

Building Consent No.	041341
Date Received	9/12/04

NELSON CITY COUNCIL

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

(Insert a cross in each applicable box. Attach relevant documents in duplicate)

<p align="center">APPLICANT* (See note below)</p> <p>Name: <u>J. Hope</u></p> <p>Mailing Address: <u>12c Dundas St</u> <u>Nelson</u></p> <p>Contact Name: <u>Joy</u></p> <p>Contact Address: <u>As above</u></p> <p>Position: <u>Owner</u></p> <p>Phone: _____ Fax: _____</p>	<p align="center">PROJECT</p> <p>New or Relocated Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p> <p>Description of work (in detail): <u>Conservatory,</u> <u>Roof over + close in (partially)</u> <u>existing deck.</u></p> <p>Intended Life:</p> <p style="padding-left: 20px;">Indefinite, but not less than 50 years <input checked="" type="checkbox"/></p> <p style="padding-left: 20px;">Specified as _____ years <input type="checkbox"/></p> <p style="padding-left: 20px;">Demolition <input type="checkbox"/></p> <p>Being stage _____ of _____ stages</p> <p><i>Attach additional information if necessary to describe the project</i></p>
<p align="center">PROJECT LOCATION</p> <p>Street Address: <u>12c Dundas St</u> <u>Nelson</u></p>	<p align="center">LEGAL DESCRIPTION</p> <p>Valuation Roll Number: _____</p> <p>Lot: _____ DP: <u>Pt 2463</u></p> <p>Section: <u>Pt 5+6</u> Block: <u>H</u></p> <p>Survey District: <u>Wakatu</u></p>
<p align="center">VALUE OF WORK</p> <p>Building: \$ <u>3000-00</u></p> <p>Plumbing & Drainage \$ _____</p> <p>Total: (Including GST) \$ <u>3000-00</u></p> <p><small>Council charges for consent checking are based on the actual time spent checking plans and details plus an estimate of the number of site inspections required. Checking amendments to consents and extra inspections will be separately invoiced.</small></p>	<p align="center">SIZE OF BUILDING</p> <p>Floor _____ Number _____</p> <p>Area: <u>12.5</u> m² Dwelling Units _____</p> <p>Number of Storeys <u>1</u></p> <p>This application is for</p> <p><input checked="" type="checkbox"/> Building consent only.</p> <p><input type="checkbox"/> Both building consent and a project information memorandum.</p> <p><input type="checkbox"/> Both building consent and a compliance schedule.</p> <div style="text-align: right; font-weight: bold; transform: rotate(-45deg);"> <p>B.C. ISSUED 30 MAR 2005 N.C.C.</p> </div>

* Under Section 33 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.

THE APPROPRIATE ITEMS IN THE FOLLOWING LIST OF INFORMATION MUST BE SUPPLIED TO THE COUNCIL, BEFORE YOUR APPLICATION WILL BE ACCEPTED

APPLICATION DETAILS:	Info supplied	Info required
1. Building Consent Application fully completed and signed by Owner/Applicant.		
2. Letter from Property Owner authorising application if Applicant is not owner.		
3. Copy of current search copy of Certificate of Title for building site.		
4. Details of any Resource Consent applications lodged or granted.		
PLANS AND SPECIFICATION:- (2 copies required)		
1. Fully detailed and dimensioned Site Plan , including site levels, floor height above finished ground level and all existing buildings.		
2. Fully detailed Drainage Plan with discharge points, i.e. Sewer and Stormwater, including levels, gutter & downpipe size and location. In rural areas provide Design Details of Septic Tank and effluent disposal system, including well location for water supply and any water test to show water potability.		
3. Fully detailed and dimensioned Floor Plans, Elevations, Cross Sections and Construction Details . Show position of all Sanitary Fittings and provide a Layout Plan of water supply pipes & Toby, waste pipes and soil pipe installations.		
4. Detailed Specification covering the building, plumbing and drainage works in accordance with the Building Code.		
5. Fully detailed Schedule of Materials . Must include Glazing details.		
6. Roof Truss Layout Plan and design details from an approved manufacturer.		
7. Wall and Subfloor Bracing calculations, schedule and layout plan, in accordance with NZS3604:1990. (NB. Subfloor bracing only for piled foundations)		
8. Hot Water System details: type, storage capacity and tempering valve details.		
9. Producer Statements for design and/or construction, i.e. Geotechnical, Structural, Specialist Systems OR detailed written report and calculations.		
10. Details of Proposed Storage of hazardous substances and/or processes.		
11. Fire Safety Design Summary and/or specific fire engineering design.		
12. Log Fire installation instructions. Indicate if wet-back is to be included.		

What materials will be used for the (tick boxes)

Floor

- 1 Timber
- 2 Concrete
- 3 Wood products

Insulation

- 1 Fibreglass
- 2 Masserated paper
- 3 Wool
- 4 Foil
- 5 Other

Framing

- 1 Timber
- 2 Concrete
- 3 Steel

Energy

- 1 Electric
- 2 Gas
- 3 Solid Fuel

Outer Walls

- 1 Brick
- 2 Concrete
- 3 Concrete block
- 4 Cement board
- 5 Plaster
- 6 Timber
- 7 Steel
- 8 Aluminium
- 9 Other

Roof

- 1 Steel
- 2 Concrete tiles
- 3 Steel tiles
- 4 Shingles
- 5 Aluminium
- 6 Other

KEY PERSONNEL

(Please complete as far as possible in all cases. Give names, addresses and telephone numbers.
Give relevant registration numbers if possible)

Builder(s): T. J. Berry, RDI Brightwater 03-5418343

Designer(s):

Building Certifier(s):

Registered Drainlayer:

Registered Plumber:

Note: Registered Gasfitter and Electrician are required to be nominated only when:
a) The work undertaken is to be covered by a Compliance schedule.
b) The owner wishes to obtain a Building Consent for the energy work.
(the owner will incur additional cost of checking and certification).


Registered Gasfitter:

Registered Electrician:

Registered Engineer(s):

Other:

It is important to ensure any inspections required during the construction of the work proposed by this application are undertaken.
If they are not undertaken, it may be difficult for a Code Compliance Certificate to be issued.

Signed for and on behalf of the applicant: 
Name: T. J. BERRY Position: BUILDER Date: 6-12-04

COMPLIANCE SCHEDULE DETAILS

SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Please complete 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 flow-back preventer connected to a potable water supply.
- Lifts, escalators or travelators, or other similar systems.
- Mechanical ventilation or air conditioning system serving all or part of the building.
- Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the Building Code.
- Building maintenance units for providing access to the exterior and interior walls of the building.
- Such signs as are required by the 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

(Please complete only if the building contains one or more of the systems listed above)

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 Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Nelson City Council Building Consent Check Sheet

BC/PIM No: OK1341 RC No: 055036 DATE: 9.12.04

Project: <u>Close-in deck to form conservatory</u>
Applicant: <u>J. Hope.</u>
Location: <u>3/12 Dundas Street.</u>
Legal Description: <u>A Sec 516 DP2463.</u>
Special Conditions: <u>2, 8, 813</u>

Administration

Z100 Z200 Z300 Z400 Z500

ZB02 Site Inspection

ZB04 ZB05 ZB06

ZC02 Foundation

ZC04 ZC06 ZC08 ZC10 ZC13
ZC14 ZC16 ZCE8

ZD02 Retaining Walls

ZD04 ZD06 ZD12 ZD14 ZD16
ZD18 ZDE0

ZE02 Building Structure

ZE04 ZE06 ZE08 ZE09 ZE10
ZE11 ZE12 ZE14 ZE16 ZGE3

ZH02 Plumb/Drainage

ZH03 ZH04 ZH05 ZH06 ZH07
ZH08 ZH10 ZH12 ZH15 ZH16

ZI02 Exterior Cladding

ZI03 ZI04 ZI05 ZI06 ZI07 ZI08
ZI09 ZI10

ZK02 Solid Fuel Heater

ZK04 ZK06

ZM02 Final Inspection

ZM08 ZM10 ZM12 ZM14

ZO02 Safety Systems

ZO04 ZO06 ZO08 ZO10 ZO12
ZO14 ZO16 ZO18 ZO20 ZO22

ZU02 GIS Plan Update Req'd

ZU04 Footprint/Roof Outline
ZU06 Drainage Card Detail

Development Contribution

Department	Date	Not	Date	App
Building	20/12/04 15/3/05	KMG KMG	30/05	KMG
Plumbing & Drainage			20/12/04	KMG
Planning	16/12/04	KB	15/3/05	RDP
Subdivision				
Services & Floor levels				
Dangerous Goods				
Health				
Other				

NOTES: No DICs

AMENDED PLAN

6 JAN 2005

awaiting title

AMENDED PLAN

2 2 MAR. 2005

AMENDED PLAN

1 1 MAR 2005

Titled, accessed from R/C.

Planning Check

Check	Description	Comment	P	C	D	N
✓	Zone	high density Residential, view shaft	✓	✓	✓	✓
→	Site Area	provide title (3/4 section)				
✓	Coverage	over 40%				
✓	Front Yard	show distance b/w boundary + conservatory				
✓	Side Yard					
✓	Height					
✓	Parking	3 bedrooms + conservatory = 2 car parks				
✓	Access	unchanged.				
✓	Signage					
✓	Living Space					
✓	Daylight Angles	Show daylight on plans				
✓	Over Drains					
✓	Decks/Terraces					
-	Inundation					
-	Heritage					
-	Earthworks					
-	Fire-Place					
-	Other					
✓	Title	please provide				
✓	view shaft					

Key: P - Permitted C - Controlled D - Discretionary N - Non complying

Building Check

Department	Comment
planning 16/12/04	1) please show daylight admissions for proposed conservatory to comply with Reg-35, appendix 15. ✓
	2) please provide a copy of the certificate of title for this property. a search agent can be found under "land information" in the yellow pages of the phone book. ✓
	3) plans show proposed conservatory within 1.5m of front yard. this does not comply with Reg 25 (front yards) please amend plans or apply for a resource consent. ✓
	3) please show distance from conservatory to front boundary (Queen Elizabeth II drive boundary) to front yards. ✓

DS5036

DEPARTMENT	COMMENT
4)	Please confirm existing and ^{granted} proposed site coverage in order to comply with RER. 24- (Site Coverage) If over 40% pl a resource consent will be required under the above rule
5)	Provide scales for drawings. ✓
Building 20/12/04	<p>1/ Please provide additional wall and subfloor bracing to requirements of NZS 3604.</p> <p>2/ Please provide a cross section showing verge/ barge detail, new - existing roof/wall detail and existing deck framing details (ie joist/bearer/pile sizes and spacing as we do not have any details on council records).</p> <p>✓ 3/ Please provide window head, jamb & sill flashing details.</p> <p>✓ 4/ Please show window lintel sizes.</p> <p>5/ Please clarify</p> <p>5/ This site has a condition 2 which requires engineering approval of excavations, foundations and drainage due to ^{the presence of} uncertified fill on the site. Please provide written confirmation from a suitably qualified professional engineer that the existing deck foundations are adequate. or</p>
Building 15/3/05	<p>1/ Please provide subfloor (min 1 anchor pile) & wall bracing to requirements of NZS 3604.</p> <p>2/ Please clarify framing, cladding & lining - the window flashing detail indicates that</p>
Discussed with Phil Rooked 30/3/05	<p>there is to be no cladding below the window? Note the wall framing will need to extend to the deck & be lined with sheet material (eg ply) or alternative bracing system (eg flexbrace) to meet bracing requirements.</p>
	3/ Please provide a verge & the eave detail.

Building Checklist	3/12 Dundas St	BC Number: 041341
Site		
Conditions	✓ RE Founds, SW	
Title matches & type	✓	
Retaining Walls	✓	
Fire rating	✓	
RC	✓	
Commercial/Industrial	✓	
Fire Report	✓	
Accessible access & WC	✓	
Engineering	✓	
Covers all SD	✓	
Adequate inspections	✓	
Floors		
Foundation Details	✓	
Framing & Details	✓	deck does not have consent
Subfloor/Deck Bracing	X Provide	show original floor plans.
Insulation	✓	
Smoke alarms indicated	X show	
FGL (req if high/low lying)	✓	
Ventilation (esp Bathrm & Laundry)	✓	
New HWC tempering valve	X show	
Framing treatment	✓	
WC-Basin	✓	
Walls		
3/ Window flashing details	X Provide	
Insulation	✓	
4/ Beams & Lintels	X show	
Stud size/spacing	✓	
8/ Bracing	X Provide	
Windows- Glazing & sill heights	✓	
Cladding (cavity, horiz ctrl jnt etc) (rocote certify, 4.0 crs otherwise)	✓	
Risk Matrix	✓	
Decks/Stairs	✓	
Handrail	✓	
Pitch	✓	
Posts	✓	
Doors/landings	✓	
Roof	✓	
Truss/Framing plan (GT lintels)	✓	
Insulation	✓	
General	clarify	
Adequate details	sump in Rd.	show DP to connect into ex or is
Inundation/Over Services goes to services		ex.
Geotech conditions goes to E Johnston		section showing

2/ Provide ~~section showing~~ detail verge/ledge
 Oct 20/12/04
 Oct 15/3/05

← Wall & subfloor bracing

- Verge/Barge detail

- Clarify lining / open & framing

- Engineering - Minor works - OK

Ex

DATE: ----- CONDITION No: 2

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

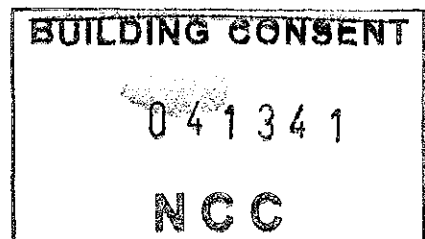
AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

This site has had uncertified filling placed on it. The plans accompanying all applications for Building Permits shall be signed by a Registered Engineer, stating that in his opinion the proposed excavations, foundations and drainage measures are satisfactory.

Date Entered: -----



DATE:

CONDITION No: 8

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

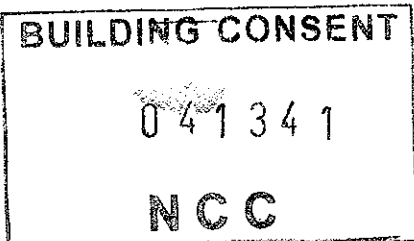
AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

These lots are suitable for the erection of Town Houses only, in accordance with Section 92.75 (v) of the District Scheme (3rd review). Check with Planning & Regulation Staff for details.

Date Entered:



DATE: 10-Mar-97 CONDITION No: 813

STREET ADDRESS: Various

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: S Overend Engineering Checking
Officer: P Dougherty Services Engineer

REASON FOR CONDITION:
(Abbreviated) Stormwater System Serving This Area
Is Inadequate.

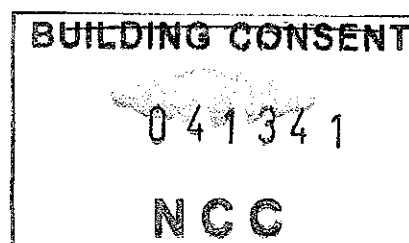
CONDITION:
A stormwater contribution of \$38,848/ha (GST include)
will be recoverable by the Council upon approval of a
subdivision consent or building consent or upon any
further development of the site. The stormwater
contribution shall be increased each quarter by the same
percentage increase as in the all groups Consumer Price
Index or by an equivalent recognised method. The first
increase shall be based on the Index as at March 1997.
Landowners will be responsible for all additional costs
incurred in making a connection to the system.

Until the upgraded stormwater system is in place
continuing development could contribute to flooding
problems in the catchment.

Temporary soakage systems may be required in addition to
the standard pipe systems to reduce peak discharge flow
rates.

Amended 25/03/98

Date Entered: 29-Apr-97



NELSON CITY COUNCIL

PO BOX 645 NELSON 7015 NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

Code Compliance Certificate

041341

Section 436, Building Act 2004

The building

Street address of building: **3 12 Dundas St**
Legal description of land where building is located: **Pt Sec 5 DP2463**
Valuation number: **1979065110C**

The owner


Name of owner: **J Hope**
Mailing address: **12c Dundas Street
NELSON 7001**

Building work

Building consent number: **041341**
Issued by: **Nelson City Council**
Description: **Enclose existing deck to create conservatory**

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —
(a) the building work complies with the building consent


Signature

BUILDING & PLANNING INSPECTOR
Position

On behalf of Nelson City Council

Date: **10/05/05**



NELSON CITY COUNCIL

Final Inspection

ADDRESS 122 DUNDAS STREET

BC NUMBER 001341

DATE 10-5-2005

INSPECTOR R. ROSENHAGEN

- Interior
- Layout as per plans
- Sinks drain properly without sealing traps
- Toilets flush properly
- Impervious floors to wet areas
- Joinery installed and sealed to walls
- Windows as per plans
- Ventilation adequate from rooms
- Mechanical vents fitted and ducted to exterior
- Smoke detectors fitted where shown
- Safety barriers are the correct height
- Safety glazing to shower doors and panels
- Safety glazing to windows and doors as per plans
- Handrails fitted to stairs
- Restrictor stays on windows where required
- Water flow rates OK
- Water temperature checked deg
- HWC secure
- HWC relief pipe to outside if valve vented
- HWC HIGH or LOW pressure
- HWC OPEN or VALVE Vented
- Make & Volume
- All valves accessible
- GAS hot water system
- Roof access available
- Insulation in place
- Insulation away from downlights
- Pipe work lagged
- Pipe work supported
- Supply tank secure
- Cables clipped at access
- Roof bracing in place

- Exterior
- Cladding type LALERLIGHT / WARMIC
- As per plans
- Roofing Secure
- Roofing Type as per plans
- Barrier Heights
- Windows sealed to soffit
- Ground levels OK
- Sub-floor ventilation
- Stucco sealed and painted
- Capillary break to stucco
- Gully heights OK
- Waste pipes sealed through foundations
- Wastes sealed into gullies
- Stormwater system completed
- Retaining wall drainage connected to sump
- Retaining walls as per plans
- Terminal vents in place & 80mm
- Weepholes to bricks
- Exterior weatherproof
- Sumps installed as per plans
- Driveway completed as per plan
- Secondary flow path for excess stormwater

- Certificates
- PSQR Received Structural
- PSQR Received Handrails
- PSQR Received Geotechnical
- PSQR Received Effluent field
- Certificates for exterior cladding
- Energy works certificate received
- Glazing schedule received
- Truce certificate received
- Drainage as-built received
- All consent conditions met
- Resource consent conditions met
- Street frontage OK
- Amended plans received if required

- Solid Fuel Heater
- Inbuilt Insert Freestanding
- Clearances as per installation instructions
- Ceiling plate on ceramic disks if required
- Eco flue system
- Flue correctly fitted
- Hearth correct Size & Type
- Seismic Restraint fitted
- Flue shield fitted
- Wet back fitted
- Roof flashing in place
- Flue correct height
- Tempering valve fitted to HWC
- Smoke Detectors fitted

- Not applicable
- Checked and approved
- Checked and Rejected

ALL WORK COMPLETED.

OKAY TO ISSUE CODE COMPLIANCE CERTIFICATE

NELSON CITY COUNCIL

General Inspections

ADDRESS 3/12 DUNDAS STREET.

DATE 3-3-2005

BC NUMBER 0A1341

INSPECTOR R. POKERMAN.

- Siting**
- Boundary pegs identified
- Clearances as per plans
- Contours as per plans
- Ground level as per plans
- Surveyor to confirm siting
- Foundations**
- Bearing capacity
- Steel placed and tied correctly
- Steel supported
- Anchor pile depth 900mm
- Braced piles 450 deep x 950sq
- Engineer required
- Slabs**
- Topsoil removed
- Basecourse less than 600mm
- Basecourse compacted
- Blinding layer in place
- Damp-proofing in place
- Mesh in place type _____
- Supported on chairs
- Wastes laid with falls
- Pipes protected through slab
- Additional reo to internal cnrs
- Timber Floors**
- Joists as per plans
- Solid blocking in place
- Support for brace walls in place
- Pile connections correct
- Bearers joined correctly
- Subfloor bracing as shown
- Correct timber treatment used
- Correct bolt fixings used S/S Galvanised
- Joint hangers correctly nailed
- Underfloor insulation in place
- Correct ground clearances
- Base ventilation allowed for

- Structural & Pre-lining**
- Wind zone low, med, high, very high, SED
- Walls as per plans
- DPM under plates
- Bracing as per plans
- Bottom plate fixing
- Straps to bracing elements
- Cantilevered beams and Lintels tied down
- Top plates tied down
- Purlin fixings correct for wind zone
- Trusses fixed correctly
- Timber treatment & species _____
- Bottom plate _____
- Joist hangers nailed correctly
- Steel angle braces nailed correctly
- Ceiling batten type _____
- Moisture content _____ %
- Insulation to walls _____
- Insulation to ceilings _____
- Plumbing**
- Pipework Polybutylene, Copper, other
- Under Test
- Lagged where required
- Adequately supported
- Plumber _____
- Post Lining**
- Brace panels nailed correctly
- Correct fastners used
- As per plans
- Fire Walls**
- Studs tied down correctly
- Dwargs etc in place
- Sheets secured properly
- Sheets stopped
- Correct fastners used
- Drainage**
- Laid in Bedding
- Correct falls
- Terminal vent riser in place
- Test on
- As-built received
- Septic tank
- Drainslayer _____
- Sumps installed as per plan
- Drain coils connected via sumps

- Exterior Cladding**
- Stucco**
- on drained ventilated cavity
- Backing as per consent
- Base flashing Galv Plastic Other _____
- Jamb Flashing Galv Plastic Other _____
- Sill Flashing Galv Plastic Other _____
- Head Flashing Galv Plastic Aluminium _____
- Batten type H3 timber other _____
- Apron flashings turned out at ends
- Head and sills turned up at ends
- Control joints in place and reinforcing cut
- Penetrations flashed
- Netting tight and spaced off frame
- Soffit closed off
- Insulation not closing cavity
- Sill wraps in place
- Vermin proofing to base of cavity
- Brick**
- Base rebate sealed
- Correct cavity 40 - 75mm
- Building wrap is not pushed out by insulation
- Brick ties in place
- Correct ties for zone
- Soffit closed off
- Steel Cladding**
- Horizontal or Vertical
- Cavity
- Flasings in place as per consent
- Building Wrap**
- Type _____
- Continuous to top plate
- Well secured
- Correct laps
- No holes or tears
- Retaining walls**
- Timber pole
- Concrete masonry
- Excavation to good bearing
- Damp-proofing behind wall
- Damp proofing protected
- Drainage coil in place
- Steel placed and tied correctly
- Drainage metal installed
- As per plans

- Not applicable
- Checked and approved
- Checked and Rejected

OKAY TO POUR PILES &

Re-inspection required. Phone _____ Passed



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



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NL8A/126
Land Registration District Nelson
Date Issued 22 September 1986

Jones & Associates

Prior References
NL8A/23

Estate Fee Simple - 1/4 share
Area 2061 square metres more or less
Legal Description Part Deposited Plan 2463

Original Proprietors
Joy Alva Hope

Estate	Leasehold	Instrument	L 262805.4
		Term	999 years commencing on 18.9.1986

Legal Description Flat 3 Deposited Plan 12878

Original Proprietors
Joy Alva Hope

Interests

232872.6 Transfer creating the following easements (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 3 Deposited Plan 11217 - CT NL6D/682	B DP 11217	Part Deposited Plan 2463 - herein	
Right of way	Part Deposited Plan 2463 - herein	A DP 11217	Lot 3 Deposited Plan 11217	

The easement created by Transfer 232872.6 is subject to Section 309 (1)(a) Local Government Act 1974

262805.2 Lease of Flat 1 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/124 issued - 22.9.1986 (affects fee simple)

262805.3 Lease of Flat 2 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/125 issued - 22.9.1986 (affects fee simple)

262805.4 Lease of Flat 3 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/126 issued - 22.9.1986 (affects fee simple)

262805.5 Lease of Flat 4 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/127 issued - 22.9.1986 (affects fee simple)

363185.5 Mortgage to Trust Bank New Zealand Limited - 14.11.1996 at 9.33 am

380438.1 Gazette Notice declaring SH No. 6 to be a limited access road - 15.9.1998 at 3.45 pm

AMENDED PLAN
11 MAR 2005



Land and Sands Composite

REGISTER

No. 8A / 126

References
Prior C/T 8A/23
Lease No. 262805.4
Transfer No.
M/C. Order No. 262805.6

COMPOSITE LEASEHOLD & ^{ONE} ~~QUARTER~~ SHARE CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

THIS CERTIFICATE dated the 22nd day of September one thousand nine hundred and eighty-six under the seal of the District Land Registrar of the Land Registration District of NELSON

WITNESSETH that McKEE DEVELOPMENTS LIMITED at Nelson

Is seized of an estate in fee-simple as to an undivided ~~one quarter~~ ^{one share} (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 2061 square metres more or less situated in the City of Nelson being parts of the land on Deposited Plan 2463 and being also part of Section 5 Block H and parts of Section 6 Block H District of Wakatu

AND THIS CERTIFICATE FURTHER WITNESSETH THAT McKEE DEVELOPMENTS LIMITED at Nelson

is seized of an estate of leasehold created by Lease 262805.4 for a term of 999 years ^{commencing} on 18.9.1986 in the Flat delineated on the diagram hereon and shown on Deposited Plan 12878 as Flat 3.

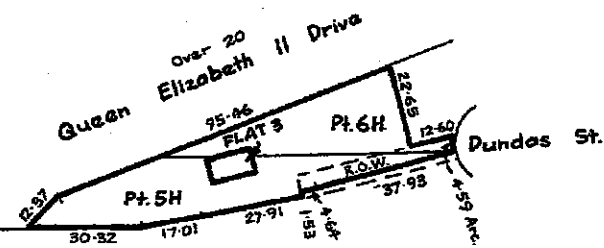


[Signature]
Assistant Land Registrar

Interests Affecting the Fee Simple at Date of Issue

1. Lease	Flat (DP 12878)	Term	Composite CT
262805.2	1	999 years commencing on 18.9.1986	8A/124
262805.3	2	" "	8A/125
262805.4	3	" "	Herein
262805.5	4	" "	8A/127

- Appurtenant hereto is a right of way over the part Lot 3 DP 11217 (CT 6D/682) marked "B" on DP 11217 created by Transfer 232872.6 (Subject to Section 309(1)(a) Local Government Act 1974).
- Subject to a right of way over the part herein marked "A" on DP 11217 appurtenant to Lot 3 DP 11217 created by Transfer 232872.6 (Subject to Section 309(1)(a) Local Government Act 1974).



Total Area - 2061 m²
Measurements are Metric

- 252540.1 Mortgage to ~~Moore~~ & Moore Securities Limited on 21.8.1985 at 1.32 o.c.

264029.1 Transfer to Keith Richard Jeffries of Nelson, Retail Manager and Deborah Mae Jeffries his wife - 28.10.1986 at 10.23 o.c.

264029.2 Mortgage to Nelson Building Society - 28.10.1986 at 10.23 o.c.

No. 8A / 126

DISCHARGED

[Signatures]
A.L.R.
A.L.R.
A.L.R.

DISCHARGED
264029.3 Mortgage to Trust Bank Canterbury
- 28.10.1986 at 10.23 o/c

[Signature]
A.L.R.

DISCHARGED
264029.4 Mortgage to The Housing Corporation
- 28.10.1986 at 10.23 o/c

[Signature]
A.L.R.

DISCHARGED
291458.1 Mortgage to Finance Limited
- 11.9.1985 at 10.55 o/c

[Signature]
A.L.R.

DISCHARGED
313021.3 Mortgage to Trust Bank Canterbury
Limited - 5.12.1991 at 10 o/c

[Signature]
A.L.R.

Jones & Associates

363185.4 Transfer to Joy Alva Hope of Nelson,
Retired - 14.11.1996 at 9.33 o/c

[Signature]
A.L.R.

363185.5 Mortgage to Trust Bank New Zealand
Limited - 14.11.1996 at 9.33 o/c

[Signature]
A.L.R.

380438.1 Gazette Notice declaring SH No.6 to
be a limited access road - 15.9.1998 at 3.45

[Signature]
for DLR



NELSON CITY COUNCIL

PO BOX 645 NELSON 7015 NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

15 March 2005

J Hope
12c Dundas Street
NELSON 7001

Dear Sir/Madam

Proposal: Enclose existing deck to create conservatory
Site Address: 3 12 Dundas Street
Building Consent No: 041341

The above application has been checked however the proposal must comply with the requirements of the New Zealand Building Code before Consent can be granted.

Please provide the following information:

BUILDING

- Please provide subfloor (minimum 1 anchor pile) and wall bracing to requirements of NZ Standard 3604 1999
- Please clarify framing, cladding and lining – the window flashing detail indicates that there is to be no cladding below the window? Note: the wall framing will need to extend to the deck and be lined with sheet material (eg: Ply) or alternative bracing system (eg: Flexibrace) to meet bracing requirements
- Please provide a verge and eave detail

When the above requirements have been addressed, Council officers will again consider approval of your application.

Please note that two copies are required if any additional documentation is submitted.

Yours faithfully

Consents Administrator



NELSON CITY COUNCIL

PO BOX 645 NELSON 7015 NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

21 December 2004

J Hope
12c Dundas Street
NELSON 7001

Dear Sir/Madam

Proposal: Enclose existing deck to create conservatory
Site Address: 3 12 Dundas Street
Building Consent No: 041341

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Please provide the following information:

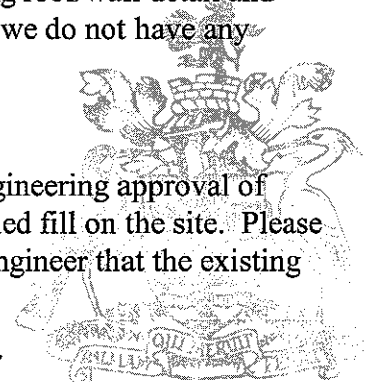
✓ PLANNING

- Please show daylight admissions for proposed conservatory to comply with rule REr35 "Daylight admission" Appendix 15 of the Nelson Resource Management Plan
- Please provide a Copy of the Certificate of Title for this property. A search agent can be found under "land information" in the yellow pages of the phone book
- Please show distance from conservatory to front boundary (Queen Elizabeth II Drive boundary) in order to comply with rule REr25 "Front yards" of the Nelson Resource Management Plan
- Please confirm existing and proposed site coverage in order to comply with rule REr24 "Site coverage" of the Nelson Resource Management Plan. If over 40% a Resource Consent will be required under the above rule
- Provide scales for drawings

✓ BUILDING

- Please provide additional wall and sub floor bracing to requirements of NZ Standard 3604 1999
- Please provide a cross section showing verge/barge detail new-existing roof/wall detail and existing deck framing details (ie joist/bearer/pile sizes and spacing as we do not have any details on Council records)
- Please provide window head, jamb and sill flashing details
- Please show window lintel sizes
- This site has a Nelson City Council Site Condition which requires engineering approval of excavations, foundations and drainage due to the presence of uncertified fill on the site. Please provide written confirmation from a suitably qualified professional engineer that the existing deck foundations are adequate

Putting 2 extra rows to piles under deck
Has spoken with Phil about this.



When the above requirements have been addressed, Council officers will again consider approval of your application.

Please note that two copies are required if any additional documentation is submitted.

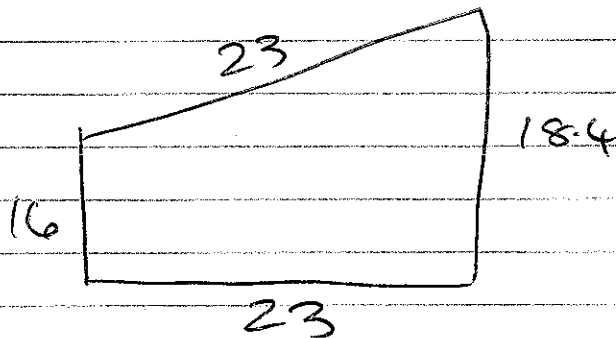
Yours faithfully

Consents Administrator

Site coverage

house = 117.8 m^2 (computer)
Garage = 48.6 m^2 (Site file)
Conservatory = 12.5 m^2 (Plans).

Total Site coverage = 178.9 m^2



$$\begin{aligned} \text{min} &= 23 \times 16 \\ &= 368 \text{ m}^2 \end{aligned}$$

$$\begin{aligned} \text{max} &= 23 \times 18.4 \\ &= 423.2 \text{ m}^2 \end{aligned}$$

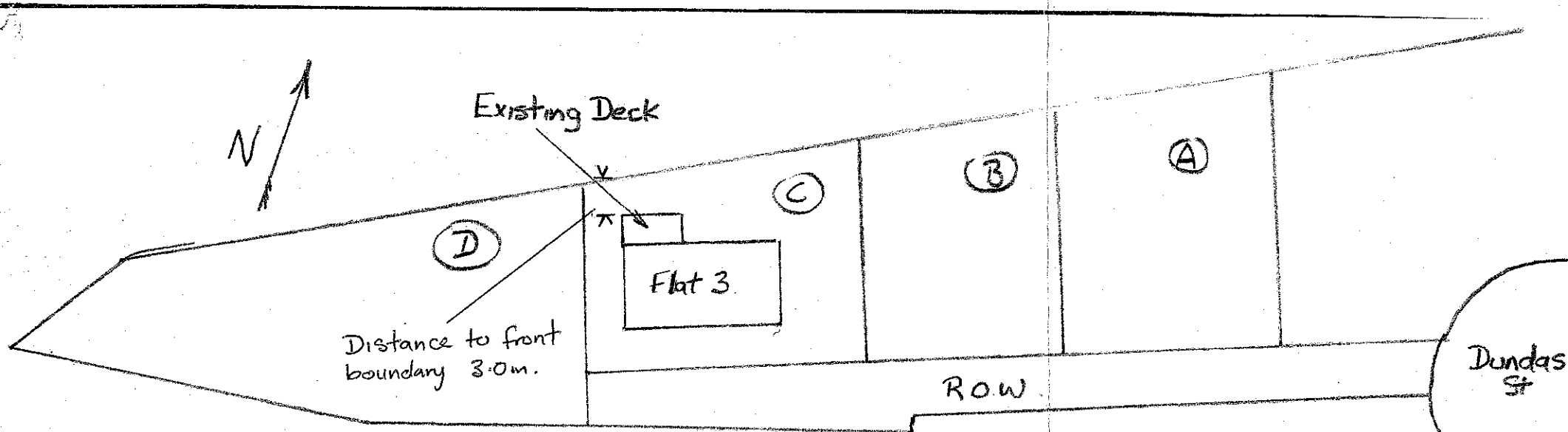
$$\begin{aligned} \textcircled{1} \quad \frac{178.9}{368} \\ = 48.6\% \end{aligned}$$

$$\begin{aligned} \textcircled{2} \quad \frac{178.9}{423.2} \\ = 42.2\% \end{aligned}$$

∞ Both exceed Site coverage of 40%

Average 45.4%.

CONSENT COPY

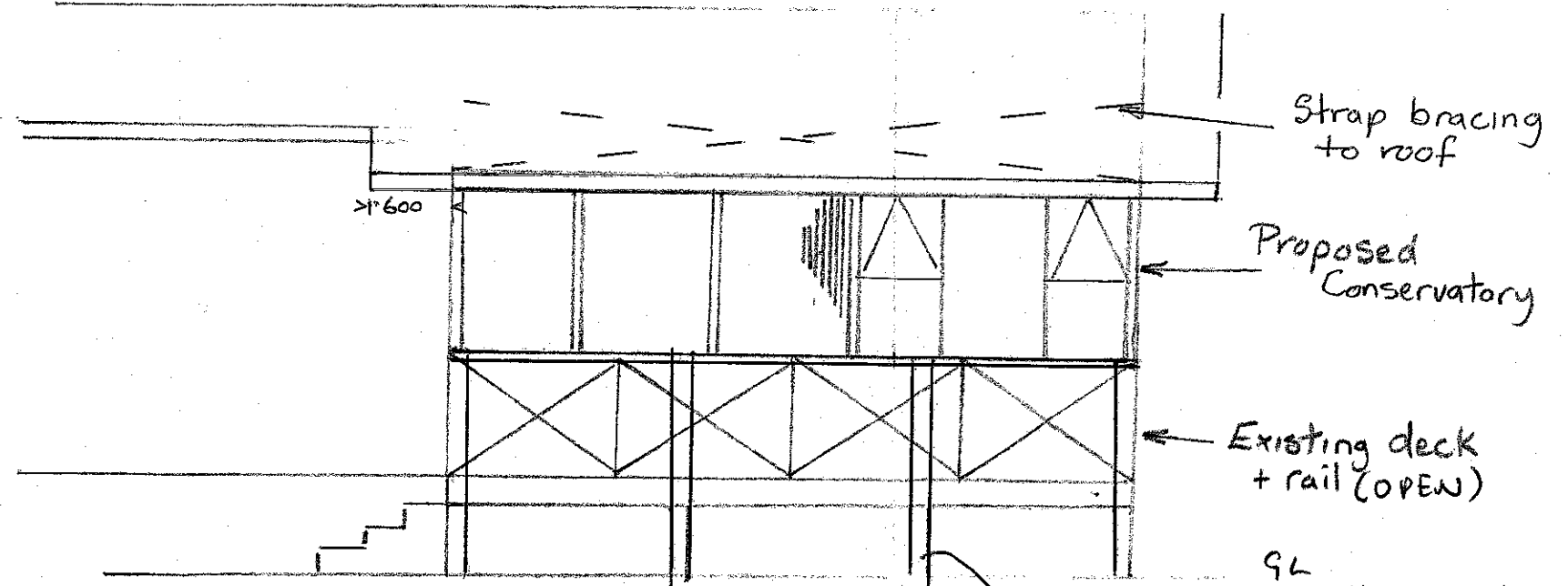
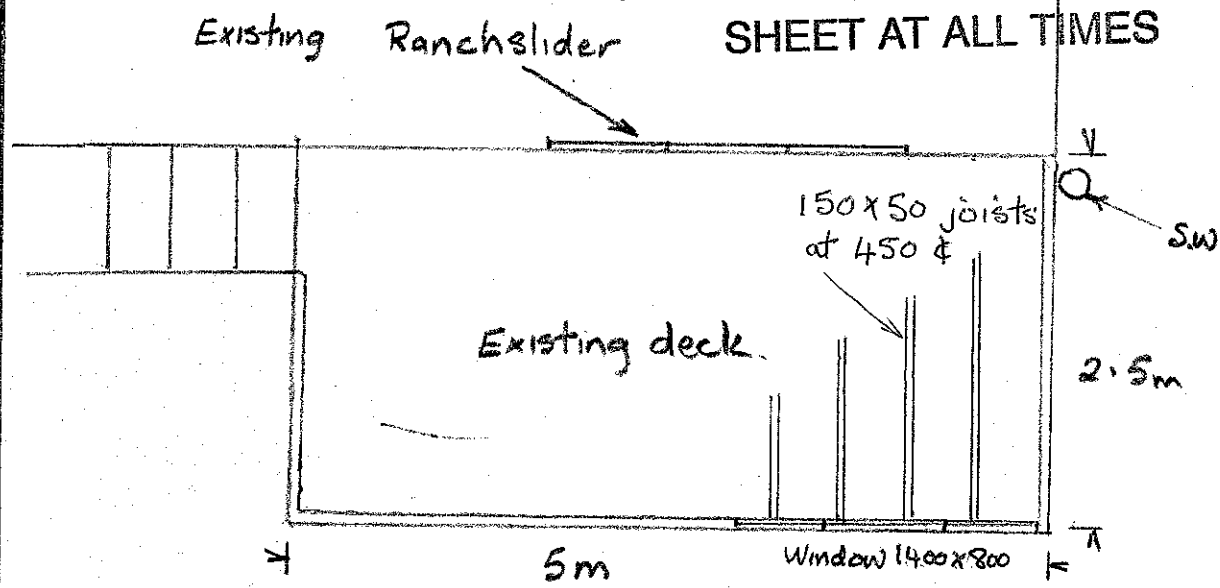


Legal. Flat 3, Pt Sec 5+6 Wakatu District (Pt DP 2463)

THIS COPY OF THE APPROVED BUILDING CONSENT PLANS AND SPECIFICATION MUST BE RETAINED ON SITE ALONG WITH THE INSPECTION SHEET AT ALL TIMES

B.C. ISSUED
30 MAR 2005
M.G.P.

- H1:2 100x50 framing
- H1:2 100x50 rafters at 900 ♂
- Corrugated Iron roof to match existing on 75x50 purlins
- Novalite cladding
- Storm water to existing.
- Window lintel 100x100.
- Site coverage increased to 45.4%



Scale 1:50

Proposed conservatory for J. Hope, 12C Dundas St.

BUILDING CONSENT HOLDERS ARE RESPONSIBLE FOR ALL DAMAGE TO THE STREET FRONTAGE. ANY EXISTING DAMAGE TO THE FRONTAGE MUST BE BROUGHT TO THE COUNCILS ATTENTION PRIOR TO WORK COMMENCING.

AMENDED PLAN

22 MAR 2005

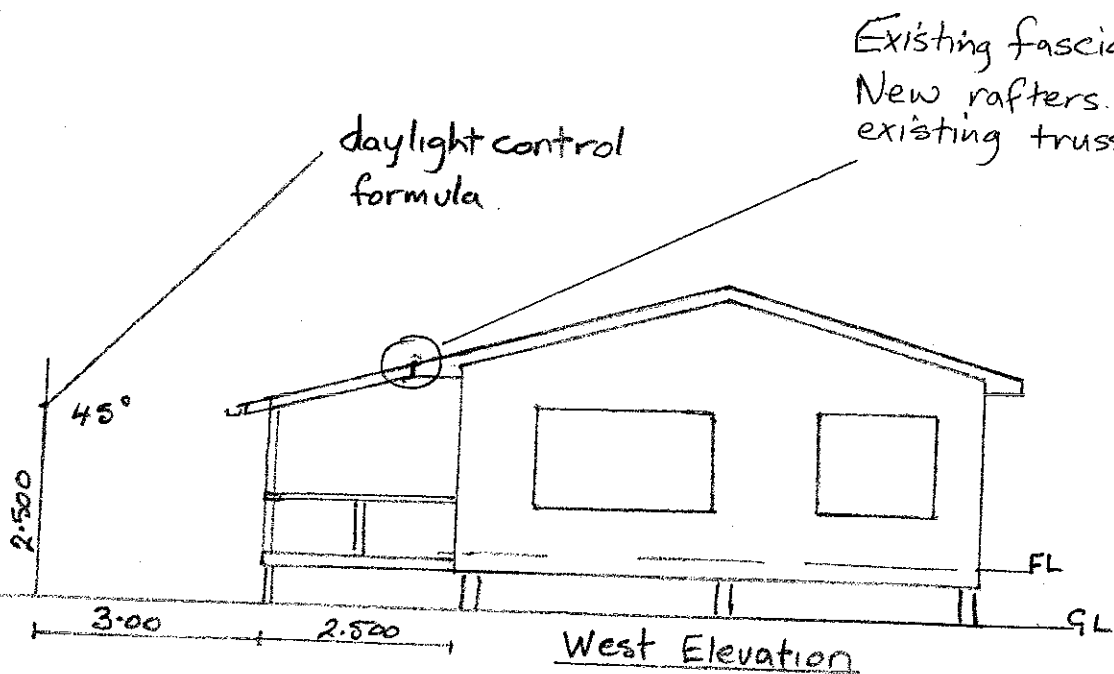
AMENDED PLAN

6 JAN 2005

BUILDING CONSENT

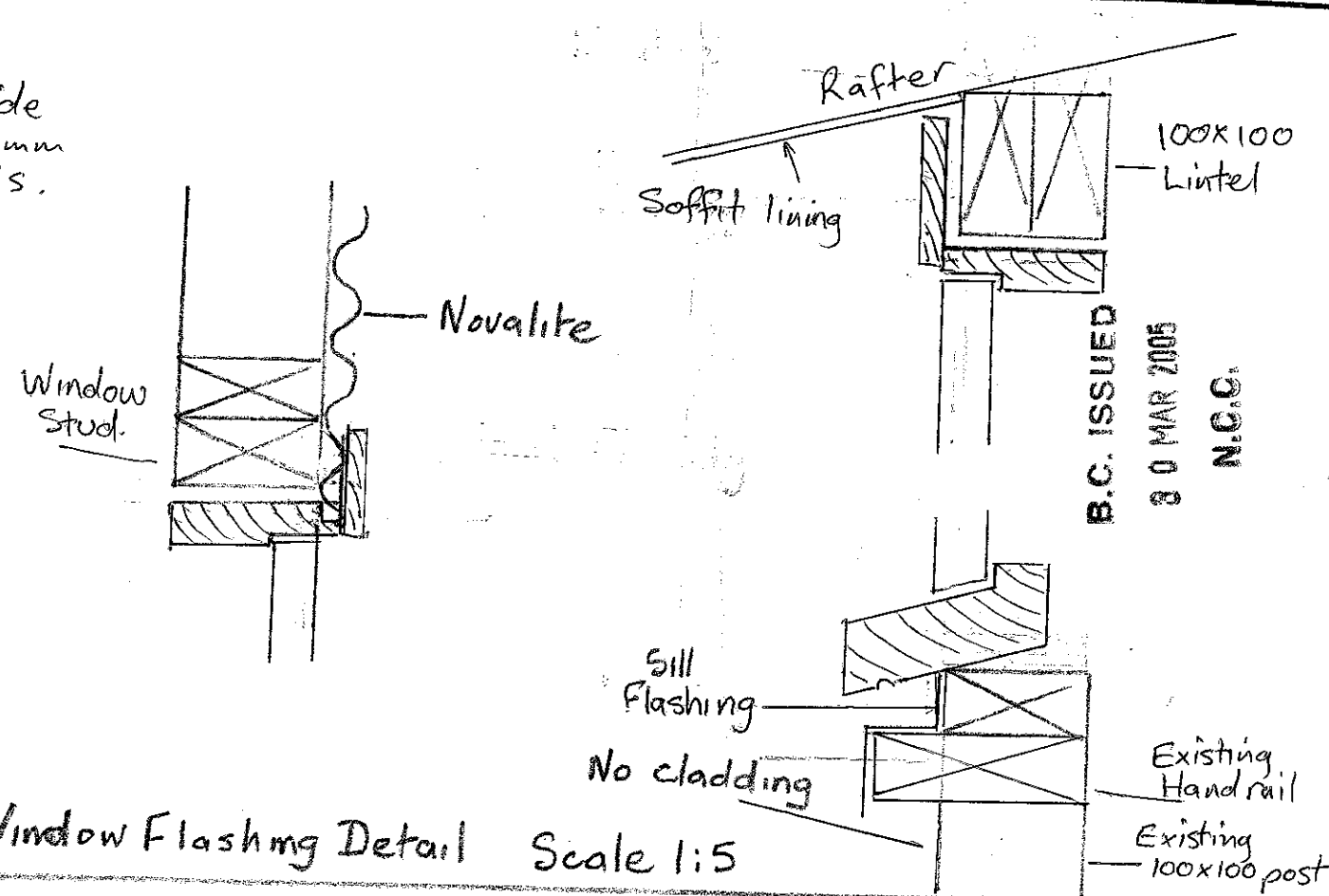
041341

NCC



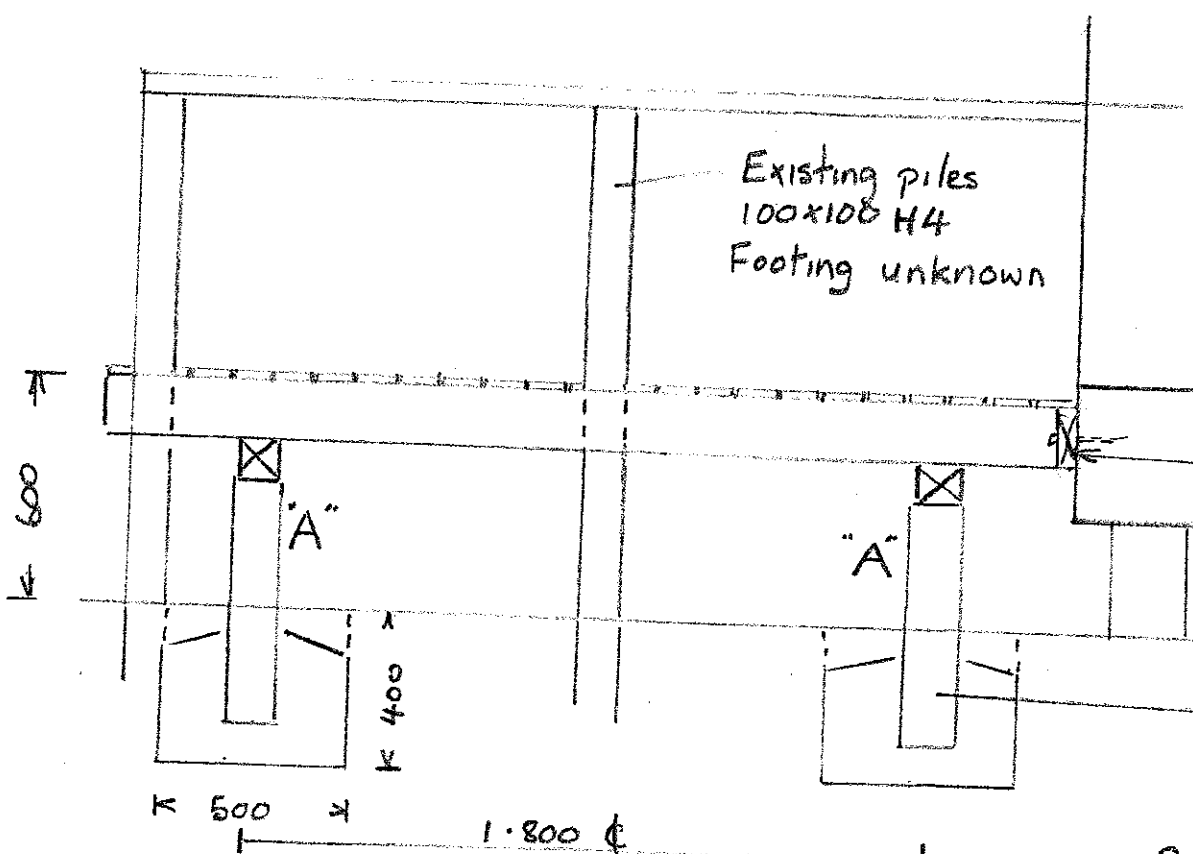
Scale 1:100

West Elevation



Window Flashing Detail Scale 1:5

B.C. ISSUED
8 0 MAR 2005
N.C.C.



Cross section of existing deck showing proposed additional piles + bearers - "A"

Scale 1:20

AMENDED PLAN
22 MAR 2005

BUILDING CONSENT
041341
N.C.C.

AMENDED PLAN
6 JAN 2005

