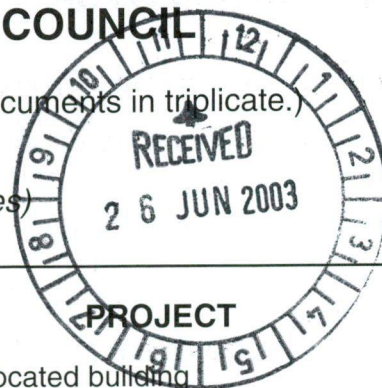


# APPLICATION FOR BUILDING CONSENT TO ASHBURTON DISTRICT COUNCIL

(Cross each applicable box. Attach relevant documents in triplicate.)

## Part A: General (Complete Part A in all cases)



### APPLICANT\*

Name: Kathy Davies

Mailing Address: P O Box 8

Rakara

Contact (print name, address and position):

Kathryn Davies  
The Lodge "Methven" Bahil Rd  
Rakara

Phone: 0830 35331 Fax: \_\_\_\_\_

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

### FOR COUNCIL USE

P.I.M./Consent No: BC030592

Received: 26 / 6 / 03

P.I.M./Consent Fee: \$ 220

Receipt No: 782305

Invoice No: 17434

Consent No: .....

Received: ..... / ..... / .....

Consent Fee: \$ .....

Receipt No: .....

Invoice No: .....

New or relocated building ☒

Alterations/Additions ☐

Demolition ☐

Proposal to move 6x5mt Garage  
to 7 Michael St Rakara

Intended use(s) (in detail):

Garage

Intended life:

Indefinite but not less than 50 years ☒

Specified as ..... years

Being stage 1 of an  
intended 1 stages

Estimated value (inclusive of GST):

\$ 6000

### PROJECT LOCATION

Street address (if any):

7 Michael St

Legal description (as shown on certificate of title or rates notice, if any):

Sec 505 Tr of Rakara

Valuation No: 2442051810

(For example: Lot ..... DP ..... ; or Section  
..... SO ..... Survey or Registration District  
..... ; or Maori block number and name; or  
combination of those. If none apply, give whatever  
information is necessary to identify the location.)

Cont . . .

## THIS APPLICATION IS FOR:

- ☐ Building Consent only, in accordance with Project Information Memorandum No.: .....
- ☒ Both Building Consent and a Project Information Memorandum.

### Part B: Project Details

*(Complete Part B only if you have not applied separately for a Project Information Memorandum)*

The project involves the following matters (cross each applicable box, if any, and attach relevant information in triplicate):

- ☒ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions 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 to wells or watermain.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for 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.
- 

### Part C: Building Details

*(Complete Part C in all cases)*

This application is accompanied by (cross each applicable box, attach relevant documents in triplicate):

- ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including
- ☐ Building certificates
  - ☐ Producer statements
  - ☐ References to accreditation certificates issued by the Building Industry Authority.
  - ☐ References to determinations issued by the Building Industry Authority.
- ☐ Proposed procedures, if any, for inspection during construction.

Cont . . .



## Part D: Key Personnel

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): .....

Building certifier(s): .....

Builder(s) Jon Rudrock . 0274370446 .

Registered drainlayer: .....

Registered plumber: .....

Registered gasfitter: .....

Registered electrician: G. Paul. Electrical

Other: .....

## Part E: Compliance Schedule Details

## E1: Systems necessitating a Compliance Schedule

*(Complete Part E1 for all new buildings and alterations except single residential dwellings)*

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a portable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

Cont . . .

- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the New Zealand Building Code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the New Zealand Building Code in respect of the above-mentioned systems.
- ☐ None of the above.

## **E2: Other systems and features to be included in the Compliance Schedule**

*(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)*

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed by/for and on behalf of the applicant:

Name: 

Position: Owner

Date: 26. 6.03





**CERTIFICATE OF TITLE  
UNDER LAND TRANSFER ACT 1952**



R. W. Muir  
Registrar-General  
of Land

**Identifier** CB23A/934  
**Land Registration District** Canterbury  
**Date Issued** 26 November 1981

**Prior References**  
CB266/234

**Estate** Fee Simple  
**Area** 1011 square metres more or less  
**Legal Description** Section 505 Town of Rakaia

**Proprietors**  
Kathryn Mary Davies

**Interests**

277944 Transfer creating the following easements

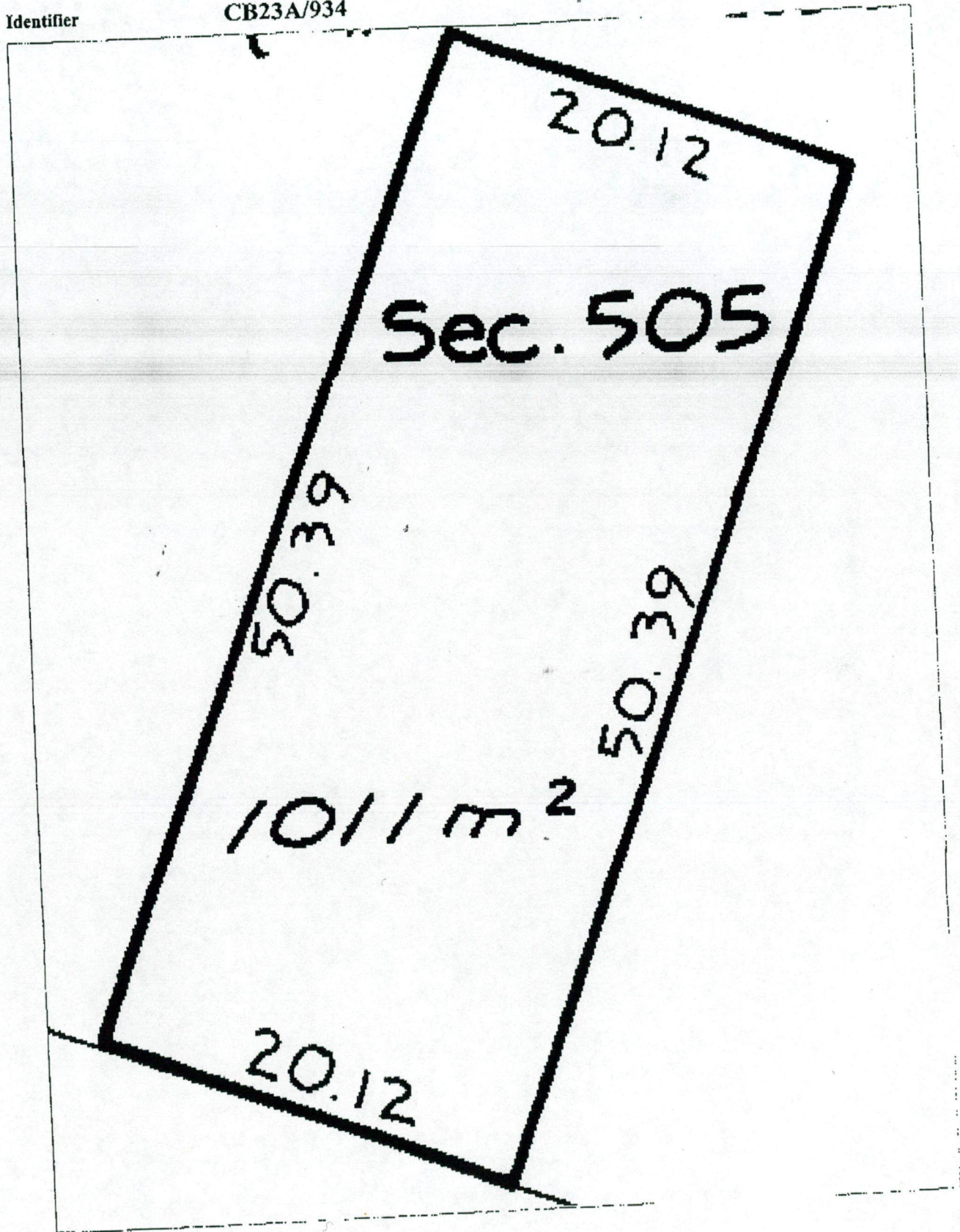
Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way and well and pipeline easements	Section 505 Town of Rakaia - herein	Part herein	Section 503 Town of Rakaia - CT CB88/21	

5179540.2 Mortgage to Bank of New Zealand - 26.3.2002 at 11:24 am



Identifier

CB23A/934





# ASHBURTON DISTRICT COUNCIL

## PIM / BUILDING CONSENT

APPLICATION NO BC 030592.....

OWNER: K. Davies BUILDER: J. Riddick

ADDRESS: PO Box 8 ADDRESS: .....  
Rokaiya .....

NUMBER: 7 VALUATION REFERENCE

STREET: Michael St NUMBER 10

DISTRICT: Rakaia 2442051810

ESTIMATED VALUE OF WORK: \$ 6000

PIM REDUCED / INTERMEDIATE / FULL \$ 30

RECEIPT NO: 782305 DATE PAID: 26/6/03

CONSENT ADMINISTRATION \$ 20

INSPECTIONS \$140

BUILDING RESEARCH LEVY \$

BIA LEVY \$

DISTRICT PLAN COMPLIANCE \$20

VEHICLE CROSSING \$

SERVICE CHARGES	\$
-----------------	----

FIRE SERVICE CHARGE \$

COMPLIANCE SCHEDULE \$

CCC REDUCED / INTER / FULL \$ 10

TOTAL \$ 220.....

RECEIPT NO: 782305 DATE PAID: 26/6/03

FURTHER PAYMENT REQUIRED: Y/N \$

34(2) INFORMATION REQUIRED Y/N

OTHER INFORMATION REQUIRED Y/N



APPLICANT: K DAVIES  
 PO BOX 8  
 RAKAIA  
 PHONE: 303 5331  
 PROJECT LOCATION: 7 MICHAEL STREET  
 LEGAL DESCRIPTION: Sec 505 TN OF Rakaia  
 PROJECT DESCRN: Relocate 6m x 5m garage.  
 BUILDER: J Rufrok : :  
 VALN NO: 2442051810  
 DATE OF APPLICN: 26/06/03

-----  
 Town Planning

- (a) Zoning *Residential*  
 (b) Density/Coverage *ok*  
 (c) Height of Building *ok*  
 (d) Recession planes *ok*  
 (e) Siting *ok*  
 (f) Outdoor living/service space *ok*  
 (g) Low/high risk flooding *n/a*  
 (h) Carparking *n/a*  
 (i) Loading areas, etc *n/a*  
 (j) Landscaping *n/a*  
 (k) Resource Consent required (~~Yes~~/No)?  
 (l) Other?

Signed: *[Signature]*  
 Date: *27/6/2003*

-----  
 Public Health Comments

Signed: .....  
 Date: ../../..

-----  
 Building Dept

- (a) NZFS (Yes/No)  
 (b) Sewer (Yes/No)  
 (c) Water (Yes/No)  
 (d) Stormwater (Yes/No)  
 (e) Septic Tank (Yes/No)  
 (f) Vehicle Crossing (Yes/No)

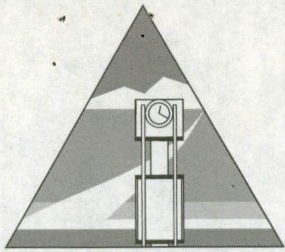
*No Info P101*

*Consent notes*

*SC. 2-4*

*NC 2 Inspections are  
 req'd Foundation + completion*





# ASHBURTON DISTRICT COUNCIL

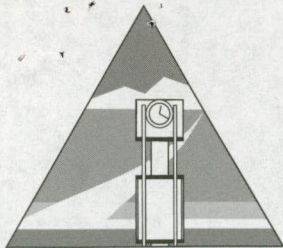
5 Baring Square West, Ashburton, New Zealand.

## NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <u>J Rulook</u>		BC No.: <u>030592</u>
Site Address: <u>7 Michael St</u>		Valuation No.: <u>2492051810</u>
Date of Inspection: <u>25/7/07</u> at <u>10.35</u> am/pm		Building Type: <u>Garage</u>
<b>FOUNDATION</b>	<b>PRE-LINE</b>	<b>DRAINAGE</b>
Siting <input checked="" type="checkbox"/>	Floor Cutting <input type="checkbox"/>	Trench Fill <input type="checkbox"/>
Foundation Depth, Width <input checked="" type="checkbox"/>	Moisture Content <input type="checkbox"/>	Inspections <input type="checkbox"/>
Reinforcing <u>1016</u> <input checked="" type="checkbox"/>	Plate Fixings/Top & Bottom Purlins <input type="checkbox"/>	Vents/Position <input type="checkbox"/>
Bearing <input checked="" type="checkbox"/>	Framing/Lintels/Ceiling Battens <input type="checkbox"/>	Connection to Outlet <input type="checkbox"/>
Height - Ventilation <input checked="" type="checkbox"/>	Bracing/Schedule <input type="checkbox"/>	Septic Tank/Effluent Disposal <input type="checkbox"/>
Footpath Condition <input checked="" type="checkbox"/>	Ceiling Diaphragm <input type="checkbox"/>	Drain in General <input type="checkbox"/>
<b>PRE-POUR SLAB/THICKNESS</b>	Truss/Rafters & Posts - Fixings <input type="checkbox"/>	Soil Stacks & Vents <input type="checkbox"/>
Organic Matter <u>Stripped</u> <input checked="" type="checkbox"/>	Roof Bracing <input type="checkbox"/>	<b>SFH/MAKE</b>
Vapour Barrier <u>Included</u> <input checked="" type="checkbox"/>	Insulation <input type="checkbox"/>	Clearance <input type="checkbox"/>
Hardfill <input type="checkbox"/>	Second Floor, Joists <input type="checkbox"/>	Flue Installation <input type="checkbox"/>
Mesh - Shrinkage Control <input type="checkbox"/>	Floor Plan/Amendments <input type="checkbox"/>	Screen/Type <input type="checkbox"/>
Pipe Lagging/Waste Size <input type="checkbox"/>	Glazing/Ventilation <input type="checkbox"/>	Seismic Restraint/Hearth <input type="checkbox"/>
Fixing to Foundation <input type="checkbox"/>	Building Paper/Roof/Underlay <input type="checkbox"/>	Tempering Valve <input type="checkbox"/>
<b>Other (Polystyrene)</b> <input type="checkbox"/>	Plumbing/Pipe Type & Fixing <input type="checkbox"/>	Inbuilt Cavity/Mantle Clearance <input type="checkbox"/>
Piles/Treatment <input type="checkbox"/>	Pressure Tested <input type="checkbox"/>	<b>FINAL</b>
Bearer Size/Spacing <input type="checkbox"/>	Lagging <input type="checkbox"/>	Exterior Cladding/Fixing <input type="checkbox"/>
Floor Joists <input type="checkbox"/>	Access/toilets/ramps etc <input type="checkbox"/>	Flashings <input type="checkbox"/>
Subfloor Insulation <input type="checkbox"/>	Fire/smoke alarms <input type="checkbox"/>	External Moisture <input type="checkbox"/>
Subfloor Bracing <input type="checkbox"/>	Fire separations <input type="checkbox"/>	Gully Traps/Stormwater/T.Vent <input type="checkbox"/>
Fixings - Type <input type="checkbox"/>	Other <input type="checkbox"/>	Vents - Kitchen/Bathroom <input type="checkbox"/>
Subfloor Ventilation <input type="checkbox"/>	Post Lining <input type="checkbox"/>	Handrail to Stairs/Balustrades <input type="checkbox"/>
<b>COMMENTS</b>		Water Temperature - Laundry <input type="checkbox"/>
		Cooking/Personal Hygiene <input type="checkbox"/>
		Ground Clearance to Cladding <input type="checkbox"/>
		Access/Toilets/Ramps etc <input type="checkbox"/>
		Fire Safety Clearance <input type="checkbox"/>
		Footpath Condition <input type="checkbox"/>
		Producer Statement/s Req'd <input type="checkbox"/>
		Ceiling Insulation <input type="checkbox"/>
		Signage <input type="checkbox"/>
		Water Test Results <input type="checkbox"/>
		Venting <input type="checkbox"/>
		HWC Fittings & Restraint <input type="checkbox"/>
		Roof Tank Restraint & Overflow <input type="checkbox"/>
		Other <input type="checkbox"/>
		Planning <input type="checkbox"/>
		Building Inspector: <u>[Signature]</u>
<input checked="" type="checkbox"/> INSPECTOR OKAY		<input checked="" type="checkbox"/> All work inspected is in accordance with the Building Consent/Certificate
<input type="checkbox"/> REINSPECTION REQ'D		<input type="checkbox"/> Some work is not satisfactory as detailed above and rectification is required
<input type="checkbox"/> ISSUE CCC <input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> A formal notice to rectify will be issued
<b>SIGNED</b> <u>[Signature]</u>		<b>DATE</b>
Contractor/Owner/Agent/Occupier		





# ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

## NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <u>K Davis</u>		BC No.: <u>030592</u>
Site Address: <u>7 Michael st</u>		Valuation No.: <u>2442051810</u>
Date of Inspection: <u>5-7-04</u> at <u>2.10</u> am/pm		Building Type: <u>Garage</u>
<b>FOUNDATION</b>	<b>PRE-LINE</b>	<b>DRAINAGE</b>
Siting	Floor Cutting	Trench Fill
Foundation Depth, Width	Moisture Content	Inspections
Reinforcing	Plate Fixings/Top & Bottom Purlins	Vents/Position
Bearing	Framing/Lintels/Ceiling Battens	Connection to Outlet
Height - Ventilation	Bracing/Schedule	Septic Tank/Effluent Disposal
Footpath Condition	Ceiling Diaphragm	Drain in General
<b>PRE-POUR SLAB/THICKNESS</b>	Truss/Rafters & Posts - Fixings	Soil Stacks & Vents
Organic Matter	Roof Bracing	<b>SFH/MAKE</b>
Vapour Barrier	Insulation	Clearance
Hardfill	Second Floor, Joists	Flue Installation
Mesh - Shrinkage Control	Floor Plan/Amendments	Screen/Type
Pipe Lagging/Waste Size	Glazing/Ventilation	Seismic Restraint/Hearth
Fixing to Foundation	Building Paper/Roof/Underlay	Tempering Valve
<b>Other (Polystyrene)</b>	Plumbing/Pipe Type & Fixing	Inbuilt Cavity/Mantle Clearance
Piles/Treatment	Pressure Tested	<b>FINAL</b> ✓
Bearer Size/Spacing	Lagging	Exterior Cladding/Fixing
Floor Joists	Access/toilets/ramps etc	Flashings
Subfloor Insulation	Fire/smoke alarms	External Moisture ✗
Subfloor Bracing	Fire separations	Gully Traps/Stormwater/T.Vent
Fixings - Type	Other	Vents - Kitchen/Bathroom
Subfloor Ventilation	Post Lining	Handrail to Stairs/Balustrades
<b>COMMENTS</b>		Water Temperature - Laundry
<p>- house fixing to foundation completed.</p> <p>- Stormwater is complete</p> <p>- Blm plate exposed to weather</p> <p>- Garage doors to finish at GL.</p>		Cooking/Personal Hygiene
		Ground Clearance to Cladding
		Access/Toilets/Ramps etc
		Fire Safety Clearance
		Footpath Condition
		Producer Statement/s Req'd
		Ceiling Insulation
		Signage
		Water Test Results
		Venting
		HWC Fittings & Restraint
		Roof Tank Restraint & Overflow
		Other
		Planning
		<b>SIGNED</b>
Contractor/Owner/Agent/Occupier		DATE <u>5-7-04</u>

☐ INSPECTOR OKAY

☒ REINSPECTION REQ'D

☐ ISSUE CCC ☐ Yes ☐ No

☐ All work inspected is in accordance with the Building Consent/Certificate

☐ Some work is not satisfactory as detailed above and rectification is required

☒ A formal notice to rectify will be issued



NTR

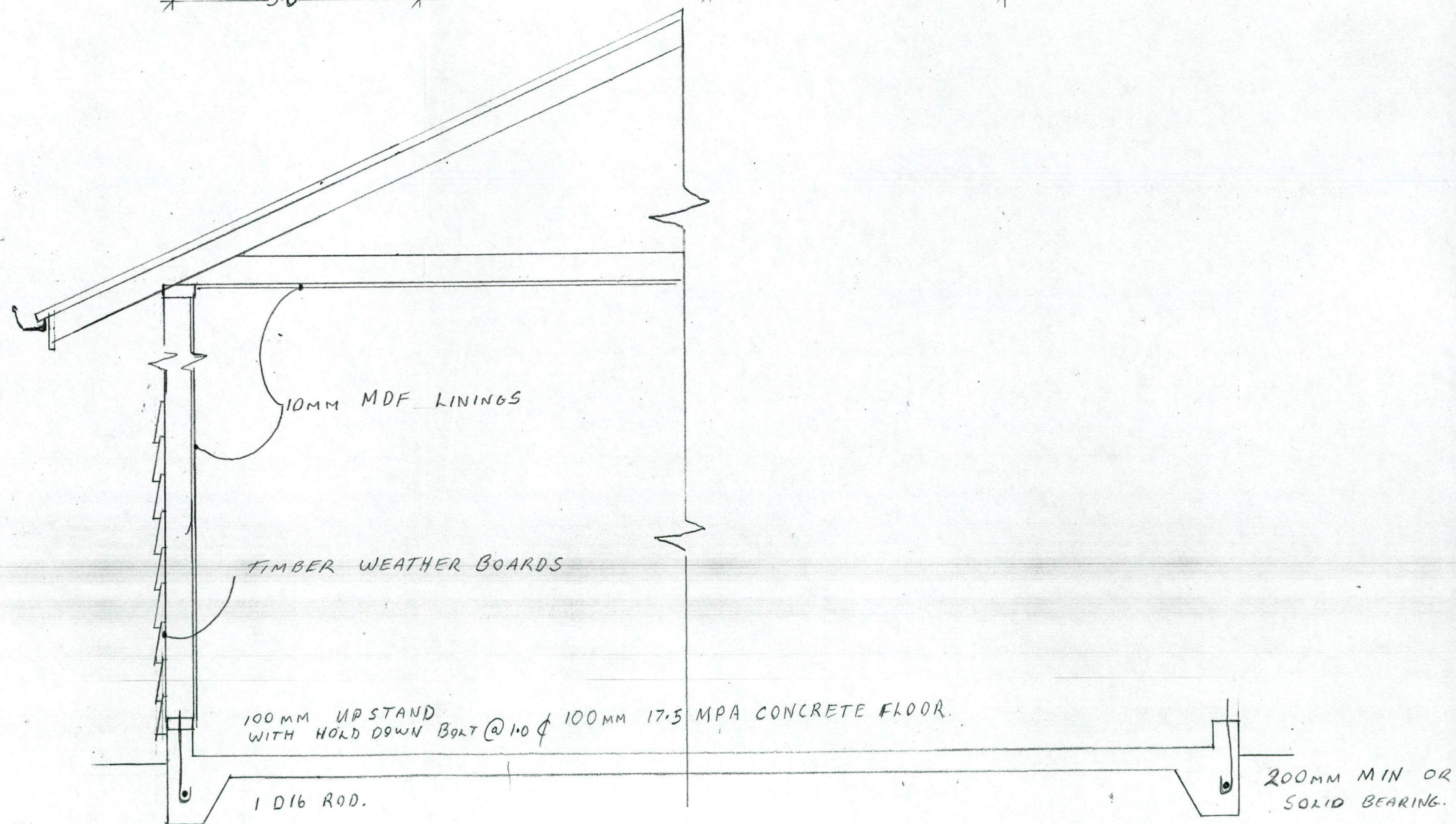
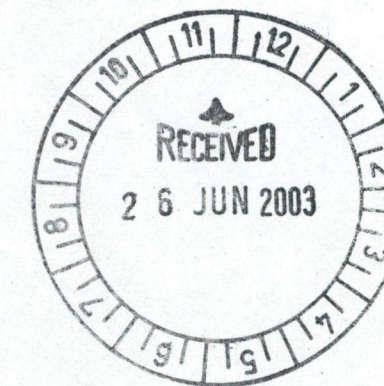
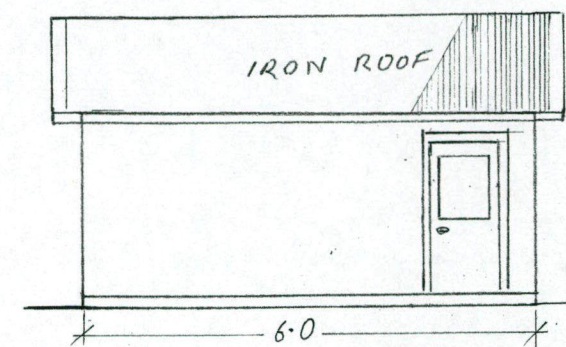
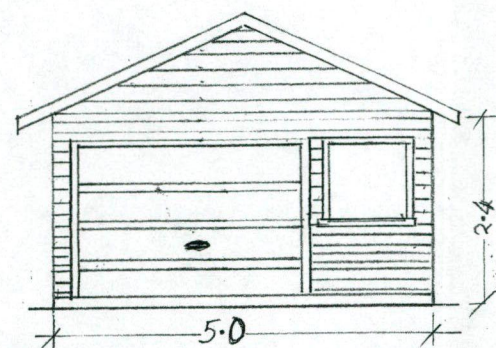
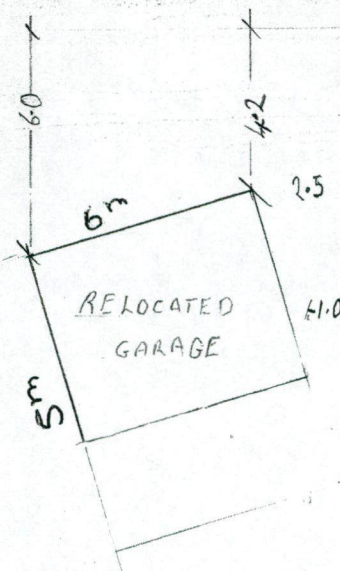
BC

030592.

ENTERED

- Stormwater to complete to soakholes.
- Garage doors to finish at Ground Level.
- Exterior framing to be weather tight.





PROPOSED GARAGE FOR 7 MICHAEL STREET RAKAIA