



Southland District Council

BUILDING CONSENT NO. 23529 / 1

Issued in accordance with Project Information Memorandum No 23529

APPLICANT / CONTACT	STAGE DETAILS
Applicant Name SEAN & JUDITH CANTWELL	Stage Number 1
Address 21 DUNCAN STREET TE ANAU	Description of Stage 3535/114 - NEW DWELING
Telephone No 03 249 8680	Building Type Dwelling (New)
Contact Name JOHN SHERLOCK	Detailed Use
Address P O BOX 658 INVERCARGILL	Intended Life >50
Contact Phone No 03 214 9420	Stage Classification New Dwelling
Contact Fax No 03 214 9470	Stage Type New building (excl domestic extras).
PROPERTY	No of Units 1
Street Location 114 GOVAN DRIVE TE ANAU	No of Storey 1
Legal Description LOT 19 DP 306537	Floor Area 254 sq metres
Valuation Roll No 30440 / 00500	Designer
	Value of Stage \$200,000.00

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

Signed for and on behalf of the Southland District Council	Name Peter Hampton
Position Building Control Officer	Date 17-May-2002 Time 03:46 PM



Southland District Council

CONSENT ENDORSEMENTS

Structural members including lintels, rafters, under purlins, ridge beams and veranda beams to be in accordance with appropriate snow loading tables of NZS 3604:1999 (attached).

A copy of the energy certificate supplied by your electrical or gas subcontractor will be necessary to enable Council to issue the code compliance at the completion of the work.

Require foundation, preline, drainage and completion inspections. Please advise giving 24 hours notice where possible.

Glazing is to satisfy the acceptable solution of the New Zealand Building Code (Hazardous Building Materials) being NZS 4223.

Masonry veneer to be constructed in accordance with section 11 of NZS 3604:1999 (attached).

Framing and other timber to satisfy the acceptable solutions of the New Zealand Building Code for B1 (Structure) being NZS 3631 and B2 (Durability) being NZS 3602.

An accurate "as built" drainage plan must be submitted to Council at the time of inspection. This will be necessary to enable the code compliance certificate to be issued.

Topsoil containing organic material to be stripped from area covered by the concrete floor slab. Approved granular fill material (NZS 3604 cl 7.5.3.2) shall be compacted in 150 mm layers to a maximum depth of 600 mm. Beyond that specific design will be necessary.

The fixing of top plates to studs and purlins to top cord of trusses must comply with NZS 3604 1999 . (Refer to section 8 table 8.18 for top plate fixing and section 10 table 10.10 for purlin fixing)



Southland District Council

PROJECT INFORMATION MEMORANDUM.

P.I.M. No. 23529	Date Received 7-May-2002	Date Actioned 17-May-2002
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APPLICANT / CONTACT	PROJECT
Applicant Name SEAN & JUDITH CANTWELL Address 21 DUNCAN STREET TE ANAU Telephone No 03 249 8680 Contact Name JOHN SHERLOCK Address P O BOX 658 INVERCARGILL Contact Phone No 03 214 9420 Contact Fax No 03 214 9470	Description of Project 3535/114 - NEW DWELING Proposed Use Intended Life >50 Project Classification New Dwelling Project Type New building (excl domestic extras). No of Stages 1 Producer Statement Value of Stage \$200,000.00
PROPERTY	
Street Location 114 GOVAN DRIVE TE ANAU Legal Description LOT 19 DP 306537 Valuation No 30440 / 00500	

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

Signed for and on behalf of the Southland District Council	Name Peter Hampton
Position Building Control Officer	Date 17-May-2002 Time 03:43 PM



Southland District Council

PROPERTY MEMORANDA

No Planning Memoranda apply.

PIM information attached relating to snow and earthquake loadings.



Southland District Council

File Reference: 3535/114

17 May 2002

S & J Cantwell
21 Duncan Street
TE ANAU

Dear Sir/Madam

Building Consent No.: 23529/1

Description of Work: New Dwelling

Project Location: 114 Govan Drive, Te Anau

The above consent has been issued in respect of your property.

A prescribed **Advice of Completion of Building Work** form is enclosed to assist with the required formal advice when work on the project is completed and ready for a final inspection by a **Building Control Officer** who may then approve the issue of the required **Code Compliance Certificate**.

IMPORTANT TO NOTE

Any person wishing to do so may request and obtain from Council a **Land Information Memorandum** in respect of your property. Difficult legal implications can and have occurred when relevant property sales, valuations and insurance matters depend upon the required **Code Compliance Certificate** being properly obtained by the **owner**.

If all of the **work** has been properly completed to the extent required by the **Building Consent** it is in your best interest and legally applicable, to ensure the **Advice of Completion of Building Work** form is correctly filled out, signed and returned to this **office**.

If any outstanding or additional fees are attached to this project, you will be appropriately invoiced to define payment due, prior to issue of the Code Compliance Certificate.

Keri Longman

ADMINISTRATION ASSISTANT

on behalf of **TEAM LEADER, BUILDING CONTROL AND CONSENTS**