZ Standard 7641:1978 and 7642:1971.
- Polypropylene: Traps shall be white polypropylene with screwed joints to NZ Standard 7652:1976.
- Polythene: Water supply pipes to be "h.d" polythene completed with approved pipe fittings to NZ Standard 7602:1977.

8.4 COLD WATER SUPPLY

From point of supply in street (toby box) run a 20mm polythene pipe underground to the house foundation entry point thence to the gravity feed fed roof tank. All pipework to be PVC Polypropylene: 20mm dia mains with 15mm dia branches.

All pipe work to be clipped in accordance with NZBC G12/AS1 Table 7 and G13/AS1 6.3.1 Table 8.

8.5 HOT WATER SUPPLY

Install 180 Litre Hot Water Cylinder complete with 1500 watt element and thermostat with 20mm dia supply pipe and 15mm dia branches or risers to sink, wash hand basin, bath, shower and laundry tub. Hot water supply pipework to be copper.

HWC tempering valve to comply with NZ Standard 4617:1989 to all hot water supply pipe work prior to all fittings: Set valve to 55 degrees centigrade in accordance with NZBC G12/AS1 Clause 4.13.2. Fit seismic restraint.

All pipe work to be clipped in accordance with NZBC G12/AS1 Table 7 and G13/AS1 6.3.1 Table 8.

Insulate all hot water pipes with preformed fibreglass insulation or double thickness plumbers felt secured with wire tie wrap.

8.6 WASTE PIPES AND TRAPS

Waste pipes, vents, and traps are to be installed with all work carried out in accordance with the manufacturers instructions and specifications. Care is to be taken where pipes and wastes are running horizontally.

8.7 TAPS, FAUCETS, SHOWER MIXING VALVES, ETC

Refer to the clients specifications for brand and tupe of fitting required. All fittings to installed to manufacturers instructions.

The shower tray is to be installed before the builder finishes off shower joinery (refer Clause 3.5.9.4 of this specification) and must comply with NZBC E3/AS1 Clause 3.2.

8.8 DOWNPIPES

Supply and fit PVC downpipes to droppers in gutter system including two brackets per downpipe.

Comply with NZBC E1/AS1 clause 4.0 and Table 5.

8.9 TESTING

At completion of work test all water supply pipework at maximum pressure available and comply with any Local Authority requirements or procedures.

SECTION NINE: DRAINLAYER

9.1 SCOPE

The drainlayer is responsible for all surface and foulwater drainage up to ground level to connect to plumbers work. This includes all pipes and fittings, manholes and inspection chambers, gully traps and connections for terminal vents. The drainlayer is to confer with the building contractor before foundation work begins to fix the exact position of all pipes and fittings.

9.2 STANDARDS

All work and materials are to comply with the relevant NZ Standards, with the NZBC Clauses G1 - G4 and G10 - G15, and with good trade practice. The drainlayer is to obtain all relevant permits, service all notices, pay all fees required and arrange for all tests.

9.3 MATERIALS

9.3.1 PIPES

UPVC pipes shall comply with NZ Standard 7649:1988 and 100mm dia unglazed socket earthenware pipes will comply with NZ Standard 3302:1983 with approved rubber rings.

9.3.2 CONCRETE

Shall be 17.5 MPa Ordinary Grade to NZ Standard 3109:1987.

9.4 TRENCHES

Neatly cut trenches, graded to falls after approval, backfill and thoroughly consolidate. Lay all drains on 100mm of 20mm crushed metal.

9.5 SEWER DRAINS

Comply with the NZBC and NZ Standard 4452:1986.

Refer to the SITE PLAN for layout of sewer drainage:

- Provide all necessary bends, junctions, inspection fittings, etc.
- Bed gullies in concrete and fit preformed plastic sumps complete with grate and cover.
- Sumps shall be 100mm above ^{finished}~~existing~~ ground level.
- Connect to terminal vent and gully trap and run to approved connection.

9.6 STORMWATER DRAINS

Comply with the NZBC and NZ Standard 4452:1986.

Refer to the SITE PLAN for the layout of stormwater drains:

- Provide all necessary bends, junctions, inspection fittings, etc
- Bed "easy bends" in concrete below downpipe entries; fit grating and cover plate cut around downpipe.
- Connect to stormwater drain and run to road side channel (or other approved stormwater outfall).

9.7 COMPLETION

Properly backfill all trenches, consolidate as filling is done, and leave the building site in a tidy and safe state.

SECTION TEN: ELECTRICAL

10.1 SCOPE

The electrical contract consists of the supply of all plant, materials and labour for completion of the entire lighting and power system including the connection to the Local Power Supply Authority mains system.

10.2 STANDARDS

The whole of the electrical installation shall be in strict accordance with Electrical Wiring Regulations and all its amendments and shall comply with the NZ Electrical Code of Practice ECP50 and ECP51.

10.3 MATERIALS AND INSTALLATION

10.3.1 CABLES

Cables and flexibles shall be 250v grade T.P.S to comply with NZ Standard 6401:1973.

10.3.2 LIGHT SWITCHES

Shall be 10 amp, all insulated approved switches mounted 1200mm above the floor and will be supplied and wired up as shown on the plans and as stated on clients specifications.

10.3.3 POWER POINTS

All power points shall be 230v 10 amp 3 pin approved type mounted 300mm above the floor or 225mm above bench tops. Mount power points for washing machine and refrigerator 1200 above floor level and will be supplied and installed as denoted on attached plans and client specification.

10.3.4 LIGHTS

Interior lights shall be approved white batten-holder complete with conical shade and approved downlights unless specified otherwise by the client.

Supply and wire up according to plans.

Supply and wire up two exterior lights, type as specified by client.

10.3.6 METER BOX

Supply and install a steel meter box as denoted on the plans.

10.3.7 SWITCHBOARD

Supply and install the switchboard, complete with all necessary control and ancillary equipment in the recess provided and as denoted on the plans.

10.3.8 WATER HEATER

Supply and install water heating element and thermostat in HWC.

10.3.9 TRENCHES

To be a minimum 600mm in depth for mains cable and to be backfilled and consolidated upon completion of contract.

SECTION ELEVEN: FINISHING

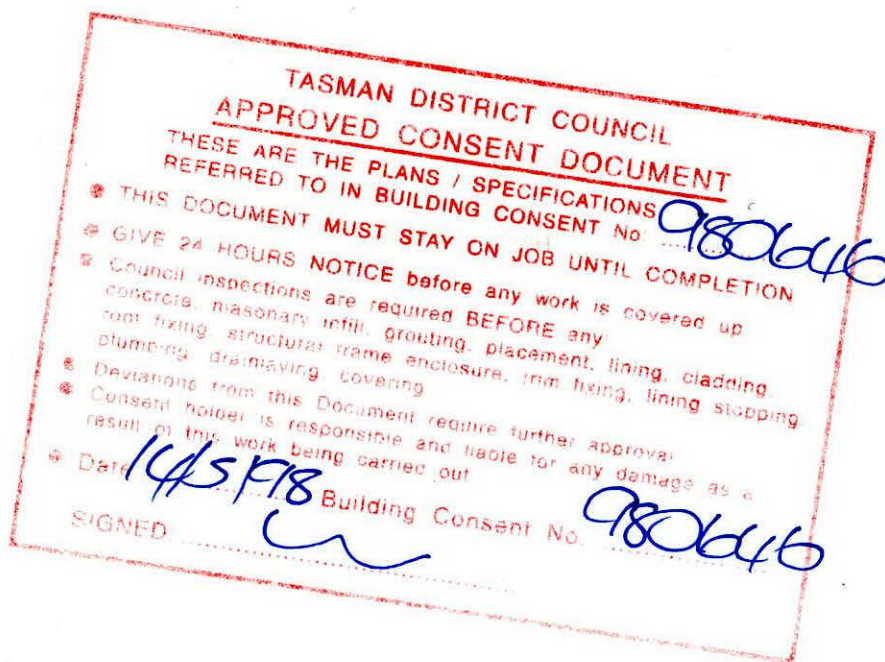
11.1 INTERIOR PAINTING

Interior paint is to be applied to all walls, doors, wardrobes, cupboard doors, and ceilings. The colours are to be as specified by the client.

"All paints used are to comply with the requirements of their respective manufacturer in terms of what building products it is suitable for use on."

11.2 EXTERIOR PAINTING

Exterior paint is to be applied to all weatherboard areas including gable ends, soffits, over windows and doors and other areas as specified by the Building Overseer.



Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1976 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.



TASMAN DISTRICT COUNCIL
APPROVED CONSENT DOCUMENT

THESE ARE THE PLANS / SPECIFICATIONS
REFERRED TO IN BUILDING CONSENT No. 980646

- * THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION
- * GIVE 24 HOURS NOTICE before any work is covered up
- * Council inspections are required BEFORE any
concrete, masonry, infill, grouting, placement, lining, cladding,
roof fixing, structural frame enclosure, trim fixing, lining stopping,
plumbing, drainlaying, covering
- * Deviations from this Document require further approval
- * Consent holder is responsible and liable for any damage as a
result of this work being carried out

* Date 14/5/98 Building Consent No. 980646

SIGNED _____

Property owners have a legal
obligation under the Plumbers
Gasfitters and Drainlayers Act
1976 to have a craftsman
plumber and registered
drainlayer carry out their
appropriate trade.
Failure to do so could lead to
legal action.

WINDOW WORLD

DATE QUOTED : 06/05/98

J: 2260

PAGE: 1

ATTN: ENDEAVOUR HOMES
74 GLADSTONE RD
RICHMOND

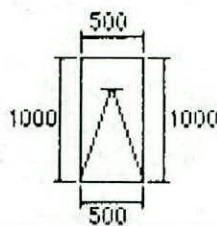
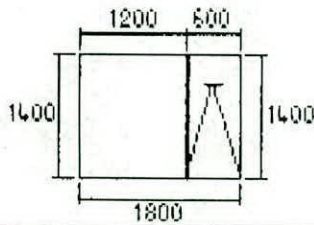
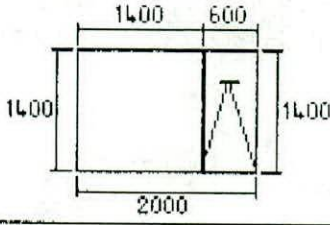
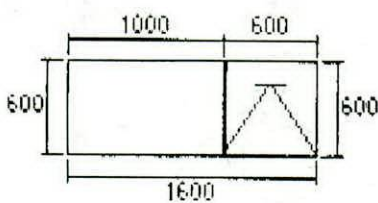
WINDOW WORLD NELSON
86A VANGUARD STREET
NELSON

SITE: LOT 2 ST JAMES ESTATE
RICHMOND

PHONE No.: 03 548 9909

FAX No.: 03 548 9909

ORLOWSKI

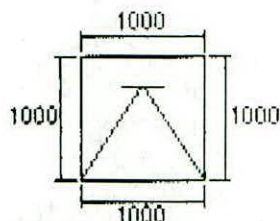
ITEM	DESCRIPTION	QTY
1	TOILET  COLOR: CLASS 1 POWDERCOAT GLASS: STIPPOLYTE OBSCURE LINER: PAINTGRADE FRAME: 9918/17 CONDSN TRIM : 1010 x 510	1
2	BEDROOM 2  COLOR: CLASS 1 POWDERCOAT GLASS: CLEAR MEDIUM WIND LINER: PAINTGRADE FRAME: 9918/17 CONDSN TRIM : 1410 x 1810	1
3	BEDROOM 1  COLOR: CLASS 1 POWDERCOAT GLASS: CLEAR MEDIUM WIND LINER: PAINTGRADE FRAME: 9918/17 CONDSN TRIM : 1410 x 2010	1
4	BEDROOM 1  COLOR: CLASS 1 POWDERCOAT GLASS: CLEAR MEDIUM WIND LINER: PAINTGRADE FRAME: 9918/17 CONDSN TRIM : 610 x 1610	1

DATE QUOTED : 06/05/98

QUOTE No: 2260

PAGE: 2

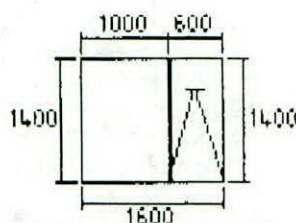
5 BATHROOM



COLOR: CLASS 1 POWDERCOAT
 GLASS: LAMINATE STIPOLYTE
 LINER: PAINTGRADE
 FRAME: 9918/17 CONDSN
 TRIM : 1010 x 1010

ABOVE 500 to FL

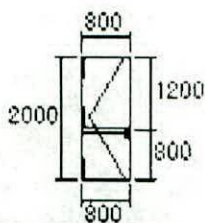
6 BEDROOM 3



COLOR: CLASS 1 POWDERCOAT
 GLASS: CLEAR MEDIUM WIND
 LINER: PAINTGRADE
 FRAME: 9918/17 CONDSN
 TRIM : 1410 x 1610

ABOVE 500 to FL

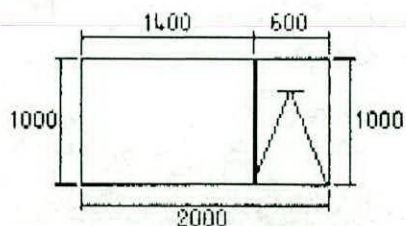
7 GARAGE



COLOR: CLASS 1 POWDERCOAT
 GLASS: CLEAR MEDIUM WIND
 LINER: PAINTGRADE
 FRAME: O/I H-DR 0300
 TRIM : 2010 x 810

BELOW 500 to FL
DOOR UNITS

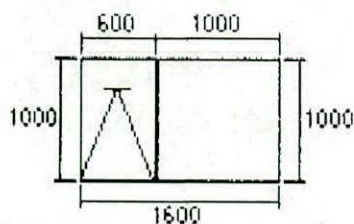
8 GARAGE



COLOR: CLASS 1 POWDERCOAT
 GLASS: CLEAR MEDIUM WIND
 LINER: PAINTGRADE
 FRAME: 9918/17 CONDSN
 TRIM : 1010 x 2010

ABOVE 500 to FL

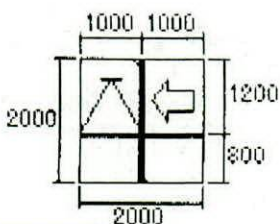
9 KITCHEN



COLOR: CLASS 1 POWDERCOAT
 GLASS: CLEAR MEDIUM WIND
 LINER: PAINTGRADE
 FRAME: 9918/17 CONDSN
 TRIM : 1010 x 1610

ABOVE 500 to FL

10 LOUNGE



COLOR: CLASS 1 POWDERCOAT
 GLASS: CLEAR MEDIUM WIND
 LINER: PAINTGRADE
 FRAME: SLIDING DR 0800
 TRIM : 2010 x 2010

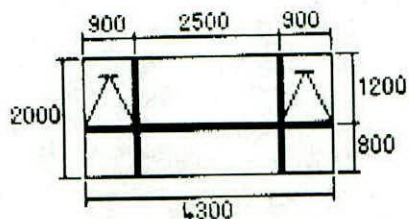
BELOW 500 to FL
DOOR UNITS

DATE QUOTED : 06/05/98

QUOTE No: 2260

PAGE: 3

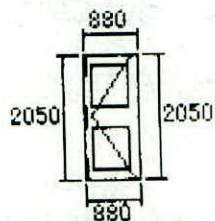
11 LOUNGE BAY WINDOW



COLOR: CLASS 1 POWDERCOAT
GLASS: CLEAR MEDIUM WIND
LINER: PAINTGRADE
FRAME: 9918/17 CONDSN
TRIM : 2010 x 4310

ABOVE 500 to FL

12 ENTRANCE



COLOR: CLASS 1 POWDERCOAT
GLASS: CLEAR MEDIUM WIND
LINER: PAINTGRADE
FRAME: O/I H-DR 0300
TRIM : 2060 x 890

ABOVE 500 to FL

13 DOOR PANEL (LIFESTYLE)

TASMAN DISTRICT COUNCIL
APPROVED CONSENT DOCUMENT

THESE ARE THE PLANS / SPECIFICATIONS
 REFERRED TO IN BUILDING CONSENT No. 980646

THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION

GIVE 24 HOURS NOTICE before any work is covered up

Municipal inspections are required BEFORE any
 concrete, masonry infill, grouting, placement, lining, cladding,
 roof fixing, structural frame enclosure, trim fixing, lining stopping
 plumbing, drainlaying, covering

• Deviations from this Document require further approval

• Consent holder is responsible and liable for any damage as a
 result of this work being carried out. 980646

• Date 14/5/98 Building Consent No. _____

SIGNED: _____

Property owners have a legal
 obligation under the Plumbers
 Gasfitters and Drainlayers Act
 1976 to have a craftsman
 plumber and registered
 drainlayer carry out their
 appropriate trade.
 Failure to do so could lead to
 legal action.

Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

box 1

Name ENDERBURY HOMES DELGOSKI
Street and Number LOT 2 JAMES ESTATE
Lot and DP Number _____
City/Town/District _____
Location of Storey: single/upper of two/lower of two
Building height to apex 4.7 m Roof weight light/heavy
Roof height above eaves 2.3 m Cladding weight light/heavy
Stud height 2.4 m Room in roof space YES
Average roof pitch 25°
Building length BL = 15 m Gross Building
Building width BW = 11.25 m Plan Area, GPA = 122 m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

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

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BU's required Wind

box 4

From Table W1A/W1B
W along = 54 BU's/m
W across = 54 BU's/m
Total wind load,
W ALONG:
W along x BW = 635 BU's
W ACROSS
W across x BL = 810 BU's

BU's required Earthquake

box 5

From Table EQ1
E = 4.6 BU's/m²
Note: For a room in the roof space use E+1
Total earthquake load,
EQ ALONG and EQ ACROSS:
E x GPA BU's = 561 BU's

Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A			HBK2	2.0	90	180	75	150
B			GIB1	2.4	75	180	50	120
C			HBK3	2.4	105	252	80	192
D			HBK1	1.2	85	102	70	84
E			HBK1	1.2	85	102	70	84

Totals Achieved		W	816	E	630
From Sheet A	Totals Required	W	635	E	561
Wreq/Ereq =					

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

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M			CP4	0.6	97	58	95	57
			HBK1	1.2	85	102	70	84
N			GIB1	3.0	75	225	50	150
			GIB1	2.4	75	180	50	120
O			GIB1	2.0	55	110	50	100
P			HBK1	1.2	85	102	70	84
			HBK1	1.2	85	102	70	84
Q								

Totals Achieved		W	879	E	679
From Sheet A	Totals Required	W	810	E	561
Wreq/Ereq =					

No Val. Number

FILE

Gibson Timber Ltd

Page: ProdSt - 1

Job: 805-01

Client: Endeavour Homes

Site: Lot 2 James Estate

Phone: 544 0886

Richmond

Description: Orlowski House

Phone:

MiTek 2000 2.100 g6

Gang Nail Group Ltd.

Fri May 01 09:08:26 1998

PRODUCER STATEMENT
MiTek 2000(tm) ROOF TRUSS DESIGN

Certification of MiTek 2000(tm) Design Program

The MiTek 2000(tm) roof truss design program has been developed by Gang-Nail Group Ltd for the design of Gang-Nail timber roof trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 2000(tm) Design Data and Output

The MiTek 2000(tm) computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

Details

Roof Pitch:	25.00 deg	Timber Inventory:	DF_No.1.Fr.x50	Building Wind Zone:	Medium
Roof Material:	Galv Iron .5mm	Ceiling Material:	Standard	Design Wind Speed:	37.0 m/s
TC Dead Load:	0.210 kPa	BC Dead Load:	0.200 kPa	Pressure Coefficient:	Cpe = -0.9
TC Restraints:	900 mm centres	BC Restraints:	400 mm centres		Cpi = 0.3
Roof Live Load:	Lu = 0.250 kPa	Truss Spacing:	900 mm	Snow Load Zone:	Zone 3
	Lc = 1.0 kN	Standard Overhang:	600 mm	Altitude:	20 m
				Snow Load@25deg:	0.162 kPa

These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640.

Truss List

Legend: *: detail only, ?: input only, Txx: failed design, Unmarked trusses: designed successfully

Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)
ET01	4900	25.00	524	J06	1616	25.00	900	T08	3985	25.00	900
F01	627	0.00	900	J06A	1616	25.00	900	T09	7585	25.00	900
F01A	627	0.00	900	J07	716	25.00	900	T10	6880	25.00	900
J01	2548	25.00	900	J08	2869	25.00	900	T11	6880	25.00	900
J02	1969	25.00	900	J08A	2869	25.00	900	T11A	6880	25.00	900
J02A	1969	25.00	900	J08B	2869	25.00	900	T12	5790	25.00	900
J02B	1969	25.00	900	J08C	2869	25.00	900	T13	5790	25.00	900
J02C	1969	25.00	900	T01	4900	25.00	524	T14	7585	25.00	550
J02D	1969	25.00	900	T02	4900	25.00	524	T14A	7585	25.00	550
J02E	1969	25.00	900	T03	5790	25.00	900	T14B	7585	25.00	550
J02F	1969	25.00	900	T04	2871	25.00	900	TG01	6880	25.00	900
J03	1069	25.00	900	T05	2778	23.31	900	TG02	7585	25.00	900
J03A	1069	25.00	900	T05A	2778	23.31	900	TR01	7585	25.00	900
J04	2000	25.00	900	T05B	2778	23.31	900	V01	3100	25.00	900
J04A	2000	25.00	900	T05C	2778	23.31	900	V02	1300	25.00	900
J05	2516	25.00	900	T06	5790	25.00	623				
J05A	2516	25.00	900	T07	3985	25.00	900				



Gibson Timber Ltd

Page: ProdSt - 2

Job: 805-01

Client: Endeavour Homes

Site: Lot 2 James Estate

Phone: 544 0886

Richmond

Description: Orlowski House

Phone:

MiTek 2000 2.100 g6

Gang Nail Group Ltd.

Fri May 01 09:08:26 1998

The computer design input has been carried out by:

Signed: 

Date: 1 May 1998

Name of Computer Operator:

Don Bate

Qualifications and Title:

Pre-cut Manager

Company:

Gibson Timber Ltd



Verification / Acceptance of Input Data:

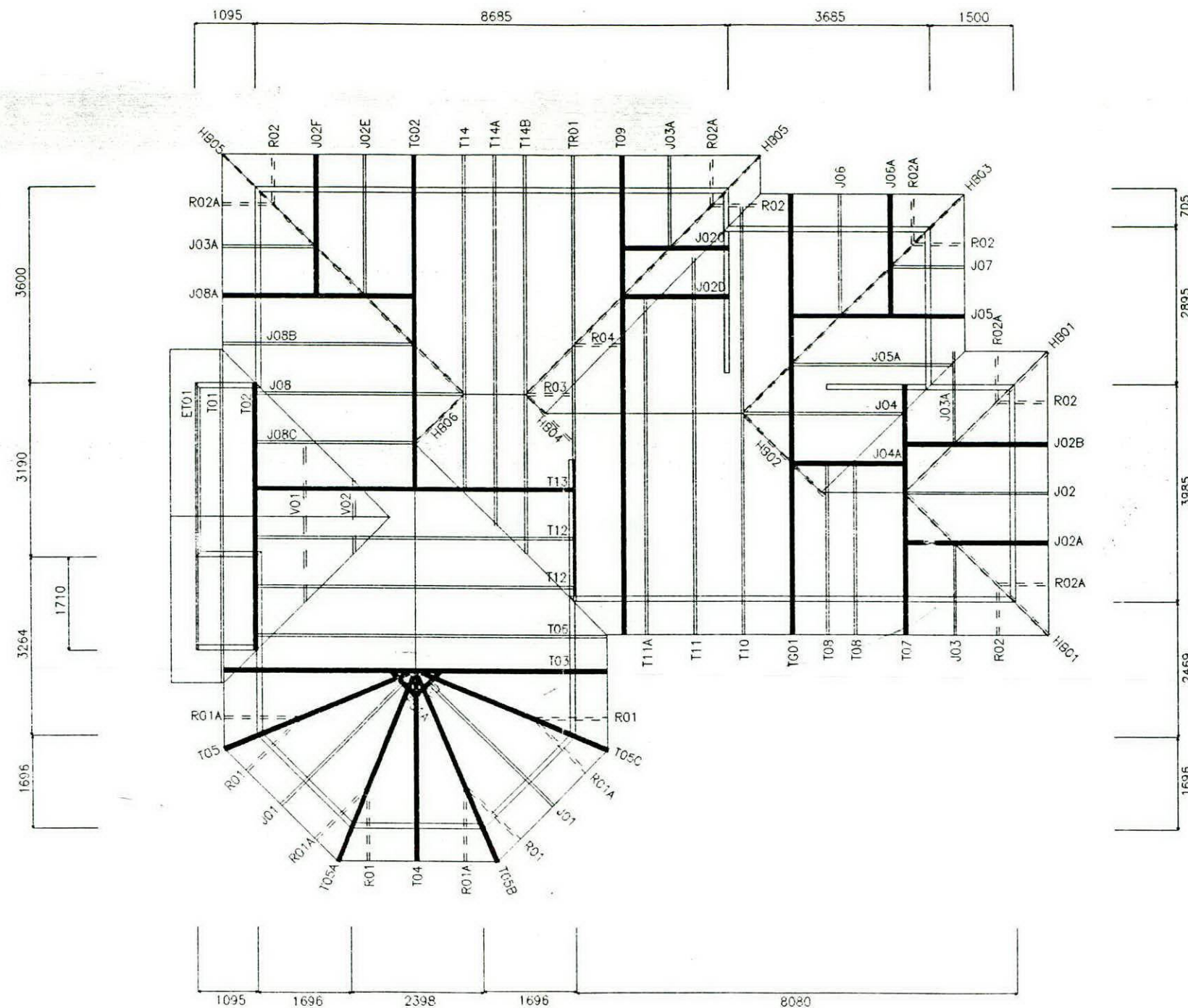
I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed:

Date:

Name:

Company:



Gibson Timber Ltd

76 Quarantine Road
Stoke
Nelson

Telephone: 03-547 7026
Fax: 03-547 5995

Builder: Endeavour Homes
Site Address: Lot 2 James
Estate
Richmond

Telephone:

Description: Orlowski House

File:

805-01

Scale: 1 : 100

Date: 1/05/98

Drawn By: Don Bate

Job Details:

Snow Zone:	Zone 3	Snow Altitude:	20m
Ext. Pressure Coeff.:	-0.9	Int. Pressure Coeff.:	0.3
Wind Area:	Medium	Design Wind Speed:	37.0m/s
TC Restraints:	900mm	BC Restraints:	400mm
Roof Material:	Galv Iron .5mm	Ceiling Material:	Standard
Roof Live Load:	0.250kPa	Snow Load:	0.162kPa
Roof Pitch:	25.00deg	Truss Centres:	900mm

Application for Building Consent

This application is made under Section 33 of the Building Act 1991

To: Tasman District Council

Building Consent No: 980646
Date Issued: 14/5/98

APPLICATION DETAILS

Owner Details*

ENDERAOUR AMES (ORLOWSKI)
Full name
53 BATEUP RD
Postal Address
Richmond

Contact Name and Address for Service (if different to above)
(Name and Address to which documentation will be sent)

KEVIN SATHERLEY
Contact Name
53 BATEUP RD
Postal Address
Phone 5440886 Fax 5440887

Project Location and Legal Description

LOT 2 DP 18411
Street Address
no info yet
FILE 19590/1018
Legal Description (Please attach a certificate of title if possible)
St James R.

Valuation Number

This Application is for:

- ☒ Building Consent only,
☐ Both building consent and a project information memorandum.

Project Description

- ☒ Dwelling
☐ Alteration
☐ Garage/Shed
☐ Heating
☐ Commerical/Industrial
☐ Plumbing and/or Drainage
☐ Other

Indicate clearly details of building work,
e.g. New dwelling with internal garage and installation of wood burner.

Intended Use

DWELLING WITH ATTACHED
SINGLE GARAGE

Intended Life

- ☒ Indefinite life but not less than 50 years.
☐ Specified as _____ years
☐ Demolition

Being Stage 1 of 1 stages

Value of Work

Total (Inc. GST) \$ 90,000

Other Project Details

Floor Area 122 m²
No of Dwellings 1
No of Storeys 1
No of Toilets 1

*Under Section 33 of the Building Act, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

KEY PERSONNEL

	Name and Address	Phone	Regn. No.
Builder(s)	EUDGAHOUR HOMES LTD		
Registered Drainlayer	NEIL CHING		
Craftsman Plumber	ANDY RAE		
Building Certifier			
Designer			

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

CONFIDENTIALITY

Section 27 of the Building Act states that the application details shall be made available for public inspection. Subsection 3, however, allows an owner to mark plans and specifications as confidential due to copyright or security reasons. Do you wish to mark plans and specifications as confidential? Yes/No

RETICULATED WATER AND SEWERAGE SCHEMES

Depending on the area in which you build, and if you are connecting to the Council's sewerage or water schemes, a connection fee may be payable. For further information, please refer to the "Guide to Building Consents".

DEVELOPMENT IMPACT LEVY

For building work with assessed value greater than \$50,000 (first dwellings exempt) a development impact levy is payable.

PROJECT DETAILS

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

- ☒ Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings.
- ☐ New provision 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 of wells or watermain.
- ☒ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

Signed: by/for and on behalf of owner: _____

Position: SITE SUPERVISOR

Date: 8.5.98

Please use the following check sheet to assist you in lodging a complete building consent application and to avoid delays in processing. Please attach 2 copies of the information. Tick each box which is relevant and ensure you attach the information. If it is not relevant, please write NA across the box.

INFORMATION TO BE SUPPLIED WITH A BUILDING CONSENT

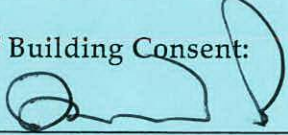
Project (Description of work): _____
 Site Address: _____
 Building Consent No. (office use): _____

OWNER USE	APPLICATION DETAILS	COUNCIL USE
	1. Consent fee (and levies) paid.	
	2. Building Consent application, fully completed.	
	3. Recent copy of Certificate of Title for building site.	
	4. Copy of any Resource Consent for building site.	
PLANS AND SPECIFICATIONS - 2 COPIES REQUIRED		
	1. Fully detailed and dimensioned SITE PLAN including location in relation of streets or landmarks, position of north, site levels, floor height above finished ground level and proposed and existing buildings	
	2. Fully detailed and dimensioned Floor Plans, Elevations, Cross Sections & Construction Details . Show position of all Sanitary Fittings and provide Layout Plan of water supply pipes, waste pipes and soil pipe installations.	
	3. Detailed Specification covering the building, plumbing and drainage works in accord with the Building Code.	
	4. Fully detailed Schedule of Materials confirming durability expectations.	
	5. Roof Truss layout plan and design details from an approved manufacturer.	
	6. Wall & Subfloor Bracing calculations, schedule and layout plan in accordance with NZS 3604:1990. (NB: Subfloor bracing only for piled foundations.)	
	7. Fully detailed Drainage Plan with discharge points, i.e. sewer and stormwater, including gutter and downpipe size and location. In rural areas provide Design Details of Septic Tank and effluent disposal system, including well location. Refer "On-site Waste Water Disposal" booklet.	
	8. Water Supply , indicate on the plans the water supply proposed (e.g. piped from Council supply or private supply). If a private supply is proposed please indicate the method of collecting and storing potable water. Council may require test results to confirm potable supply for systems other than rainwater collection.	
	9. Supply an "as built" plan of reticulated service(s) relevant to questions 7 and 8.	
	10. Hot Water System details: type, storage, capacity, location (on floor plan) and tempering valve detail.	
	11. Producer Statements - if this application for consent relies on any producer statements certifying compliance with the New Zealand Building Code Handbook, a copy must be attached with the application.	
	12. Details of Proposed Storage of hazardous substances and/or processes.	
	13. Fire Safety Design Summary and/or specific fire engineering design.	
	14. Log Fire installation instructions including flue details.	
	15. Compliance Schedule Items . Indicate if any systems it features listed under Section 44 of the Building Act are present.	

For Council Use Only

Checked by:	Initials	Date
Plumbing & Drainage		
Building		
Health		
Land Use		

Approved for Issue of Building Consent:

Technical Officer 

Date: 13 - 5 - 78

Fees Payable (GST incl):

Resource Consent - Minor	\$	
Building/Plumbing/Drainage	\$	<u>900</u>
BRANZ Levy	\$	<u>90</u>
BIA Levy	\$	<u>58.50</u>
Temporary Accommodation Bond	\$	
Compliance Schedule	\$	
Sewer Connection	\$	
Stormwater Connection	\$	
Water Connection	\$	
Development Impact Levy	\$	
TOTAL	\$	<u>1048.50</u>

Tax Invoice Sent/...../.....

Receipt No.

PAID \$ 1048.50
14/5/78

TASMAN DISTRICT COUNCIL OFFICES			
MAIN OFFICE	MOTUEKA SERVICE CENTRE	GOLDEN BAY SERVICE CENTRE	MURCHISON SERVICE CENTRE
189 Queen Street Private Bag 4, Richmond 7031 Ph: (03) 544-8176 Fax (03) 544-7249	7 Hickmott Place P O Box 123, Motueka Ph: (03) 528-7700 Fax: (03) 528-9751	78 Commercial Street P O Box 74, Takaka Ph: (03) 525-9516 Fax: (03) 525-9972	92 Fairfax Street P O Box 53, Murchison Ph: (03) 523-9004 Fax: (03) 523-9004

References:

Prior C/T 115/59

Document No. 368361.7



REGISTER

No. 12B/405

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of June one thousand nine hundred and ninety-seven under the seal of the District Land Registrar of the Land Registration District of NELSON WITNESSETH that RAYMOND KEVIN EHAU of Nelson, Farmer and LYNNE DIANNE EHAU, his wife as tenants in common in equal shares, are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 788 square metres more or less being Lot 2 Deposited Plan 18411.

SEE OVER FOR DIAGRAMInterests at Date of Issue:

1. 348184.4 Mortgaged to (now) Bernard Clive Thomas as executor - 15.5.1995 at 10.24 o'clock. *Well*
ALR.
2. Appurtenant hereto is a right to drain water over the pt Lot 3 Deeds Plan 171 (93/147) marked A on DP 17602 granted by Transfer 353099.1.
3. 368361.12 Transfer to Raymond Kevin Ehau and Lynne Dianne Ehau, both abovenamed as tenants in common in equal shares - 5.6.1997 at 2.17 o'clock. (Land Covenants)
Well
A.L.R.

Well
Assistant Land Registrar

371854.1 Transfer to Jason Robert Orlowski and Shelley Megan Orlowski

371854.1 Fencing Covenant

371854.2 Mortgage to ANZ Banking Group (New Zealand) Limited

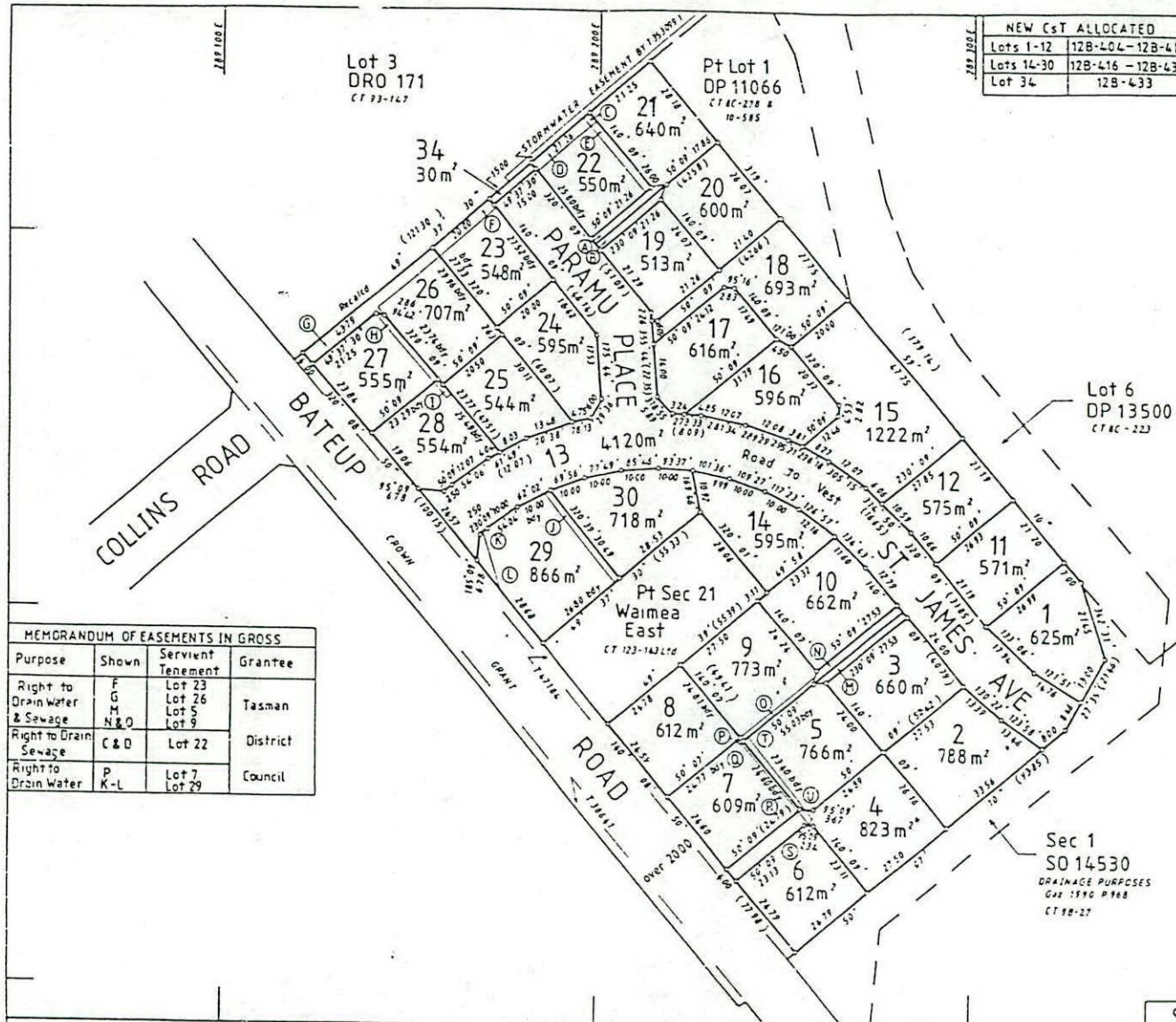
All 8.10.1997 at 11.16.

Blenney
for DLR

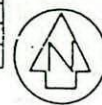
No. 12B/405

JB
SM

CERTIFICATE OF TITLE No. 128 / 405



NEW Cst ALLOCATED	
Lots 1-12	12B-404-12B-415
Lots 14-30	12B-416-12B-432
Lot 34	12B-433



Approvals
R. Gordon
 REGD PROPRIETORS

Approved pursuant to Sec 223 of the Resource Management Act 1991 on the day of 22nd day of 1997 Subject to the granting or reserving of the easements set out in the memorandum hereon
 The Common seal of the Tasman District Council is affixed hereto in the presence of



MAYOR
R. Gordon
 CHIEF EXECUTIVE

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Convey	A	Lot 21	Lot 20
Electrical Energy	B	Lot 20	Lot 21
Telephone	N	Lot 9	Lot 5
Communications	M	Lot 5	Lot 9
Water & Right of Way	J	Lot 29	Pt Sec 21 WE
Right to Drain Sewage & Water	A	Lot 21	Lot 19 & 20
	B	Lot 20	Lot 19
	H	Lot 27	Lot 25 & 28
	I	Lot 28	Lot 25
	C & E	Lot 22	Lot 19 & 20
Right to Drain Sewage	T-U	Lot 5	Lots 4 & 5
Right to Drain Water	Q-R	Lot 4	Lot 6
	R-S	Lot 7	Lots 4 & 6
		Lot 6	Lot 7

NOTES
 1 For full definition of easements see Sheet 2
 2 All lots referred to are hereinafter
 3 Pt Sec 21 WE refers to Pt Sec 21 Waimea East

Total Area 2.3338 ha
 Comprised in CI 115-59 Ltd

L. PAUL GORDON NEWTON
 Registered Surveyor and holder of an annual practicing certificate as such may act as a registered surveyor pursuant to section 25 of the Survey Act 1965 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 and any amendments made in substitution thereof.
 Dated at RICHMOND this 7th day of APRIL 1997 Signature *Paul Gordon*
 Full Scale 2783 p. 26-46 Transverse Scale 1:6000
 Reference Plans DRO 171 DP's 11066, 13500
 SO's 14284, 14530
 Examined T.M. Searby Correct
 Approved as to Survey
 24/4/1997 *Paul Gordon* Chief Surveyor
 Deposited this 5th day of May 1997
 Assistant Land Registrar
 File
 Received 24-3-97
 18411

MEMORANDUM OF EASEMENTS IN GROSS			
Purpose	Shown	Servient Tenement	Grantee
Right to Drain Water & Sewage	F, G, M, N & O	Lot 23, Lot 26, Lot 5, Lot 9	Tasman
Right to Drain Sewage	C & D	Lot 22	District
Right to Drain Water	P, K-L	Lot 7, Lot 29	Council

LAND DISTRICT Nelson
 Survey Blk. & Dist. VI Waimea
 NZMS 261 Sheet N22 Record Map No. 69.35 & 70.35

Lots 1-30 & 34 being a subdn of Pt Sec 21
 Waimea East

TERRITORIAL AUTHORITY Tasman District
 Surveyed by Aubrey & Newton Ltd R 156
 Scale 1:750 Date March 1997

Sheet 1

PIM / BUILDING CONSENT SCREENING

BC

Name:

Address:

Valuation Roll No.

RM

Date Received:

FI:

FR:

Due Date:

Property Enquiry ("G") for new dwellings and commercial.

TRMP Zoning:

Is the activity a Permitted Activity:

YES/NO

Signed:

Date:

BUILDING

A01	A05	BG03	BG08	BG14	BG18	BG22	BG27	BG31	BG35
A02	A06	BG04	BG09	BG15	BG19	BG23	BG28	BG32	BG36
A03	BG01	BG05	BG11	BG16	BG20	BC25	BG29	BG33	BG37
A04	BG02	BG06	BG12	BG17	BG21	BC26	BG30	BG34	BG38

Signed:

Date:

Any Section 44 Systems, (e.g. fire alarms, emergency lighting etc)? If Yes: BG 35.

PLUMBING AND DRAINAGE

PD01 PD04 PD05 PD06 PD07 PD08 PD09 PD10 PD11 PD12

Toilet Pans No.

ONE

Connection to Council Services?

Water

Yes/No

Sewer

Yes/No

Is connection in an area where a connection fee is payable?

Yes/No

PD14

→ Generate Invoice

Signed:

Date:

HEALTH

Signed: _____

Date: _____

OTHER

Signed: _____

Date: _____

Building Checklist

Foundations ✓
Insulation ✓
Lintels
Cantilever lintels
Rafters ✓
Garage beam ✓
Producer Statements
Subfloor bracing

Living Count

Bearers and joints ✓
Wall bracing ✓
Second floor joists
Purlins
Log burner
Daylight angle
Building height ✓
Setbacks ✓
Coverage ✓

Plumbing and Drainage Checklist

Sewerage disposal
Stormwater disposal
Water supply

FILE 71959071018



RM140502

Writer's Direct Dial No. (03) 543 8400

Writer's E-mail: jane.harley@tasman.govt.nz

16 October 2014

C Neher
PO Box 3711
Richmond 7050

Dear Claudia

**Decision on Non-Notified Resource Consent Application No. RM140502 –
C Neher, Extending Dwelling within the Required Setback from the top of a River Bank at
16 St James Avenue, Richmond**

Your application for resource consent has been granted. A copy of the Council's decision is attached. Please carefully read the conditions that have been attached to the consent and feel free to contact me if you have any questions about your consent or its conditions. My contact details are listed at the top of this letter.

Here are some matters that I need to highlight for you.

Section 357A of the Resource Management Act 1991 ("the Act") provides you with the right to lodge an objection with the Council against this decision including any of the conditions. Objections must be made in writing setting out the reasons for the objection together with a deposit fee of \$200.00 (GST inclusive), and must be lodged here within 15 working days of receiving this letter.

The final cost of processing your application has not been calculated yet. If the final cost exceeds the deposit already paid, then as we previously advised, you will be invoiced separately for the additional cost. If the final cost is less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly about the final costs of processing your application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read "JHarley", with a long vertical line extending downwards from the end of the signature.

Jane Harley
Contract Planner, Land Use

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972



RESOURCE CONSENT DECISION

Resource consent number: RM140502

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

Claudia Neher

(hereinafter referred to as "the Consent Holder")

Activity authorised by this consent: To construct a dwelling extension that encroaches into the setback from the top of an adjoining river bank (Eastern Hills Drainage Reserve).

Location details:

Address of property: 16 St James Avenue, Richmond
Legal description: Lot 2 DP 18411
Certificate of title: 12B/405
Valuation number: 1959071018

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

CONDITIONS

General

- 1 The dwelling extension shall be undertaken in accordance with the application submitted, as shown on the attached plans marked Plans A, B and C and Appendix 1 RM140502 and dated 13 October 2014. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.

Setback

- 2 The dwelling extension shall be sited at least 260mm from the eastern property boundary adjoining the Eastern Hills Drainage Reserve.

Chartered Professional Engineer

- 3 The Consent Holder shall engage the services of a Chartered Professional Engineer to investigate, design and certify the foundations of the proposed extension to mitigate potential undermining from erosion in relation to the adjoining drainage reserve.

Tasman District Council Engineering Inspection

- 4 The Consent Holder shall ensure that an Engineering Officer from the Tasman District Council is present on site to inspect the open cavity once the foundation holes are drilled. The Engineering Officer will also inspect the impact of construction on the adjoining bank in relation to Condition 5 below.

- 5 Any fracturing of the adjoining bank resulting from construction works is the responsibility of the Consent Holder to remediate at their expense and to the satisfaction of the Council's Engineering Officer.

Covenant

- 6 A covenant under Section 108 of the Resource Management Act 1991 shall be entered into and registered against the certificate of title (Identifier 12B/405) for the land on which the extension is located. The covenant shall reflect the draft disclaimer document attached as Appendix 1.

The covenant is to be registered by the applicant's solicitor, with all costs being met by the applicant. Evidence that the covenant has been registered shall be forwarded to the Council within 2 months from the date of this consent (by 16 December 2014).

Advice Note:

This condition is volunteered by the Consent Holder.

Review

- 7 That pursuant to Section 128 of the Resource Management Act 1991, the Consent Authority may review any conditions of the consent from the date of issue of this consent and thereafter within 1 month of the anniversary of the date of this consent in order to assess the appropriateness of mitigation conditions and overall effects from the building extension on the adjoining drainage reserve.

ADVICE NOTES

Council Regulations

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

Other Tasman Resource Management Plan Provisions

- 2 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

Consent Holder

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

Monitoring

- 4 Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these

additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.

Archaeological

- 5 Council draws your attention to the provisions of the Historic Places Act 1993. In the event of discovering an archaeological find during the earthworks (eg, shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) you are required under the Historic Places Act 1993 to cease the works immediately until, or unless, authority is obtained from the New Zealand Historic Places Trust under Section 14 of the Historic Places Act 1993.

Interests Registered on Property Title

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

REASONS FOR THE DECISION

Proposed Activity

The proposed extension will provide the applicant with additional internal office space and push the internal garage space out closer to the eastern property boundary, breaching the 8 metre setback requirement from the top of a river bank. The property adjoins the Eastern Hills Drainage Reserve on the affected boundary.

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

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

Zoning: Residential,
Area(s): Land Disturbance Area 1

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

Principal Issues (Actual and Potential Effects on the Environment)

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

- (a) The extent to which the encroachment into setbacks from rivers by buildings will increase the likelihood of damage being caused to the building by erosion, the level of risk to occupants, and the effects of the structure on flood flows.

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

- (a) The proximity to the boundary is permitted in terms of general residential bulk and location requirements for an internal garage space; however the presence of the adjoining drainage reserve makes the proposed setback of 260mm from the boundary closer to the top of the river bank than the permitted standard of the Tasman Resource Management Plan.

- (b) The application has been reviewed by Council's River Scientist and Urban Drainage/River Engineers, who originally identified potential conflict with the structure and the drainage channel, and the rock embankment adjoining the site. Further engineering design and methodology was sought from the applicant to show a foundation design suitable for this proximity to a flow of water such as this. The design of the structure and method of works, combined with legal disclaimer agreement between the applicant and the Council's Engineering Department, provides suitable mitigation and awareness measures to allow the development to proceed on the basis that the effects will be no more than minor.
- (c) A Section 108 covenant has been volunteered by the applicant to attach to the certificate of title and make all further owners aware of this agreement/disclaimer in relation to the extension. The applicants accept the risk of the proximity and have designed the structure appropriately, the structure is not considered to generate adverse effects on flood flows that are more than minor.
- (d) Overall the proposal allows for a logical extension of the dwelling in the space available between the current external wall and the eastern boundary that will be in keeping with the existing development and established residential character in this location.

Relevant Statutory Provisions

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

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

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapters 5 (Site Amenity Effects), 6 (Urban Environment Effects) and 13 (Natural Hazard Effects) of the TRMP.

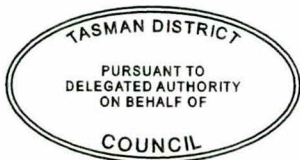
Part II Matters

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

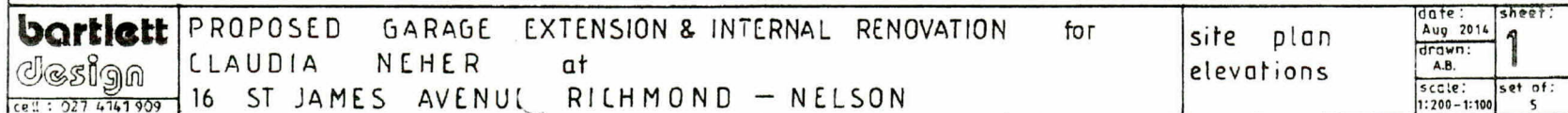
Notification and Affected Parties

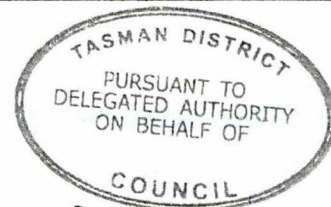
The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided that the provisions of Section 95 of the Act have been met and therefore the application has been processed without notification.

This consent is granted on 16 October 2014 under delegated authority from the Tasman District Council by:

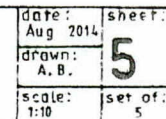


Jane Harley
Contract Planner, Land Use

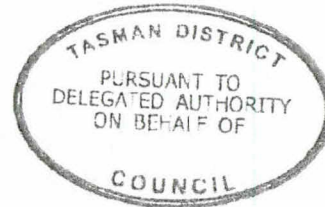




Plan B dated 13
October 2014
RM140502



Draft Disclaimer:



Location:

16 ST James Avenue – Richmond

Legal Description:

NL 12B/ 405

Lot 2

DP 1841

Owner:

Claudia Neher

Date:

September 2014

RM140502
Appendix 1
dated 13 October
2014

The applicant (owner) and all subsequent owners will forsake any claim upon the Tasman District Council for the approving of a Resource Consent and Building Consent related to the construction of a garage "extension" within 5m of the waterway known as " Eastern Hills Drain", in the event that any bank slumping or scouring results in the undermining of the proposed extension following any natural flooding event affecting the Eastern Hills Drain adjacent to the above identified property.

A. M. Bartlett

A handwritten signature in dark ink, appearing to read "A. M. Bartlett".

P.P. Bartlett Design BP 116039

TASMAN DISTRICT COUNCIL PENETROMETER TEST RESULTS

Subdivision: JAMES BATE 95 0315Date: 12 / 3 / 97Location: BATEUP ROAD
 Consultant: AUBREY & NEWTON
 Surveyors & Land Development
 Consultants
 Phone 544 1323
 Fax 544 1324
LOT NUMBER: 2

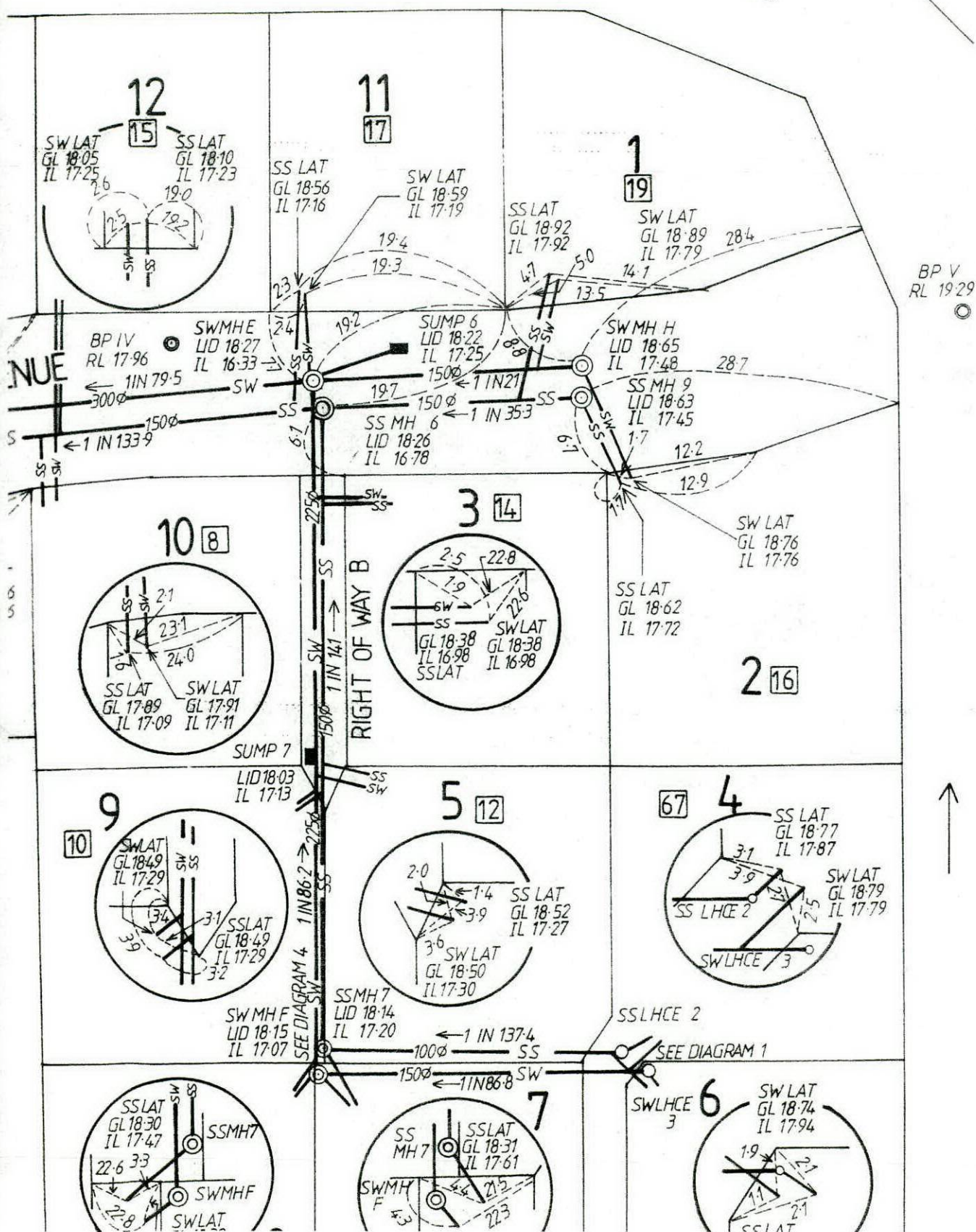
BLOWS PER 100MM PENETRATION (DEPTH)					
Depth	Test Location Number				Site Location
	1	2	3	4	Lot/Locations
0 - 0.1m	8	5	3	7	LOT 2 ST JAMES AVENUE 19590710/18 9(b)
0.1 - 0.2m	7	5	5	11	
0.2 - 0.3m	6	5	7	6	
0.3 - 0.4m	5	5	9	6	
0.4 - 0.5m	4	4	5	5	
0.5 - 0.6m	3	3	5	3	
0.6 - 0.7m	7	2	4	3	
0.7 - 0.8m	11	2	4	3	
0.8 - 0.9m	14	3	8	4	
0.9 - 1.0m	10	6	6	3	
1.0 - 1.1m	8	11	13	3	
1.1 - 1.2m	7	12	27	6	
1.2 - 1.3m	6	11		6	
1.3 - 1.4m	8	14		9	
1.4 - 1.5m		13		10	

NOTES:

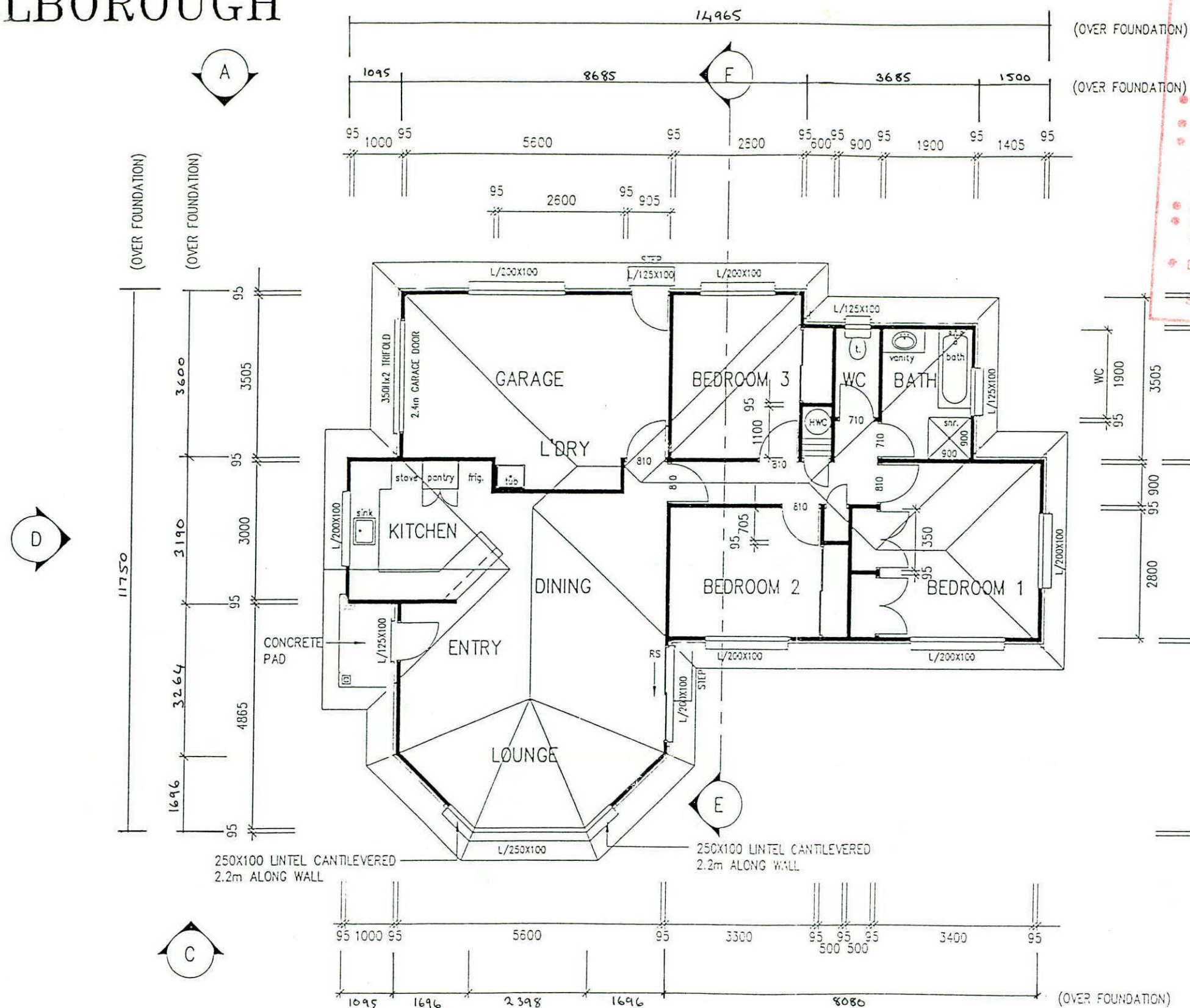
- A minimum of three tests in the potential building area are required for an average sized residential allotment.
- A minimum of four blows shall be necessary for 100mm penetration for Council to accept that ground conditions are satisfactory for foundations to be in terms of NZS3604 (i.e. excludes specific design of foundations).
- Generally Council will require foundations to be taken to a depth where penetration resistance exceeds 4 blows per 100 mm.
- Where all results at depths greater than 500 mm exceed 4 blows/100 mm, the ground is viewed as satisfactory.
 - Where lesser values are recorded up to 1.0 m depth but all results beyond 1.0 m exceed 4 blows/100 mm, the ground shall be viewed as meeting the requirements of NZS 3604. Builders will be required to install the deeper foundations or may obtain specific design endorsed by a registered engineer.
 - Where values at depths greater than 1.0 m are less than 4 blows/100 mm, the ground shall be viewed as unsatisfactory in terms of NZS 3604. A consent notice shall be registered on the title of each affected lot and foundations shall require specific design by a registered engineer.

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

DRAIN



MARLBOROUGH



TASMAN DISTRICT COUNCIL
APPROVED CONSENT

THESE ARE THE PLANS SPECIFIED IN THE BUILDING CONSENT REFERRED TO IN BUILDING CONSENT NO. 980646

THIS DOCUMENT MUST STAY ON THE PROPERTY

GIVE 24 HOURS NOTICE before any work is carried out

Council instructions are required BEFORE any work is carried out

Deviations from this Document require further approval

Consent holder is responsible and liable for any damage or result of this work being carried out

Date: 14/5/98 Building Consent No. 980646

Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1976 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.

FLOOR PLAN

HOUSE
101.4 Sq.m (OVER PLATE)

GARAGE
20.5 Sq.m (OVER PLATE)

TOTAL
121.9 Sq.m (OVER PLATE)

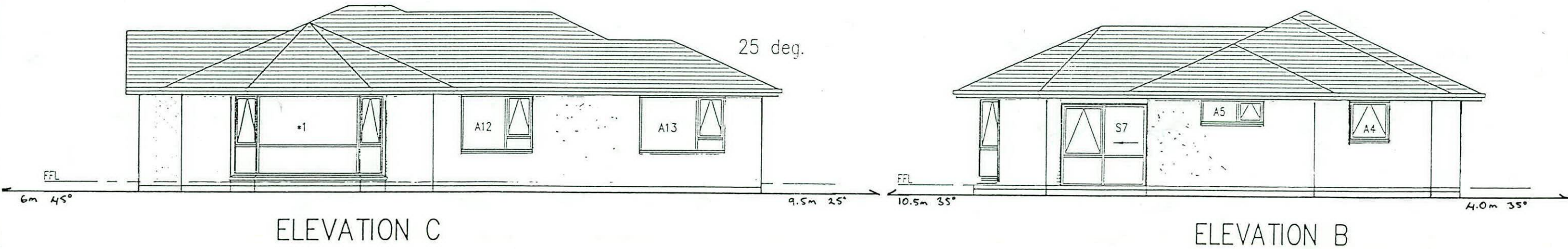
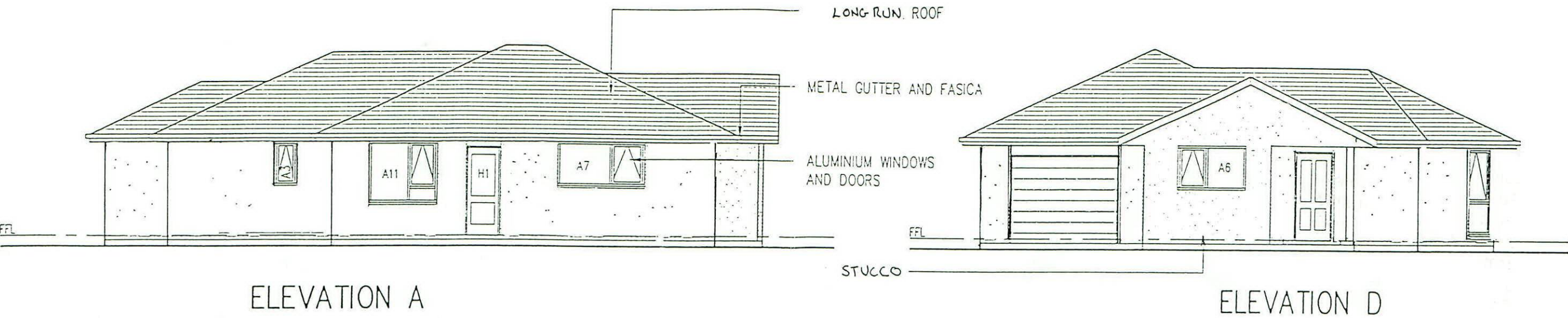
BUILDER SHALL ENSURE ALL DIMENSIONS ARE CHECKED ON SITE AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZ BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NZ STANDARDS.

**Endeavour
Homes**

53 Bateup Rd, Richmond
ph: 544 0886 fax: 544 0887

Amendment	DRAWN
Checked	DATE
	SCALE 1:100
	JOB No.
	SHEET 1

MARLBOROUGH



ROUGH OPENING					ROUGH OPENING					ROUGH OPENING				
No.	HEIGHT	WIDTH	LINTEL	LOCATION	No.	HEIGHT	WIDTH	LINTEL	LOCATION	No.	HEIGHT	WIDTH	LINTEL	LOCATION
A3	1020	520	125X100	TOILET	A6	1020	1620	200X100	KITCHEN	*1	2010	—	250X100	LOUNGE
A4	1020	1020	125X100	BATHROOM	A13	1420	2020	200X100	BEDROOM 1	A7	1020	2020	200X100	GARAGE
A5	620	1620	200X100	BEDROOM 1	A12	1420	1820	200X100	BEDROOM 2	H1	2010	620	125X100	GARAGE
					*1	1420	1620	200X100	BEDROOM 3	S7	2010	2020	200X100	LOUNGE



BUILDER SHALL ENSURE ALL DIMENSIONS ARE CHECKED ON SITE AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZ BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NZ STANDARDS.



Endeavour
Homes

53 Bateup Rd, Richmond
ph: 544 0886 fax: 544 0887

Amendment

Checked

DRAWN

DATE

SCALE 1:100

JOB No.

SHEET 2

Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1976 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.

TASMAN DISTRICT COUNCIL
APPROVED CONSENT DOCUMENT

THESE ARE THE PLANS / SPECIFICATIONS REFERRED TO IN BUILDING CONSNT NO 980646

* THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION

* YOUR WORKERS NOTICE before any work is covered up

* If you are working on a building that has been previously approved by the Council, please ensure that all existing cladding, lining, cladding or other work is removed or replaced as required by the Building Code of Australia.

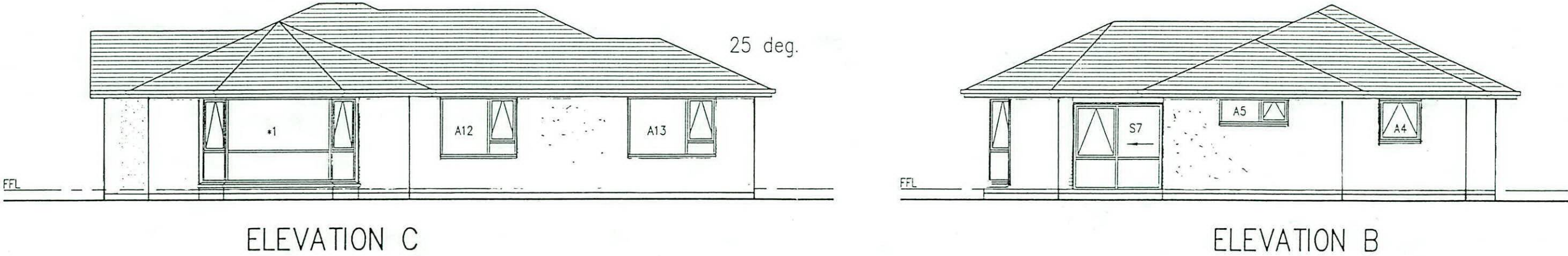
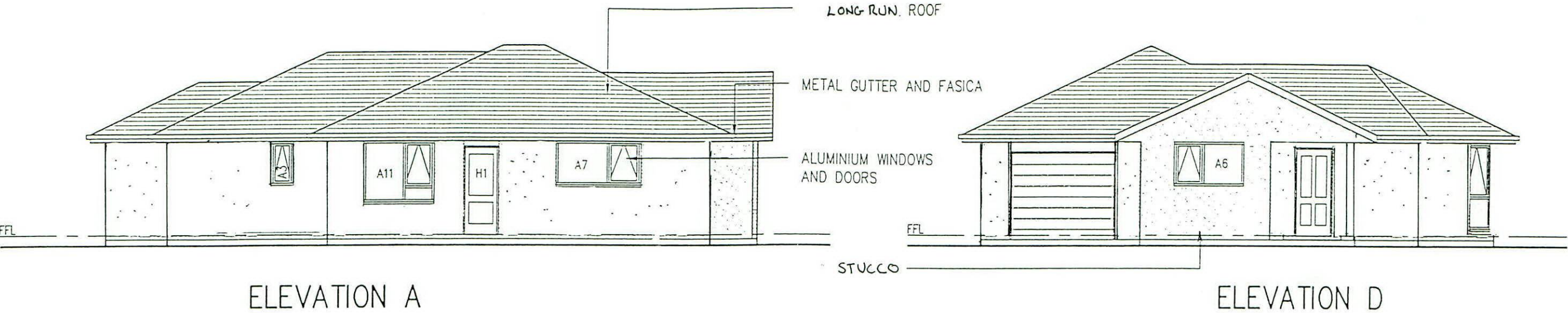
* Payment for this Document require further approval

* Consent holder is responsible and liable for any damage as a result of work being carried out

Date 14/5/98 Building Consent No 980646

SIGNED [Signature]

MARLBOROUGH



ROUGH OPENING					ROUGH OPENING					ROUGH OPENING				
No.	HEIGHT	WIDTH	LINTEL	LOCATION	No.	HEIGHT	WIDTH	LINTEL	LOCATION	No.	HEIGHT	WIDTH	LINTEL	LOCATION
A3	1020	520	125X100	TOILET	A6	1020	1620	200X100	KITCHEN	*1	2010	—	250X100	LOUNGE
A4	1020	1020	125X100	BATHROOM	A13	1420	2020	200X100	BEDROOM 1	A7	1020	2020	200X100	GARAGE
A5	620	1620	200X100	BEDROOM 1	A12	1420	1820	200X100	BEDROOM 2	H1	2010	820	125X100	GARAGE
					*11	1420	1620	200X100	BEDROOM 3	S7	2010	2020	200X100	LOUNGE



BUILDER SHALL ENSURE ALL DIMENSIONS ARE CHECKED ON SITE AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZ BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NZ STANDARDS.



53 Bateup Rd, Richmond
ph: 544 0886 fax: 544 0887

Amendment	DRAWN
	DATE
Checked	SCALE 1:100
	JOB No.
	SHEET 2

Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1976 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.

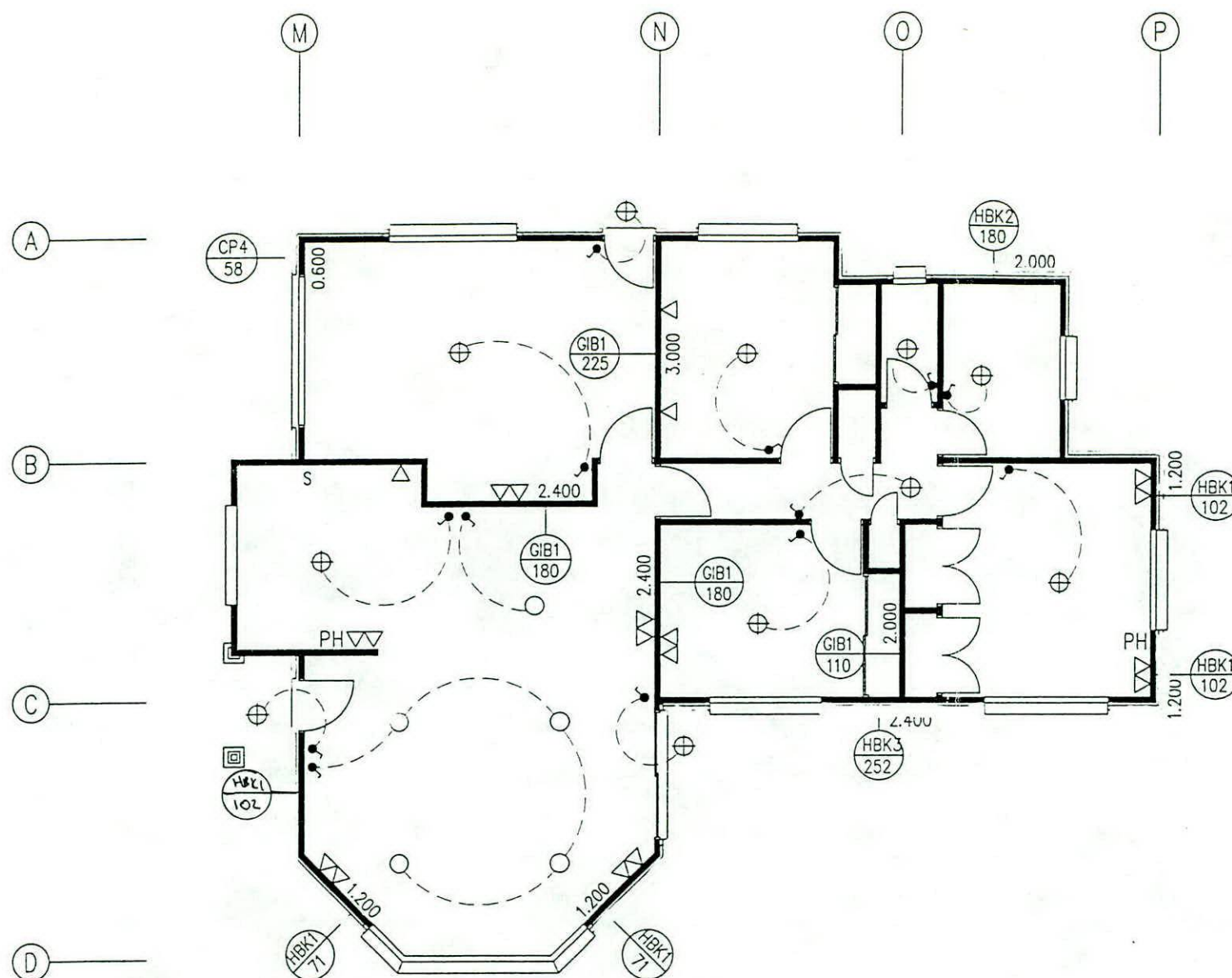
TASMAN DISTRICT COUNCIL
APPROVED CONSENT DOCUMENT

THESE ARE THE PLANS / SPECIFICATIONS
REFERRED TO IN BUILDING CONSENT No. 980646

- * THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION
- * GIVE 24 HOURS NOTICE before any work is covered up
- * Council inspections are required BEFORE any
concrete, masonry, steel, grouting, placement, lining, cladding,
rod fixing, structural frame enclosure, iron fixing, lining stopping,
plumbing, plastering, covering
- * Deviations from this Document require further approval
- * Consent holder is responsible and liable for any damage as a
result of this work being carried out

14/5/98 • Building Consent No. 980646

SIGNED 



BRACING/ELECTRICAL PLAN

ELECTRICAL KEY:

- ⊕ BATTERN HOLDER LIGHT
- DOWN LIGHT
- LIGHT SWITCH
- ◁ SINGLE POWER OUTLET
- ▷ DOUBLE POWER OUTLET
- PH TELEPHONE OUTLET
- S STOVE POWER OUTLET

BRACING KEY:

- GIB1: 9.5mm GIB BOARD LINING ON ONE FACE WITH A DIAGONAL BRACE.
- HBK1: 4.5mm HARDIBACKER TO EXTERIOR FACE OF TIMBER FRAMING.
- HBK2: 4.5mm HARDIBACKER TO EXTERIOR FACE OF TIMBER FRAMING.
- HBK3: 4.5mm HARDIBACKER TO EXTERIOR FACE OF TIMBER FRAMING.
- CP4: 7.5mm CONSTRUCTION PLYWOOD TO EXTERIOR FACE AND 9.5mm GIB BOARD TO INTERIOR FACE WITH END STRAPS.

NOTE:
ALL BRACING PANELS ARE TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS AND COMPLY TO NZS 3604:1990

BUILDER SHALL ENSURE ALL DIMENSIONS ARE CHECKED ON SITE AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZ BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NZ STANDARDS.

TASMAN DISTRICT COUNCIL
 APPROVED CONSENT DOCUMENT 980646
 THESE ARE THE PLANS & SPECIFICATIONS
 REFERRED TO IN BUILDING CONSENT No. 980646
 * THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION
 * GIVE 24 HOURS NOTICE before any work is covered up
 * Changes in sections are required SE-GRZ any
 changes in sections with grading, placement, lining, cladding,
 not being structural frame enclosure, and being, lining stopping
 plumbing, drainage, covering
 * Deviations from this Document require further approval
 * Consent holder is responsible and liable for any damage as a
 result of this work being carried out. 980646
 * Date 14/5/98 Building Consent No. 980646
 SIGNED: _____

Property owners have a legal
 obligation under the Plumbers
 Gasfitters and Drainlayers Act
 1976 to have a craftsman
 plumber and registered
 drainlayer carry out their
 appropriate trade.
 Failure to do so could lead to
 legal action.

TASMAN DISTRICT COUNCIL
APPROVED CONSENT DOCUMENT

THESE ARE THE PLANS / SPECIFICATIONS
REFERRED TO IN BUILDING CONSENT NO. 980646

- * THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION
- * GIVE 24 HOURS NOTICE before any work is covered up
- * Council inspections are required BEFORE any concrete, masonry infill, grouting, placement, lining, cladding, roof fixing, structural frame enclosure, trim fixing, lining stopping, plumbing, drainlaying, covering
- * Deviations from this Document require further approval
- * Consent holder is responsible and liable for any damage as a result of non-compliance
- * Date: 12/3/98 Building Consent No. 980646

SIGNED: _____

1.8 INSULATING BATTS TO
CEILING SPACE

9.5mm GIB BOARD FIXED TO
75X40 CEILING BATTERNS
AT 400 CRS

ALUMINIUM WINDOWS AND DOORS

1.8 INSULATING BATTS TO
WALLS

9.5mm GIB BOARD TO WALL
LININGS

230mm WIDE CONCRETE
FOUNDATION FOOTING REINFORCED
WITH 2/D12's BARS WITH DIOLINKS
AT 600 CRS AND D10 FLOOR TIES

25°

500

TIMBER TRUSSES MADE TO
MANUFACTURERS SPECIFICATIONS

BOX GUTTER

HARDISOFFIT TO UNDERSIDE
OF EAVES

SOLID PLASTER ON HARDIBACKER
BUILDING PAPER FIXED TO
TIMBER FRAMED WALL

100mm CONCRETE FLOOR SLAB
WITH 655 REINFORCING MESH

0.25mm THICK POLYTHENE VAPOUR
BARRIER OVER 150mm HARDFILL

STUD 2420

200

225 MIN

CROSS SECTION

E

Property owners have a legal
obligation under the Plumbers
Gasfitters and Drainlayers Act
1976 to have a craftsman
plumber and registered
drainlayer carry out their
appropriate trade.
Failure to do so could lead to
legal action.

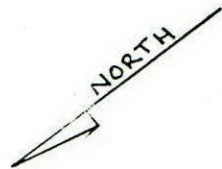

Endeavour
Homes

53 Bateup Rd, Richmond
ph: 544 0886 fax: 544 0887

DRAWN :

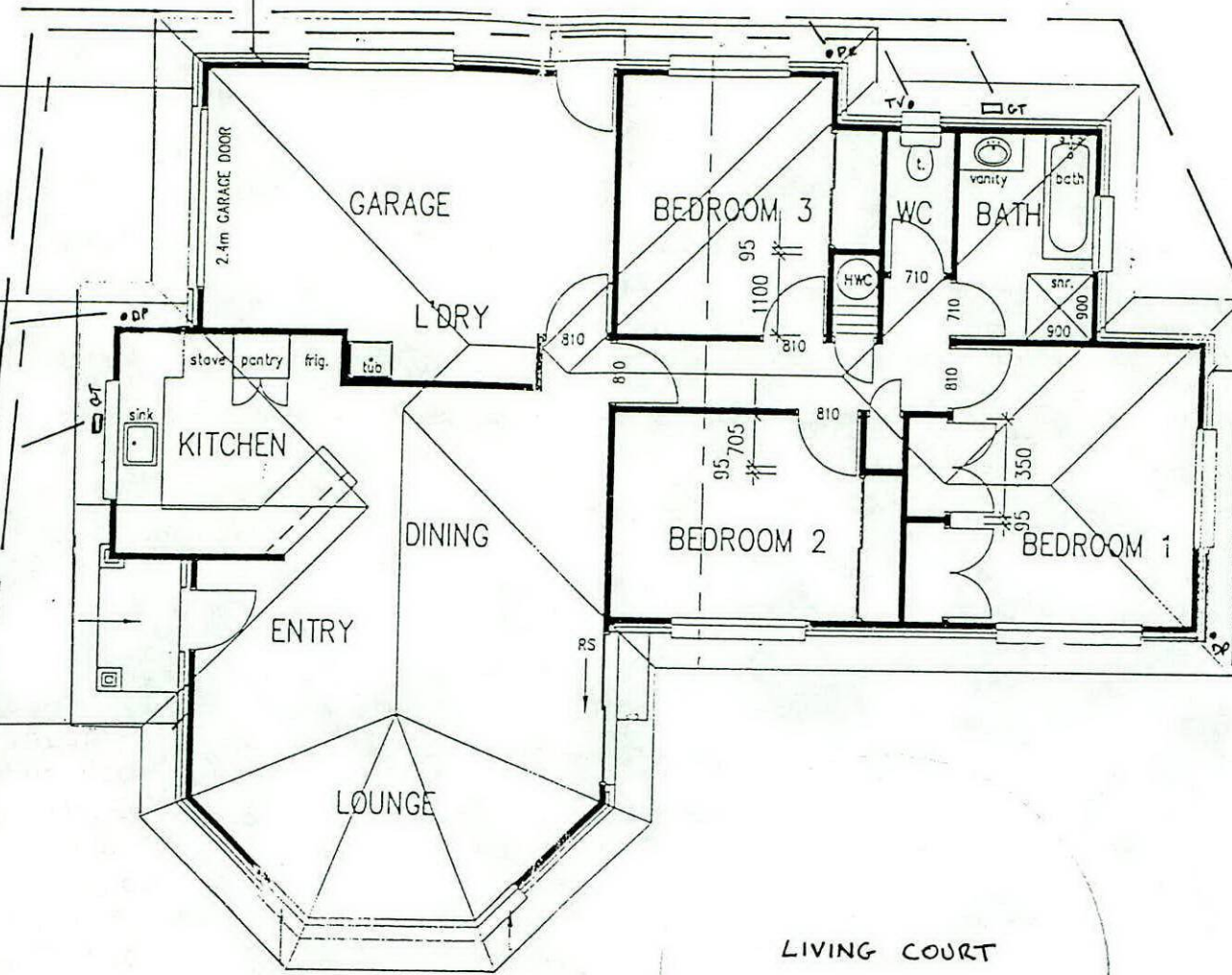
SCALE: 1:100

SHEET No :



ST JAMES DRIVE

DRIVEWAY ON
COMPACTED 150MM
COMPACTED HARDFILL



SITE	788 m ²
HOUSE	101.4 m ²
GARAGE	20.5 m ²
TOTAL	121.9 m ²
SITE COV	15%

TASMAN
APPROVED

THESE ARE THE P
REFERRED TO IN B

* THIS DOCUMENT MUST X

* 24 HOURS NOTICE

* Inspections are re
to allow necessary infl
structural tra
drainlaying, coo

* Leaving from this Docu
holder is respons
of this work being car

* DATE 14/5/78 Buile

* SIGNED

MENT

980646

COMPLETION

up

Gridding

stopping

as a

980646

Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1976 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.

33.56

4.000

13.45

9.500

6.000

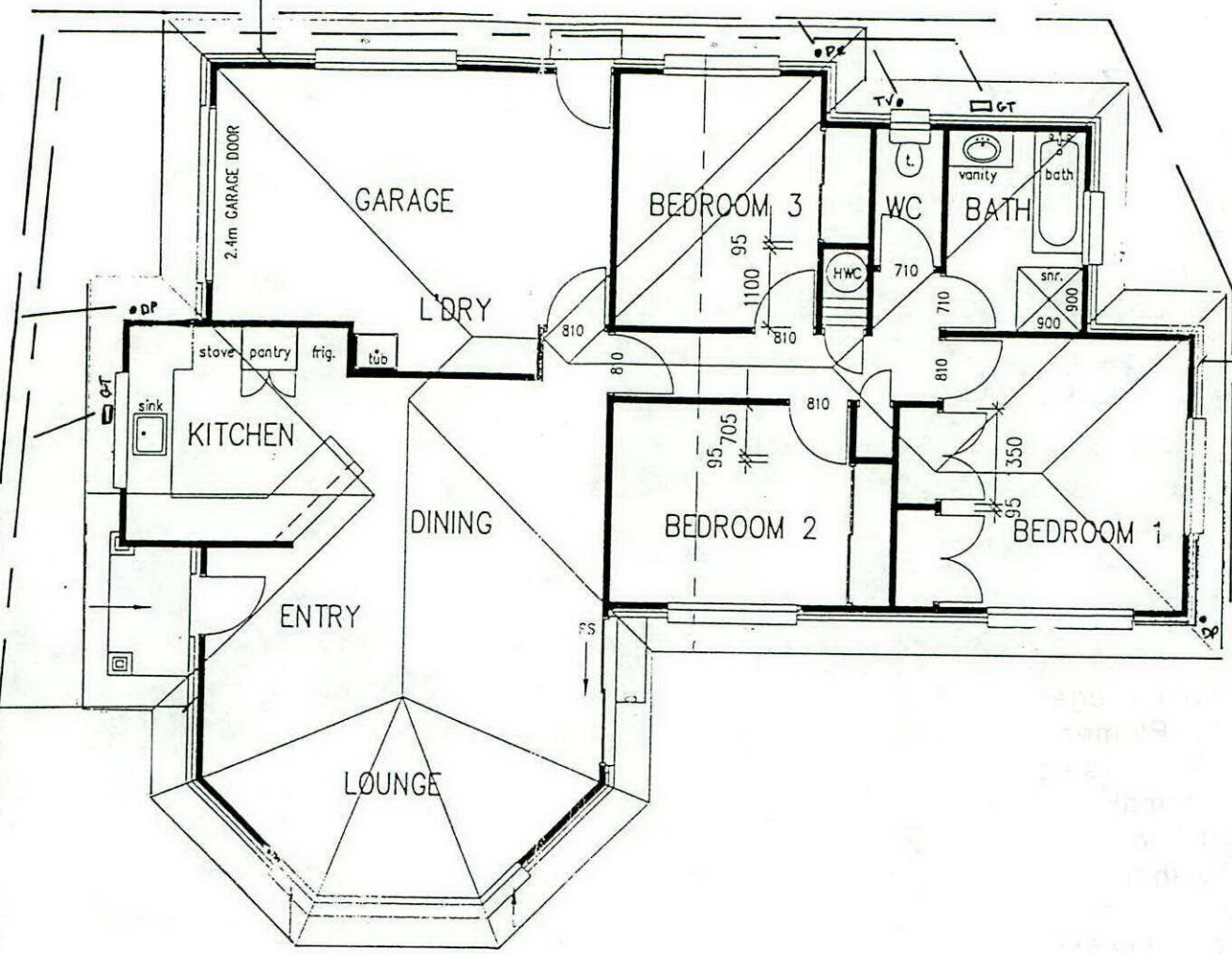
26.15

13.39

27.53



ST JAMES DRIVE



SITE	788 m ²
HOUSE	101.4 m ²
GARAGE	20.5 m ²
TOTAL	121.9 m ²
SITE COV	15%



TASMAN DISTRICT COUNCIL
 APPROVED CONSENT DOCUMENT
 THESE ARE THE PLANS / SPECIFICATION
 REFERRED TO IN BUILDING CONSENT NO. 980646

- * THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION
- * GIVE 24 HOURS NOTICE before any work is covered up
- * Council inspections are required BEFORE any:
 concrete, masonry, tilt, propping, placement, lining, cladding,
 roof fixing, structural frame enclosure, trim fixing, lining stopping,
 plumbing, drainlaying, covering
- * Deviations from this Document require further approval
- * Consent holder is responsible and liable for any damage as a
 result of this work being carried out.
- * Date 14/5/98 Building Consent No. 980646

SIGNED _____

Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1976 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.

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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1959071018	LOT 2 DP 18411	16 St James Avenue	Richmond	0.0788

Rates Information

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

Annual Rates	Current Instalment
\$0.00	\$0.00

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/\$CV	660,000	\$1,413.06
Uniform Annual General Charge	\$429.00/Pty	1	\$413.00
Wastewater - 1st Pan	\$1280.50/pan	1	\$1,007.50
WaimeaComDam-Env&ComBen-Distri	\$76.69/Pty	1	\$81.80
WaimeaComDam-Enviro&ComBen-ZOB	0.0069c/\$CV	660,000	\$48.84
Refuse/Recycling Rate	\$140.29/Pty	1	\$133.69
Shared Facilities Rate	\$74.92/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$3.66/Pty	1	\$4.35
Museums Facilities Rate	\$74.34/Pty	1	\$70.02
District Facilities Rate	\$142.53/Pty	1	\$138.68
Urban Wat.Supply- Serv Chge	\$605.48/meter	1	\$542.60
Regional River Works - Area Z	0.0134c/\$LV	415,000	\$63.08
Stormwater UDA	0.0560c/\$CV	660,000	\$336.60

Warm Tasman Rate

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

Rating Valuation

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

Capital Value	Land Value	Improvements	Valuation Date
\$660,000.00	\$415,000.00	\$245,000.00	01/09/2023

New Rating Valuation

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

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

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$700,000.00	\$415,000.00	\$285,000.00	01/09/2023

Water Meter Information

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

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
W44267		17MC229775	09/04/2026	0	168

Services

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

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

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2420310	28/01/2021	16 St James Avenue, Richmond
Withdrawn	2404903	08/06/2015	16 St James Avenue, Richmond

Planning Zones

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

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

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

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

Building Consents

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

Application Date	BC Number	Proposal	Status	CCC Issue Date
11/05/1998	980646	Dwelling with attached single garage	Code Compliance Certificate Issued	07/01/1999

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

This property has the following building notes on file.

Date	Building Note Type	Subject	Notes
			PENETROMETER RESULTS ON FILE

Swimming Pools

This property is noted as having a Swimming Pool. The Building Act 2004 requires mandatory inspections of Swimming pools every three years, which includes any part of the building and any gates or doors that form part of the barrier. 3 yearly inspections are required to confirm continued compliance. A purchaser should be aware that there is a requirement for the pool to comply and the responsibility for this transfers to them with the sale of the property.

Date	SW Number	Notes
02/08/2024	SW1812	Pool Drained

Resource Consents

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

Application Date	RC Number	Proposal	Status	Decision	Decision Date
27/06/2014	140502	To construct a dwelling extension that encroaches into the setback from the top of an adjoining river bank (Eastern Hills Drainage Reserve)	Consent Effective	Granted under Delegated Authority	16/10/2014

Planning Permits

No historical planning permits have been found for this property

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

Works and Land Entry Agreements

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

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

Environmental Health and Licences

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

Air Shed

This property sits within a controlled Air Shed.

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

Hazardous Activities and Industries List (HAIL)

Tasman District Council monitors contaminated sites. This property has a record of the following contamination risks. If the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

LIM Statement

Part or all of this property is in the mapped area of historic orchard land and has potential for soil to be contaminated with pesticide residues. This site has been identified as being subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Any future change of use, substantial earthworks or subdivision might require a site investigation report pursuant to the regulations. Please note this report may result in the need for resource consent under these regulations

Potential Lead Paint Contamination of Dwellings, Buildings & Land

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

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

Wetlands

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

Pest Inspection History

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

Biodiversity Reports

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

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

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



— State Highway Roads
— Road Boundaries

Valuation Boundaries
 Parcel

Aerial Photo Map

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

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.



Scale: 1:500
 Wednesday, 15 July 2026

Original Sheet Size 210x297mm