BAM 002S

PPR 125247

NELSON CITY COUNCIL

Fees paid	$190	Building Consent No.	091616
Receipt No.	75	Date Received	13/11/09
		Rec. By	B.
		Authentication NO.	

RECEIVED 13 NOV 2009 Nelson City Council

RECEIVED 05 NOV 2009 Nelson City Council

APPLICATION FOR INSTALLATION OF SPACE HEATER

Section 33 or 45, Building Act 2004

Note: Insert a tick in each applicable box, complete all items applicable to your project

THE BUILDING

Street address: *(Project location)* 149 Tahunanui Dr

Number of levels: ____ Level/Unit No. ____

(include ground level and any levels below and above ground) Number of units ____

Legal description: *(at time of application)* Lot: 1 DP: 18763

Total floor area: *(area affected by the building work)* ____ m^2

Proposed Lot: *(if subject to new subdivision)* ____

Current lawfully established use: *Use on previous consent for the existing building, include number of occupants per level and per use if more than 1 (i.e. multi tenancy)*

Valuation roll number: 19700-19700

Residential Property

Section: — Block: —

Survey district: Nelson

Building name: —

(Eg: Name of School, Hall, Motel etc)

Year building first constructed: ____

(approximate date is acceptable e.g: c1920s or 1960-1970)

Location of building within site: —

THE OWNER

Owners name: P & M Bartlett

(include preferred form of address, eg. Mr Miss, Dr, if an individual)

Contact person Paul & Marlene

(If owner is not an individual)

Mailing address: 149 Tahunanui Dr Nelson

Post code 7011

Street address or registered office: —

Contact numbers: Landline: —

Mobile: — Daytime: 548-5982

After hours: — Fax: —

Email address: —

Website: —

The following evidence of ownership is attached to this application:

- ☐ Signed copy of Sale and Purchase Agreement *(if new owner)*
- ☐ Copy of Lease
- ☑ Other

AGENT *(only use if application is being made for and on behalf of owner, agent will receive invoices)*

Name of agent: Tim Miller Plumbing Limited

Contact person: Stu McKenzie or Donnalea Stevenson

Mailing address: P O Box 9022, Annesbrook, Nelson

Post code 7044

Street address or registered office: 55 Bolt Road, Tahunanui, Nelson

Contact numbers: Landline: (03) 547-4532

Mobile: ____ Daytime: (03) 547-4532

After hours: ____ Fax: (03) 547-4533

Email address: donnalea@timmillerplumbing.co.nz

Website: ____

Relationship to owner: Installer

Authorisation from owner attached ☺

RECEIVED 19 NOV 2009

FIRST POINT OF CONTACT

The Owner ☐ **The Agent** ☐

Or **Other** *(complete this panel)* *(will receive any correspondence/requests for further information prior to issue of consent)*

Full name: Tim Miller Plumbing Limited

Contact numbers: Landline: (03) 547-4532

Mailing address: P O Box 9022, Annesbrook, NELSON

Mobile: ____ Daytime: ____

Fax: (03) 547-4533

Post code 7044

Email: donnalea@timmillerplumbing.co.nz

APPLICATION

I request that a Building Consent including Project Information Memorandum (PIM) be issued for the building work described in this Application. I agree to pay all fees applicable to this application.

SIGNATURE: Owner _____ or Agent _____ Date / /

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 Applicant".

THE PROJECT

Description of Building Work: *(sufficient to enable scope of work to be fully understood)*

New Fire Install

☺ New ☐ Used Age of heater: *(if used)* _____ years

☐ Relocation ☐ Demolition

Details of Spaceheater

Brand of heater LE 4000

Model LE 4000

☑ Inbuilt ☐ Freestanding

Wetback: ☐ Yes ☑ No

(If a wetback is installed a tempering valve is required to be fitted to hot water cylinder supplying sanitary fixtures)

Fuel: ☺ wood ☐ pellet ☐ oil/diesel ☐ other

Clean Air Authorisation No. 071591

(Mandatory for Urban Nelson and rural under 2ha (as at 1 September 2005))

Intended life of the building (if < 50 years): _____

Cost of Heater $ 3938.79

Cost of Installation $

Total (including GST) $4431.14

Are there any unusual features such as a second floor, wall penetrations or flues through cupboards, etc

☐ Yes ☑ No

If yes, provide construction details, cross sections etc:

Details:

Project Information Memorandum

Proposed Spaceheater is:

☑ Replacing an existing freestanding spaceheater

☑ Replacing an existing inbuilt spaceheater:

Estimated age of wood burner being removed

Pre 1991 1991-95 1996-2000 Post 2000

☐ No existing solid fuel burner in the dwelling

☐ Replacing an open fire

ATTACHMENTS

The following documents are attached to this application: *(tick appropriate boxes, note pre-ticked boxes are mandatory attachments)*

☑ Evidence of ownership of property

☑ Written authorisation from owner for Agent acting on behalf

☑ **Two** copies of floor Plans showing use of rooms and location of doors, windows and the proposed location of the spaceheater. Include any existing open fires or spaceheaters and note if they are to be removed. Include location of existing and proposed smoke alarms to comply with s112, Building Act 2004 and NZBC F7.

☑ Spaceheater installation instructions (**Two** copies) *(applicable to model being installed)*

☐ Producer Statements for second hand or rebuilt heaters *(if applicable)*

☐ Certification for second hand or rebuilt heaters (urban and rural less than 2ha) *(if applicable)*

☑ **Application fees** must be paid on application

KEY PERSONNEL

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

Builder(s)/Installer(s) _____

Registered Plumber Tim Miller Plumbing Limited

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.

Note: Installation must occur within 12 months of Building Consent being issued or the Consent will lapse.

PRIVACY ACT

Pursuant to the Privacy Act 1993 the following information is brought to your attention.
This document collects personal information about you and is collected pursuant to Section 33 and/or Section 45 of the Building Act 2004. Pursuant to Section 217 of the Building Act 2004, the information contained in this document may be made available and passed on to the public on request. The information contained in the document is being collected and held by the Nelson City Council. You do have the right of access to and correction of this information subject to the provisions of the Privacy Act 1993.Pursuant to Section 217 of the Building Act 2004 the building owner may request the plans and specifications be marked confidential for the purposes of security. Such a request must be in writing and addressed to: Manager Consents PO Box 645 NELSON

Nelson City Council
te kaunihera o whakatū

Code Compliance Certificate 091616

Section 95, Building Act 2004

The building

Street address of building:	**149 Tahunanui Dr**
Legal description of land where building is located:	Lot 1 DP18763
Valuation number	1970019700
Building name:	
Location of building within site/block number:	
Level/unit number:	
Current, lawfully established, use:	
Year first constructed:	

The owner

Name of owner:	P & M Bartlett	
Mailing address:	149 Tahunanui Drive, Tahunanui, Nelson 7011	
Contact person:	Paul & Marlene	
Street address/registered office:		
Phone number:	Landline:	Mobile:
	Daytime: 548-5382	After hours:
Facsimile number:		
Email address:		
Website:		

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

Full Name: Tim Miller Plumbing Ltd

Mailing Address: PO Box 9022, Annesbrook, Nelson

Phones: 547-4532

Fax: 547-4533

Email: donnalea@timmillerplumbing.co.nz

Building work

Building consent number:	091616
Issued by:	NELSON CITY COUNCIL
Description	Replacing existing spaceheater with inbuilt Masport LF4000.

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that the building work complies with the building consent.

Signature

TEAM LEADER
BUILDING INSPECTIONS

Position

On behalf of: NELSON CITY COUNCIL

Date: 7/07/10

Mulere or Paul 5485582

SOLID FUEL HEATERS

NELSON CITY COUNCIL

BAM 217

ADDRESS 169 Tahunanui Dr
BC NUMBER 091616

INSPECTOR JBH 21/12/09
DATE 21/12/09

MAKE / MODEL Masport LE 4000

☑ **Clean Air Approved**

☐ Freestanding
☑ In built
Wet back Y / N
Hearth type insulating ☑ non insulating ☐
Hearth Concrete ☐ Tiles ☐ Micore ☐ Other _____
☑ Hearth width correct
☑ Heath connect to floor
☑ Seismic restraints fitted

Inbuilt
☑ Chimney clean prior to installation
☑ Fire box check for gaps
☐ Reinspection Y / N
Date passed: 21/12/09
☑ Flue/spiggot joint bolted
☑ Separation distances met
☑ Air inlet requirements met
☑ Mantle separation checked
☐ Shield fitted
☐ Deflector fitted
☑ Not required
☑ Flue baffle supports checked
☑ Electrical Compliance Certificate for electric fans

Freestanding
☐ Flue kit of type tested for applicance
☐ Seperation distances correct
☐ Flue baffle supports checked
☐ Flue deflector fitted Y ☐ N/A ☐
☐ Ceiling plate fitted correctly
☐ Primary and secondary shields sighted
☐ Flue spiders in place
☐ Framing in ceiling space checked

Flues
☑ Flue joint correct (upper section to enter lower section)
☑ Flue joints sealed
☑ S/S rivets - flue joints
☑ Roof penetration sealed
☑ Flue height correct (min 600mm if closer than 3m)
☑ Expansion mechanism for flue adequate
☑ Rain cowl fitted
☑ Air inlet requirements met
☑ Smoke detection units fixed into position and operative

Wetbacks
☐ Correct rise on wetback pipes
☐ Hot water cylinder free venting
☐ Hot pipe vented at high point (under & over system)
☐ Tempering valve fitted and location correct (cylinder free venting if valve fails)
☐ Temp of water correct 55oc
☐ Correct head of pressure for tempering valve
☐ Copper from cylinder outlet to tempering valve

Hearth too high – 400 Pre-lined – 390 from clean lip seal
1) ECC req'd
2) Call by Stay regarding the area for – joint between bricks and new fireplace not observed – photos received

Reinspection required Y / N Ph: 546 0381

Okay to issue CCC Y / N 29/1/10

Signed _____

NELSON CITY COUNCIL

Site Inspection

Consent No: 091616 Applicant:

Address: 149 Tahunanui Dr

With reference to my inspection on 20/1/10

you are required to attend to the following items

1) Copy of ECC required.

2) As we haven't viewed the barb during construction - please provide photos.

In addition, the fascia that has been re-clad sounds very hollow behind and normally we would want to view distances to combustible etc. Unless there are photos of behind the fascia - we'll need to have a discussion with the fitter.

Date: 20/1/10 Inspector: [signature]

Please phone 027 229 5595 for reinspection

illegible B&W copy supplied of colour original

ELECTRICAL INSPECTORS REGISTRATION BOARD

No. 3057471

TIM MILLER REMODEL
149 TARCOMAN DR
55 BOAT RD

Description: NEW FEED TO EXISTING PIP FOR NEW ISOLATING SWITCH FOR LE FOOD FIRE ALARE.

It is recommended that test results be recorded here:

- Visual Examination ☑
- Earth Continuity ☑
- Bonding ☑
- Polarity ☐
- Insulation Resistance _____ Mohm
- Other _____

If necessary attach any pages with sketches of work done

CRAIG LEM
E18222
ORANGE ELECTRIC
20/6/10
027 678 4816

This form is approved by the Electrical Workers Registration Board. Phone 0800 65 19... Wellington. Freephone 0800 65 ... (02) 6... Fax 2005 of the Electricity Regulations 1997.

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

Brent Higgins

From: Brent Higgins
Sent: Monday, 25 January 2010 5:05 p.m.
To: 'Stu'
Cc: 'donnalea@timmillerplumbing.co.nz'
Subject: FW: 149 tahunanui Drive, hearth

Hi Stu
With respect to the attached photo, is this the only shot taken.? The email from Simon advises attached photos. I need to see some hearth construction shots, & some shots between the cavity & adjacent wood work. If there are no further shots, I will need to have a chat to him & make some file notes, & pull off the appliance fascia for a look with a mirror between the cavity & tile work.
Brent

From: Adrienne Ward-Hamilton
Sent: Monday, 25 January 2010 8:17 a.m.
To: Brent Higgins
Subject: FW: 149 tahunanui Drive, hearth

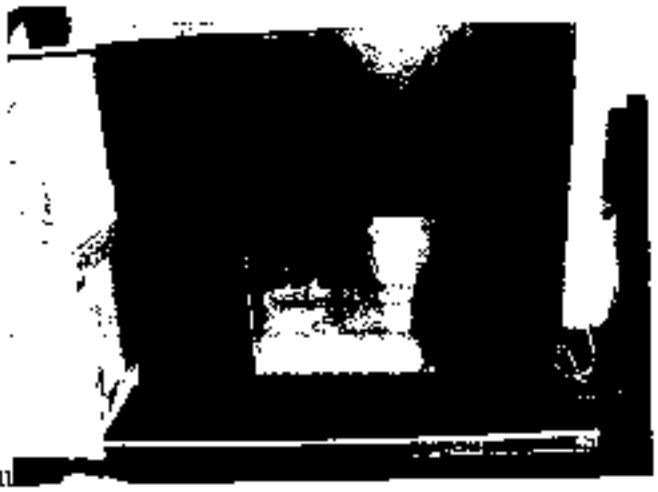
From: Donnalea Stevenson [mailto:donnalea@timmillerplumbing.co.nz]
Sent: Friday, 22 January 2010 1:09 p.m.
To: Adrienne Ward-Hamilton
Cc: 'Stu'
Subject: FW: 149 tahunanui Drive, hearth

Hi Adrienne,

Can you PLEASE pass this email on to Brent Higgins.

Cheers

Donnalea
Hi Stu , Dee,
I have now completed the Tiling on the face of the fireplace ready for you to install fire when suits at 149 Tahunanui Dr and attach photos .
Cheers



Simou

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.432 / Virus Database: 271.1.1/2636 - Release Date: 01/21/10 07:34:00

Stu

From: Stu [stu@timmillerplumbing.co.nz]
Sent: Thursday, 17 December 2009 4:07 p.m.
To: 'Paul Davies'
Subject: Inbuilt 149 Tahuanui Drive
Attachments: 20091217133816110.pdf

Hi Paul

We have an old fire box that the front mantle has been removed. Are we able to remove the existing gib board and replace with two layers of Micore board as shown in the drawing we would cover an area of 1200 high x 1600mm wide. Please note that outside the concrete box there would be timber framing in the wall which we would insure was not touching the concrete. This would be the same as any of these type of installations except that they would normally have concrete and tile mantles. In your opinion would a paint finish on the Micore board be all right with the heat, or would you recommend tiles as the paint finish might discolour because of the heat from the fire.

P.S You may not realize this but this drawing is not to scale.

Yours

Stu Mckenzie
Operations Manager
Tim Miller Plumbing Ltd
55 Bolt Road
NELSON
03 547 4532
027 283 0183

-----Original Message-----
From: tmillerplumb@xtra.co.nz [mailto:tmillerplumb@xtra.co.nz]
Sent: Thursday, 17 December 2009 3:39 p.m.
To: 'Stu'
Subject: FW:

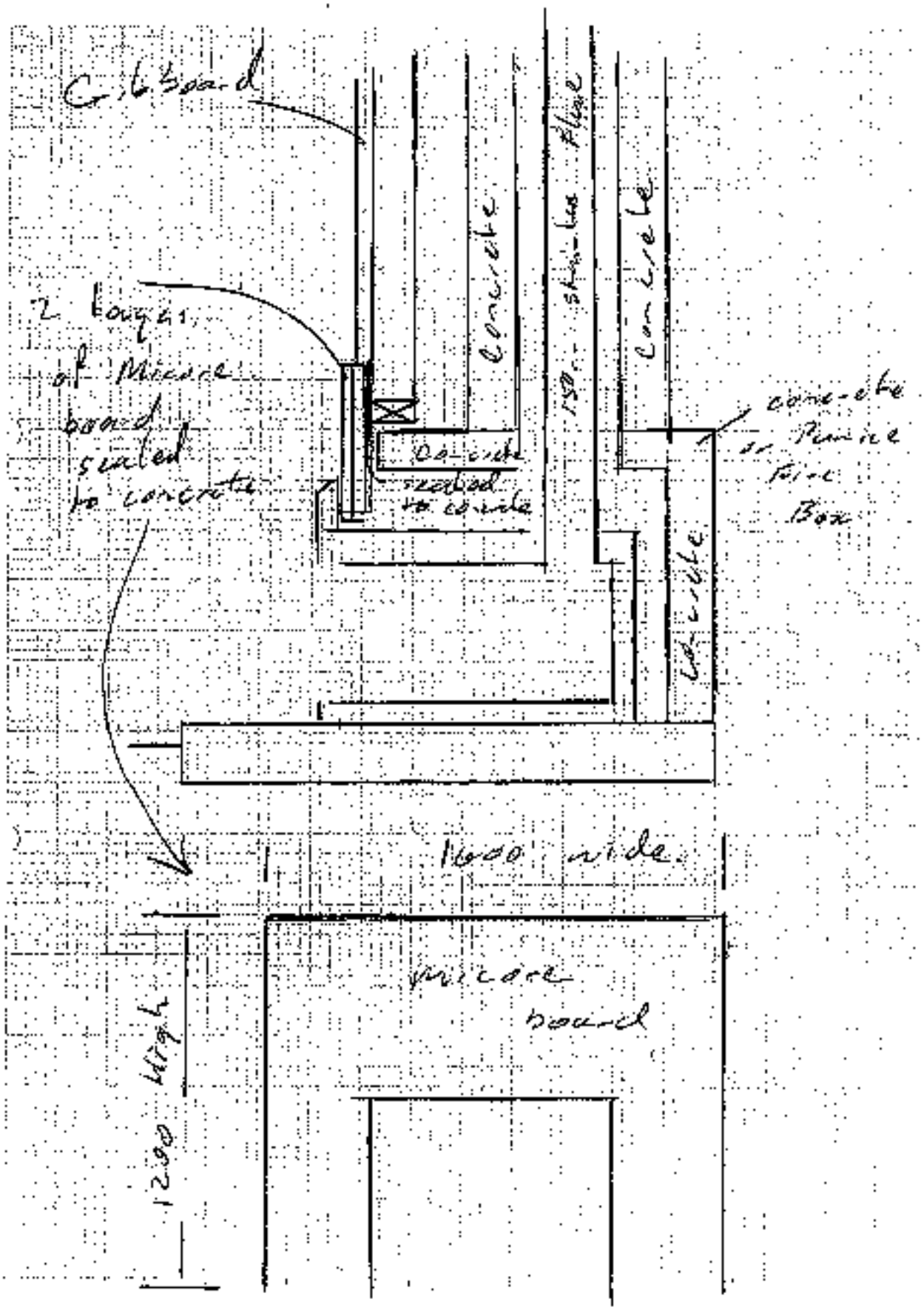
fyi

-----Original Message-----
From: tmillerplumb@xtra.co.nz [mailto:tmillerplumb@xtra.co.nz]
Sent: Thursday, 17 December 2009 2:38 p.m.
To: TM PLUMB EMAIL
Subject:

This E-mail was sent from "RNP964F0B" (Aficio 2018D).

Scan Date: 17.12.2009 13:38:18 (+1200)
Queries to: tmillerplumb@xtra.co.nz

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.427 / Virus Database: 270.14.110/2568 - Release Date: 12/16/09 08:02:00


Gib board
2 layers of Micore board sealed to concrete
concrete
concrete
concrete sealed to concrete
concrete or Pumice Fire Box
concrete
1000 wide
micore board
1200 high

Stu

From: Paul Davies (pauld@glendimplex.co.nz)
Sent: Friday, 18 December 2009 10:61 a.m.
To: Stu
Subject: FW: Inbuilt 149 Tahuanui Drive

Hi Stu,

Based on Urs' comments back at HQ, I guess the main point here is that any combustible material must be a minimum of 600mm above the top of the hot air outlet from the fire (above the convection louvers on the fire).
If you have the minimum clearance, then it meets the criteria laid down under paragraph 3.4.1.3 of the AS/NZS2918 standard.

Hope this helps.

Regards,

Paul Davies

Regional Sales Manager - South Island

Glen Dimplex Australasia Ltd

Phone : +64 3 329 5971

Mob. : +64 21 425 884

Fax : +64 3 329 5971

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-----Original Message-----
From: Urs Reinhard
Sent: Friday, 18 December 2009 9:32 a.m.
To: Paul Davies
Subject: RE: Inbuilt 149 Tahuanui Drive

Hi Paul,

I have no experience with actual installations, but if people install a zero clearance inbuilt woof fire it is often surrounded by painted surfaces. So I guess the surfaces do not get too hot for the paint.

P.S. I do not know if the height of 1200mm on the drawing complies with paragraph 3.4.1.3 of AS/NZS 2918 where the heat sensitive material must be at least 600mm above the top of the hot air outlet.

Cheers
Urs Reinhard
Process Engineer

Glen Dimplex Australasia Ltd
38 Harris Road, East Tamaki, Auckland
P.O. Box 58-473 Greenmount, Manukau 2141, NZ
Phone: +64 9 274 8265 (319) Fax: +64 9 274 8472 DDI: +94 9
271 7386
www.glendimplex.co.nz

-----Original Message-----
From: Paul Davies
Sent: Friday, 18 December 2009 8:46 a.m.
To: Urs Reinhard
Subject: FW: Inbuilt 149 Tahuanui Drive

Hi Urs,

Can I have your input on this technical query please.
Many thanks.

Regards,

Paul Davies

Regional Sales Manager - South Island

Glen Dimplex Australasia Ltd

Phone : +64 3 329 5971

Mob. : +64 21 425 884

Fax : +64 3 329 5971

CONFIDENTIALITY/LIMITED LIABILITY STATEMENT Internet Communications are not secure and therefore Glen Dimplex (and all Glen Dimplex companies) does not accept any liability for the contents of this message. Any views or opinions presented are solely those of the author and do not necessarily represent those of Glen Dimplex. The contents of this e-mail message are private and intended solely for the named recipient. Unauthorised access of this e-mail is prohibited. If you are not the intended recipient of the message please notify the sender immediately.

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From: Stu [mailto:stu@timmillerplumbing.co.nz]
Sent: Thursday, 17 December 2009 4:07 p.m.
To: Paul Davies
Subject: Inbuilt 149 Tahuanui Drive

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Please note that outside the concrete box there would be timber framing in the wall which we would insure was not touching the concrete. This would be the same as any of these

type of installations except that they would normally have concrete and tile mantles. In your opinion would a paint finish on the Micore board be all right with the heat, or would you recommend tiles as the paint finish might discolour because of the heat from the fire.

P.S You may not realize this but this drawing is not to scale.

Yours

Stu Mckenzie
Operations Manager
Tim Miller Plumbing Ltd
55 Bolt Road
NELSON
03 547 4532
027 283 0183

-----Original Message-----
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Sent: Thursday, 17 December 2009 3:39 p.m.
To: 'Stu'
Subject: FW:

fyi

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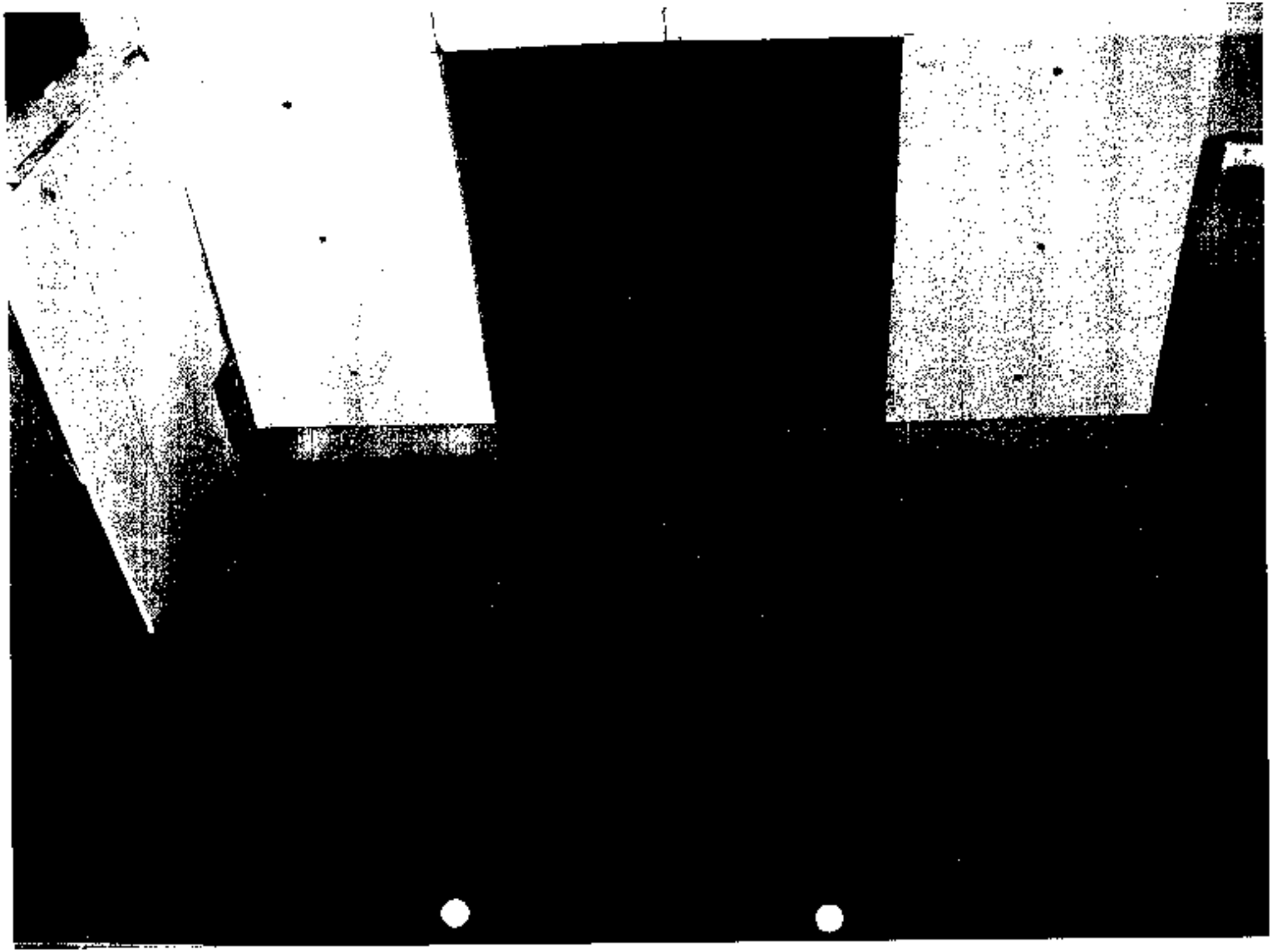
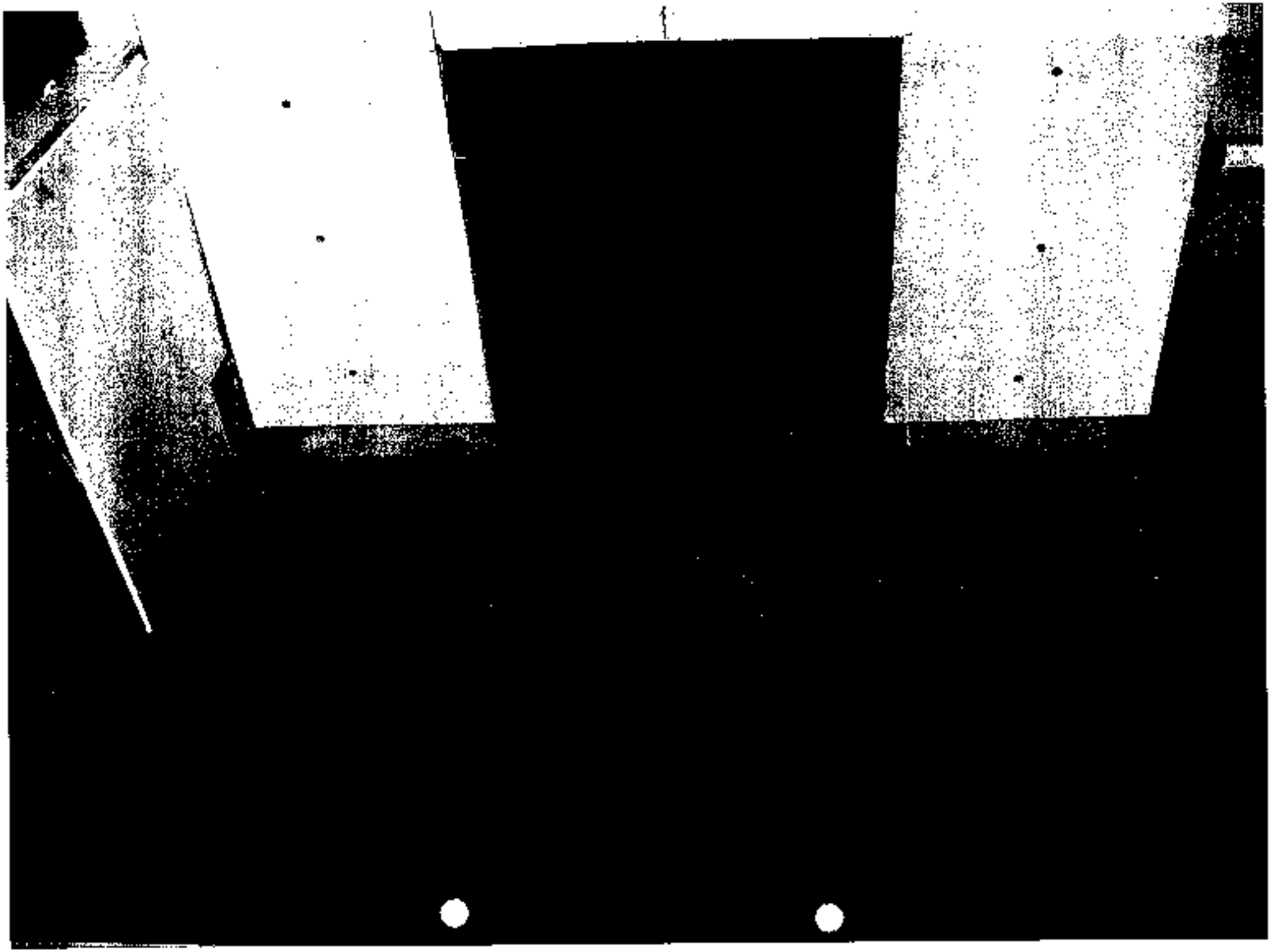
From: tmillerplumb@xtra.co.nz [mailto:tmillerplumb@xtra.co.nz]
Sent: Thursday, 17 December 2009 2:38 p.m.
To: TM PLUMB EMAIL
Subject:

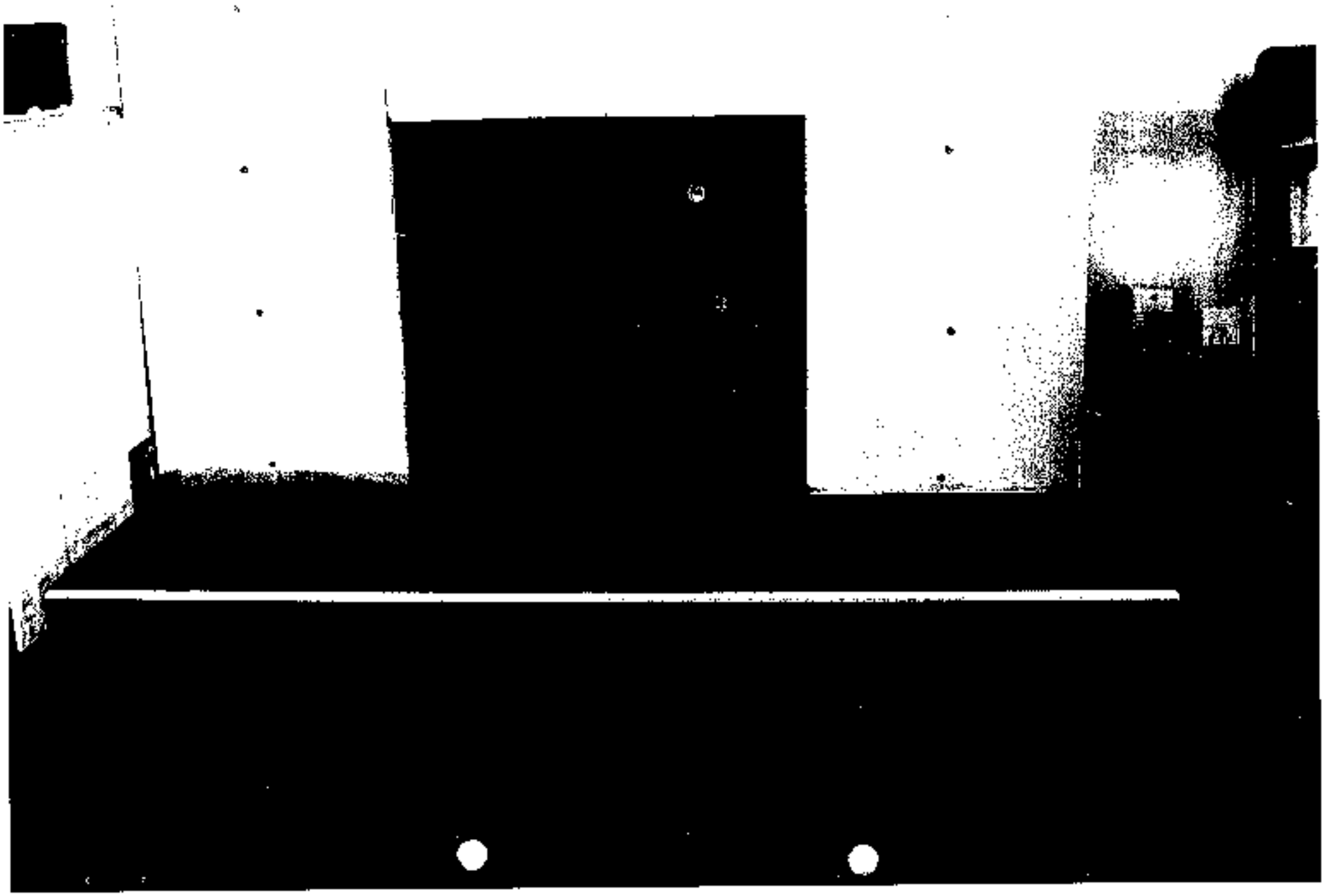
This E-mail was sent from "RNP964F00" (Aficio 2018D).

Scan Date: 17.12.2009 13:38:18 (+1200)
Queries to: tmillerplumb@xtra.co.nz

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.427 / Virus Database: 270.14.110/2568 - Release Date: 12/16/09
08:02:00
No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.427 / Virus Database: 270.14.111/2569 - Release Date: 12/17/09 08:30:00







ELECTRICAL WORKERS REGISTRATION BOARD

Safety - Competency

No. 3057471

TIM MILLER PLUMBING

149 TAKANINI DR NGAU

55 BOAT RD NGAU

Description: RING FEED TO GROUND PIP FOR NEW ISOLATING SWITCH FOR LE GOOD FIRE PLACE.

It is recommended that test results be recorded here:

Visual Examination ☑

Earth Continuity ☑

Bonding ☑

Polarity ☐

Insulation Resistance _____ Mohm

Other _____

If necessary attach any pages with sketches of work done

CRAIG LEM

E8722

OCEANIC ELECTRICAL

2061/0

027 6784816

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

This form is approved by the Electrical Workers Registration Board (Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

NELSON CITY COUNCIL
te kaunihera o whakatū
PO Box 645 Nelson 7040
Phone 03 546 0200
Fax 03 546 0239

Building Consent

091616

Section 51, Building Act 2004

The building

Street address of building:	149 Tahunanui Dr
Legal description of land where building is located:	Lot 1 DP18753
Valuation number:	1970019700
Building name:	
Location of building within site/block number:	
Level/unit number:	

The owner

Name of owner:	P & M Barnett	
Contact person:	Paul & Marlene	
Mailing address:	149 Tahunanui Drive, Tahunanui, Nelson 7011	
Street address/registered office:		
Phone number:	Landline:	Mobile:
	Daytime: 548-0582	After hours:
Facsimile number:		
Email address:		
Website:		

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

Full Name: Tim Miller Plumbing Ltd

Mailing Address: PO Box 9022, Annesbrook, Nelson

Phones: 547-4532

Fax: 547-4533

Email: donnalea@timmillerplumbing.co.nz

Building work

The following building work is authorised by this building consent:

Replacing existing spaceheater with inbuilt Masport LE4000.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act

relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Project information memorandum 091616

Signature

Manager Building

Position

On behalf of Nelson City Council

Date: 19/11/09

NELSON CITY COUNCIL
te kaunihera ō whakatū
PO Box 645 Nelson 7040
Phone 03 546 0200
Fax 03 546 0239

Project Information Memorandum

091616

Section 34, Building Act 2004

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

This project information memorandum includes:

___ Information identifying special features of the land concerned

___ Details of relevant utility systems

Signature

Consents Administrator
Position

On behalf of Nelson City Council
Date: 19/1 /09

NELSON CITY COUNCIL
te kaunihera ō whakatū
PO Box 645 Nelson 7040
Phone 03 546 0200
Fax 03 546 0239

Application for Code Compliance Certificate

Section 92, Building Act 2004

The building consent

Building consent number:	091616
Location:	149 Tahunanui Dr
Issued by:	Nelson City Council

The owner (Delete this section if details have not changed from the building consent)

Name of owner:	P & M Bartlett		
Contact person:	Paul & Marlene		
Mailing address:	149 Tahunanui Drive, Tahunanui, Nelson 7011		
Street address/registered office:			
Phone number:	Landline:		Mobile:
	Daytime:	548-5562	After hours:
Facsimile number:			
Email address:			
Website:			

The following evidence of ownership is attached to this application:

- ☐ Copy of certificate of title
- ☐ Other document showing full name of legal owner(s) of the building
- ☐ Agreement for sale and purchase
- ☐ Lease

Agent

Business name:	Tim Miller Plumbing Ltd		
Contact person:	Stu McKenzie or Donnalea Stevenson		
Mailing address:	PO Box 9022, Annesbrook, Nelson 7044		
Street address/registered office:	55 Bolt Road, Nelson		
Phone number:	Landline:	547-4532	Mobile:
	Daytime:	547-4532	After hours:
Facsimile number:	547-4533		
Email address:	donnalea@timmillerplumbing.co.nz		
Website:			
Relationship to owner:	Installer		

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

Full Name: Tim Miller Plumbing Ltd

Mailing Address: PO Box 9022, Annesbrook, Nelson

Phones : 547-4532

Fax: 547-4533

Email: donnalea@timmillerplumbing.co.nz

Application

All building work to be carried out under the above building consent was completed on / /

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

Plumber: Tim Miller Plumbing Ltd

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent.

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 (Agent) PO Box 9022, Annesbrook, Nelson 7044

Signature

Name of person signing

NELSON CITY COUNCIL
Te Kaunihera o Whakatū
PO Box 645 Nelson 7040
Phone 03 546 0200
Fax 03 546 0239

Site Inspection Sheet

Application

P & M Bartlett	No.	091616
149 Tahunanui Drive, Tahunanui, Nelson 7011	Issue date	19/11/09

Project

Description	Replacing existing spaceheater with inbuilt Masport LE4000.
Location	149 Tahunanui Dr
Legal Description	Lot 1 DP18763
Valuation No.	1970019700
Charges Incl. Levies	$ 190.00

This **Site Inspection Sheet** lists the inspections necessary to monitor these works for compliance with the New Zealand Building code

If the following inspections are not undertaken, it may be difficult for council to issue a Code Compliance Certificate upon completion of the work.

The approved plans and this inspection sheet are to be available on site, on request, at all times.

Please give at least 72 hours notice for the next required inspection, phone 5460334. For stand-alone spaceheater inspections please phone 5460361

Please note – any **additional inspections** required may result in **additional fees** being imposed.

ZK04 Fireplace cavity prior to heater installation and When the installation is complete. Council to inspect

BAM 120F

NCC BCA PROCESSING RECORD SHEET - SPACEHEATER INSTALLATION

BC/PIM No: 091616 RC No: Date Received: 13/11/09

Authentication No: Input 16/11/09

Solid Fuel Heater

(ZK04) ZK06

Project: Replacing existing spaceheater with I/B Masport LE4000 AUTH# 071591

Name: P & M Bartlett

Location: 149 Tahunanui Drive

Lot: 1 DP: 18763

Conditions: C0014, C0801, C1401

Building Consent Application Officer Brent Higgins

	Date	Not	Email Fax Letter	Date	App
Building/Plumbing				19/11/09	SL
Planning				19/11/09	SL

Notes:

Comments:

Amendments Dates Received: .....

606260

BC Number: 091616

Project: Replacing existing heater with 1/B Masport LE4000

Name & Project Address: P & M Bartlett
149 Tahunanui Drive

NELSON CITY COUNCIL

BUILDING CONSENT PROCESSING SHEET

FREESTANDING AND INBUILT FIRES (BAM 121)

Notes[1]:

Items To Be Checked	Plans/Specs Checked: Complies	N/A	Failed	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
Building Consent Application signed by owner or letter of authority from owner	✓			
Permitted activity in terms of District Plan	✓			E066236
Fireplace / solid fuel heater shown on floor plan[2] (2 copies required)	✓			
Fire Clean Air approved for given location[3]	✓			
Manufacturers' installation instructions provided[4] (2 copies) including clean air approved number if applicable		✓		
Flue kit installation instructions (2 copies)	✓			
Unusual features such as floor or wall penetration or flues through cupboards construction details, cross sections required (2 copies)		✓		
Smoke alarms location shown on plans[5]	✓			
Wetback fitted	Yes		(No)	
Tempering valve shown as fitted/correct location	Yes		No	na
Any other building work to be carried out in conjunction with the installation (may require separate consent)		✓		
Application suspended for further information?	Suspended Date: Suspended Date:			Lifted Date: Lifted Date:
Planning - Application approved	(Yes) / No			Officer: SE Signed: Date: 19/11/09
Building - Application approved	(Yes) / No			Officer: SE Signed: Date: 19/11/09

Signed:	Dated:
	19/11/09

1 General notes and observations
2 Floor plan of the dwelling showing the location of the proposed fire installation
3 Refer Clean Air Approval list
4 Actual copy of installation instructions required – market specifications subject to change not acceptable.
5 Location of alarms in accordance with NZ Building Code F7

NELSON CITY COUNCIL

Civic House
110 Trafalgar Street
PO Box 645
Nelson
Website

Phone (03) 546-0200
Phone (03) 546-0207 (Rates)
Fax (03)546-0239
E-mail rates@ncc.govt.nz
www.nelsoncitycouncil.co.nz

Valuation Roll No. 19700-19700

Tax Invoice

GST Reg No. 10-730-295

Bartlett Paul Barry
Bartlett Marlene Joycelyn
149 Tahunanui Dr
Nelson 7011

Land Value	$135,000
Improvement Value	$160,000
Capital Value	$295,000
Area	500 sq m

Location 149 Tahunanui Dr, Nelson
Legal Description: LOT 1 DP 18763 - INT IN R/W

Rates Invoice and Assessment

Instalment 1 of 4

Instalment Date 1 August 2009

Penalty Date 27 August 2009
(last date for payment)

Any portion of the current instalment remaining unpaid after 27 August 2009 will incur a 10% penalty of up to $0.00

If payment of the yearly rates is made on or before 27 August 2009 you will receive $30.50 discount. The yearly payment amount is shown on the remittance slip below.

This account will be paid as per your Direct Debit Authority

Rates Statement of Account

Rating Year 1 July 2009 to 30 June 2010

Annual Rates (GST incl)	**$1,523.70**

Rates Invoice/Statement

Balance Brought Forward From Last Rating Year	$706.70
Previous Instalments This Rating Year	$0.00
Payment Received (up to 21/07/09)	$137.83CR
Penalties (GST Exempt)	$0.00
Remissions	$0.00
Adjustments	$0.00
Current Instalment (includes $42.92 GST)	$380.90
TOTAL AMOUNT DUE	**$949.97**

Last date for payment 27 August 2009

NELSON CITY COUNCIL

Payment is to be made at the Council office
110 Trafalgar St
PO Box 645 Nelson
Office Hours 8:00am to 5:00pm
Monday to Friday

Please Note Any Change Of Address Below:

Valuation Roll No. 19700-19700
Name Bartlett Paul Barry
Instalment 1 of 4

Total now due $949.97

Total to clear to end of rating year $2,062.27

Amount enclosed $_____

Tim Miller Plumbing Ltd

P O Box 9022, Annesbrook
Phone: 03 547 4532

55 Bolt Road, Tahunanui
Fax: 03 547 4533

20 August 2009

Mr P & Mrs M Bartlett
149 Tahunanui Drive
NELSON 7010

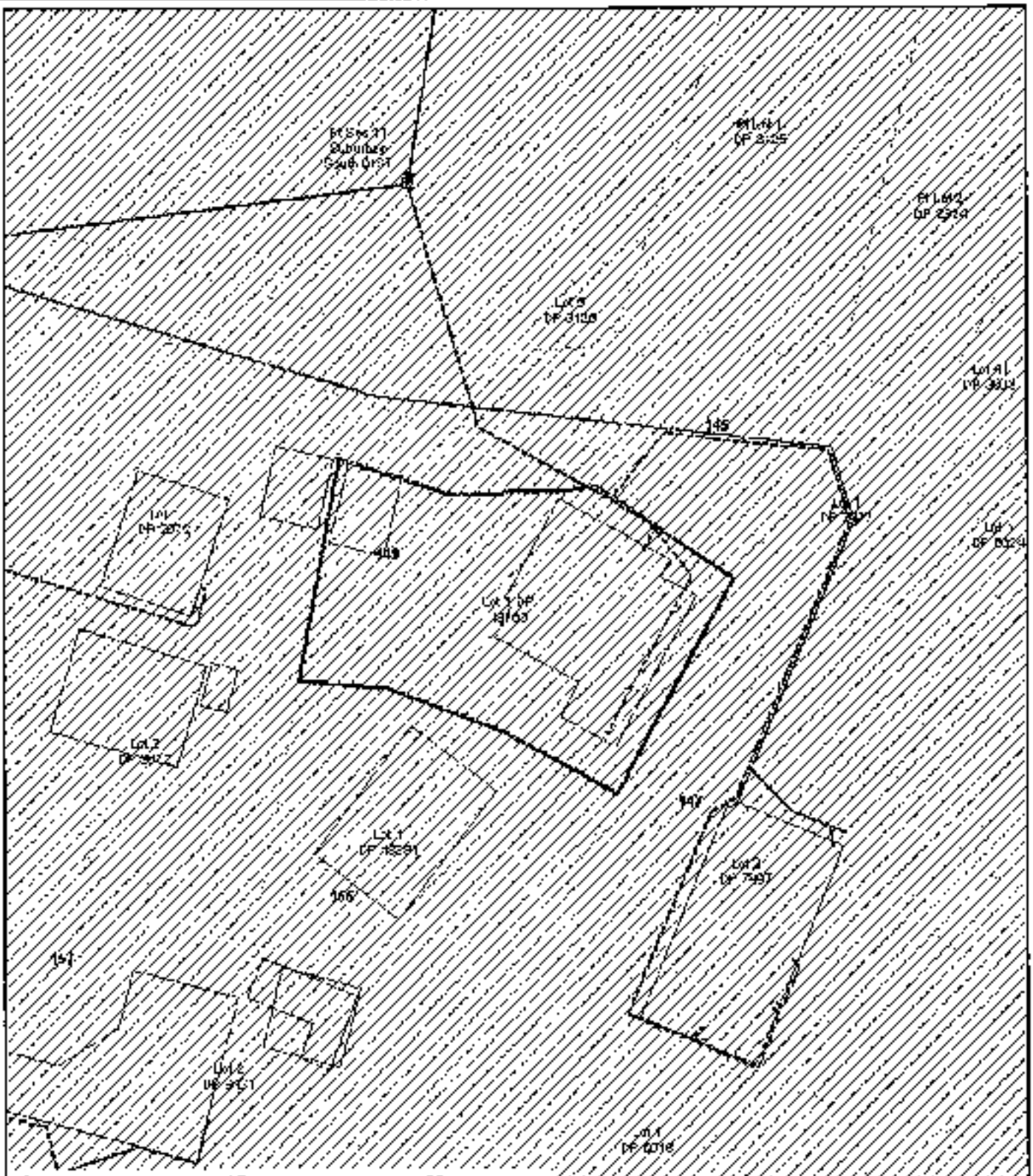
Dear Marlene & Paul

RE: LETTER OF AGENCY

I/We Marlene and Paul give Tim Miller Plumbing Limited permission to apply for an Application for Installation of Wood Burner.

SIGNED: Bartlett
Owner(s) and/agent:

DATED: 24/08/09



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Date: Mon, 16 Nov 2009

Author:

Water
- Dam
- Hydrant
- Meter
- Manhole
- Pump Station
- Fountain
- Tank
- Valve
- Water Lines

Sewer
- Access Point
- Meter
- Manhole
- Outfall
- Overflow
- Pump Station
- Reducer
- Tank
- Valve
- Sewer Lines

StormWater
- Access Point
- Valve
- Manhole
- Outfall
- Pump Station
- Discharge
- Sump
- Unknown
- Valve
- Storm Lines

- Abandoned Waterpipes
- Abandoned Waterlines
- Abandoned Sewerpipes
- Abandoned Sewerlines
- Abandoned Stormpipes
- Abandoned Stormlines
- Drainage Components
- Drainage Stormlines
- Drainage Sewerlines
- Drainage Stormlines

- Survey Points
- Flood Paths
- Flood Zones
- Inundation Zones
- Landscape Overlay
- Fault Zones
- Significant Overland Flows

Slope Risk Overlay
- Groundpoints
- Terrainlines Slump Core
- Terrainlines Slump Fringe

N

NELSON CITY COUNCIL

DATE: CONDITION No C0014

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

This property is low lying and shall not be permitted to connect to the pressure stormwater system in the area. Connections of this property shall only be made to a gravity stormwater system. (Refer to Nelson City Council Services Section)

Date Entered:

DATE:	6-May-95	CONDITION No:	801

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION: Various

PROPERTY OWNER or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: NA

AUTHORITY: Works Committee

REASON FOR CONDITION:
(Abbreviated) Catchments Served By Inadequate Stormwater Systems

CONDITION:

Special Development Areas

The information on the stormwater system that serves this catchment is inadequate. Subdivision or an increase in the number of household units to more than one per lot is unlikely to be permitted unless it can be shown that the downstream stormwater system is in good condition and adequate for the developed catchment it could serve. A report on the condition and adequacy of the downstream stormwater system will be required as part of any application for building consent or subdivision consent.

Amended 23-Sept-96

Date Entered: 16-Jun-95

DATE: 12-Jan-06 CONDITION No C1401

STREET ADDRESS: All properties contained in the Nelson Urban Area within Airshed A or B1 (consult Fig A2.1, A2.2A and A2.2B in Air Plan)

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY Manager, Environmental Policy (see David Jackson)

REASON FOR CONDITION.

(Abbreviated) This property may contain a domestic spaceheater or open fire that falls under the rules set out in the Council's Air Quality Plan. Under rule AQr.24.1, within the Urban Area the use of open fires is allowed to continue up until 1 January 2008 (except that any 'Jetmaster' type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. In addition, within Airsheds A and B1 (as defined in the Air Plan) the use of existing enclosed burners is being phased out. The use of all enclosed burners that do not comply with the emissions standards set out by the Air Quality Plan must progressively be ceased between 2010 and 2013, starting with the oldest burners. This is necessary to meet the targets imposed by the National Environmental Standards for air quality.Updated 4/12/08

CONDITION:

The Air Quality Plan states that in the Nelson Urban Area within these airsheds (Airshed A and B1 – consult Fig A2.1, A2.2A and A2.2B in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of Heating Appliance	Disused By
Open fires (Jetmaster type open fires)	**1/01/2008** **(1/01/2013)**
Burners installed before 1996	**1/01/2010**
Burners installed between 1996 and 1999	**1/01/2012**
Burners installed after 1 January 2000 (Except where the small scale solid fuel burner is a clean air approved woodburner in accordance with the Air Quality Plan)	**1/01/2013**

Date Entered: 12-Jan-06

Nelson City Council
General Property Information

Property

Valuation No.	1970019700
Location	149 Tahunanui Dr, Nelson
Legal Description	LOT 1 DP 18763 - INT IN R/W
Owner	Barlett Paul Barry : Barlett Marlene Joycelyn
Owner Address	149 Tahunanui Dr : Nelson : :
Area (hectares)	0 0500

Rates

Government Valuation	
Land	$ 149,000
Improvements	$ 166,000
Capital Value	$ 315,000
Current Rates Year 2009 to 2010	

Planning/Resource Management	
No information located	
Building	
21/03/96	BUILDING CONSENT 960238 S/W AND SEWER RETICULATION : Code Compliance Certificate issued 7/05/97
4/06/87	BUILDING PERMIT E066236 INSTALL WOODBURNER : APPROVED
21/03/86	BUILDING PERMIT D019101 INSTALL SWIMMING POOL : APPROVED F/INSPECT - 19/02/87
12/06/82	BUILDING PERMIT A31120 EXTEND DWELLING : APPROVED F/INSPECT - 11/04/85
2/03/81	BUILDING PERMIT ERECT GLASSHOUSE : APPROVED
26/06/80	BUILDING PERMIT J051035 ERECT CARPORT : APPROVED F/INSPECT - 14/10/81
23/06/79	BUILDING PERMIT I057480 REINSTATE PILES : APPROVED
12/04/79	BUILDING PERMIT I057511 ALTER/EXTEND DWELLING : APPROVED
21/03/78	BUILDING PERMIT H155773 ALTER/ EXTEND DWELLING : APPROVED DISPENSATION: BALCONY ON NON CONFORMING DWELLING - APPROVED
Licences	
No information located	
Sewer & Drainage	
No information located	
Land and Building Classifications	
No information located	
Transport	
No information located	
Special Land Features	
No information located	
Swimming Pools	
26/01/98	SWIMMING POOL COMPLIANCE CERTIFICATE ISSUED - INSPECTION CARD - COMMITTEE APPROVED SWIMMING POOL INSPECTION
Other	
No information located	
** End of enquiry **	

CONSENT
091616
NCC

MASPORT

INSTRUCTIONS FOR AIR RECIRCULATING FAN IN LE4000 PROVINCIAL WOOD FIRE

OPERATION OF FAN

THE FAN IS TO BE PERMANENTLY CONNECTED TO THE MAINS SUPPLY WITH NO PERIPHERAL CONTROLS. ONCE THE FIRE HAS WARMED UP, THE INTERNALLY MOUNTED HEAT OPERATED SWITCH (THERMODISC) WILL AUTOMATICALLY SWITCH THE FAN ON. IT MAY TAKE APPROXIMATELY 15 MINUTES TO REACH THE SWITCHING TEMPERATURE. THIS IS TO PREVENT COLD AIR BEING CIRCULATED. THE FAN WILL BE RUNNING THROUGOUT THE HEATING CYCLE. THIS IS TO ENSURE MAXIMUM EFFICIENCY FOR YOUR WOODFIRE. ONCE THE FIRE HAS COOLED DOWN, THE FAN WILL AUTOMATICALLY SWITCH OFF.
DO NOT USE THIS FIRE UNLESS THE FAN HAS BEEN CONNECTED AS PER THESE INSTRUCTIONS.

THE FAN USES VERY LITTLE POWER, APPROXIMATELY 90 WATTS.

INSTALLATION

ALL ELECTRICAL WORK MUST BE CARRIED OUT BY A LICENSED REGISTERED ELECTRICIAN.
THE FAN IS TO BE PERMANENTLY CONNECTED TO THE MAINS SUPPLY WITH NO PERIPHERAL CONTROLS.
FOR FIRES INSTALLED IN THE CANTERBURY REGION:
A CERTIFICATE, SIGNED BY THE PERSON RESPONSIBLE FOR WIRING THE APPLIANCE, SHALL BE SUBMITTED TO THE CANTERBURY REGIONAL COUNCIL, WITHIN ONE MONTH OF INSTALLATION, TO CERTIFY THAT THE SYSTEM IS WIRED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS AS ABOVE.

SAFETY

THE APPLIANCE IS NOT INTENDED FOR USE BY YOUNG CHILDREN OR INFIRM PERSONS WITHOUT SUPERVISION.

SUPPERVISE YOUNG CHILDREN TO ENSURE THEY DO NOT PLAY WITH THE APPLIANCE.

IF A SUPPLY CORD IS DAMAGED, IT MUST BE REPLACED BY THE MANUFACTURER, ITS SERVICE AGENT OR A SUITABLY QUALIFIED PERSON, IN ORDER TO AVOID ELECTRICAL HAZARD.

MAINTENANCE

THE FAN SHOULD NEED LITTLE ATTENTION OTHER THAN OCCASIONALLY (PERHAPS ONCE A YEAR) REMOVING IT TO CLEAN DUST AND LINT FROM THE IMPELLER. **FIRST SWITCH OFF THE MAINS SUPPLY.** THE FAN CAN BE ACCESSED BY REMOVING THE ASH SHELF. THIS IS DONE BY TURNING THE TWO SCREWS BELOW THE ASH SHELF ¼ TURN AND PULL THE BOTTOM OF THE SHELF OUT AND THEN LIFT THE SHELF UP TO DISENGAGE THE TOP. CLEAN THE IMPELLER BLADES **CAREFULLY** BY BLOWING OR VACUUMING. **DO NOT APPLY FORCE TO THE IMPELLERS.** REINSTALL THE ASHSHELF. **SWITCH THE MAINS SUPPLY ON AGAIN.**

ANY OTHER MAINTENANCE WORK TO THE FAN MUST BE CARRIED OUT BY THE MANUFACTURERS SERVICE AGENT OR A SIMILARY QUALIFIED PERSON.

PLEASE REFER ALSO TO THE OWNERS MANUAL FOR THE FIRE FOR MORE INFORMATION.

GLEN DIMPLEX AUSTRALASIA LTD 28/02/07 593278.b.0

091616
N.C.C

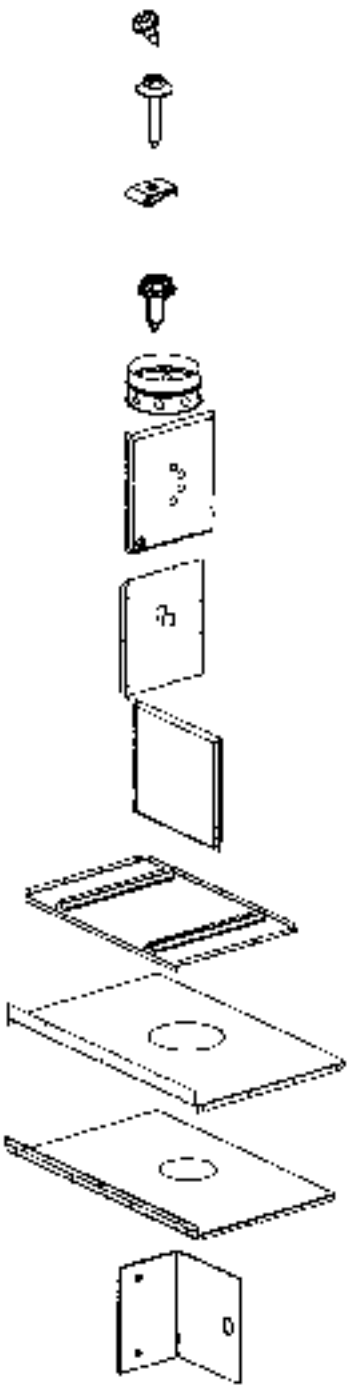
Masport

LE 4000 Provincial Built-in (Zero Clearance) Kit Instructions:

CONSTRUCTIONAL DIMENSIONS DIFFER FOR EACH OF THE MASPORT ZERO CLEARANCE INSTALLATIONS. BEFORE COMMENCING CONSTRUCTION, VERIFY THAT YOU ARE USING THE CORRECT INSTRUCTIONS FOR YOUR PARTICULAR HEATER MODEL.

LE4000 Provincial ZC Kit contains:

Part No.	Quantity	Description	Picture
503259	4	Self Threading Screw 13mm	
503459	6	Self Threading Screw Timbertites	
503388	2	Spire Nut	
503704	34	Self Threading Screw 16mm	
595688	1	Adapter Ring	
593136/ 993137	1	LH Side Assy	
593136/ 993176	1	RH Side Assy	
593139/ 993138	1	Rear Assy	
593141/ 593140	1	Bottom Assy	
993249	1	Top Panel	
593143/ 993248	1	Top Shield Assy	
995196	2	Seism. Restraint Bracket	



Pt 593252.a.1
10/08/06

This kit enables the Masport LE 4000 Provincial Woodfire to be installed when no conventional masonry chimney is available. The woodfire will need a shielding box, a special flue kit, a ventilated top fascia rail, and a bottom fascia rail. The installation may be made onto a timber or particle board floor or a concrete floor. (See Special Constructions below for concrete floors). We recommend following the sequence below

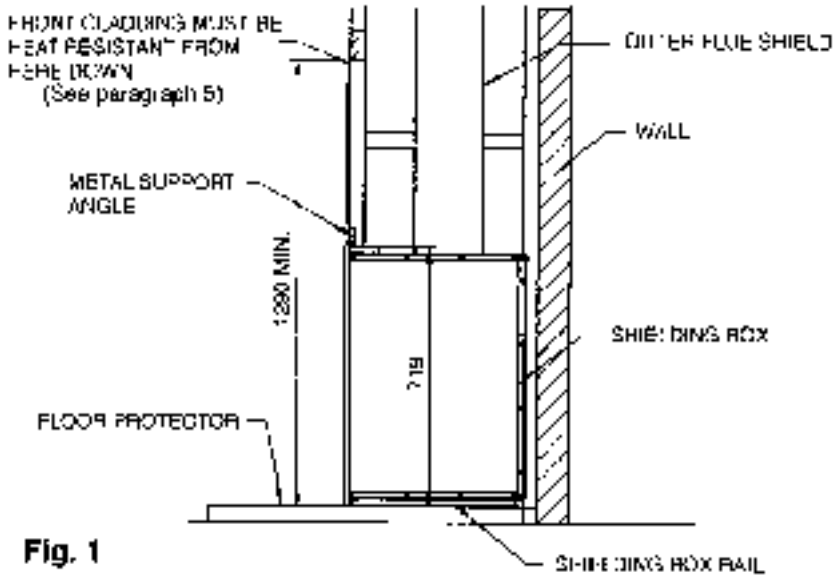


Fig. 1

STANDARD INSTALLATIONS:

1. Inspect the house construction at the proposed installation position to verify that the flue shield (250mm diameter, plus 25mm clearance all around) can pass right up through the ceiling space without requiring the removal of essential roof or ceiling support beams. The flue centreline will be 271 mm out from the rear wall and it must be at least 730mm distant from any side wall. (See Fig. 2).

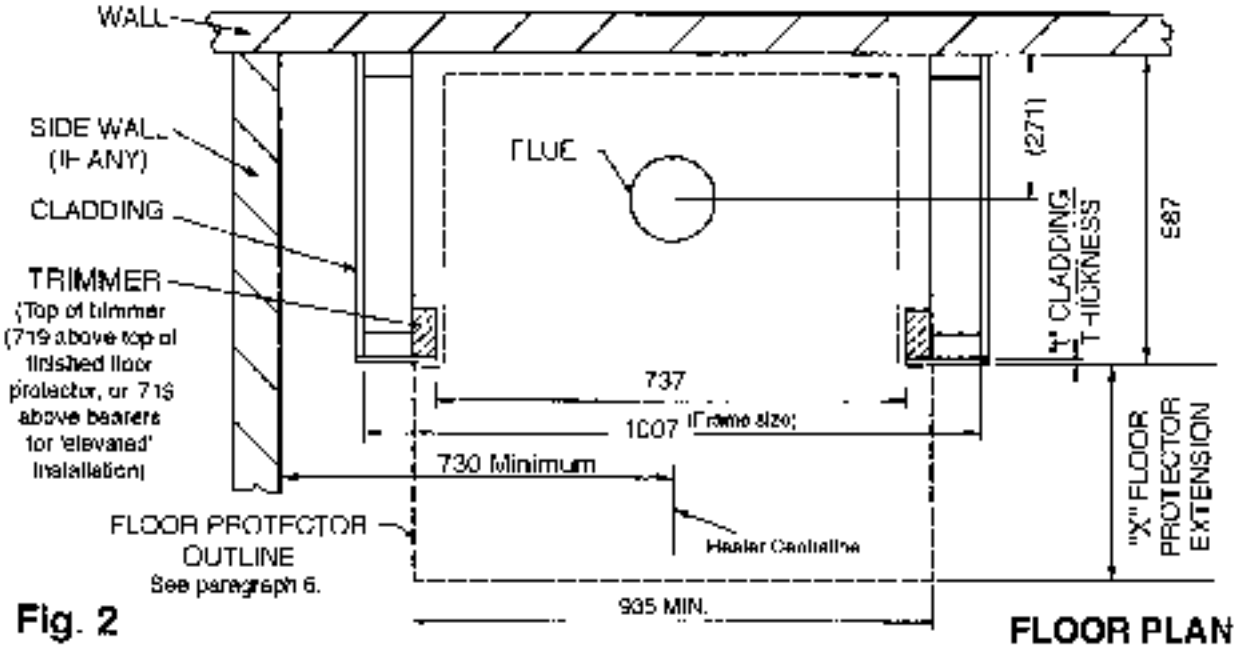


Fig. 2 FLOOR PLAN

2. Drop a plumb line from the ceiling to the floor to verify the centreline and cut a hole at least 300mm square through the ceiling on this centreline. If preferred, there may be no ceiling inside the fireplace enclosure. (See step 12)
3. Ensure that there are suitable nogs at either the ceiling or roof level (or both) to provide anchorage for the outer flue heat shield bracing angles.
4. Frame up the enclosure using nominal 90 by 45 dressed timber, verifying that it will be on the flue centreline. (See Fig. 3). The overall depth of the frame should be (587 + t) mm , where 't' is the cladding thickness. The distance between the trimmers (where the assembled shielding box will fit), should be 737mm. The overall width of the enclosure frame shown is the minimum required, but if desired it may be larger. The trimmers do not run the full height, but end 719 mm above the finished top face of the floor

protector (or 719 mm above the top of the bearers if the heater is 'elevated'). Refer to paragraph 6 for floor protector thickness options and the advantage of 'elevated' installations. Fix the metal support angle across the tops of the trimmers to provide support and fixing for the floor heat resistant cladding. (See Fig. 3).

091616
NCC

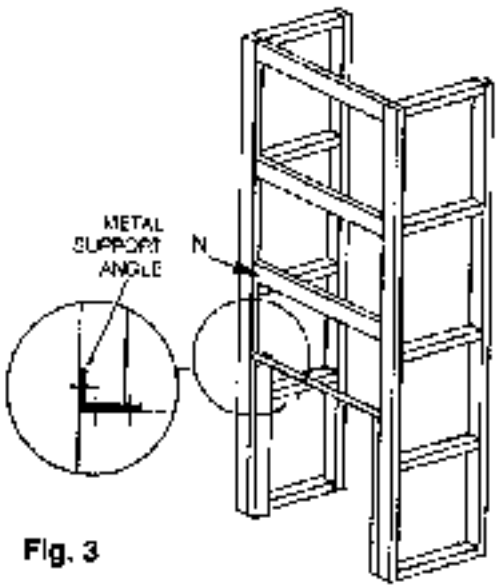


Fig. 3

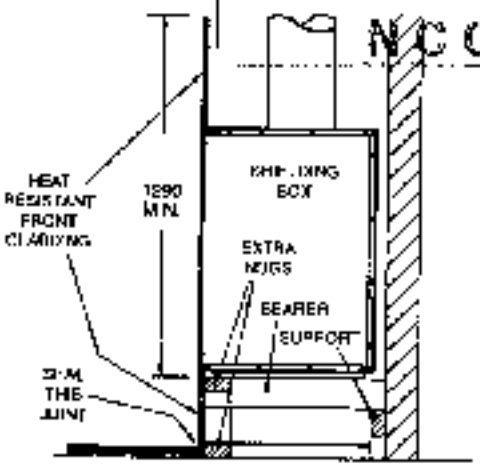


Fig.4 ELEVATED INSTALLATION

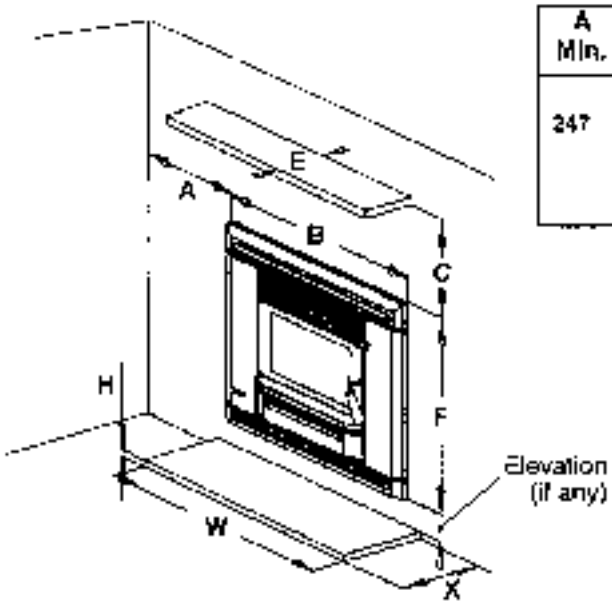
For an 'elevated' installation, fix two **extra nogs** (90x45x737 mm) across the front opening of the enclosure, one at the bottom and the other at the desired 'elevation' height. (See Fig. 4). These **extra nogs** will carry the front cladding below the heater. Fix two 90 x 45 **bearers** running from front to back behind the top extra nog, 240 mm each side of the centreline to support the shielding box rails. The **bearer** tops must be flush with the top of the **top extra nog**. Provide **support** at the rear of the bearers to carry the appliance. (See Fig. 4). The shielding box rails can sit directly on the bearers. No insulation is necessary.

The usual three nogs may be fixed at each side of the enclosure. At the front, the lowest wooden nog **N** must have its lower face at least 1290 mm above the top of the floor protector (or 1290 mm above the bearers for an elevated installation). Further wooden nogs can be fitted at the front above this one.

5. Fix the cladding to the front of the enclosure, including down each side of the 719 x 737 opening. All **front cladding** (including cladding below the heater in elevated installations) which is less than 1290 mm above the floor protector (or the bearers in elevated installations), must be of heat-proof material such as Hardies Tile and Slate Underlay, Hardiflex or Supalux. **Wall surfaces directly above the heater may reach 85 degrees C, so materials such as wallpaper and water based paint may be adversely affected. For durability of finishes and surfaces you should contact the relevant manufacturer for their specifications. Masport accepts no responsibility for the deterioration of surfaces or finishes.** It is usually convenient to carry the heat-proof material right up to ceiling level. At the lower edge, drill (4.5 mm diameter) into the metal support angle through the holes in the top flange of the shielding box and fasten with the self threading screws provided. The **side cladding** for the enclosure may be Gib board or any other wall cladding material. For ease of flue installation, leave the cladding off at least one side until the flue system has been installed.

6. For heat sensitive floors, construct a floor protector of the shape shown in the Floor Plan above (Fig. 2). (See SPECIAL CONSTRUCTIONS below for concrete floors). The standard floor protector is constructed of two layers of 6mm fibre cement board (such as Hardies Tile and Slate Underlay), topped with a layer of tiles or slate. This will give a thickness of approximately 20mm, and the extension from the face of the front cladding must be at least 412 mm. The floor protector must be at least 935 mm wide, but you may prefer to increase this size to match the fascia width (967 mm).

NOTE: For elevated installations, the floor protector may be installed after the heater is in position as it does not need to extend into the enclosure. However, its rear edge must butt up against the face of the heat-proof cladding below the heater, and the joint at that point must be sealed to prevent the possibility of ember penetration.



A Min.	B	F	W Min.	C Min.	E Max	H	X Min.
247	907	740	§ 935	510	150	26	¥380
						57	330

¥ 330mm with 32 mm or more elevation

§ Increase to match or exceed fascia width B for an enhanced appearance

Fig 5.

7. Cement tiles or slate to the top of the floor protector. The part inside the enclosure will not be visible and therefore does not need complete coverage. It is necessary to fix the finishing layer only under the support rails in this area. The visible edges of the floor protector are best finished with wooden trim or tiles.
8. Penetrate the roofing material on the flue centreline. Working from the bottom, assemble sections of the flue and the inner and outer flue heat shields (casings) and pass them up through the hole in the roof. The flue must be fixed at each joint with at least two rust-proof fasteners, and the crimped ends of the flue heat shields go to the top. When finally installed, the inner shield must extend up past the roof penetration point and the outer shield must be sufficiently high to avoid down-draughts in the finished flue. If the flue centreline is within 3m of the ridge, the outer shield must end at least 600mm above the roof ridge. If it is more than 3m from the ridge, the shield must extend at least 900mm above the point of roof penetration. If there are trees or high buildings in the vicinity, it may be necessary to increase this height to avoid down-draughts. Note that the 200mm adapter ring (with holes which ventilate the space between the flue and the inner shield) will be fitted into the shielding box assembly and will engage in the bottom of the inner heat shield (see Fig. 7). Fit a temporary support to hold the flue system high enough to permit sliding in the shielding box.
9. Assemble the base, sides, back and top panel of the shielding box (see Fig. 6). Slide the assembly into place in the enclosure. After centralising, fix the flange of the top panel of the shielding box through the cladding into the metal angle support, and fix the side flanges (through the cladding) into the wooden trimmers. Pass the 200mm adapter ring (crimped end up) upwards into the hole in the top panel of the shielding box, and slide the top shield in under it so that the ring sits on top of the top shield and the top shield rests on the top edges of the inner heat shields of the cabinet. Make sure the back flange of the top shield hooks over the shield on the rear panel. Fix the top shield to the front flange of the top panel with 3 screws.
10. Remove the two retaining screws and slide out the removable top section of the **firebox** cabinet. Fix the seismic restraint brackets at each side of the firebox cabinet (flanges facing outwards), and slide the firebox cabinet into the shielding box. Centralise it and secure the restraint brackets to the shielding box flanges.
11. Lower the assembled flue and seal and fix it to the flue socket of the heater. Lower the inner flue heat shield and engage its bottom end with the adapter ring. Lower the outer flue heat shield to sit on top of the shielding box.
12. Fit the two shield bracing angles at either ceiling or roof level as appropriate. Fix a suitable flashing where the outer shield penetrates the roof.
13. **IMPORTANT.** TO AVOID THE RISK OF A FIRE, COVER THE ENTIRE OPEN SPACE SURROUNDING THE HEAT SHIELD AT CEILING LEVEL WITH WIRE NETTING WHICH HAS A MESH SMALL ENOUGH TO PREVENT THE ENTRY OF BIRDS OR VERMIN INTO THE ENCLOSURE.

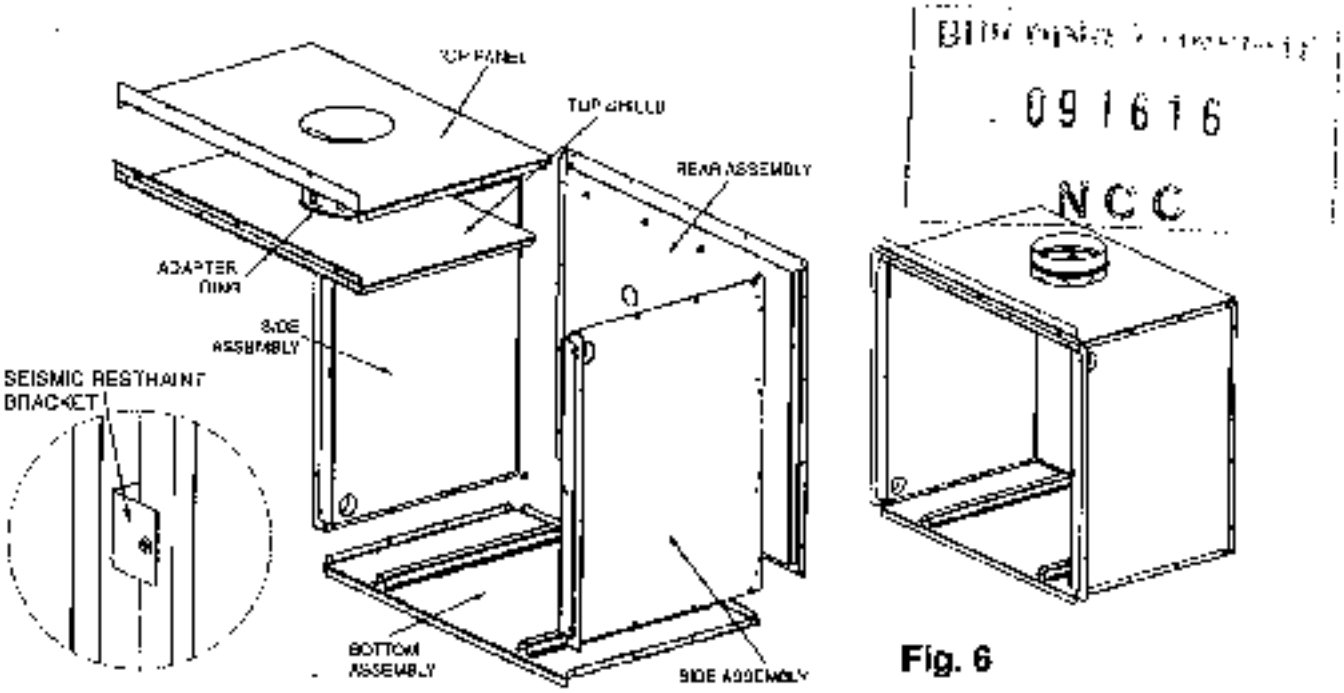


Fig. 6

14. At the top of the flue, fix the flashing cone and fit the flue cowl in the usual way.
15. Re fit the removable top section of the firebox cabinet and secure it with two screws.
16. Fix the cladding to the enclosure side(s).
17. An un-shielded mantel-shelf may be fitted according to the height and width restrictions shown in Fig. 5. Shelves lower or wider than shown require a metal under-shield (see the installation manual).
18. Remove the standard top rail of the fascia and replace it by the vented one. Remove the bottom bar of the fascia and replace it by the vented bottom rail, taking care to trap the mains lead and grommet between the left end of the bottom rail and the left fascia upright. If necessary, replace the electrical connections at the rear of the fan switch (see installation manual) and ensure that the earth wire is connected to the post behind the Masport badge on the left fascia upright.
19. Fit the fascia by offering it up to the heater about 15 mm above its final position and lowering it, making sure the lip behind the top fascia rail engages in the slot at the top of the shielding box. Fit the six retaining screws.
20. Fit the upper and lower fascia grilles and the firebox door as described in the installation manual.
21. Finish the floor protector by installing an edge trim if desired.

SPECIAL CONSTRUCTIONS:

CONCRETE FLOORS: The above instructions assume that the heater is being assembled on a heat sensitive floor such as timber or particle board. Where the floor is not heat sensitive (e.g. concrete), the insulating floor protector may be omitted. However, if heat sensitive floor coverings are fitted it will be necessary to keep them at a safe distance. The most practical way to do this is to fix tiles to the floor where the floor protector would normally be. This will make the top of the protector approximately flush with the floor covering, so a larger floor protector will be needed. It must extend out to 453 mm from the face of the front cladding material, with a minimum width of 965 mm (but see paragraph 6).

EXTERNAL INSTALLATIONS: In the case where the enclosure is to be erected outside the house, the shielding and flue installation details above will still apply. It is important to remember that the aperture in the wall of the house will need to be sufficiently high to permit the installation of heat resistant panelling in front of the heater to at least 1290 mm above the bottom of the shielding box rails. Suitable foundations will be required to support the weight of the enclosure and the heater and weatherproofing of the entire assembly will be necessary.

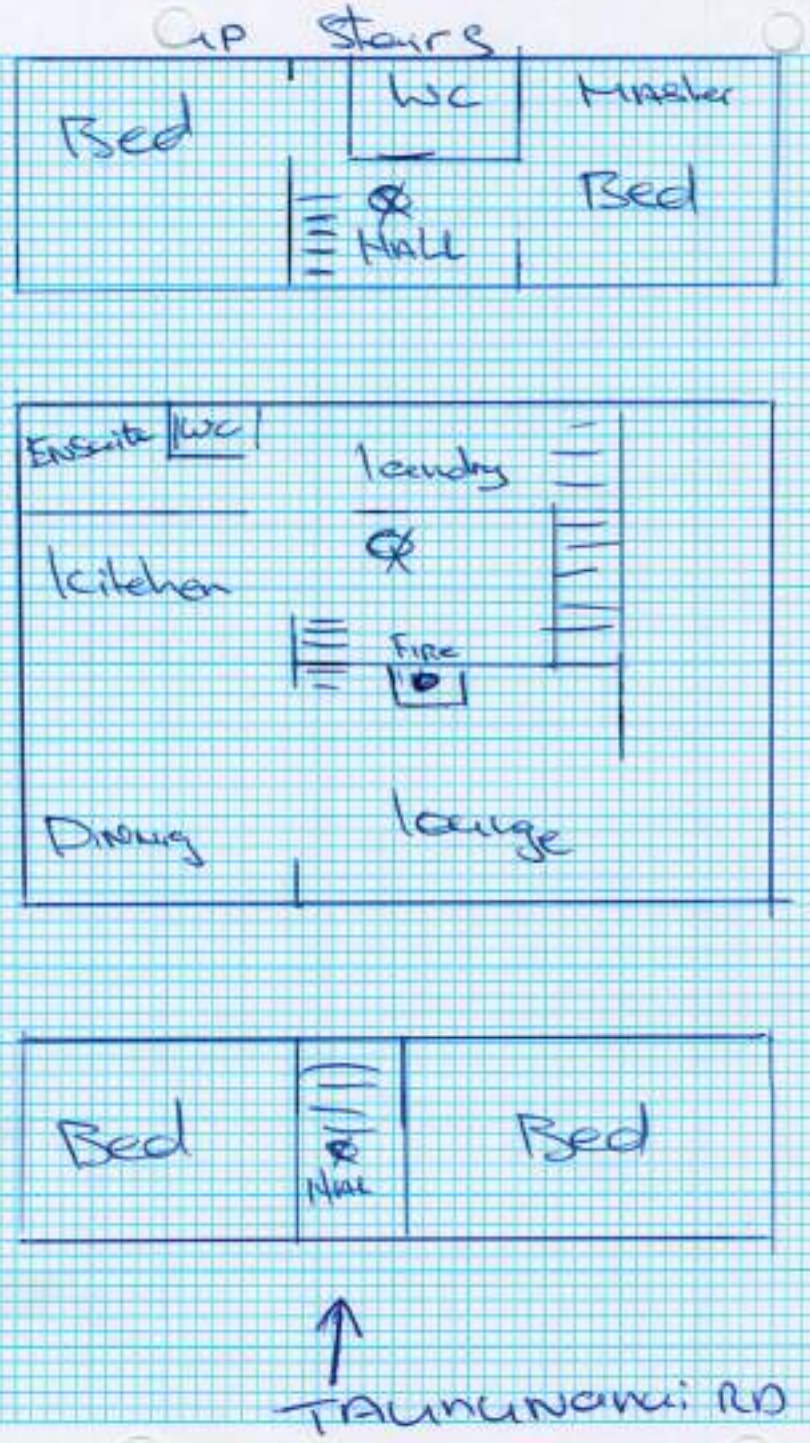
BRICK FACED INTERNAL ENCLOSURES:

Flue installation and clearance requirements are as detailed above. Brick wall construction will normally require a cast concrete base slab, so this slab could be extended to provide the necessary floor protection.

CAUTION. If local Building Requirements permit laying the concrete slab on top of a wooden floor, it should be made of lightweight concrete and even then foundation support may be required. In any case, the slab should be poured on top of one layer of Micore 160 board (covered with sheet plastic to keep it dry) to prevent heat damage to the wooden floor. The top surface can be finished with bricks or tiles etc. In all cases the floor protector dimensions must be as previously shown.

As before, the opening for the appliance in the front wall must be 737 mm wide and 719 mm high. Note that the bricks above the opening must extend to at least 1290 mm above the bottom of the shielding box rails.

Fit the shielding box and complete the installation as previously detailed for standard installations.



BUILDING CONSENT
091616
NCC

GORMACK GRAPH PAPERS : CHRISTCHURCH N.Z. C051Y 18 cm x 25 cm x 2 mm

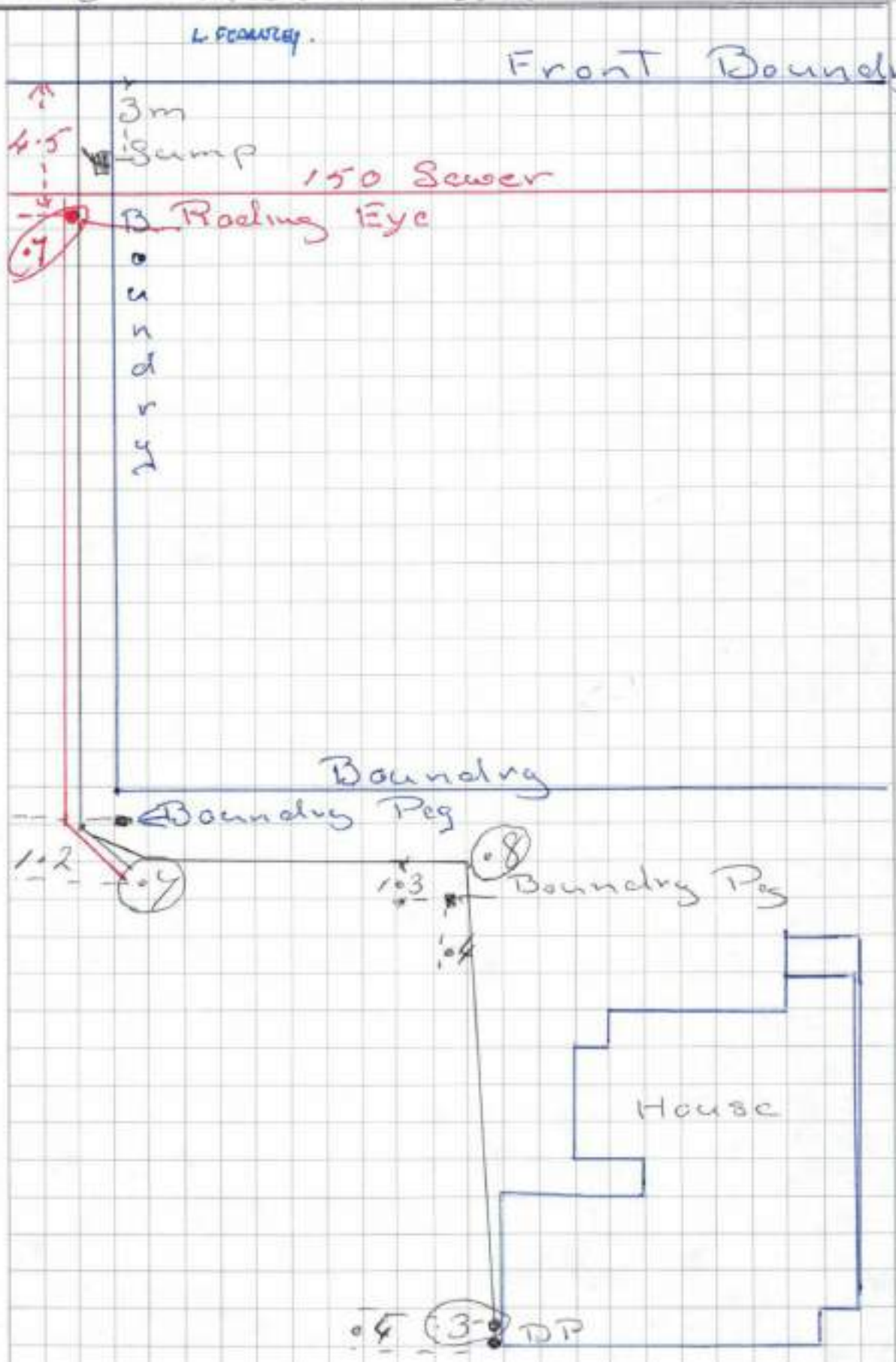
CITY ENGINEER'S DEPT.
NELSON
CALCULATION SHEET

DO NOT AMEND
20 SEP 2001
NOW ON GIS

Job No. 960238
Calc'd by
Checked by N.M.D.

Page No.
Date 12/10/96
Date 14/10/96.

Title S Riddell
149 Tohunanui Drive
& Stormwater Drain



FORM 3 – PART A

PPR 125247 Consent No. 960238

PROCESSED

NELSON CITY COUNCIL

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

Complete Part A in all cases

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

APPLICANT* (See note below)

Name: SEAN RIDDELL

Mailing Address: 149 TAHUNANUI DR NELSON

Contact Name: SEAN RIDDELL

Contact Address: VNZ

Position: VALUATION OFFICER

Phone: Ph 548 1039 Fax:

PROJECT LOCATION

Street Address: 155 TAHUNANUI DR NELSON

LEGAL DESCRIPTION

~~115322~~

Valuation Roll Number: A700/19700

Lot: 3 DP: 2672

Section: Pt 11 Block: IV

Survey District: WAIMEA

VALUE OF WORK

The Council's checking fee payable on the making of this application are based on the value of (GST inclusive):

Building $ ~~3800~~

Plumbing & Drainage $ 3800

Total: $ 3800

Any additional fees payable based on the actual cost of processing and inspection will be charged prior to the issue of the Building Consent.

PROJECT

New or Relocated Building ☐

Alteration ☐

Description of work (in detail): STORMWATER & SEWER RETICULATION TO NEW SITE

Intended Life:

Indefinite, but not less than 50 years ☐

Specified as ..... years ☐

Demolition

Being stage ..... of ..... stages

Attach additional information if necessary to describe the project.

SIZE OF BUILDING

Floor Area ..... m2 Number Dwelling Units .....

Number of Storeys .....

OFFICE RECEIPT

21 MAR 1996

* *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.*

Any person acting for or on behalf of the owner must be authorised in writing. Proof of authorisation to be provided to Council.

FORM 3 – 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 possible)

Builder(s): .....

Registered Drainlayer: LEO FEARNLEY (025 332 638)(AH 548 5455)

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: .....

Designer(s): .....

.....

.....

Building Certifier(s): .....

.....

.....

.....

.....

.....

Other: .....

.....

.....

.....

Signed by or for and on behalf of the applicant:

Name: ..... Position: Owner Date: 29.2.96

NELSON CITY COUNCIL CONSENT CHECK SHEET

PIM No 960238 LIM No _____ Date 29.2.96

Project S/W & Sewer Reticulation

Applicant S Riddell

Lot 3 DP 2672

Project Location ~~155~~ 149 Tahunanui Drive

960238 3 lots Sign 2

Special Conditions ~~[illegible]~~ 14 SOOG

Department	Date	Not Appr	Date	Appr
Building & Planning.				
Structural.				
Plumbing, Drainage & Water.	5/3/96	N-met	20/3/96	N-met
Access & Subdivision.				
Dangerous Goods.				
Services & Floor Levels.				
Town Planning.				
Health.				
Fire Officer.				
PIM	Not applicable. Non-Complying with the scheme. Requires a Resource Consent. Complies with scheme.			

ADMINISTRATION

Z100 Z200 Z300 Z400 Z500
ZA02 GENERAL REQUIREMENTS
ZA04 ZA06 ZA08 ZA10 ZA12
ZB02 SITE INSPECTION
ZB04 ZB06
ZC02 FOUNDATION
ZC04 ZC06 ZC08 ZC10 ZC12
ZC13 ZC14 ZC15 ZC16 ZC18
ZC20 ZCE0 ZCE1 ZCE2 ZCE3
ZCE4 ZCE5 ZCE6 ZCE8
ZD02 RETAINING WALLS
ZD04 ZD06 ZD08 ZD10 ZD12
ZD14 ZD16 ZD18 ZD20 ZDE0
ZDE1 ZDE2 ZDE3 ZDE4 ZDE5
ZDE6
ZE02 BUILDING STRUCTURE
ZE04 ZE06 ZE08 ZE09 ZE10
ZE11 ZE12
ZF02 FIRE WALLS & FLOORS
ZF04 ZF06 ZF07 ZF08 ZFE0
ZG02 BUILDING SPECIFIC DESIGN
ZGE1 ZGE2 ZGE3 ZGE4
ZH02 PLUMBING & DRAINAGE
ZH03 ZH04 ZH05 ZH06 ZH07
ZH08 ZH10
ZI02 EXTERIOR CLADDING
ZI04 ZI06 ZI08
ZJ02 ELECTRICAL
ZJ05 ZJ07
ZK02 SOLID FUEL HEATER
ZK04 ZK06
ZL02 CONSERVATORY
ZL04
ZM02 FINAL INSPECTION
ZM04 ZM05 ZM06 ZM08 ZM10
ZM11 ZM12
ZN02 SMALL BUILDINGS
ZN04 ZN06 ZN08 ZN10 ZN12
ZN13 ZN14 ZN15 ZN16 ZN18
ZN20 ZN22
ZO02 SAFETY SYSTEMS
ZO04 ZO06 ZO08 ZO10 ZO12
ZO14 ZO16

Plans taken 8.3.96 GSR

RESIDENTIAL

SITE CHECK:

Street number ☐ Boundaries ☐ Cornersplay ☐ Area ☐
Compulsory 643 ☐ or Amalg titles ☐ Designations ☐ Subdivisions ☐
Zone ☐ Conditions Nº ☐ B.L.R ☐ SWL ☐ ROW legal ☐

FILE CHECK:

Development number

Dispensations/Controlled Use/Specified Departures applicable: date granted _____
Conditions complied with ☐ No conditions ☐
Minor dispensations reqd ? _____ Approved under Delegated Auth: date _____
Vehicle entrances/Reversing ☐ Fences ☐
Non-conforming building ☐ Sec 91 ☐ Signature: _____
Trivial infringments _____

BUILDING PERMIT CHECK:

☐ Use: Dwelling ☐ Apartment ☐ Tourist ☐ Accessory ☐ Other ☐
☐ Zone _____
☐ Designations _____
☐ Predominant ☐ Controlled ☐ Conditional ☐ Specified Departure ☐
☐ Building coverage _____
☐ Building height _____
☐ 4 m front yard _____ side yards _____
☐ Windows and Decks of habitable rooms - 2m.
☐ Daylight: North point ☐ degrees North _____° South _____° East _____° West _____°
☐ Number of habitable rooms _____
☐ Living courts: Location adjoining living/dining ☐ Area of living court _____ m² ☐
Dimension and shape of court ☐ Access to court (900mm) ☐
Obstruction to living court ☐ Conservatory area _____ m² ☐
☐ Separation distance 6m (4m for aged cottages) ☐
or nominated side boundary ☐ – recheck if applicable *
☐ Joined units: Appearance/method of attachment _____
☐ Nº of units on rear sites _____ refer Ord. 21·70 Nº shown _____ Nº permitted _____
☐ Accessory buildings in front yard: Area 40 m² ☐ 1·5 m from St. ☐ 6·3 m width ☐
1·5 m access to residential building ☐ neighbours consent ? ☐
☐ Access: from St. network ☐ Nº using entrance ☐
common access Nº ☐ Widths ☐
basecourse ☐ surfaces ☐
grade ☐ ☐
entrance location ☐ turning ☐
non reversing St or S/H ☐ reversing more than 30m ☐
☐ Parking: Nº reqd. ☐ Nº shown ☐
location of parks ☐ size of parks ☐
☐ Fences, hedges, retaining walls, supporting fill
☐ Signs
☐ Landscaping where reqd (Tourist)
☐ Access for disabled - see attachment.

AREA: _____
ZONE: _____
} write on BP Application.

OFFICER NAME

BUILDING CONSENT DETAIL

Provide details of G.L + I.L at connection to council services and at head of drain. Levels.
Show position of overflow TOBY. Note N.C.C water connection policy.
(1) MAKE AN APPLICATION FOR A NEW WATER SUPPLY TO LOT

OFFICER NAME	PROJECT INFORMATION MEMORANDUM DETAILS
	Sufficient detail has been provided and a full check for compliance with the District Plan has been undertaken and (i) the proposed works comply with the District Plan. (ii) the following area/s of Non-Compliance has/have been identified.

IN ANY CASE THE NECESSARY RESOURCE CONSENTS MUST BE OBTAINED BEFORE ANY WORK MAY PROCEED FOR WHICH A BUILDING CONSENT HAS BEEN OR WILL BE ISSUED PURSUANT TO THE BUILDING ACT 1991.

Alterations made to plans as a result of a Resource Consent must also be made to the Building Consent plan. If the Building Consent has not been issued an application for an amended Building Consent must be applied for and amended plan provided for rechecking and approval pursuant to the Building Act.

[ ] Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent

[ ] Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

[ ] Information identifying relevant special features of the land concerns.

[ ] Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.

[ ] Details of relevant utility systems

[ ] Details of authorisations which have been granted.

[ ] Notification of any other authorisations which must be obtained before the proposed building work may be undertaken.

[ ] Details of authorisations which have been refused.

NELSON CITY COUNCIL
BUILDING CONSENTS INFORMATION CHECKLIST

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

APPLICATIONS 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.	N/A	
3. Copy of current search copy of **Certificate of Title** for building site.	✓	
4. Details of any Resource Consent applications lodged or granted.	N/A	
5. For **Rural Properties** the Valuation Role Number is required.	N/A	
PLANS AND SPECIFICATIONS:- [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, ie 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 quality tests to show 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.	N/A	
4. Detailed **Specification** covering the building, plumbing and drainage works in accord with the Building Code.	N/A	
5. Fully detailed **Schedule of Materials**. Must include Glazing details.	N/A	
6. **Roof Truss layout** plan and design details from an approved manufacturer.	N/A	
7. **Wall and Subfloor Bracing** calculations, schedule and layout plan in accordance with NZS3604:1990. (NB: Subfloor bracing only for piled foundations)	N/A	
8. **Hot water System** details: type, storage capacity and tempering valve details.	N/A	
9. **Producer Statements** for Design and/or construction, ie Geotechnical, Structural, Specialist Systems, OR Detailed written report and calculations.	N/A	
10. Details of **Proposed** Storage of hazardous substances and/or processes.	N/A	
11. **Fire Safety Design Summary** and/or specific fire engineering design.	N/A	
12. **Log Fire** installation instructions. Indicate if wet-back is to be included.	N/A	

ALL INQUIRIES CONCERNING THE MATTERS REFERRED TO ABOVE SHOULD BE ADDRESSED TO THE PRINCIPLE BUILDING OFFICER, BUILDING CONTROL UNIT AT THE NELSON CITY COUNCIL

NELSON CITY COUNCIL, P.O. BOX 645, NELSON.
TELEPHONE (03) 5460200, FAX (03) 5460239.

Inspections
960238 S RIDDELL : S/W AND SEWER RETICULATION : 149 TAHUNANUI DR
NM : NORMAN MCDONALD
ZH06 The inspection of sewer or stormwater drains filled with water or with pressure test on, prior to the filling of any trenches.
Council to inspect.
14/10/96 REINSPECTION REQUIRED
PART 14.10.96

use up + down arrow keys X to return to main enquiry

Ref: ....

When calling
Please ask for: ....

NELSON CITY COUNCIL

C O D E C O M P L I A N C E C E R T I F I C A T E

Section 43(3), Building Act 1991

P.O. BOX 645 NELSON
NEW ZEALAND
PHONE (03) 546 0200
FAX (03) 546 0239

Applicant

S RIDDELL
149 TAHUNANUI DRIVE
NELSON

Consent Details

Consent/PIM No.: 960238
Date issued: 7/05/97

Valn No: 1970019700

Project Descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGE
S/W AND SEWER RETICULATION

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

Project Location: 149 TAHUNANUI DR

Legal Description: LOT 3 DP2672 -R/WAY OVER LOT 1 DP3125

Estimated Value: $ 3,800

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

P Ruffell PRINCIPAL BUILDING OFFICER

82/21

REGISTER

173199.1 Transfer to Sean Walter Riddell of Nelson, Salesman and Helen Riddell, his wife - 30.6.1976 at 10.34 o'c.

A.L.R.

173199.2 Mortgage to Fletcher & Moore Nominees Limited - 30.6.1976 at 10.35 o'c.

DISCHARGED

A.L.R.

173199.3 Mortgage to Edgar John Riddell and Elizabeth Ita Riddell - 30.6.1976 at 10.35 o'c.

DISCHARGED

A.L.R.

186249.1 Transmission of Mortgage 173199.3 to Elizabeth Ita Riddell as survivor - 13.6.1978 at 10.15 a.m.

A.L.R.

194041.3 Mortgage to Canterbury Savings Bank - 2.3.1979 at 10.47 a.m.

A.L.R.

200100.1 Variation of Mortgage No. 194041.3 - 1/11/1979 at 12.03 o'clock

A.L.R.

227169.1 Mortgage to The Housing Corporation - 21.10.1982 at 10.50 a.m.

DISCHARGED

A.L.R.

302737.1 Mortgage to Trust Bank Canterbury Limited - 31.10.1990 at 10.51 o'c.

A.L.R.

SEARCH COPY FEB 12TH 1996

REGISTER

Form H.

NEW ZEALAND.

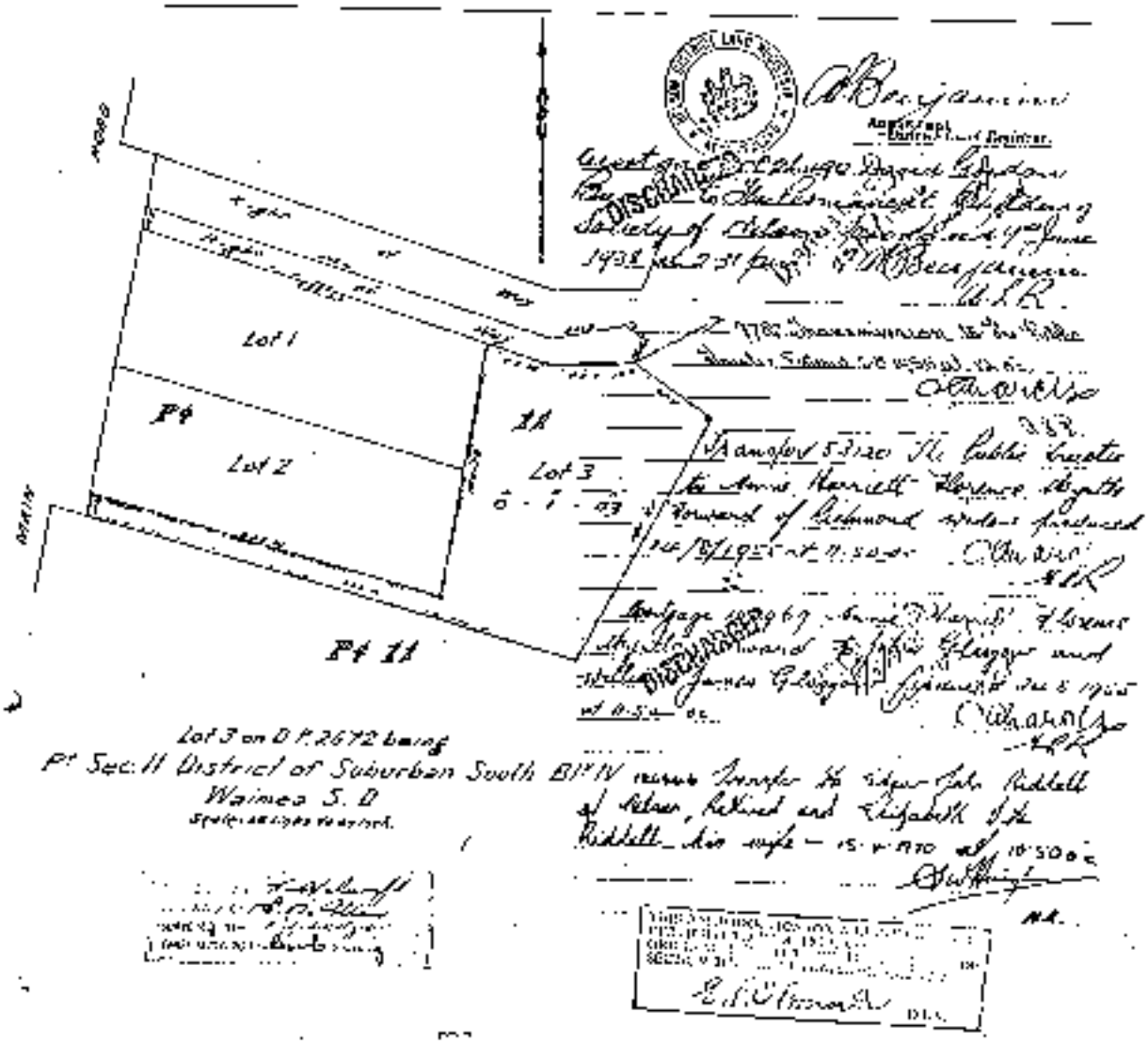
Reference: Vol. 46, Folio 183; Transfer No. 21070; Application No.; Order for R/C No.

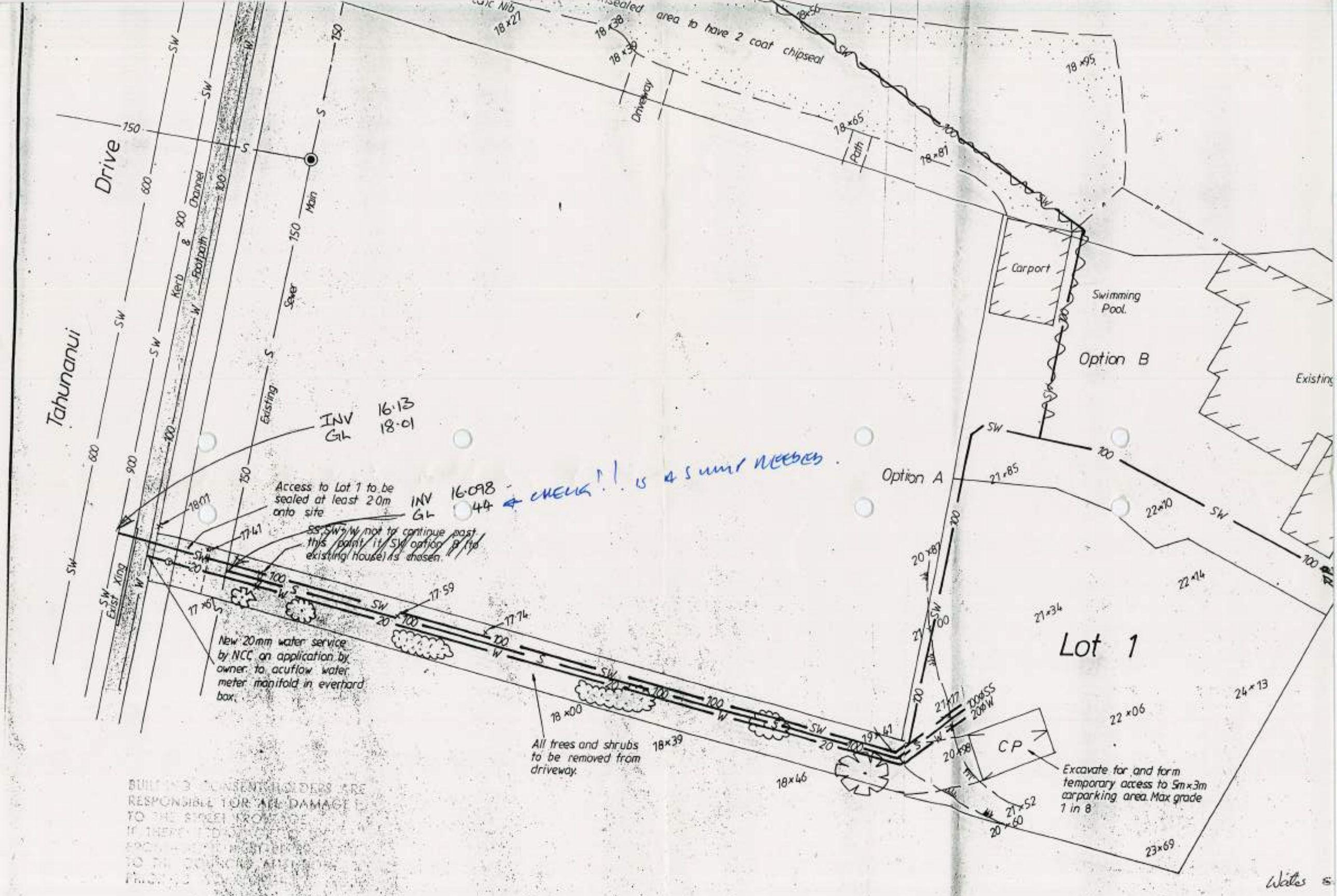
Registered Vol. 82, Folio 21

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Fifth day of May one thousand nine hundred and thirty-eight under the hand and seal of the District Land Registrar of the Land Registration District of Nelson, Witnesseth that DAVID GORDON THOMAS of Nelson Retired

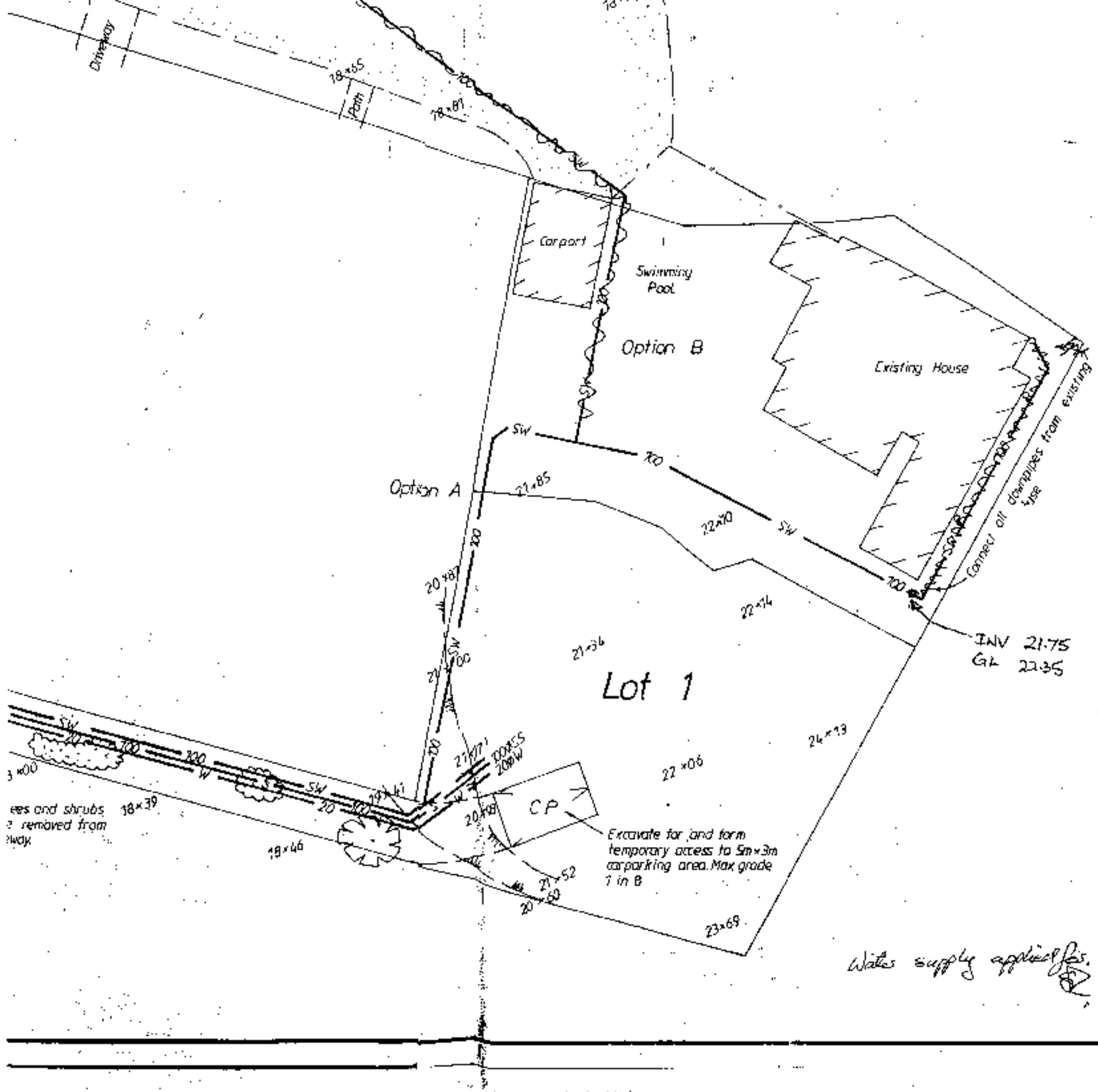
is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon or bordered green in the annexed abstract, a little more or less, that is to say: All that parcel of land containing one (1) rood three (3) perches, more or less, situated in the Tasman Land District being Lot 3 (three) Proposed Plan 2672, part Section 11 (eleven), Suburban South Township with a Right of Way over the piece of land coloured blue on the plan hereon. (part O.T. 49/201 as set out in Transfer 15998.





BUILDING CONSENT HOLDERS ARE RESPONSIBLE FOR ALL DAMAGE TO THE STREET PROPERTY IF THERE IS DAMAGE TO THE STREET PROPERTY AT THE FINAL STAGE

Notes



Nº	Amendment	Date

NEWMAN HOUSE
12 SELWYN PLACE
PO BOX 913 NELSON
PHONE 0-3-548 4422
FAX 0-3-548 4427

STAIG & SMITH LIMITED
SURVEYORS·PLANNERS & RESOURCE MANAGERS

Design S. Eden
Drawn T. Stocker
Checked
Approved
Date October 1995

job title
S Riddell
149 Tahunanui Drive

drawing title
Site Works Plan

scale 1:200
Issue 1

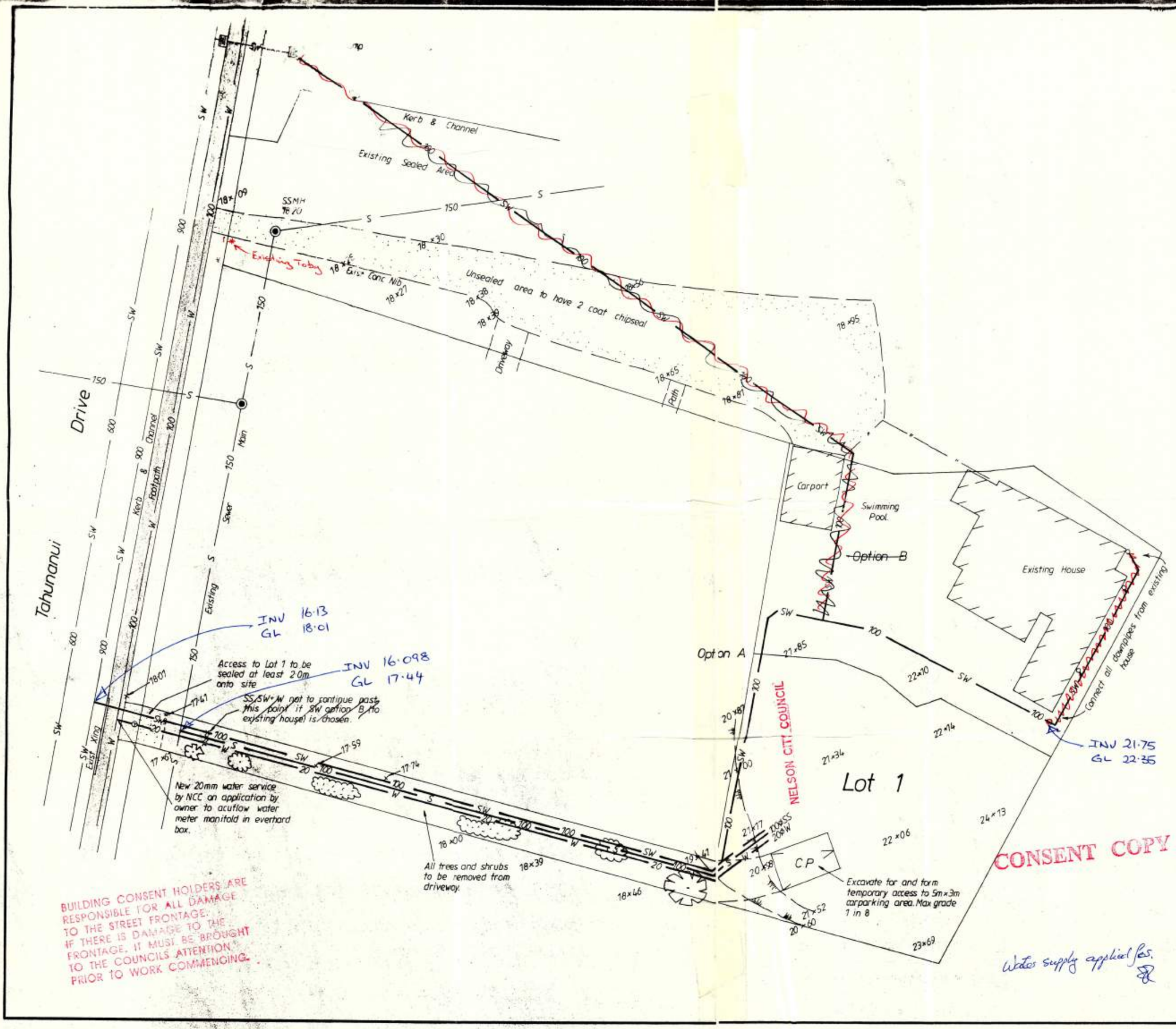
job Nº 5076
sheet 1 of 1

149 TAHUNANUI DR.

C/N 960238

ZH06.

11/10/96. Plan not Supplied.



NOTES

(1) Verify all dimensions on site.
(2) Do not scale from drawing.
(3) Contractor to locate and protect all existing services.

N°	Amendment	Date

NEWMAN HOUSE
12 SELWYN PLACE
PO BOX 913 NELSON
PHONE 0-3-548 4422
FAX 0-3-548 4427

STAIG & SMITH LIMITED
SURVEYORS · PLANNERS & RESOURCE MANAGERS

Design S. Eden
Drawn T. Stocker
Checked
Approved
Date October 1995

job title
S Riddell
149 Tahunanui Drive

drawing title
Site Works Plan

scale 1:200 | Issue 1

job N° 5076 | sheet 1 of 1

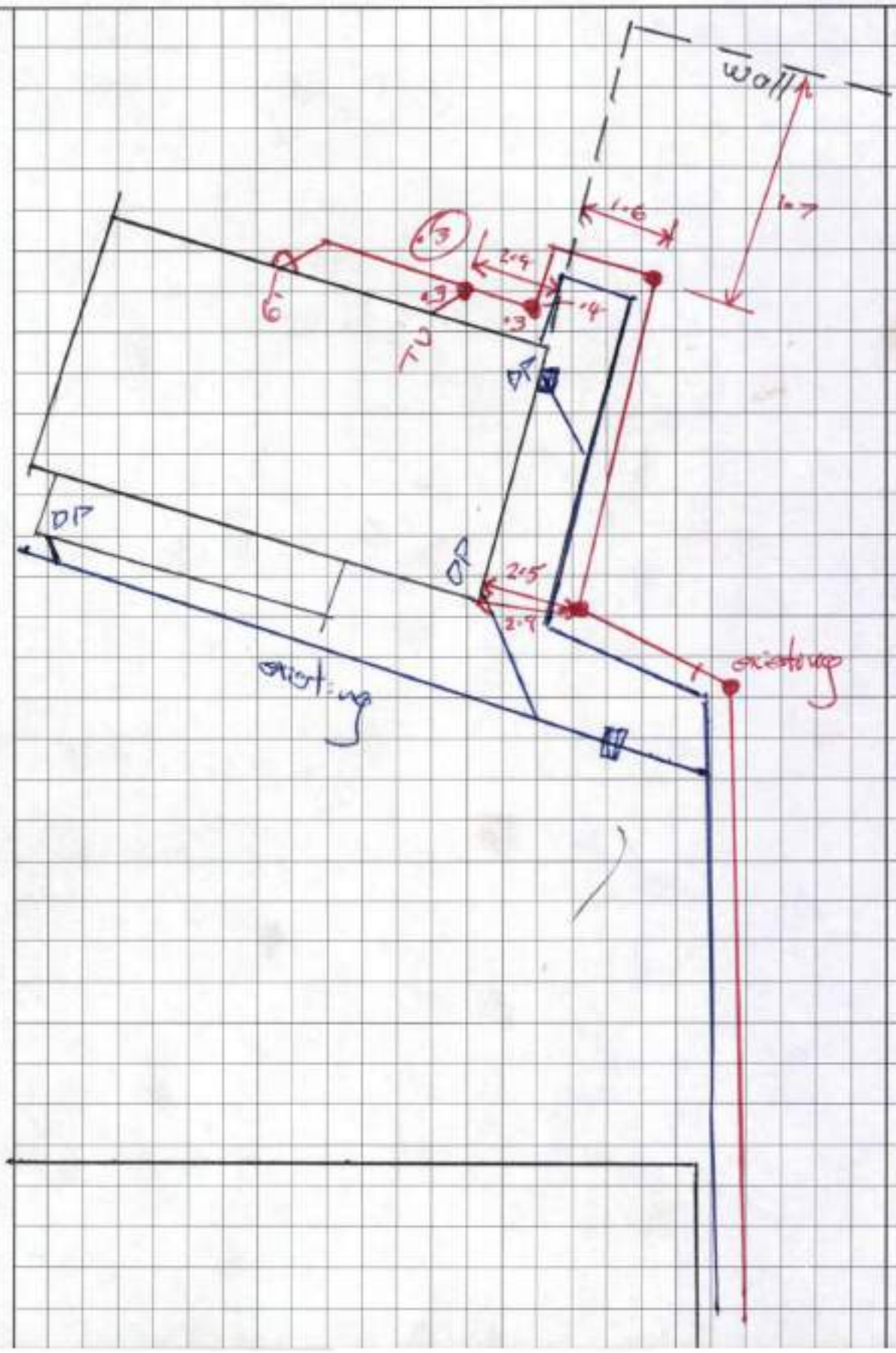
DO NOT AMEND
NELSON CITY COUNCIL
20 SEP 2001
NOW ON GIS

Address 155 Tahunanui Dr Consent No. 980213

Owner Rundle and Frost Inspector KEITH

Drainlayer Terry Westley Date 24/6/99

DRAINAGE PLAN



PPR 125246

CONSENT No. 980213 Work NEW HOUSE

Site Address 155 TARANAKI DR Value 85000 Date Approved 4 MARCH 98

Owner [illegible] Foreman

Phone 545 5565

Builder

Phone

Engineer

Phone

Certifier

Drainlayer TERRY WEBSTER

Plumber PETER TAYLOR

Electrician BOB HEYWOOD

Final Check

Date Inspector

Foundations

Wall Cladding:

Roof Light:

Heavy:

Codes		Date
2404		
2406		
2408		

STEEL BEAM FIXING

FLOOR JOIST FIXING TO U.B.

GROUND FLOOR

BASEMENT

LOT 1 BEING SUBDIVISION OF LOT

COVERAGE 16.5%

HOUSE AREA 96m²

CONSENT No. 980213 Work DWELLING

Site Address 155 TAHUNA DR Value _____ Date Approved _____

Owner Rundle - Frost

Foundations: _____

Wall Cladding: _____

Roof Light: _____

Heavy: _____

Phone 5485565

Builder _____

Phone _____

Engineer W/Walls

Phone _____

Certifier _____

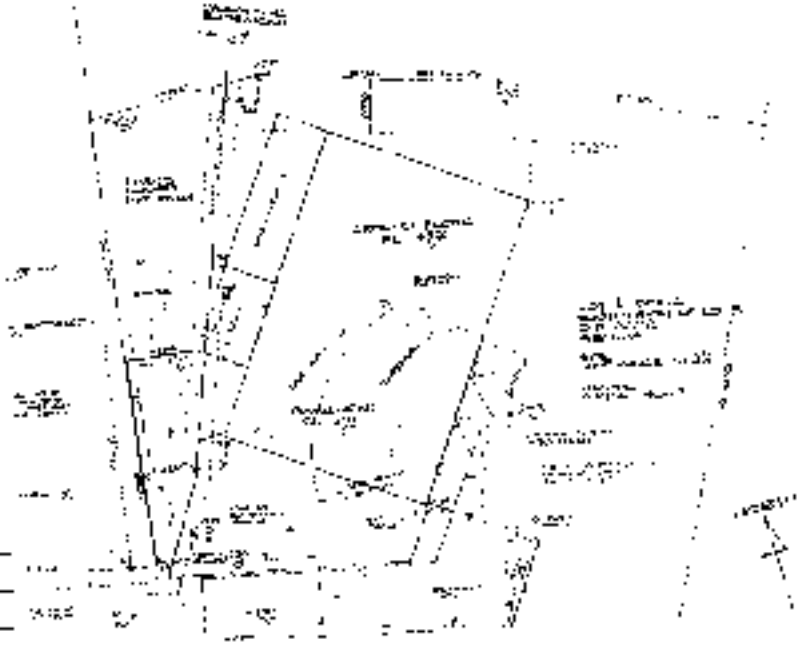
Drainlayer _____

Plumber _____

Final Check _____

Date _____ Inspector _____

Codes		Date
ZB04		
ZC58		
ZE08		
ZE09		
ZGE3		
Z104		
ZM08		



Inspections

Building Consent No.	980213
Date Received	3/3/98

NELSON CITY COUNCIL

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

PROCESSED

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

APPLICANT* (See note below)

Name: Rundle & Frost

Mailing Address: 99 Tahuna Drive
Nelson.

Contact Name: Dick Rundle

Contact Address: 99 Tahuna Drive.

Position: builder

Phone: 5485565 Fax: —

PROJECT LOCATION

Street Address: ~~unknown but in~~
155 Tahuna Drive.

LEGAL DESCRIPTION

Valuation Roll Number:

Lot: 1 DP: 18331

Section: — Block: —

Survey District: —
#125246.

VALUE OF WORK

Building: $ 80,000.

Plumbing & Drainage $ 5,000.

Total: $ 85,000.

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.

PROJECT

New or Relocated Building ☑

Alteration ☐

Description of work (in detail):
~~build house~~
New Dwelling.

Intended Life:

Indefinite, but not less than 50 years ☑

Specified as ..... years ☐

Demolition ☐

Being stage 1 of 1 stages

Attach additional information if necessary to describe the project

SIZE OF BUILDING

Floor Area: 96 m²

Number Dwelling Units 1

Number of Storeys 1

This application is for

☑ Building consent only.

11 MAR 1998

☐ Both building consent and a project information memorandum.

* *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.*
Any person acting for or on behalf of the owner must be authorised in writing. Proof of authorisation is to be provided to Council.
The Nelson City Council will invoice the applicant for all costs associated with this Building Consent.

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.	N.A.	
3. Copy or 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.	N.A.	
11. **Fire Safety Design Summary** and/or specific fire engineering design.	N.A.	
12. **Log Fire** installation instructions. Indicate if wet-back is to be included.	N.A.	

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): Rundle & Frost.

Registered Drainlayer: Terry Westley.

Registered Plumber: Roger Taylor

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: N.A.

Registered Electrician: Bob Heywood

Designer(s): Worseldine & Wells Ltd.

Building Certifier(s):

Registered Engineer(s):
Worseldine & Wells Ltd.

Other:

Signed for and on behalf of the applicant:

Name: J.R. Rundle. Position: builder. Date: 3-3-98

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.
- [x] 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.
- [x] Such signs as are required by the Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

NELSON CITY COUNCIL

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

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

Rundle and Frost	No.	980213
99 Tahunanui Drive	Issue date	7/01/00
Nelson		

Project

Description	NEW CONSTRUCTION
	BEING STAGE 1 OF AN INTENDED 1 STAGE
	NEW DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	$85,000
Location	155 TAHUNANUI DR
Legal Description	LOT 1 DP18381
Valuation No.	1970019700

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council;

Name: **Date:**

ready for re-inspect

Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: NELSON CITY COUNCIL

Consent Details

Rundle and Frost	No.	980213
99 Tahunanui Drive	Issue date	11/03/98
Nelson	Application date	3/03/98

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE NEW DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	$85,000
Location	155 TAHUNANUI DR
Legal Description	LOT 1 DP18381
Valuation No.	1970019700

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

RECEIVED 22 DEC 1999

Signed by or for and on behalf of the owner:

Name:

Position: **Date:**

Business hours contact phone no.:

Keys in basement above garage door.

O.K. CCC K.L. 7/1/2K.

SITE INSPECTION : 155 TAHUNANUI DRIVE

BUILDING CONSENT 980213

21 October 1998

- as mentioned in previous inspections, block basement walls are all in place
- apparently the engineer has inspected but no further progress

Colin Aitken
Building Inspector

NELSON CITY COUNCIL, CONSENT CHECK SHEET

PIM NO: 980213 LIM NO: _____ DATE: 3-3-98

PROJECT: New Dwelling

APPLICANT: Rundle & Frost

LOT: 1 DP: 18381

PROJECT LOCATION: 155 Tahuna Drive.

SPECIAL CONDITIONS: 816 14

DEPARTMENT	DATE	NOT APPR	DATE	APPR
BUILDING & PLANNING				
STRUCTURAL				
PLUMBING DRAINAGE & WATER				
ACCESS & SUBDIVISION				
DANGEROUS GOODS				
SERVICES & FLOOR LEVELS				
TOWN PLANNING	6/3/98	[illegible]		
HEALTH				
PIM	Not applicable. Non-Complying with the Scheme. Requires a Resource Consent Complies with Scheme			

Rec 4/3

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 ZGE3

ZH02 PLUMBING & DRAINAGE
ZH03 ZH04 ZH05 ZH06 ZH07
ZH08 ZH10

ZI02 EXTERIOR CLADDING
ZIO4 ZIO6 ZI08

ZK02 SOLID FUEL HEATER
ZK04 ZK06

ZM02 FINAL INSPECTION
ZM05 ZM08 ZM10 ZM12 ZM14

Z002 SAFETY SYSTEMS
Z004 Z006 Z008 Z010 Z012
Z014 Z016 Z018 Z020 Z022

SITE CHECK

Street No ☐	Boundaries ☐	Conservplay ☐	Area ☐
Compulsory 643 ☐	or Amalg Titles ☐	Designations ☐	Subdivisions ☐

Zone ☐	Condition No	BLR ☐	SWL ☐	Right of Way Legal ☐

FILE CHECK. DEVELOPMENT NUMBER: _____

Dispensations/Controlled Use/Specified Departures Applicable _____

Conditions complied with ☐ No Conditions ☐

Minor Dispensations Requd? _____ Approved under Delegated Authority: Date _____

Vehicle entrances/Reversing ☐ **Fences** ☐

Non-confirming building ☐ **Sec 91** ☐ Signature _____

Trivial Infringements: _____

BUILDING PERMIT CHECK:

☐ Use Dwelling ☐ Apartment ☐ Accessory ☐ Other ☐

☐ Zone _____

☐ Designations _____

☐ Predominant ☐ Controlled ☐ Conditional ☐ Specified Departure ☐

☐ Building Coverage: _____

☐ Building Height: _____

☐ 4m Front Yard: _____ Side Yards: _____

☐ Windows and Decks of habitable rooms - 2m

☐ Daylight. North Point ☐ degrees North _____° South _____° East _____° West _____°

☐ Number of habitable rooms: _____

☐ Living Courts Location adjoining living/dining ☐ Area of living court _____m² ☐

Dimension and shape of court ☐ Access to court (900mm) ☐

Obstruction to living court ☐ Conservatory area _____m² ☐

☐ Separation distance 6m (4m for aged cottages) ☐

OR nominated side boundary ☐ recheck if applicable *

☐ Joined Units: Appearance/method of attachment: _____

☐ No of units on rear sites _____ refer Ord 21.70 No shown _____ No permitted _____

☐ Accessory buildings in front yard. Area 40m² ☐ 1.5m from st ☐ 6.3m width ☐

1.5m access to residential building ☐ Neighbour's consent ☐

Access:	From St network	☐	NO using entrance	☐
	Common Access No	☐	Widths	☐
	Basecourse	☐	Surfaces	☐
	Grade	☐		☐
	Entrance Location	☐	Turning	☐
	Non reversing St or S/H	☐	Reversing more than 3m	☐
Parking:	No required	☐	No shown	☐
	Location of Parks	☐	Size of parks	☐

Fences, hedges, retaining walls, supporting fill

Signs

Landscaping where required (Tourist)

Access for disabled -see attachment

AREA: _____)

) Write on DP Application

ZONE _____)

NELSON CITY COUNCIL, CONSENT CHECK SHEET

PIM NO: 980213 LIM NO: _____ DATE: 3-3-98

PROJECT:	New Dwelling
APPLICANT:	Rundle & Frost
LOT: 1	DP: 18381
PROJECT LOCATION:	155 Tahuna Drive
	SPECIAL CONDITIONS: 816 14.
Re	Land Management

DEPARTMENT	DATE	NOT APPR	DATE	APPR
BUILDING & PLANNING			4/3/98	[illegible]
STRUCTURAL				
PLUMBING DRAINAGE & WATER			4/3/98	N.M.B.
ACCESS & SUBDIVISION				
DANGEROUS GOODS				
SERVICES & FLOOR LEVELS				
TOWN PLANNING				
HEALTH				
Split T/P. sec. 35				
PIM	Not applicable. Non-Complying with the Scheme. Requires a Resource Consent Complies with Scheme			

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 ZGE3

ZH02 PLUMBING & DRAINAGE
ZH03 ZH04 ZH05 ZH06 ZH07
ZH08 ZH10

ZI02 EXTERIOR CLADDING
ZIO4 ZIO6 ZI08

ZK02 SOLID FUEL HEATER
ZK04 ZK06

ZM02 FINAL INSPECTION
ZM05 ZM08 ZM10 ZM12 ZM14

Z002 SAFETY SYSTEMS
Z004 Z006 Z008 Z010 Z012
Z014 Z016 Z018 Z020 Z022

SITE CHECK

Street No ☐	Boundaries ☐	Cornersplay ☐	Area ☐
Compulsory 643 ☐	or Amalg Titles ☐	Designations ☐	Subdivisions ☐

Zone ☐	Condition No	BLR ☐	SWL ☐	Right of Way Legal ☐

FILE CHECK: DEVELOPMENT NUMBER: _____

Dispensations/Controlled Use/Specified Departures Applicable: _____

Conditions complied with ☐ No Conditions ☐

Minor Dispensations Reqd? _____ Approved under Delegated Authority: Date _____

Vehicle entrances/Reversing ☐ **Fences** ☐

Non-confirming building ☐ **Sec 91** ☐ Signature _____

Trivial Infringements: _____

BUILDING PERMIT CHECK:

☐ Use Dwelling ☐ Apartment ☐ Accessory ☐ Other ☐

☐ Zone _____

☐ Designations _____

☐ Predominant ☐ Controlled ☐ Conditional ☐ Specified Departure ☐

☐ Building Coverage _____

☐ Building Height: _____

☐ 4m Front Yard. _____ Side Yards. _____

☐ Windows and Decks of habitable rooms - 2m

☐ Daylight. North Point ☐ degrees North _____° South _____° East _____° West _____°

☐ Number of habitable rooms: _____

☐ Living Courts Location adjoining living/dining ☐ Area of living court _____m² ☐

Dimension and shape of court ☐ Access to court (900mm) ☐

Obstruction to living court ☐ Conservatory area _____m² ☐

☐ Separation distance 6m (4m for aged cottages) ☐

OR nominated side boundary ☐ recheck if applicable *

☐ Joined Units: Appearance/method of attachment _____

☐ No of units on rear sites _____ refer Ord 21 70 No shown _____ No permitted _____

☐ Accessory buildings in front yard: Area 40m² ☐ 1.5m from st ☐ 6.3m width ☐

1.5m access to residential building ☐ Neighbour's consent ☐

Access	From St network	☐	NO using entrance	☐
	Common Access No	☐	Widths	☐
	Basecourse	☐	Surfaces	☐
	Grade	☐		☐
	Entrance Location	☐	Turning	☐
	Non reversing St or S/H	☐	Reversing more than 3m	☐
Parking	No required	☐	No shown	☐
	Location of Parks	☐	Size of parks	☐

Fences, hedges, retaining walls, supporting fill

Signs

Landscaping where required (Tourist)

Access for disabled -see attachment

AREA: _____)

) Write on BP Application

ZONE _____)

Ref: .....

When calling
Please ask for: .....

NELSON CITY COUNCIL

RESOURCE MANAGEMENT ACT & BUILDING WORK

P.O. BOX 645 NELSON
NEW ZEALAND
PHONE (03) 546 0200
FAX (03) 546 0239

Section 35 (1A) Building Act 1991

This certificate confirms that the Building Work covered by:

Consent No.	980213
Project Location	155 Tahunanui Drive
Legal Description	Lot 1 DP 18381

Is also required to have the following approvals under the Resource Management Act 1991:

- Refer to separate letter of 9 March 1998 regarding:

1. As the proposal is in a Land Management Overlay and the excavations exceed 1.2 metres in depth a resource consent is to be obtained.

2. Structures are not permitted within 1.5 metres of a common stormwater drain (public or private). Cantilevered balconies are required to have 1.8 metre ground clearance. As an alternative to the above show compliance with Appendix 14, Table 2, Technique 'B' if the pipe is less than 150mm in diameter (copy enclosed).

   Note: details are also to show that the base of the foundation are deeper than a line drawn at 30 degrees from the horizontal from the invert (bottom) of the pipe (see diagram attached). This applies where the structures are not closer than 1.5 metres to the stormwater drain.

3. Show all turning areas of access no less than 150mm of compacted AP40 basecourse.

Until that authorisation has been obtained:

BUILDING WORK MAY NOT START UNTIL ALL APPROVALS HAVE BEEN OBTAINED.

Failure to observe the restrictions of this Certificate may result in enforcement proceedings under the Resource Management Act 1991.

Signed for and on behalf of the Council: P.R

P Ruffell PRINCIPAL BUILDING OFFICER Date: 11/3/98

Ref: .....

When calling
Please ask for: .....

NELSON CITY COUNCIL

RESOURCE MANAGEMENT ACT & BUILDING WORK

P.O. BOX 645 NELSON
NEW ZEALAND
PHONE (03) 546 0200
FAX (03) 546 0239

Section 35 (1A) Building Act 1991

This certificate confirms that the Building Work covered by:

Consent No.	980213
Project Location	155 Tahunanui Drive
Legal Description	Lot 1 DP 18381

Is also required to have the following approvals under the Resource Management Act 1991:

- Refer to separate letter of 9 March 1998 regarding:

1. As the proposal is in a Land Management Overlay and the excavations exceed 1.2 metres in depth a resource consent is to be obtained.

2. Structures are not permitted within 1.5 metres of a common stormwater drain (public or private). Cantilevered balconies are required to have 1.8 metre ground clearance. As an alternative to the above show compliance with Appendix 14, Table 2, Technique 'B' if the pipe is less than 150mm in diameter (copy enclosed).

   Note: details are also to show that the base of the foundation are deeper than a line drawn at 30 degrees from the horizontal from the invert (bottom) of the pipe (see diagram attached). This applies where the structures are not closer than 1.5 metres to the stormwater drain.

3. Show all turning areas of access no less than 150mm of compacted AP40 basecourse.

Until that authorisation has been obtained:

<u>BUILDING WORK MAY NOT START</u> UNTIL ALL APPROVALS HAVE BEEN OBTAINED.

Failure to observe the restrictions of this Certificate may result in enforcement proceedings under the Resource Management Act 1991.

Signed for and on behalf of the Council: P.R

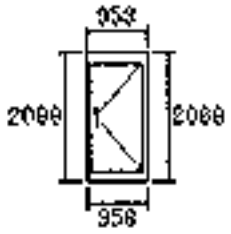
P Ruffell PRINCIPAL BUILDING OFFICER

Date: 11/3/98

can be listed

DATE QUOTED :03/03/98 QUOTE No: 681 PAGE: 3

10 LOUNGE - LAMINATED GLASS 1



COLOR:WHITE PF475CHBF
FRAME:HINGE DR-O/IN
GLASS:6CFL NZS 4223 REQMNT
LINER:NO LINER
TRIM : 2060 x 930

TOTAL UNITS: 12

NETT TOTAL: $4046.91
G S T: $505.86
TOTAL: $4552.77

** ALL UNITS VIEWED FROM THE OUTSIDE **
** HEAD FLASHINGS ARE INCLUDED / EXCLUDED **

**STD COLOURS:WHITE,MATT BRONZE,OFF WHITE,KARAKA,GREY FRIARS
NEW DENIM BLUE**

CONDITIONS OF SALE ON REVERSE OF QUOTE :

Association Consulting Engineers of New Zealand	New Zealand Institute of Architects	Institution Professional Engineers of New Zealand

P.I.M. No.....

Building Regulation Clause(s).....

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: WORSELDINE + WELLS (1994) LTD.
(Suitably qualified Design Professional)

TO: MR RUNDLE + MR FROST.
(Owner)

IN RESPECT OF: NEW HOUSE
(Description of Building Work)

AT: LOT 1, No 149, TAHUNANUI DRIVE, NELSON.
(Address)

LOT LOT 1, SUBDIVISION OF LOT 3, DP 2672 **DP** ..... **SO** .....

WORSELDINE + WELLS (1994) LTD. (Design Firm) has been engaged by RUNDLE + FROST. (Owner/~~Developer/Contractor~~)

to provide STRUCTURAL DESIGN (Extent of Engagement) services in respect of the

requirements of Clause(s) B1. of the Building Regulations 1992 for

☑ All ☐ Part only as specified

of the building work. The design has been prepared in accordance with N25 4203, 4230, 3404. (verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

WORSELDINE + WELLS (1994) LTD (Design Firm) drawings titled NEW HOUSE FOR RUNDLE + FROST

and numbered 9015; 1 to 4 and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, **I BELIEVE ON REASONABLE GROUNDS** that subject to:

(i) the site verification of the following design assumptions SAFE GROUND BEARING PRESSURE OF 100 kPa.

and (ii) all proprietary products meeting the performance specification requirements,

the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

..... (Signature suitably qualified Design Professional) Date 2/03/98

BE (Civil) Hons MIPENZ (Professional Qualifications) ERB/AERB Reg No. 10257

26 Nile St Nelson. (Address) Member ACENZ ☑ IPENZ ☑ ☐ NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

18/12/92

GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand, Building Officials Institute of New Zealand, New Zealand Master Builders Federation and New Zealand Contractors Federation.

Four producer statements are available and brief details on the purpose of each are as follows:

Design:	Intended for use by the party responsible for the design when the territorial authority carries out a less rigorous review of the documents.
Design Review:	Intended for use by a suitably qualified independent design professional where the territorial authority does not undertake an internal review and relies on the independent design professional's review to issue the building consent.
Construction:	Intended for the use by the contractor of the building works where the territorial authority requires a producer statement at the completion of construction.
Construction Review:	Intended for use by the design professional required by the building consent to undertake construction monitoring of the building works.

The producer statements system is intended to provide territorial authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to duplicate design or construction checking by others.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

(i) an active member of the Association of Consulting Engineers of New Zealand (ACENZ) or;
(ii) a corporate member of the Institution of Professional Engineers of New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than $200,000 or;
(iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than $200,000.

Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

Requirement to provide Producer Statement

Territorial authorities should ensure that the applicant is aware of any circumstances in which there may be a requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Association Consulting Engineers of New Zealand	New Zealand Institute of Architects	Institution Professional Engineers of New Zealand

Building Consent No. 980243

Building Regulation Clause(s) .....

PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Cameron Gibson & Wells Ltd.
(Suitably qualified Design Professional)

TO: Nelson Rundle & Frost - Builders
(Owner)

TO BE SUPPLIED TO: Nelson City Council
(Territorial Authority)

IN RESPECT OF: New Home
(Description of Building Work)

AT: 155 Tahunanui Drive

(Address)

LOT 1 **DP** 18381 **SO** .....

Cameron Gibson & Wells (Design Firm) has been engaged by Rundle & Frost (~~Owner/Developer/Contractor~~)

to provide Structural design & observation (Extent of Engagement) services

in respect of clause(s) B1 of the Building Regulations 1992 for the building work described by the drawings and specifications prepared by Woodhouse & Wells 1994 Ltd (Design Firm)

titled New Home for Rundle & Frost and numbered 9015 - sheets 1-4

Authorised variation(s) No. — (copies attached) have been issued during the course of the works. I have sighted Building Consent No 980243 and the attached conditions of building consent.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works

I BELIEVE ON REASONABLE GROUNDS that ☐ All ☑ Part only as specified in the attached particulars of the building work under the above building consent with respect to Clause(s) B1 Structure only of the Building Regulations 1992 has been completed to the extent required by that building consent.

..... Date 11/4/99
(Signature suitably qualified Design Professional)

BE. FIPENZ. ERB/AERB Reg No. 4936
(Professional Qualifications)

Member ACENZ ☑

20 Nile St.
(Address)

IPENZ ☑ NZIA ☐

This form to accompany Form 9 of the Building Regulations 1992 for the issue of a Code Compliance Certificate.

GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand and the Building Officials Institute of New Zealand.

Four producer statements are available and brief details on the purpose of each are as follows:

Design:	Intended for use by the person responsible for the design in circumstances where the Territorial Authority will rely on the producer statement to issue a Building Consent.
Design Review:	Intended for use by a suitably qualified independent design professional where the territorial authority does not undertake an internal review and relies on the independent design professional's review to issue the building consent.
Construction:	Intended for the use by the contractor of the building works where the territorial authority requires a producer statement at the completion of construction.
Construction Review:	Intended for use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Territorial Authority will rely on the producer statement to issue a Code Compliance Certificate.

The producer statements system is intended to provide territorial authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to duplicate design or construction checking by others.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

(i) an active member of the Association of Consulting Engineers of New Zealand (ACENZ) or;
(ii) a corporate member of the Institution of Professional Engineers of New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than $200,000 or;
(iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than $200,000.

Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

Requirement to provide Producer Statement

Territorial authorities should ensure that the applicant is aware of any circumstances in which there may be a requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

NELSON CITY COUNCIL

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

Interim Code Compliance Certificate

Section 43(3), Building Act 1991

Application

Rundle and Frost	No.	980213
99 Tahunanui Drive	Issue date	18/11/99
Nelson		

Project

Description	NEW CONSTRUCTION
	BEING STAGE 1 OF AN INTENDED 1 STAGE
	NEW DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	$85,000
Location	155 TAHUNANUI DR
Legal Description	LOT 1 DP18381
Valuation No.	1970019700

This is an interim code compliance certificate in respect of part only, as specified in the following particulars, of the building work under the above building consent.

This certificate is issued subject to the following conditions:

Floor coverings to the kitchen, laundry, toilet and bathroom are to be completed prior to full Code Compliance Certificate issue.

Signed for and on behalf of the Council:

Name: _____ **Date:** _____

Final Residential Checklist

BC Number 980213 Site Address 155 [illegible] DRIVE Project [illegible]

- ☑ Ceiling access clear of obstruction
- ☑ Ceiling insulation placement- *type as per plan*
- ☒ Supply tank- *c/w overflow* P.R.V. LOW PRESSURE CYLINDER
- ☑ Exposed pipe work lagged
- ☐ Mechanical vents to outside * PLANNED TO INTERNAL LAUNDRY.
- ☑ Ventilation from rooms
- ☑ Safety glazing- *showers, doors, windows ballustrades,*
- ☑ Safety rail- *stairs, decks* * & SUPPORT SCREWS TAKEN EACH 50x50
- ☐ Hand rail on stairs * TESTED OK. NOT PER A. SOLUTION NOT FIXED VERY STURDY.
- ☑ HWC fixed in place
- ☑ HWC relief valves to outside
- ☒ HWC exhaust to outside
- ☑ HWC drain to outside
- ☑ Tempering valve fitted, all valves accessible
- ☐ Temperature of water checked *
- ☑ All sanitary fixtures installed
- ☑ Around fixtures sealed
- ☐ Floor coverings completed * PARTICLE BOARD FLOOR 2ND SEALED TO WET AREAS.
- ☒ Heater fixed, flue completed TOILET, BATHROOM, KITCHEN, LAUNDRY.
- ☒ Wetback fitted

- ☑ Weather proofing, *flashings etc* completed
- ☑ Stucco-*cracks sealed, vinyl painted*
- ☒ Brick veneer- *weep holes clear*
- ☑ Spouting and down pipes completed
- ☑ Terminal vent and back vents completed
- ☐ Foundation sealed around wastes *
- ☑ Gully trap levels OK
- ☑ Sumps installed as per plan
- ☑ Finished Ground Levels OK
- ☑ Retaining walls completed to plan
- ☑ Landscaping completed
- ☐ Driveway completed as per plan *
- ☑ Street frontage OK
- ☑ Drainage asbuilt received
- ☑ Engineer P/S C/R received **for all specific design**
- ☐ Energy Works Certificate received
- ☒ Ammended plans and details received
- ☐ Resource consent conditions met

Inspector: [illegible] Date: 11/11/99

SITE INSPECTION : 155 Tahunanui Drive

BC980213 : New dwelling

11 August 1998

- basement block work is all completed and backfilled
- according to the builders, the engineer has inspected all activities up to the present time
- I requested an inspection when they are back on site to check siting

Colin Aitken
Building Inspector

200 300
150.
~~350~~

Gangnail 梅 R 81

Rafter Truss.

DEAL
WITH
DAVE

Dave Taylor

Harcourts

Telephone 03-548 3034
24 Hour Pager Service
A/Hrs 03-548 1711
Fax 03-546 9151

RECEIVED
- 6 MAR 1998

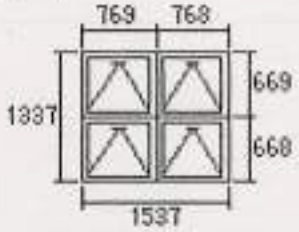
DATE QUOTED :03/03/98 QUOTE No: 681 PAGE: 1

MARCH QUOTES

BUILDING SHOPPE LIMITED
PO BOX 434
75 HAVEN ROAD
NELSON
PHONE No.:03 548 2807
FAX No.:03 546 8763
DATE MODIFIED:03/03/98

RUNDLE & FROST

ITEM	DESCRIPTION	QTY
1	BED 3	1



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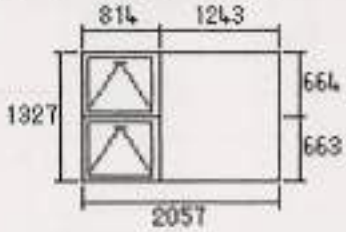
2	BED 2 & BED 1(RH)	2



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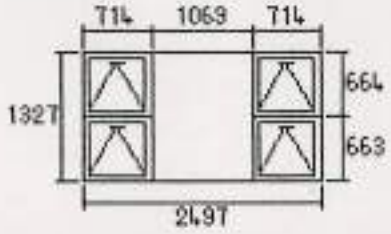
3	LOUNGE	1



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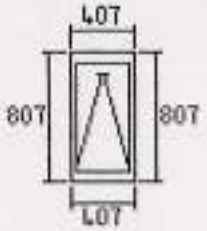
4	WC	1



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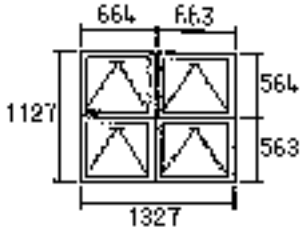
TRIM : 810 x 410

[redacted]

DATE QUOTED :03/03/98 QUOTE No: 681 PAGE: 2

5 KITCHEN — 1



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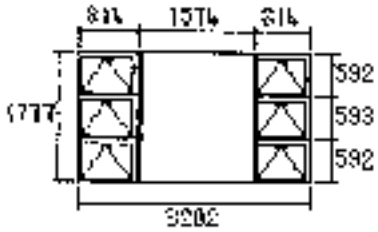
TRIM : 1130 x 1330

6 LOUNGE - ABOVE 500 FLOOR LEVEL — 1



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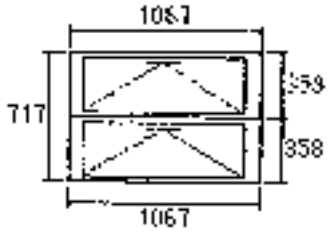
7 BATH [illegible] — 1



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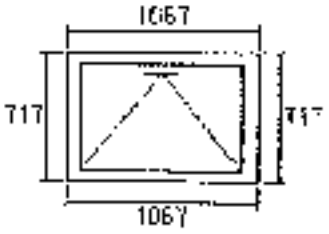
8 BED 1 & BED 3 — 2



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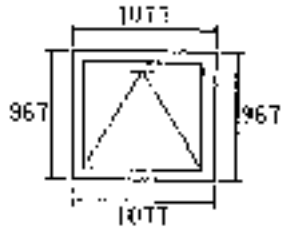
9 DINING — 1



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LINER:NO LINER
TRIM : 970 x 1060

Ref: BC980133
155 Tahunanui Dr
When calling Don Ross
Please ask (03) 546 0293
DR:kg

NELSON CITY COUNCIL

P.O. BOX 645 NELSON
NEW ZEALAND
PHONE (03) 546 0200
FAX (03) 546 0239

9 March 1998

Rundle & Frost
99 Tahunanui Drive
NELSON 7001

Dear Sir

Proposal to Erect a Residential Unit at 155 Tahunanui Drive

Your Building Consent Application No BC980133 has been received and is currently being processed.

Your application has also been assessed in terms of compliance with the Resource Management Act 1991, the Nelson City Transitional District and the Proposed Nelson Resource Management Plan (Notified). As a result of this assessment, the following areas of non-compliance have been identified, and the following is to be provided:

1. As the proposal is in a Land Management Overlay and the excavations exceed 1.2 metres in depth a resource consent is to be obtained.

2. Structures are not permitted within 1.5 metres of a common stormwater drain (public or private). Cantilevered balconies are required to have 1.8 metre ground clearance. As an alternative to the above show compliance with Appendix 14, Table 2, Technique 'B' if the pipe is less than 150mm in diameter (copy enclosed).

   Note: details are also to show that the base of the foundation are deeper than a line drawn at 30 degrees from the horizontal from the invert (bottom) of the pipe (see diagram attached). This applies where the structures are not closer than 1.5 metres to the stormwater drain.

3. Show all turning areas of access no less than 150mm of compacted AP40 basecourse.

The foregoing matters will need to be addressed before work can proceed. In order to avoid any building delays please provide amended plans.

These areas of non-compliance **will** require resource consent approval before work can proceed. In order to avoid any building delays you should lodge an application for a resource consent immediately. The appropriate forms are attached.

If you wish to discuss the content of this letter please contact Don Ross at the telephone number provided above.

Yours faithfully

J S Pattison
Development Planner
Enc (2)

WORSELDINE & WELLS (1994) LTD

Ref 9015-1

2 March 1998

Nelson City Council
P O Box 645
NELSON

ATTENTION: Building Consent Department

Dear Sir/Madam,

RE: Inspection Schedule
New House, Tahunanui Drive for Rundle & Frost

Worseldine & Wells (1994) Ltd has been engaged by Mr Rundle and Mr Frost to carry out the structural engineering observation for the new house at 149/1 Tahunanui Drive

The scope of work to be supervised is that covered by the Producer Statement for Design issued by Worseldine & Wells (1994) Ltd for this project. The level of observation to be provided will be sufficient to enable a Producer Statement for Construction Review to be issued for the extent of work covered by the Producer Statement for Design.

The observation will cover the following sections of the project:

i. Foundations
ii Reinforced Concrete
iii. Reinforced Masonry
iv. Structural Steel

Should our engagement be terminated, or our ability to issue a Producer Statement for Construction Review be otherwise affected, we will notify the Nelson City Council.

We understand that should we be unable to issue a Producer Statement for Construction Review, then the Nelson City Council will not be able to issue a Code Compliance Certificate until they are satisfied that the work complies with the New Zealand Building Code.

Yours faithfully

SR Cameron
WORSELDINE & WELLS (1994) LTD

cc Mr Rundle and Mr Frost

NELSON CITY COUNCIL

Specification

For

New House

At

Tahunanui Drive

For

Rundle & Frost

Prepared by:

WORSELDINE & WELLS
(1994) LTD
REGISTERED CONSULTING ENGINEERS
PH (03) 548-8259 NELSON

Job No. 9015

February 1998

11 MAR 1998

Specification for

New House at Tahunanui Drive for Rundle & Frost

General

The owner shall arrange for a Building Consent and pay all associated fees.

On completion of the building work, the owner shall submit an "Advice of Completion of Building Work" to the Nelson City Council.

The Council shall then issue a Code Compliance Certificate after it is satisfied that everything has been completed in terms of the NZ Building Code.

The builder shall carry appropriate All Risks insurance of the work, and Public Liability insurance policies for the duration of the work on site.

NZS 3910 Conditions of Contract for Building Construction shall apply unless otherwise agreed. The Engineer shall carry out inspections during the course of the construction as stated on the attached inspection schedule. Also, refer to Building Consent for all other inspections required by the Local Authority.

The Engineer shall be notified if there are any variations to the drawings or changes in construction methods. Failure to notify the Engineer of any changes or inspections required may result in the Engineer being unable to certify the work and/or issue a Producer Statement for Construction.

All dimensions shall be verified on site before construction.

Excavations

All excavations for retaining walls, basement walls and battered banks shall be inspected by the Engineer.

The contractor shall be responsible for providing proper support, shoring up of excavated banks and trenches, and safety measures in accordance with the NZ Construction Regulations, the Labour Department requirements, the Health & Safety in Employment Act and to the NZ Building Code

No backfilling shall be carried out behind concrete or masonry retaining walls until 28 days after concrete is poured

Backfill behind basement wall with imported granular, free draining material. Provide protection to DPC during backfilling operation.

It shall be the contractor's responsibility to accurately locate all existing services.

Any excavated material to be reused as backfill shall be approved by the Engineer.

Ground supporting foundations shall have a safe bearing pressure of not less than 100 Kpa.

If any soft ground is encountered it shall be brought to the attention of the Engineer.

Concretor

All concrete works shall be inspected by the Engineer before the pouring of any concrete.

All formwork shall be constructed in accordance with NZS 3109:1980.

All concrete shall be High Grade ready mixed supplied by a certified plant complying with NZS 3104:1983 with a minimum compressive strength at 28 days of 25 MPa.

Reinforcement shall be as detailed, bent and placed in accordance with NZS 3109. All reinforcing bars 10 mm and over shall be deformed mild steel All laps shall be a minimum of 40 diameters unless otherwise shown.

All concrete shall be cured for a minimum of 7 days by keeping the surface continuously wet.

Construction and/or contraction joints shall be provided in new floor slabs to the approval of the Engineer.

Concrete finishes shall conform to the requirements of NZS 3114:1987, as follows:

Floor slabs U3 (power rotary floated finish)
Exposed wall surfaces class F5

Concrete Blocklayer

All masonry units shall be manufactured in accordance with NZS 3102:1983. Sands for mortar shall be to NZS 3103.

Mortar mixes shall be 1 part cement to 4 parts of sand by volume.

All workmanship, materials and laying of masonry unit shall comply with NZS 4210:1989

Provide clean-out ports along the bottom course to all cells containing vertical reinforcement.

Reinforcement shall be as detailed, bent and placed in accordance with NZS 4230:1990. All reinforcing bars 10 mm and over shall be deformed mild steel.

All laps shall be a minimum of 40 diameters unless otherwise shown. All reinforcement shall be inspected by the Building Inspector before pouring of concrete.

Grout shall have a minimum compressive strength of 25 MPa and be supplied by a certified Ready Mix plant. All masonry cells shall be solid filled with grout.

Steelwork

All steelwork erection, materials and workmanship shall comply with NZS 3404. All steelwork connection details shall be strictly adhered to.

All welding shall conform to the requirements of NZS 4701:1981 and be carried out by qualified operators in terms of NZS 4711:1984. All structural steel sections shall be BHP 300 PLUS.

All metal brackets shall be hot dip galvanised.

All structural steelwork shall be sandblasted to a minimum standard of SA 2 ½ to Swedish Standard SIS 05 59 00, to a surface profile not exceeding 100 microns.

All steelwork shall be inspected by the Engineer before painting.

Prime steelwork with one coat of Zinc Silicate Rich paint followed by two coats of High Gloss Enamel paint.

All bolts and nuts shall be galvanised mild steel commercial grade conforming to AS 111: 1980.

Carpenter and Joiner

All materials, workmanship and construction methods shall comply with the NZ Building Code, B2 Durability, E1 Surface Water, E2 External Moisture, E3 Internal Moisture and NZS 3604: 1990 and to the local Authorities Bylaws.

Treatment	All timber shall be treated in accordance with the NZ Timber Preservation Authority specification as follows: a) Internal framing timber to H1 spec b) Exterior finishing timber to H3 spec c) Timber poles to H5 spec All timber shall be graded and classified in accordance with NZS 3631.
Timber	All timber shall be seasoned or kiln-dried. Framing timber shall have moisture content of less than 18% and finishing timber less than 12%. Framing timber shall be Number 1 framing grade Pinus Radiata.
Trusses	Timber trusses shall be designed and fabricated in accordance with NZS 4203 and NZS 3603 by a certified prefabricated nailplate truss manufacturer. All roof bracing shall be verified by the truss manufacturer.
Bracing	For bracing element types and fixing instructions refer to Table K1 of NZS 3604:1990 and to "Winstones" Gib Board fixing Manual and James Hardie Manual attached to this specification.
Lintels	Refer to NZS 3604, Cl 6.6.15 for lintels to be designed against uplift
Ceiling Diaphragms	Where indicated on the drawing sheet ceiling material shall be fixed in accordance with NZS 3604, Clause 12.5.

Laminated Beams	Shall be Pinus Radiata treated H1 lamination grade standard dressed finish in accordance with NZS 3608.
Exterior Finishes	Refer to separate section 'Stucco'.
Linings	All floor, wall and ceiling linings shall be fixed in accordance with the manufacturer's instructions.
Thermal Insulation	All roofs, walls and floors shall be thermally insulated to the minimum requirements in accordance with NZS 4214:1977, methods of determining the total thermal resistance of parts of buildings and NZS 4218P. Manufacturer's installation instruction should be strictly adhered to.
Fixings	Refer to NZS 3604, Appendix A for specific fastening and connection of all timber structural members unless otherwise shown on the drawings.
DPC	Fix malthoid or similar damp proof course between all faces of timber which come in contact with concrete work.
Balustrades	All balcony, stair handrails and balustrade shall comply with NZBC F4 Safety from Falling.

Plumbing and Drainage

All materials, workmanship and installations shall comply with AS/NZS 3500 2.2, and the NZ

Building Code	G10 - Piped Services
	G12 – Water Supplies
	G13 – Foul Water

A Plumbing and Drainage Permit is issued as part of the Building Consent which is applied for and paid for by the owner.

Drains	All drains shall be tested and inspected by the Local Authority Drainage Inspectors before backfilling of trenches.

All sewer and stormwater pipes, and fittings shall be unplasticised PVC complying with NZS 7649. Provide inspection bends (rodding points) at all changes in direction and gradient of drains.

Plumbing — All pipework shall be hard drawn copper in accordance with NZS 350

The water pressure should be checked to determine whether a pressure limiting valve is required on the incoming water main.

HWC — Shall be a high pressure electric storage cylinder, installed in accordance with NZS 4603 and to the manufacturer's instructions. Provide seismic restraint to both cylinder and supply tank in accordance with NZBC, Section G12. Provide sludge drain to outside gully trap. Provide tempering valve on hot water supply.

Roofer

The roofer shall be an accredited fixer of the roofing material manufacturer and shall carry out all work in accordance with the manufacturer's recommendations.

All roof covering systems shall comply to NZBC. Section 11.

Breather type building papers shall comply with NZS 2295:1969. All flashings shall be fabricated by a plumber or registered sheet metal worker.

Roofing sheet shall be laid with side laps facing away from the prevailing winds.

Metal Windows

Performance — All metal windows shall be designed and assembled to comply with NZS 4211:1979. Windows shall be designed to withstand a design window pressure of not less than 750 Pa and Air Leakage Grade 8.

Materials — All materials shall comply with NZS 3504.1979.

Glazing — The type, thickness and installation of all glass shall be in accordance with NZS 4223, Part 3 and amendments. Attention is drawn to section on Safety (Human Impact Safety Requirements).

Coatings — Polyester powder coatings shall be in accordance with the Architectural

Aluminium Association of New Zealand Specification for Stoved Organic Finishes on Aluminium Window Product 1978.

Note: All rough openings sizes shall be checked on site before fabrication.

Electrician

All electrical installations shall be in accordance with the NZ Electrical Wiring Regulations 1997 and amendments, and to the Local Power Supply Authorities Bylaws. NZ Electrical Codes of Practice ECP 2, 3, 25, 33, 35 and 51 shall be adopted as a method of verifying compliance.

Arrange for electrical permit, inspections and compliance schedules, and pay all fees associated with the works. Domestic meter boards shall comply to NZS 6206.

All electrical cables for lighting circuit shall be in 1.5 mm^2 TPS with 15 Amp circuit breaker. Power circuits in 2.0 mm^2 TPS with 20 Amp circuit breakers.

All power outlets in wet areas shall have RCD protection

Main power supply to be reticulated underground to main switchboard on west wall of garage.

Painter

All paints, painting, workmanship and materials shall comply with the relevant sections of NZS 7703, and to the manufacturer's instructions

No painting shall be carried out under damp weather conditions or under inadequate lighting. It shall be the painter's responsibility to ensure that all surfaces are in a suitable condition to obtain a first class paint finish

All exterior finishing timber shall be primed before fixing.

Wood Burning Fires

A building consent is required for the installation of a solid fuel burning fire.

1 MAR 1998

All materials, installations, clearances, dimensions of hearths, flues, etc shall comply with NZS 7421:1990 and amendments for installation of Solid Fuel Burning Domestic Appliances and to the manufacturer's instructions.

The owner shall provide the manufacturer's installation details along with the building consent application.

Stucco

Plaster work shall conform with NZS 4251:1974, Code of Practice for Solid Plastering.

Stucco work shall be three coat cement plaster finish to a nominal thickness of 20 mm on a rigid backing in accordance with NZS 3604, Appendix G.

Plaster shall be applied over Fletcher Dimond Riblath expanded metal on heavy grade building paper fixed in accordance with the manufacturer's instructions.

Each plaster coat shall be thoroughly cured by continuously spraying with a fine mist for four days or other approved method.

Reference.
Prior CT 82/21
Document No.: 371465.2

LT69

REGISTER

12B/348

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 24th day of September One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of NELSON
WITNESSETH that **SEAN WALTER RIDDELL AND HELEN RIDDELL**
are seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 587 square metres, more or less being **LOT 1**
DEPOSITED PLAN 18381

DISTRICT LAND REGISTRAR
for District Land Registrar
NELSON N.Z.

Appurtenant hereto is a right of way over part Lots 1 & 2 DP7497 coloured yellow DP 6130 CsT3A/1012 & 1022 created by Transfer 15998.

194041.3. Mortgage to Canterbury Savings Bank - 2.3.1979 at 10.47.

302737.1 Mortgage to Trust Bank Canterbury Limited - 31.10.1990 at 10.51.

371465.1. Easement certificate affecting Lots on DP 18381

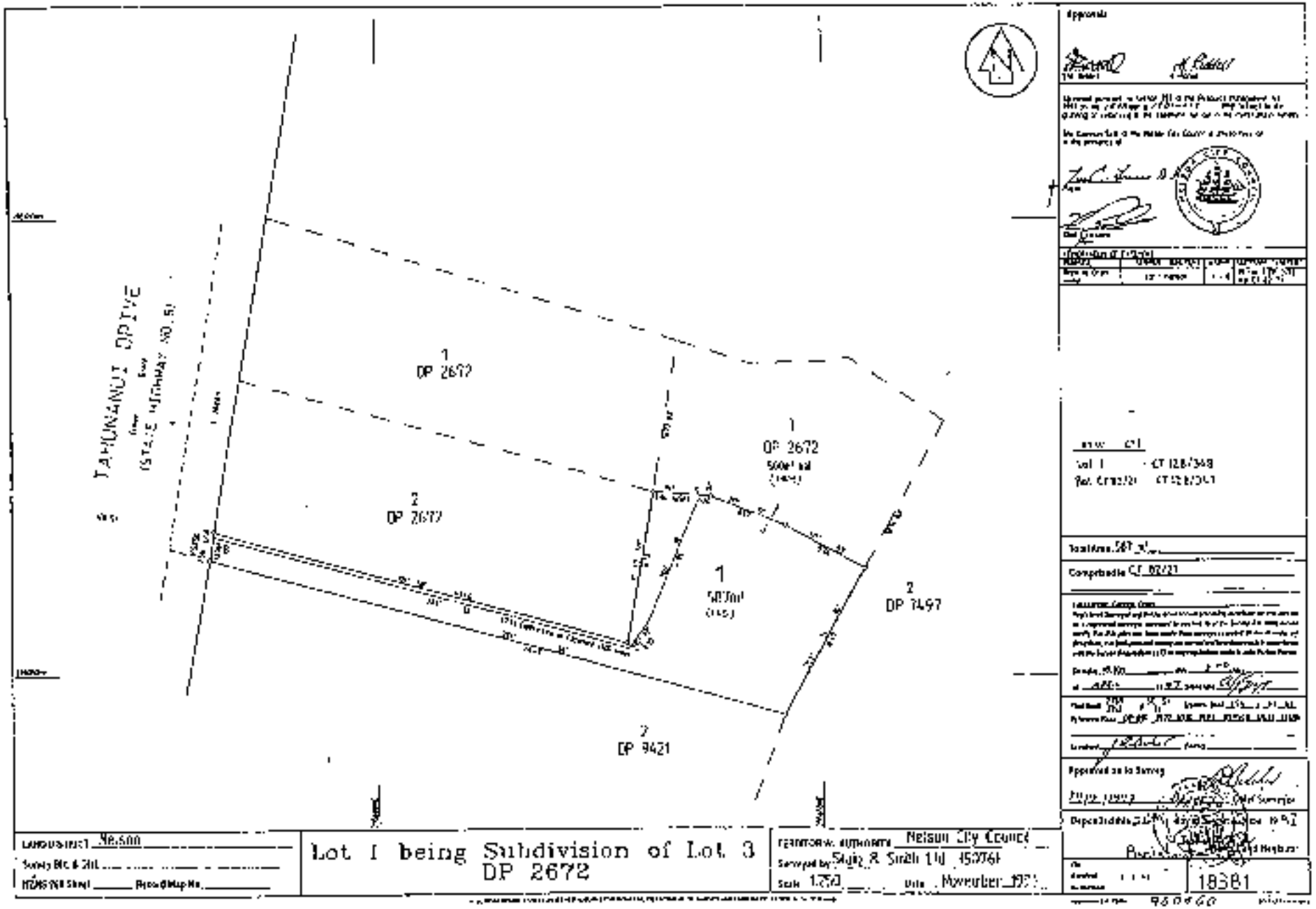
NATURE	SERVIENT LAND	DOMINANT LAND
Right to drain water	1-A-B	Lot 1 DP 18763 CT12B/349

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created - 24.9.1997 at 9.15.

For DLR

12B/348

SEARCH COPY


TAHUNANUI DRIVE
STATE HIGHWAY NO. 6
1
DP 2672
2
DP 2672
1
DP 2672
1
2
DP 7497
2
DP 9421
Lot I being Subdivision of Lot 3
DP 2672
Nelson City Council
Scale 1:250
November
18381

SEARCH COPY

BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

SHEET A

Name: FROST & RUNDLE

1

Location of STOREY	foundation single (upper of two) lower of two
SITE WIND ZONE: (Table 2.4)	low / (medium) high / very high
EARTHQUAKE ZONE (Fig 2.2, Table 2.3)	(A) / B / C

SITE ADDRESS

City/Town or District: NELSON

Street and Number: TAHUNANUI DR

or

LOT and D.P. Number: LOT 1 BEING SUBDIVISION OF LOT 3 D.P. 2672

2

FOR EARTHQUAKE

Roof weight :	(light) / heavy	E = 4·6 B.U.'s/m²
Average Roof Pitch: 25°		
Type of Cladding:	light / (heavy)	
Earthquake zone:		
Storey in Roof space:	yes (no)	

3

FOR WIND

Building Height:	7 : 0 m	W = B.U.'s/m
Roof Height	2 : 1 m	ACROSS 37
Storey Height	2 : 4 m	ALONG 44
Design Wind Speed	:	

4

ROOF or (BUILDING LENGTH)	BL = 12·0 m
ROOF or (BUILDING WIDTH)	BW = 8·0 m
GROSS ROOF or (BUILDING PLAN AREA)	GPA = 96 m²

5

EARTHQUAKE LOAD (ACROSS and ALONG)		E x GPA = 4·6 x 96 = 441 B.U.'s
WIND LOAD:	ACROSS	W x BL = 37 x 12·0 = 444 B.U.'s
WIND LOAD:	ALONG	W x BW = 44 x 8·0 = 352 B.U.'s

ALONG

LOCATION OF STOREY	Wall or Bracing Line		Bracing Elements Provided				
1	2	3	4	5	6	7	8
foundation single upper storey lower storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Bracing Type	Rating B.U.'s	Length of Element (m)	B.U.'s Achieved
Total Bracing Units Required for foundation or this storey	A	120	1	CP4	95	0.6	57
			2	CP4	95	0.6	57
			3	CP4	95	0.6	57
	B		4	GIB2	70	2.4	168
for EARTHQUAKE (from sheet A)		120	5	CP4	95	0.6	57
	C		6	CP4	95	0.6	57
			7	CP4	95	0.6	57
	D						
	E						
441					TOTAL		510
for WIND (from sheet A)	A		1	CP4	97	0.6	58
			2	CP4	97	0.6	58
			3	CP4	97	0.6	58
	B		4	GIB2	80	2.4	192
			5	CP4	97	0.6	58
	C		6	CP4	97	0.6	58
			7	CP4	97	0.6	58
	D						
	E						
352					TOTAL		540

ACROSS

LOCATION OF STOREY	Wall or Bracing Line		Bracing Elements Provided				
1	2	3	4	5	6	7	8
foundation single upper storey lower storey	Line Label	Minimum B.U.'s Required	Bracing Element NO	Bracing Type	Rating B.U.'s	Length of Element (m)	B.U.'s Achieved
Total Bracing Units Required for foundation or this storey	M		8	GIB1	50	2.2	110
	N		9	GIB2	70	2.4	168
for EARTHQUAKE (from sheet A)			10	GIB2	70	2.4	168
	O		11	GIB1	50	2.4	120
	P						
	Q						
441					TOTAL		566
for WIND (from sheet A)	M		8	GIB1	55	2.2	121
	N		9	GIB2	80	2.4	192
			10	GIB2	80	2.4	192
	O		11	GIBT	75	2.4	180
	P						
	Q						
444					TOTAL		685

BRANZ THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

SHEET B

PROPRIETOR			Primary Bracing Element	Secondary Bracing Element	Rating in bracing units per metre of element length		Basis for listing
NAME	PRODUCT	SPECIFICATION			Wind	Earthquake	
New Zealand+ Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP3	Plywood on one face. Length 0.6 - 1.2 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	88	83	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP4	Plywood on one face with 9.5 mm Standard Gibraltar Board* on the other. Length 0.6 - 1.2 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	97	95	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP5	Plywood on one face. Length 0.9 - 1.8 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	94	92	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP6	Plywood on one face with 9.5 mm Standard Gibraltar Board* on the other. Length 0.9 - 1.8 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	100	99	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	BR7	Plywood on one face with Braceline* on the other. Length 0.9 - 1.8 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	124	148	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP9	Plywood on one face. Length 1.8 - 3.6 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	108	96	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP10	Plywood on one face with 9.5 mm Standard Gibraltar Board* on the other. Length 1.8 - 3.6 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	142	122	BRANZ Appraisal Certificate No. 224 (1992)

* Product of Winstone Wallboards Limited

\+ New Zealand Plywood Association Members: Carter Holt Harvey Timber, Fletcher Wood Panels Ltd, H. T. Plywood Ltd, IPL (West coast) Ltd.

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BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

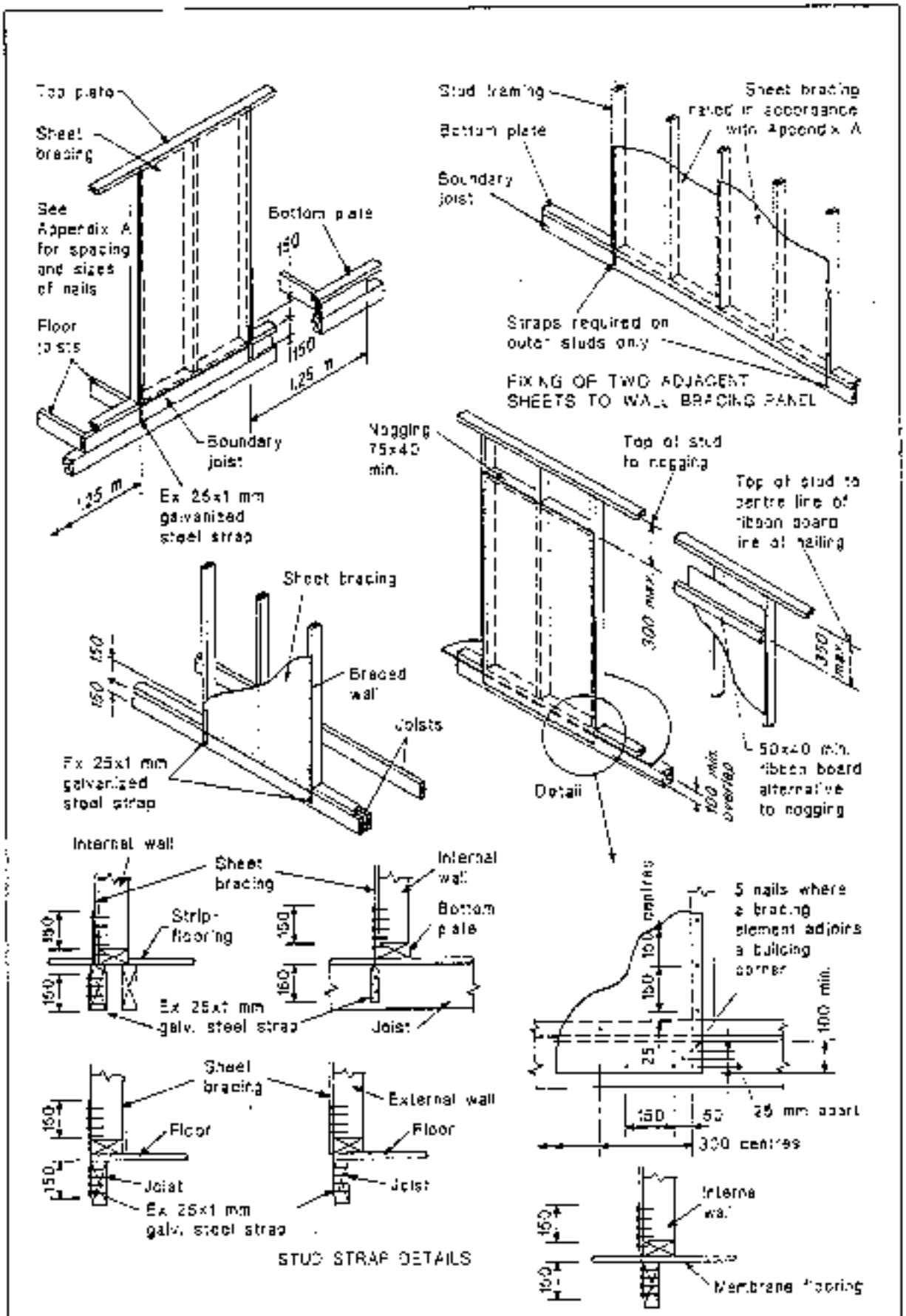


Fig. K1
SHEET BRACING WALL BRACING ELEMENTS

DATE: 10-Mar-97 CONDITION No: 816

STREET ADDRESS: 155 Tahunanui Drive

LEGAL DESCRIPTION: LT 18381

PROPERTY OWNER
or SUBDIVIDER: S Riddell

SCHEME PLAN No: 950138

NCC PLAN No:

AUTHORITY: D Ley Subdivisions Officer Resource Management

REASON FOR CONDITION:
(Abbreviated) Undeveloped Land Now Available For Residential Use.

CONDITION:
All other conditions removed.

i. Buildings be confined to the area shaded (refer to diagram)
Buildings outside of the shaded area shall be permitted without specific engineering investigation.

ii. Foundations for any dwelling to be erected on this lot shall be excavated to bear on firm underlying soils, estimated to be between 0.7 and 0.9m deep. Foundation design shall be checked by a Registered Engineer who shall also verify site conditions prior to any concrete being poured.

iii. Stormwater discharge from roofed and paved areas shall be collected and piped via a sealed system to the nearest Council drain.

Date Entered: 16-Apr-97

CITY ENGINEER'S DEPT.
NELSON
CALCULATION SHEET

960238

12/10/96
14/10/96

S Riddell
109 Johnanesu Drive
Stormwater Drain

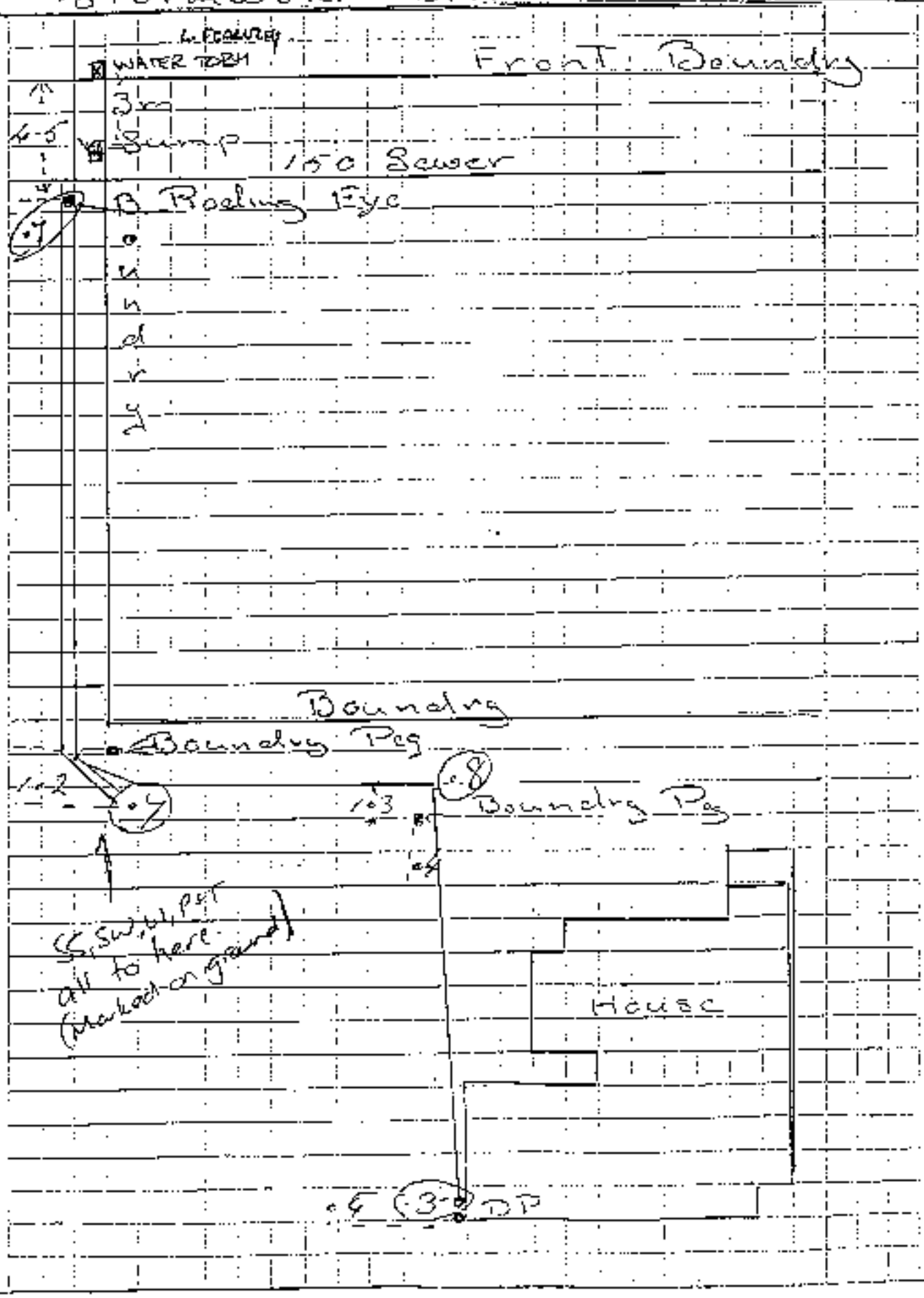
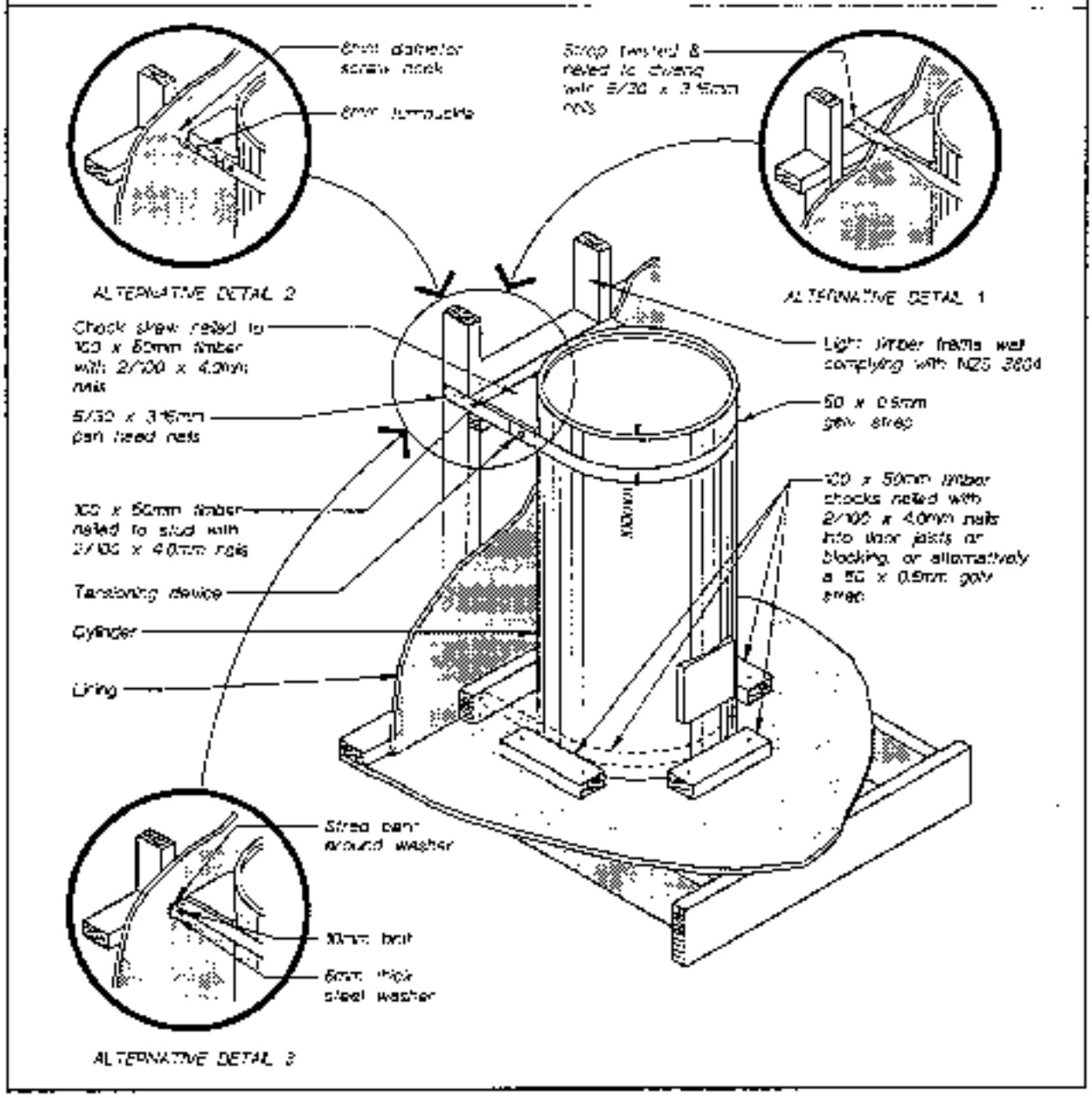


Figure 16: Seismic restraint of storage water heaters - less than 350 litres
Paragraph 4.10.3(b)



4.11 Hot water pipe sizes

4.11.1 The *diameter* of hot water supply pipes to *storage water heaters* and to *sanitary fixtures* shall be no less than those required by Paragraph 3.3.

4.12 Wet back water heaters

4.12.1 Wet back *water heaters* shall be:

a) Connected only to open *vented storage water heaters*, and

b) Made of copper

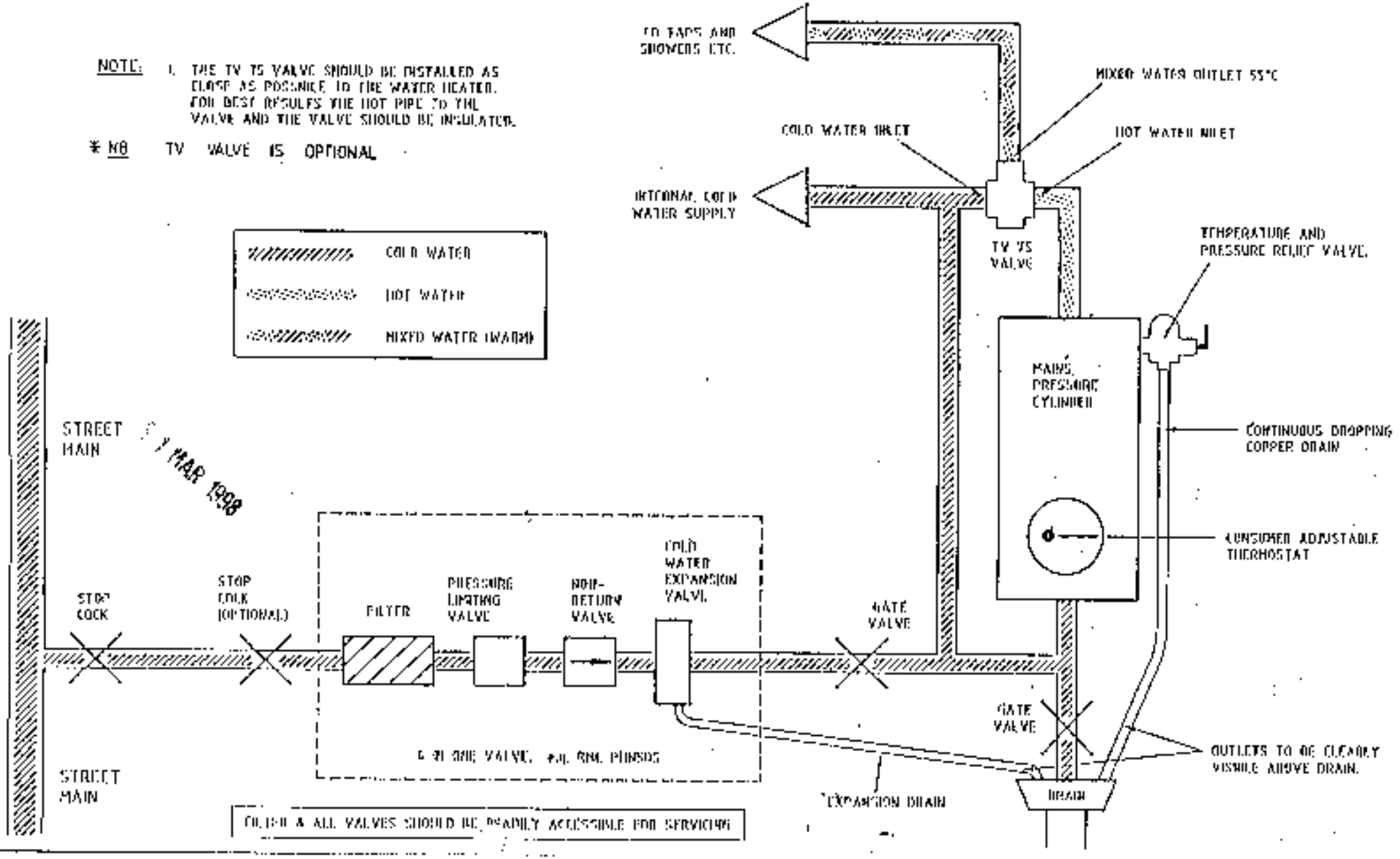
4.12.2 Copper pipework shall be used between the wet back and the *water storage tank*.

MAINS PRESSURE SYSTEM

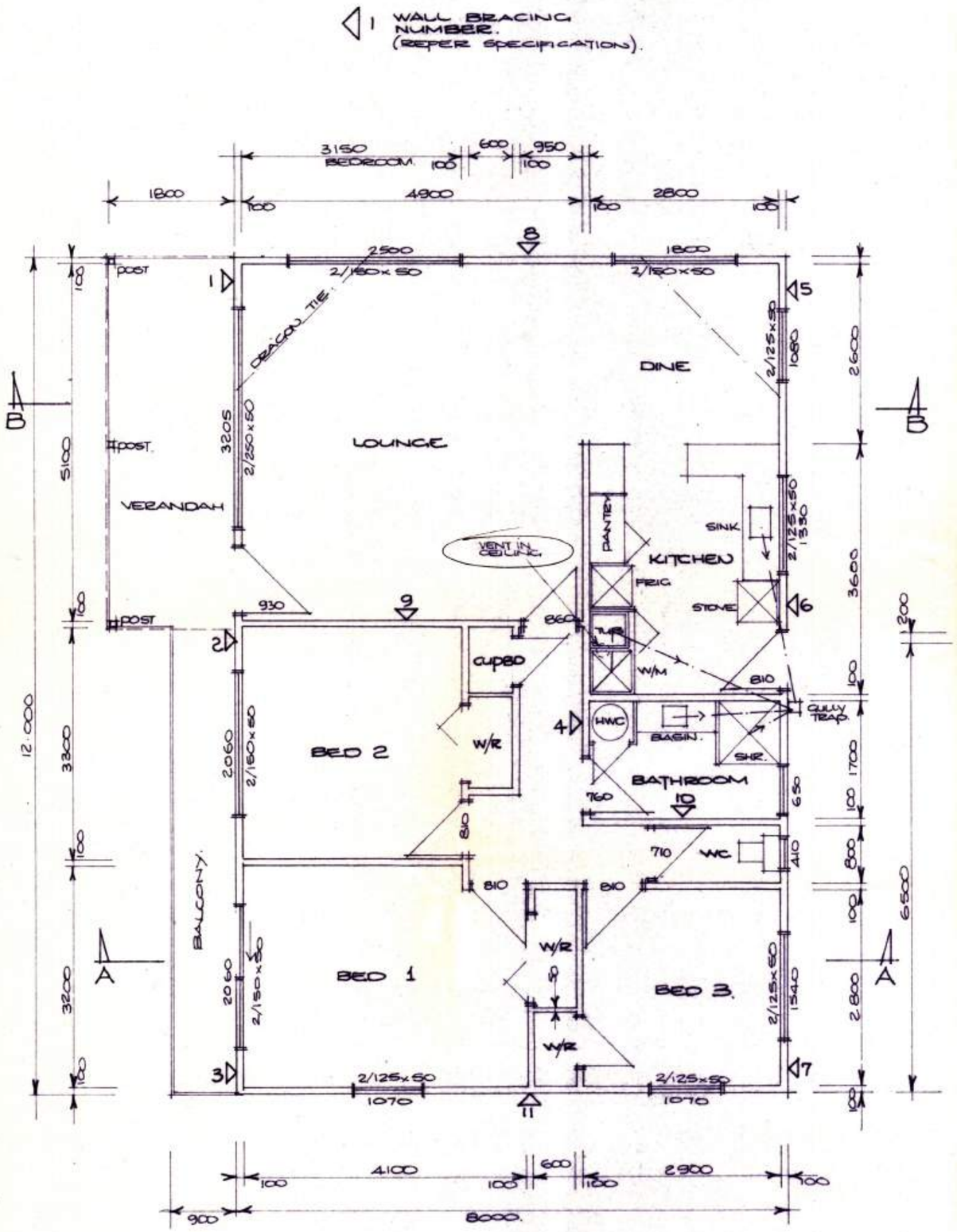
THIS DIAGRAM TO BE READ IN CONJUNCTION WITH N.C.C. POLICY & PROCEDURES MANUAL - WATER SUPPLY SEC. REF: 90-01 17th JUNE 1988 AND 90-02 7th JUNE 1988.

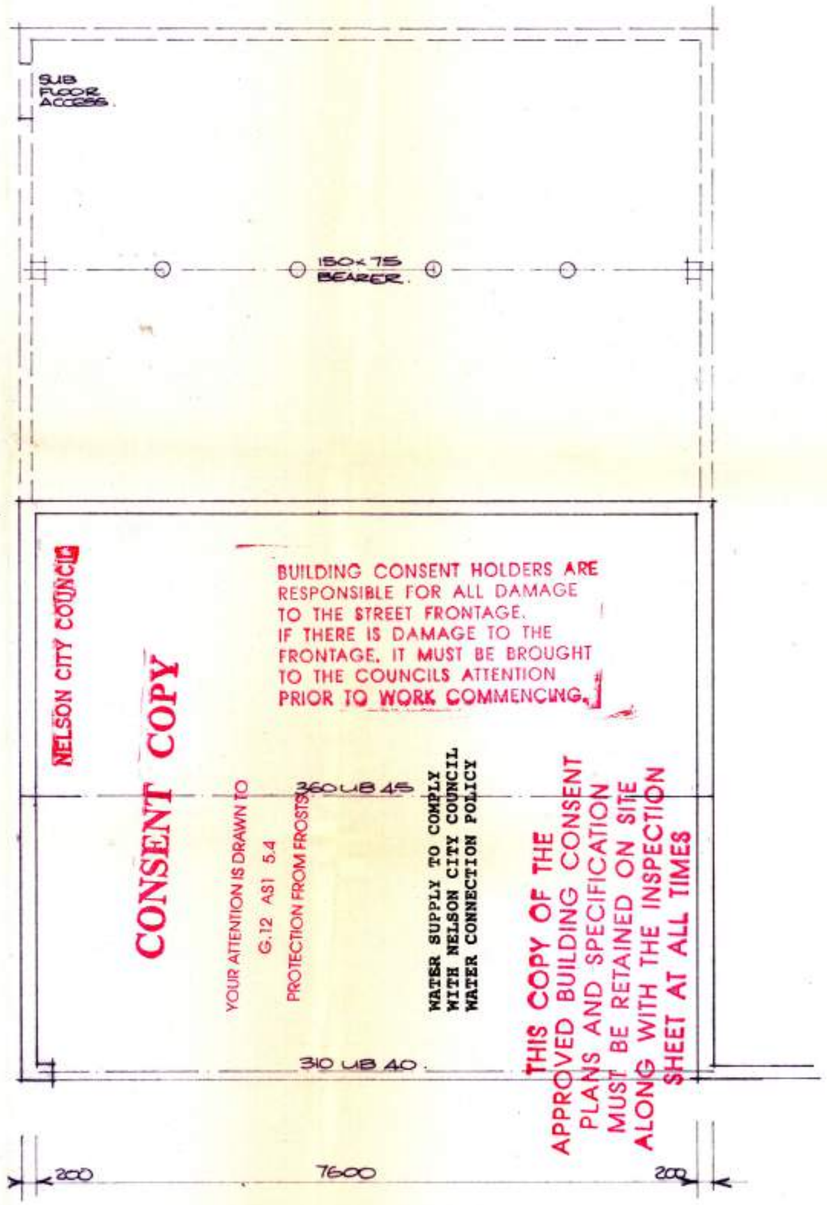
NOTE: 1. THE TV 75 VALVE SHOULD BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER HEATER. FOR BEST RESULTS THE HOT PIPE TO THE VALVE AND THE VALVE SHOULD BE INSULATED.

* NB TV VALVE IS OPTIONAL



1 MAR 1998





NELSON CITY COUNCIL

CONSENT COPY

YOUR ATTENTION IS DRAWN TO G.12 AS1 5.4 PROTECTION FROM FROSTS

WATER SUPPLY TO COMPLY WITH NELSON CITY COUNCIL WATER CONNECTION POLICY

BUILDING CONSENT HOLDERS ARE RESPONSIBLE FOR ALL DAMAGE TO THE STREET FRONTAGE. IF THERE IS DAMAGE TO THE FRONTAGE, IT MUST BE BROUGHT TO THE COUNCILS ATTENTION PRIOR TO WORK COMMENCING.

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

980213

NOTES.

(1) Verify all dimensions on site
(2) Do not scale from drawing

ACENZ

No.	Amendment	Date

WORSELDINE & WELLS (1994) LTD
REGISTERED CONSULTING ENGINEERS PH. 548-8259 NELSON

Design.	
Drawn.	A.D.
Checked.	
Approved.	
Date.	FEB '98.

job title:
NEW HOUSE
TAHUNANUI DR.
for
RUNDLE & FROST.

drawing title:
FLOOR PLANS.

11 MAR 1998

scale: 1:50

JOB No 9015

SHEET 1

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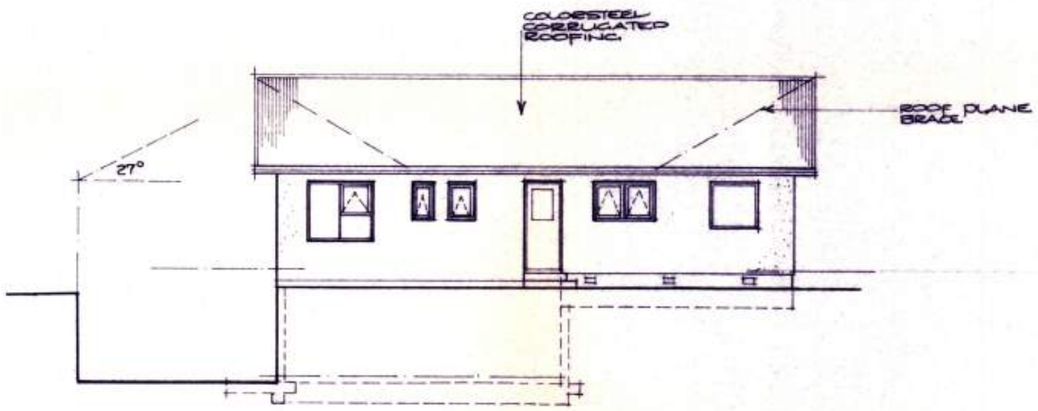
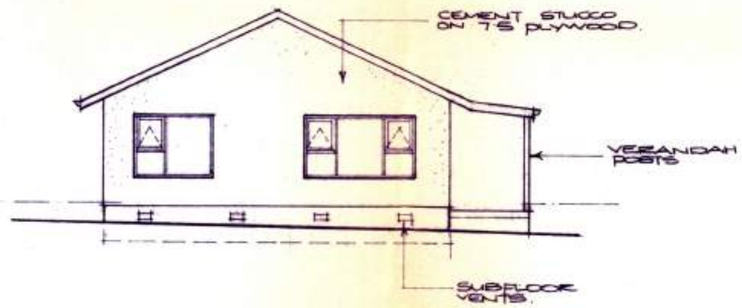
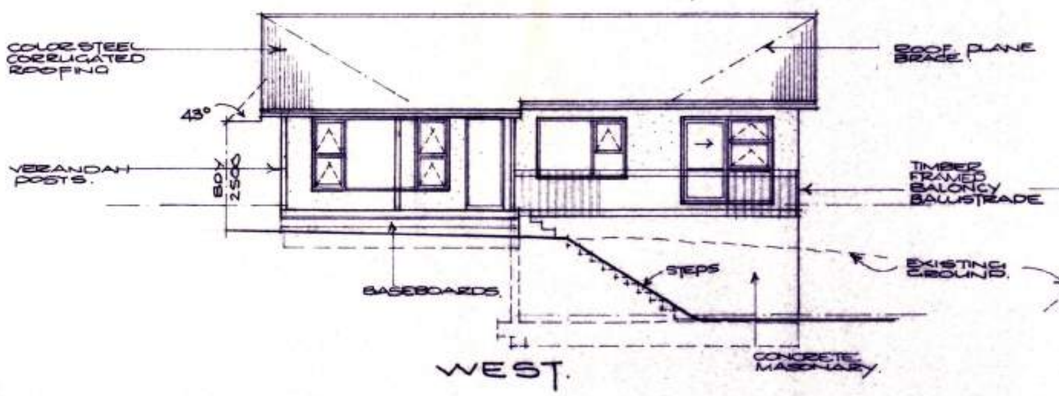


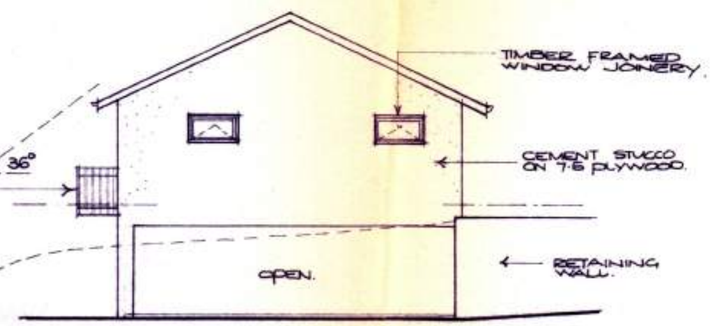
EAST.



NORTH.



WEST.



SOUTH.

NOTES.

(1) Verify all dimensions on site
(2) Do not scale from drawing

ACENZ

3) ALL GLAZING TO WINDOWS & DOORS TO BE ANNEALED GLASS EXCEPT FOR BATHROOM & RANCH SLIDER DOOR SHALL BE SAFETY GLASS GRADE A.

No.	Amendment	Date

WORSELDINE & WELLS (1994) LTD
REGISTERED CONSULTING ENGINEERS PH. 548-8259 NELSON

Design.	
Drawn.	A.D.
Checked.	
Approved.	
Date.	FEB '98.

job title:
NEW HOUSE
TAHUNANUI DR.
for
RUNDLE & FROST.

drawing title:
ELEVATIONS
11 MAR 1998

scale: 1:100	
JOB Nº 9015	SHEET 2

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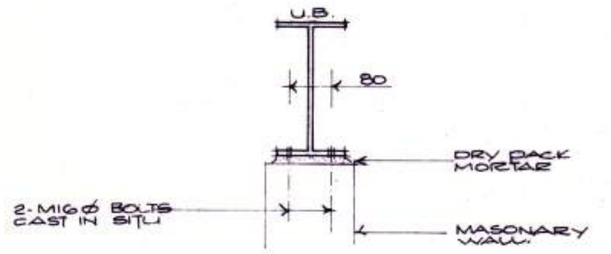
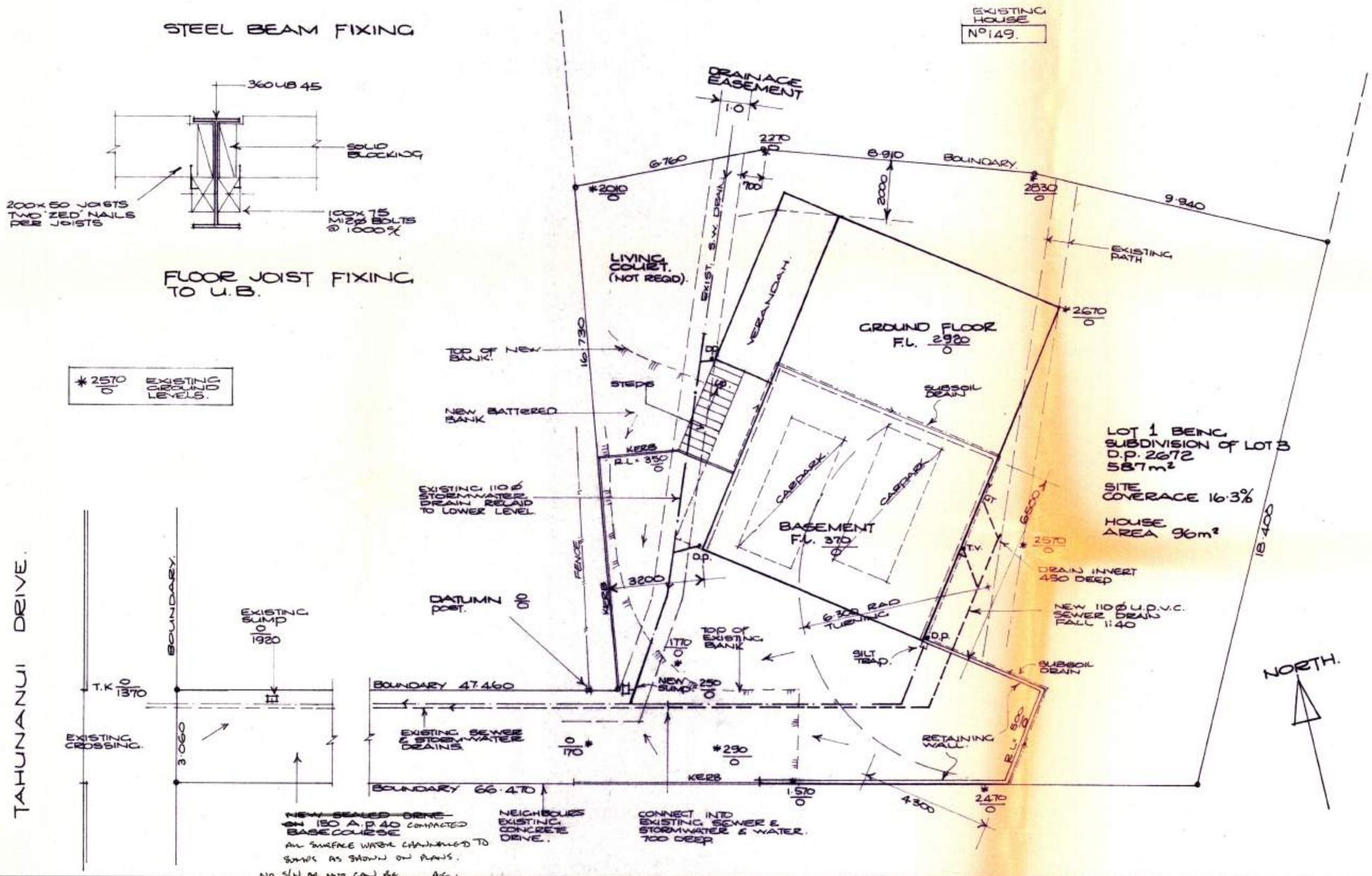


STEEL BEAM FIXING

FLOOR JOIST FIXING TO U.B.



NO S/W DR WTR CAN BE CARRIED INTO TAHUNANUI 18/11/99. A.C.

NOTES.

(1) Verify all dimensions on site
(2) Do not scale from drawing

ACENZ

No.	Amendment	Date

WORSELDINE & WELLS (1994) LTD
REGISTERED CONSULTING ENGINEERS PH. 548-8259 NELSON

Design.	
Drawn.	A.D.
Checked.	
Approved.	
Date.	FEB '98.

job title:
NEW HOUSE
TAHUNANUI DR.
for
RUNDLE & FROST.

drawing title:
SITE PLAN
11 MAR 1998

scale: 1:100

JOB Nº 9015

SHEET 3

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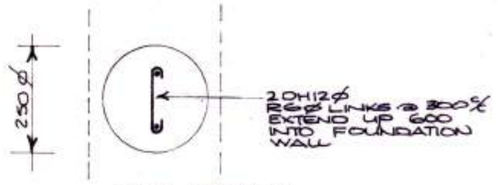
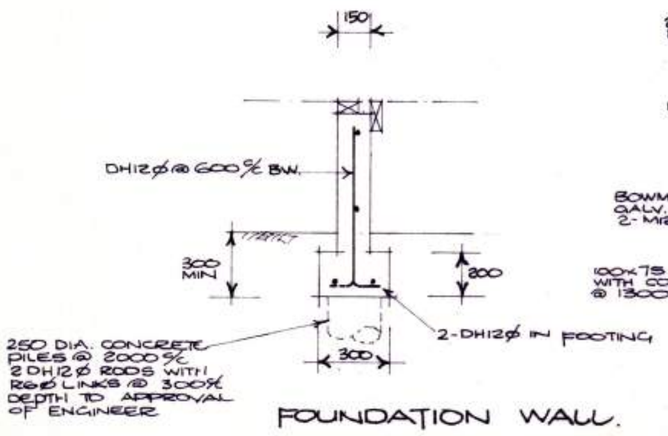
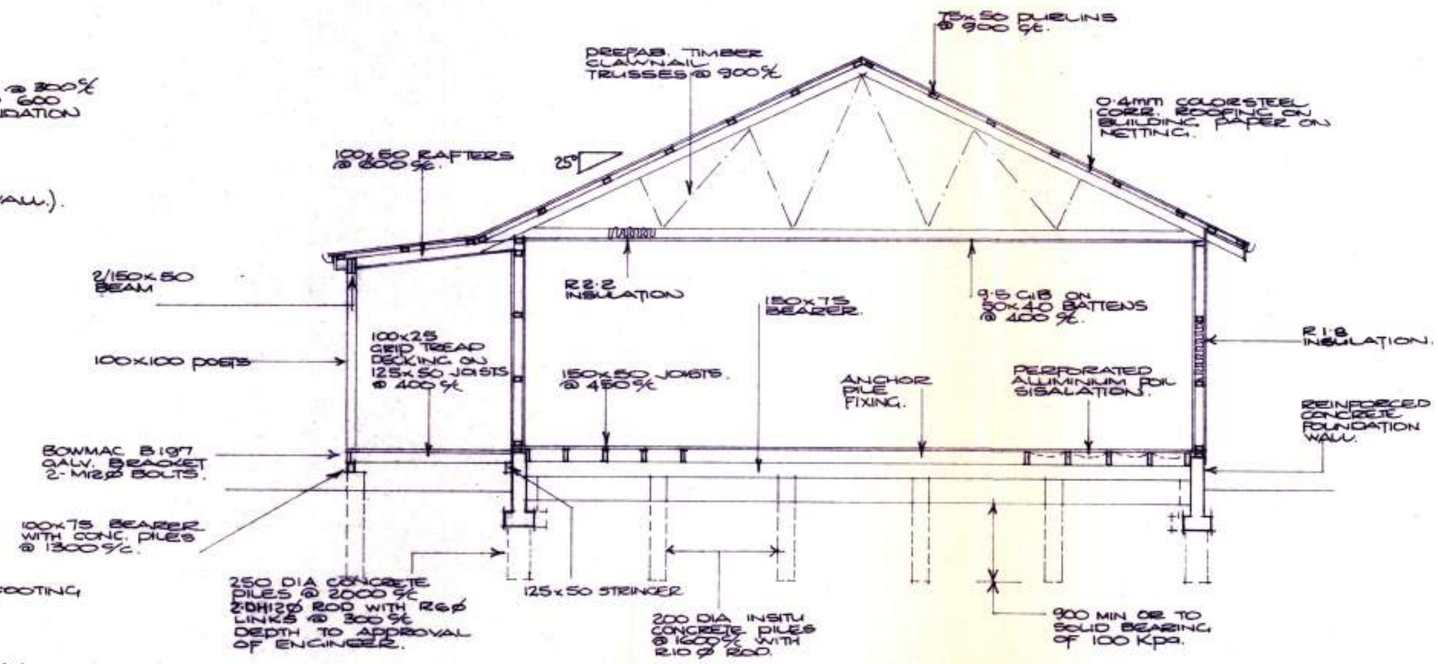


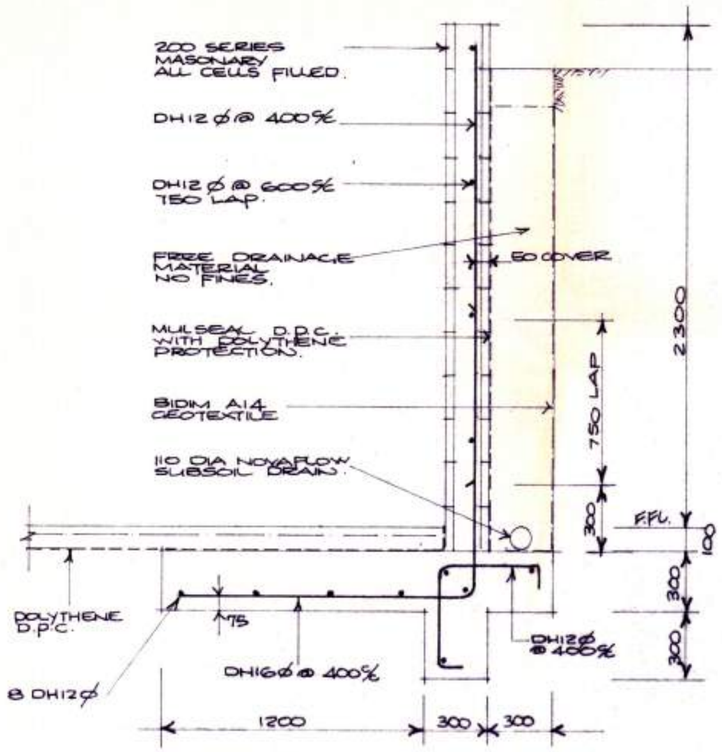
PILE DETAIL.
(UNDER FOUNDATION WALL.)



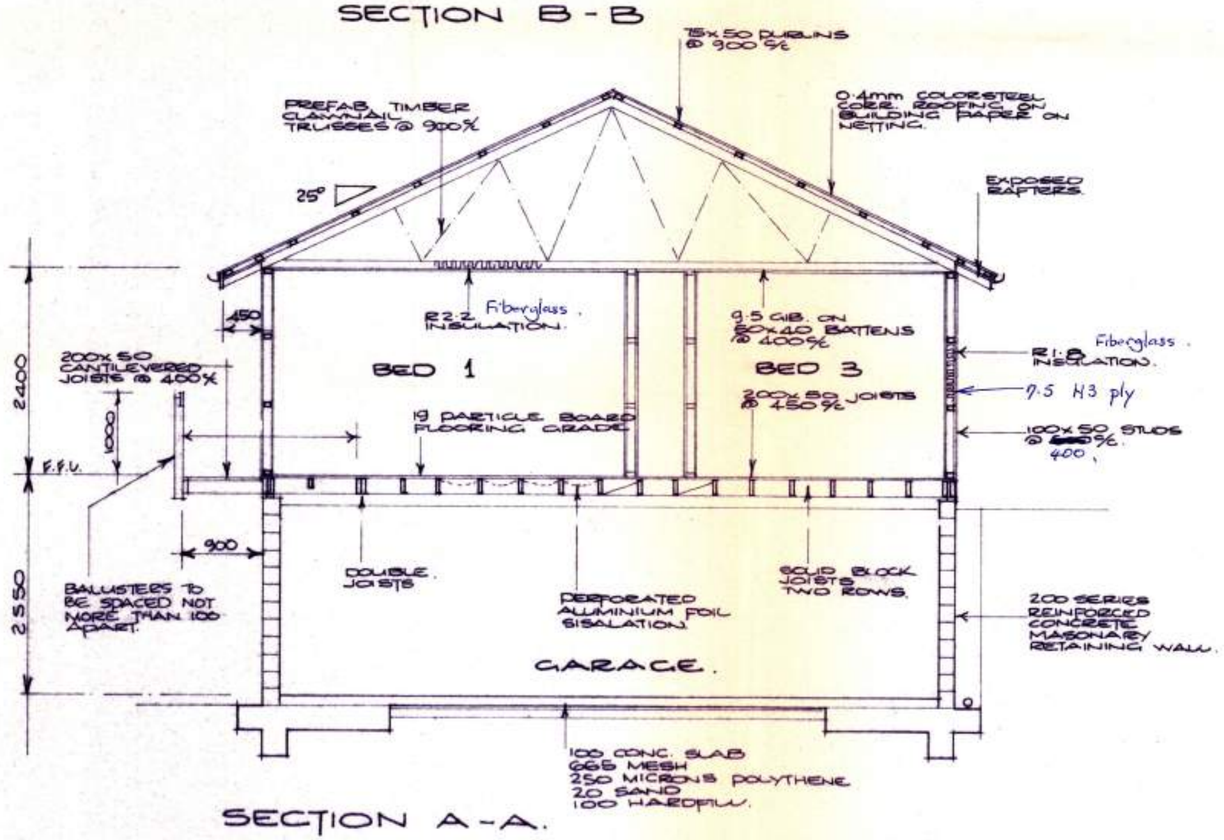
FOUNDATION WALL.



SECTION B - B



RETAINING WALL



SECTION A-A.

NOTES.

(1) Verify all dimensions on site
(2) Do not scale from drawing

ACENZ

No.	Amendment	Date

WORSELDINE & WELLS (1994) LTD
REGISTERED CONSULTING ENGINEERS PH. 548-8259 NELSON

Design.	
Drawn.	A.D.
Checked.	
Approved.	
Date.	FEB. '98.

job title:
NEW HOUSE
TAHUNANUI DR.
for
RUNDLE & FROST.

drawing title:
CROSS SECTIONS

11 MAR 1998

scale: 1:50 1:20

JOB No 9015

SHEET 4.

copyright reserved

PPR 125247

Takunanui Drive STREET ROAD 149 HOUSE No.

Permit No. P019101

LOT 3 D.P. 2672

Date Approved 21-3-86

FRONTAGE

Date Issued 24-3-86

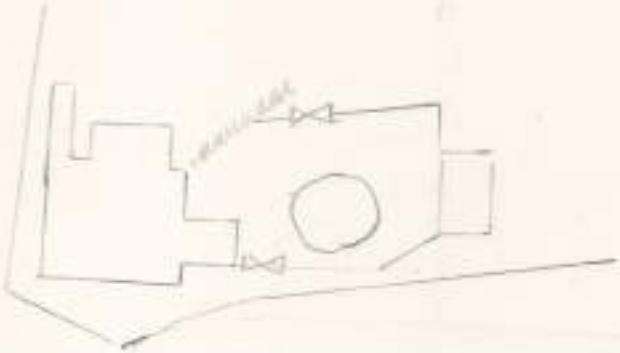
OWNER	BUILDER	WORK
S.W. Riddell	owner	Pool & Fences

Subject to 2400

Designation of Household Unit	Maximum Number of Occupants

Value: 2500 - 00	Siting:
	Excavations:
Foundations:	Foundation Steel:
Ext. Walls:	Frame Work:
Roofing:	Insulation:

Site Plan:



Inspection Date:	Comments:
10-9-86	Work progressing
19-2-87	Complete

enterprise price

Damage deposit cleared Date: 20-2-87

Work completed Date: 19-2-87 Inspector: [illegible]

PROCESSED

Nelson City Council

P.O. BOX 645, NELSON. PHONE: 81-059.

BUILDING APPLICATION FORM

Permit No: 0 019101

Date Issued: 24-3-86

APPLICATION TO: ~~Erect~~ ~~Alter~~ ~~Convert~~ Install Reinstate Demolish A PARA POOL (28800 l)

FOR SW RIDDELL (Owner) of 149 TAHUNANUI DRIVE (Owner's Address)

according to the plans and specifications deposited herewith, IN DUPLICATE (see over for drawing requirements).

PARTICULARS OF LAND: Valuation Roll No. 19700/197 (Obtain this from your rates notice) Lot No. 3 D.P. 2672

Address 149 TAHUNANUI DRIVE Total Area of Lot 1087 m²

Concerning this application, Dispensations, conditional use, or Specified Departures granted or Preliminary Check prior to this application.

Approval Date

Name of Applicant

Use of Building

e.g. Flats - Rental, Ownership, Town House, Commercial or Industrial. Specify exact uses.

PARTICULARS OF BUILDING

Foundations

Walls

Roof

A. Area of ground floor of all existing buildings M²

B. Area of ground floor this proposal 9 M²

C. Total area of ground floor (A. and B.) M²

Estimated value of work including labour and materials:

Building $

Plumbing & Drainage $

Total $ 2500

Applicant's Name(Builder or Owner)* S Riddell Strike out whichever does not appl

Postal Address 149 TAHUNANUI DRIVE

Telephone No 81039(WK) 85373(H)

Signature of Applicant S Riddell

NOTE: Be sure you supply all the information required and complete the application form fully; this will save you time in the long run.

See reverse side for information on plan and other requirements.

FOR OFFICE USE ONLY

Receipt No. 0596

Date Paid 24-3-86

Building	$ 25-00	INV 200/5 21/3/86
Building Research Levy	$	
Damage Deposit	$ 20-00	
Water Connection / Electrical Street Mains Levy	$	
Other	$	
TOTAL	$ 45-00	

DRAWING STANDARDS FOR BUILDING PERMITS

1. Prints only will be accepted with the application, as errors can creep in if there are t originals.

2. All plans should be clearly and competently drawn to metric scales.
   Site plan - 1 : 50, 1 : 100, 1 : 200
   Floor plan and elevations, etc. 1 : 100, 1 : 50
   Structural details to be drawn clear of floor plan and elevations, and are to be to a larger scale; i.e. 1 : 10/1 : 25

3. Site Plan must show -
   (a) Section in relation to the street and give a north point.
   (b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
   (c) Sewer and stormwater drains, ground and invert levels, gradients and point of discharge.
   (d) Location of required off-street parking and gradient and surfacing of access from street formation.

4. Floor plan to be fully detailed and all dimensions given.

5. Elevations to show details of external finishes, size and type of windows.
   Height of buildings above ground level to be dimensioned.
   Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.

6. Cross Sections giving full details of foundations and framing.

7. Specifications must be sufficient to provide, in conjunction with the plans, a clear understanding of what is proposed.

BUILDING PERMIT FEES

Estimated value of work exluding plumbing and drainage

Not Exceeding $	Fee $
1000	12
2000	17
3000	25
4000	35
5000	42
6000	52
7000	55
8000	60
9000	65
10000	70
12000	76
14000	83
16000	90
18000	97
20000	105
25000	120
30000	140
35000	155
40000	170
50000	205
60000	240
70000	265
80000	295
90000	315
100000	345
120000	360
140000	380
160000	400
180000	415
200000	430

For every $50,000 or part thereof in excess of $200,000, add $30

Space Heaters

A building permit is required for the installation of any appliance with a chimney or flue, and if a wet back is involved a plumbing permit must be obtained, by a registered plumber.

Building Research Association Levy

Levy is on Total Value (including plumbing and drainage)

Less than $10,000 — No fee

$10,000 and above — $1 per $1000 or part thereof

Permits are also required for occupation of footpaths for buildings. Applications should be made on the appropriate form (available at the City Engineer's Department).

Applicants are reminded the Damage Deposits will be charged on all work over $1000 in value.

Domestic alterations, accessory buildings, swimming pools, etc. $20

New dwellings, flats, demolitions, etc. $40

Commercial and industrial work .....as assessed.

Demolitions

No person shall demolish or remove any building or any substantial part of a building unless written notification has been given. Building Application Form shall be used for this purpose.

A separate permit is required for plumbing and drainage.

NOTE: FEES PAYABLE ONLY AFTER APPROVAL OF APPLICATION

D

NELSON CITY COUNCIL

BUILDING INSPECTION SHEET DATE REC'D 13/3 NOTIFY BY

Prelim. Check No. 2nd Copy Plans detached.

Application for: install swimming pool.

Owner: Mr Riddell Builder as owner

Lot. 3 D.P. 2672 LOCALITY. 149 Tahunanui Drive.

Application form completed ☐

Area of new buildings or additions ☐

Street No allocated ☐

Application accompanying: plumbing. drainage. water, crossing ☐

Bldg. Req. Cert. ☐

Special conditions on specific sites

DEPARTMENT	date	not approved	date	approved
TOWN PLANNING.			17/3/86	[illegible]
~~ELECTRICITY DEPT.~~				
PLUMBING & DRAINAGE			17.3.86	[illegible]
~~SERVICES & FLOOR LEVELS.~~				
~~HEALTH~~				
~~ACCESS & GRADING.~~				
STRUCTURAL ? requirements			18/3/86	[illegible]
~~CHIEF FIRE OFFICER~~				
BUILDING.			21-3-86	[illegible]
~~DANGEROUS GOODS~~				
~~WATER.~~				

Amendments required, notified by _____ Permit may be issued [illegible]

Tel: _____ Letter: _____ Initials: _____ 21-3-86

see reverse side for comments:

Reminder to applicant:

Legal

Site check / Street number / Amalg. of titles

Building lines / Street widening lines

Dispensation / Conditional use / Specified departure

Conditions, if any, complied with

Service lanes and R.O.W

Conditions Book

General Check

Zoning and use

Building coverage

Maximum height

Daylight admission

Minimum yard requirements — Front / Rear / Side

Maximum density / Habitable Rooms

Open space. Living courts / Service courts / Communal courts

Separation distance

Method of attachment for flats

Conversion of dwelling houses to use apartment houses

Accessory buildings

Gross floor area Shops / Offices / Industrial buildings

Parking / Loading

Access to site and parking / Turning

Landscaping

Verandahs

Sign compliance

TOWN PLANNING General appearance of building

Remarks:

Electrical Street Mains Levy

ELECTRICITY DEPT.

PLUMBING & DRAINAGE (Soil & SW SEWERS 100mm dia.)

(3)

BUILDING

HEALTH

ACCESS & GRADING,

STRUCTURAL

CHIEF FIRE OFFICER

SERVICES (Soil and Sw. sewers over 100 dia, and waterways).
& FLOOR LEVELS

DANGEROUS GOODS

WATER

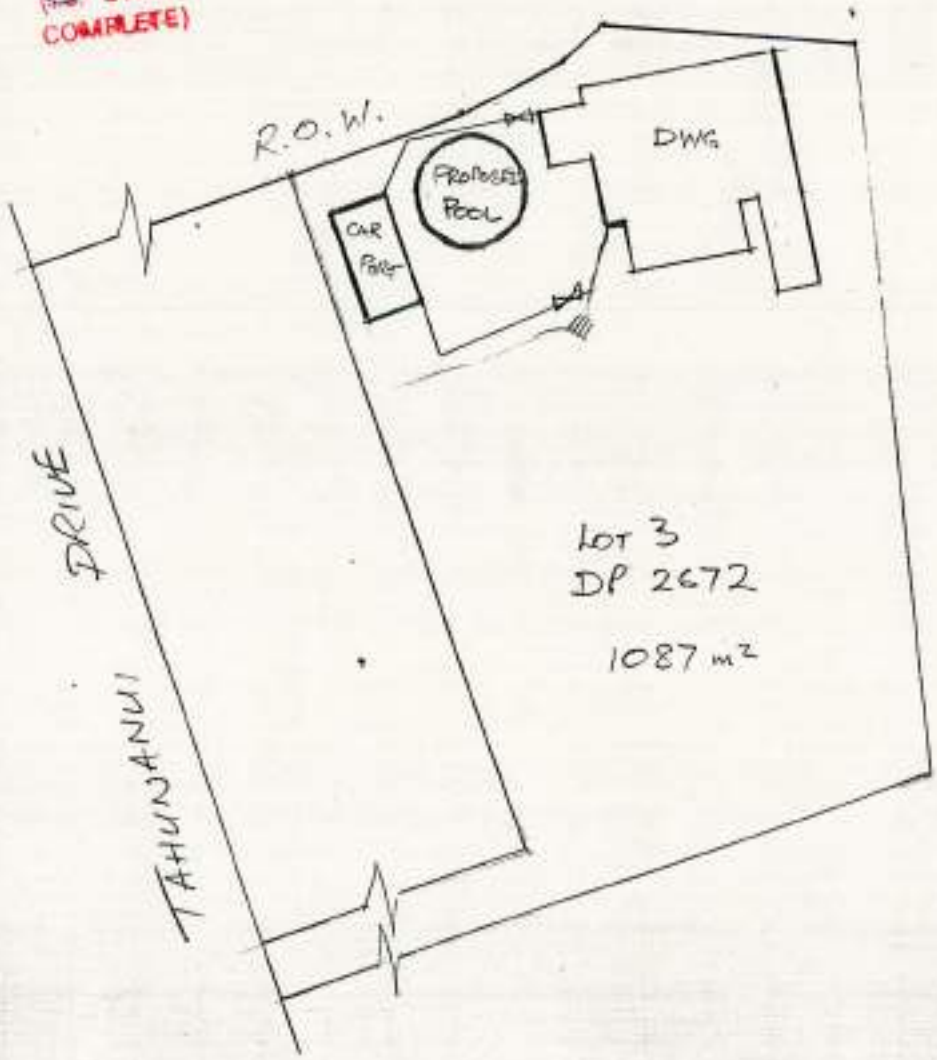
24 HOURS' NOTICE TO BE GIVEN TO BUILDING INSPECTOR WHEN READY TO:

☐ SECURE FOUNDATION REINFORCEMENT IN POSITION (i.e. EXCAVATIONS ONLY COMPLETED)

☐ POUR REINFORCED CONCRETE AREAS (i.e., STEEL SECURED IN POSITION)

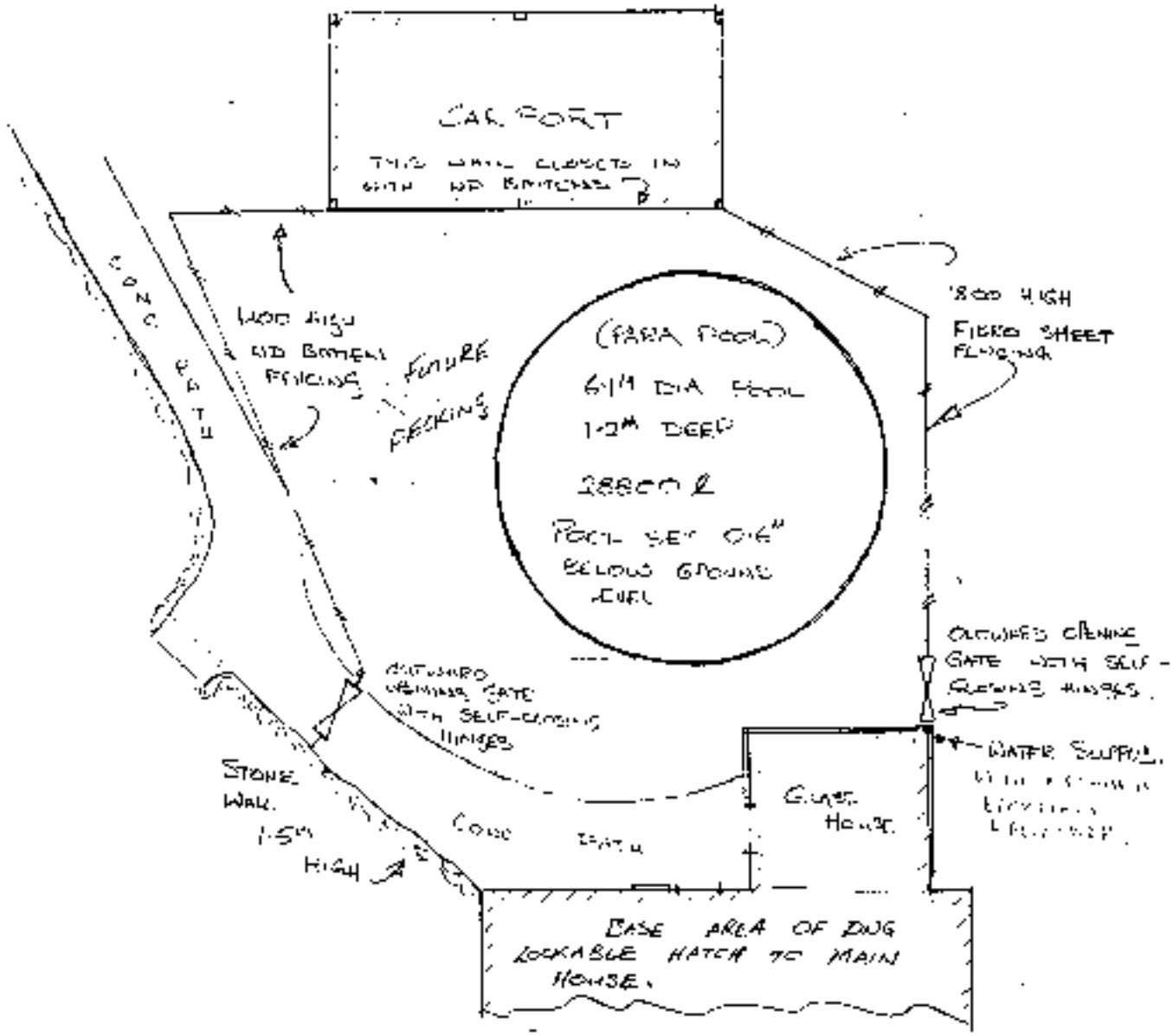
☑ ~~FIX INTERNAL LININGS~~ (i.e. STRUCTURAL FRAMEWORK COMPLETE)

NELSON CITY COUNCIL



PROPOSED PARA POOL FOR S.W. RIDDELL AT 149 TAHUNANUI DRIVE	SITE PLAN 1:400	SHEET 1 OF 2

NB: 1) [illegible]
[illegible]
TAHUNANUI DRIVE. [illegible]
[illegible]
2) FILTER – HPB 2000 SAND FILTER.



PROPOSED PARA POOL FOR S.W. RIDDELL AT 149 TAHUNANUI DRIVE	DETAILS 1:100	SHEET 2 OF 2

PPR 125247

PROCESSED

Nelson City Council

P.O. BOX 645, NELSON. PHONE: 81-059.

PERMIT NO: E 066236

Date Issued 8-6-87

APPLICATION FOR BUILDING PERMIT TO INSTALL SPACE HEATER

APPLICATION TO INSTALL: "SCHOONER" WOOD BURNER MODEL 700 FREESTANDING

FOR: S. W. RIDDELL (Owner) of 149 TAHUNANUI DRIVE (Owner's Address)

Obtain this from your rates notice.

PARTICULARS OF LAND: Valuation Roll No. 19700/197 Lot No. 3 DP 2672

Address

Note: Applicant to be aware that if a wetback is involved a separate Plumbing Permit is to be obtained and the work carried out by a Registered Plumber. *

Estimated value of work including labour and materials:

$ 1700
$ 300
Total $ 2000

Applicant's Name (Builder or Owner)* S. RIDDELL
(Strike out whichever does not apply)

Postal Address 149 TAHUNANUI DRIVE Phone. 85373 Home 81039 work

Signature of Applicant

MANUFACTURERS INSTALLATION INSTRUCTION SHEETS ARE TO BE SUBMITTED WITH ALL APPLICATIONS FOR SPACE HEATER AND POT BELLY PERMITS.

PERMIT FEE $15.00 plus $1.50 G.S.T. TOTAL $16.50

FOR OFFICE USE ONLY

DEPARTMENT	DATE	NOT APPROVED	DATE	APPROVED
PLUMBING & DRAINAGE			4-6-87	*
BUILDING			4-6-87	

Permit may be issued 4/6/87

Receipt No. 9924 INV 4466 4/6/87 0370 5410 $ 16-50

Date Paid 8-6-87

PPR 125247

PROCESSED

Nelson City Council

P.O. BOX 645, NELSON. PHONE: 81-059.

PERMIT NO: E 066236

Date Issued 8-6-87

APPLICATION FOR BUILDING PERMIT TO INSTALL SPACE HEATER

APPLICATION TO INSTALL: "SCHOONER" WOOD BURNER MODEL 700 FREESTANDING

FOR: S. W. RIDDELL (Owner) of 149 TAHUNANUI DRIVE (Owner's Address)

Obtain this from your rates notice.

PARTICULARS OF LAND: Valuation Roll No. 19700/197 Lot No. 3 DP 2672

Address

Note: Applicant to be aware that if a wetback is involved a separate Plumbing Permit is to be obtained and the work carried out by a Registered Plumber. *

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$ 1700
$ 300
Total $ 2000

Applicant's Name (Builder or Owner)* S. RIDDELL
(Strike out whichever does not apply)

Postal Address 149 TAHUNANUI DRIVE Phone. 85373 Home 81039 work

Signature of Applicant

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PERMIT FEE $15.00 plus $1.50 G.S.T. TOTAL $16.50

FOR OFFICE USE ONLY

DEPARTMENT	DATE	NOT APPROVED	DATE	APPROVED
PLUMBING & DRAINAGE			4-6-87	*
BUILDING			4-6-87	

Permit may be issued 4/6/87

Receipt No. 9924 INV 4466 4/6/87 0370 5410 $ 16-50

Date Paid 8-6-87

PIR 125247 PROCESSED

Nelson City Council

P.O. BOX 645, NELSON, PHONE: 81-059.

BUILDING APPLICATION FORM

Permit No: .....

Date: 25. 2. 81

APPLICATION TO: Erect ~~Install~~ ~~Alter~~ Reinstate ~~Convert~~ ~~Demolish~~ GLASSHOUSE

FOR S. W & H RIDDELL (Owner) of 149 TAHUNANUI DRIVE (Owner's Address) according to the plans and specifications deposited herewith, IN DUPLICATE (see over for drawing requirements).

PARTICULARS OF LAND: Valuation Roll No. ..... Lot No. 3 D.P. 2672

Address 149 TAHUNANUI DRIVE Total Area of Lot 1087 m^2

Concerning this application, Dispensations, conditional use, or Specified Departures granted or Preliminary Check prior to this application.

Approval Date .....

Name of Applicant .....

Use of Building

e.g. Flats - Rental, Ownership, Town House, Commercial or Industrial. Specify exact uses.

PARTICULARS OF BUILDING

Foundations	Conc
Walls	W/D & Glass
Roof	Novalite
A. Area of ground floor of all existing buildings	135 m^2
B. Area of ground floor this proposal	4.8 m^2
C. Total area of ground floor (A. and B.)	139.8 m^2

Estimated value of work including labour and materials:

Building	$ 500
Plumbing & Drainage	$ .....
Total	$ 500

Applicant's Name(~~Builder~~ or Owner)* S. RIDDELL Strike out whichever does not apply.

Postal Address 149 TAHUNANUI DRIVE

Telephone No. 81039 WK 85373 H.

Signature of Applicant S Riddell

NOTE: Be sure you supply all the information required and complete the application form fully; this will save you time in the long run.

See reverse side for information on plan and other requirements.

Receipt No. 83265

Date Paid 6.3.81

FOR OFFICE USE ONLY

Building.....	$ 10.00
Building Research Levy ..	$ .....
Damage Deposit.....	$ .....
Water Connection.....	$ .....
Other.....	$ .....
TOTAL	$ 10.00

DRAWING STANDARDS FOR BUILDING PERMITS

1. Prints only will be accepted with the application, as errors can creep in if there are two originals.

2. All plans should be clearly and competently drawn to metric scales.
   Site plan - 1 : 50, 1 : 100, 1 : 200
   Floor plan and elevations, etc. 1 : 100, 1 : 50
   Structural details to be drawn clear of floor plan and elevations, and are to be to a larger scale; i.e. 1 : 10/1 : 25

3. Site Plan must show -
   (a) Section in relation to the street and give a north point.
   (b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
   (c) Sewer and stormwater drains, ground and invert levels, gradients and point of discharge.
   (d) Location of required off-street parking and gradient and surfacing of access from street formation.

4. Floor plan to be fully detailed and all dimensions given.

5. Elevations to show details of external finishes, size and type of windows.
   Height of buildings above ground level to be dimensioned.
   Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.

6. Cross Sections giving full details of foundations and framing.

7. Specifications must be sufficient to provide, in conjunction with the plans, a clear understanding of what is proposed.

BUILDING PERMIT FEES

Estimated value of work excluding plumbing and drainage.

$ Value		$	Fee $
Not exceeding:		1,000	10
1001	-	2,000	15
2001	-	3,000	22
3001	-	4,000	30
4001	-	5,000	37
5001	-	6,000	45
6001	-	7,000	48
7001	-	8,000	52
8001	-	9,000	57
9001	-	10,000	60
10001	-	12,000	66
12001	-	14,000	72
14001	-	16,000	78
16001	-	18,000	84
18001	-	20,000	90
20001	-	25,000	105
25001	-	30,000	120
30001	-	35,000	135
35001	-	40,000	150
40001	-	50,000	180
50001	-	60,000	210
60001	-	70,000	230
70001	-	80,000	255
80001	-	90,000	275
90001	-	100,000	300
100001	-	120,000	315
120001	-	140,000	330
140001	-	160,000	345
160001	-	180,000	360
180001	-	200,000	375

For every $50,000 or part thereof in excess of $200,000 add $25.

Space Heaters

A building permit is required for the installation of any appliance with a chimney or flue, and if a wet back is involved a plumbing permit must be obtained, by a registered plumber.

Building Research Association Levy

Levy is on Total Value (including plumbing and drainage)

Less than $3,000 No fee

$3000 and above · $1 per $1000 or part thereof

Permits are also required for occupation of footpaths for buildings. Applications should be made on the appropriate form (available at the City Engineer's Department).

Applicants are reminded the Damage Deposits will be charged on all work over $1000 in value.

Domestic alterations, accessory buildings, swimming pools, etc. $20

New dwellings, flats, demolitions, etc. $40

Commercial and industrial work .....as assessed.

Demolitions

No person shall demolish or remove any building or any substantial part of a building unless written notification has been given. Building Application Form shall be used for this purpose.

A separate permit is required for plumbing and drainage.

NOTE: FEES PAYABLE ONLY AFTER APPROVAL OF APPLICATION

(1)

NELSON CITY COUNCIL

BUILDING INSPECTION SHEET — DATE REC'D 27.2.81 NOTIFY BY ____

Prelim. Check No. — 2nd Copy Plans detached.

Application for: GLASSHOUSE

Owner: RIDDELL — Builder: OWNER

Lot. 3 D.P. 2672 — LOCALITY. 149 TAHUNANUI DRIVE

Application form completed ____ ☐

Area of new buildings or additions ____ ☐

Street No allocated ____ ☐

Application accompanying: plumbing. drainage. water, crossing ____ ☐

Bldg. Req. Cert. ____ ☐

Special conditions on specific sites ____

DEPARTMENT	date	not approved	date	approved
TOWN PLANNING.			27/2	RM.
~~ELECTRICITY DEPT.~~				
PLUMBING & DRAINAGE			27/2	WS
BUILDING			27/2	[illegible]
~~HEALTH~~				
~~ACCESS & GRADING, & FLOOR LEVELS~~				
~~STRUCTURAL~~				
~~CHIEF FIRE OFFICER~~				
~~SERVICES~~				
~~DANGEROUS GOODS~~				

Amendments required, notified by ____

Tel: ____ Letter: ____ Initials: ____

Permit may be issued G. B. McLean 2-3-81

see reverse side for comments:

Reminder to applicant:

TOWN PLANNING

Legal

Site check / Street number / Amalg of titles

Building lines / Street widening lines

Dispensation / Conditional use / Special departure

Conditions, if any, complied with

Service lanes and R.O.W

General Check

Zoning and use

Building coverage

Maximum height

Daylight admission

Minimum yard requirements — Front

Rear

Side

Maximum density

Open space. Living courts / Service courts / Communal courts

Separation distance

Method of attachment for flats

Conversion of dwelling houses to use apartment houses

Accessory buildings

Gross floor area Shops / Offices / Industrial buildings

Parking / Loading

Access to site and parking / Turning

Verandahs

Sign compliance

General appearance of building

Remarks:

ELECTRICITY DEPT.

PLUMBING & DRAINAGE (San. & SW SEWERS 100mm dia.)

HEALTH

ACCESS & GRADING, & FLOOR LEVELS

STRUCTURAL

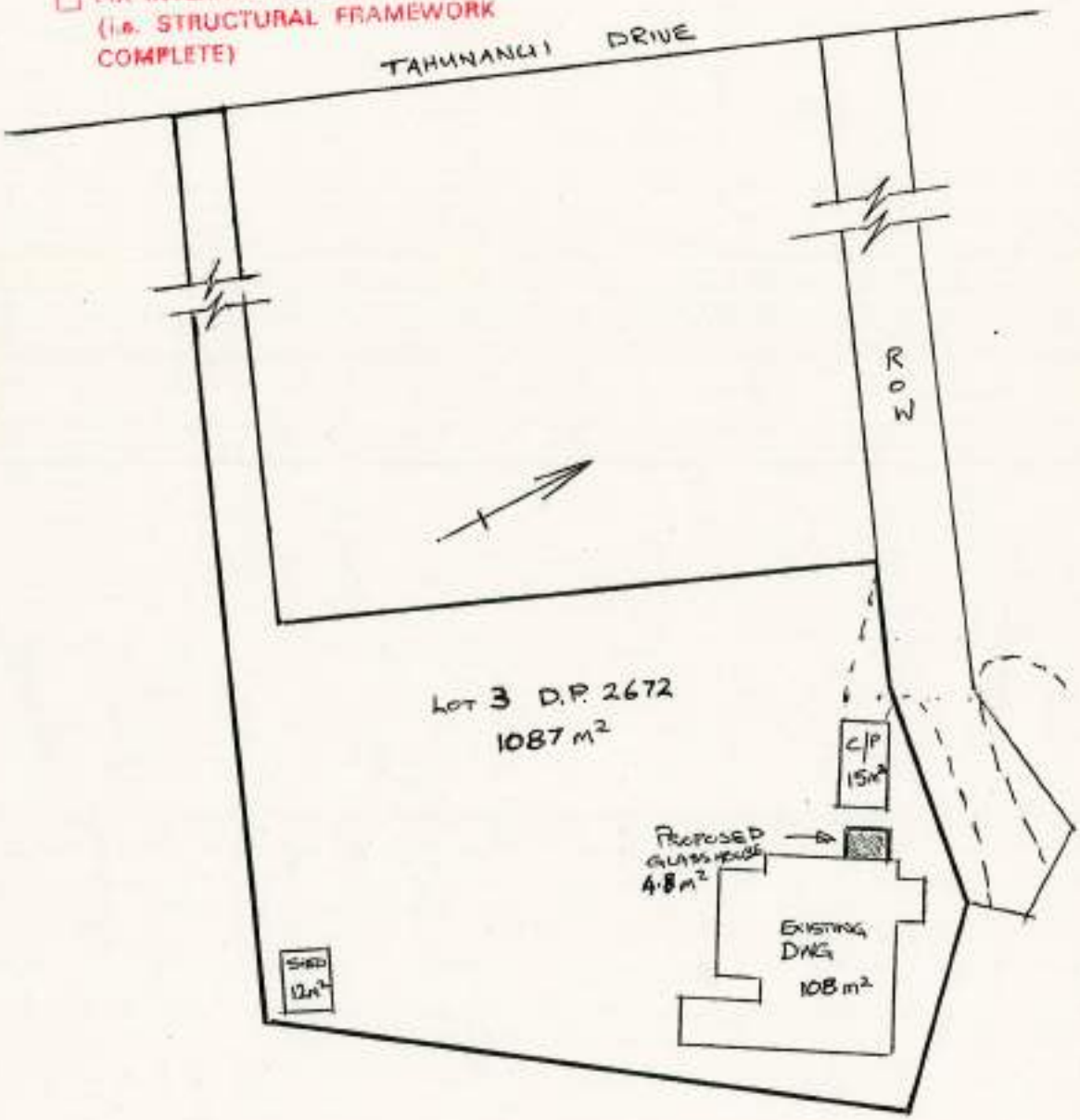
CHIEF FIRE OFFICER

SERVICES (Soil and Sw. sewers over 100 dia, and waterways).

DANGEROUS GOODS

24 HOURS NOTICE TO BE GIVEN TO BUILDING INSPECTOR WHEN READY TO:

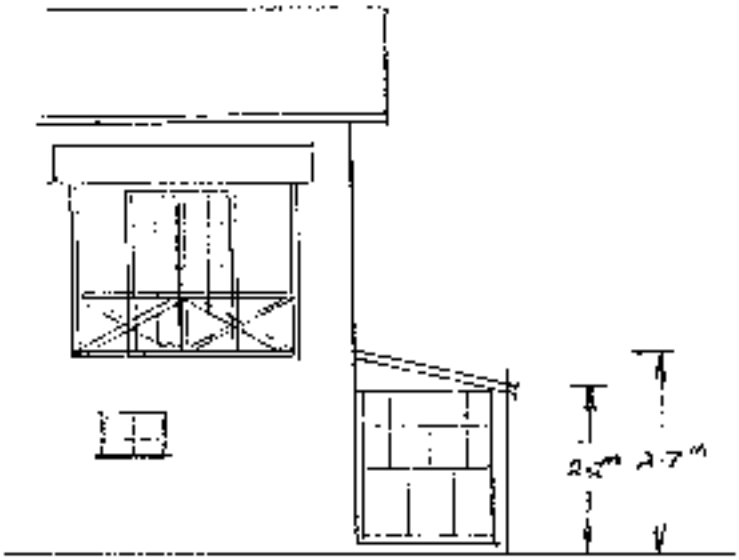
- ☐ SECURE FOUNDATION REINFORCEMENT IN POSITION (i.e. EXCAVATIONS ONLY COMPLETED
- ☐ POUR REINFORCED CONCRETE AREAS (i.e., STEEL SECURED IN POSITION)
- ☐ FIX INTERNAL LININGS (i.e. STRUCTURAL FRAMEWORK COMPLETE)



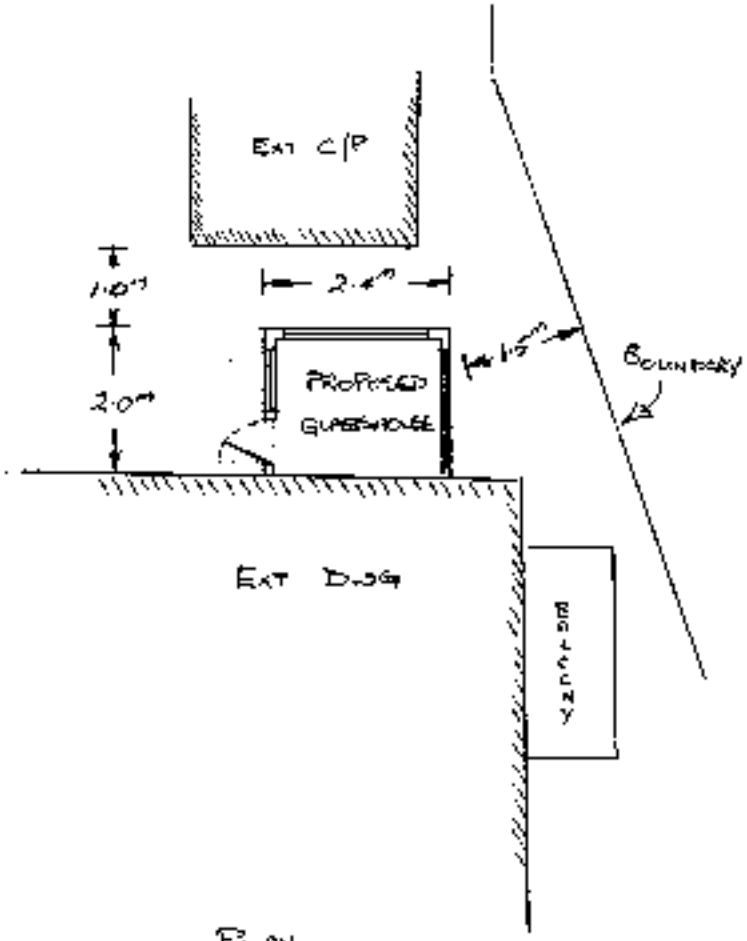
SITE PLAN

1:400

PROPOSED GLASSHOUSE 149 TAHUNANUI DRIVE S.W. & H. RIDDELL	SHEET 1 OF 3 SCALES AS SHOWN



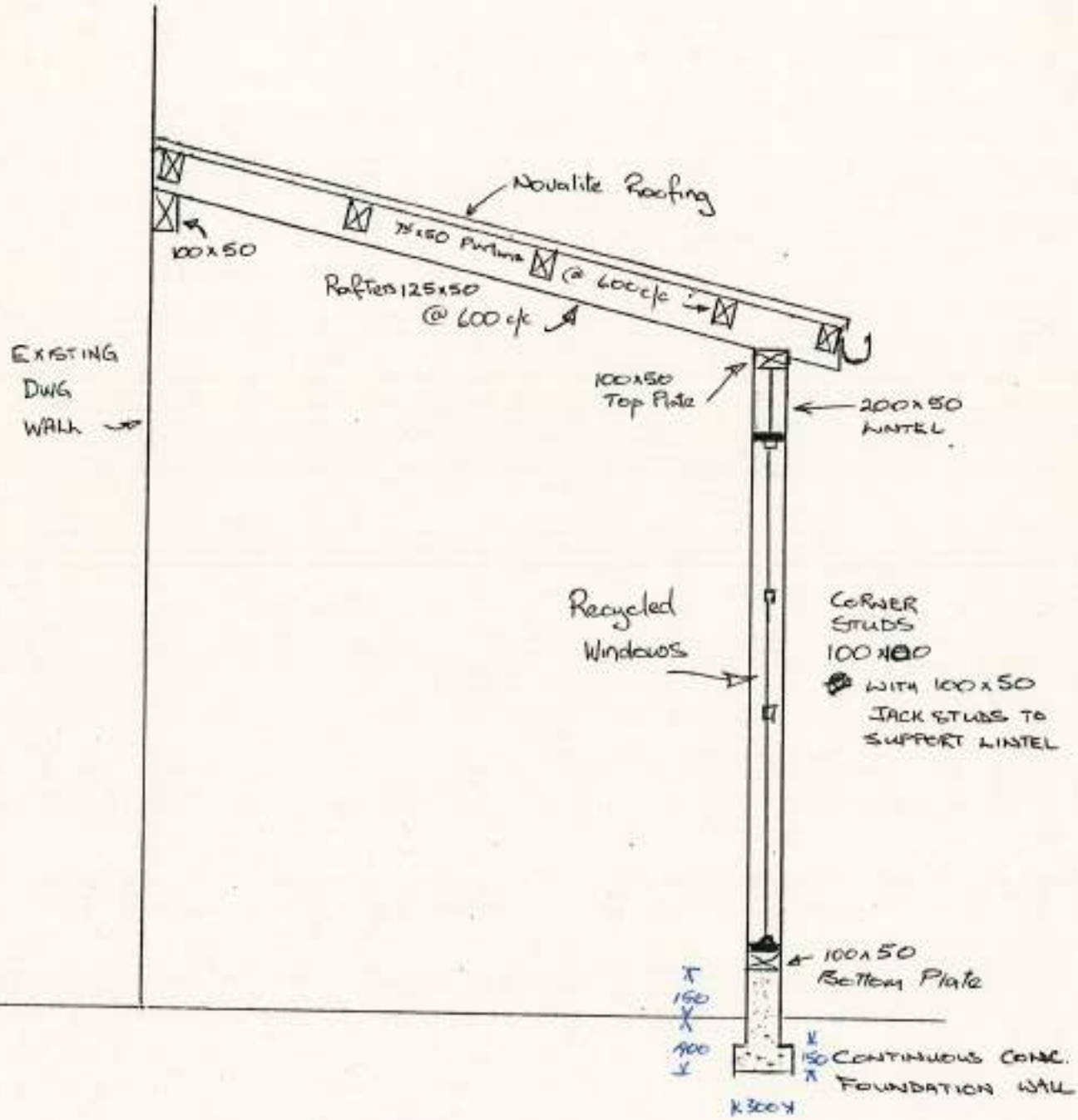
SIDE ELEVATION



PLAN

PROPOSED CARPORT
149 TAHUNANUI DRIVE
S.W. & H RIDDELL

PLAN & ELEVATION
SCALE 1:100
SHEET 2 OF 3



TYPICAL SECTION

1:20

PROPOSED GLASSHOUSE 149 TAHUNANUI DRIVE S.W. & H. RIDDELL	TYPICAL SECTION SCALE AS SHOWN SHEET 3 of 3

PPR 125247 PROCESSED

CITY ENGINEER'S DEPT. BUILDING APPLICATION FORM.

NELSON CITY COUNCIL

DATE 13.3.78 PERMIT NO. H155773

APPLICATION TO: ~~Install~~ ~~Erect~~ Alter ~~Convert~~ ~~Reinstate~~ ~~Demolish~~ A DWELLING

FOR S.W. RIDDELL (Owner) of 149 TAHUNANUI DRIVE (Owner's address)

according to the plans and specifications deposited herewith, IN DUPLICATE (See over for drawing requirements).

PARTICULARS OF LAND

Valuation Roll No. 19650/820 Lot No. 3 D.P. 2672

Address 149 TAHUNANUI DRIVE Total Area of Lot 1087 m^2

Concerning this application Dispensations, conditional use, or Specified Departures granted or Preliminary check prior to this application.

Approval Date .....

Name of Applicant .....

Use of Building
e.g. Flats - Rental, Ownership, Town House
Commercial or Industrial
Specify exact uses

.....

.....

.....

PARTICULARS OF BUILDING

Foundations	Walls	Roof
.....	.....	.....

(a) Area of Existing ground floor ..... m^2

(b) Area of ground floor this proposal 36 m^2

(c) Total area ground floor (add a + b) ..... m^2

(d) Area of existing outbuilding ..... m^2

(e) Area of outbuildings this proposal ..... m^2

(f) Total area outbuilding (add d + e) ..... m^2

Total area of buildings on lot (add c & f) ..... m^2

Estimated Value

Building $ 950

Plumbing & Drainage $ .....

Total $ 950

Applicants (~~Builder~~ or Owner)* Name S.W. RIDDELL Strike out whichever does not apply

Postal Address 149 TAHUNANUI DRIVE

Telephone No. 85373

Signature of Applicant S. Riddell

NOTE: Be sure you supply all the information required and complete the application form fully, this will save you time in the long run.

SEE OVER

FOR OFFICE USE ONLY

Receipt No. 00152

Date Paid 3.4.78

Building	$ 5.00
Building Research Levy	$ .....
Damage Deposit	$ 20.00
Water Connection	$ .....
Other	$ .....
TOTAL	$ 25.00

BUILDING PERMIT FEES

Estimated value of work excluding plumbing and drainage.

$ Value		$	Fee $
Not exceeding :		1,000	5
1001	-	2,000	10
2001	-	3,000	15
3001	-	4,000	20
4001	-	5,000	25
5001	-	6,000	30
6001	-	7,000	32
7001	-	8,000	35
8001	-	9,000	38
9001	-	10,000	40
10001	-	12,000	44
12001	-	14,000	48
14001	-	16,000	52
16001	-	18,000	56
18801	-	20,000	60
20001	-	25,000	70
25001	-	30,000	80
30001	-	35,000	90
35001	-	40,000	100
40001	-	50,000	120
50001	-	60,000	140
60001	-	70,000	155
70001	-	80,000	170
80001	-	90,000	185
90001	-	100,000	200
100001	-	120,000	210
120001	-	140,000	220
140001	-	160,000	230
160001	-	180,000	240
180001	-	200,000	250

For every $40,000 or part thereof in excess of $200,000 add $10

BUILDING RESEARCH ASSOCIATION LEVY

Levy is on Total Value (including Plumbing and Drainage)

Less than $3,000	No Fee
$3000 and above	.50 cents per $1000 or part thereof

Permits are also required for occupation of footpaths for buildings. Applications should be made on the appropriate form (Available at the City Engineer's Department)

Applicants are reminded that Damage Deposits will be charged on all work over $600 in value.

Domestic alterations, Accessory buildings Swimming Pools, etc.

..... $20

New dwellings, Flats, Demolitions etc

..... $40

Commercial & Industrial work

..... as assessed

Demolitions

No person shall demolish or remove any building or any substantial part of a building unless written notification has been given. Building Application Form shall be used for this purpose

A separate permit is required for plumbing and drainage.

NOTE: FEES PAYABLE ONLY AFTER APPROVAL OF APPLICATION

DRAWING STANDARDS FOR BUILDING PERMITS

(1) Prints only will be accepted with the application, as errors can creep in if there are two originals.

(2) All plans should be clearly and competently drawn to metric scales.
Site plan - 1 : 50, 1 : 100, 1 : 200
Floor plan and Elevations, etc. 1 : 100, 1 : 50
Structural details to be drawn clear of floor plan and elevations, and are to be to a larger scale; i.e. 1 : 10 / 1 : 25

(3) Site Plan must show -
(a) Section in relation to the street and give a North point.
(b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
(c) Sewer and Stormwater drains, Ground and Invert levels, gradients and point of discharge.
(d) Location of required off-street parking and gradient and surfacing of access from street formation.

(4) Floor plan to be fully detailed and all dimensions given.

(5) Elevations to show details of external finishes, size and type of windows. Height of buildings above ground level to be dimensioned. Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.

(6) Cross Sections giving full details of foundations and framing.

(7) Specifications must be sufficient to provide, in conjunction with the plans a clear understanding of what is proposed.

PRELIM. CHECK No [ ] NELSON CITY COUNCIL Date Rec'd: 14.3.78 Notify by: 21.3.78

2nd copy plans detached [ ]

BUILDING INSPECTION SHEET

Locality 149 TAHUNANUI DVE

L.O.I. 3 D.P. 2672

Application for: ADDITION & ALTERATION TO DWELLING

Owner: S W RODGER Builder: OWNER

				NON/COMPLIANCE DATE		APPROVED INITIAL
Application form completed. Area of new buildings or additions.	[✓]	E. Special Conditions on specific sites.	[ ]	FORM & DATA		
Building Registration Certificate.	[ ]	F. Applications for occupation of streets and footpaths submitted.	[ ]			
Street No. Allocated.	[✓]	G. Licensing Commission.	[ ]			
Application accompanying - Plumbing & Drainage; Water, crossing.	[ ]	H. Labour Department.	[ ]		14/3	R
ELECTRICITY DEPARTMENT				ELECTRICITY DEPT.	14/3	
Building on Council land or street.	[ ]	D. Street vested in the council. DP or L.T. number issued & a copy of plan filed in Eng. Dept.	[ ]	LEGAL	14/3	DR
Building Line restriction.	[ ]					
Party wall registered.	[ ]					
Zoning and use.	[ ]	F. Accessory buildings: height, siting coverage, distance to existing out bldg.	[ ]	TOWN PLANNING	14/3	DR
Yards; front, sides, rear & eaves.	[ ]					
Coverage and density.	[ ]	G. Off street parking, future access sites on Residential sites.	[ ]			
Height: general, com. streets, fences, special areas	[ ]	H. Method of joining household units.	[ ]			
Formation width access to rear sites for Res. buildings of more than 6 flats	[ ]	I. Verandahs; general & comm. streets.	[ ]			
DISPENSATION, ~~CONDITIONAL USE, DEPARTURE~~ :- Date Granted 18.3.78 Conditions, if any, complied with: ✓						
Signs: Size, height above GL, projection height above building.	[ ]	Skysigns.	[ ]	BYLAWS (General)	14/3	DR
Electric signs - clearance to traffic.	[ ]	Hoardings.	[ ]			
Flashing signs - Zone	[ ]	B. Poultry Houses.	[ ]			
		C. Aviaries.	[ ]			
General Plumbing	[ ]	F. Drainage.	[ ]	HEALTH, PLUMBING and DRAINAGE	14/3	R
Number of sanitary fittings.	[ ]	G. Stormwater drains.	[ ]			
Isolation of W.C. compartments.	[ ]	H. Drains under buildings	[ ]			
Lighting & Ventilation of W.C.'s & rooms.	[ ]	I. Septic Tank approval.	[ ]			
Buildings Compliance with Health Act.	[ ]	J. Copy of Health Dept's report (if first).	[ ]			
Fire Risk Area.	[ ]	F. Fire rating structural frames.	[ ]	FIRE REQUIREMENTS	29/3/78	MB
Classification of occupancy, Type Constn.	[ ]	G. Fire rating of floors.	[ ]			
Fire Compartment size, exceptions to areas.	[ ]	H. Separation of occupancies.	[ ]			
External walls, parapets, construction of walls	[ ]	I. Roof space restriction	[ ]			
No of openings in walls, fire windows & doors.	[ ]	J. Special Requirements for places of assembly.	[ ]			
		K. Surface finish walls & ceilings.	[ ]			
Units of width of exit required.	[ ]	E. Internal & external stairways.	[ ]	EGRESS	21/3/78	MB
Number of exitways and arrangement.	[ ]	F. Protection of exitways.	[ ]			
Cul de sacs.	[ ]	G. Places of assembly & multiunits.	[ ]			
Types of exitways & door opening in line with egress.	[ ]					
CHIEF FIRE OFFICER.				CHIEF FIRE OFFICER		NA
Use.	[ ]	F. Valves.	[ ]	BUILDING BYLAWS	21/3/78	MB
Minimum floor area for rooms.	[ ]	G. Heating.	[ ]			
Combinations for rooms in storey buildings.	[ ]	H. Capacity Electric H.W. Cylinder.	[ ]			
Light & Ventilation.	[ ]	I Notification D.G. insp. Central Heating.	[ ]			
General Construction.	[ ]	* Applied & not applicable			*	
Structural: Accessways & Levels.						
Waterway & Pipe sizes: Dangerous Goods.						

Amendments Required:

Tel:

Letter:

Date:

Initials

PERMIT MAY BE ISSUED

21-3-78

13 March, 1978

Mr S. Riddell,
149 Tahunanui Drive,
NELSON

Dear Sir,

DISPENSATION - BALCONY ON NON CONFORMING DWELLING

I advise that your application for dispensation to erect a balcony 2.25m above ground level and sited between 0.5m and 1.0m from the boundary was considered by the Town Planning Applications Committee, acting under delegated authority, on 10 March, 1978. The committee resolved that the application be approved.

NOTE: This letter deals with the Town Planning aspect only and in no way indicates that the application meets building and other bylaw requirements which have not been checked to date.

You should now apply for a building permit and await confirmation or otherwise that your proposal meets bylaw requirements.

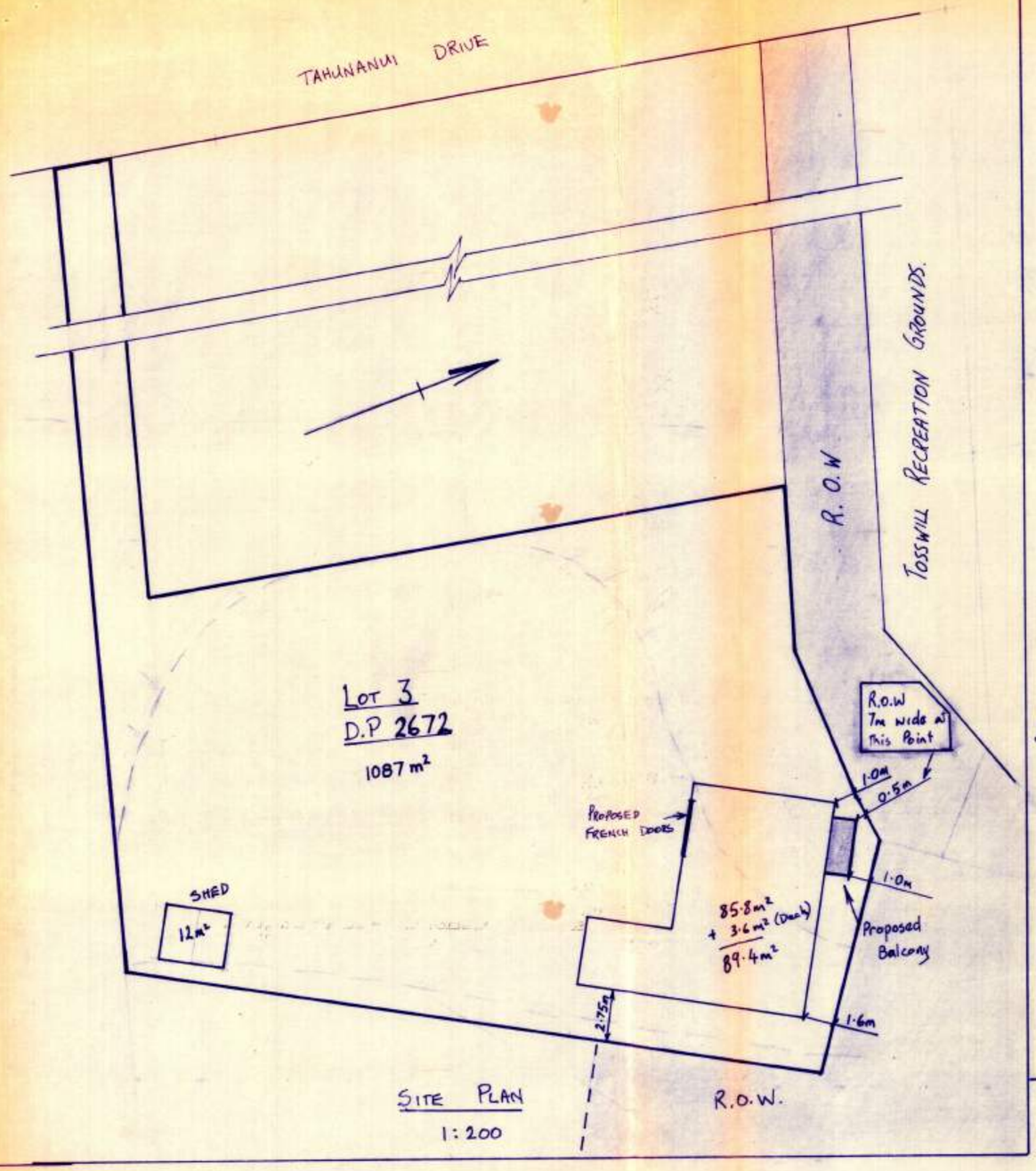
Yours faithfully,

L.G. Ardell,
TOWN CLERK
BHB:PJR

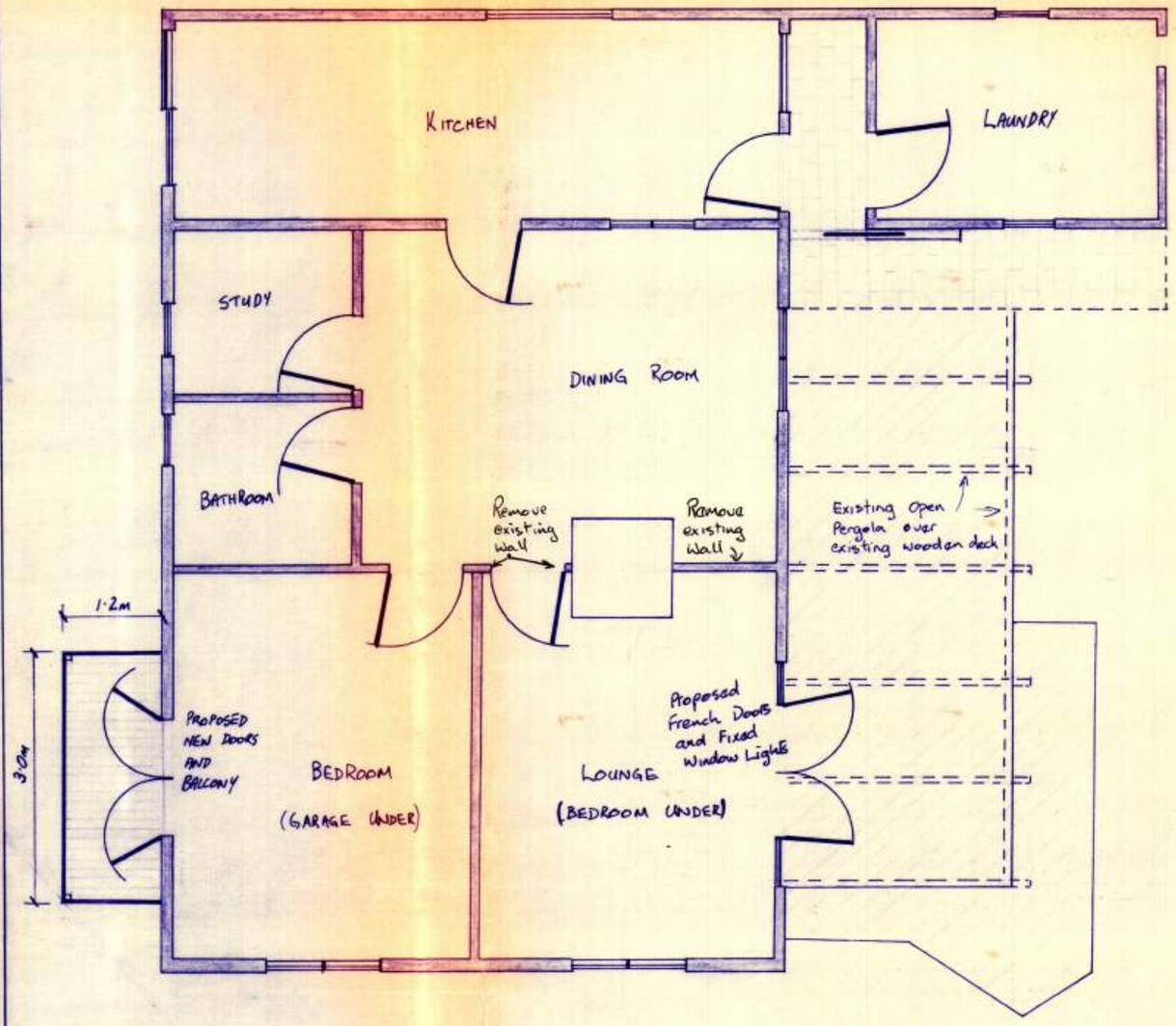
Per:

E. Clarce

Chairman,
Town Planning Committee



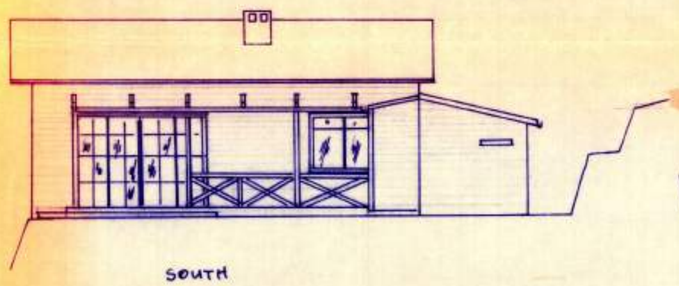
SITE PLAN
1:200



FLOOR PLAN
1:50

48 HOURS' NOTICE TO BE GIVEN TO BUILDING INSPECTOR WHEN READY TO:

- ☐ SECURE FOUNDATION REINFORCEMENT IN POSITION (i.e. EXCAVATIONS ONLY COMPLETED
- ☐ POUR REINFORCED CONCRETE AREAS (i.e., STEEL SECURED IN POSITION),
- ☐ FIX INTERNAL LININGS (i.e. STRUCTURAL FRAMEWORK COMPLETE)



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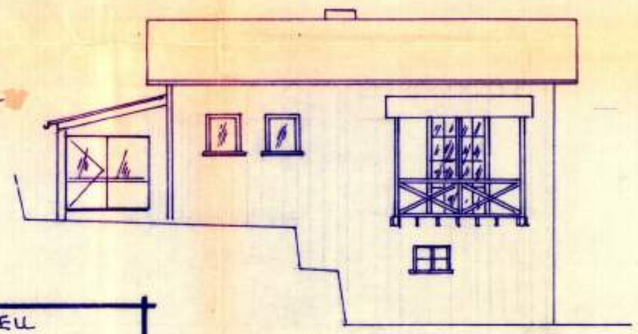

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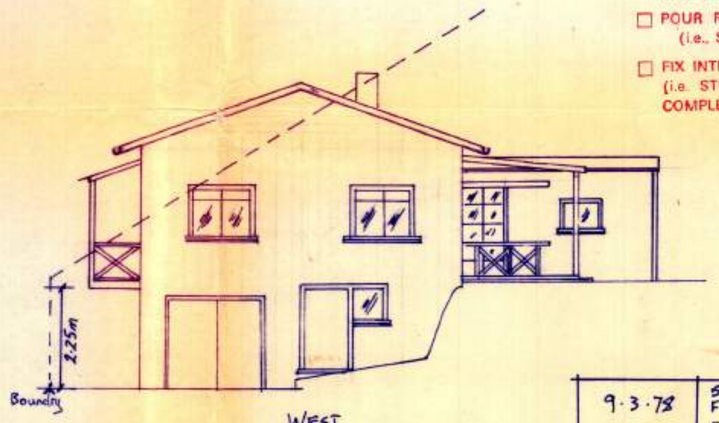
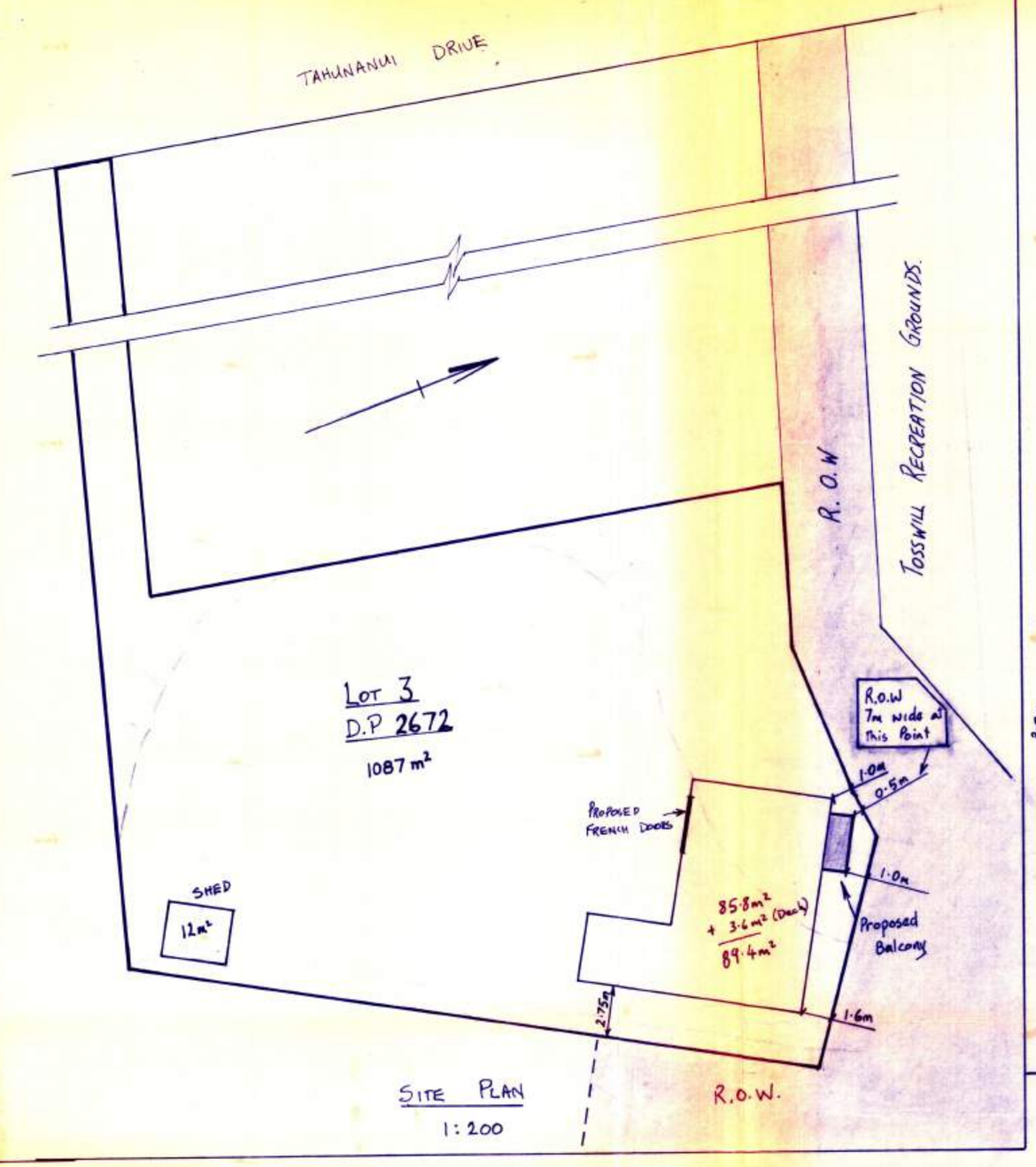


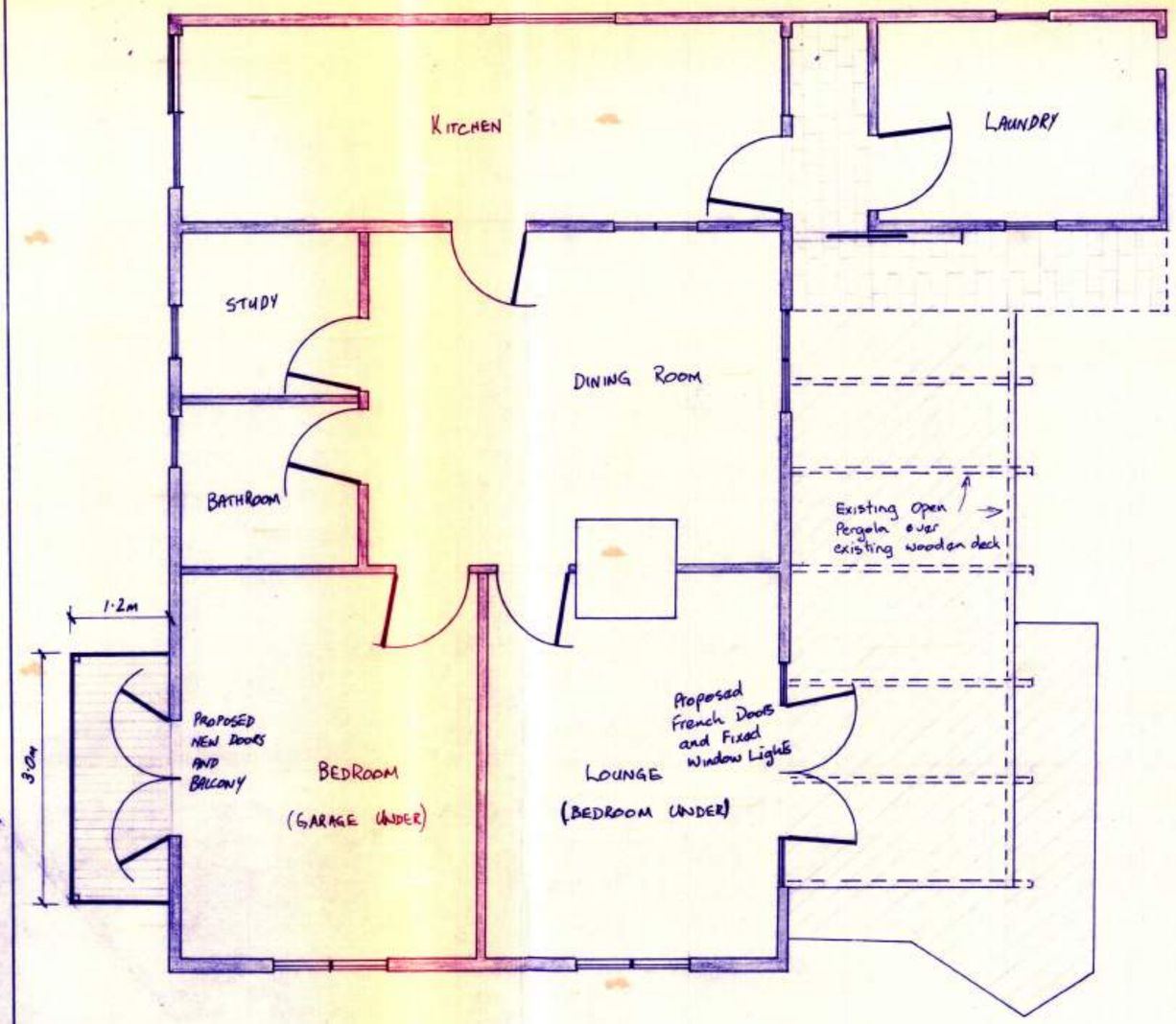
WEST

PROPOSED ALTERATIONS FOR S & H RIDDELL
149 TAHUNANUI DRIVE

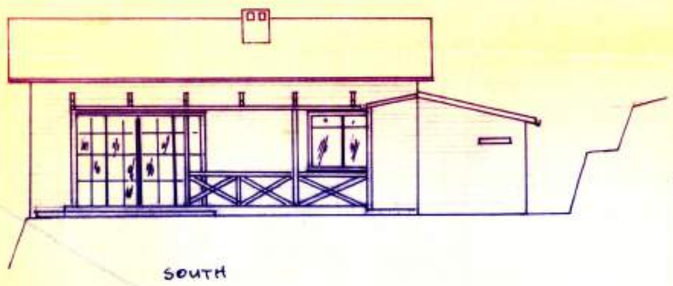
9.3.78	SITE PLAN FLOOR PLAN ELEVATIONS	SHEET 1 OF 3



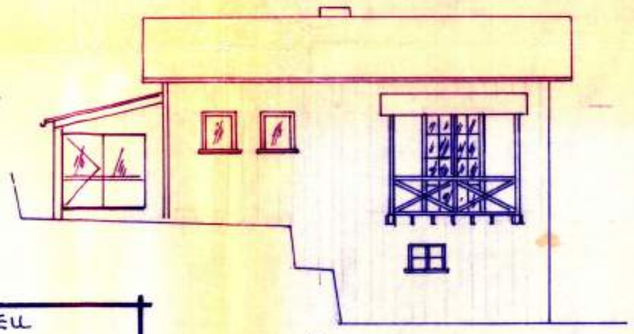
SITE PLAN
1:200



FLOOR PLAN
1:50



SOUTH



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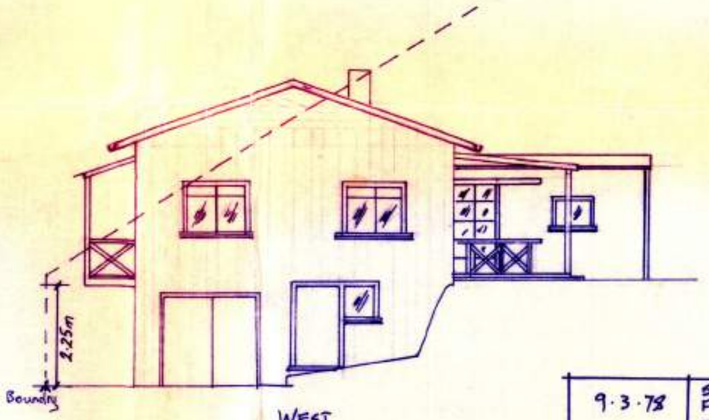
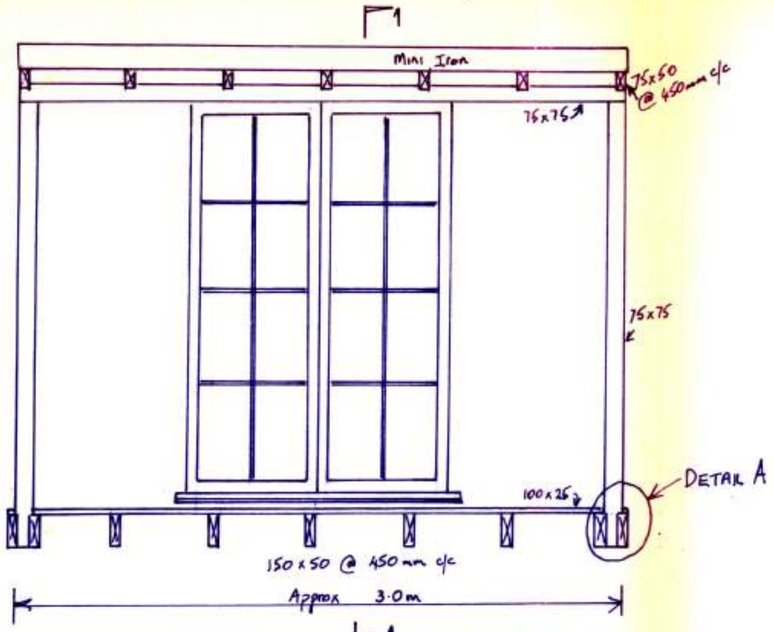


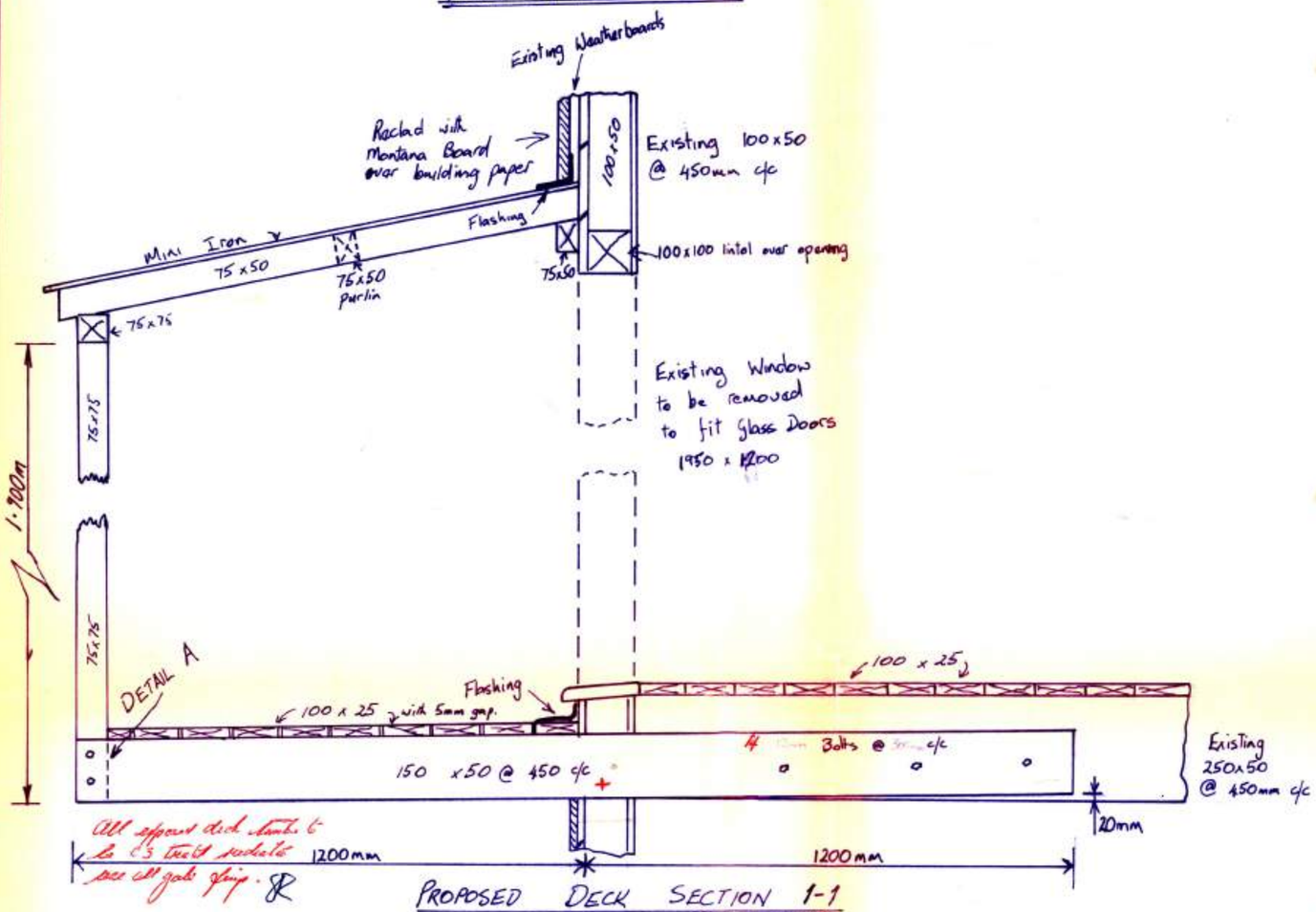
WEST

PROPOSED ALTERATIONS FOR S & H RIDDELL
149 TAHUNANUI DRIVE

9.3.78	SITE PLAN FLOOR PLAN ELEVATIONS	SHEET 1 OF 2



PROPOSED DECK SCALE 1:20



PROPOSED DECK SECTION 1-1
SCALE 1:10

PROPOSED ALTERATIONS

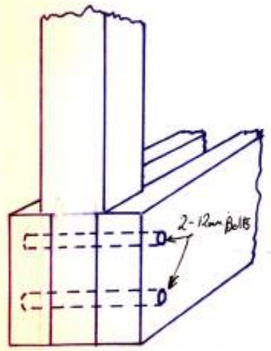
Remove existing door in Southern Wall of Lounge
Cut 3.0m opening and fit 200x50 Lintel over top of opening.
Fit French Door into opening (See Sheet 1)

Remove existing window in North wall of Bedroom
Cut 1.2m opening and fit 100x100 Lintel over top.
Fit doors

Build deck as detailed. All new timber to be treated

Reclad Nth and West walls with "Montana" sheet over building paper and existing weatherboards.

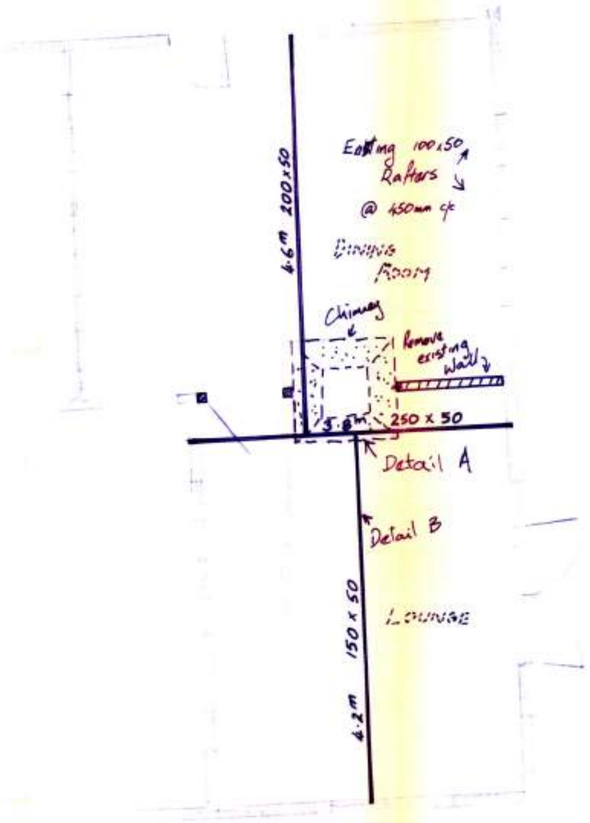
Remove existing wall between Lounge and Dining Room to expose fire place and Chimney – See Diagram Sheet 3 for Details

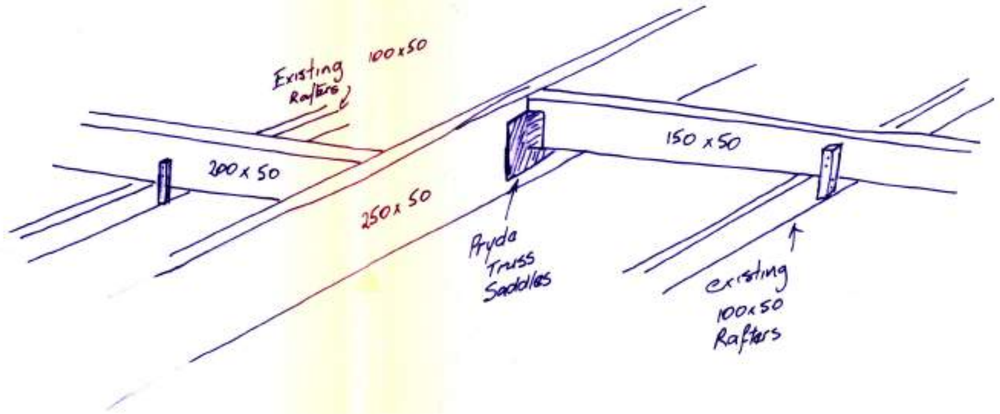


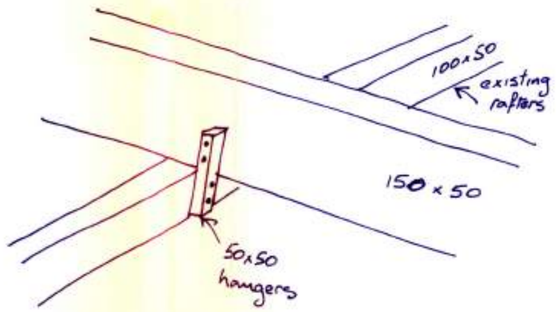
DETAIL A
N.T.S

PROPOSED ALTERATIONS FOR S & H RIDDELL
149 TAHUNANUI DRIVE

9.3.78 | STRUCTURAL DETAILS | SHEET 2 OF 3







PROPOSED ALTERATIONS
149 TAHUNANUI DRIVE

SHEET 3 of 3

CITY ENGINEER'S DEPT.

NELSON CITY COUNCIL

PPR 125247 PROCESSED

BUILDING APPLICATION FORM.

DATE 16-8-79 PERMIT NO. I057485

APPLICATION TO: ~~Install~~ ~~Convert~~ ~~Erect~~ Reinstate ~~Alter~~ ~~Demolish~~ Concrete Piles

FOR S. Riddell (Owner) of 149 Tahunanui Drive (Owner's address)

according to the plans and specifications deposited herewith, IN DUPLICATE (see over for drawing requirements).

PARTICULARS OF LAND

Valuation Roll No. ..... Lot No. 3 D.P. 2672

Address 149 Tahunanui Drive Total Area of Lot .....m^2

Concerning this application, Dispensations, conditional use, or Specified Departures granted or Preliminary Check prior to this application.

Approval Date .....

Name of Applicant .....

.....

Use of Building
e.g. Flats - Rental, Ownership, Town House, Commercial or Industrial
Specify exact uses

.....

.....

.....

PARTICULARS OF BUILDING

Foundations	Walls	Roof
Piles	W/B	G/I

(a) Area of Existing ground floor .....m^2

(b) Area of ground floor this proposal .....m^2

(c) Total area ground floor (add a + b) .....m^2

(d) Area of existing outbuildings .....m^2

(e) Area of outbuildings this proposal .....m^2

(f) Total area outbuildings (add d + e) .....m^2

Total area of buildings on lot (add c & f) .....m^2

Estimated Value

Building $ 900

Plumbing & Drainage $ .....

Total $ 900

Applicant's (Builder ~~or Owner~~)* Name D M Ross Strike out whichever does not apply.

Postal Address P.O. Box 352 Nelson

Telephone No. 88134

Signature of Applicant D M Ross

NOTE: Be sure you supply all the information required and complete the application form fully; this will save you time in the long run.

SEE OVER →

FOR OFFICE USE ONLY

Receipt No. 37332

Date Paid 31/8/79

Building ..... $ .....

Building Research Levy .. $ .....

Damage Deposit ..... $ .....

Water Connection ..... $ .....

Other ..... $ .....

TOTAL $

BUILDING PERMIT FEES

Estimated value of work excluding plumbing and drainage.

$ Value		$	Fee $
Not exceeding:		1,000	5
1001	-	2,000	10
2001	-	3,000	15
3001	-	4,000	20
4001	-	5,000	25
5001	-	6,000	30
6001	-	7,000	32
7001	-	8,000	35
8001	-	9,000	38
9001	-	10,000	40
10001	-	12,000	44
12001	-	14,000	48
14001	-	16,000	52
16001	-	18,000	56
18801	-	20,000	60
20001	-	25,000	70
25001	-	30,000	80
30001	-	35,000	90
35001	-	40,000	100
40001	-	50,000	120
50001	-	60,000	140
60001	-	70,000	155
70001	-	80,000	170
80001	-	90,000	185
90001	-	100,000	200
100001	-	120,000	210
120001	-	140,000	220
140001	-	160,000	230
160001	-	180,000	240
180001	-	200,000	250

For every $40,000 or part thereof in excess of $200,000 add $10.

BUILDING RESEARCH ASSOCIATION LEVY

Levy is on Total Value (including plumbing and drainage)

Less than $3,000	No fee
$3000 and above	$1 per $1000 or part thereof.

Permits are also required for occupation of footpaths for buildings. Applications should be made on the appropriate form (Available at the City Engineer's Department).

Applicants are reminded that Damage Deposits will be charged on all work over $600 in value.

Domestic alterations, Accessory buildings, Swimming Pools, etc.

.....$20

New dwellings, Flats, Demolitions,etc.

.....$40

Commercial & Industrial Work

..... as assessed.

Demolitions

No person shall demolish or remove any building or any substantial part of a building unless written notification has been given. Building Application Form shall be used for this purpose.

A separate permit is required for plumbing and drainage.

NOTE: FEES PAYABLE ONLY AFTER APPROVAL OF APPLICATION

DRAWING STANDARDS FOR BUILDING PERMITS

(1) Prints only will be accepted with the application, as errors can creep in if there are two originals.

(2) All plans should be clearly and competently drawn to metric scales.
Site plan - 1 : 50, 1 : 100, 1 : 200
Floor plan and Elevations, etc. 1 : 100, 1 : 50
Structural details to be drawn clear of floor plan and elevations, and are to be to a larger scale; i.e. 1 : 10 / 1 : 25

(3) Site Plan must show -
(a) Section in relation to the street and give a North point.
(b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
(c) Sewer and Stormwater drains, Ground and Invert levels, gradients and point of discharge.
(d) Location of required off-street parking and gradient and surfacing of access from street formation.

(4) Floor plan to be fully detailed and all dimensions given.

(5) Elevations to show details of external finishes, size and type of windows. Height of buildings above ground level to be dimensioned. Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.

(6) Cross Sections giving full details of foundations and framing.

(7) Specifications must be sufficient to provide, in conjunction with the plans, a clear understanding of what is proposed.

NELSON CITY COUNCIL

BUILDING INSPECTION SHEET — DATE REC'D 17/8 NOTIFY BY 23/8

Prelim. Check No. — 2nd Copy Plans detached.

Application for: Reinstate concrete piles

Owner: S. Riddell — Builder D.M. Ross

Lot. 3 D.P. 2672 — LOCALITY. 149 Tahunanui Drive

Application form completed ☑

Area of new buildings or additions ☑

Street No allocated ☑

Application accompanying: plumbing, drainage, water, crossing ☐

Bldg. Req. Cert. ☐

Special conditions on specific sites ✓

DEPARTMENT	date	not approved	date	approved
TOWN PLANNING.			20/8.	DC
ELECTRICITY DEPT.			17/8	[illegible]
PLUMBING & DRAINAGE			20/8	WS
BUILDING			22/8.	[illegible] *
~~HEALTH~~				
~~ACCESS & GRADING, & FLOOR LEVELS~~				
~~STRUCTURAL~~				
~~CHIEF FIRE OFFICER~~				
~~SERVICES~~				
~~DANGEROUS GOODS~~				

Amendments required, notified by _____ Permit may be issued [illegible] 25-8-79

Tel: _____ Letter: _____ Initials: _____

Notify BC ch. and comments.
Refer to Sec. 149.6.1 regarding

see reverse side for comments:

Reminder to applicant:

TOWN PLANNING

Legal

Site check / Street number / Amalg of titles _____

Building lines / Street widening lines _____

Dispensation / Conditional use / Specified departure _____

Conditions, if any, complied with _____

Service lanes and R.O.W _____

General Check

Zoning and use _____

Building coverage _____

Maximum height _____

Daylight admission _____

Minimum yard requirements _____ Front _____

Rear _____

Side _____

Maximum density _____

Open space. Living courts / Service courts / Communal courts _____

Separation distance _____

Method of attachment for flats _____

Conversion of dwelling houses to use apartment houses _____

Accessory buildings _____

Gross floor area Shops / Offices / Industrial buildings _____

Parking / Loading _____

Access to site and parking / Turning _____

Verandahs _____

Sign compliance _____

General appearance of building _____

Remarks: _____

ELECTRICITY DEPT. _____

PLUMBING & DRAINAGE (San. & SW SEWERS 100mm dia.)

BUILDING

HEALTH

ACCESS & GRADING, & FLOOR LEVELS

STRUCTURAL

CHIEF FIRE OFFICER

SERVICES (Soil and Sw. sewers over 100 dia, and waterways).

DANGEROUS GOODS

CITY ENGINEER'S DEPT. BUILDING APPLICATION FORM.

NELSON CITY COUNCIL

PR 125247 PROCESSED

DATE 22 : 3 · 79 PERMIT NO. 105511

APPLICATION TO: ~~Install~~ Convert ~~Erect~~ ~~Reinstate~~ ~~Alter~~ ~~Demolish~~ ALTERATIONS INTERNALLY AND Addition to Dwelling

FOR S. W. RIDDELL (Owner) of 149 TAHUNANUI DRIVE
(Owner's address)

according to the plans and specifications deposited herewith, IN DUPLICATE (see over for drawing requirements).

PARTICULARS OF LAND

Valuation Roll No. ..... Lot No. 3 D.P. 2672

Address 149 TAHUNANUI DRIVE Total Area of Lot 1087 m^2

Concerning this application, Dispensations, conditional use, or Specified Departures granted or Preliminary Check prior to this application.

Approval Date .....

Name of Applicant .....

.....

Use of Building
e.g. Flats - Rental, Ownership, Town House, Commercial or Industrial
Specify exact uses

DWELLING

PARTICULARS OF BUILDING

Foundations Walls Roof

(a) Area of Existing ground floor 89.4 m^2

(b) Area of ground floor this proposal 14.8 m^2

(c) Total area ground floor (add a + b) 104.2 m^2

(d) Area of existing outbuildings 12 m^2

(e) Area of outbuildings this proposal — m^2

(f) Total area outbuildings (add d + e) 12 m^2

Total area of buildings on lot (add c & f) 126.2 m^2

Estimated Value

Building $ 2,500

Plumbing & Drainage $ 100

Total $ 2600

Applicant's (Builder or Owner)* Name S. Riddell Strike out whichever does not apply.

Postal Address 149 TAHUNANUI DR.

Telephone No. 85373 (home) (ext 820 wk)

Signature of Applicant S Riddell

NOTE: Be sure you supply all the information required and complete the application form fully; this will save you time in the long run.

SEE OVER →

FOR OFFICE USE ONLY

Receipt No. 39752

Date Paid 12/9/72

Building $ 15 — 00

Building Research Levy $

Damage Deposit $ Carried Fwd

Water Connection $

Other $

TOTAL $ 15 — 00

BUILDING PERMIT FEES

Estimated value of work excluding plumbing and drainage.

$ Value		$	Fee $
Not exceeding:		1,000	5
1001	-	2,000	10
2001	-	3,000	15
3001	-	4,000	20
4001	-	5,000	25
5001	-	6,000	30
6001	-	7,000	32
7001	-	8,000	35
8001	-	9,000	38
9001	-	10,000	40
10001	-	12,000	44
12001	-	14,000	48
14001	-	16,000	52
16001	-	18,000	56
18801	-	20,000	60
20001	-	25,000	70
25001	-	30,000	80
30001	-	35,000	90
35001	-	40,000	100
40001	-	50,000	120
50001	-	60,000	140
60001	-	70,000	155
70001	-	80,000	170
80001	-	90,000	185
90001	-	100,000	200
100001	-	120,000	210
120001	-	140,000	220
140001	-	160,000	230
160001	-	180,000	240
180001	-	200,000	250

For every $40,000 or part thereof in excess of $200,000 add $10.

BUILDING RESEARCH ASSOCIATION LEVY

Levy is on Total Value (including plumbing and drainage)

Less than $3,000	No fee
$3000 and above	$1 per $1000 or part thereof.

Permits are also required for occupation of footpaths for buildings. Applications should be made on the appropriate form (Available at the City Engineer's Department).

Applicants are reminded that Damage Deposits will be charged on all work over $600 in value.

Domestic alterations, Accessory buildings, Swimming Pools, etc.

.....$20

New dwellings, Flats, Demolitions,etc.

.....$40

Commercial & Industrial Work

..... as assessed.

Demolitions

No person shall demolish or remove any building or any substantial part of a building unless written notification has been given. Building Application Form shall be used for this purpose.

A separate permit is required for plumbing and drainage.

NOTE: FEES PAYABLE ONLY AFTER APPROVAL OF APPLICATION

DRAWING STANDARDS FOR BUILDING PERMITS

(1) Prints only will be accepted with the application, as errors can creep in if there are two originals.

(2) All plans should be clearly and competently drawn to metric scales.
Site plan - 1 : 50, 1 : 100, 1 : 200
Floor plan and Elevations, etc. 1 : 100, 1 : 50
Structural details to be drawn clear of floor plan and elevations, and are to be to a larger scale; i.e. 1 : 10 / 1 : 25

(3) Site Plan must show -
(a) Section in relation to the street and give a North point.
(b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
(c) Sewer and Stormwater drains, Ground and Invert levels, gradients and point of discharge.
(d) Location of required off-street parking and gradient and surfacing of access from street formation.

(4) Floor plan to be fully detailed and all dimensions given.

(5) Elevations to show details of external finishes, size and type of windows. Height of buildings above ground level to be dimensioned. Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.

(6) Cross Sections giving full details of foundations and framing.

(7) Specifications must be sufficient to provide, in conjunction with the plans, a clear understanding of what is proposed.

NELSON CITY COUNCIL

BUILDING INSPECTION SHEET — DATE REC'D 23/3 — NOTIFY BY 30/3

Treatm. Check No. — 2nd Copy Plans detached.

Application for: ALTER AND EXTEND DWELLING.

Owner: RIDDELL. S. W. — Builder OWNER.

LOT 3. D.P. 2672 — 149 TAHUNANUI DVE.

Application form completed ✓

Area of new buildings or additions ✓

Street No allocated ✓

Application accompanying: plumbing, drainage, water, crossing

Bldg. Req. Cert.

Special conditions on specific sites

DEPARTMENT	date	not approved	date	approved
TOWN PLANNING			26/3	
ELECTRICITY DEPT.				
PLUMBING & DRAINAGE			26/3.	
BUILDING			29/3.	*
~~HEALTH~~				
~~ACCESS & GRADING, & FLOOR LEVELS~~				
~~STRUCTURAL~~				
~~CHIEF FIRE OFFICER~~				
~~SERVICES~~				
~~DANGEROUS GOODS~~				

Amendments required, notified by

Tel: Letter: Initials

Permit may be issued 12-4-79.

See reverse side for comments

TOWN PLANNING

Legal

- Site check / Street [illegible] / [illegible]
- Building lines / Street [illegible]
- Disposition / Conditions [illegible] / [illegible]
  - Conditions, if any, complied with
- Service lanes and R.O.W.

General Check

- Zoning and use
- Building coverage
- Maximum height
- Daylight admission
- Minimum yard requirements
  - Front
  - Rear
  - Side
- Maximum density
- Open space. Livery courts / Service courts / [illegible]
- Separation distance
- Method of attachment for flats
- Conversion of dwelling houses to use opportunity houses
- Accessory buildings
- Gross floor area — Stores / Offices / Industrial [illegible]
- Parking / Loading
- Access to site and parking / Turning
- Verandahs
- Sign compliance
- General appearance of building

Remarks:

ELECTRICITY DEPT.

PLUMBING & DRAINAGE (Sanit. [illegible] SEWERS 100mm dia.)

BUILDING

HEALTH

ACCESS & GRADING, & FLOOR LEVELS

STRUCTURAL

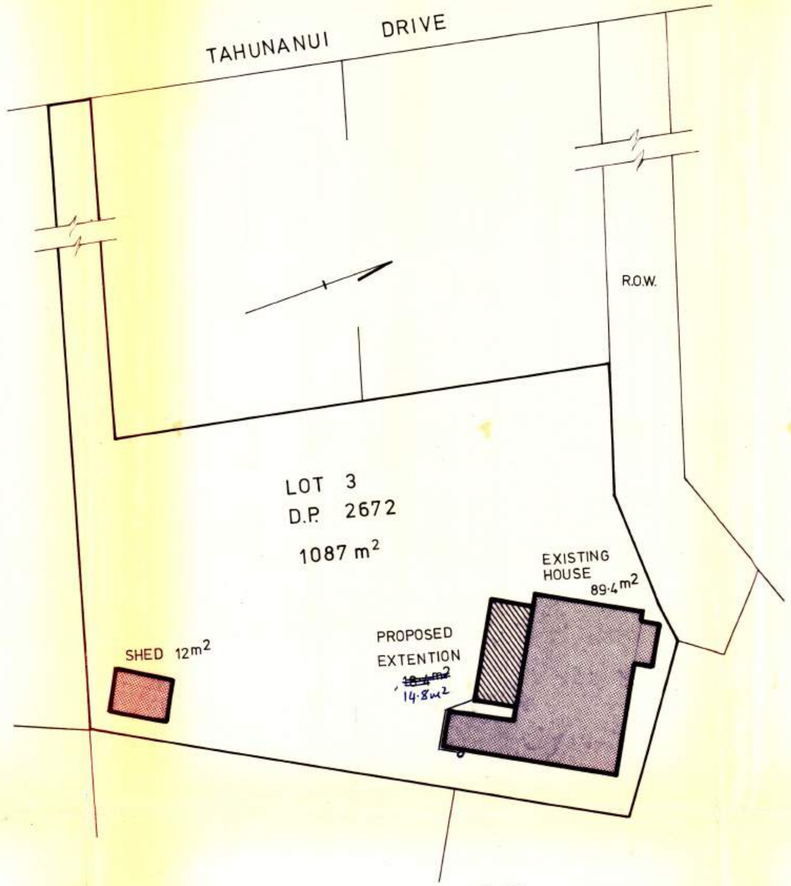
CHIEF FIRE OFFICER

SERVICES (Soil and Sw. sewers [illegible], and waterways).

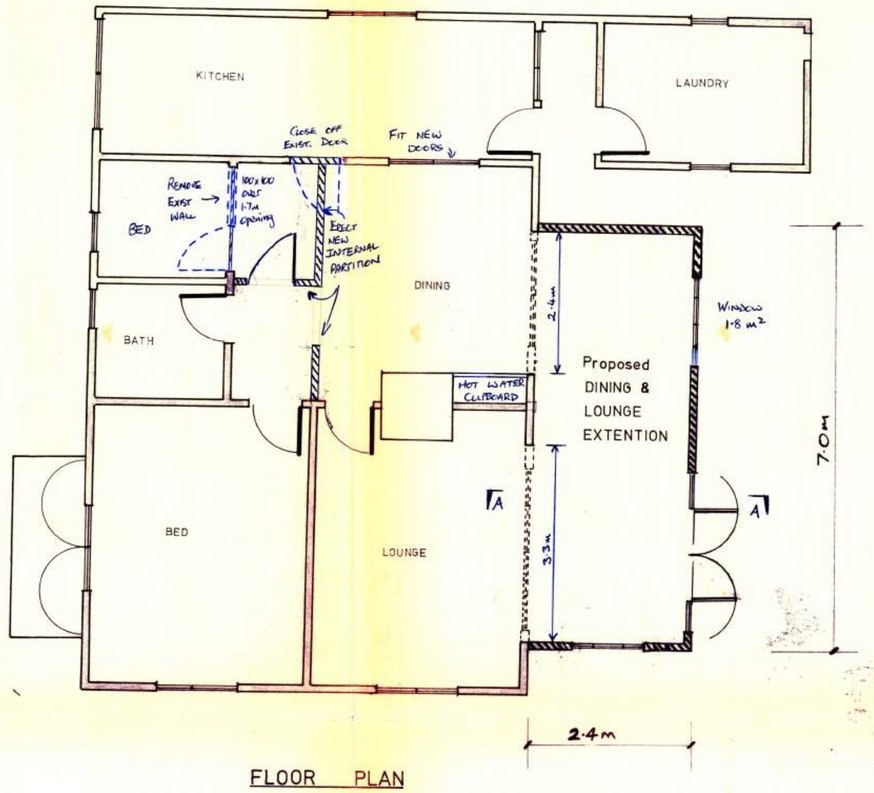
DANGEROUS CONDITIONS

24 HOURS' NOTICE TO BE GIVEN TO BUILDING INSPECTOR WHEN READY TO:

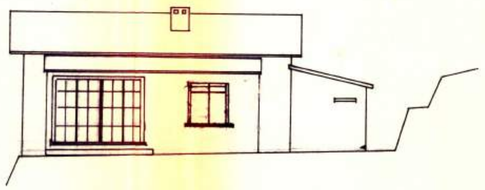
- ☐ SECURE FOUNDATION REINFORCEMENT IN POSITION (i.e. EXCAVATIONS ONLY COMPLETED)
- ☐ POUR REINFORCED CONCRETE AREAS (i.e., STEEL SECURED IN POSITION)
- ☐ FIX INTERNAL LININGS (i.e. STRUCTURAL FRAMEWORK COMPLETE)



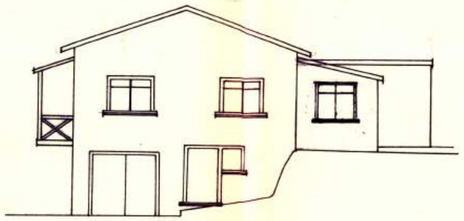
SITE PLAN
1:200



FLOOR PLAN
1:50



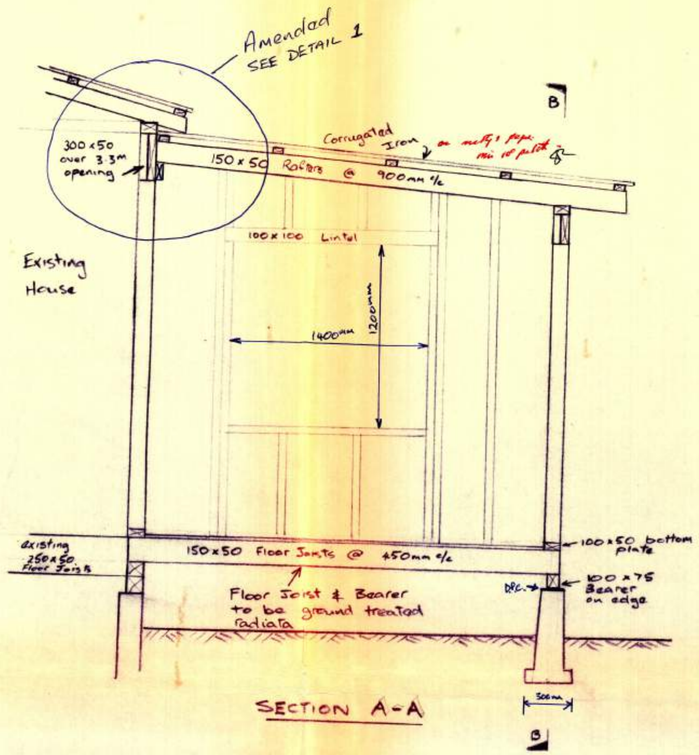
SOUTH
1:100



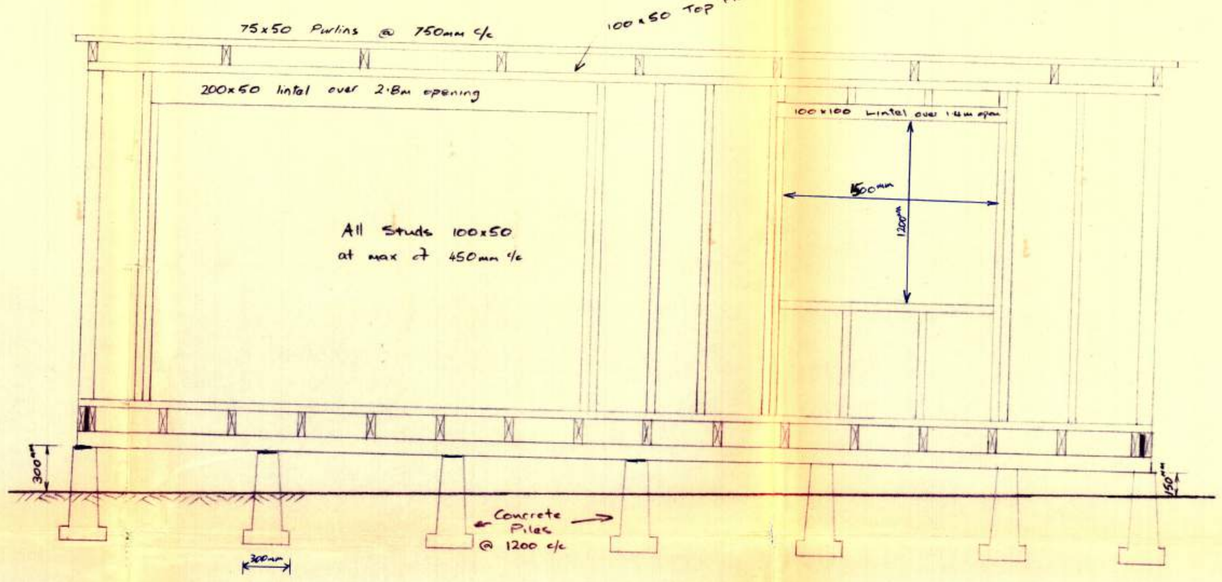
WEST
1:100

PROPOSED ADDITION FOR S.W. RIDDELL
AT 149 TAHUNANUI DRIVE

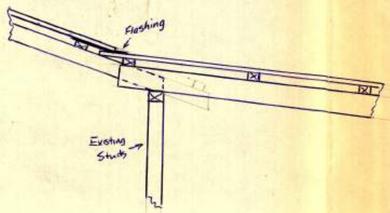
SITE PLAN FLOOR PLAN ELEVATIONS	SHEET 1
SCALES: AS SHOWN	



SECTION A-A



SECTION B-B



DETAIL 1

NOTE

Interior linings	–	10 mm Gib board
Exterior cladding	–	Rusticated Weatherboard
Insulation	–	R14 Batts in ceiling & walls Foil under floor

PROPOSED ALTERATION FOR S. W. RIDDELL
AT 149 TAHUNANUI DRIVE

CROSS SECTIONS	SHEET
SCALE 1:20	2

CITY ENGINEER'S DEPT. BUILDING APPLICATION FORM.

NELSON CITY COUNCIL

PR 125247 PROCESSED

DATE 22 : 3 · 79 PERMIT NO. 105511

APPLICATION TO: ~~Install~~ Convert ~~Erect~~ ~~Reinstate~~ ~~Alter~~ ~~Demolish~~ ALTERATIONS INTERNALLY AND Addition to Dwelling

FOR S. W. RIDDELL (Owner) of 149 TAHUNANUI DRIVE
(Owner's address)

according to the plans and specifications deposited herewith, IN DUPLICATE (see over for drawing requirements).

PARTICULARS OF LAND

Valuation Roll No. ..... Lot No. 3 D.P. 2672

Address 149 TAHUNANUI DRIVE Total Area of Lot 1087 m^2

Concerning this application, Dispensations, conditional use, or Specified Departures granted or Preliminary Check prior to this application.

Approval Date .....

Name of Applicant .....

.....

Use of Building
e.g. Flats - Rental, Ownership, Town House, Commercial or Industrial
Specify exact uses

DWELLING

PARTICULARS OF BUILDING

Foundations Walls Roof

(a) Area of Existing ground floor 89.4 m^2

(b) Area of ground floor this proposal 14.8 m^2

(c) Total area ground floor (add a + b) 104.2 m^2

(d) Area of existing outbuildings 12 m^2

(e) Area of outbuildings this proposal — m^2

(f) Total area outbuildings (add d + e) 12 m^2

Total area of buildings on lot (add c & f) 126.2 m^2

Estimated Value

Building $ 2,500

Plumbing & Drainage $ 100

Total $ 2600

Applicant's (Builder or Owner)* Name S. Riddell Strike out whichever does not apply.

Postal Address 149 TAHUNANUI DR.

Telephone No. 85373 (home) (ext 820 wk)

Signature of Applicant S Riddell

NOTE: Be sure you supply all the information required and complete the application form fully; this will save you time in the long run.

SEE OVER →

FOR OFFICE USE ONLY

Receipt No. 39752

Date Paid 12/9/72

Building $ 15 — 00

Building Research Levy $

Damage Deposit $ Carried Fwd

Water Connection $

Other $

TOTAL $ 15 — 00

BUILDING PERMIT FEES

Estimated value of work excluding plumbing and drainage.

$ Value		$	Fee $
Not exceeding:		1,000	5
1001	-	2,000	10
2001	-	3,000	15
3001	-	4,000	20
4001	-	5,000	25
5001	-	6,000	30
6001	-	7,000	32
7001	-	8,000	35
8001	-	9,000	38
9001	-	10,000	40
10001	-	12,000	44
12001	-	14,000	48
14001	-	16,000	52
16001	-	18,000	56
18801	-	20,000	60
20001	-	25,000	70
25001	-	30,000	80
30001	-	35,000	90
35001	-	40,000	100
40001	-	50,000	120
50001	-	60,000	140
60001	-	70,000	155
70001	-	80,000	170
80001	-	90,000	185
90001	-	100,000	200
100001	-	120,000	210
120001	-	140,000	220
140001	-	160,000	230
160001	-	180,000	240
180001	-	200,000	250

For every $40,000 or part thereof in excess of $200,000 add $10.

BUILDING RESEARCH ASSOCIATION LEVY

Levy is on Total Value (including plumbing and drainage)

Less than $3,000	No fee
$3000 and above	$1 per $1000 or part thereof.

Permits are also required for occupation of footpaths for buildings. Applications should be made on the appropriate form (Available at the City Engineer's Department).

Applicants are reminded that Damage Deposits will be charged on all work over $600 in value.

Domestic alterations, Accessory buildings, Swimming Pools, etc.

.....$20

New dwellings, Flats, Demolitions,etc.

.....$40

Commercial & Industrial Work

..... as assessed.

Demolitions

No person shall demolish or remove any building or any substantial part of a building unless written notification has been given. Building Application Form shall be used for this purpose.

A separate permit is required for plumbing and drainage.

NOTE: FEES PAYABLE ONLY AFTER APPROVAL OF APPLICATION

DRAWING STANDARDS FOR BUILDING PERMITS

(1) Prints only will be accepted with the application, as errors can creep in if there are two originals.

(2) All plans should be clearly and competently drawn to metric scales.
Site plan - 1 : 50, 1 : 100, 1 : 200
Floor plan and Elevations, etc. 1 : 100, 1 : 50
Structural details to be drawn clear of floor plan and elevations, and are to be to a larger scale; i.e. 1 : 10 / 1 : 25

(3) Site Plan must show -
(a) Section in relation to the street and give a North point.
(b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
(c) Sewer and Stormwater drains, Ground and Invert levels, gradients and point of discharge.
(d) Location of required off-street parking and gradient and surfacing of access from street formation.

(4) Floor plan to be fully detailed and all dimensions given.

(5) Elevations to show details of external finishes, size and type of windows. Height of buildings above ground level to be dimensioned. Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.

(6) Cross Sections giving full details of foundations and framing.

(7) Specifications must be sufficient to provide, in conjunction with the plans, a clear understanding of what is proposed.

NELSON CITY COUNCIL

BUILDING INSPECTION SHEET — DATE REC'D 23/3 — NOTIFY BY 30/3

Treatm. Check No. — 2nd Copy Plans detached.

Application for: ALTER AND EXTEND DWELLING.

Owner: RIDDELL. S. W. — Builder OWNER.

LOT 3. D.P. 2672 — 149 TAHUNANUI DVE.

Application form completed ✓

Area of new buildings or additions ✓

Street No allocated ✓

Application accompanying: plumbing, drainage, water, crossing

Bldg. Req. Cert.

Special conditions on specific sites

DEPARTMENT	date	not approved	date	approved
TOWN PLANNING			26/3	
ELECTRICITY DEPT.				
PLUMBING & DRAINAGE			26/3.	
BUILDING			29/3.	*
~~HEALTH~~				
~~ACCESS & GRADING, & FLOOR LEVELS~~				
~~STRUCTURAL~~				
~~CHIEF FIRE OFFICER~~				
~~SERVICES~~				
~~DANGEROUS GOODS~~				

Amendments required, notified by

Tel: Letter: Initials

Permit may be issued 12-4-79.

See reverse side for comments

TOWN PLANNING

Legal

- Site check / Street [illegible] / [illegible]
- Building lines / Street [illegible]
- Disposition / Conditions [illegible] / [illegible]
  - Conditions, if any, complied with
- Service lanes and R.O.W.

General Check

- Zoning and use
- Building coverage
- Maximum height
- Daylight admission
- Minimum yard requirements
  - Front
  - Rear
  - Side
- Maximum density
- Open space. Livery courts / Service courts / [illegible]
- Separation distance
- Method of attachment for flats
- Conversion of dwelling houses to use opportunity houses
- Accessory buildings
- Gross floor area — Stores / Offices / Industrial [illegible]
- Parking / Loading
- Access to site and parking / Turning
- Verandahs
- Sign compliance
- General appearance of building

Remarks:

ELECTRICITY DEPT.

PLUMBING & DRAINAGE (Sanit. [illegible] SEWERS 100mm dia.)

BUILDING

HEALTH

ACCESS & GRADING, & FLOOR LEVELS

STRUCTURAL

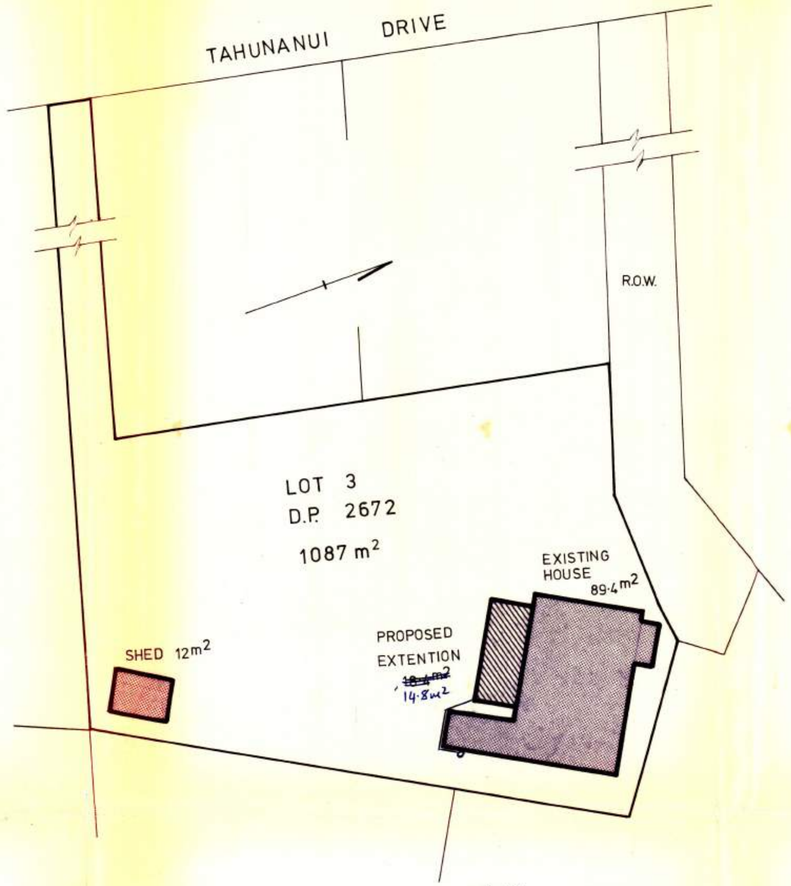
CHIEF FIRE OFFICER

SERVICES (Soil and Sw. sewers [illegible], and waterways).

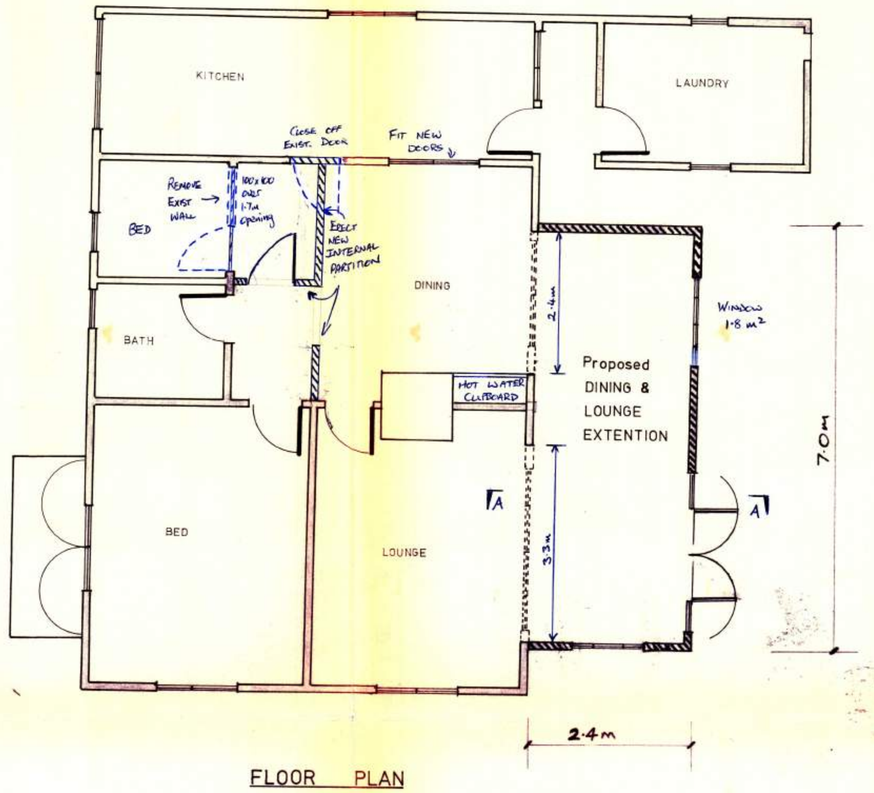
DANGEROUS CONDITIONS

24 HOURS' NOTICE TO BE GIVEN TO BUILDING INSPECTOR WHEN READY TO:

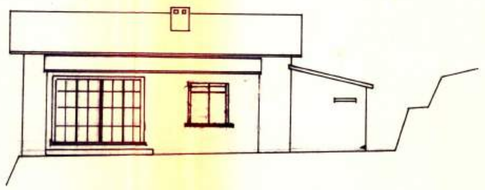
- ☐ SECURE FOUNDATION REINFORCEMENT IN POSITION (i.e. EXCAVATIONS ONLY COMPLETED)
- ☐ POUR REINFORCED CONCRETE AREAS (i.e., STEEL SECURED IN POSITION)
- ☐ FIX INTERNAL LININGS (i.e. STRUCTURAL FRAMEWORK COMPLETE)



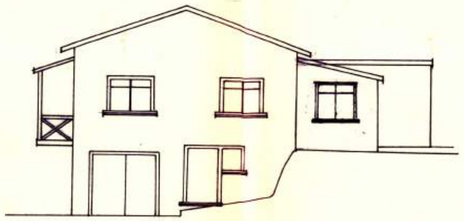
SITE PLAN
1:200



FLOOR PLAN
1:50



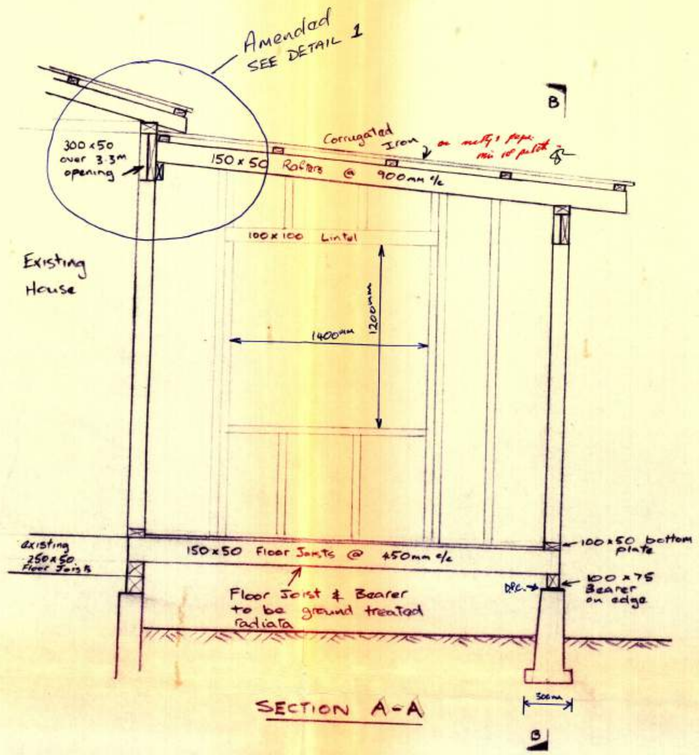
SOUTH
1:100



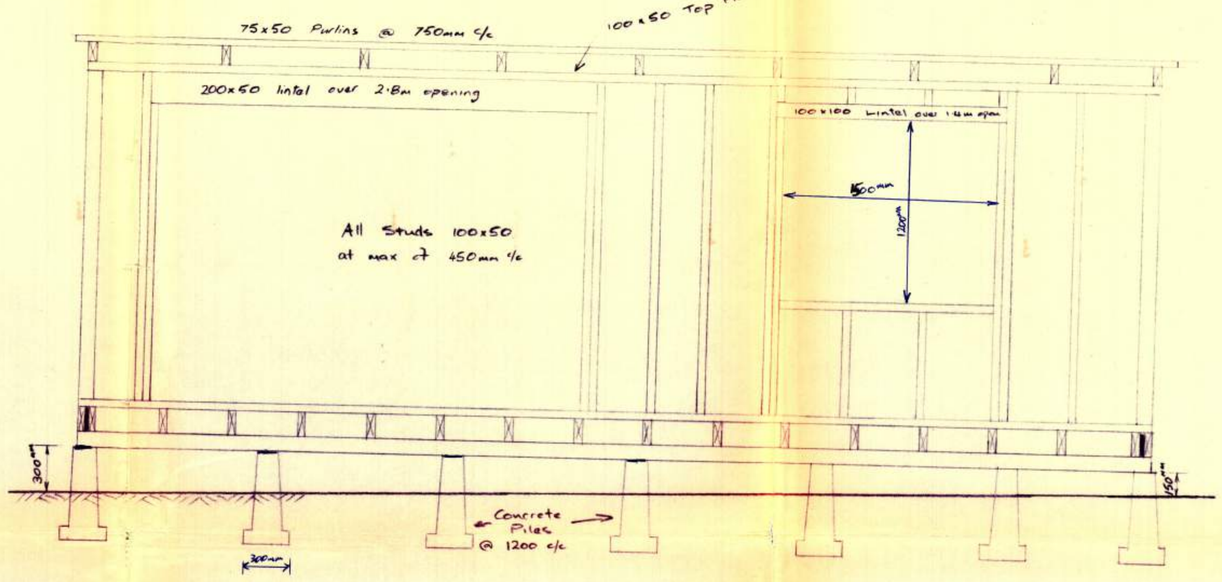
WEST
1:100

PROPOSED ADDITION FOR S.W. RIDDELL
AT 149 TAHUNANUI DRIVE

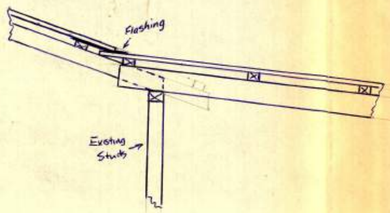
SITE PLAN FLOOR PLAN ELEVATIONS	SHEET 1
SCALES: AS SHOWN	



SECTION A-A



SECTION B-B



DETAIL 1

NOTE

Interior linings	–	10 mm Gib board
Exterior cladding	–	Rusticated Weatherboard
Insulation	–	R14 Batts in ceiling & walls Foil under floor

PROPOSED ALTERATION FOR S. W. RIDDELL
AT 149 TAHUNANUI DRIVE

CROSS SECTIONS	SHEET
SCALE 1:20	2

PPR 125247

Takuna STREET ROAD 149 HOUSE No.

LOT 3 D.P. 2672

FRONTAGE

Permit No. J094035

Date Approved 26-8-80

Date Issued 28 8 80

OWNER	BUILDER	WORK
S Ridell	Owner	Land Carpt.

Subject to

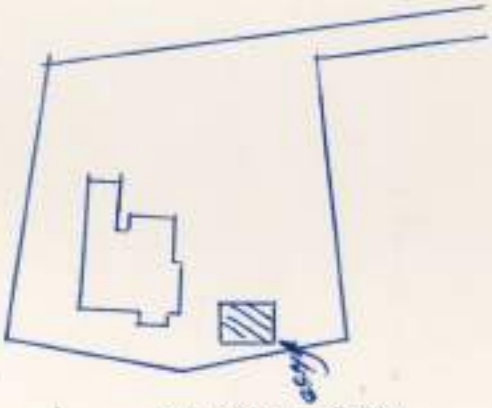
Designation of Household Unit	Maximum Number of Occupants

Area 15 m² Value 500

Foundation Co. Walls Pole Roof Co.

Remarks

Site Plan



Inspections

Date	Instructions to Builder
14·10·81	Completed

Date of Final Inspection 14 10 81

Inspector

Exterior Lining

Interior Lining

Completed

Excavation

Foundations

Framework

General Printing

PROCESSED

CITY ENGINEER'S DEPT. NELSON CITY COUNCIL BUILDING APPLICATION FORM.

DATE 15.8.80 PERMIT NO. J051035

APPLICATION TO: ~~Install~~ ~~Convert~~ Erect ~~Reinstate~~ ~~Alter~~ ~~Demolish~~ A CAR PORT

FOR S.G. RIDDELL (Owner) of 149 TAHUNANUI DRIVE
(Owner's address)

according to the plans and specifications deposited herewith, IN DUPLICATE (see over for drawing requirements).

PARTICULARS OF LAND

Valuation Roll No. ..... Lot No. 3 D.P. 2672

Address 149 TAHUNANUI DRIVE Total Area of Lot 1087 m^2

Concerning this application, Dispensations, conditional use, or Specified Departures granted or Preliminary Check prior to this application.

Approval Date .....

Name of Applicant .....

.....

Use of Building
e.g. Flats - Rental, Ownership, Town House, Commercial or Industrial
Specify exact uses

.....

.....

.....

PARTICULARS OF BUILDING

Foundations	Walls	Roof
TRD. POSTS IN CONC.	OPEN	COR. IRON

(a) Area of Existing ground floor ~~.....~~ m^2

(b) Area of ground floor this proposal 15 m^2

(c) Total area ground floor (add a + b) 135 m^2

(d) Area of existing outbuildings 12 m^2

(e) Area of outbuildings this proposal 15 m^2

(f) Total area outbuildings (add d + e) 27 m^2

Total area of buildings on lot (add c & f) 135 m^2

Estimated Value

Building $ 500

Plumbing & Drainage $ .....

Total $ 500

Applicant's (~~Builder~~ or Owner)* Name S. RIDDELL Strike out whichever does not apply.

Postal Address 149 TAHUNANUI DR.

Telephone No. 81939

Signature of Applicant S. Riddell

NOTE: Be sure you supply all the information required and complete the application form fully; this will save you time in the long run.

SEE OVER →

FOR OFFICE USE ONLY

Receipt No. 36786

Date Paid 26-8-80

Building ..... $ .....

Building Research Levy .. $ .....

Damage Deposit ..... $ .....

Water Connection ..... $ .....

Other ..... $ .....

TOTAL $

BUILDING PERMIT FEES

Estimated value of work excluding plumbing and drainage.

$ Value		$	Fee $
Not exceeding:		1,000	5
1001	-	2,000	10
2001	-	3,000	15
3001	-	4,000	20
4001	-	5,000	25
5001	-	6,000	30
6001	-	7,000	32
7001	-	8,000	35
8001	-	9,000	38
9001	-	10,000	40
10001	-	12,000	44
12001	-	14,000	48
14001	-	16,000	52
16001	-	18,000	56
18801	-	20,000	60
20001	-	25,000	70
25001	-	30,000	80
30001	-	35,000	90
35001	-	40,000	100
40001	-	50,000	120
50001	-	60,000	140
60001	-	70,000	155
70001	-	80,000	170
80001	-	90,000	185
90001	-	100,000	200
100001	-	120,000	210
120001	-	140,000	220
140001	-	160,000	230
160001	-	180,000	240
180001	-	200,000	250

For every $40,000 or part thereof in excess of $200,000 add $10.

BUILDING RESEARCH ASSOCIATION LEVY

Levy is on Total Value (including plumbing and drainage)

Less than $3,000	No fee
$3000 and above	$1 per $1000 or part thereof.

Permits are also required for occupation of footpaths for buildings. Applications should be made on the appropriate form (Available at the City Engineer's Department).

Applicants are reminded that Damage Deposits will be charged on all work over $600 in value.

Domestic alterations, Accessory buildings, Swimming Pools, etc.

.....$20

New dwellings, Flats, Demolitions,etc.

.....$40

Commercial & Industrial Work

..... as assessed.

Demolitions

No person shall demolish or remove any building or any substantial part of a building unless written notification has been given. Building Application Form shall be used for this purpose.

A separate permit is required for plumbing and drainage.

NOTE: FEES PAYABLE ONLY AFTER APPROVAL OF APPLICATION

DRAWING STANDARDS FOR BUILDING PERMITS

(1) Prints only will be accepted with the application, as errors can creep in if there are two originals.

(2) All plans should be clearly and competently drawn to metric scales.
Site plan - 1 : 50, 1 : 100, 1 : 200
Floor plan and Elevations, etc. 1 : 100, 1 : 50
Structural details to be drawn clear of floor plan and elevations, and are to be to a larger scale; i.e. 1 : 10 / 1 : 25

(3) Site Plan must show -
(a) Section in relation to the street and give a North point.
(b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
(c) Sewer and Stormwater drains, Ground and Invert levels, gradients and point of discharge.
(d) Location of required off-street parking and gradient and surfacing of access from street formation.

(4) Floor plan to be fully detailed and all dimensions given.

(5) Elevations to show details of external finishes, size and type of windows. Height of buildings above ground level to be dimensioned.
Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.

(6) Cross Sections giving full details of foundations and framing.

(7) Specifications must be sufficient to provide, in conjunction with the plans, a clear understanding of what is proposed.

NELSON CITY COUNCIL

BUILDING INSPECTION SHEET

DATE REC'D 19-8-80 NOTIFY BY

Prelim. Check No.

2nd Copy Plans detached.

Application for: CARPORT

Owner: S.W. RIDDELL Builder OWNER

Lot. 3 D.P. 2642 LOCALITY - 149 TAHUNANUI DR

Application form completed ☐

Special conditions on specific sites

Area of new buildings or additions ☐

Street No allocated ☐

Application accompanying: plumbing, drainage, water, crossing ☐

Bldg. Reg. Cert. ☐

DEPARTMENT	date	not approved	date	approved
TOWN PLANNING.			20/8.	PLM
~~ELECTRICITY DEPT.~~				
PLUMBING & DRAINAGE			21/8	WS
BUILDING			26/8.	MR. *
~~HEALTH~~				
ACCESS & GRADING, & FLOOR LEVELS			22/8	aft.
~~STRUCTURAL~~				
CHIEF FIRE OFFICER				
SERVICES				
DANGEROUS GOODS				

Amendments required, notified by

Tel: Letter: Initials:

Permit may be issued G Robson * 26-8-80

see reverse side for comments:

Reminder to applicant:

TOWN PLANNING

Legal

City Charter/Greater Vancouver/Analog of title

Building lines/Street widening lines

Dispensation/Conditional use/Specified departure

Conditions, if any, complied with

Service lanes and R.O.W

General Check

Zoning and use

Building coverage

Maximum height

Daylight admission

Minimum yard requirements — Front

Rear

Side

Maximum density

Open space, Living courts/Service courts/Communal courts

Separation distance

Method of attachment for flats

Conversion of dwelling houses to use apartment houses

Accessory buildings

Gross floor area — Shops/Offices/Industrial buildings

Parking/Loading

Access to site and parking/Turning

Verandahs

Sign compliance

General appearance of building

Remarks:

ELECTRICITY DEPT.

PLUMBING & DRAINAGE (San. & SW SEWERS 100mm dia.)

HEALTH

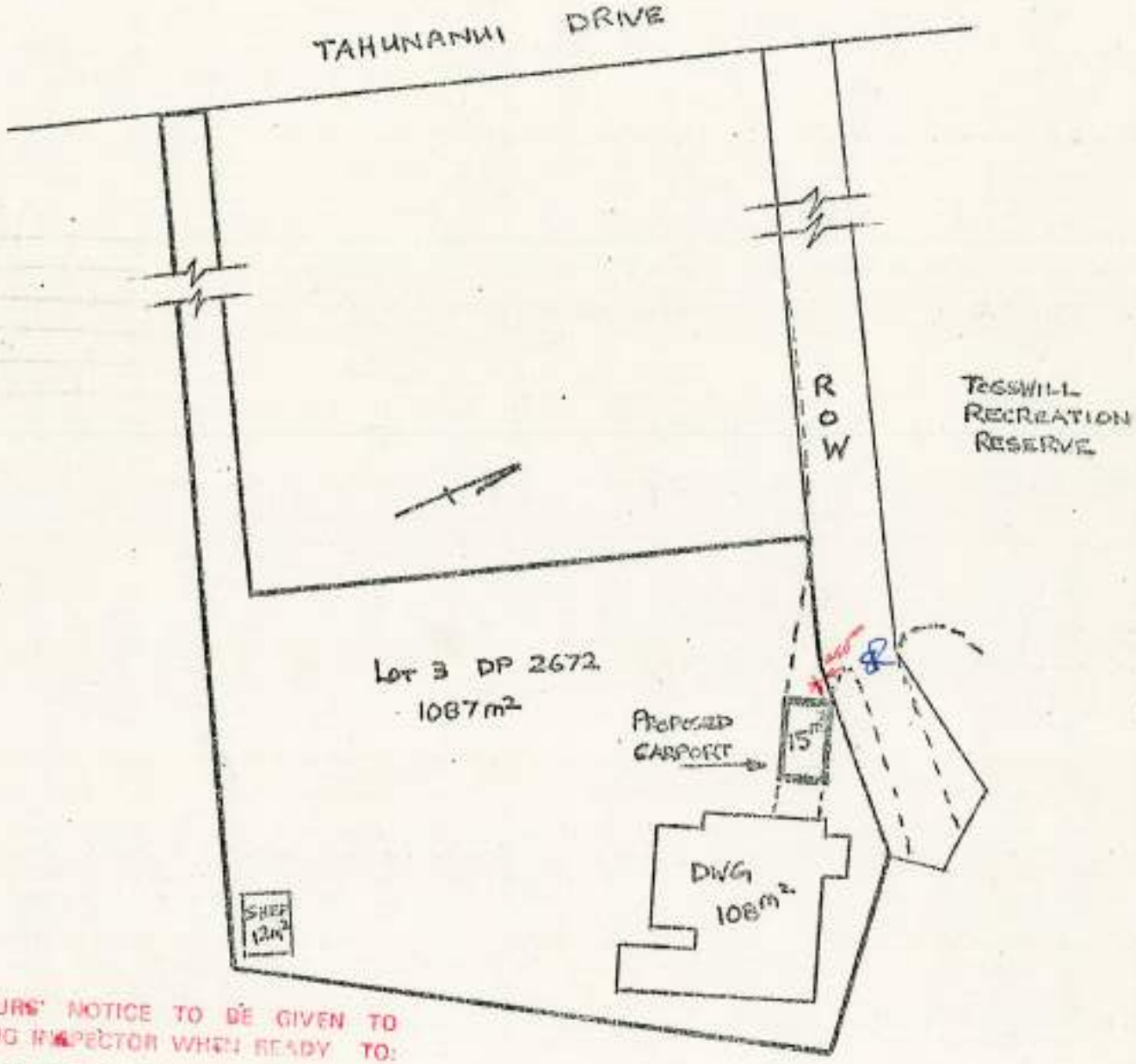
ACCESS & GRADING, & FLOOR LEVELS

STRUCTURAL

CHIEF FIRE OFFICER

SERVICES (Soil and Sw. sewers over 100 dia, and waterways).

DANGEROUS GOODS



24 HOURS' NOTICE TO BE GIVEN TO BUILDING INSPECTOR WHEN READY TO:

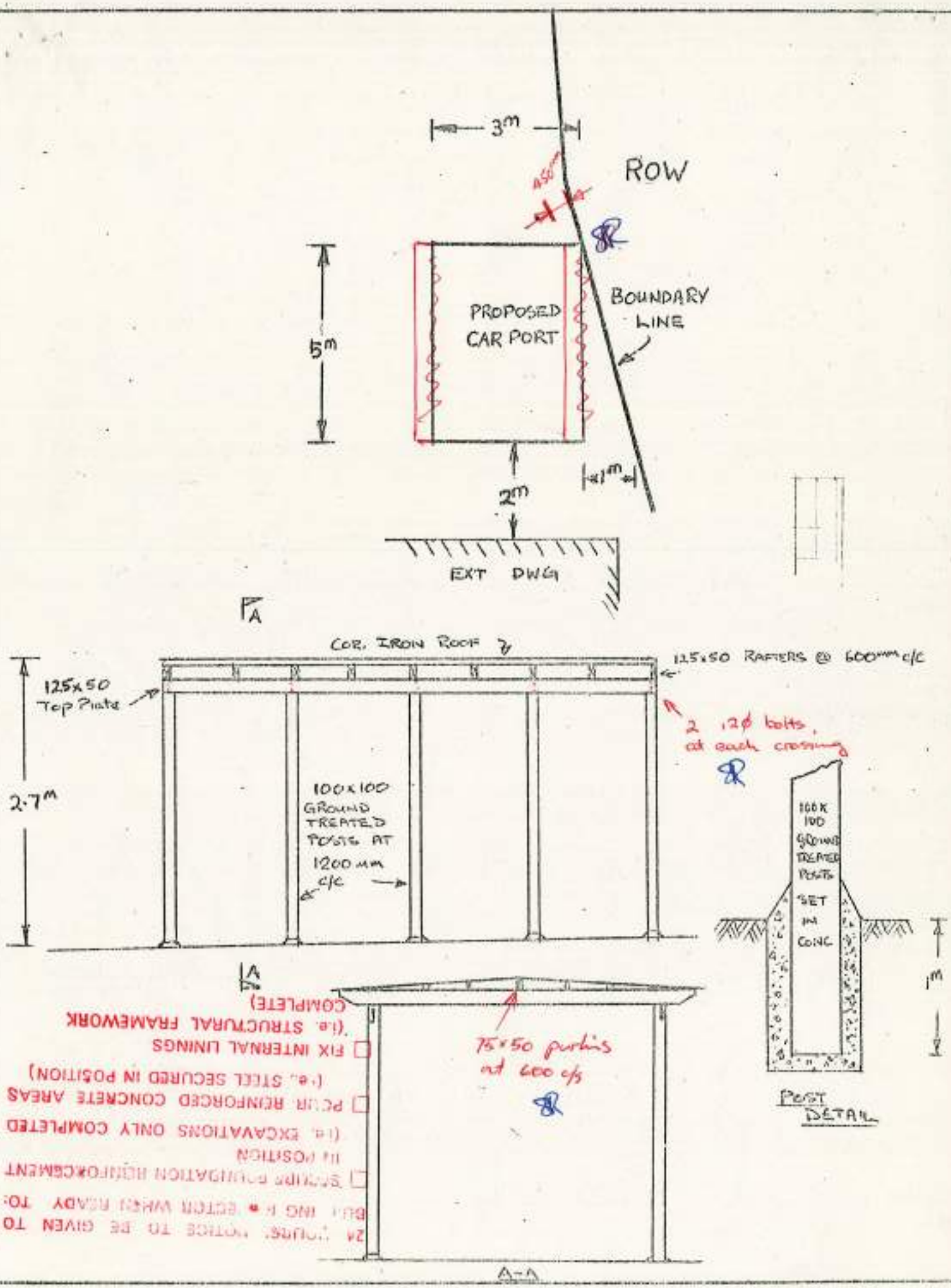
- ☐ SECURE FOUNDATION REINFORCEMENT IN POSITION (i.e. EXCAVATIONS ONLY COMPLETED
- ☐ POUR REINFORCED CONCRETE AREAS (i.e., STEEL SECURED IN POSITION)
- ☐ FIX INTERNAL LININGS (i.e. STRUCTURAL FRAMEWORK COMPLETE)

SITE PLAN

1:400

PROPOSED CARPORT
149 TAHUNANUI DRIVE
S W & H RIDDELL

SHEET 1 OF 2



24 HOURS' NOTICE TO BE GIVEN TO BUILDING INSPECTOR WHEN READY TO:

- ☐ SECURE FOUNDATION REINFORCEMENT IN POSITION (i.e. EXCAVATIONS ONLY COMPLETED)
- ☐ POUR REINFORCED CONCRETE AREAS (i.e. STEEL SECURED IN POSITION)
- ☐ FIX INTERNAL LINING (i.e. STRUCTURAL FRAMEWORK COMPLETE)

PROPOSED CARPORT
149 TAHUNANUI DRIVE
SW & H RIDDELL

SHEET 2 OF 2

Nelson City Council
te kaunihera o whakatū

Conditions Report

Search

View All Conditions (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0014" OR Filename:"Property Condition C0801" OR Filename:"Property Condition C1401")

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
3625225	149 Tahunanui Drive, Nelson	C0014	Services	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0014")
3625225	149 Tahunanui Drive, Nelson	C0801	Special Development	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0801")
3625225	149 Tahunanui Drive, Nelson	C1401	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1401")

Menu Search

Favourites

- Service Requests
- Site Map
- Purchase Orders
- Names
- Parking Infringements
- Rates
- Cash Receipting
- Utility Billing
- Creditors
- Animal Control
- Mail Processing
- Debtors

Recent

Popular

Service Requ... | LIMs

General Property Information: 1970019700

Search History | Add LIM | Add Missing LIM | Add History | Add Image | Add Consent Image | Print LIM | Reports

Planning/Resource Management

7/06/95	RESOURCE CONSENT 950138 : 3 LOTS FROM 2 : Section 224 Issued 10/04/97

Building

19/11/09	BUILDING CONSENT 091616 : Replacing existing spaceheater with inbuilt Masport LE4000. : Code Compli Certificate issued 2/02/10
21/03/96	BUILDING CONSENT 960238 : S/W AND SEWER RETICULATION : Code Compliance Certificate issued 7/0
4/06/87	BUILDING PERMIT E066236 INSTALL WOODBURNER : APPROVED
21/03/86	BUILDING PERMIT D019101 INSTALL SWIMMING POOL : APPROVED F/INSPECT - 19/02/87
12/08/82	BUILDING PERMIT A31120 EXTEND DWELLING : APPROVED F/INSPECT - 11/04/85
2/03/81	BUILDING PERMIT ERECT GLASSHOUSE : APPROVED
26/08/80	BUILDING PERMIT J051035 ERECT CARPORT : APPROVED F/INSPECT - 14/10/81
23/08/79	BUILDING PERMIT I057485 REINSTATE PILES : APPROVED
12/04/79	BUILDING PERMIT I057511 ALTER/EXTEND DWELLING : APPROVED
21/03/78	BUILDING PERMIT H155773 ALTER/ EXTEND DWELLING : APPROVED DISPENSATION: BALCONY ON NON CONFORMING DWELLING - APPROVED

Licences

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

General Property Information

149 Tahunanui Drive, Nelson

Created: 22 September 2023

PLEASE NOTE –
THIS IS NOT A LAND INFORMATION MEMORANDUM (LIM)

If you require further information on this property you can request the following:

1. A copy of the property file. There is a charge for this if you are not the owner of the property. The file will be either electronic or hard copy depending on the address.

2. Land Information Memorandum (LIM). There is a charge for this. The report contains information that is held by the council regarding the land.

Any property file whether electronic or paper will not contain:

- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- Slip information

Contents

1. Nelson Resource Management Plan (NRMP) Hazard Overlay Map

2. Hazard Study Information

3. Hazardous Activities and Industries List (HAIL) site information brochure

4. Information about Property Files

5. General Property Information (GPI) Summary

6. Property Conditions

NRMP Hazard Overlay

149 Tahunanui Drive, Nelson

Nelson City Council | Te Kaunihera o Whakatū

Legend

N

0 10 20 m

Created 22 September 2023

The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented. Nelson City Council information is licensed under a Creative Commons Attribution 4.0 International License, and the use of any data or plan must be in accordance with the terms of that licence. For more information please contact us. Cadastral information derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Hazard Study Information

It is part of Council's role to research and collect new information on a variety of local hazards so we can help to appropriately manage the risk to people and property. Council is required by law not only to investigate hazards, but to make the research available to anyone who is affected or interested.

The information below only relates to the areas covered by Council's recent research. It is important to note that there is potential for flooding, liquefaction, landslides and other natural hazards to happen in other areas around Nelson too.

Refer to the links for maps and information on the hazards below.

Fault Hazard

http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/faults-line/

Nelson Flood Models

http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/flooding/

Interactive map http://nelson.govt.nz/river-flooding-map

Liquefaction

http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/liquefaction/

Historic land use and potential soil contamination

http://www.nelson.govt.nz/building-and-property/hail-sites

Coastal Inundation

https://shape.nelson.govt.nz/coastal-hazards

Slope Instability Overlay

http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/slope-instability/

More information

Copies of all the latest reports and information that Council holds on hazards are available to download on our website at http://nelson.govt.nz/environment/nelson-plan/natural-hazards/

How can I find out if my soil is contaminated or not?

Inclusion on the HAIL site database does not mean that the soil must be tested. However, if you have reason to believe your soil is definitely contaminated or you want to know for your own information, you could get it tested.

Where the NESCS requires that a preliminary or detailed site investigation is done as part of a proposed change to land use or earthworks at a potentially contaminated site, that must be done by a "Suitably Qualified and Experienced Person" (SQEP).

This means that soil sampling done by anyone other than a SQEP can't be accepted as evidence of the contamination status of the site.

A SQEP has to be well qualified and have lots of experience assessing potentially contaminated land. Nelson City Council and Tasman District Council hold a joint list of SQEP's who can provide a contamination assessment. See a copy of the current list on the website.

More information

For more details about the HAIL, the Council database, soil testing, possible contaminants and the NESCS, please visit the Council website, **nelson.govt.nz** and search on **HAIL**.

Nelson City Council
te kaunihera o whakatū

Civic House, 110 Trafalgar Street, Nelson
03 546 0200 • nelson.govt.nz

H.A.I.L SITES

Hazardous Activities and Industries List Information

Nelson City Council
te kaunihera o whakatū

What are HAIL sites?

HAIL sites are pieces of land where hazardous substances might have been used, stored or disposed of. These are identified by the Hazardous Activities and Industries List (HAIL), which is a group of activities and industries that are considered likely to cause land contamination. The list has been compiled by the Ministry for the Environment. The HAIL aims to identify most situations where hazardous substances could cause, and in many cases have caused, land contamination.

The fact that an activity or industry appears on the list does not mean that hazardous substances were used or stored on all sites occupied by that activity or industry. Nor does it mean that a site used by that industry will always have hazardous substances present in the land. The list just highlights that there is a greater probability of site contamination occurring than for other uses or activities.

You can download a copy of the HAIL on the Council website, **nelson.govt.nz** and search on HAIL.

Why is Council identifying HAIL sites?

By identifying sites where hazardous substances might have been used, stored or disposed of, we can ensure that the sites do not present a risk to human health when they are used or developed.

It helps Council and the community to comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

It informs land owners that there is potential for the land to be contaminated and that further investigation would be needed before constructing new buildings or changing the land use. A resource consent may be needed in some cases.

Is a HAIL site the same as a contaminated site?

No. It's important to note that this is a land use assessment and no soil testing has been carried out by Council. Inclusion on the database does not mean that soil contamination is present.

Nelson City Council has made a database of all the areas of Nelson where our information shows that HAIL activities are taking or have taken place. Research has been done using historical photos, trade directories and property information to establish which areas of land in Nelson could be at risk of contamination because they are likely to have been used for HAIL activities in the past. For example, if the land was once an orchard and chemical sprays were used, or perhaps it was a farm that had a sheep dip or a fuel tank, there is a risk of soil contamination.

My property is listed as a HAIL site – what does that mean for me?

Inclusion on the HAIL site database does not necessarily mean that your soil is contaminated. Using a raised garden bed for growing vegetables can be helpful if you are concerned about soil contamination.

Also, if you want to build on your property, you will need to meet the requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). This could mean you may need a resource consent to carry out certain work.

If you are especially concerned or have reason to believe that your soil is definitely contaminated you can get it tested at your own expense. For more information about soil testing see our website, **nelson.govt.nz** and search on HAIL.

Can a property be removed from the database?

The only way to remove a property from the database is to show that HAIL activity has never taken place on that site.

However, if you have any soil testing or other relevant information, please let Council know as this can be included in the property file and used to update the status of the property on the database.

I am considering selling, buying a property or building on a HAIL site. What does that mean?

Information about whether a property is on the HAIL site database will be included on a Land Information Memorandum (LIM) for the property you are considering. A LIM is advisable when purchasing a property to ensure you are aware of the most accurate information we have relating to that property.

Information relating to HAIL status is also included on the Project Information Memorandum (PIM) for the property which you should request before doing any building project.

Be aware that if a property is included on the HAIL site database, and you wish to carry out any Building works, you will have to comply with the NESCS regulations (Sections 7 to 11). A resource consent may be required if the project cannot comply with the "permitted standards" in these regulations. The NESCS regulations are also triggered when a subdivision consent is applied for.

The requirements will vary from case to case, so it's important to talk to the Council early in the process for any activity that you're planning to carry out, including building, earthworks, subdivision etc.

Information about property files

Nelson City Council has made this information available under Sections 10 to 18 (inclusive) of the Local Government Official Information and Meetings Act 1987 only. Nelson City Council does not warrant its accuracy and disclaims all liability whatsoever for any error, inaccuracy or incompleteness of the information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document. All Property Records are the property of Nelson City Council.

Property information held on a property file is for completed applications only. Applications being processed are added to the property file once the process is completed or code compliance certificate issued.

Any property file whether electronic or paper may exclude:

- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- Slip information

Information regarding slip reports on a property can be obtained by purchasing a LIM.

Older plans may include microfiche records and be of poorer quality.

DATE: CONDITION No: C0014

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

This property is low lying and shall not be permitted to connect to the pressure stormwater system in the area. Connections of this property shall only be made to a gravity stormwater system. (Refer to Nelson City Council Services Section)

Date Entered:

DATE: 6-May-95 CONDITION No: 801

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: NA

AUTHORITY: Works Committee

REASON FOR CONDITION:
(Abbreviated) Catchments Served By Inadequate Stormwater Systems

CONDITION:

Special Development Areas:

The information on the stormwater system that serves this catchment is inadequate. Subdivision or an increase in the number of household units to more than one per lot is unlikely to be permitted unless it can be shown that the downstream stormwater system is in good condition and adequate for the developed catchment it could serve. A report on the condition and adequacy of the downstream stormwater system will be required as part of any application for building consent or subdivision consent.

Amended 23-Sept-96

Date Entered: 16-Jun-95

Date	12 January 2006	Condition No.	C1401
Street address	All properties contained in the Nelson Urban Area within Airshed A or B1 (consult Fig A2.1, A2.2A and A2.2B in Air Plan)		
Diagram	No		
Legal Description	Various		
Property Owner or Subdivider	Various		
Scheme Plan No.	N/A		
NCC Plan	Air Quality Plan		
Authority	Principal Adviser - City Development (see David Jackson)		
Reason for condition	(Abbreviated) This property may contain a domestic spaceheater or open fire that falls under the rules set out in the Council's Air Quality Plan. Under rule AQr.24.1, within the Urban Area the use of open fires was allowed to continue up until 1 January 2008 (except that any 'Jetmaster' type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. In addition, within Airsheds A and B1 (as defined in the Air Plan) the use of existing enclosed burners has been phased out. The use of all enclosed burners that do not comply with the emissions standards set out by the Air Quality Plan has been progressively banned between 2010 and 2012, starting with the oldest burners. This was necessary to meet the targets imposed by the National Environmental Standards for air quality. Updated 7th June 2012.		

Condition

The Air Quality Plan states that in the Nelson Urban Area within these airsheds (Airshed A and B1 – consult Fig A2.1, A2.2A and A2.2B in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of Heating Appliance	Disused By
Open fires (Jetmaster type open fires)	**1/01/2008** **(1/01/2013)**
Burners installed before 1996	**1/01/2010**
Burners installed between 1996 and 1999	**1/01/2012**

Date entered: 12th January 2006

From:	Paul Bartlett
To:	Swimming Pools
Subject:	Re: SW0867 149 Tahunanui Drive
Date:	Monday, 21 June 2021 8:53:44 pm
Attachments:	image002.png IMG_1132.jpg image001.png

CAUTION: External email.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Janice

All done.

Regards

Paul Bartlett

On Thu, 10 Jun 2021 at 13:06, Swimming Pools <pools@ncc.govt.nz> wrote:

> Good Afternoon
>
> Please find attached your compliance letter and invoice for the swimming pool. A back flow preventor is required to be on the tap. The one on it is not a back flow. Could you please ensure this is attached before topping up the swimming pool. Once it is on please send me in a photo. You can purchase these from Mitre 10 (I have attached a photo)
>
> Any questions let me know
>
> Regards

Janice Benson
Building Officer Compliance

Nelson City Council | Te Kaunihera o Whakatū
P 03 546 0200 |

nelson.govt.nz

This email is covered by the disclaimers which can be found at
http://nelson.govt.nz/exclusion-of-liability
If you have received this email and any attachments to it in error, please take no action based on it, copy it or show it to anyone. Please advise the sender and delete your copy. Thank you.

PPR 125246

NELSON CITY COUNCIL

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

GST REG No. 10-730-295
CUST No. RM985104

Rundle & Frost
99 Tahunanui Drive
Nelson*

9/04/98

TAX INVOICE 13339

RESOURCE CONSENT : 155 TAHUNANUI DR : EXCAVATION

QTY	DESCRIPTION	RATE	AMOUNT
0.50	HRS CONSENTS OFFICER	40.00	20.00
2.90	HRS PLANNING OFFICER 2	50.00	145.00
	MONITORING FEE		40.00
		SUB TOTAL	205.00
		GST	25.63
		ROUND	0.02
		TOTAL	$230.65
		CASH RECEIVED	100.00CR
		NET DUE	130.65

Rundle & Frost 9/04/98 RM985104 /13339 130.65

PROCESSED

985104
155 Tahunanui Dr
Mark Lile
(03) 546 0292
ML:ml

NELSON CITY COUNCIL

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

7 April 1998

Messrs Rundle & Frost
99 Tahunanui Drive
Nelson

Dear Sir/Madam,

Notice of Decision - Resource Consent Application: 985104
Section 88 of the Resource Management Act 1991

Applicant:	**Rundle & Frost**
Owner:	**Rundle & Frost**
Property:	**155 Tahunanui Dr**
Land Use Consent:	**Excavation / Building close to drain**

On 7 April 1998 the development planner acting under delegated authority considered your application for resource consent. This application involves the construction of a residential dwelling with the following areas of non-conformity:

- To excavate to a depth of 1.2 metres; and
- To locate a structure closer than 1.5 metres to a common stormwater drain.

This application was not publicly notified pursuant to Section 94 of the Act because the effect on the environment was considered to be minor. The written approval of the Council's Assistant Services Engineer (Mr Charman) was also obtained.

Consent was granted pursuant to Sections 104 and 105 of the Act subject to the following conditions imposed pursuant to Section 108 of the Act:

a) The activity shall be carried out in accordance with the application and the plans submitted with the application, with the exception of the following changes imposed as conditions of consent.

b) That portion of the foundations of the house, including the verandah, that is within 1.5m of the 100mm diameter stormwater drain (servicing the neighbouring property) shall be a minimum of 1.0m clear from the stormwater drain. The foundation shall also be taken down to a depth equivalent to, or deeper than, the 100mm stormwater pipe.

Reasons for Decision

Consent was granted to the building in this location as practical access to the pipe can be maintained. This has been confirmed through the comments received from the Council's Assistant Services Engineer.

Through imposing conditions (a) and (b) the effects of this building location are considered as being minor.

Your status as applicant for this resource consent provides you with certain rights with regard to the Council's decision.

For your general guidance, Sections 127 and 357 of the Resource Management Act 1991 provide rights with respect to:

1) **Objection to certain decisions and requirements of consent authorities. (Section 357)**
If your consent was not publicly notified, or was notified and no submissions were received or any submissions received were withdrawn, you have the right to object to all or part of this decision. An objection must be lodged with the Council within 15 working days of your receipt (or receipt by the person who filed the application on your behalf) of the Council's formal decision. Reconsideration of the decision will require further assessment of costs incurred in accordance with Council processing charges.

2) **Application for change or cancellation of consent conditions. (Section 127)**
An application to change or cancel a consent condition can be made to the Council at any time. Such an application is treated in a similar manner to a resource consent application incurring normal Council processing charges. If the consent condition(s) you wish to have deleted or changed resulted from a resource consent application that was publicly notified, you should first obtain written consent from all those persons who made a submission on this application.

You should note that a resource consent lapses on the expiry of **two years** after the date of commencement of that consent, unless the consent is given effect to, or after the expiry of such a shorter/longer period as is expressly provided for in the consent. Section 125 of the Resource Management Act 1991 details matters relating to the extension of consent duration.

This letter deals with certain Resource Management aspects of this proposal only and in no way indicates that the application satisfies the requirements of the Building Act 1991 with respect to drainage, retaining walls or any other structure subject to a consent pursuant to the Building Act 1991. A separate application for a building consent may be required.

If a building consent is required and you have not already done so, you should now apply for a building consent and await confirmation or otherwise that your proposal meets building code requirements.

Please find enclosed an invoice of the costs incurred in processing this application. If your invoice shows a refund due to you, a cheque will be sent out under a separate cover.

Where conditions of consent which require monitoring have been imposed a monitoring charge has been included in your invoice. This charge covers one visit to monitor compliance with consent conditions. Where additional monitoring visits are required to determine that conditions have been met these will be charged at the rate of $45 (exclusive of GST) for each additional visit.

If you have any enquiries please contact Mark Lile on (03) 546 0292.

Yours faithfully

for J S Pattison
Development Planner

DECISION HERETO APPROVED BY OFFICERS ACTING UNDER DELEGATED AUTHORITY

DATE 7/4/98

PROCESSED

RESOURCE CONSENT MONITORING

LOCATION: 155 Tahunanui Dr

RESOURCE CONSENT NUMBER: 985104 DATE GRANTED: 7 April 1998

APPLICANT: Mesdames Ruddle and Fort

OWNER: Ruddle & Fort CONTACT NUMBER:

INSPECTION DUE: - Ask a plumbing and drainage / or building inspector to check take the inspection of conditions (a) and (b).

BUILDING CONSENT ISSUED: YES/NO DATE ISSUED:
980213 15 July 98.

CONDITIONS COMPLETED: YES ☐ NO ☑

FURTHER INSPECTION REQUIRED: YES ☑ NO ☐

FURTHER INSPECTION DUE: ~~15 July 99~~ 7.4.00

DETAILS OF SITE INSPECTION:

BC 980213 not completed 18/1/99 GR

16.6.99 Framed up stage. Re: Cond (b). temp. stormwater pipe laid - ground + pipe to be lowered when ground contoured. - check at final s/w laying MAH.

11/11/99 A.C. cond a + b monitored + NIRANOD. CHECKED AT FINAL INSPECTION OF HOUSE

Signed: A. CHAPMAN. Date: 12/11/99

EAM FIXING

>UB 45

SOLID BLOCKING

100x75 M12Ø BOLTS @ 1000%

steps removed. 30-3-98. J.R. Rundle.

>IST FIXING

HOUSE Nº149.

DRAINAGE EASEMENT 1.0

2270 / 0

6.760

8.910

BOUNDARY

2010 / 0

700

2000

2830 / 0

9.940

EXISTING PATH

EXIST. S.W. DRAIN

LIVING COURT. (NOT REQD).

VERANDAH

GROUND FLOOR F.L. 2980 / 0

2670 / 0

16.730

TOP OF NEW BANK.

STEPS

DP

SUBSOIL DRAIN

NEW BATTERED BANK

KERB

R.L. 350 / 0

LOT 1 BEING SUBDIVISION OF LOT B D.P. 2672 587m²

SITE COVERAGE 16.3%

HOUSE AREA 96m²

EXISTING 110Ø STORMWATER DRAIN. RELAID TO LOWER LEVEL

CARPORT

CARPORT

BASEMENT F.L. 370 / 0

6.500

2570 / 0

T.V.

18.400

FENCE

O.P.

3800

DRAIN INVERT 480 DEEP

DATUMN 0/0 PORT.

KERB

6.300 RAD TURNING

NEW 110Ø U.P.V.C. SEWER DRAIN FALL 1:40

TOP OF EXISTING BANK

1770 / 0

O.P.

SILT TRAP.

SUBSOIL DRAIN

NORTH.

BOUNDARY 47.460

NEW SUMP 250 / 0

150 mm AP40 compacted basecource to all parking, access & turning areas.

EXISTING SEWER & STORMWATER DRAINS

0 / 170

290 / 0

RETAINING WALL.

R.L. 610

KERB

BOUNDARY 66.470

1.570 / 0

4.300

2470 / 0

NEW SEALED DRIVE ON 150 A.P.40 BASECOURSE

NEIGHBOURS EXISTING CONCRETE DRIVE.

CONNECT INTO EXISTING SEWER & STORMWATER & WATER. 700 DEEP.

No. | Amer

V & W REGISTERED C

job title: NEW TAH for RUN

drawing titl SITE

scale: 1

JOB Nº

copyright re

RESOURCE MANAGEMENT DIRECTORATE

APPLICANT: Messrs Pudle & Frost

FILE REFERENCE: 985104

PROPERTY: 155 Tahunanui Drive.

This application for discretionary ~~and/or non-complying~~ activity consents to:

the construction of a residential dwelling with the following areas of compliance:
- To excavate to a depth of 1.2m; and
- To locate a structure closer than 1.5m to a common stormwater drain.

is considered to have no more than a minor effect on the environment because

~~the potentially adverse effects can be mitigated by imposing~~

the proposal involves a small portion of 100mm stormwater pipe which can be protected by simple measures (depth of foundations)

and the written approval has been obtained from every person whom, in the opinion of the Nelson City Council, may be potentially adversely affected by the granting of this resource consent.

In terms of Section 94 of the Resource Management Act 1991, and under the Authority delegated to Officers, it is decided that this application, as presented, does not need to be publicly notified.

DATED this 7th day of April 1998

Development Planner / ~~Director of Resource Management~~ / Chief Executive

2/4/98

155 Tahunanui Drive
Rundle & Frost

That part of the foundation of the house including the verandah that is within 1.5 m of the 100 mm diameter stormwater drain serving the neighbouring property shall be a minimum of 1.0 m clear from the stormwater drain and the foundation shall be taken down to a depth equivalent to or deeper than the stormwater pipe.

Nelson City Council
30. 3. 97

re: 155 Tahunanui Drive.

Concerning resource consent:

Assessment of environmental effects

To locate building within the 1.5m restriction of 100mm stormwater pipe (serves one neibouring property) Bottom of verandah foundation to be below invert level of stormwater pipe (p.v.c) access to pipe is therefore reserved.

Earthworks.
Certification of earthworks have be obtained from Worseldine & Wells. Ltd engineers.

Ref: 985104
155 Tahunanui Dr
Please Ask for: Mark Lile
Phone No: (03) 546 0292
E-Mail: malile@ncc.govt.nz
Ref: ML:kg

NELSON CITY COUNCIL

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

18 March 1998

Messrs Rundle & Frost
99 Tahunaui Drive
NELSON 7001

Dear Sir/Madam

Resource Consent 985104 : Excavation and Structure Near Stormwater Pipe

Thank you for your resource consent application to:

- excavate to a depth exceeding 1.2 metres; and
- locate a structure closer than 1.5 metres to a common stormwater drain

Your application has been lodged with insufficient information. The following further information is required pursuant to Section 92 of the Resource Management Act 1991:

1. Please find attached a copy of Section 88 and the Fourth Schedule to the Resource Management Act. Section 88(4) requires that all such applications be supported with an '**assessment of environmental effects**'. The Fourth Schedule is designed to assist persons preparing such an assessment.

   Note: The matters which need to be addressed in the above assessment are detailed within the assessment criteria of REr.60.4 and REr.34.4. Refer to attached copies.

   As also noted with Section 88(b), the detail provided in the above assessment must correspond with the scale and significance of the actual and potential effects on the environment.

2. The 'conditions' agreed to by Council's Assistant Drainage Engineer (Mr Charman) must be stated and also plans amended accordingly.

Please contact me if you have any further queries.

Yours faithfully

Mark Lile
Planning Officer

88. Making an application -

(1) Any person may, in the manner set out in subsection (4), apply to the relevant local authority for a resource consent.

(2) No application shall be made for a resource consent -
- (a) For a prohibited activity; or
- (b) For any activity described as a prohibited activity by a proposed plan once the time for making or lodging submissions or appeals against the proposed rule has expired and -
  - (i) No such submissions or appeals have been made or lodged; or
  - (ii) All such submissions and appeals have been withdrawn or dismissed.

(3) An application may be made for a resource consent -
- (a) For a controlled activity or a discretionary activity or a non-complying activity, under a plan or proposed plan; or
- (b) Where there is no plan or proposed plan, for an activity for which a consent is required under Part III.

(4) Subject to subsection (5), an application for a resource consent shall be in the prescribed form and shall include -
- (a) A description of the activity for which consent is sought, and its location; and
- (b) An assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be mitigated; and
- (c) Any information required to be included in the application by a plan or regulations; and
- (d) A statement specifying all other resource consents that the applicant may require from any consent authority in respect of the activity to which the application relates, and whether or not the applicant has applied for such consents; and
- (e) Where the application is for a subdivision consent, the information specified in section 219.

(5) The assessment required under subsection (4)(b) in an application for a resource consent relating to a controlled activity, or a discretionary activity over which the local authority has restricted the exercise of its discretion, shall only address those matters specified in a plan or proposed plan over which the local authority has retained control, or to which the local authority has restricted the right to exercise its discretion, as the case may be.

(6) Any assessment required under subsection (4)(b) or subsection (5) -
- (a) Shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment; and
- (b) Shall be prepared in accordance with the Fourth Schedule.

(7) Without limiting subsection (4) or section 92, an application for a resource consent for reclamation shall be accompanied by adequate information to accurately show the area proposed to be reclaimed, including its size and location, and the portion of that area (if any) to be apart as an esplanade reserve under section 246(3).

FOURTH SCHEDULE

Section 88(6)(b)

Assessment of Effects on the Environment

1. Matters that should be included in an assessment of effects on the environment

Subject to the provisions of any policy statement or plan, an assessment of effects on the environment for the purposes of section 88(6)(b) should include

(a) A description of the proposal:

(b) Where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

(c) Repealed by s225 RMAA 1993

(d) An assessment of the actual or potential effect on the environment of the proposed activity:

(e) Where the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use:

(f) Where the activity includes the discharge of any contaminant, a description of

(i) The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects: and

(ii) Any possible alternative methods of discharge, including discharge into any other receiving environment:

(g) A description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

(h) An identification of those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted.

(i) Where the scale or significance of the activity's effect are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom.

Amendment:

Clause 1(c) repealed by s225 RMAA 1993

Annotations:

4th Sch Clause 1(h) - An applicant for consent in a sensitive area would be very unwise to brush aside extensive consultation. The consent authority could postpone notification of the application or hearing or determination of the application (s92(3)) until it was satisfied it had the information it required, see Worldwide Leisure & Another v Symphony Group & Taupo D.C. M1128/94 followed by Greensill v Waikato R.C. W017/95 4 NZPTD 241.

4th Sch. Clause 1(h) - Consultation is a two way process. It is not intended to mean having deliberation with any party and abandoning the project if those deliberations do not appear fruitful, see Greensill v Waikato R.C. W017/95 4 NZPTD 241.

4th Sch. Clause 1(b) - The provisions in the Act about alternative locations and methods are stated in the widest possible terms. There ought to be some limit to what is raised as to alternative locations and methods, but except in extreme cases it is difficult to prescribe that limit in advance of the substantive hearing. Opponents who raise alternatives that are too remote or outlandish might expect to be ordered to meet the costs of the applicant in investigating and responding to them, see Trans Power NZ Ltd v Rodney D.C. A056/94 4 NZPTD 677.

4th Sch cl 1(b) - There is no particular obligation on an applicant for a resource consent (as opposed to a requirement) to provide a consent authority with alternatives. Clause 1(b) only provides that the assessment of effects should include a description of alternative locations or methods where it is likely that the activity will have a significant adverse effect on the

environment. See Dumbar v Trans Power NZ Ltd W189/96 2 NZED 86.

2. Matters that should be considered when preparing an assessment of effects on the environment -

Subject to the provisions of any policy statement or plan, any person preparing an assessment of the effects on the environment should consider the following matters:

(a) Any effect on those in the neighbourhood and, where relevant, the wider community including any socio-economic and cultural effects:

(b) Any physical effect on the locality, including any landscape and visual effects:

(c) Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

(d) Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural, or other special value for present or future generations:

(e) Any discharge of contaminants into the environment, including any unreasonable emission of noise and options for the treatment and disposal of contaminants:

(f) Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

APPLICATION FOR RESOURCE CONSENT

Pursuant to Section 88 - Resource Management Act 1991

TO: The Consents Officer
Nelson City Council
PO Box 645
NELSON

Administration
Application No: 985104
Deposit Paid: $100-00 cap.
Receipt No: 2581

I (full name and address of applicant) Rundle & Frost
99 Tahuna Drive
Nelson.

apply for the resource consent (s) described below:

- Brief description of the activity to be undertaken, and any waiver/exemption sought

(1) To excavate more than 1·2m deep to accomodate basement garage under new house. (height as per plan anexed hereto.)

(2) To locate structure closer than 1.5 to common storm water drain pipe. and not applying for ~~for~~ technique B. of pendix 14 Table 2.
have discussed with Graham Charman PLEASE discuse this proposal with him. (has agreed to certain conditions with regard to this proposal.

- The location to which this application relates is: (all details to be completed)

Number: 155 Street: Tahunanui Drive.
Locality: Tahunanui
Valuation Roll Number: not yet available.
Legal Description: Lot 1 D.P 2672.
(Copy of current Certificate of Title to be supplied) (supplied with specs).
(Describe the location in a manner which will allow it to be readily identified-e.g. the street address, the legal description, the name of any relevant stream, river or other water body to which the application may relate, proximity to any well known landmark, the grid reference (if known), etc)

- The names and addresses of the owner and occupier of any land to which the application relates are as follows:

Owner: as above.
Occupier: ←

- The type of resource consent(s) sought is/are:

☑ Land Use Consent
☐ Discharge Permit (Air/ Water)
☐ Subdivision Consent
☐ Water Permit
☐ Coastal Permit
☐ Development (under Local Government Act)

Attach the following information. (tick where appropriate).

☑ Copy of Certificate of Title

☑ Site Plan to a recognised scale such as 1:100 or 1:200 if appropriate showing site boundaries, north point, buildings, car parking and access, features such as roads and rivers, and any other relevant information

(OR in the case of a proposed subdivision)

N.A ☐ Plans which adequately define proposed boundaries, allotments, reserves and accordance with both Section 219 of the Resource Management Act 1991 and the District Plan.

N.A ☐ A full description of the proposed activity. This may included details such as days and hours of operation, number of staff, number of vehicles involved, duration of activity etc

N.A ☐ An assessment of any specific matters required to be addressed by the District Plan

N.A ☐ An assessment of effects, both actual and potential, which the activity may have on the surrounding environment, together with any measures to be taken to avoid or mitigate these effects. A copy of the Fourth Schedule of the Resource Management Act 1991 and a guide to making an assessment are attached

N.A ☐ The written consent of any affected persons (on the appropriate forms supplied by Council and on any plans)

☑ A deposit in accordance with the Nelson City Schedule of Administration Charges. In terms of Section 36 of the Resource Management Act 1991 further charges may be imposed for processing the application, including consideration by the Applications Committee

☑ In the case of a development under the Local Government Act, the total estimated value of work $ 85,000 (GST inclusive)

I acknowledge that further charges may be incurred in the processing of this application. (NB If public notification and/or a hearing are necessary, the total costs may significantly exceed the figure required as a deposit).

(signature of applicant/ person authorised to sign on behalf of applicant) J.R. Rundle

13-3-98
Date

Address for service of applicant:
99 Tahunanui Drive
Nelson

Telephone Number: 548556
Fax Number:

Note: This application will be checked for completeness. If further information is required, you will be notified accordingly. When adequate information is supplied and the full deposit received, the application will be processed.

MAKING AN APPLICATION

• WHAT IS A RESOURCE CONSENT?

The Nelson City District and Regional Plans aim to control activities in order to minimise any potentially harmful effects on the surrounding area and on the environment. To achieve this, activities are either provided for or excluded from certain areas by rules in the Plan. These activities may be permitted, controlled, discretionary or prohibited. Activities not provided for in the District Plan are called non-complying activities.

A permitted activity is one which may be established without need for consent subject to meeting performance standards. An example is the erection of a dwelling in a residentially zoned area. Performance standards may include limitations on height and daylight angles, provision of outdoor living space and carparking.

To establish a controlled, discretionary, or non-complying activity you must apply to Council for a Resource Consent.

• WHAT IS A CONTROLLED ACTIVITY?

This is an activity which is allowed by the District Plan but which requires careful consideration of certain matters before it may be established. These matters may include landscaping, screening, parking, site layout and building design.

• WHAT IS A DISCRETIONARY ACTIVITY?

This is an activity which is generally provided for within a zone, but not necessarily on every site and then only if it can satisfy certain criteria which are set out in the District Plan.

A Discretionary Activity will also be assessed to determine if it will have any adverse effects on the surrounding area in respect of noise, traffic generation, design and appearance, or pollution.

• WHAT IS A NON-COMPLYING ACTIVITY?

This is an activity for which the District Plan has not made provision in a particular zone. A non-complying activity can only be allowed if it can satisfy quite stringent criteria regarding environmental effects, as well as the policies and objectives of the District Plan.

• HOW DO I GO ABOUT MAKING AN APPLICATION?

Application forms are available at the counter of the Resource Management Directorate on the Ground Floor of the Nelson City Council offices.

The quantity and quality of the information you supply with your application will largely determine the efficiency with which the consent authority can consider and decide the application. Careful consideration should be given to the matters set out in Item 7 on the Application Form.

Before submitting your application it is suggested that you take note of the following:

- Have a clear understanding of your proposal. It can be both frustrating and expensive if an application is changed once it is being processed. You may even need to lodge a fresh application.

- Consult with Council staff and any people who may be affected by your proposal. This will ensure you are following the correct procedure and it may help resolve potential problems at an early stage.

- Ensure that all the information requested on the application form is provided. This should include a full description of the activity, and an assessment of environmental effects, plus whatever maps, plans, and photographs are necessary to enable Council and affected persons to fully understand the proposal.

- Be aware of the time which may be involved in obtaining a resource consent. Allow for this in your planning. DO NOT wait until you have obtained your building consent.

- Applications must be accompanied by the appropriate deposit. Applications will not be processed until deposits are received. Processing charges are based on actual costs. If an application is required to be publicly notified and/or is required to be heard by the Applications Committee, costs of processing the application may substantially increase. In some cases however, the deposit will cover the processing costs and will result in a refund.

• IS AN ASSESSMENT OF ENVIRONMENTAL EFFECTS NECESSARY?

An assessment of actual and potential effects on the environment is required by the Resource Management Act 1991 for most applications. This should be prepared in the manner set out in the Fourth Schedule of the Act (a copy of which is attached to this handout).

The assessment should be prepared to a standard appropriate to the scale and intensity of the activity and its likely effects on the local environment. Clearly, the level of assessment for a small office in a residential zone will be much less extensive than for a large chemical plant with major environmental effects. Whereas large scale activities generally involve extensive assessment undertaken by professional consultants, small scale activities may be dealt with in a few sentences.

• DO I NEED PROFESSIONAL ADVICE?

If you have trouble getting the information together, or need advice on some aspects of your application, there are professional people who can help. These people may include a lawyer, a land surveyor, a resource management planner, an engineer or an architect. If you are uncertain as to whether or not you should engage assistance, talk to Council Officers. They will be able to give you some guidance.

• HOW IS THE APPLICATION PROCESSED?

Once all the information required has been supplied to Council (you may be asked for further information after you have lodged your application) processing may begin. The application will be processed by Council in the manner described in the enclosed diagram.

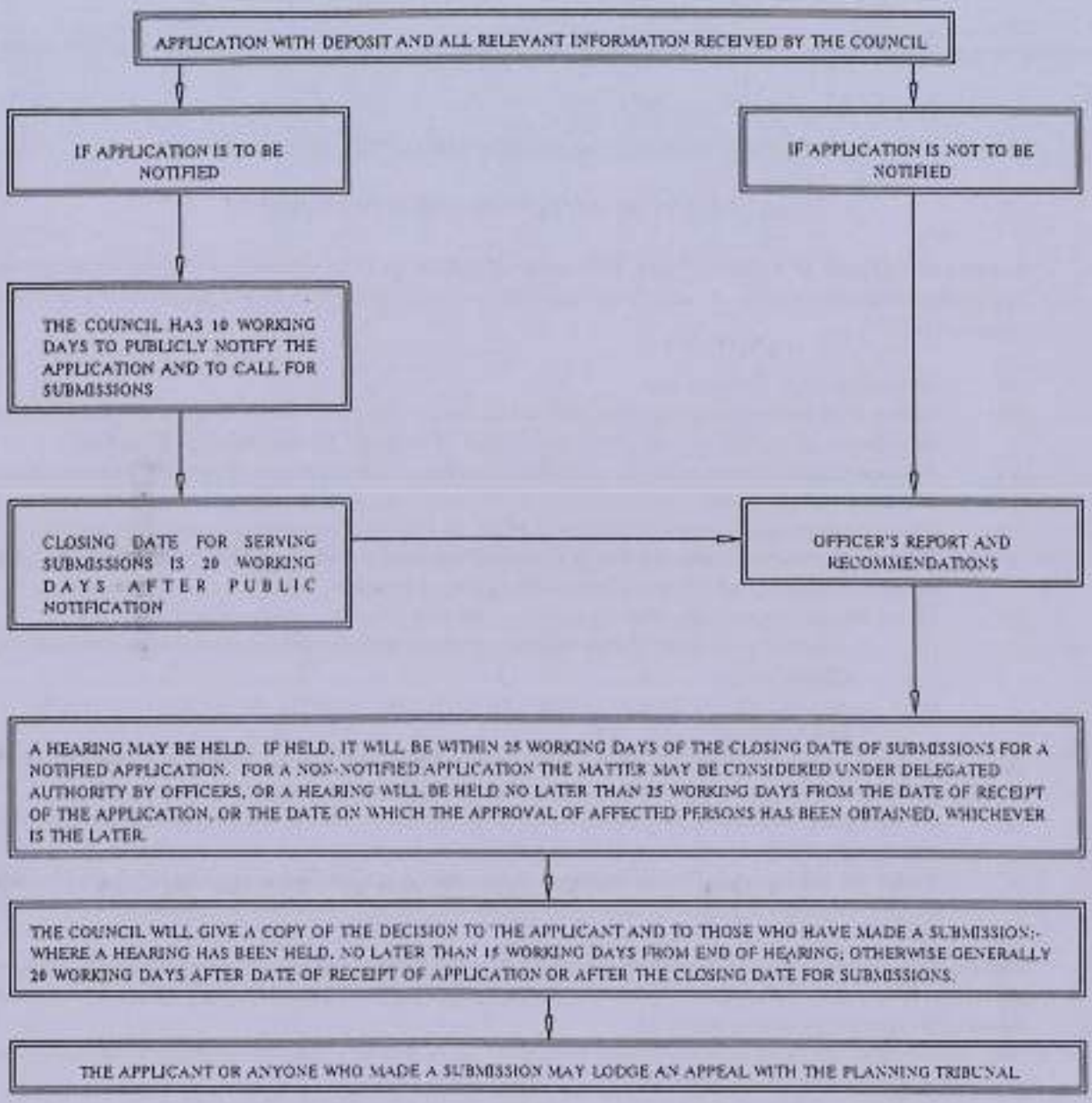
The first step depends on whether or not the application is required to be notified.

• HOW DO I KNOW IF THE APPLICATION NEEDS TO BE NOTIFIED?

The requirement for notification depends on the type of application depends on the type of application and the issues involved.

Controlled activities are not usually notified.

Notification of discretionary and non-complying activities may not be required if they are relatively minor <u>and</u> if all affected persons have given their consent. Council officers can advise you which properties are likely to be affected by your proposal. Both the owners and occupiers of a property identified as affected, would need to give their written consent to avoid notification. Affected person consent forms are available at the public counter. Council will make the decision whether or not the application will be notified. Applicants should normally assume however that an application for a Discretionary or a Non-Complying Activity <u>will</u> be notified.



• WILL THERE BE A HEARING?

Some applications may be considered under delegated authority by officers of Council. these are usually Controlled Activities. Minor Discretionary or even Non-Complying activities may be considered under delegated authority if they are non-notified, or if no submissions have been lodged in opposition. However, applicants should normally assume that there will be a hearing unless advised otherwise.

FOURTH SCHEDULE (RESOURCE MANAGEMENT ACT 1991)

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. *Matters that should be included in an assessment of effects on the environment -Subject to the provisions of any policy statement or plan, an assessment of effects on the environment for the purposes of section 88 (6) (b) should include -*

   (a) *A description of the proposal:*
   (b) *Where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations of methods for undertaking the activity:*
   (c) *Where an application is made for a discharge permit, a demonstration of how the proposed option is the best practicable option:*
   (d) *An assessment of the actual or potential effect on the environment of the proposed activity:*
   (e) *Where the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use:*
   (f) *Where the activity includes the discharge of any contaminant, a description of-*
      (i) *The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and*
      (ii) *Any possible alternative methods of discharge, including discharge into any other receiving environment:*
   (g) *A description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:*
   (h) *An identification of those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted:*
   (i) *Where the scale or significance of the activity's effect are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom.*

2. *Matters that should be considered when preparing an assessment of effects on the environment - Subject to the provisions of any policy statement or plan, any person preparing an assessment of the effects on the environment should consider the following matters:*

   (a) *Any effect on those in the neighbourhood and, where relevant, the wider community including any socio-economic and cultural effects:*
   (b) *Any physical effect on the locality, including any landscape and visual effects:*
   (c) *Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
   (d) *Any effect on natural and physical resources have aesthetic, recreational, scientific, historical, spiritual, or cultural, or other special value for present or future generations:*
   (e) *Any discharge of contaminants into the environment, including any unreasonable emission of noise and options for the treatment and disposal of contaminants:*
   (f) *Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

Ref: BC980133
155 Tahunanui Dr
When calling Don Ross
Please ask (03) 546 0293
DR:kg

NELSON CITY COUNCIL

PO BOX 645 NELSON
NEW ZEALAND
PHONE (03) 546 0200
FAX (03) 548 0239

9 March 1998

Rundle & Frost
99 Tahunanui Drive
NELSON 7001

Dear Sir

Proposal to Erect a Residential Unit at 155 Tahunanui Drive

Your Building Consent Application No BC980133 has been received and is currently being processed.

Your application has also been assessed in terms of compliance with the Resource Management Act 1991, the Nelson City Transitional District and the Proposed Nelson Resource Management Plan (Notified). As a result of this assessment, the following areas of non-compliance have been identified, and the following is to be provided:

1. As the proposal is in a Land Management Overlay and the excavations exceed 1.2 metres in depth a resource consent is to be obtained.

2. Structures are not permitted within 1.5 metres of a common stormwater drain (public or private). Cantilevered balconies are required to have 1.8 metre ground clearance. As an alternative to the above show compliance with Appendix 14, Table 2, Technique 'B' if the pipe is less than 150mm in diameter (copy enclosed).

   Note: details are also to show that the base of the foundation are deeper than a line drawn at 30 degrees from the horizontal from the invert (bottom) of the pipe (see diagram attached). This applies where the structures are not closer than 1.5 metres to the stormwater drain.

3. Show all turning areas of access no less than 150mm of compacted AP40 basecourse.

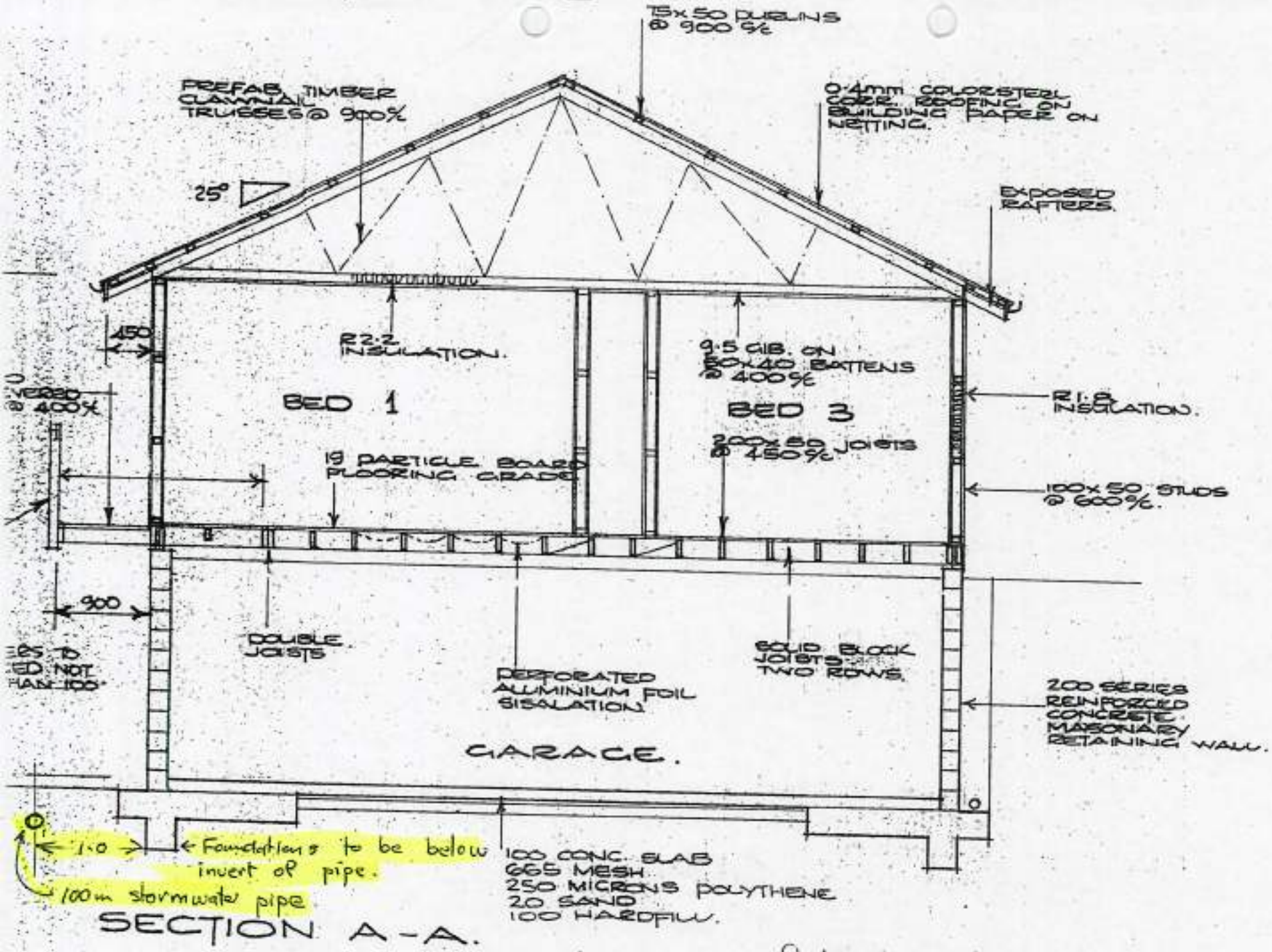
The foregoing matters will need to be addressed before work can proceed. In order to avoid any building delays please provide amended plans.

These areas of non-compliance will require resource consent approval before work can proceed. In order to avoid any building delays you should lodge an application for a resource consent immediately. The appropriate forms are attached.

If you wish to discuss the content of this letter please contact Don Ross at the telephone number provided above.

Yours faithfully

J S Pattison
Development Planner
Enc (2)



SECTION A-A.

Note: 150 mm of basecource AP40 to all turning parking & turning areas.

& WELL

REGISTERED CONSULTIN

job title:

NEW H
TAHUNA
for
RUNDLE

drawing title:

CROSS
SECTION

scale:

1:50

JOB Nº 9015

EAM FIXING

SOLID BLOCKING

100x75 M12⌀ BOLTS @ 1000 c/c

steps removed 30-3-98. J.R. Rundle.

IST FIXING

DRAINAGE EASEMENT

1.0

6760

5910

BOUNDARY

9940

700

2000

EXISTING PATH

LIVING COURT. (NOT REQD).

EXIST. S.W. DRAIN

VERANDAH

GROUND FLOOR F.L. 2920

TOP OF NEW BANK

STEPS

SUBSOIL DRAIN

NEW BATTERED BANK

KERB

R.L. 350

LOT 1 BEING SUBDIVISION OF LOT 3 D.P. 2672 587m²

SITE COVERAGE 16.3%

HOUSE AREA 96m²

EXISTING 110⌀ STORMWATER DRAIN RELAID TO LOWER LEVEL.

CARPORT

BASEMENT F.L. 370

FENCE

DRAIN INVERT 480 DEEP

DATUM IN PORT.

NEW 110⌀ U.P.V.C. SEWER DRAIN FALL 1:40

TOP OF EXISTING BANK

SILT TRAP.

SUBSOIL DRAIN

NEW SUMP

BOUNDARY 47.460

EXISTING SEWER & STORMWATER DRAINS

RETAINING WALL

150 mm AP40 compacted basecourse to all parking, access & turning areas.

KERB

BOUNDARY 66.470

NEW SEALED DRIVE ON 150 A.P.40 BASECOURSE

NEIGHBOURS EXISTING CONCRETE DRIVE.

CONNECT INTO EXISTING SEWER & STORMWATER & WATER. 700 DEEP.

NORTH.

No.	Amendment

WORS
& WELLS
REGISTERED CONSULTING E

job title:

NEW HO
TAHUNA
for
RUNDLE

drawing title:

SITE PL

scale: 1:100

JOB No 9015

copyright reserved

From: Swimming Pools
To: pbbart1012@gmail.com
Subject: SW0867 149 Tahunanui Drive
Date: Thursday, 10 June 2021 1:06:00 pm
Attachments: SW0867_20210610Compliant.pdf
image001.png
image002.png

Good Afternoon
Please find attached your compliance letter and invoice for the swimming pool. A back flow preventor is required to be on the tap. The one on it is not a back flow. Could you please ensure this is attached before topping up the swimming pool. Once it is on please send me in a photo. You can purchase these from Mitre 10 (I have attached a photo)

Any questions let me know

Regards

Janice Benson
Building Officer Compliance
Nelson City Council | Te Kaunihera o Whakatū
P 03 546 0200 |
nelson.govt.nz

Ref: SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P (03) 546 0200
E pools@ncc.govt.nz
nelson.govt.nz

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

SWIMMING POOL BARRIER INSPECTION

Council records show that 149 Tahunanui Drive, Nelson, a property owned or occupied by you is registered as having a pool. The Building Act 2004 requires the owner/operator and the land owner must ensure compliance with the legislation and Council must ensure all pool barriers in its jurisdiction are inspected every three years.

Nelson City Council will undertake audits of all pool barriers to ensure they are being correctly maintained to meet the requirements. There will be a $150.00 fee. Any staff time where non-compliance is noted, will be charged in addition, at an hourly rate. See the Building Consent Fees on the Nelson City Council website. The *Compliance Letter* will be available when payment of the fees has been received.

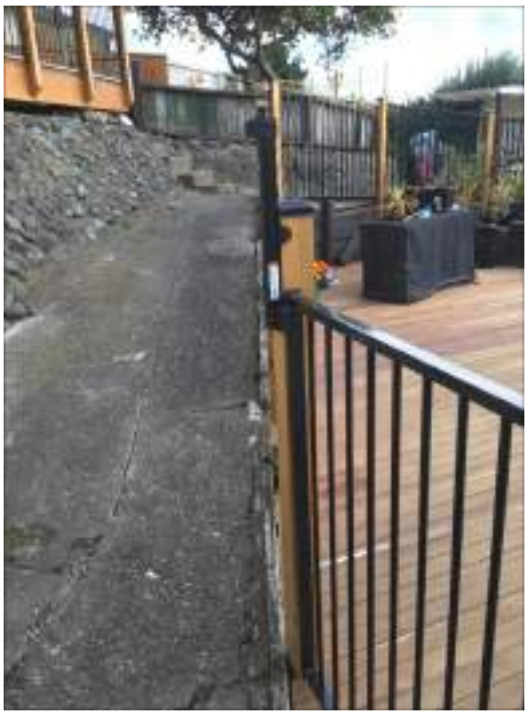
The inspection of your pool area will be carried out during the month of **June**. An inspector will visit the property to carry out this inspection. **Please ensure access to all of the pool barrier is available**. If you would like to book a specific appointment time please contact me.

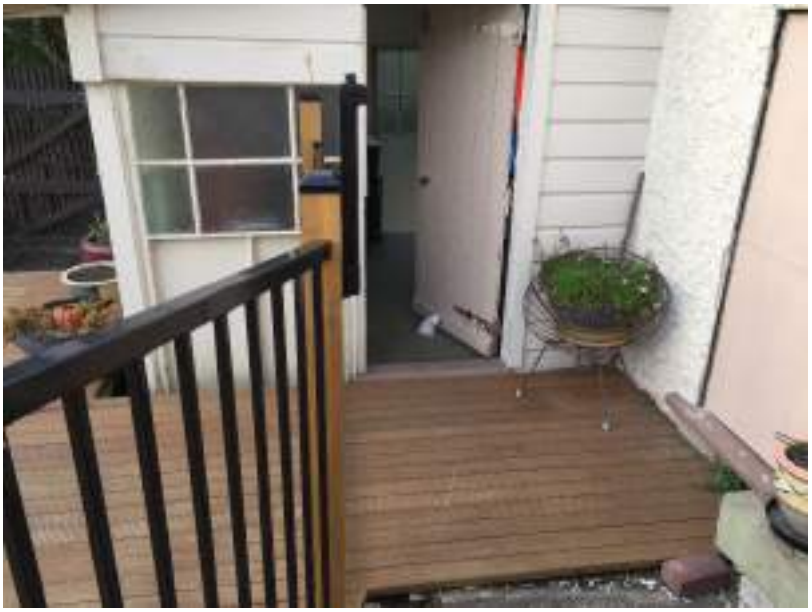
The pool owner may elect to engage the services of an Independent Qualified Pool Inspector (IQPI) who is registered with the Ministry of Business, Innovation and Employment to complete the inspection but the owner must then ensure the Certificate of Periodic Inspection as supplied by the IQPI is submitted to council. If you have engaged an IQPI please inform council of who you have engaged and the expected inspection date.

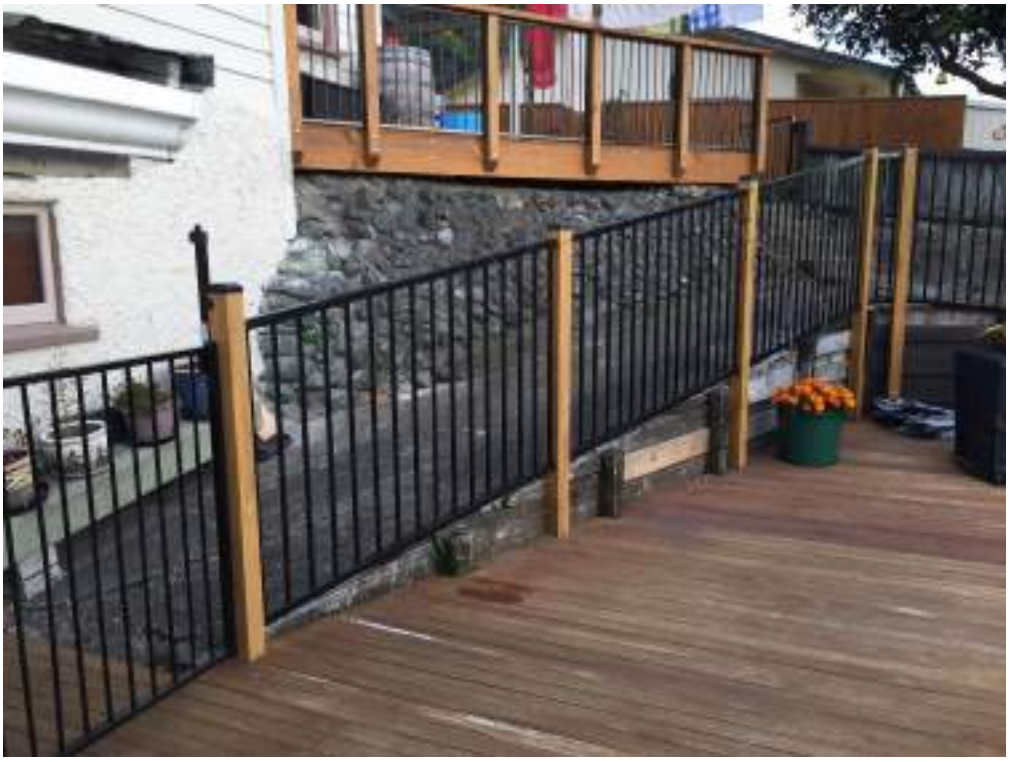
If you have any questions or concerns relating to the compliance of your pool area, please contact me.

Yours sincerely

Janice Benson
Pool Compliance Officer







Ref: SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P (03) 536 0200
E pools@ncc.govt.nz
nelson.govt.nz

10 June 2021

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

BUILDING ACT 2004
POOL COMPLIANCE LETTER SW0867: 149 Tahunanui Drive, Nelson

The inspection carried out on 10 June 2021 under the Building Act 2004 has confirmed that at the time, the swimming pool barriers and related matters were found to be satisfactory.

Re-inspection will be due 10 June 2024. To ensure compliance with the legislation is maintained, 3 yearly inspections are required to be carried out. You can contact Nelson City Council to conduct an inspection prior to the due date or engage the services of an Independently Qualified Pool Inspector and ensure their report is submitted to Council.

If you have any queries or concerns regarding the content of this letter, please contact me.

Yours sincerely

Janice Benson
Building Officer Compliance

Nelson The Smart Little City
Te Tāone Tūrīre a Whakatū

Nelson City Council
te kaunihera o whakatū

Tax Invoice

GST Reg No: 10-730-295
Invoice Date: 10/06/21
Customer No: SW0867
Tax Invoice No: 84356
Order No:

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Quantity	Description	Rate	Amount	
	Lic No.: SW0867 149 Tahunanui Drive, Nelson Swimming Pool Audit Fee		150.00	*
	(* Incl GST $19.57)	**GST**		
			$150.00	

Due Date: 20 JUL 21

Please refer to our website for our Customer Terms & Conditions
www.nelson.govt.nz/customer-accounts

Nelson City Council
te kaunihera o whakatū

PLEASE TEAR OFF THIS PORTION AND RETURN WITH YOUR REMITTANCE

Civic House
110 Trafalgar Street
PO Box 645
Nelson 7040
Phone (03) 546-0200
E-mail customer.service@ncc.govt.nz

Customer No: SW0867
P & M Bartlett
Invoice No: 84356

Do you wish to receive your invoices via email? Please email us!

From Saturday 1 May 2021, cheques will no longer be accepted by Nelson City Council as a method of payment.

Total Due: **$150.00**

Electronic payments can be made to bank account 03 0703 0325055 00
Using your customer number as the reference.

Ref:SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

6 March 2018

P 03 546 0200
DD 03 546 0438
E marie.albertson@ncc.govt.nz
nelson.govt.nz

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

marleneandpaul@xtra.co.nz

Dear Sir/Madam

SWIMMING POOL INSPECTION

Council records show that 149 Tahunanui Drive, Nelson, a property owned or occupied by you is registered as having a pool. The Building Act 2004 requires the owner/operator and the land owner must ensure compliance with the legislation and Council must ensure all pools in its jurisdiction are inspected every three years.

Nelson City Council will undertake audits of all pools to ensure they are being correctly maintained to meet the requirements. There will be a $100.00 fee for pools that have a current 'compliant' status and upon inspection continue to be compliant. Any additional staff time where non-compliance is noted, will be charged at an hourly rate. See the Building Consent Fees on the Nelson City Council website. The *Compliance Letter* will be available when payment of the fees has been received.

It is proposed that an inspection of your pool will be carried out during the month of **April**. An inspector will visit the property to carry out this inspection. If you would like to book a specific appointment time please contact me on 03 5460438 or if no contact is made it will be considered that no appointment is necessary and access to the pool will be available.

The pool owner may elect to engage the services of an Independent Qualified Pool Inspector (IQPI) who is registered with the Ministry of Business, Innovation and Employment to complete the inspection but the owner must then ensure the certificate of periodic inspection as supplied by the IQPI is submitted to council. If you have engaged an IQPI please inform council of who you have engaged and the expected inspection date.

If you have any questions or concerns relating to the compliance of your pool area, please contact me on the above number.

Yours sincerely

Marie Albertson
Pool Compliance Officer

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

14 October 2014

marie.albertson@ncc.govt.nz
www.nelson.govt.nz

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

SWIMMING POOL INSPECTION

Council records show that 149 Tahunanui Drive, Nelson, a property owned or occupied by you is registered as having a swimming pool/spa pool/hot tub. The Fencing of Swimming Pools Act 1987, under which all pools are administered, places obligations on both the owner/occupier and the Council.

You as the owner/occupier have an obligation to ensure that all items pertaining to the swimming pool and fencing are correctly maintained, and legislatively compliant. Your Council has an ongoing obligation under the Fencing of Swimming Pools Act 1987 to ensure that all pools in the Nelson area are fenced appropriately. To this end Nelson City Council has engaged to undertake regular audits of all pools to ensure that they are being correctly maintained. There will be a $210.00 fee to cover the costs involved. The *Compliance Letter* will not be available until the fee is paid.

It is proposed that an inspection of your pool will be carried out during the month of November. An inspector will visit the property to carry out this inspection. If you would like to book a specific appointment time please contact me in the first week of November on 03 5460438 otherwise it will be presumed that no appointment is necessary and access to the pool will be available.

If you have any questions or concerns relating to the compliance of your swimming pool/spa pool or hot tub, feel free to call me on the above number.

Yours sincerely

Marie Albertson
Pool Compliance Officer

Ref: SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P 03 546 0200
DD 03 546 0438
E marie.albertson@ncc.govt.nz

nelson.govt.nz

26 April 2018

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

SWIMMING POOL INSPECTION

Nelson City Council have completed inspections of the swimming pool barriers and associated items at 149 Tahunanui Drive, Nelson.

Please find enclosed an invoice for the cost involved in ensuring compliance with the legislation. When payment has been received the status on the pool file will be updated and the Letter of Compliance will be at the Customer Service Centre to collect. We regularly check payments and if the Letter of Compliance is not collected we will post it to you.

Three yearly inspections are required by the Building Act 2004 to ensure standards are maintained. Thank you for your efforts to keep the pool safe.

Yours sincerely

Marie Albertson
Pool Compliance Officer

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

9 December 2014

www.nelson.govt.nz

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Marlene & Paul

Nelson City Council have completed inspections of your swimming pool and associated fencing.

Please find enclosed an invoice for the cost involved in ensuring compliance with the Fencing of Swimming Pools Act 1987. When payment has been received the status on the pool file can be update and your Letter of Compliance will be at the Customer Service Centre to collect. Please contact the Customer Service Team if you would like it posted to you.

Your pool and associated fencing will require regular inspections to ensure compliance with the Fencing of Swimming Pools Act 1987. Thank you for your efforts to keep your pool safe.

Yours sincerely

Marie Albertson
Pool Compliance Officer

Ref: SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P 03 546 0200
DD 03 546 0438
E marie.albertson@ncc.govt.nz

nelson.govt.nz

26 April 2018

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

BUILDING ACT 2004
POOL COMPLIANCE LETTER SW0867: 149 Tahunanui Drive, Nelson

The inspection carried out on 24 April 2018 under the Building Act 2004 has confirmed that at the time, the swimming pool barriers and related matters were found to be satisfactory.

Re-inspection will be due 24 April 2021. To ensure compliance with the legislation is maintained, 3 yearly inspections are required to be carried out. You can contact Nelson City Council to conduct an inspection prior to the due date or engage the services of an Independently Qualified Pool Inspector and ensure their report is submitted to Council.

If you have any queries or concerns regarding the content of this letter, please contact me.

Yours sincerely

Marie Albertson
Pool Compliance Officer

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

12 November 2014

marie.albertson@ncc.govt.nz
www.nelson.govt.nz

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

FENCING OF SWIMMING POOLS ACT 1987.
149 Tahunanui Drive, Nelson

An inspection, carried out under the legislation detailed above, on 11 November 2014 has revealed items requiring attention. This letter confirms the issue/s raised on the inspection sheet, a copy of which was left at the premises.

1. Please install a backflow preventer to the tap used to maintain the pool water level to reduce the risk of contaminating the household water supply. These are available from most hardware, plumbing and pool supply stores and cost about $30.00. They screw directly onto the tap and are easily installed.
2. Please remove or eliminate climbable objects closer than 1.2 metres from the top of the pool fence to comply with the schedule of the Act Section 1 (b).
3. Please install self closing devices to the two doors that give direct access to the pool area. These doors require an exemption to the legislation if they open inward to the pool area. Please either re swing to open inward or apply for an exemption.
4. Please install stays to the window that opens directly to the pool area to restrict opening to no greater than 100 mm to comply with the Schedule of the Act Section 4.

In order to comply with the legislation it is necessary that these items are rectified promptly or that the pool be emptied, so that the water level is no deeper than 400mm and remain so until such time as the pool and or fencing is made compliant. Water which is emptied from the pool should be discharged via a gully trap to a foul water drain.

Please advise when the work is complete or if no communication has been received an officer will correspond on 5 December 2014 in order to ensure compliance.

Further guidance regarding the procedures which will help ensure that the pool is made compliant under the Act may be accessed at: - http://nelson.govt.nz/building-and-property/building-consents-2/apply-for-building-consent/swimming-pool-consents/

If you have any queries please feel free to contact me.

Yours sincerely

Marie Albertson
Pool Compliance Officer

SW 0867 PIR 125247

PROCESSED

9 February 1998

S Riddell
149 Tahunanui Drive
NELSON 7001

CERTIFICATE OF COMPLIANCE

This Is To Certify That:

The Swimming Pool at: **149 Tahunanui Drive**
Was inspected on: **28 January 1998**

On that date it complied with the provisions of the Fencing of Swimming Pools Act 1987.

.....

Colin Aitken: Nelson City Council
Building Inspector

Note: *This Certificate does not constitute a warranty or guarantee that the swimming pool will continue to comply with the provisions of the Fencing of Swimming Pools Act 1987.*

Site File
Ref: .....149 Tahunanui Dr....
When calling Please ask for: Colin Aitken (03) 546 0247
CA:kg

NELSON CITY COUNCIL

P.O. BOX 645 NELSON
NEW ZEALAND
PHONE (03) 546 0200
FAX (03) 546 0239

9 February 1998

S Riddell
149 Tahunanui Drive
NELSON

Dear Sir/Madam

Swimming Pool Inspection
Address: 149 Tahunanui Drive

The fencing requirements, in regard to the pool situated at the above address, were considered by the Applications Committee of the Nelson City Council.

A special exemption from the requirements has been granted by resolution, as allowed for in Section 6 of the 'Fencing of Swimming Pools Act'.

The gate opening inwards be accepted.

Where conditions have been imposed, the remedial work should be undertaken as soon as possible, and Council notified to enable a further inspection to be undertaken.

Yours faithfully

Colin Aitken
Building Inspector

Site File
Ref: .....149 Tahunanui Dr.
When calling Please ask for: Colin Aitken (03) 546-0247
CA:kg

NELSON CITY COUNCIL

P.O. BOX 645 NELSON
NEW ZEALAND
PHONE (03) 546 0200
FAX (03) 546 0239

11 November 1997

S Riddell
149 Tahunanui Drive
NELSON

Dear Sir/Madam

Swimming Pool Fencing At 149 Tahunanui Drive

An inspection of the above pool was carried out on 11 November 1997 and the following work was noticed as requiring attention to bring the pool and surrounding fences up to compliance with the Act.

1. A back flow preventer to be fitted on to tap used for filling pool.
2. All the plant growth to be removed from around the gate post so that gates will return to a closed and secure position.

When the above work has been completed Council are to be notified to enable a further inspection to be undertaken.

Thanks for your co-operation.

Yours faithfully

Colin Aitken
Building Inspector

INSPECTION OF SWIMMING POOLS

ADDRESS 149 Tahunanui Dr

Type of Pool: In Ground Para

Out of Ground

Height Above Surrounding Ground:

Type Of Fences Fulin

Height Of Fences (min 1.2m): ✓

Any Rails On Outer Side (min .900 between): ✓

Gate Opens Outwards: Yes (1) (No)

Gate Fitted With Self Closer And Latch: Yes

Any Doors Opening Into Pool Area: Yes

Is Door Fitted With Lock:

Can Pool Be Emptied To S/W System:

Type of Filtering System:

Back Wash Is Pumped To Gull Trap:

ack Flow Preventer On Filling Tap: No.

Producer Statement From Engineer

Any Other Object Closer Than 1.2m To Fence:

Other Comments: Clear ~~vegetation~~ plant growth away to allow gates to shut

Put to Committee

Inspector Date

Swimming Pool Registration Form

Street address where swimming pool located

149 TAHUNANUI DRIVE ✓

Name of owner SEAN RIDDELL

Postal address 149 TAHUNANUI DRIVE
NELSON

Contact phone 5485373 (Home) 5481039 (Work)

A pool is defined as an excavation, structure or product that has a depth of water greater than 400mm and is used or is capable of being used for the purpose of swimming, wading, paddling or bathing and includes a spa pool.

For further information, please contact

Colin Aitken	546 0247
Rosetta McKenzie	546 0249
Gwen Bezett	546 0273

NELSON CITY COUNCIL

Please complete and return to:
Nelson City Council
110 Trafalgar Street
PO Box 645
Nelson

Nelson City Council
te kaunihera o whakatū

PO Box 265
Nelson 7040

P 03 546 0200
F 03 546 0239

marie.albertson@nelcc.govt.nz
www.nelson.govt.nz

5 December 2014

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

FENCING OF SWIMMING POOLS ACT 1987
POOL COMPLIANCE LETTER SW0867: 149 Tahunanui Drive, Nelson

The inspection carried out on 5 December 2014 under the Fencing of Swimming Pools Act 1987 has confirmed that at the time, the swimming pool fencing and related matters were found to be satisfactory.

Re-inspection will be due 5 December 2017. To ensure compliance with the Fencing of Swimming Pools Act 1987 is maintained, regular inspections are required to be carried out by this Territorial Authority. You can contact Nelson City Council to conduct an inspection prior to the due date.

If you have any queries or concerns regarding the content of this letter, please feel free to contact me.

Yours sincerely

Marie Albertson
Pool Compliance Officer

Nelson City Council
te kaunihera o whakatū

PO Box 545 Nelson 7040
P 03 546 0200
F 03 546 0239

www.nelson.govt.nz

9 December 2014

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Marlene & Paul

Nelson City Council have completed inspections of your swimming pool and associated fencing.

Please find enclosed an invoice for the cost involved in ensuring compliance with the Fencing of Swimming Pools Act 1987. When payment has been received the status on the pool file can be update and your Letter of Compliance will be at the Customer Service Centre to collect. Please contact the Customer Service Team if you would like it posted to you.

Your pool and associated fencing will require regular inspections to ensure compliance with the Fencing of Swimming Pools Act 1987. Thank you for your efforts to keep your pool safe.

Yours sincerely

Marie Albertson
Pool Compliance Officer

Nelson City Council
te kaunihera o whakatū

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

marie.albertson@ncc.govt.nz
www.nelson.govt.nz

12 November 2014

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

FENCING OF SWIMMING POOLS ACT 1987.
149 Tahunanui Drive, Nelson

An inspection, carried out under the legislation detailed above, on 11 November 2014 has revealed items requiring attention. This letter confirms the issue/s raised on the inspection sheet, a copy of which was left at the premises.

all items addressed 5/12/14 [illegible]

1. Please install a backflow preventer to the tap used to maintain the pool water level to reduce the risk of contaminating the household water supply. These are available from most hardware, plumbing and pool supply stores and cost about $30.00. They screw directly onto the tap and are easily installed.
2. Please remove or eliminate climbable objects closer than 1.2 metres from the top of the pool fence to comply with the schedule of the Act Section 1 (b).
3. Please install self closing devices to the two doors that give direct access to the pool area. These doors require an exemption to the legislation if they open inward to the pool area. Please either re swing to open inward or apply for an exemption. 1 door reswung + self closers on latches. 1 door removed + replaced with wall
4. Please install stays to the window that opens directly to the pool area to restrict opening to no greater than 100 mm to comply with the Schedule of the Act Section 4.

In order to comply with the legislation it is necessary that these items are rectified promptly or that the pool be emptied, so that the water level is no deeper than 400mm and remain so until such time as the pool and or fencing is made compliant. Water which is emptied from the pool should be discharged via a gully trap to a foul water drain.

Please advise when the work is complete or if no communication has been received an officer will correspond on 5 December 2014 in order to ensure compliance.

Further guidance regarding the procedures which will help ensure that the pool is made compliant under the Act may be accessed at: - http://nelson.govt.nz/building-and-property/building-consents-2/apply-for-building-consent/swimming-pool-consents/

310567

05/12/2014

05/12/2014

05/12/2014

05/12/2014

Nelson City Council
te kaunihera o whakatū

POOL INSPECTION SHEET

BAM 226

ADDRESS _____

DATE _____

BC NUMBER _____

INSPECTOR _____

POOL IDENTIFIER _____

ADD TO NCS Y ☐ N ☐

Pool

- ☐ In-ground
- ☐ Above ground
- ☐ Spa
- ☐ Spa
- ☐ Chlorine / Bromine
- ☐ Other _____
- ☐ Position as per plans

Gates

- ☐ Open outwards from pool
- ☐ Swing over all anything which could hold them open
- ☐ Cannot be lifted off the hinges or hinges climbable
- ☐ Cannot be unlatched if pulled down or lifted up
- ☐ Have no gaps greater than 100mm
- ☐ Are at least 1.2m high
- ☐ Are self closing from 150mm
- ☐ Are self latching from 150mm
- ☐ Latch is at least 1.5m from ground level or inaccessible

Plumbing and drainage

- ☐ Pool empties to foul water via a gulley trap
- ☐ Backwash empties to foul water via gulley trap
- ☐ Sand filter
- ☐ Paper filter
- ☐ Other filter _____
- ☐ Backflow preventer on filter system

Certificates

- ☐ Electrical certificate
- ☐ Engineers PS4
- ☐ As built drainage plan

Fences

- ☐ Type of fence _____
- ☐ 1.2m minimum height mesh fence - max 10mm perforations
- ☐ 1.8m minimum height mesh fence - max 50mm perforations
- ☐ No gaps more than 100mm in or under the fence
- ☐ Rails on exterior of fence minimum 450mm apart or finials fixed
- ☐ No climbable structures within 1.2m
- ☐ Above ground pool height of pool wall if not fenced _____
- ☐ Glass barriers impact resistant tested or producer statement
- ☐ Fence of adequate strength and rigidity

Spa pools

- ☐ Exempt or number
- ☐ Fitted with rebated lid
- ☐ Minimum 750mm from ground to spa top (not including the lid)
- ☐ Lid cannot be lifted more than 100mm when locked
- ☐ No scaffolding/furniture within 1.2m
- ☐ Cover of robust construction
- ☐ Cover and locks in good state of repair
- ☐ Warning notice displayed

House forming part of the barrier

- ☐ All doors self closing and latching from 150mm
- ☐ All windows lower than 1.2m restricted to open only 100mm
- ☐ Alternative access to other outdoor areas available from the house
- ☐ Number of types of doors opening to the pool area

Type _____ Number _____

Passed Y ☐ N ☐

Reinspection required Y ☐ N ☐ Ph: 546 0334

Site Plan

✓

✓

✓

✓

All Satisfactory 5/12/14
Ha

☑ Checked and approved
☐ Not applicable
☒ Checked and Rejected

Nelson City Council
te kaunihera o whakatū

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

marie.albertson@ncc.govt.nz
www.nelson.govt.nz

14 October 2014

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

SWIMMING POOL INSPECTION

Council records show that 149 Tahunanui Drive, Nelson, a property owned or occupied by you is registered as having a swimming pool/spa pool/hot tub. The Fencing of Swimming Pools Act 1987, under which all pools are administered, places obligations on both the owner/occupier and the Council.

You as the owner/occupier have an obligation to ensure that all items pertaining to the swimming pool and fencing are correctly maintained, and legislatively compliant. Your Council has an ongoing obligation under the Fencing of Swimming Pools Act 1987 to ensure that all pools in the Nelson area are fenced appropriately. To this end Nelson City Council has engaged to undertake regular audits of all pools to ensure that they are being correctly maintained. There will be a $210.00 fee to cover the costs involved. The *Compliance Letter* will not be available until the fee is paid.

It is proposed that an inspection of your pool will be carried out during the month of November. An inspector will visit the property to carry out this inspection. If you would like to book a specific appointment time please contact me in the first week of November on 03 5460438 otherwise it will be presumed that no appointment is necessary and access to the pool will be available.

If you have any questions or concerns relating to the compliance of your swimming pool/spa pool or hot tub, feel free to call me on the above number.

Yours sincerely

Marie Albertson
Pool Compliance Officer

SW0567

Ref: SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P 03 546 0200
DD 03 546 0438
E marie.albertson@ncc.govt.nz

nelson.govt.nz

26 April 2018

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

BUILDING ACT 2004
POOL COMPLIANCE LETTER SW0867: 149 Tahunanui Drive, Nelson

The inspection carried out on 24 April 2018 under the Building Act 2004 has confirmed that at the time, the swimming pool barriers and related matters were found to be satisfactory.

Re-inspection will be due 24 April 2021. To ensure compliance with the legislation is maintained, 3 yearly inspections are required to be carried out. You can contact Nelson City Council to conduct an inspection prior to the due date or engage the services of an Independently Qualified Pool Inspector and ensure their report is submitted to Council.

If you have any queries or concerns regarding the content of this letter, please contact me.

Yours sincerely

Marie Albertson
Pool Compliance Officer

Ref: SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P 03 546 0200
DD 03 546 0438
E marie.albertson@ncc.govt.nz
nelson.govt.nz

26 April 2018

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

SWIMMING POOL INSPECTION

Nelson City Council have completed inspections of the swimming pool barriers and associated items at 149 Tahunanui Drive, Nelson.

Please find enclosed an invoice for the cost involved in ensuring compliance with the legislation. When payment has been received the status on the pool file will be updated and the Letter of Compliance will be at the Customer Service Centre to collect. We regularly check payments and if the Letter of Compliance is not collected we will post it to you.

Three yearly inspections are required by the Building Act 2004 to ensure standards are maintained. Thank you for your efforts to keep the pool safe.

Yours sincerely

Marie Albertson
Pool Compliance Officer

Nelson City Council
te kaunihera o whakatū

POOL INSPECTION SHEET

ADDRESS 149 Tahunanui Dr
POOL IDENTIFIER SW0867
POOL OWNER Paul & Marlene Bartlett

DATE 24/4/18
INSPECTOR Marie Albertson

BC NUMBER _____ **Date Issued** _____
What BC was issued for

Any changes?

EXEMPTION NUMBER _____ **Granted date** _____
What exemption was granted for

Pool
- [x] In ground
- [ ] Above ground

Barrier
Pool Fence
Type of fence timber / Aluminum.

- [x] No openings in or under a 100mm sphere can pass through
- [ ] Glass barrier safety glass markings
- [x] Fence of adequate strength and rigidity
- [x] **Boundry fence at least 1.8m** existing.
- [ ] At least 1m from waters edge
- [ ] 900mm high zone on pool side not more than 150mm from top with no projections greater than 10mm
- [ ] Mesh openings not greater than 35mm
- [x] **Pool barrier at least 1.2m**
- [ ] Angle not greater than 15° and slopes outward
- [ ] Mesh openings not greater than 13mm
- [x] No climbable objects/projections closer than 1.2m from top of barrier Bike - pots moved.
- [ ] Rails/rods.wire on exterior of fence minimum 900mm apart
- [ ] **Pool side/wall at least 1.2m**
- [ ] Ladder removed and stored at least 1.2m from pool
- [ ] Ladder inaccessable - locked above 1.2m or fenced

Building as pool barrier
- [x] Windows with lower opening edge less than 1m are limited to opening so 100mm sphere cannot pass through
- [ ] Number and type of doors _____
- [ ] Not more than 1m in width
- [ ] Self-closing device
- [ ] Self latching device with manual release not less than 1500mm above floor
- [ ] Sign attached at 1.2m to 1.5m 'SWIMMING POOL. CLOSE THE DOOR'
- [ ] Toward pool opening hinged doors self close and latch from any position
- [ ] Sliding and away from pool opening hinged doors self close from 150mm
- [ ] Door alarm 75dB at 3m and commences 7 seconds after self latch is released
- [ ] Alarm automatically returns to readiness when door closed and latched

Gates
- [x] Number of gates two
- [x] Open away from pool
- [x] Self closing and latches from any position
- [x] Swings clear of anything that can hold it open
- [x] Cannot be lifted up or pulled down to release latch, come of hinge or has ground clearance greater than 100mm sphere
- [x] Latch has a manual release at least 1.5m from ground/deck on outside 1.35
- [ ] Latch on inside is inaccessable by reaching through the gate
- [x] Check backflow preventer on tap used to fill the pool

☑ Checked and approved

☐ Not applicable

☒ Checked and Rejected

Passed Y ☐ N ☐

Reinspection required Y ☐ N ☐

NOTES

Ref:SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P 03 546 0200
DD 03 546 0438
E marie.albertson@ncc.govt.nz
nelson.govt.nz

6 March 2018

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

marleneandpaul@xtra.co.nz

Dear Sir/Madam

SWIMMING POOL INSPECTION

Council records show that 149 Tahunanui Drive, Nelson, a property owned or occupied by you is registered as having a pool. The Building Act 2004 requires the owner/operator and the land owner must ensure compliance with the legislation and Council must ensure all pools in its jurisdiction are inspected every three years.

Nelson City Council will undertake audits of all pools to ensure they are being correctly maintained to meet the requirements. There will be a $100.00 fee for pools that have a current 'compliant' status and upon inspection continue to be compliant. Any additional staff time where non-compliance is noted, will be charged at an hourly rate. See the Building Consent Fees on the Nelson City Council website. The *Compliance Letter* will be available when payment of the fees has been received.

It is proposed that an inspection of your pool will be carried out during the month of **April**. An inspector will visit the property to carry out this inspection. If you would like to book a specific appointment time please contact me on 03 5460438 or if no contact is made it will be considered that no appointment is necessary and access to the pool will be available.

The pool owner may elect to engage the services of an Independent Qualified Pool Inspector (IQPI) who is registered with the Ministry of Business, Innovation and Employment to complete the inspection but the owner must then ensure the certificate of periodic inspection as supplied by the IQPI is submitted to council. If you have engaged an IQPI please inform council of who you have engaged and the expected inspection date.

If you have any questions or concerns relating to the compliance of your pool area, please contact me on the above number.

Yours sincerely

Marie Albertson
Pool Compliance Officer

Ref: SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P 03 546 0200
DD 03 546 0438
E marie.albertson@ncc.govt.nz

nelson.govt.nz

26 April 2018

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

BUILDING ACT 2004
POOL COMPLIANCE LETTER SW0867: 149 Tahunanui Drive, Nelson

The inspection carried out on 24 April 2018 under the Building Act 2004 has confirmed that at the time, the swimming pool barriers and related matters were found to be satisfactory.

Re-inspection will be due 24 April 2021. To ensure compliance with the legislation is maintained, 3 yearly inspections are required to be carried out. You can contact Nelson City Council to conduct an inspection prior to the due date or engage the services of an Independently Qualified Pool Inspector and ensure their report is submitted to Council.

If you have any queries or concerns regarding the content of this letter, please contact me.

Yours sincerely

Marie Albertson
Pool Compliance Officer

Ref: SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P 03 546 0200
DD 03 546 0438
E marie.albertson@ncc.govt.nz
nelson.govt.nz

26 April 2018

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

Dear Sir/Madam

SWIMMING POOL INSPECTION

Nelson City Council have completed inspections of the swimming pool barriers and associated items at 149 Tahunanui Drive, Nelson.

Please find enclosed an invoice for the cost involved in ensuring compliance with the legislation. When payment has been received the status on the pool file will be updated and the Letter of Compliance will be at the Customer Service Centre to collect. We regularly check payments and if the Letter of Compliance is not collected we will post it to you.

Three yearly inspections are required by the Building Act 2004 to ensure standards are maintained. Thank you for your efforts to keep the pool safe.

Yours sincerely

Marie Albertson
Pool Compliance Officer

Nelson City Council
te kaunihera o whakatū

POOL INSPECTION SHEET

ADDRESS 149 Tahunanui Dr
POOL IDENTIFIER SW0867
POOL OWNER Paul & Marlene Bartlett

DATE 24/4/18
INSPECTOR Marie Albertson

BC NUMBER _____ **Date Issued** _____
What BC was issued for

Any changes?

EXEMPTION NUMBER _____ **Granted date** _____
What exemption was granted for

Pool
- [x] In ground
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Barrier
Pool Fence
Type of fence timber / Aluminum.

- [x] No openings in or under a 100mm sphere can pass through
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- [ ] **Pool side/wall at least 1.2m**
- [ ] Ladder removed and stored at least 1.2m from pool
- [ ] Ladder inaccessable - locked above 1.2m or fenced

Building as pool barrier
- [x] Windows with lower opening edge less than 1m are limited to opening so 100mm sphere cannot pass through
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- [ ] Toward pool opening hinged doors self close and latch from any position
- [ ] Sliding and away from pool opening hinged doors self close from 150mm
- [ ] Door alarm 75dB at 3m and commences 7 seconds after self latch is released
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Gates
- [x] Number of gates two
- [x] Open away from pool
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- [x] Cannot be lifted up or pulled down to release latch, come of hinge or has ground clearance greater than 100mm sphere
- [x] Latch has a manual release at least 1.5m from ground/deck on outside 1.35
- [ ] Latch on inside is inaccessable by reaching through the gate
- [x] Check backflow preventer on tap used to fill the pool

☑ Checked and approved

☐ Not applicable

☒ Checked and Rejected

Passed Y ☐ N ☐

Reinspection required Y ☐ N ☐

NOTES

Ref:SW0867

Civic House, 110 Trafalgar Street
PO Box 645, Nelson 7040, New Zealand

P 03 546 0200
DD 03 546 0438
E marie.albertson@ncc.govt.nz
nelson.govt.nz

6 March 2018

P & M Bartlett
149 Tahunanui Drive
Nelson 7011

marleneandpaul@xtra.co.nz

Dear Sir/Madam

SWIMMING POOL INSPECTION

Council records show that 149 Tahunanui Drive, Nelson, a property owned or occupied by you is registered as having a pool. The Building Act 2004 requires the owner/operator and the land owner must ensure compliance with the legislation and Council must ensure all pools in its jurisdiction are inspected every three years.

Nelson City Council will undertake audits of all pools to ensure they are being correctly maintained to meet the requirements. There will be a $100.00 fee for pools that have a current 'compliant' status and upon inspection continue to be compliant. Any additional staff time where non-compliance is noted, will be charged at an hourly rate. See the Building Consent Fees on the Nelson City Council website. The *Compliance Letter* will be available when payment of the fees has been received.

It is proposed that an inspection of your pool will be carried out during the month of **April**. An inspector will visit the property to carry out this inspection. If you would like to book a specific appointment time please contact me on 03 5460438 or if no contact is made it will be considered that no appointment is necessary and access to the pool will be available.

The pool owner may elect to engage the services of an Independent Qualified Pool Inspector (IQPI) who is registered with the Ministry of Business, Innovation and Employment to complete the inspection but the owner must then ensure the certificate of periodic inspection as supplied by the IQPI is submitted to council. If you have engaged an IQPI please inform council of who you have engaged and the expected inspection date.

If you have any questions or concerns relating to the compliance of your pool area, please contact me on the above number.

Yours sincerely

Marie Albertson
Pool Compliance Officer