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1897047300*

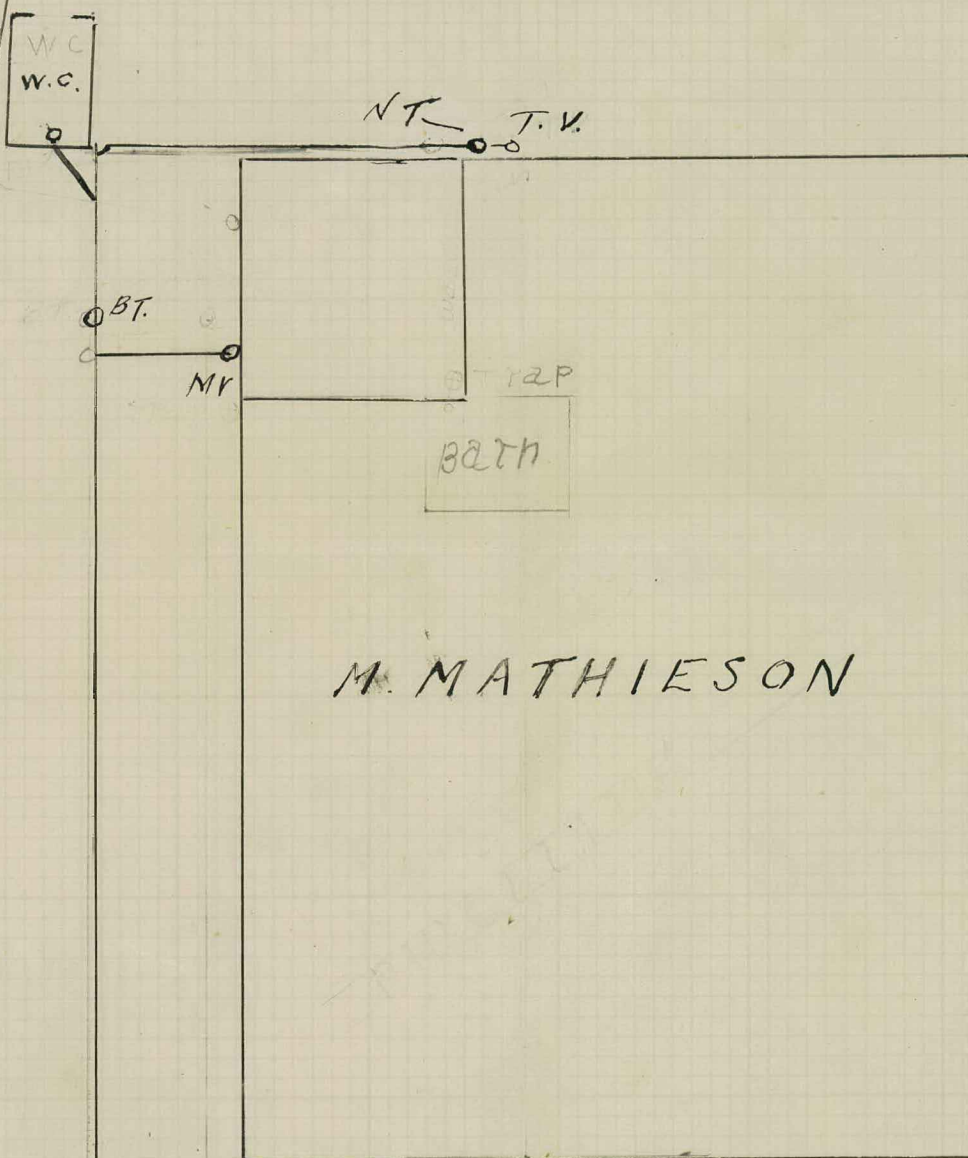
PAK25

25 PAKINGTON STREET WESTPORT

671.

M. Mathieson
Leavers Settlement
scale one inch = 8 feet

Lot 4 Sec pt 7
Bk III Kawatiri Subdiv.



4 2/4" Pipes
5 Bends
2 □
4 Y
1 1/6" pipe
1 Buckam
1 Bag Cement

25

Note: New sewer line laid at time of BC 070071.
See as built on file. SD 1/2/12.

P A K I N G T O N ST.

Key Personnel:		
	Name:	Licence No:
Designer/s:	Address:	
	Phone:	Signature:
Builder/s:	Name: <u>James CARSON</u>	
	Address:	
	Phone: <u>7821852</u>	Signature: <u>[Signature]</u>
Drainlayer:	Name:	
	Address:	
	Phone:	Signature:
Plumber:	Name:	
	Address:	
	Phone:	Signature:
Gasfitter:	Name:	
	Address:	
	Phone:	Signature:
Electrician:	Name:	
	Address:	
	Phone:	Signature:
Other:		

If all applicable information is not supplied, the application may be returned

055168

BCA Office Use Only:	Fees:	\$
Receipt Number: <u>432994</u>	Building Levy DBH (32040906) \$1.97/\$1,000	<u>NA</u>
Date of Receipt: <u>1-8-05</u>	BRANZ Levy (32040905) \$1/\$1,000	<u>NA</u>
Receiving Officer: <u>G. James</u>	Administration	<u>\$70.00</u>
Date application received: <u>1/7/05</u>	Processing	<u>\$20.00</u>
Date application accepted:	Inspections (No. <u>x 2</u>)	<u>\$156.00</u>
Fire Service: <u>No</u>	Code Compliance Certificate	<u>\$44.00</u>
Historic Places Trust: <u>No</u>	PIM	<u>No</u>
Date Issued and advised (name):	Compliance Schedule	
<u>INV# 29583 27/7/05</u>	Other	
<u>posted range-ways</u> <u>posted</u>	Total: (32040601)	<u>\$290.00</u>



BULLER DISTRICT COUNCIL

PO Box 75, REEFTON
Telephone (03) 732 8821
Fax (03) 732 8822
www.bullerdc.govt.nz

PO Box 21, WESTPORT
Telephone (03) 788 9111
Regulatory Services (03) 788 9112
Fax (03) 788 8041

BULLER DISTRICT COUNCIL
- 1 JUL 2005

Application For Building Consent And/Or Project Information Memorandum

Section 45 or Section 33, Building Act 2004

Building Consent/PIM No. 055168

The Building:	The Owner:
Location Address: <u>1525 PARINGTON ST</u> <u>WESTPORT</u>	Name: <u>R. W. BARRELL</u>
	Mailing Address: <u>18 Romilly St</u> <u>WESTPORT</u>
Legal Description: Lot: <u>4</u> DP: <u>2908</u>	Contact Person: <u>Reg. De Wenzel</u> (print name & address)
Sec: Blk: SD:	
Valuation or Property No: <u>1897/473.00</u>	Ph: <u>789 7843</u> Mob: <u>021 211 0298</u>
Building Name: [If applicable]	Fax: After hrs:
Location within site/block:	Email: <u>barrell@paradise.net.nz</u>
	Website:
Number of levels:	Estimated Value of Project \$ <u>2500</u> (Inclusive of GST)
Level/Unit No: [If applicable]	Unit/s ☐ Storey/s ☐
Area: [Floor area of building work] m ²	Intended life of the building if less than 50 years: years
Current Use:	Year first constructed [If applicable]

The following evidence of ownership is attached to this application: [Please delete those not applicable]

- I. Certificate of Title III. Agreement for Sale and Purchase
II. Lease Agreement IV. Other

Due by Date: 28-7-05

The Project:

Description of building work: Remove wall replace with Beam renovate Kitchen.

Will the building work result in a change of use: Yes ☒ No

If yes provide details of the new use:

Building Consent numbers of those building consents previously issued for this project:

If all applicable information is not supplied, the application may be returned



Code Compliance Certificate 055168

Section 95, Building Act 2004

BAM 007

[Form 7]
Building (Forms) Regulations

The Applicant	The Building
R & W BARRELL 25A ROMILLY STREET WESTPORT 7825	25 Pakington St, Westport Legal Description: Lot 4 DP 2908 town of Westport Valuation or Property No: 1897047300

Building Work:

Description of Building Work: REMOVE WALL, REPLACE WITH BEAM, RENOVATE KITCHEN

Estimated Value: \$2,500

Current, lawfully established, use: DOMESTIC

First Point of Contact:

The first point of contact for communications with the council/building consent authority will be with:
As above

Code Compliance:

The building consent authority named above is satisfied, on reasonable grounds, that :

(a) the building work complies with the building consent.


.....
J A DONALDSON
ENVIRONMENTAL TEAM LEADER

On behalf of: Buller District Council

Date: 2/02/12

CODE COMPLIANCE CERTIFICATE CHECKLIST PROMPT

Building Consents only - not required for spaceheaters

BUILDING CONSENT NO.

055168.

LOCATION / ADDRESS:

25

Pakington

ST.

BARRELL

Weed pond

On File	N/A	Item	On File	N/A	Item	On File	N/A	Item
☒		CCC request final			Warnings or Bans			Gas Certification
		Consent conditions met		MA	Pressure Test Declaration		MA	Exterior Cladding Certification
	MA	Drainage Plan		MA	Tanking Certification		MA	Waiver/Modification Required
	MA	Electrical Certificate		MA	Producer statements		MA	Secs 72/77 Entry onto CT

☐ Correct Description of Works in NCS - if no, indicate changes:

Note: If amendments to BC have been processed, does description reflect amendments?

Builder:	OWNER	Gasfitter:	MA
Plumber:	N/A	Change of Mailing Address or Ownership:	
Drainlayer:	MA		

COMPLIANCE SCHEDULE

On File	N/A	Item	On File	N/A	Item	On File	N/A	Item
		Compliance Schedule			Alarm Type			PWD Compliance
		FPIS Certificate			Specified Features			Other Items: BWO

Note: if new or amended Compliance Schedule is required, this must be issued in conjunction with CCC.

INSPECTION RECONCILIATION

Inspector to Complete

Administrator to Complete

No. of inspections prepaid	2	Invoice # / Date	
No. of inspections carried out	2	Receipt # / Date	
Inspections Owing / Refund	—	Invoice / Credit Note / Date	
Fees Owing / Refund	—	Amendment/s Status/es	Check: ☐ Issued and Released
		Signature	☐ CCC Issued

ADDITIONAL COMMENTS

☒ Yes ☐ N/A PIM conditions met	☒ Computer status altered to "CCC Application Received"
☐ Bam 124 Completion File Checklist Complete MA	☒ Early Warning Systems Smoke alarms

BUILDING INSPECTOR APPROVAL

☒ Approved to Issue CCC Signature Mark G. G. G. Date 1/2/12

OFFICER SIGNING OFF CCC

☒ Approved to Issue CCC Signature J. A. Donald Date 2/2/12

FIELD CARD

VALUATION No. 1897/473.00

SMOKE
DETECTORS ☒

BULLER DISTRICT COUNCIL

Building Consent No. 055168 Date of Issue: 27/7/05

Applicant: R. W. BARRELL

Site Address: 25 PAKINGTON ST WESTPORT

ENTERED

Description of Consented Work:

REMOVE WALL & REPLACE WITH BEAM

RENOVATE KITCHEN

Estimated Inspections: 2

RAPID No.

DATE INSPECTED	REMARKS (eg, stage reached with work)
12-8-05	UBW 300x100 LINTEL FITTED WITH DOUBLE JACK STUDS UNDER. NAIL PLATED FOR TIE DOWN. Plug to be fixed to one side of Framing for Bracing. Pile holes dug ready for piles to be placed under. JACK STUDS OK m.f.g.
1/2/12	Final Request - Smoke alarms installed. all work completed. and approved. m.f.g.
Actual Inspections	2

Completed (signature): m.f.g. Date: 1/2/12

Comments

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Builder:	Plumber:	Drainlayer:	Gas Fitter
All work inspected is in accordance with the Building Consent		Key	R – Rectification Required
Rectification time frame: / /			✓ - Approved to Proceed



APPLICATION FOR CODE COMPLIANCE CERTIFICATE

BAM 006 and BAM 006-H

PROJECT NO:

DATE RECEIVED:

The Building Consent

Building consent number: 055168 Being Stage 1 of an intended 1 Stage

Issued by: Buller District Council

PIM No. (if different from that of Building Consent) _____

The Applicant

R & W BARRELL
18 ROMILLY STREET
WESTPORT

The Building

25 Pakington St, Westport
Legal Description: Lot 4 DP 2908 town of Westport
Valuation or Property No: 1897047300

The Building Work

The following building work is authorised by this building consent:

Description of Work: REMOVE WALL, REPLACE WITH BEAM, RENOVATE KITCHEN

Type of Building Work:

DOMESTIC Estimated Value: \$2,500

First Point of Contact:

First point of contact for communications with the building consent authority will be with:

As above

*The Owner

Name of owner: R & W BARRELL

†Contact person:

Mailing address: 18 ROMILLY STREET, WESTPORT

Street address/registered office:

Phone number:

Landline: 789 7843

Mobile: 021 211 0298

Daytime:

After hours:

Facsimile number:

Email address:

Website:

First Point of Contact / Agent:

Note: The agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices.

First point of contact for communications with the council/building consent authority:

As above

***The Application**

All building work carried out under the above building consent has been completed.

The personnel who carried out the building work are as follows:

Builder: JAMES CARSON : 782 1852

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to: 18 ROMILLY STREET, WESTPORT (Owner)

Signature

Signed by or for and on behalf of the
Owner:

J Carson

Name of Person signing:



Owner



Agent

Date:

7/2/12

Note: If acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Owner".

Additional Information to Note

1. A final inspection must have been completed prior to this application being sought.
2. The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented and approved prior to the work being carried out.
3. A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all Names, Certificates from personnel who carried out the work, Registration Numbers, Producer Statements, or any other required documents.
4. Certificates that relate to energy work (Electrical and Gasfitters).
5. The specified systems listed on the attached form are to be contained in the compliance schedule for the building. In the opinion of the personnel who installed them, they are capable of performing to the performance standards set out in the building consent.



Building Consent

Section 51, Building Act 2004

Application

R & W BARRELL
18 ROMILLY STREET
WESTPORT

No.	055168
Issue date	27/07/05
Application date	1/07/05

Project

Description	3 Alterations, repairs, extensions Being Stage 1 of an intended 1 Stage REMOVE WALL, REPLACE WITH BEAM, RENOVATE KITCHEN
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC
Estimated Value	\$2,500
Location	25 Pakington St, Westport
Legal Description	Lot 4 DP 2908 town of Westport
Valuation No.	1897047300

Builder: JAMES CARSON : 782 1852

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	290.00
Building Research Levy	\$	0.00
DBH Levy	\$	0.00
Total	\$	290.00

This building consent is a consent under the Building Act 2004 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent.

**THIS COPY MUST BE
RETAINED ON WORKS**

THIS IS A VALUABLE DOCUMENT AND SHOULD BE KEPT IN A SAFE PLACE. YOU MAY WISH TO PRODUCE THIS CONSENT WHEN YOU DECIDE TO SELL THE PROPERTY.

Signed for and on behalf of the Council:

Name: J.A. DONALDSON

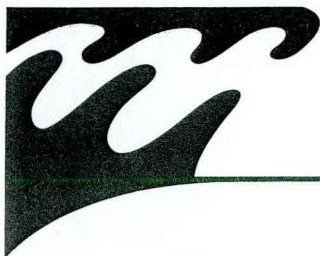
Date: 27/7/05

1. Restrictions on the Erection of Buildings, Scaffolding and other Structures: Under the Electricity Regulations 1997, it is an offence to erect any buildings, scaffolding and other structures within certain prescribed distances of an overhead electric line.
2. To inquire about these restrictions contact the nearest office of Trans Power NZ or your local Power Supply Company.
3. Inspections are required as shown on attached `Field Inspection` sheet.
4. The building, structure or appliance being erected subject to the conditions of this consent, is not to be occupied or used without a Code Compliance Certificate being issued which verifies that the work complies with the New Zealand Building Code.
5. An owner must apply to the consent authority for a CCC on the enclosed form - Application for Code Compliance Certificate (CCC) after all building work relating to this consent is completed. All certificates, including producer statements must accompany this application.
6. This consent is issued on the basis that **x2** inspections will be carried out during construction. Any additional inspections required during construction will be debited at the completion of the works.
7. NOTE: To ensure that ALL the work contained within this consent has been approved, it is recommended that final payment to contractors should not be made until a Code Compliance Certificate has been received.
8. The cost of any damage to footpaths, roads, berms or crossings during construction, demolition or relocation will be required to be met by the applicant.
9. If there are high-voltage electricity transmission lines over or adjacent to the property or there are transmission towers/pylons on or adjacent to the property, the applicant must ensure that the proposed building complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electrical Safe Distances.
10. It is the responsibility of the applicant to ensure compliance and if necessary to contact the line owner to determine whether the proposed building will comply prior to commencing construction.
11. After a consent has been issued no deviation or alteration from the original plans and specifications is permissible without the written approval of the Inspector and it is an offence to convert the building to any other use than that stated on the consent.
12. A building consent shall lapse and be of no effect if:- The building work concerned has not been commenced within 12 calendar months after the date of issue of the consent or within such further period as the territorial authority in its absolute discretion may allow.
13. A building consent shall expire if an application for a Code Compliance Certificate has not been made within two (2) years of when the building consent was first issued.
14. The applicant and builder are responsible for the correct siting of buildings or additions thereon. As such, they shall ascertain the true position of survey pegs before building operations commence.
15. Gib board manufacturers recommend that for levels of Gib Board finish 3, 4 or 5 that the framing moisture content should not be greater than 16% at the time of lining. This recommendation is to minimise instances of joint or surface defects developing.
16. The New Zealand Building Code requires that the moisture content shall not be greater than 24% at the time of lining.

THIS COPY MUST BE
RETAINED ON WORKS

17. ENSURE A PILE IS PLACED DIRECTLY UNDER THE POINT LOAD OF THE NEW BEAM.

THIS COPY MUST BE
RETAINED ON WORKS



Project Information Memorandum 055168

Section 34, Building Act 2004

Issued in accordance with Building Consent No. 055168

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent attached.

No relevant information has been located for this property.

Signed by or for and on behalf of the Council:

Name: J.A. DONALDSON

Date: 27/7/05

**Administration,
Rates and Finance**
Brougham Street

Phone: (03) 788 9111

Regulatory Services
Building, Planning,
Animal Control

Phone: (03) 788 9112

Operations
Roading, Drainage,
Refuse and Reserves

Phone: (03) 788 9117

Community Services
Recreation, Grants,
Community Consultation

Phone: (03) 788 9111

**Sue Thomson Casey
Memorial Library**
87-89 Palmertson St

Phone: (03) 788 8030

**Reefton Service
Centre**
66 Broadway

Phone: (03) 732 8821

Application for Code Compliance Certificate

Section 92 Building Act 2004

To:

Consent Details

R & W BARRELL	No.	055168
18 ROMILLY STREET	Issue date	27/07/05
WESTPORT	Application date	1/07/05

Project

Description	3 Alterations, repairs, extensions Being Stage 1 of an intended 1 Stage REMOVE WALL, REPLACE WITH BEAM, RENOVATE KITCHEN
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC
Estimated Value	\$2,500
Location	25 Pakington St, Westport
Legal Description	Lot 4 DP 2908 town of Westport
Valuation No.	1897047300

You are hereby advised that

☐ All

☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

☐ A final

☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

☐ Building certificates

☐ A code compliance certificate issued by a building certifier

☐ Producer statements

Signed by or for and on behalf of the owner:

Name:

Position:

Date:

Business hours contact phone no.:



BULLER
DISTRICT COUNCIL

Copy

PO Box 21, Westport
Phone: (03) 788 9111
Fax: (03) 788 8041
www.bullerdc.govt.nz

INVOICE FOR

R & W BARRELL
18 ROMILLY STREET
WESTPORT

Customer No BC055168
Date 27/07/05

GST Reg. No 51-751-094

Tax Invoice 29583

Job Ref. Order No.	Job Date	Amount
	055168 : 25 Pakington St, Westport REMOVE WALL, REPLACE WITH BEAM, RENOVATE KITCHEN Owner: R & W BARRELL	
Administration Fee		70.00 *
Processing		20.00 *
Inspections		156.00 *
Compliance Certificate		44.00 *
(* Incl GST \$32.22)		
	Total	\$290.00
Total incl GST		290.00

R & W BARRELL

Customer No BC055168
Invoice No 29583

Conditions of Sale: Payment due on 20th of month following purchase unless prior arrangements have been made. Ownership of the goods shall remain with the seller until the customer has paid all that is owing to the seller. The taking of delivery of our goods constitutes acceptance of these conditions.

Total Due 290.00

Amount Paid

**Administration,
Rates and Finance**
Brougham Street

Phone: (03) 788 9111

Regulatory Services
Building, Planning,
Animal Control

Phone: (03) 788 9112

Operations
Roading, Drainage,
Refuse and Reserves

Phone: (03) 788 9117

Community Services
Recreation, Grants,
Community Consultation

Phone: (03) 788 9111

**Sue Thomson Casey
Memorial Library**
87-89 Palmertson St

Phone: (03) 788 8030

**Reefton Service
Centre**
66 Broadway

Phone: (03) 732 8821

WORK SHEET

OWNER: Row BARRELL BUILDER: JAMES CARSON
ADDRESS: 18 Romilly St ADDRESS: _____
WESTPORT
TELEPHONE: 7897843 TELEPHONE: _____

The following additional conditions are to be included with this consent:

STANDARD CONDITIONS: 1 to 11, 15, 16.

ensure a pile is placed directly under the point load
of the new beam.

The following action is required before a Building Consent can be issued:

Action Taken:

Date: _____

APPROVED Subject to compliance
with District Plan, Building Act, N.Z. Building Codes

Building Signed: _____
P. & D.
Fire & Egress
Electrical
District Plan
Inspector 26/9/10 Date _____

CHECK LIST FOR BUILDING CONSENTS

Project Information Memorandum No.	N/A	No relevant info.
Fees	N/A	
DP / Valuation No.		
Property File (Extension/Alteration)	OK	25 Palmyra. CT 84/187. OK.
Plumbing & Drainage	N/A	
As-built Plans of Property	OK	
Road Access / Water Connection / Sewer	N/A	
Site Investigation – Penetrometer including power lines	N/A	
Building Height, Distance from Boundaries, Yards, Coverage etc	N/A	
Ventilation / Light / Glazing	N/A	
Footings	OK	Pile under loaded wall.
Masonry and Foundation Walls, including vents	N/A	
Concrete Floor	N/A	
Timber sub-floor, Bracing and Flooring	OK	Existing.
First Floor Framing	N/A	
Wall Construction	OK	Shipping - OK. 300x100 Beam. - 2.600 span. OK. 3604. 1899.
Wall Bracing	N/A	
Roof Construction	N/A	
Roof Bracing	N/A	
Insulation	N/A	
Linings - Internal / External	OK	G.B.
Decks, Pools, Verandahs	N/A	
Electrical	N/A	
Access for Disabled – including visual & sound	N/A	
Fire – Means of Escape/Smoke Detectors	OK	
Compliance Schedule	N/A	
Permitted Activity	Yes	
Durability	OK	S/S being for piles. H5 pile.
Stairs	N/A	
Rapid No.	N/A	

BUILDING CONSENT COST RECONCILIATION STATEMENT

Processing Estimate \$ _____

BC No. 055168 Barrell

[illegible]

Total time taken -

Estimate \$

Cost @ \$72 / hr =

Actual \$ _____

Balance – refund / to pay \$ _____

CONDITIONS OF BUILDING CONSENT No. 055168

Owners Name: R. W. BARRELL

Field Inspections

Periodic inspections are required to verify compliance with details described on the approved plans and specifications and to ensure that requirements of the Building Act and New Zealand Building Codes have been complied with.

REQUIREMENTS – The owner/builder shall notify the Inspectorate Receptionist one working day (ie at least 24 hours) prior to the inspection being required for each of the following inspections: ☐ denotes required inspections.

- ☐ Siting/Penetrometer Test
- ☐ Concrete Floor Slab
- ☐ Plumbing & Drainage
- ☐ Post Lining
- ☐ Insulation
- ☐ External Works

- ☐ Foundations
- ☐ External Cladding
- ☒ Pre Lining
- ☐ Fires
- ☐ Block/Brickwork
- ☒ Final Inspection or Completion

1. **SITING/PENETROMETER TEST** – all relevant boundary pegs must be identifiable.
2. **FOUNDATIONS** – when all trenches and footing excavations are completed and all reinforcing steel has been tied in place *AND BEFORE ANY CONCRETE IS POURED*, this includes pile and/or pole holes.
3. **CONCRETE FLOOR SLAB** (on ground) – when all fill compaction has been completed, moisture proof membrane placed, reinforcing steel installed and supported, and plumbing and drainage services installed *AND BEFORE ANY CONCRETE IS POURED*.
4. **PRE-EXTERNAL CLADDING** – To view mechanical fixing – flashing systems for windows etc, control joints, for stucco, building wrap.
5. **PLUMBING & DRAINAGE** – plumbing must be ready for inspection and drains completed, but uncovered.
6. **PRE-LINE** – when all exterior cladding, windows, doors etc have been fixed in place and insulation is on site, but prior to the fixing of any internal linings. To check bracing module, moisture content, mechanical fixings, timber treatment etc.
7. **POST LINING** – when all the internal wall and ceiling linings have been fixed in place (*BUT PRIOR TO THE FIXING OF CORNICES OR SKIRTINGS OR GIB STOPPING*).
8. **FIRES** – when spaceheater has been installed, including flue, plumbing, but prior to lighting of spaceheater.
9. **INSULATION – SKILLION OR FLAT ROOFS** – when all the insulation material is installed in place, but *PRIOR TO ANY ROOFING MATERIALS BEING FIXED*.
10. **BLOCKWORK / BRICKWORK** – to verify reinforcing, block sizes, tie bars, lintels, cavities etc.
11. **EXTERNAL WORKS** – retaining walls, siting, post holes, footings, drainage design engineer, reinforcing.
12. **FINAL INSPECTION or COMPLETION** – when the building is completed, including the installation of insulation materials in the roof cavities, the provision of fire requirements, steps and ramps required for egress from the building and installation of chimneys and spaceheaters and all systems identified as necessary for a compliance schedule are installed and operational. The attached form titled "Advice of Completion of Building Work" is required to be completed and forwarded to Council.

The approved plans and specifications (stamped copies) must be available on the site in order for the inspection to be carried out. Failure to abide by this requirement may necessitate a further inspection and may require the payment of a re-inspection fee, on completion of construction and before a Code Compliance Certificate is issued.

The approved plans will be signed by the inspector for each inspection and will advise whether the inspection has been approved or stipulate what remedial action is required. *IF THE PLANS ARE NOT SIGNED BY THE INSPECTOR THEN NO INSPECTION HAS BEEN CARRIED OUT.*

APPROVED BY THE INSPECTOR FOR THE
with District Plan, Building Act, N.Z. Building Codes

Building
P. & D.
Fire & Egress
Electrical
District Plan
Inspector *[Signature]* 26/10/05

[illegible]

Gas Fitter

Key R – Rectification Required

✓ - Approved to Proceed



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

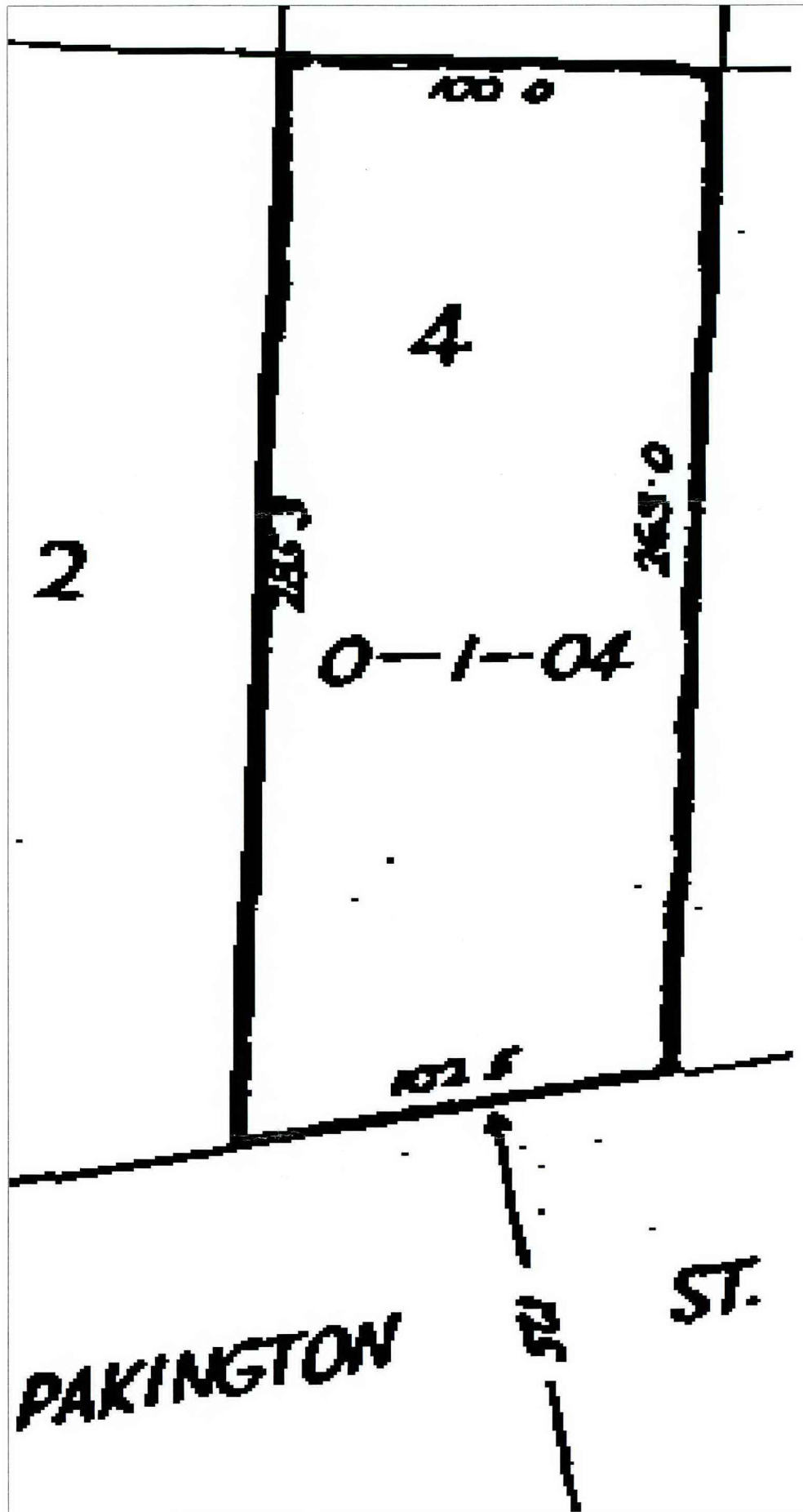

R. W. Muir
Registrar-General
of Land

Identifier **NL84/187**
Land Registration District **Nelson**
Date Issued 05 September 1939

Estate Fee Simple
Area 1113 square metres more or less
Legal Description Section 4 Leaver Settlement and Defined
On Deposited Plan 2908

Proprietors
Wendy Jane Barrell and Reginald Stuart Barrell

Interests



Fix TOP PLATE TO BEAM.
STRUTS TO BEAM

ROOF STRUTS ONTO
BEAM.

EXISTING TOP PLATE.

NUCKLE PLATE BOTH SIDES.

NEW
BEAM

400 x 1.1m x 25mm STRAP BOTH SIDES.

FLOORING.

PACKER.

FLOOR JOISTS

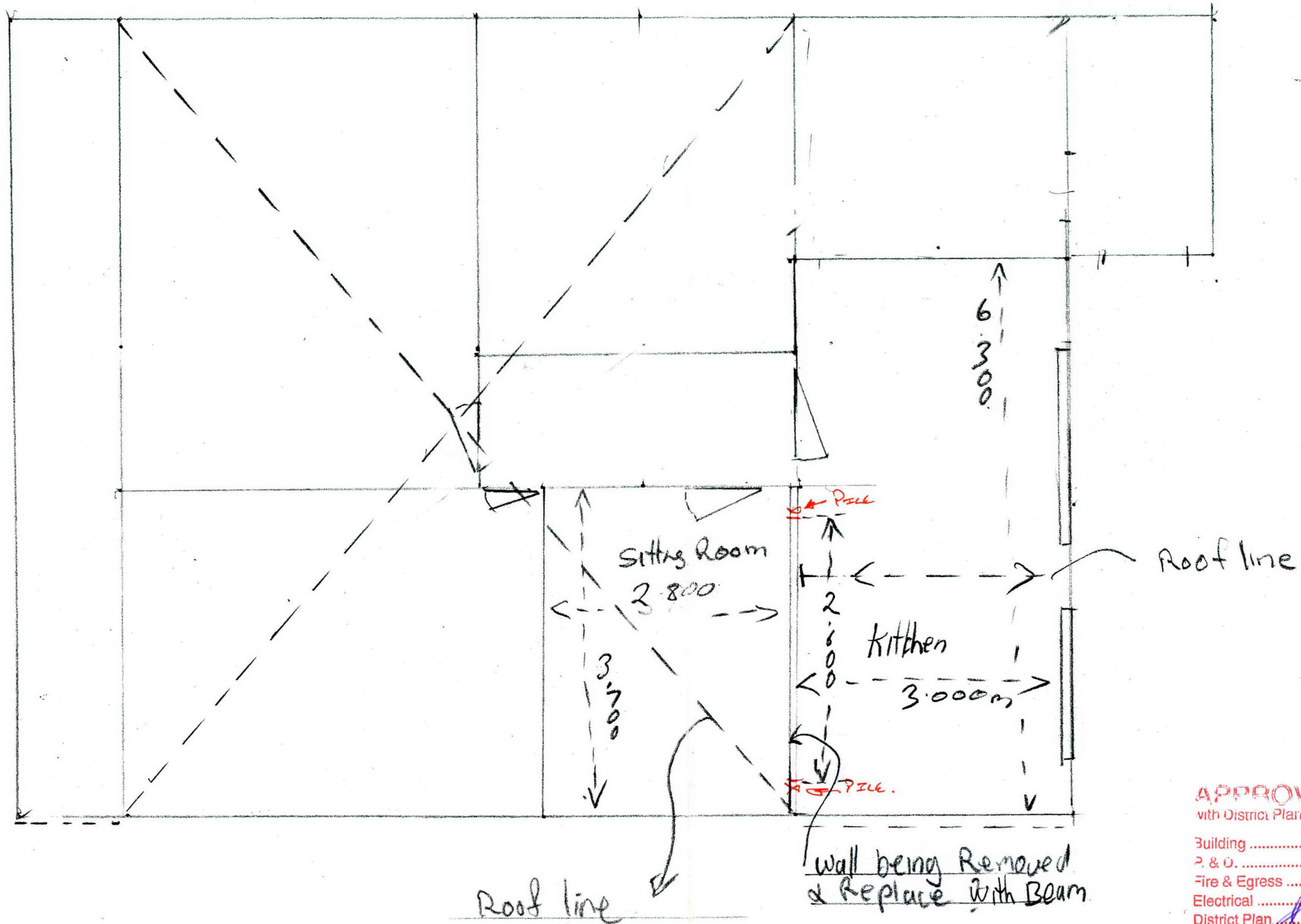
BEARER.

5/8" Z' NAIL BOTH SIDES.

145

PINE DIRECTLY UNDER LOAD.

Street.



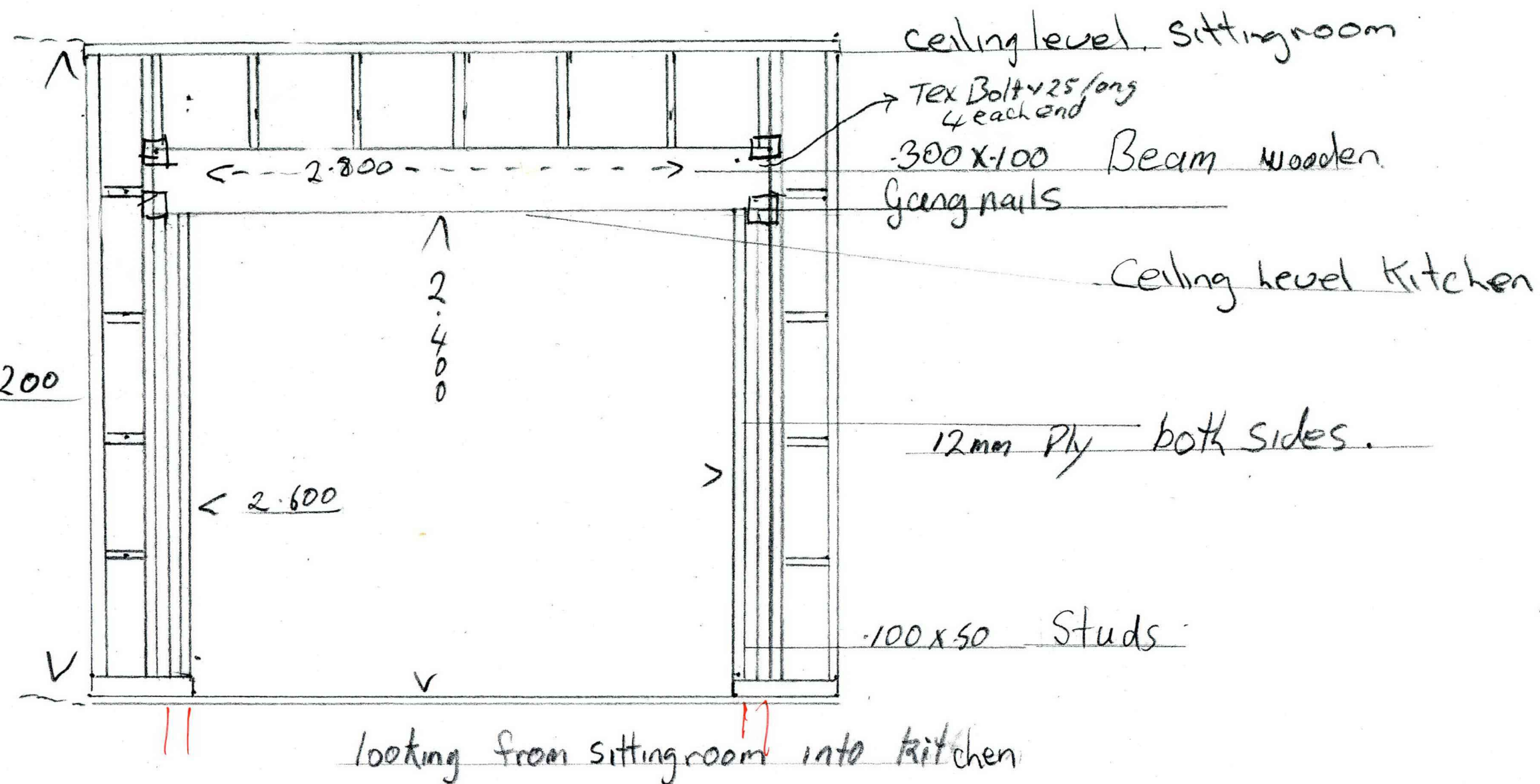
APPROVED Subject to compliance
with District Plan, Building Act, N.Z. Building Codes

Building
 P. & D.
 Fire & Egress
 Electrical
 District Plan
 Inspector *[Signature]* 26/1/55 Date

DRAWN BY **J. CARSON**
 DATE
 SCALE **1:50**

DRAWING No.
25 Packing ton St.
R.

	EXCEL.	V. GOOD	GOOD	FAIR	POOR
LINE QUALITY					
INTERPRETATION					
ACCURACY					
LAYOUT					



DRAWN BY	J.P.L. CARSON	DRAWING No.	25 Packington St., R.	EXCEL.	V. GOOD	GOOD	FAIR	POOR
DATE	SCALE 1:100			LINE QUALITY				
				INTERPRETATION				
				ACCURACY				
				LAYOUT				

As Built Plan/Asset Update Sheet



Job Number: 46305

Date: 23-8-05

Job Description:

Replace G.V

Address: 25 Pakington St Westport

Pipe size & type installed:

Pipe size & type connected to:

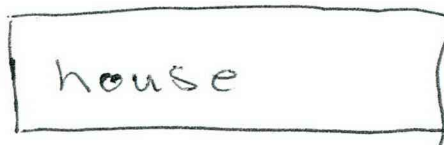
Condition of existing asset: Very good pressure at G.V = poor past boundary

Bedding material:

Distances from:

To:

Filled Out By: I. Nish



Tody

16.2M →

Driveway



4.2M

Mail
box

As Built Plan/Asset Update Sheet



Job Number: 46305

Date: 23-8-05

Job Description:

Replace G.V

Address: 25 Pakington St Westport

Pipe size & type installed:

Pipe size & type connected to:

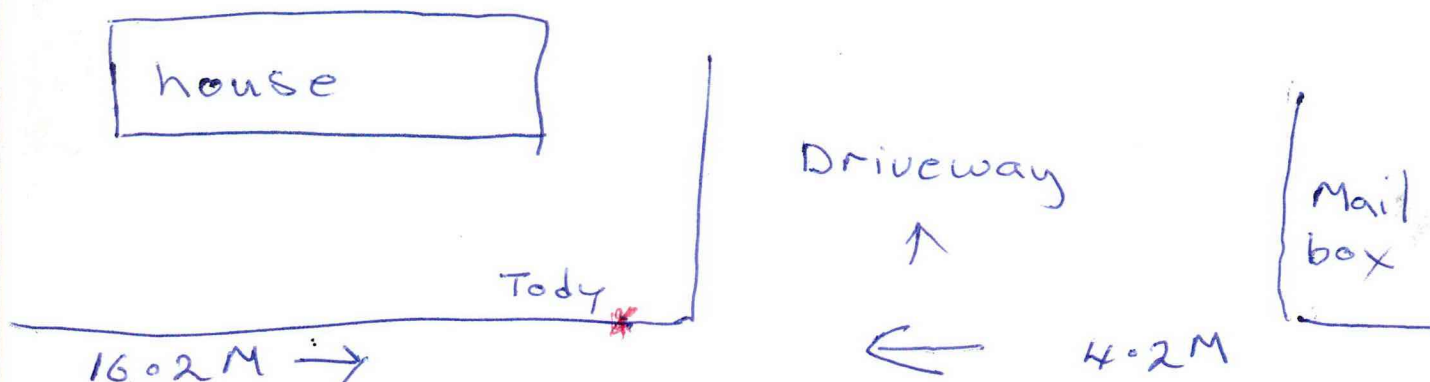
Condition of existing asset: Very good pressure at G.V = poor past boundary

Bedding material:

Distances from:

To:

Filled Out By: I. Nish



As Built Plan/Asset Update Sheet



Job Number: 46305

Date: 23-8-05

Job Description:

Replace G.V

Address: 25 Pakington St Westport

Pipe size & type installed:

Pipe size & type connected to:

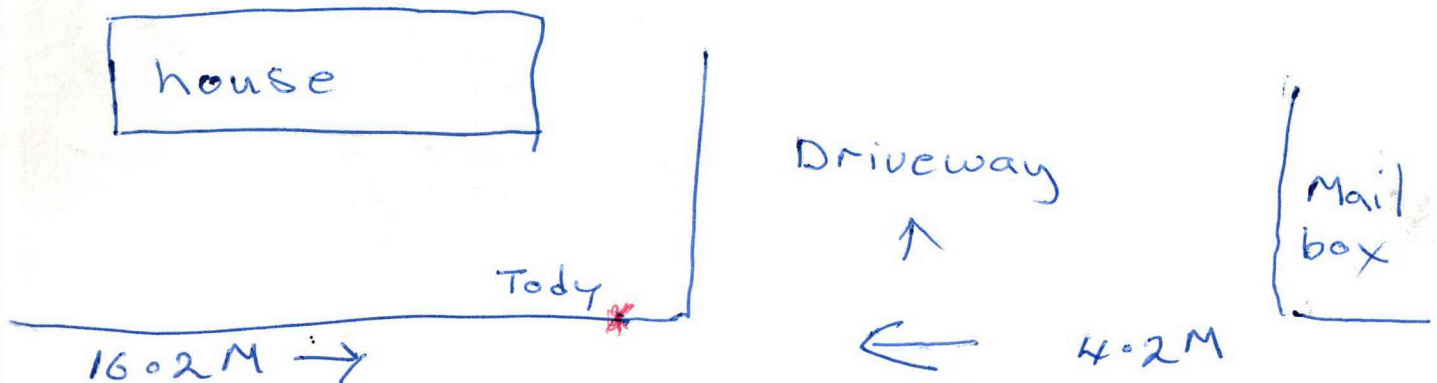
Condition of existing asset: Very good pressure at G.V = poor past boundary

Bedding material:

Distances from:

To:

Filled Out By: I. Nish



BUILDING PERMIT APPLICATION FORM

Local Authority WESTPORT
I, S McNeill (Builder), of 25 Bkington St (Address)

hereby apply for a building permit in respect of works detailed in the accompanying plans and specifications, at the property of MC NEILL (Owner)

Street 25 PARKINGTON ST Township WESTPORT

Number on Valuation Roll

Lot D.P. Section Block

Site of Buildings: S.D.

The building works involve KITSET GLASSHOUSE ("ABC") 6x8x7' high.

Value of building (see back for example) \$449 Total floor area (sq. m.)

Est. value of building work: \$ 449 Est. Commencement date

Est. value of plumbing and drainage \$ Est. Completion date

Total \$ 449

Plumber and Drainlayer Reg. No.

Address

NOTE: A separate application form for Plumbing and Drainage Works must be completed by the Registered Tradesman.

Fees Payable (see back for scale)

Building Permit Fee, etc. \$ 6.00. Receipt No. 8118 Date 3.10.79

Building Research Levy \$ Receipt No. Date

Plumbing and Drainage Fee \$ Receipt No. Date

\$ 6.00. TOTAL.

Nature of Permit (Tick Box)

New building including separate buildings added to existing complex ☒	Repairs, alterations or extensions to an existing building ☐
Conversion ☐	Demolition ☐

IMPORTANT: Has the section ever been filled: Yes ☐ No ☐

If so, what precautions are being taken

Owner's Signature S McNeill 1/10/79.

Builder's Signature

Permit No. 085539 J Date 5/10/79.

Please read the other side carefully.

NOTE: All plans and specifications must be in METRIC.

Details Required (Two copies of each)

Full site Plan — Showing existing buildings, etc.

Floor plan, specifications.

Blow up cross-section of all different wall construction, i.e., timber, block wall, etc.

This should show the depth of the foundation and all dimensions, plus explicit detail of construction. The area one foot above the floor and one foot below the ceiling may be excluded.

Three elevations (minimum): These must show any fall in the section—including the foundation height above ground level.

Other Services: 1. Stormwater connection.
3. Water connection.
5. Plumbing and drainage permit.

2. Sewer connection.
4. Vehicle crossing.

These must be applied for on separate forms.

WARNING: Current building bylaws take precedence over specifications, etc.
It is your responsibility to ensure that you comply.

PERMIT FEES
(Building Only)

Not more than	\$600	—	\$6.00
	800	—	8.00
	1000	—	10.00
	1200	—	12.00
	1400	—	14.00
	1600	—	16.00
	1800	—	18.00
	2000	—	20.00
	3000	—	25.00
	4000	—	30.00
	5000	—	35.00

Not more than	\$6000	—	\$40.00
	7000	—	45.00
	8000	—	50.00
	9000	—	55.00
	10,000	—	60.00
	12,000	—	70.00
	14,000	—	80.00
	16,000	—	90.00
	18,000	—	100.00
	20,000	—	110.00
	25,000	—	125.00
	30,000	—	140.00
	35,000	—	155.00
	40,000	—	170.00
	50,000	—	185.00

Fees for work valued at more than \$50,000:

\$15.00 per \$10,000 above \$50,000.

Building research levy—up to \$3,000 no fee. Above that \$1.00 per \$1,000 or part thereof. If a new house, estimate plumbing and drainage and add that on to total cost to estimate levy.

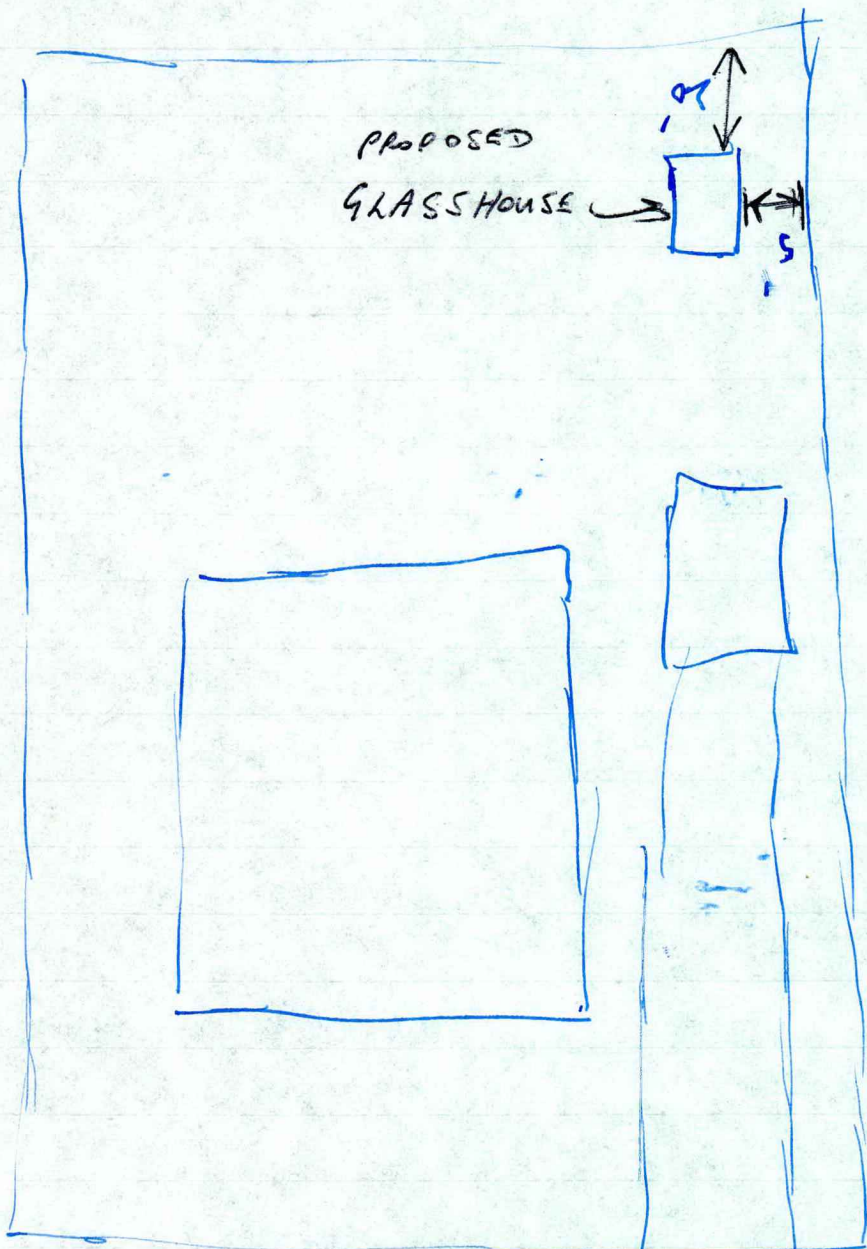
EXAMPLES

1.		
Building Costs		\$16,000
Estimated Plumbing and Drainage		\$1,500
	Total	\$17,500
Building Fee	\$90.00	
Research Levy	* \$18.00	
	<u>\$108.00</u>	

2.		
Building Costs		\$2,800
Estimated Plumbing and Drainage		Nil
	Total	\$2,800
Building Fee	\$25.00	
Research Levy	Nil	
	<u>\$25.00</u>	

* (\$1.00 per \$1,000 or part thereof)

Building values are based on values as given in the Building Economist and if in doubt a copy is available at the office in Westport.



25 PARKINGTON ST
M'NEILL.

Westport Borough Council

No.

Inspector: M.

Receipt No.

7745

OWNER

Name

M.W. McNeill

Address

25 Pakington St
Westport

BUILDER

Name

Best Luft Ltd

Mailing Address

175 Palmerston St
Westport

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

25

Street Name

Pakington St

Town/District

Westport

Riding

LEGAL DESCRIPTION

Valuation Roll No.

Lot

D.P.

Section

Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Spaceheater

Date Inspected

REMARKS (e.g. stage reached with work)

10.4.82

Outside wall precast chimney inbuilt heater

COMPLETED (Signature)

affinis

Date

4 / 10 / 82

BUILDING PERMIT

(Office Copy)

AUTHORITY

Stats. No. A

35844

Westport Borough Council

No.

Receipt No.

7745

OWNER

Name

M.W. McNeill

Address

25 Pakington St
Westport**BUILDER**

Name

Beit Ltd Ltd

Mailing Address

175 Palmerston St
Westport**PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED****SITE**

Street No.

25

Street Name

Pakington St

Town/District

Westport

Riding

LEGAL DESCRIPTION

Valuation Roll No.

Lot

D.P.

Section

Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USESpaceheater**FLOOR AREA****DWELLING UNITS**Whole
Sq. MetresNumber
ErectedESTIMATED
VALUES
\$

Building

Drainage

Plumbing

TOTAL

1000 = 001000 = 00**NATURE OF PERMIT (TICK BOX)**☐

NEW BUILDING

- include dwelling added, exclude domestic garages

☐

FOUNDATIONS ONLY

☐

ALTERED, REPAIRED, EXTENDED

- include conversions and domestic garages

☒NEW CONSTRUCTION
OTHER THAN
BUILDINGS

- include demolitions

FEES APPLICABLE

Building Permit (etc)	\$	<u>12 = 00</u>
Building Research Levy	\$	<u>/</u>
Sewer Connection	\$	<u>/</u>
Water Connection	\$	<u>/</u>
Street Damage Deposit	\$	<u>/</u>
TOTAL	\$	<u>12 = 00</u>

Authorised Officer

[Signature]

Date

20.9.82

Special Conditions: (In addition to those noted on reverse):

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws

IMPORTANT — YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

Remarks:

CHIMNEY PERMIT APPLICATION FORM

Local Authority: WESTPORT BOROUGH COUNCIL.....

I, BERT LUFF LIMITED of 175 PALMERSTON.....

STREET WESTPORT..... (Address) hereby apply for a permit

in respect of works detailed below, at the property of MR. W. MCNEILL

..... (owner) at 25 PAKINGTON STREET
WESTPORT

Number on Valuation Roll

The works involve the installation of a CATHEDRAL INBUILT SPACEHEATER (Brand Name)
heating/~~cooking~~ appliance.

FLUE TYPE: ~~Brick~~: ~~Concrete~~: Metal: ~~Pumice~~: (if other state type)

WET BACK: YES NO

If 'Wet Back' involved

Plumber's Name Reg. No.....

Address:

.....

Plumber's Signature:

A room location plan and cross section drawing of the proposed installation is shown on the reverse of this form.

J. M. Aulford..... Signature Date 2.9.82.....

SCALE FEES

Chimney and/or Appliance Only: \$12.00

Chimney and/or Appliance and Wet Back: ~~\$20.00~~

(Note: \$8.00 apportioned as plumbing fees)

FOR OFFICE USE: Fees Received \$ 12.00 7745 10/9/82

Chimney Permit No. Issued

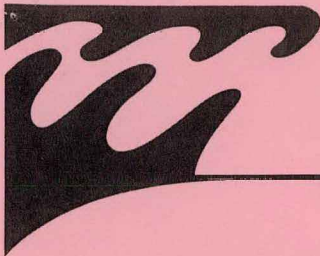
Plumbing Permit No. Issued

Inspected: Remarks:

.....

ROOM PLAN: Show room in which appliance to be located and also adjoining rooms (to scale)

CROSS SECTION: Show floor, wall, ceiling and room frame (to scale)



File Reference: RC120033
Valuation Roll No. 1897047300

1 May 2012

R S and W J Barrell
C/- Chris J Coll Surveying Limited
PO Box 204
Westport 7866

Dear Jan

APPLICATION FOR RESOURCE CONSENT RC120033 – R S & W J BARRELL

Council's Delegated Planning Sub-Committee considered the above application at its meeting on 30 April 2012. Council's decision is attached.

If you are happy with the decision made by Council, the consent may be acted upon subject to any conditions included in the decision. Council staff will monitor the site to check that conditions have been complied with.

If not acted upon, the consent will lapse after five years from the date of the decision, unless otherwise specified in this decision or unless extended by resolution of Council. Please refer to Section 125 of the Act (Lapsing of Consents) for further details.

If you do not agree with the whole or any part of the decision, you may appeal the whole or any part of the decision to the Environment Court. An appeal may be lodged with the Environment Court within 15 working days of the date this notification being delivered to you in the normal course of post. The address of the Environment Court is PO Box 2069, Christchurch. A copy of any appeal should also be sent to the Buller District Council, PO Box 21, Westport.

An appeal must be lodged on Form 16 prescribed by the Resource Management (Forms) Regulations 1991 and must be accompanied by a filing fee of \$500.00 (GST inclusive) as specified in those Regulations under Part VI, Section 28, Sub-section (3). A copy of the above Regulations may be purchased from the Government Printing Office.

If you are in doubt about your rights to appeal, or require an extension of time, you should discuss this with your solicitor/agent.

If you have any further queries please do not hesitate to contact me.

Yours faithfully

Helen Montgomery
TEAM LEADER POLICY & PLANNING

RESOURCE CONSENT DECISION - RC120033

Pursuant to Sections 104, 104A, and 108 of the Resource Management Act 1991, Buller District Council **GRANTS** the application by R S & W J Barrell, **subject to the Conditions below.**

The approved activity:

To subdivide Section 4 Leaver Settlement and Defined on Deposited Plan 2908 into two (2) new allotments.

Approximate lot sizes (subject to final survey)

Lot 1 – 518 metres²

Lot 2 - 591 metres²

Location:

Address:	25-25A Pakington Street, Westport
Legal Description:	Section 4 Leaver Settlement and Defined on Deposited Plan 2908
Computer Freehold Register:	NL84/187
Valuation Roll Number:	1897047300

Approved Plans:

The plan titled *Lots 1 and 2 being subdivision of Section 4 Leaver Settlement and Defined on DP 2908*, Prepared by Chris J Coll Surveying Ltd and dated September 2011.

Please note that the plans which are approved are stamped Approved Plan and attached to this consent.

CONDITION(S):

Pursuant to Section 108 of the Resource Management Act 1991 this consent is granted subject to the following conditions:

1. The activity shall proceed in accordance with the submitted application received by Council on 30 March 2012 and the relevant plans as detailed above and stamped as approved, except where the following conditions take precedence.
2. The Consent Holder shall contact the Council's Planning Department at least three (3) working days prior to the commencement of any physical works or activity authorised by this consent to enable monitoring to be undertaken.
3. That the existing vehicle crossing shall be inspected and if required upgraded to Buller District Council standards. The consent holder is required to have the work involved carried out by a Council Approved Contractor. The Approved Contractor will be required to make application to the Council's Operations Department for approval to upgrade the vehicle crossing and be given approval including Council specification requirements prior to the upgrading of the vehicle crossing being undertaken.

4. That the Right of Way easement A shown on the subdivision plan shall be designed and constructed/upgraded to the approval of the Buller District Council Manager of Operations and, unless otherwise permitted by the Manager of Operations, be in accordance with NZS4404:2010. Any variation from NZS4404:2010 must be clearly marked on plans submitted to the Council for their consideration prior to physical works being undertaken.

NOTE: NZS4404:2010 Land Development and Subdivision Engineering, requires that a Chartered Professional Engineer design the proposed works before construction. The design plans need to be approved by the Council's Operations Department before any works begin, and upon their completion, the Chartered Professional Engineer is to advise by way of a completion certificate that the works have been completed as designed. This will be required for all engineering works.

5. That prior to Section 223 being issued the consent holder must identify on a plan the location of each of the following services: electricity, telecommunication, water, sewerage and stormwater to the existing dwellings on each Lot 1 and 2, should a service not be connected to the dwelling it must be connected by an approved contractor to Council standards. Should any easements be required this must be shown on the plan prior to Section 223 approval.
6. All actual and reasonable costs incurred by this Council in monitoring, enforcement and administration of this consent shall be met by the consent holder.

NOTE(S):

1. A monitoring fee of \$100 has been included on your consent invoice to contribute towards the costs associated with monitoring consent conditions. Please note that further fees are likely in accordance with Condition 6.
2. This consent shall lapse five (5) years after the decision date if not given effect to.
3. Please advise Council's Planning Department when all conditions have been complied with and Council's Planning Department will monitor the consent.
4. If you do not understand any or all conditions of this consent, please contact the Planning Department of the Buller District Council for clarification before starting work.
5. Pursuant to Section 127(1) of the Resource Management Act 1991, the consent holder may apply to the consent authority for a change or cancellation of any condition of this consent within five years from the date of issue.
6. Pursuant to Section 128(1)(a) and 128(1)(c) of the Resource Management Act 1991, the Consent Authority may review any condition of this consent within eight years from the date of issue for any of the following purposes: (a) To deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or (b) To deal with inaccuracies contained in the consent application that materially influenced the decision made on the application and are such that it is necessary to apply more appropriate

conditions; or (c) To assess the appropriateness of imposed compliance standards, monitoring regimes and monitoring frequencies and to alter these accordingly.

7. If required, the consent holder shall require a separate application from the Buller District Council's Operations Department for any connection to reticulated sewage, stormwater or water system(s). If required, services are to be provided to the boundary of each Lot by an approved contractor to Council specifications. If you have any queries relating to conditions about the Right of Way, vehicle crossing and/or connection to reticulated services please contact the Operations Department of Council.
8. Section 224c Certificate is when Council signs a subdivision as having been completed and all the conditions of consent have been completed to the satisfactory of the Council. It is the consent holder's responsibility to meet all of the conditions at their own cost. Council will not certify the Section 224 until all conditions have been met and until the consent holder has supplied the Council's Planning Department evidence that the conditions have been satisfied. Once Section 224c approval is gained a surveyor usually applies for survey approval from Land Information NZ, and a lawyer can apply for the new titles once the Section 224 approval has been certified and signed by Council.
9. A list of Council approved contractors can be obtained from http://www.bullerdc.govt.nz/main/fees_forms or from the Westport Council Office.

REASONS FOR DECISION

Section 113(4) of the Resource Management Act 1991, requires that every decision on a resource consent that has not been notified shall be in writing and state reasons for the decision.

1. No parties were considered affected as the proposal is a Controlled Activity under the Operative Buller District Plan. The Council must grant the consent (section 87A(2)(a)), unless the consent relates to a subdivision on land which is likely to suffer material damage from erosion, falling debris, subsidence, slippage, or inundation from any source, or if there is insufficient legal and physical access to each proposed allotment to be created by a subdivision (section 106). The Council has imposed conditions on the consent to ensure the above matters are avoided, remedied and mitigated.
2. The land is zoned for residential purposes and therefore the effects of residential activities have been deemed acceptable in the area. The subdivision is to be undertaken in accordance with Council standards. It is noted that there are similar sized lots in this area; therefore the proposal is not out of character for the area that the site under application is located in.
3. The environmental effects of the proposal are considered no more than minor as the consent decision is conditioned to ensure the appropriate easements are created for the existing services. Reticulated water, sewage and stormwater are required to be

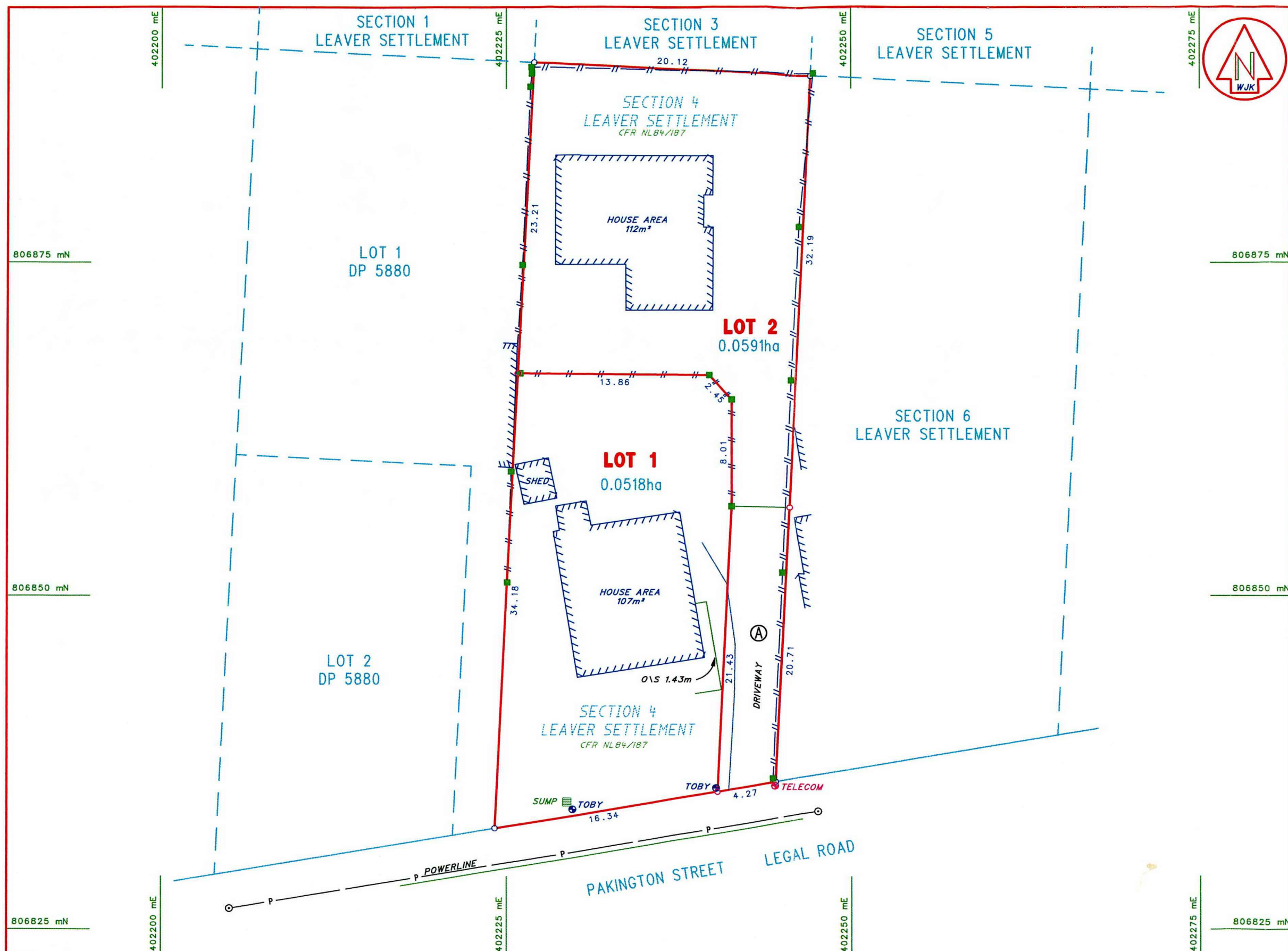
identified on an occupational plan to ensure that the services are contained wholly within the boundaries of the proposed lots and where required easements created.

Please note that a copy of the Planning Officer's Report, which explains further the reasons given above, can be forwarded to you on request and is also available at the Council office to view.

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line.

Dated at Westport this 30th day of April 2012

APPROVED PLAN



Approvals

NOTE

This plan was prepared for W.J. & R.S. Barrell to accompany a Resource Consent Application to the Buller District Council.

This plan is not to be relied on by any other person for any purpose whatsoever.

The dimensions and areas are subject to final field survey.

MEMORANDUM OF EASEMENTS			
PURPOSE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
RIGHT OF WAY.	LOT 2 HEREON	Ⓐ	LOT 1 HEREON

NEW C's T ALLOCATED	
LOT 1	
LOT 2	

DATUM NOTE

Bearing Datum : Geodetic 2000
Coordinate Datum : Geodetic 2000
in terms of False Origin,
Buller Circuit 2000.
800,000 mN, 400,000 mE.

Total Area 1113m² (CFR)
Comprised in CFR NL84/187

I, Christopher John Coll of Westport
being a person entitled to practise as a Licensed Cadastral Surveyor,
certify that :-

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:-

(b) This dataset is accurate, and has been created in accordance with that Act and those Rules. Dated at Westport, this day of 2012. Signature: *Chris Coll*

Field Book p Traverse Book p
Reference Plans
Examined Correct

Approved as to Survey by
Land Information NZ on /

Deposited by
Land Information NZ on /

File
Received
Instructions

LAND DISTRICT :- NELSON
SURVEY CLASS :- CLASS B
SURVEYOR'S REF :- 2477 SCHEME PLAN

**LOTS 1 AND 2 BEING SUBDIVISION OF
SECTION 4 LEAVER SETTLEMENT AND DEFINED ON DP 2908**

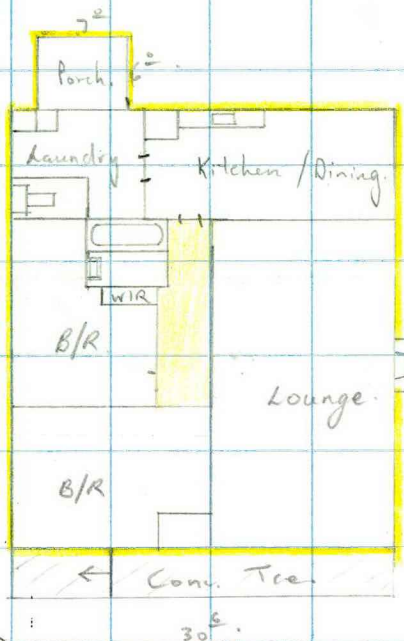
LOCAL AUTHORITY: BULLER DISTRICT
Surveyed by: CHRIS J COLL SURVEYING Ltd.
Scale: 1:200 (A2) Date: SEPT 2011

(Urban)

DWELLING PERMANENT DATA URBAN

1891/363

Dwelling	RIB.	Legal Desc.: Lot 4 O.P. 2908
Date built:	Class.	
Cost:	Address:	25 Pakington St.



Front

Redrawn.
Name: *Stanford*
Date: 24/11/70.

Roll No.

18910-473

MATERIALS	Exterior	Fdns.: Wooden Piles	Floor area computations: $36' \times 30' = 1113$ $7' \times 6' = 42$ 1155 # 107.2 m ²
		Walls: ~~3" Rustic Wood~~ West. Bd.	
		Roof: C.I.	
MATERIALS	Interior	Walls: R.L. S&P. Pinex. Hld Bd	
		Ceilings: Pinex. Hld Bd	
		Floors: Wooden	
FITTINGS	Kitchen: Range: Coal. Cupbds.: Average		
	S.B.: Formica		
	Bathrm.: B/B. H.B. Sup. W.C.		
	Laundry: Icone tub. H.W.S. Range		
	Wardrobes: Built-in F.P./open tile		
Design and Construction: Old square villa partly modernised.			

F	D%	
18.8	102.8	19.3
C%	V%	

Description: More or less level.

Contour:

Other Buildings:

old shed.
Garage 16' x 10' rough I.L.R. \$75
= 160 sq. ft.
Classhouse.

Fencing—Front: Conc. N.6 wall \$25.
Rear:
Right:
Left:

Paths: Concrete 850.

Miscellaneous:

[illegible]

ACTION SHEET

Situation: 25 PAKINGTON ST. Category: R.1. Plan No.: 2

Date: _____ Workings / Comments (Please rule off after each entry)

000	<u>MC NEIL. SADIE</u> <u>MC NEIL. WILLIAM.</u>	
82.06	to ensure (\$5168) remove wall 22500 New	
	BC 70071 - Dwg. Behind Existing	
	Basis 90.1 m ² @ Net 1450/m ² = 130600	
	Grass 21.1 @ 800/m ² = 16900	
	Verandah 8000	
	Associated V.I.s 5000	
		Say 162000
	EXISTING 48000	
	New V.I.s 2000	50000
		212000
	LV	73000
		285000
	Notes - ON POSSIBLE SUB V.I.s AT	
	From 222 Too Low, 11	
	Verandah Here. Say 8000	162000
	From 110m ² @ 700 = 77000	
	OT 3000	80000
		242000
	LV	73000
		315000

VAL. REF.

18970-473.

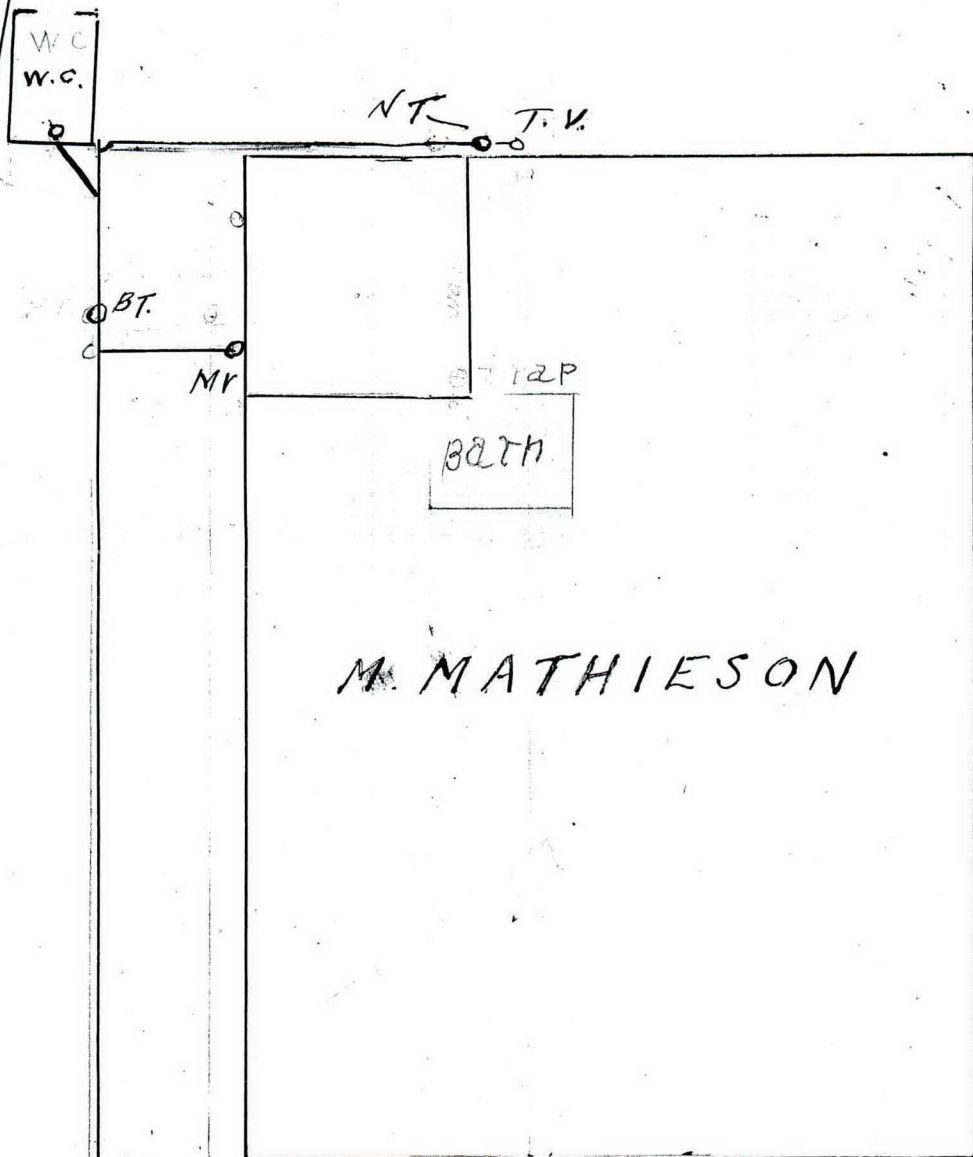
Date _____

Workings / Comments (Please rule off after each entry)

671.

M. Mathieson
Leavers Settlement
scale one inch = 8 feet

Lot 4 Sec pt 7
Bk III Kawatiri Subdiv.



#2/4" Pipes
5 Bends
2 □
4 Y
1 1/6" pipe
1 Buckau
1 Bag Cement

25