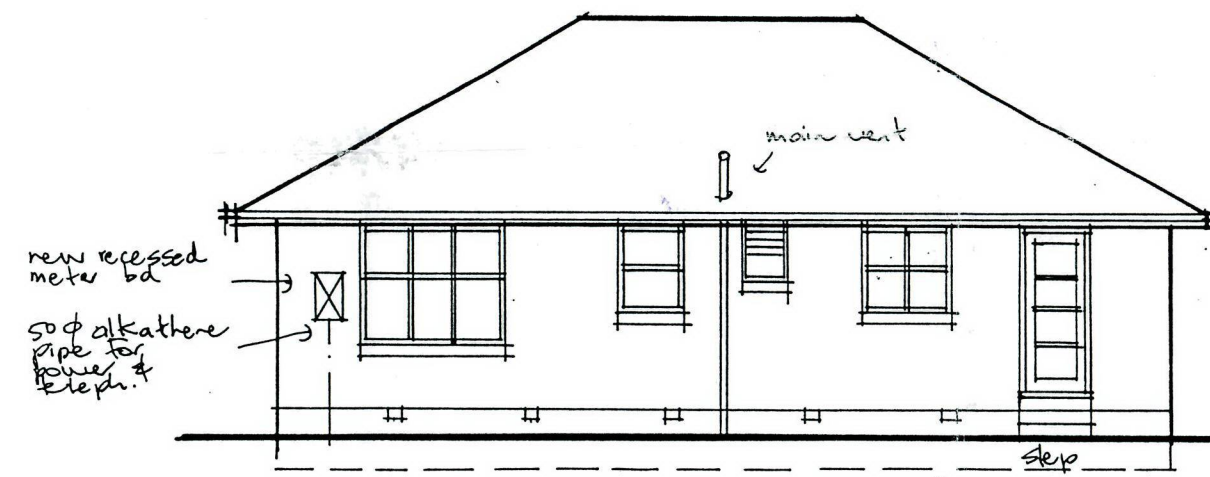


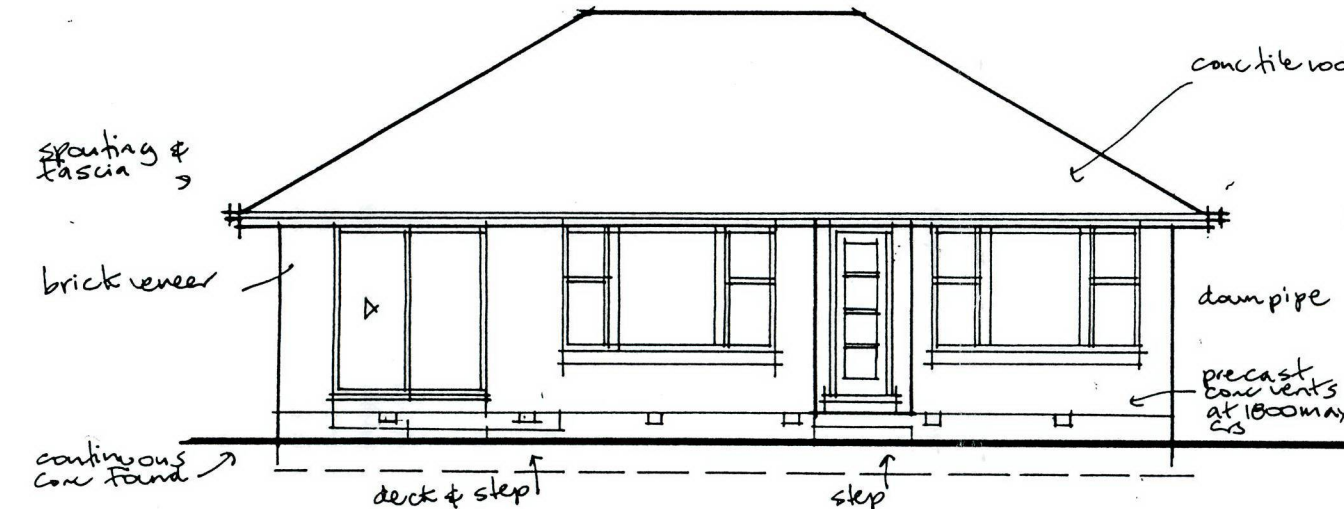
TYPICAL CROSS SECTION
Scale 1:50



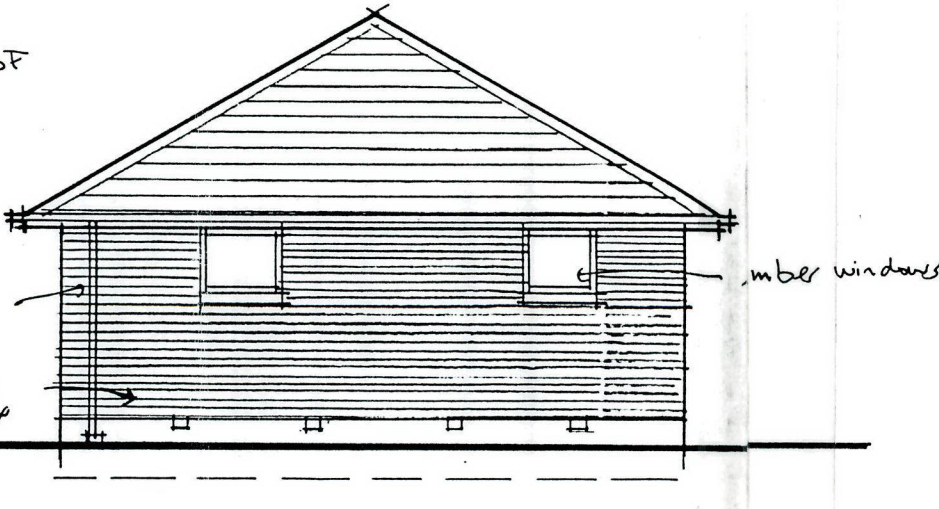
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION Scale 1:100



NORTH EAST ELEVATION



NORTH WEST ELEVATION

Note
existing well
90 m EAST
approx 3 m
off North
boundary

HOME
PADDOCK

PROPOSED
RELOCATED
HOUSE

NOTE 50 m min separation
from water supply & dispersal
of effluent.

18 φ polythene
water pipe

Note Lewis &
Barrow to
design
Sewage Disposal
System

CLEARWATER 90
TREATMENT PLANT

FUTURE
GARAGES

FUTURE
CATTLE
YARD

HOME YARD

EXISTING
NEW BARN

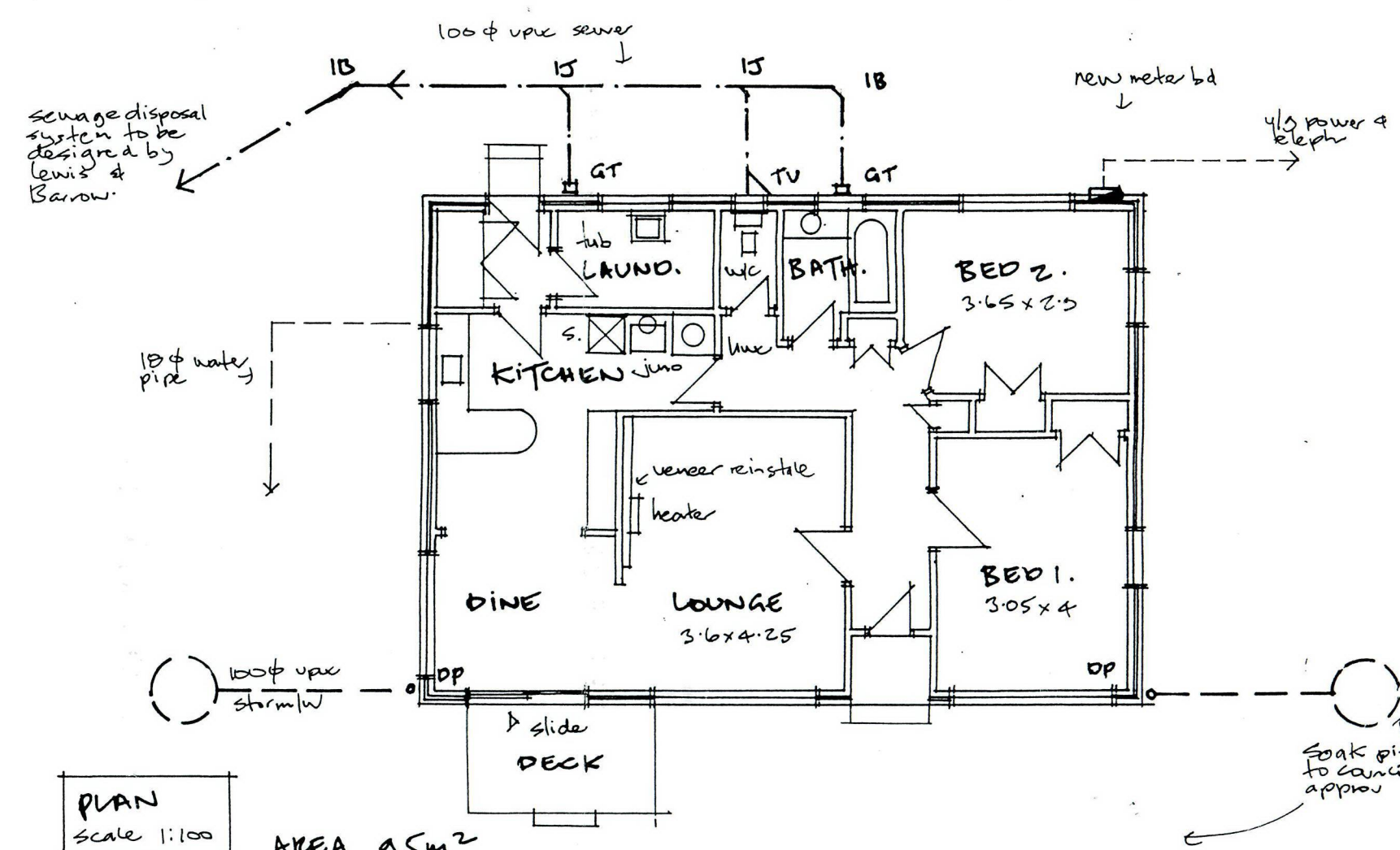
ENTRANCE

DAY'S RD.

SITE PLAN Scale 1:200

OASIS CLEARWATER SYSTEMS LTD.
ENVIRONMENTAL ENGINEERS
Taylax Clearwater Sewage Treatment Systems
PUMPING & IRRIGATION ENGINEERS
P.O. Box 8268, Riccarton Ph. (03) 364-8080

Approx
2KM TO
SELWYN HTTS



PLAN
Scale 1:100

AREA 95m²

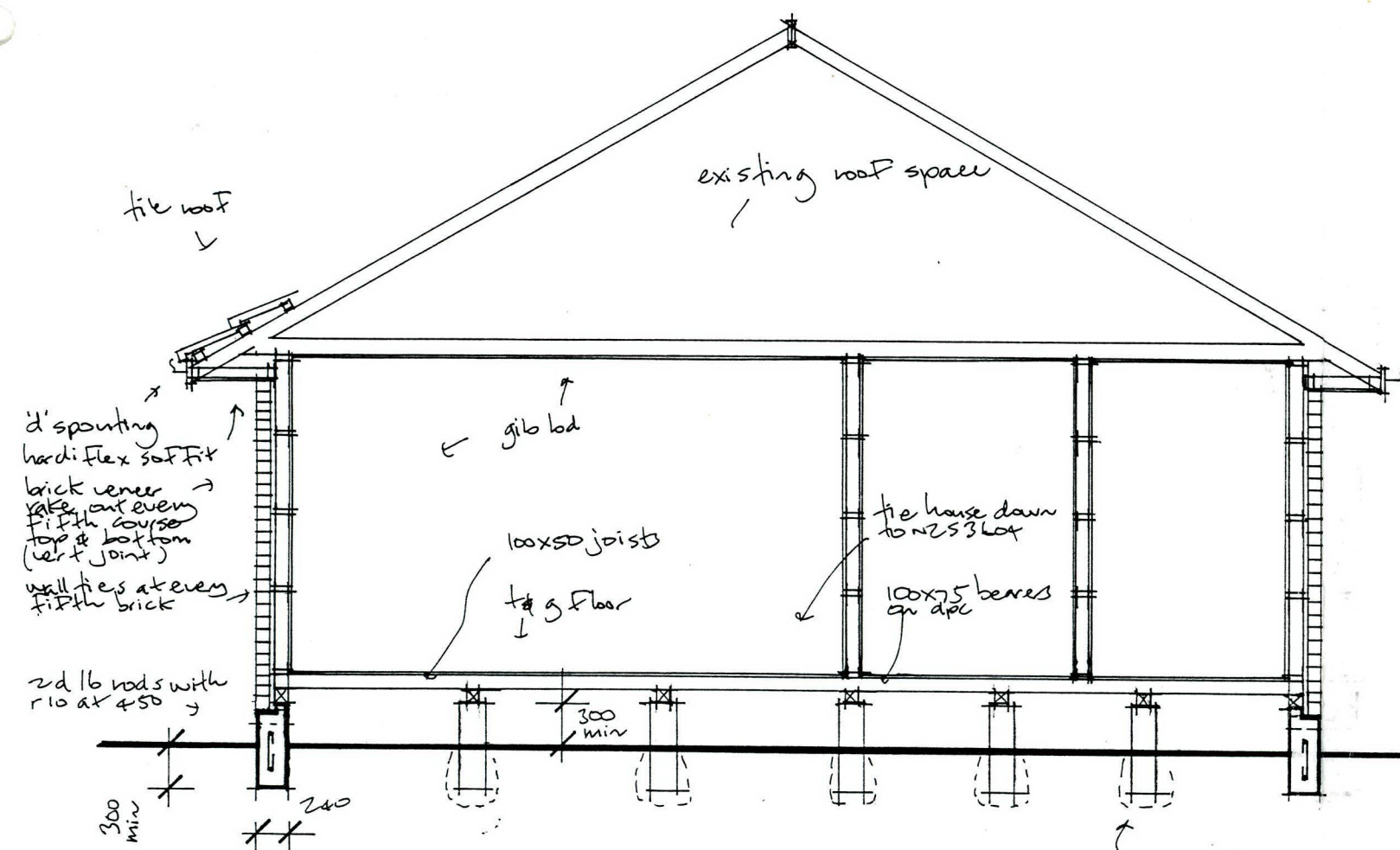
WF0002684

RELOCATION HOUSE for CRAIG MacDONALD at
DAY'S RD (From 306 ILAM RD at CH)

Relocators
Living Properties
15 Hanworth Ave Chch

David Greenslade Design
20 A Puriri St Chch
ph 3433511

SHT 1 OF 1



TYPICAL CROSS SECTION
scale 1:50

Note:
existing well
90m EAST
approx 3m
OFF North
boundary

HOME
PROPOSED

NOTE 50m min separation
from water supply & dispersal
of effluent.

CLEAN WATER
90 BY
TOM MCKAY
TO NZS REAS
Note Lewis &
Barrow to
design
Sewage Disposal
System

FUTURE
GARAGES

FUTURE
CATTLE
YARD

HOME YARD

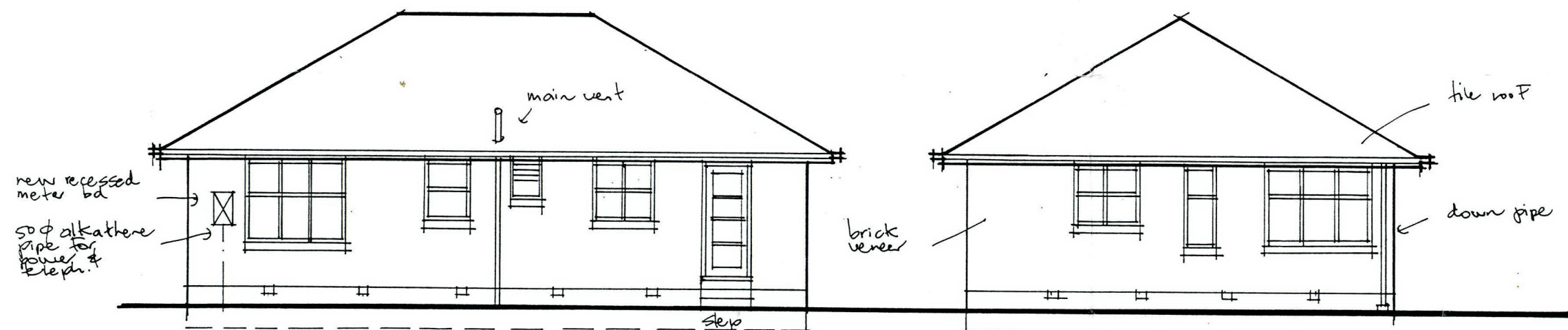
EXISTING
NEW BARN

ENTRANCE

DAY'S RD.

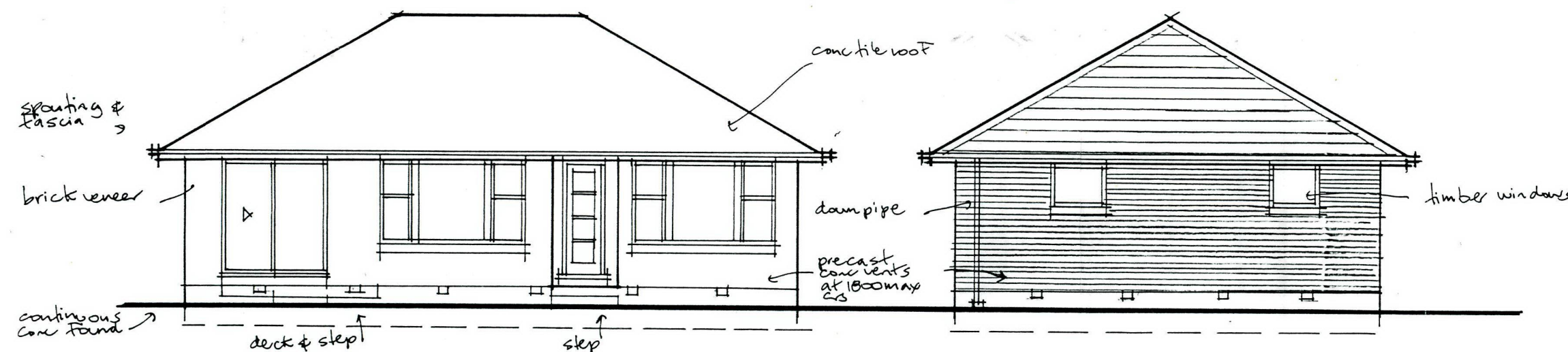
SITE PLAN scale 1:200

APPROX
2KM TO
SELWYN HUTTS



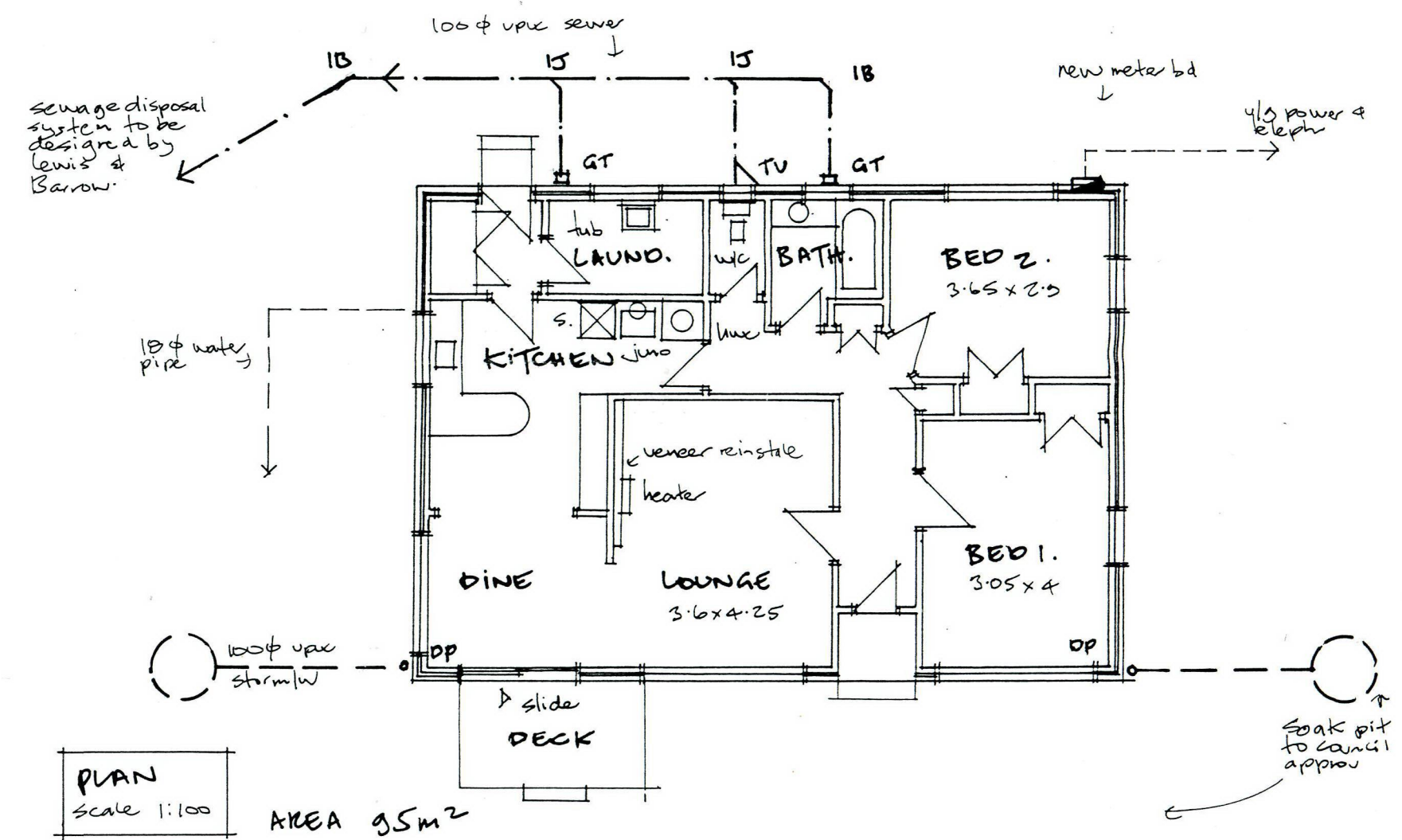
SOUTH WEST ELEVATION

SOUTH EAST ELEVATION scale 1:100



NORTH EAST ELEVATION

NORTH WEST ELEVATION



PLAN
scale 1:100

AREA 95m²

RELOCATION HOUSE for CRAIG Mac DONALD at
DAY'S RD (From 306 ILAM RD at CR)

Relocators
Laird Properties
15 Hanworth Ave Chch

David Greenslade Design
23 A Puriri St Chch &
ph 3433511

SHT 1 of 1



Warren R. Lewis
Stephen W. Barrow
Leslie J. Cotter

BE (Hons) MIPENZ Reg Eng. ANZIM
BE (Hons) MIPENZ Reg Eng.
BE MIPENZ Reg Eng.

LEWIS & BARROW LTD

183 Hereford Street
P.O. Box 13-282
Christchurch
New Zealand
Telephone (03) 366-4320
Fax (03) 365-7069

19 April 1995

8258

Consulting civil and structural engineers

RELOCATION REPORT

CLIENT

Craig McDonald

ADDRESS

C/-Laing Properties (1995) Ltd
PO Box 11-090
Christchurch

EXISTING SITE

306 Ilam Road
Christchurch

PROPOSED SITE

Days Road
Springston

BUILDING CONDITION SUMMARY

ELEMENT

CONSTRUCTION AND CONDITION

Roofing

Concrete tiles in good condition. Minimal signs of moss. Both ends hipped. Iron gutters and downpipes all in good condition.

Roof Framing

100 x 50 rafters at 450 crs, 200 x 25 ridge and apex boards, 50 x 25 purlins at 350 crs, 100 x 50 underpurlin all round propped to ceiling joists. All members in good dry condition.

Ceiling Framing

100 x 50 joists at 450 crs. 2/200 x 25 ceiling runners over lounge all in good condition.

Ceiling Lining

Lath and plaster all areas covered but no sign of distortion.

Ceiling Insulation

100mm pink batts in reasonable condition. Some dust and particles from underside of concrete tiles.

Internal Wall Linings

Lath and plaster most areas papered and painted. No sign of distortion. Some hardboard to kitchen area.

Internal Wall Construction

Timber framing not observed but no signs of distortion.

ELEMENT	CONSTRUCTION AND CONDITION
External Wall Construction	Timber framing not observed but no sign of distortion.
Exterior Cladding	110mm thick brick veneer in good condition.
Flooring At Ground Floor	Tongue and groove timber flooring not fully observed. Some creaking but no springiness observed.
Subfloor Framing	100 x 50 joists at 450 crs, 100 x 75 bearers at approximately 1500 crs. Not fully observed.
Subfloor Ventilation	Concrete grid vents to strip foundation at reasonable crs providing good ventilation.
Foundations	140mm wide exterior strip foundation and tapered round concrete piles at approximately 1500 crs.
Electrical Services	Some new fittings and fixtures but mainly original wiring in good condition.
Plumbing Services	Mixture of new PVC and original steel pipework and fittings.
Kitchen Facilities	Woodburner.
Laundry Facilities	Stainless steel tub in timber cabinet. Vertical timber boarding wall lining.
Miscellaneous	Timber window frames all in good condition. Concrete window sills.

RECOMMENDATIONS

Additional 100 x 50 timber props should be placed to the underpurlins along the length of the roof to give support at a maximum of 900 crs.

Access to the subfloor was not available at the time of inspection so all subfloor framing members should be thoroughly checked for signs of deterioration and any structurally inadequate members should be replaced.

Extra care will need to be taken during lifting and relocation as the lath and plaster wall and ceiling linings are easily damaged. Any damage caused by transportation should be made good on the proposed site.

All new foundation work on the proposed site should be in accordance with the requirements of N.Z.S.3604:1990.

Plywood bracing, nailed in accordance with N.Z.S.3604:1990 K4.5 or E13.2, should be placed to the exterior timber framed walls on the removal of the brick veneer.

SUMMARY

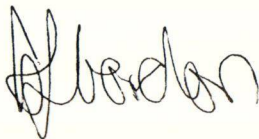
The building to be relocated is a cottage estimated to be around 40 years old.

It is considered that this building is in a suitable condition for relocation and further use.

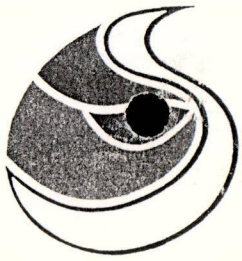
The roof members observed seemed to be sound and with the addition of extra props to the underpurlins, will be configured in such a way as to be able to support the loads specified by N.Z.S.4203:1992.

The building, in common with most of its age, will not comply with the lateral bracing requirements of N.Z.S.3604:1990 but its floor plan and the addition of plywood to the exterior result in no area particularly lacking in lateral strength.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Chris J Gordon', written in a cursive style.

Chris J Gordon



Selwyn
DISTRICT
COUNCIL

BUILDING CONSENT NO.: R413963

Section 35, Building Act 1991

Project Information Memorandum No.: R413963

APPLICANT

Name: C MCDONALD
Address: DAYS RD
RD 4
CHRISTCHURCH
Contact: C MCDONALD

Phone: 3384117 Fax:
Application Received: 2-05-95

COUNCIL CHARGES

The issue of this building consent is subject to the payment by the applicant of the costs incurred by Council up to the time of issue. A Statement and Invoice will be forwarded to cover these charges.

Further Costs will be incurred from Inspections and travel necessary to confirm the adequacy of the work and for issue of the Code Compliance Certificate following satisfactory completion of the job. These charges will be invoiced after the final inspection has been carried out.

PROJECT

New or relocated building.....X
Alteration.....
Intended use(s):
RELOCATED DWELLING

Intended life:
Indefinite, but not less than 50 years X

Demolition.....

Being stage 1 of an intended 1 stage

Estimated value (incl GST): \$40,000

PROJECT LOCATION


Street address: DAYS RD, SPRINGSTON

Legal description:
LOT 1 DP 64301 LOT 2 DP 64409 BLK XII
LEESTON SD
Valuation No: 24040-188-02

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

This building consent is issued subject to the conditions specified in the attached page headed "Conditions of Building Consent No. R413963".

Signed for and on behalf of the Council:

Name: 

Position: COMMUNITY
DEVELOPMENT MANAGER

Date: 28.6.95

CONDITIONS OF BUILDING CONSENT NO. R413963

BUILDERS-PLEASE NOTE: in terms of the Building Act, you are required to give:

- (a) At least 2 working days notice of the intended commencement of construction:
- (b) At least 1 working day's notice of the covering up or closing in of any-
 - (i) Drainage, plumbing, gas fitting, or electrical work:
 - (ii) Excavation for a foundation:
 - (iii) Reinforcing steel for a foundation:
 - (iv) Timber required to have a specified moisture content:
 - (v) Any other building work in respect of which such notice is required as a condition of the building consent.

Builders and applicants for building consents are advised that it is necessary to provide construction workers on site with readily accessible toilet facilities. Failure to meet this request will result in Council taking action under the Health Act against any person identified as responsible for creating insanitary conditions.

This Building Consent is issued subject to any condition or requirement set out in the associated Project Information Memorandum.

- 1 The extraction of ground water, and the on site sewage treatment and disposal is to comply with the Canterbury Regional Council Rules and be located so as to avoid the influence from encroaching on adjoining land and cause restrictions on the future use of that land. (B1A)
- 2 The owner shall confirm in writing annually to Council that all necessary maintenance to the potable water supply, and on site sewage treatment and disposal system has been carried out as required. (B2)
- 3 The author of the Producer Statement shall provide to Council on completion, written confirmation that the on site sewage treatment and disposal system has been installed in accordance with his/her design and specifications, and shall provide the owner with written instructions for the operation and maintenance of the system. (B4)
- 4 Septic Tank minimum liquid capacity of 3,300 litres required. (B5)
- 5 Package treatment plant to be installed and maintained in accordance with Selwyn District Council Conditions of Approval and Canterbury Regional Council Rules. Plant and disposal to be fully complete and operational prior to occupancy of the dwelling or facility. (B7)
- 6 The hot water temperature at any sanitary fixture used for personal hygiene must not exceed 55 C as required by the New Zealand Building Code G12 AS 1.4.13. A tempering valve complying with NZS 4617 is an acceptable mixing device to control water temperature. (B13)
- 7 Stormwater to land drainage. (B18)
- 8 A Pressure Test as defined in New Zealand Building Code G12/AS1.8.0 is to be carried out on all Plumbing Pipe Work. (B20)

PIM INFORMATION

FILE

TO: Project Information Memorandum Co-ordinator

FROM: Kieran O'Boyle, Environmental Health Officer

Applicant: C. McDonald

Consent No: R413963

Site Address: Days Road, Springston

Legal Description: Lot 1 DP 64301

Valuation No: 240418802

Proposal: Relocate an existing dwelling.

Comments:

An approved potable water supply must be developed before the dwelling can be occupied.

The effluent disposal system must comply with the Canterbury Regional Council's Regional Rules for Sewage Disposal in the Unsewered Areas of the Canterbury Region. The use of a Clearwater 90 system would achieve compliance. A Producer Statement for the effluent disposal system must be provided by the drainlayer undertaking the work.

Stormwater is to be discharged to soakage at least 3 metres from buildings.

If the existing plumbing is altered the hot water supply to all sanitary appliances must be tempered in accordance with the requirements of the New Zealand Building Code G.1.

A Pressure Test as defined in New Zealand Building Code G12/AS1.8.0 will be required on all plumbing work.

Stormwater is to be discharged to soakage at least 3 metres from buildings.

All aspects of the building proposal not conforming with the New Zealand Building Code must be the subject of specific Producer Statements.

Note: The installation of garbage grinders is discouraged as their use can cause early failure of effluent disposal systems.

Other Authorisations:

No other health related authorisations required.

Signed:

17 May 1995