Selwyn DISTRICT COUNCIL

Private Bag 1, Leeston
Phone (03) 3243-859
Fax (03) 3243-531

Consent No R417664

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991
(Cross each applicable box and attach relevant documents in duplicate)

PART A - GENERAL

(Complete Part A in all cases)

KJN

08 SEP 1997

APPLICANT*

Name: STEWART OWEN SHIRLEY

Mailing address: HOSKYNS ROAD
West Melton R.D5. CH. CH.

Contact (*Print name and position*):
AS ABOVE.

Phone: 347-8987 Fax: -

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

PROJECT

New ~~or relocated building~~ ☑
Demolition ☐
Alteration ☑

PIM COMPLETED

Description of Work
NEW RESIDENCE / ~~STORAGE BUILDING~~ / ALTERATIONS

Intended Use
Storage Building & Residence.

Intended Life:
Indefinite but not less than 50 years ☐
Specified as 50 years ☐

Being stage 2 of an intended 2 stages

Estimated value (incl GST): $ ~~170,000-00~~ 260,000

FOR COUNCIL USE

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

Application Fee: $ .....

Receipt No.: .....

PROJECT LOCATION

Street address: HOSKYNS ROAD
West Melton RD5 CH CH.

Legal description (As shown on certificate of title or rates notice): .....

Valuation Roll Number: 23541-48601

Lot: 1 DP: 69431

Section: ..... Block: X15

Survey District: Rolleston S.D.

FURTHER DETAILS

No of Dwelling Units ..... No of Storeys 2

Floorspace - Existing ..... Proposed ≈ 280m² ground + 24m upper = 304m²
Say 300m² @ $800/m² = 240,000
+ Gge 52m² @ $500/m² 26,000
266,000

This application is for:

☐ Building consent only, in accordance with project information memorandum no .....

☐ Both building consent and a project information memorandum.

NOTE: All work covered by this application must comply fully with the New Zealand Building Code.

KEY PERSONNEL

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

Designer(s): Name: S. O. SHIRLEY. Phone: 347-89[redacted]7.
Address: HOSKYNS ROAD W. MELTON.
Building certifier(s): Name: Phone:
Address:
Builder(s): Name: S. O. SHIRLEY. Phone: AS ABOVE.
Address: AS ABOVE.
Registered drainlayer: Name: J L MALONEY. Phone: 2167330
Address: 35 BROWN ST INVERCARGILL
Craftsman plumber: Name: J L MALONEY Phone:
Address: 35 BROWN ST INVERCARGILL 2167330
Other:

(where a Code Compliance Certificate for energy work will be requested).

Registered Electrician: Name: W D PRIEST Phone: 2304550
Address: 1st Street KENNINGTON Southland.
Registered Gasfitter: Name: J L MALONEY Phone: 2167330
Address: 35 BROWN Street INVERCARGILL

CONFIDENTIALITY

Plans and Specifications

☐ I/[redacted] require that *my/*[redacted] ☑ *plans* ☑ *specifications*
☑ be treated as confidential in order to protect: ☑ *the security of the building* ☐ [redacted]

Names

☑ I/[redacted] require that *my name/~~our names~~ and addresses* be treated as confidential other than for information memorandum enquiries.

Privacy Clause The information provided on this form will be used to process your building consent application. Council staff having direct access to this information include Regulatory and Engineering Design Services Departments. In appropriate circumstances, this information may be shared with the Fire Service, Valuation NZ and Engineering and Environmental Health Consultants assisting the Council. The information requested is required under the Building Act 1991. If insufficient information is provided you will be requested to supply the required information and your application will be suspended until the information is received. Under the Privacy Act 1993, you have a right of access to personal information about you held by the Selwyn District Council and you are entitled to request information about you to be corrected.

Signed by/for and on behalf of/the applicant *Delete as appropriate*
Note: If acting "for and on behalf of", please read the following declaration before signing. "I hereby declare that I am authorised to act as Agent of the Applicant".

Name S. O. SHIRLEY Position PROP / BUILDER
Signature Date 1-9-97.

BUILDING DETAILS

(Complete in all cases)

This application is accompanied by *(Cross each applicable box, attach relevant documents in duplicate):*

☑ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including —
- ☑ Building certificates
- ☑ Producer statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority

☐ Proposed procedures, if any, for inspection during construction

2354148601

Memo: to Peter Wright
From: Stan Brandish

cc: Ivan Fletcher

20 July 2006

Consider CCC issue re BC R417664

- Review of file info, indicates that all outstanding issues &/or requisitions arising from inspections carried out during construction, have been met and all information supplied. Eg: glazing > drainage > electrical cert. etc.

- Principal issue established from file info. & consultation with staff indicates that the duration of exposure of framing timbers/framed structure prior to cladding/roofing is probably main basis for concern (NZBC B2)

- Ian Burford letter dated 16th May clearly indicates acceptance of the condition of framing (in all aspects) as approval to fix internal linings is clearly recorded.

- This approval is taken to have been given on Ian Burford's own analysis of framing condition at the time, and on his own authority.

- Engineer's certification of framing may have influenced SDC inspectors decision, but it is considered that the two approvals could be successfully argued as individual "stand alone" approvals.

Conclusion

Accepting that the above inferences/conclusions drawn, are correct, it would seem that Council would have great difficulty in justifying refusal of CCC issue on grounds which relied significantly on the duration of the exposure of framing timbers, as file information clearly identifies Council's approval, and also provides additional grounds for that approval (Eng. cert.)

Peter,
Have advised Ivan to contact owner & advise that file info has been checked and at this time, record is fairly comprehensive, with no major problems identified, but before giving definite answer, that I wish to consult with yourself to ensure that nothing has been overlooked.

Stan

BLS CONSULTING LIMITED
Civil & Structural Engineer
Heywards Rd., Kalapol R.D.2. Ph. (03)3278062
P.O.Box 3268 Christchurch. FAX NO. 03 327 8021

FILE COPY

FACSIMILE TRANSMISSION

I am transmitting ...5..... pages, including this page.

If this facsimile is not received fully or legibly, please advise the sender.

SENT BY: BRIAN SPENCE DATE 24/04/03

ATTENTION: 0274 913251

COMPANY: SELWYN DISTRICT COUNCIL

FAX NO.: 324 3531

MESSAGE: BUILDING CONSENT R417664: MR. S. O. SHARLEY HOUSE AT HOSKINS ROAD

- I RESPOND TO YOUR INSPECTION NOTICE RE ABOVE & DATED 17 APRIL 2003.
- IN PARTICULAR, YOUR REQUEST THAT AN ENGINEER "SIGN OFF" STRUCTURE OF BUILDING FOR PRELINE, INCLUDING FIXINGS AS DISCUSSED, & BRACING.
- WHILE I HAVE NOT SPECIFICALLY INSPECTED THE HOUSE, I HAVE STUDIED THE DESIGN DRAWINGS, PHOTOGRAPHS OF FRAMING, AND DISCUSSED THE ISSUES WITH OWNER.
- FROM MY STUDIES AND ENQUIRY I AM UNABLE TO APPRECIATE YOUR CONCERNS RE THE FRAMING STRUCTURES,

(2)

OTHER THAN WALL BRACING (PERHAPS), ALTHOUGH THIS SHOULD NOT BE A CONCERN TO COUNCIL, AS CERTIFYING AUTHORITY.

- YOUR INSPECTION NOTE IS NON-SPECIFIC WITH REGARD TO ITEMS OF APPARENT CONCERN. IF THERE ARE ITEMS OF CONSTRUCTION IN NON-COMPLIANCE WITH SPECIFIED DESIGN, YOU ARE OBLIGED TO ADVISE BUILDER/OWNER ACCORDINGLY, AND WITH RELEVANT NOTICE TO RECTIFY.

FROM MY DISCUSSIONS WITH OWNER, IT WOULD APPEAR YOU HAVE SOME CONCERNS W.R.T. WALL BRACING, & I WILL ADDRESS THIS AS FOLLOWS:-

WALL BRACING:

(a) REVIEW OF DESIGN (NZS 3604)

OWNERS INDICATIVE BRACING DEMAND IS EXCESSIVE. NOTE CONSENT APPLIED FOR (& ISSUED) 1997, AND HENCE BASED ON 1990 DOCUMENT. FOLLOWING ASSESSES DEMAND USING BOTH 1990 / 1999 CODES.

1990	1999
NOTE HEIGHT TO RIDGE 6 - 6 1/2, 33° SLOPE LIGHTWEIGHT ROOF & HEAVY (VENEER) CLADDING. STUD HEIGHT 2.5m. WIND EXPOSURE IS MEDIUM & ZONE B (EARTHQUAKE) AREA OF HOUSE & GARAGE ≈ 350m².	
WIND:	WIND:
U_{across} = 81 x 18.5 = 1499 Bus	W_{across} = 68 x 18.5 = 1258 Bus
U_{along} = 64 x 22.9 = 1466 Bus	W_{along} = 59 x 22.9 = 1351 Bus
EARTHQUAKE: E = 3.4 x 350 = 1190 Bus.	EARTHQUAKE: E = 4.2 x 350 = 1470 Bus
NOTE FOR EQ; MINOR FIRST FLOOR AREA COMPENSATED FOR BY SIGNIFICANT WIDTH OF HOUSE AND USE OF HEAVY WALL CLADDING TABLES	

NOTE ALSO WIND BRACING DEMAND REDUCED FOR 1999 CODE, BUT EARTHQUAKE DEMAND INCREASED.

EARTHQUAKE BRACING GOVERNS DESIGN

b) BRACING CAPACITY ACROSS RIDGE

USING PLYWOOD ONLY VALUES TO EXTERIOR WALLS (CP5 AT 92 BUS/m.), THERE IS ADEQUATE BRACING CAPACITY ACROSS BY TAKING PLYWOOD EFFECTIVE BRACING ONLY, THERE IS A TOTAL OF AT LEAST 17 METRES OF PLY WALL BRACING GIVING CAPACITY OF $17 \times 92 \times 2.4/2.5$ = 1501 BUS ✓ck

THIS IS WITHOUT ALLOWANCE FOR INTERIOR WALLS AND BRACING DISTRIBUTED AS PER STANDARD REQUIREMENTS. (70 BUS MIN INTERNAL LINES & BRACING LINES AT 5m CRS). NOTE ALSO PLY BRACING BELOW 900mm LENGTH NOT INCLUDED.

c) BRACING CAPACITY ALONG RIDGE.

FILE COPY

(i) PLYWOOD (EXTERIOR) BRACING:

- LOUNGE/LIVING SIDE = 4.2 m LONG
- DINING = 1.6m (2 @ 0.8m)
- KITCHEN = 1.6m (")
- SIDE WALL GARAGE = 4.1 m

TOTAL PLY 11.5m

⇒ BRACING CAPACITY $\approx 11.5 \times 90 \times 2.4/2.5$ = 994 BUS

(ii) INTERIOR BRACING LINES:

INTERNAL BRACING LINES ARE REQUIRED TO COMPLY WITH NZS 3604 (5m BRACING LINES, ETC)

LENGTHS OF WALLS AS FOLLOWS:-

- ENSUITE / WIR 4.0m
- LOUNGE / HALLWAY 1.8 m
- ENTRANCE / KITCHEN 2.0 m

BROUGHT FORWARD 7.8m.

INTERNAL BRACING LINES CONTD.

- LIVING / DINING 3.6m
- BEDROOM 1 / BATHROOM 3.4m
- BEDROOM 1 / GARAGE 4.2m

TOTAL INTERIOR DIAGONALLY BRACED WALLS = 19.0 m

BASED ON NZS 3604 : 1990, VALUES FOR LET IN TIMBER BRACING, NOT ENTIRELY WITHIN ELEMENT, ie TYPE 2 (b)(ii)

RATING = 47 BUS/m. (2.4 WALL)

THEREFORE FOR 19.0m WALLS, 47x19.0x2.4/2.5

= 857 BUS PROVIDED

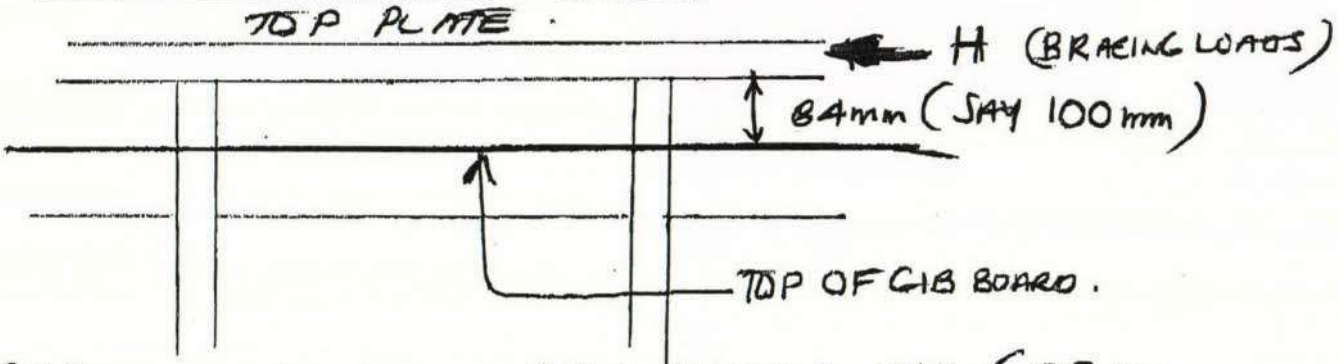
∴ TOTAL PLY / DIAGONAL BRACING CAPACITY = 857 + 994

OR ✓ = 1851 BUS

IN ADDITION EFFECT OF OTHER GIB-LINED WALLS NOT TAKEN INTO ACCOUNT.

∴ MORE THAN ADEQUATE CAPACITY IS PROVIDED ACROSS (> 1501) AND ALONG RIDGE (> 1,851 BUS)

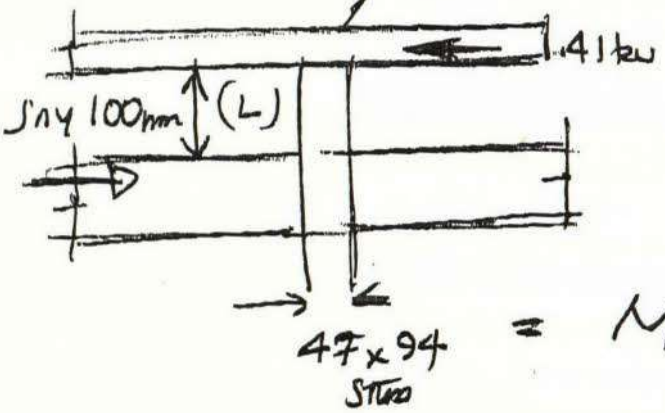
(d) TRANSFER OF HORIZONTAL LOADS FROM TOP PLATE TO TOP OF BRACING WALLS



BASED ON MAXIMUM STUD SPACING OF 600mm. AND TRANSFER OF 47 BUS/m

AT 600 CRS BRACING FORCE TO TRANSFER = 0·6 × 47 = 28·2
(PER STUD)

OR 28·2/100 × 5·0 kN = 1·41 kN (ULS)
(EARTHQUAKE COVERS)



MOMENT IN STUD (INTERNAL – NO AXIAL LOAD)

$$M^* = P \times L$$
$$= 1.41 \times 0.1 = 0.141 \text{ kNm}$$
(PER STUD)

CALCULATE BENDING STRENGTH OF STUD: NZS 3603:93

$$\phi M_n = 0.8 \times K_1 \times Z \times f_y \qquad f_y = 17.7 \text{ MPa}$$
$$\phi \ (1.0)$$

$$Z_{\text{FOR } 100 \times 50} = \frac{bd^2}{6} = \frac{94 \times 47^2}{6} = 0.0346 \times 10^6 \text{ mm}^3$$

$$\therefore \phi M_n = 0.8 \times 1.0 \times 0.0346 \times 10^6 \times 17.7 \times 10^{-6}$$
$$= 0.49 \text{ kNm (per stud)}$$

$$\gg 0.141 \text{ kNm} \quad \checkmark \text{ OK}$$

$\therefore$ BRACING LOADS CAN EASILY BE TRANSFERR TO WALL / NOGGING AT TOP OF GIB.

NOTE: INTUITIVELY ONE WOULD HAVE EXPECTED IN ANY CASE, BUT SPECIFIC CALCULATION SHOWS CONCERN IS NOT AN ISSUE.

THEREFORE CONSIDERABLY MORE BRACING CAPACITY PROVIDED THAN DEMAND REQUIRED AND WALL BRACING IS OK PROVIDED GIB BOARD, ETC FIXED AS PER NZS 3604.

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

COPY

REF No.....

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

S O SHIRLEY HOSKYNS RD WEST MELTON R D 5, CHCH	No. Issue date	R417664 25/07/06

Project

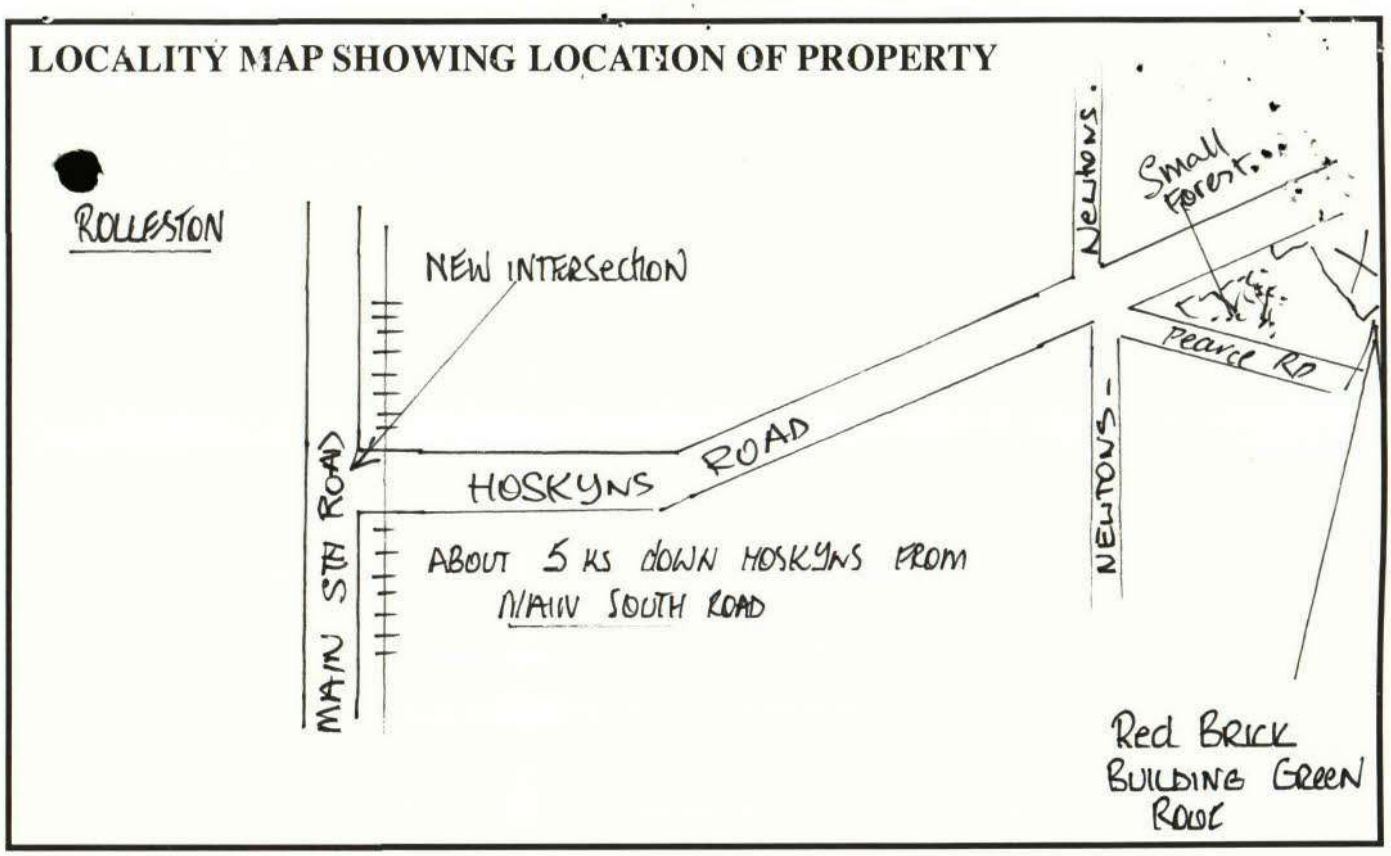
Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	DWELLING
Estimated Value	$260,000
Location	HOSKYNS RD, WEST MELTON
Legal Description	LOT 1 DP 69431 BLK XIV ROLLESTON SD
Valuation No.	2354148601

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:**

LOCALITY MAP SHOWING LOCATION OF PROPERTY



FOR OFFICE USE ONLY

Owners Name S.O SHIRLEY Consent No R417664

Road HOSKYNS RD Valuation No 23541-486-01

Project Description DWG + ALTS Officer K.J.N

FEES (Incl GST)		Receipt No.	Date
Project Information Memorandum	70.00	208985	8-9-97
Building Consent Deposit	105.00	"	"
Building Research Levy	260.00	"	"
Building Industry Authority Levy	169.00	"	"
Paid in Full.	1438.14		26/9/97.

REFERRALS	Signature	Date In	Date Out
Environmental Health Officer	[signature]	12-9-97	
Engineer			
Fire Service			
Building Inspector	KJ Newman	22/9/97	

FURTHER INFORMATION REQUEST

Request made _____ Formally Received _____

CODE COMPLIANCE CERTIFICATE

APPROVAL FOR ISSUE _____ Signature _____

CONDITIONS

C1 C4 C5 C6 C7 C8 C9 C10 C11 C12
C14 C18 C19 C20 C23 C35 C37 C38 C39

SITE INSPECTION / NOTES / NOTICE TO RECTIFY

Selwyn DISTRICT COUNCIL

BUILDING ACT 1991 - SEC 77(1)

LOCAL GOVERNMENT ACT 1974 - SEC 710

NOTICE OF INSPECTION

Owners Name: S. O. SHIRLEY Consent No: R417664

Site Address: HOSKYNS ROAD. WEST MELTON Officer: G. LARKIN.

Advice to the Owner/Agent/Occupier/Contractor by ☑ Direct Notification ☐ Telephone contact ☐ Leaving on site ☐ Posting

On 27/2/98 at _____ am/pm this site was inspected pursuant to the Building Act 1991 and the Local Government Act 1974.

The purpose of the Inspection was: ☑ Structure ☐ Sanitary Plumbing ☐ Sanitary Drainage

☐ Heating Unit	☐ Preline/Bracing	☐ Swimming Pool
☐ Siting	☐ Post Lining Bracing	☐ Dangerous Goods
☐ Foundation	☐ Stormwater Drainage	☐ Complaint
☑ Slab	☐ Final	☐ Other (Specify)
☐ Bondbeam	☐ Compliance Schedule	☐ CCC Issue - Yes No
☐ Half Height Veneer	☐ WOF Monitoring	☐ Partial (Specify)

BUILDING WORK - MAY PROCEED / ~~MAY NOT PROCEED~~

~~REINSPECTION OF NON-COMPLYING WORK - REQUIRED~~ ~~YES~~ ~~NO~~

INSPECTION NOTES: (DWELLING & ATT GARAGE

DPC UNDER ALL SLAB AREAS

GARAGE 665 MESH

(DWG) WASTE PIPES TO BE UNDER THE DPC LAGGED THROUGH SLAB & SLEEVED THROUGH FLOOR 50mm

FLOOR STARTER RODS IN POSITION

ENSURE WASTE PIPE RETAIN CORRECT FALL

PASSED FOR CONCRETE PLACEMENT

Signature: G. LARKIN Date: 27/2/98 SEE OVER

Delete that which is not applicable

INSTRUCTIONS:

All work inspected is in accordance with the Building Consent. ✓

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

A formal notice to rectify will be issued.

SIGNED: Contractor/Owner/Agent/Occupier: _____

Selwyn DISTRICT COUNCIL

BUILDING ACT 1991 - SEC 77(1)

LOCAL GOVERNMENT ACT 1974 - SEC 710

NOTICE OF INSPECTION

Owners Name: Shirley Consent No: R417664

Site Address: Hoskyns road Officer: R.E. Coultas

Advice to the Owner/Agent/Occupier/Contractor by ☑ Direct Notification ☐ Telephone contact ☐ Leaving on site ☐ Posting

On 2/2/98 at 2:30 ~~am~~/pm this site was inspected pursuant to the Building Act 1991 and the Local Government Act 1974.

The purpose of the Inspection was: ☑ Structure ☐ Sanitary Plumbing ☐ Sanitary Drainage

☐ Heating Unit	☐ Preline/Bracing	☐ Swimming Pool
☐ Siting	☐ Post Lining Bracing	☐ Dangerous Goods
☑ Foundation	☐ Stormwater Drainage	☐ Complaint
☐ Slab	☐ Final	☐ Other (Specify)
☐ Bondbeam	☐ Compliance Schedule	☐ CCC Issue - Yes No
☐ Half Height Veneer	☐ WOF Monitoring	☐ Partial (Specify)

BUILDING WORK - (MAY PROCEED) / MAY NOT PROCEED

~~REINSPECTION OF NON-COMPLYING WORK - REQUIRED~~ ~~YES~~ (NO)

INSPECTION NOTES:

D16 Bottom rod D12 top rod and D10 floor slab ties @ 600 ¢

Reinforcement steel to be lifted

Once this work has been done concrete ~~may be~~ can be poured

Sewer line is under garage floor

Signature: R.E. Coultas Date: 2-2-98 SEE OVER

Delete that which is not applicable

INSTRUCTIONS:

All work inspected is in accordance with the Building Consent.

~~Some work is not satisfactory as detailed above and rectification is required.~~ ✓

A formal notice to rectify will be issued.

SIGNED: Contractor/Owner/Agent/Occupier:

Selwyn DISTRICT COUNCIL

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: SO Shirley. Consent No: R417664.

Site Address/Rapid No: Hoskins Rd. West Melton Officer: Name: Ian Burford.

Type of building work: Dwelling.

On 17 / 4 / 03 at 2:10 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a		Siting	h		Bond Beam	o		Other	
b		Foundation	i		Blockfill	p		Resource Consent	
c		Slab	j		Heating unit	q		Complaint/investigation	
d	✓	Preline/Bracing	k		Sanitary drainage	r		Compliance Schedule	
e	✓	Plumbing	l		Stormwater drainage	s		WOF/ c/s audit	
f		Post line bracing	m		Pile/pole holes	t		CCC full	☐ Yes
g		Half height veneer	n		Swimming pool/fencing	u		CCC partial	☐ No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☑ REINSPECTION ~~YES ☐ NO ☐~~

INSPECTION NOTES: See condition

Structure - Owner advised to have engineer sign of structure of building for pre line - including fixings as discussed with owner. and bracing. Supply engineers P/S at time of next inspection

Plumbing - Central heating system in place feed from wet back on SFH - Heating pipes to be clearly marked as Non potable or heating pipe only.

All pipe work ~~on~~ run in copper. ½" and 3/4" pipe. all brazed.

HWC in place. - tempered supply to sanitary facilitys ~~[illegible]~~ Valves in place Ok.

stack system to upstair bathroom vented by AAV in ceiling. stack has terminal vent also look ok.

Batts on site - Yet to place

Ok to line ceilings. Moisture content 10%

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☑

A formal notice to rectify will be issued ☐

Notice to:	Contractor ☑	Owner ☑	Agent ☐	Occupier ☐	Signed:
By:	Telephone ☐	Fax ☐	Posting ☐	Left on Site ☐	

Selwyn DISTRICT COUNCIL

NOTICE OF INSPECTION

Owners Name: SHIRLEY

Consent No. R417664

Site Address: HOSKYNS ROAD

Officer: W GRIGGS

Name:

Type of Building: DWELLING.

Advice to the Owner/Agent/Occupier/Contractor by

- [x] Direct Notification
- [x] Telephone contact
- [ ] Leaving on site
- [ ] Posting

On 30/4/01 at 10·00 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the Local Government Act 1974. [Section 710]

The purpose of the Inspection was: [x] Structure [ ] Sanitary Plumbing [ ] Sanitary Drainage

[ ] Siting	[ ] Bondbeam	[ ] Resource Consent
[ ] Foundation	[ ] Heating Unit	[ ] Complaint
[ ] Slab	[ ] Pile/Pole Holes	[ ] Compliance Schedule
[ ] Preline/Bracing	[ ] Swimming Pool	[ ] WOF Monitoring
[ ] Post Lining Bracing	[ ] Stormwater	[ ] Final
[x] Half Height Veneer	[ ] Other (Specify)	[ ] CCC Issue - Yes No Partial

BUILDING WORK: (MAY PROCEED) MAY NOT PROCEED REINSPECTION: YES (NO)

INSPECTION NOTES:

½ brick. Metthoid to windows.
ties & cavity all comply.
Ensure all lintels comply with Code.

DATE BY

Owner/Builder/Contractor confirms floor height is as recommended by CRC [ ]

INSTRUCTIONS:

All work inspected is in accordance with the Building Consent. ✓

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required.

A formal notice to rectify will be issued.

SIGNED: Contractor/Owner/Agent/Occupier:

Selwyn DISTRICT COUNCIL

BUILDING ACT 1991 - SEC 77(1)

LOCAL GOVERNMENT ACT 1974 - SEC 710

NOTICE OF INSPECTION

Owners Name: S.O. Shirley Consent No: R417664

Site Address: Hoskyns Road Officer: Clarkin

Advice to the Owner/Agent/Occupier/Contractor by ☑ Direct Notification ☐ Telephone contact ☐ Leaving on site ☐ Posting

On 29/4/98 at 8-15 am/~~pm~~ this site was inspected pursuant to the Building Act 1991 and the Local Government Act 1974.

The purpose of the Inspection was: ☐ Structure ☐ Sanitary Plumbing ☐ Sanitary Drainage

☐ Heating Unit	☐ Preline/Bracing	☐ Swimming Pool
☐ Siting	☐ Post Lining Bracing	☐ Dangerous Goods
☐ Foundation	☑ Stormwater Drainage	☐ Complaint
☐ Slab	☐ Final	☐ Other (Specify)
☐ Bondbeam	☐ Compliance Schedule	☐ CCC Issue - Yes No
☐ Half Height Veneer	☐ WOF Monitoring	☐ Partial (Specify)

(Dwelling)

BUILDING WORK - MAY PROCEED / ~~MAY NOT PROCEED~~

REINSPECTION OF NON-COMPLYING WORK - REQUIRED ~~YES~~ NO

INSPECTION NOTES:

STORMWATER. DRAINS FOR DWELLING
LAYED ON CRUSHED METAL
SOAK HOLES IN PLACE
& TWO BUBBLE UP SUMPS IN PLACE.

EFFLUENT BED
& SYSTEM IN PLACE
PIPE TO BACK FILL.

MEASUREMENTS TAKEN

Signature: Clarkin Date: 29/4/98 SEE OVER

Delete that which is not applicable

INSTRUCTIONS:

All work inspected is in accordance with the Building Consent. ✓

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

A formal notice to rectify will be issued.

ENTERED DATE BY

SIGNED: Contractor/Owner/Agent/Occupier:

Selwyn DISTRICT COUNCIL

BUILDING ACT 1991 - SEC 77(1)

LOCAL GOVERNMENT ACT 1974 - SEC 710

NOTICE OF INSPECTION

Owners Name: MR SHIRLEY Consent No: R41 7664

Site Address: HOSKYNS Road Officer: GUARKIN

Advice to the Owner/Agent/Occupier/Contractor by ☑ Direct Notification ☐ Telephone contact ☐ Leaving on site ☐ Posting

On 19/3/98 at _____ am/pm this site was inspected pursuant to the Building Act 1991 and the Local Government Act 1974.

The purpose of the Inspection was: ☐ Structure ☐ Sanitary Plumbing ☑ Sanitary Drainage

☐ Heating Unit	☐ Preline/Bracing	☐ Swimming Pool
☐ Siting	☐ Post Lining Bracing	☐ Dangerous Goods
☐ Foundation	☐ Stormwater Drainage	☐ Complaint
☐ Slab	☐ Final	☐ Other (Specify)
☐ Bondbeam	☐ Compliance Schedule	☐ CCC Issue - Yes No
☐ Half Height Veneer	☐ WOF Monitoring	☐ Partial (Specify)

BUILDING WORK - MAY PROCEED / ~~MAY NOT PROCEED~~

REINSPECTION OF NON-COMPLYING WORK - REQUIRED ~~YES~~ NO

INSPECTION NOTES: SEWER DRAINS & TANKS

McKENDRY ENVIROTANK
3 CHAMBER 2,5000 SEPTIC TANK. SYSTEM
PUMP IN PLACE

EFFLUENT DISPOSAL NOT YET COMPLETED

DRAINS LAYED ON CRUSHED METAL
READY TO BACK FILL TRENCHES

EXISTING BUILDING SEWER
SYSTEM ALSO MEASURED

Signature: Guarkin Date: 19/3/98 SEE OVER

Delete that which is not applicable

INSTRUCTIONS:

All work inspected is in accordance with the Building Consent. ✓

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

A formal notice to rectify will be issued.

SIGNED: Contractor/Owner/Agent/Occupier: _____

S.O. SHIRLEY,
HOSKYNS ROAD.
WEST MELTON R.D.
CHRISTCHURCH..
14 MAY 2003.

BUILDING CONSENT NO R417664.

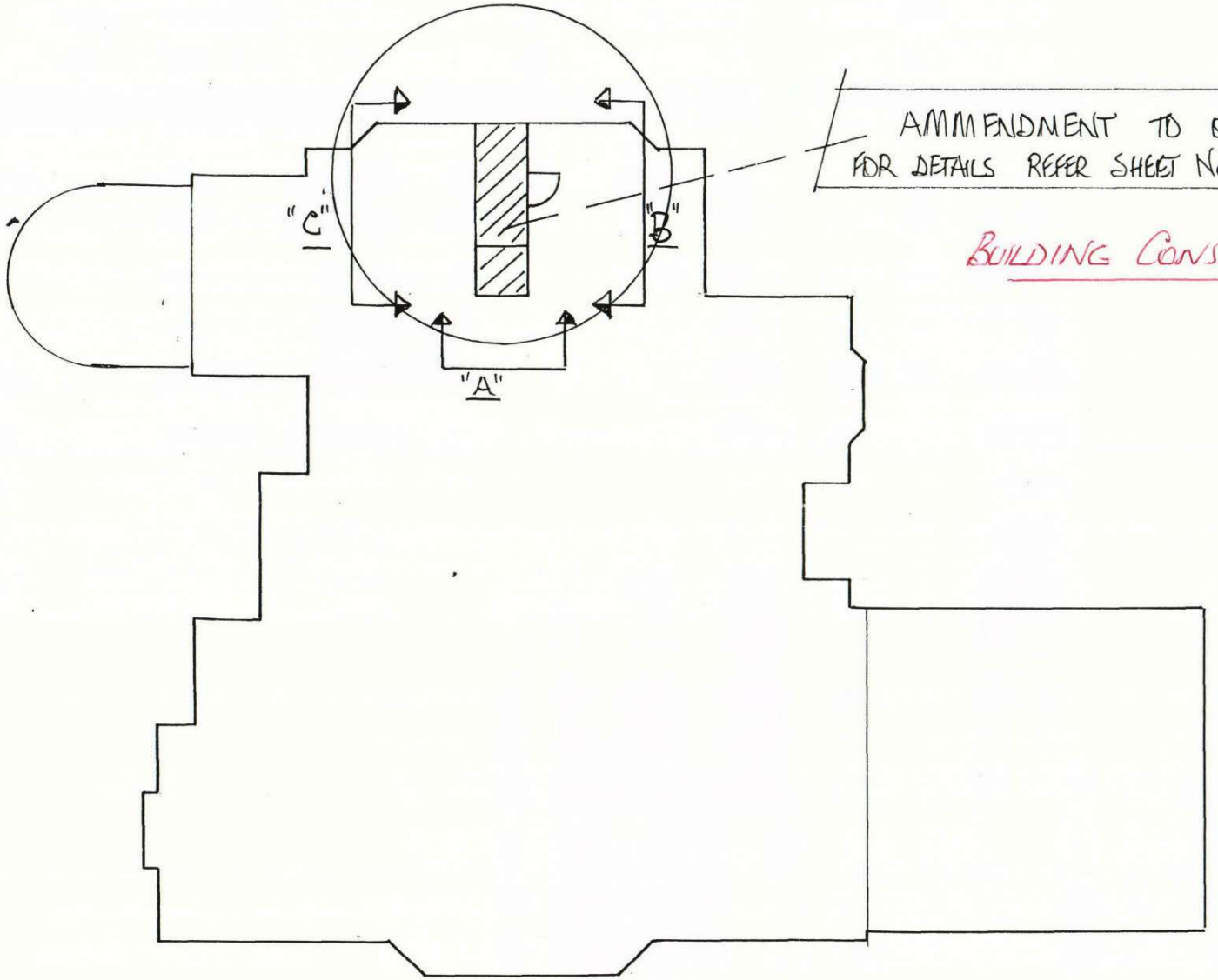
Selwyn District Council,
Private Bag 1.
Leeston.

Dear Sir, Madam,

Please find enclosed details of an ammendment for the above building consent, to install a Multi Fuel Burner.

Inspection for the same was carried out 17/4.03.

S.O. SHIRLEY.



AMMENDMENT TO ORIGINAL PLAN
FOR DETAILS REFER SHEET No 2.

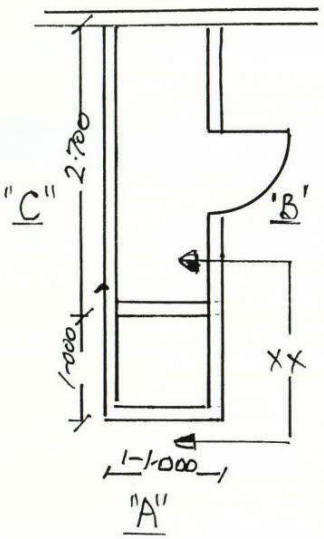
BUILDING CONSENT NO R. 417664

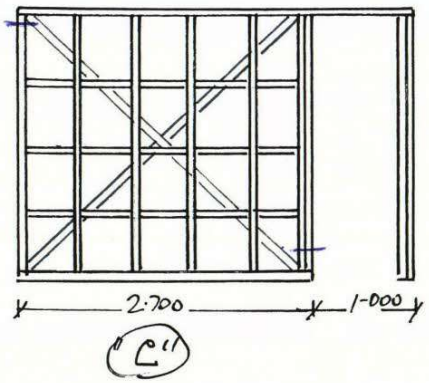
FILE COPY

DRAWN BY S. SHIRLEY.	DRAWING No. 1	RESIDENCE S.O. SHIRLEY. HOSKYNS ROAD WEST MELTON R.D.5. CH.CH.	
DATE 17. 4-03	SCALE 1-100		

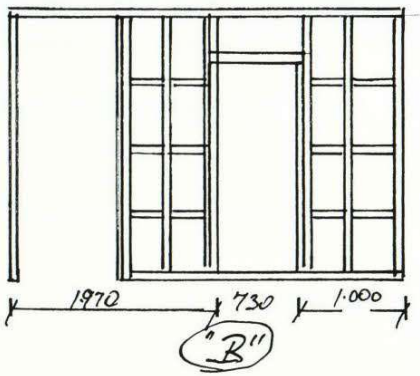
	EXCEL.	V. GOOD	GOOD	FAIR	POOR
LINE QUALITY					
INTERPRETATION					
ACCURACY					
LAYOUT					

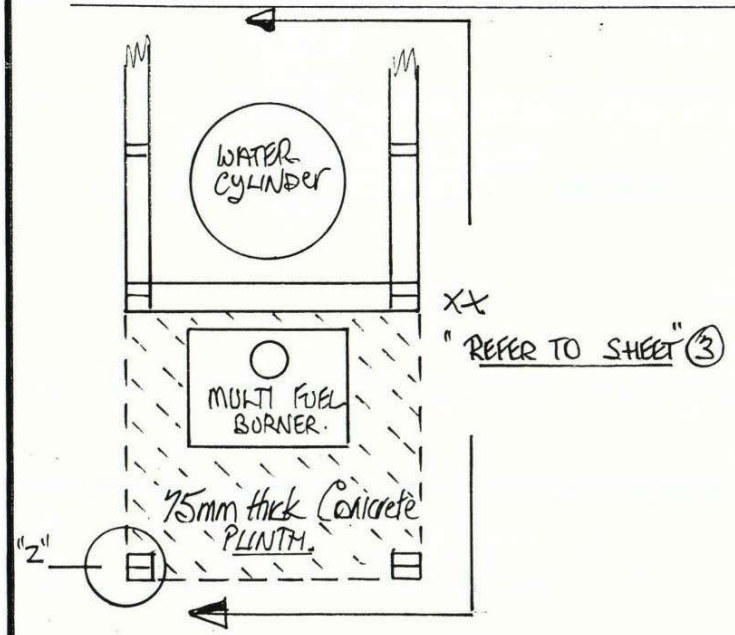
WARWICK





Scale 2=100.





'AMMENDMENT" LAYOUT DETAILS FOR FRAMING ALTERATIONS & MULTI FUEL BORNER INSTALLATION.

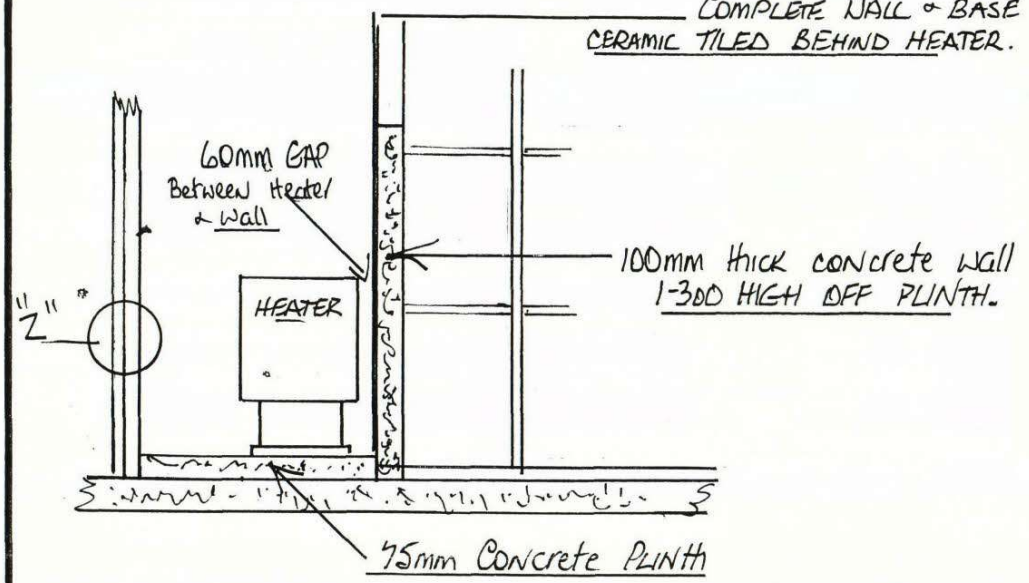
DETAILS OF MULTI FUEL BORNER.
INSTALLATION SHEET No 3

FILE COPY

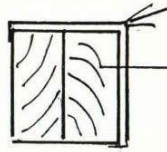
DRAWN BY S SHIRLEY	DRAWING No. NO 2.	RESIDENCE. S.O. SHIRLEY HOSKYNS ROAD WEST MELTON RDS CM-CH.	
DATE 17·4·03	SCALE		

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

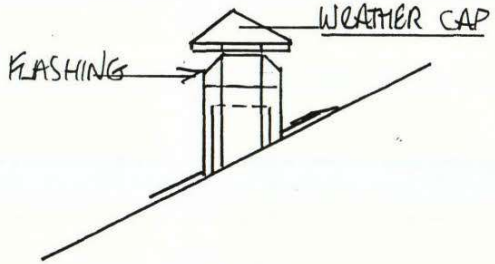
WARWICK

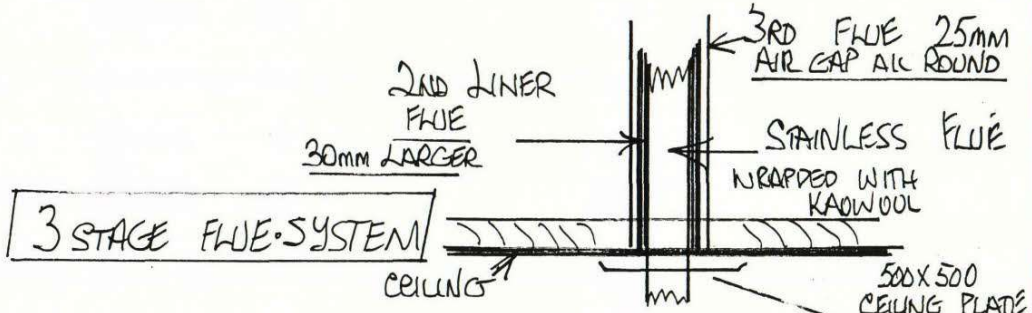


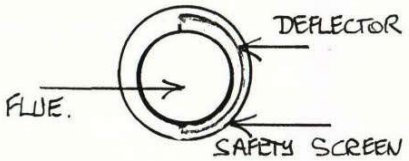
DETAIL XX.
FROM SHEET 2



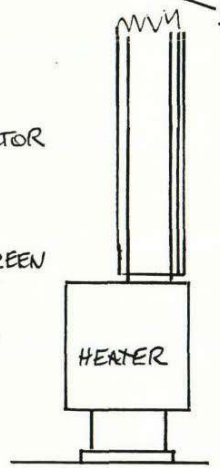
DETAIL "Z"







FLUE DETAILS OFF TOP
OF HEATER RISING
1-3M.



DRAWN BY S SHIRLEY		DRAWING No.	Residence S.O. SHIRLEY HOSKYNS ROAD WEST MELTON RDS CH. CH.
DATE 17.4.03	SCALE	No 3	

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

WARWICK

BLS CONSULTING LIMITED
Civil & Structural Engineer
Heywards Rd., Kalapoi R.D.2. Ph. (03)3278062
P.O.Box 3268 Christchurch. FAX NO. 03 327 8021

FACSIMILE TRANSMISSION

I am transmitting ....5..... pages, including this page.

If this facsimile is not received fully or legibly, please advise the sender.

SENT BY: BRIAN SPENCE DATE 24/04/03

ATTENTION: 0274913251

COMPANY: SELWYN DISTRICT COUNCIL

FILE COPY

FAX NO.: 324 3531

MESSAGE: BUILDING CONSENT R417664: MR S. O. SHARLEY HOUSE AT HOSKINS ROAD

- I RESPOND TO YOUR INSPECTION NOTICE RE ABOVE & DATED 17 APRIL 2003.
- IN PARTICULAR, YOUR REQUEST THAT AN ENGINEER "SIGN OFF" STRUCTURE OF BUILDING FOR PRELINE, INCLUDING FIXINGS AS DISCUSSED, & BRACING.
- WHILE I HAVE NOT SPECIFICALLY INSPECTED THE HOUSE, I HAVE STUDIED THE DESIGN DRAWINGS, PHOTOGRAPHS OF FRAMING, AND DISCUSSED THE ISSUES WITH OWNER.
- FROM MY STUDIES AND ENQUIRY I AM UNABLE TO APPRECIATE YOUR CONCERNS RE THE FRAMING STRUCTURES,

(2)

OTHER THAN WALL BRACING (PERHAPS), ALTHOUGH THIS SHOULD NOT BE A CONCERN TO COUNCIL, AS CERTIFYING AUTHORITY.

- YOUR INSPECTION NOTE IS NON-SPECIFIC WITH REGARD TO ITEMS OF APPARENT CONCERN. IF THERE ARE ITEMS OF CONSTRUCTION IN NON-COMPLIANCE WITH SPECIFIED DESIGN, YOU ARE OBLIGED TO MOVE BUILDER/OWNER ACCORDINGLY, AND WITH RELEVANT NOTICE TO RECTIFY.

FROM MY DISCUSSIONS WITH OWNER, IT WOULD APPEAR YOU HAVE SOME CONCERNS W.R.T. WALL BRACING, & I WILL ADDRESS THIS AS FOLLOWS:-

WALL BRACING

(a) REVIEW OF DESIGN (NZS 3604)

OWNERS INDICATIVE BRACING DEMAND IS EXCESSIVE. NOTE CONSENT APPLIED FOR (& ISSUED) 1997, AND HENCE BASED ON 1990 DOCUMENT. FOLLOWING ASSESSES DEMAND USING BOTH 1990 / 1999 CODES.

1990	1999
NOTE HEIGHT TO RIDGE 6 - 6 1/2, 33° SLOPE LIGHTWEIGHT ROOF & HEAVY (VENEER) CLADDING. STUD HEIGHT 2.5m. WIND EXPOSURE IS MEDIUM & ZONE B (EARTHQUAKE) AREA OF HOUSE & GARAGE ≈ 350m².	
WIND:	WIND:
$W_{across} = 81 \times 18.5 = 1499$ PLUS	$W_{across} = 68 \times 18.5 = 1258$ PLUS
$W_{along} = 64 \times 22.9 = 1466$ PLUS	$W_{along} = 59 \times 22.9 = 1351$ PLUS
EARTHQUAKE: $E = 3.4 \times 350 = 1190$ PLUS.	EARTHQUAKE: $E = 4.2 \times 350 = 1470$ PLUS
NOTE FOR EQ: MINOR FIRST FLOOR AREA COMPENSATED FOR BY SIGNIFICANT WIDTH OF HOUSE AND USE OF DRIVE FLUSH TO [illegible]	HEAVY WALL CLADDING TABLES

NOTE ALSO WIND BRACING DEMAND REDUCED FOR 1999 CODE, BUT EARTHQUAKE DEMAND INCREASED.

EARTHQUAKE BRACING GOVERNS DESIGN

(b) BRACING CAPACITY ACROSS RIDGE

USING PLYWOOD ONLY VALUES TO EXTERIOR WALLS (CPS AT 92 BWS/m.), THERE IS ADEQUATE BRACING CAPACITY ACROSS BY TAKING PLYWOOD EFFECTIVE BRACING ONLY, THERE IS A TOTAL OF AT LEAST 17 METRES OF PLY WALL BRACING GIVING CAPACITY OF $17 \times 92 \times 2.4/2.5$ = 1501 BWS ✓ ok

THIS IS WITHOUT ALLOWANCE FOR INTERIOR WALLS, AND BRACING DISTRIBUTED AS PER STANDARD REQUIREMENTS. (70 BWS MIN INTERNAL LINES & BRACING LINES AT 5m CRS). NOTE ALSO PLY BRACING BELOW 900mm LENGTH NOT INCLUDED.

FILE COPY

(c) BRACING CAPACITY ALONG RIDGE.

(i) PLYWOOD (EXTERIOR) BRACING:

- LOUNGE / LIVING SIDE = 4.2 m LONG
- DINING = 1.6m (2 @ 0.8m)
- KITCHEN = 1.6m (")
- SIDE WALL GARAGE = 4.1 m

TOTAL PLY 11.5m

⇒ BRACING CAPACITY ≈ $11.5 \times 90 \times 2.4/2.5$ = 994 BWS

(ii) INTERIOR BRACING LINES:

INTERNAL BRACING LINES ARE REQUIRED TO COMPLY WITH NZS 3604 (5m BRACING LINES, ETC)

LENGTHS OF WALLS AS FOLLOWS:-

- ENSUITE / WIR 4.0m
- LOUNGE / HALLWAY 1.8m
- ENTRANCE / KITCHEN 2.0m

BROUGHT FORWARD 7.8m.

INTERNAL BRACING LINES CONTD.

- LIVING / DINING 3.6m
- BEDROOM 1 / BATHROOM 3.4m
- BEDROOM 1 / GARAGE 4.2m

TOTAL INTERIOR DIAGONALLY BRACED WALLS = 19.0 m

BASED ON NZS 3604 : 1990, VALUES FOR LET IN TIMBER BRACING, NOT ENTIRELY WITHIN ELEMENT, ie TYPE 2 (b)(ii)

RATING = 47 BUS/m. (2.4 WAY)

THEREFORE FOR 19.0 m WALLS, 47 x 19.0 x 2.4/2.5

= 857 BUS PROVIDED

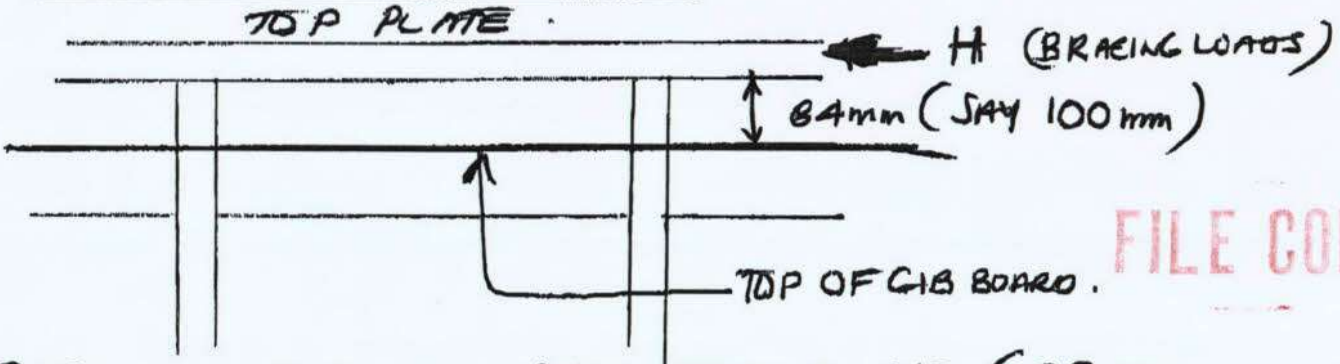
∴ TOTAL PLY / DIAGONAL BRACING CAPACITY = 857 + 994

OR ✓ = 1851 BUS

IN ADDITION, EFFECT OF OTHER GIB-LINED WALLS NOT TAKEN INTO ACCOUNT.

∴ MORE THAN ADEQUATE CAPACITY IS PROVIDED ACROSS (> 1501) AND ALONG RIDGE (> 1,851 BUS)

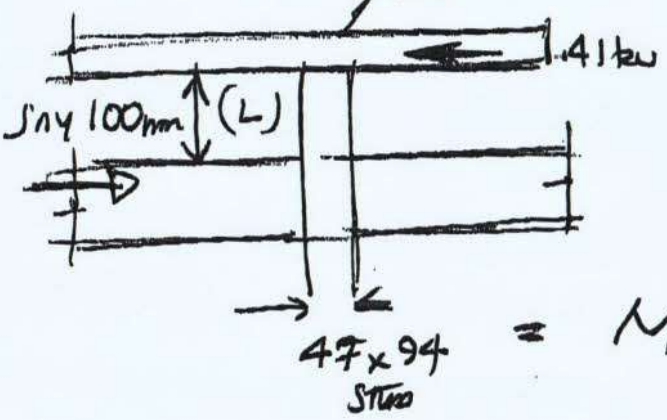
(d) TRANSFER OF HORIZONTAL LOADS FROM TOP PLATE TO TOP OF BRACING WALLS



BASED ON MAXIMUM STUD SPACING OF 600mm. AND TRANSFER OF 47 BUS/m

AT 600 CRS BRACING FORCE TO TRANSFER = 0·6 × 47 = 28·2 (PER STUD)

OR $28.2/100 \times 5.0$ kN = **1·41 kN** (ULS)
(EARTHQUAKE COVERS)



MOMENT IN STUD (INTERNAL NO AXIAL LOAD)

$$= M^* = P \times L$$
$$= 1.41 \times 0.1 = \underline{0.141 \text{ kNm}}$$
(PER STUD)

CALCULATE BENDING STRENGTH OF STUD: NZS 3603:93

$$\phi M_n = 0.8 \times K_1 \times Z \times f_y \qquad f_y = 17.7 \text{ MPa}$$
$$\phi \ (1.0)$$

$$Z_{\text{EK } 100\times50} = \frac{bd^2}{6} = \frac{94 \times 47^2}{6} = 0.0346 \times 10^6 \text{ mm}^3$$

$$\therefore \phi M_n = 0.8 \times 1.0 \times 0.0346 \times 10^6 \times 17.7 \times 10^{-6}$$
$$= \underline{0.49 \text{ kNm}} \text{ (per stud)}$$
$$\gg 0.141 \text{ kNm} \quad \checkmark \text{ OK}$$

∴ BRACING LOADS CAN EASILY BE TRANSFERRED TO WALL / NOGGING AT TOP OF GIB.

NOTE: INTUITIVELY ONE WOULD HAVE EXPECTED IN ANY CASE, BUT SPECIFIC CALCULATION SHOWS CONCERN IS NOT AN ISSUE.

THEREFORE CONSIDERABLY MORE BRACING CAPACITY PROVIDED THAN DEMAND REQUIRED AND WALL BRACING IS OK PROVIDED GIB BOARD, ETC FIXED AS PER NZS 3604.

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

R417664

REF No.....

16 May 2003

S.O. Shirley
Hoskins Rd
West Melton RD.

Christchurch

FILE COPY

Dear Sir

RE: PRELINE FOR BUILDING CONSENT R417664

At the inspection carried out on the 17/4/03 (being a pre-line inspection) I requested an engineer be employed to check the structural content of this building. The reason for this request related to the method of construction used with-in the brace panels. I have since received information from the elected engineer showing the required bracing units for the building and calculations showing how these have been achieved. The fixing of lining material, to the bracing panels, is critical and must be carried out either in accordance with the manufacturers specifications or as shown in NZS 3604 1999.

Whilst checking this information I noticed the calculations are based on the building being situated in a Medium wind zone (37M/s). Generally all buildings in the Selwyn area fall into the category of High wind zone (44M/s). I have discussed this point with the engineer and council is satisfied with the factoring down of site requirements by using NZS 4203, 1992, and the site-specific calculations allowed within this standard.

The engineer has also stated your intention is to place all additional fixings as we discussed onsite i.e. Purlin to Truss, Truss to Top plate, Top plate to stud and lintel connections.

Recently we received information relating to the installation of the solid fuel heater. The installation of this unit should be in accordance with the manufacturers specifications or NZS 7421 1990 or as an acceptable solution under AS/NZS 2918, 2001. This installation was **not** fully checked for compliance at the inspection carried out on the 17/4/03. Some linings were still to be completed. The installation will be check more thoroughly at the next inspection.

Based on the information received and the assurance given re: additional fixings, Council are satisfied, and work may continue to a pre-plaster (stopping) stage before another inspection is required.

Thank you for supplying the information requested.

If you have any problems with the above letter or wish to discuss any of the issues relating to your building project please phone me on 025 902 125 or in the office on (03) 3245855 and I will be happy to help.

Yours sincerely

Ian Burford
Building Inspector

FILE COPY

Selwyn District Council

Building Consent Inspection Entry

Delete This Note

No:	R417664
Applicant:	S O SHIRLEY
Project:	DWELLING
Location:	HOSKYNS RD, WEST MELTON

Officer: Ivan Fletcher

Estimated Time:

Actual Time:

Type: SANITARY DRAINAGE - C14

Result: Confirmation in Writing for CCC

Required Date:

Done Date: 9/06/06

Notes:
```
Copy of drainage plan and G Larkin Inspection
notice dated 19-03-98 sent to Ecan today
(9-6-06) for the attention of Catherin Nguyen.
I had spoken with Catherine (phone) and advised
that we wished to issue a CCC but queried whether
we needed their confirmation of the construction
statement as per the current agreement between
Ecan and SDC.
I advised that a drainlayers construction
statement was not on file for this consent.
Result was that we send in our drainage plan and
inspection notice for Ecan to assess in lieu of
the contractors construction statement.
Ecan to advise if satisfactory or not.
```

OK Cancel

Author: Lesley Marshall

Selwyn DISTRICT COUNCIL

(5) **INSPECTION NOTICE**

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: S.O. Shirley

Consent No: R41766b

Site Address/Rapid No: Hoskyns Rd, West Melton Rapid: 3250492

Officer: Andrew Kendall

Name:

Type of building work: Dwelling

On 31 / 05 / 2006 at 1.30 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a		Siting	h		Bond Beam	o		Other	
b		Foundation	i		Blockfill	p		Resource Consent	
c		Slab	j		Heating unit	q		Complaint/investigation	
d		Preline/Bracing	k		Sanitary drainage	r		Compliance Schedule	
e		Plumbing	l		Stormwater drainage	s		WOF/ c/s audit	
f		Post line bracing	m		Pile/pole holes	t	✓	CCC full	☑ Yes
g		Half height veneer	n		Swimming pool/fencing	u		CCC partial	☐ No

BUILDING WORK MAY PROCEED ☑ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☑

INSPECTION NOTES:

- All items from inspection dated: 02/05/06 now completed.
- Electrical Cert number: 2066661

⇨ Recommend C.C.C. now be approved.

Job OK but still need P/S Construction from Drainlayer for effluent disposal for E Can — IF THEY REQUIRE SAME.

4/7/06 9/6/06

Ivan,
Please check with E-Can – Customer Services whether they need to get P/S for effluent given the age of the job. Cut predates our agreement for the P/S supply and Graeme Larkin confirms bed and system are installed
Pete 9/6
4/7/06

Owner/Builder/Contractor confirms floor height is as recommended by Er

INSTRUCTIONS

All work inspected is in accordance with the Building Consent

Satisfactory: Work may proceed when minor items above have been atte

Some work is not satisfactory or is incomplete, as detailed above, and re

A formal notice to rectify will be issued

Notice to:	Contractor ☑	Owner ☑	Agent ☐	Occupier ☐
By:	Telephone ☐	Fax ☐	Posting ☐	Left on Site ☐

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

EWRE

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an inspection is required.

No. 2066661

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: STEWART OWEN SHIRLEY Phone: 3479998

Address of installation: 492 HOSKYNS ROAD WEST MELTON

Postal address of customer (if not as above): AS ABOVE

WORK DETAILS

26 No. of lighting outlets

34 No. of socket outlets

Was any installation work carried out by the homeowner? [ ] Yes [✓] No

1 No. of ranges

2 No. of water heaters

Please tick (✓) as appropriate where work includes:

[ ] Mains [ ] Main earthing syst

[✓] Switchboard [ ] Electric lines

Description: Connected hot water supply to relay. Most of work completed by another contractor & was asked to perform tests and supply certification.

If necessary attach any pages with sketches of work done

It is recommended that test results be recorded here:

Visual Examination [✓]

Earth Continuity [✓]

Bonding [✓]

Polarity [✓]

Insulation Resistance 200 Mohm

Other

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name: ARTHUR RICHARDSON

Registration no.: E 15248.

Company: LIGHTING IMPROVEMENTS.

Signature: A. Richardson.

Date: 20.05.06.

Contact Ph No.: 0275-355-280.

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name:

Registration no.:

Company:

Signature:

Date:

Contact Ph No.:

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

[ ] New mains [ ] Switchboard [ ] Earthing system [ ] Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name:

Signature:

Registration no.:

Date:

Contact Ph No.:

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

Selwyn DISTRICT COUNCIL

(23) **INSPECTION NOTICE**

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: S.O. Shirley
Consent No: R417664
Site Address/Rapid No: Hoskyns Road, West Melton. Rapid: 3250492
Officer: Andrew Kendall
Name:
Type of building work: Dwelling

On 02 / 05 / 2006 at 10.30 (am) pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a		Siting	h		Bond Beam	o		Other	
b		Foundation	i		Blockfill	p		Resource Consent	
c		Slab	j		Heating unit	q		Complaint/investigation	
d		Preline/Bracing	k		Sanitary drainage	r		Compliance Schedule	
e		Plumbing	l		Stormwater drainage	s		WOF/ c/s audit	
f		Post line bracing	m		Pile/pole holes	t	✓	CCC full	☐ Yes
g		Half height veneer	n		Swimming pool/fencing	u		CCC partial	☒ No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☒ REINSPECTION (YES) ☒ NO ☐

INSPECTION NOTES:
- Smoke alarms as per regulations.
- Fire Unit inspected & passed on 08/12/2003
- HWC's valves & venting inspected 17/4/2003 & 8/12/03
- Relief drain into PVC tundish.
- Pink Batts tidy in ceiling space at time of inspection

✓ (*) Seal hardies soffits as per manufacturers specs
✓ (*) Weep holes required above lintel @ 800mm crs & at bottom of venner @ 800mm crs. Weep holes to be 75mm min in height, as per NZS:3604:1999, Clause: 11.7.4.3.
✓ (*) Weep holes also required under verandas in veneer.
✓ (*) Siesmic restraints required for all HWCs as per G12/AS1.
✓ (*) Safety glass required in bathrooms or written verification from manufacturer that glass is safety grade. Now Stamped.
✓ (*) Open vent in ceiling space to exit through roof.
✓ (*) Window at bottom of stairs require a safety protecting glass panel over top.
✓ (*) Electrical (Copy) Cert required.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

EXPIRED DATE BY

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. (*) ☒

A formal notice to rectify will be issued ☐

Notice to:	Contractor ☒	Owner ☒	Agent ☐	Occupier ☐	Signed:
By:	Telephone ☐	Fax ☐	Posting ☐	Left on Site ☐	

Envirohealth
& Building

8 December 1997

Ref: EB970212/4

PRODUCER STATEMENT - DESIGN

Building Act 1991

Sewage Effluent Disposal System

Stewart Shirley, Hoskyns Road, West Melton
Lot 1 D.P. 69431

I, Kieran Anthony O'Boyle, hereby confirm that the sewage effluent disposal system for the above site has been designed with sound and widely accepted principles to adequately dispose of the sewage effluent on-site.

The standard of effluent treatment will meet or exceed that specified in the Canterbury Regional Council's Rules for Sewage Treatment in the Unsewered Areas of the Canterbury Region.

The design is detailed in the drawings EB970212/1 &/2 and the specification of 8 December 1997 attached, and shall continue to satisfy the performance requirement of the Building Regulations 1992, First Schedule, Clause B2.3 (d) for a minimum life of 15 years provided the owner maintains the system as detailed in the specifications.

Kieran O'Boyle

Kieran O'Boyle Dip. PHI, MNZIEH
Environmental & Building Consultant

P/S design NOT Construction
need one from Drainlayer for ECan
for them to confirm compliance.

PO Box 2818
Christchurch
New Zealand
64 3 364 8853

Selwyn DISTRICT COUNCIL

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: Shirley
Consent No: R41766b
Site Address/Rapid No: Rapid: 3250492 Dwelling
Officer: Andrew Kendall
Name:

Type of building work:

On 02 / 05 / 06 at 10.30 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a		Siting	h		Bond Beam	o		Other	
b		Foundation	i		Blockfill	p		Resource Consent	
c		Slab	j		Heating unit	q		Complaint/investigation	
d		Preline/Bracing	k		Sanitary drainage	r		Compliance Schedule	
e		Plumbing	l		Stormwater drainage	s		WOF/ c/s audit	
f		Post line bracing	m		Pile/pole holes	t	✓	CCC full	☐ Yes
g		Half height veneer	n		Swimming pool/fencing	u		CCC partial	☑ No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☑ REINSPECTION YES ☑ NO ☐

INSPECTION NOTES:

(*) Producer Statement required from designer on the construction of the Septic tank system & effluent disposal field.

(*) 1x down pipe requires to go to stormwater lateral. (Photos taken)

- Note :- Ensure truncated gable end gutters are maintained to keep clean.

Note :- Due to old Building Consent final C.C.C. to be signed off by Senior building Inspector.

All inspections set as condition of the consent have been completed.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. (*) ☑

A formal notice to rectify will be issued ☐

Notice to:	Contractor ☑	Owner ☑	Agent ☐	Occupier ☐	Signed:
By:	Telephone ☐	Fax ☐	Posting ☐	Left on Site ☐	

Selwyn DISTRICT COUNCIL

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: Shelley S. Consent No: R4176604

Site Address/Rapid No: Hasketts Rd. West Melton Officer: [illegible]

Name: David

Type of building work: Dwelling

On 08 / 12 / 07 at 8.45 am / ~~pm~~ this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a		Siting	h		Bond Beam	o		Other	
b		Foundation	i		Blockfill	p		Resource Consent	
c		Slab	j	✓	Heating unit	q		Complaint/investigation	
d		Preline/Bracing	k		Sanitary drainage	r		Compliance Schedule	
e	✓	Plumbing	l		Stormwater drainage	s		WOF/ c/s audit	
f	✓	Post line bracing	m		Pile/pole holes	t		CCC full	☐ Yes
g		Half height veneer	n		Swimming pool/fencing	u		CCC partial	☐ No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☑

INSPECTION NOTES:

Post line: bracing connections: Has had Engineers Statement re upgrade.
Check blue connections & clearences ✓
Seismic restraints & wall clearences ✓
HWC to kitchen & laundry only ✓ also on line wall heaters: (Radiators) on open vented system ✓
Council has copy of the above plumbing system: 2 x cylinders ✓

OK to proceed with Plastering ✓
Dave

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

APPROVED DATE

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☑

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to:	Contractor ☑	Owner ☑	Agent ☐	Occupier ☐	Signed:
By:	Telephone ☐	Fax ☐	Posting ☐	Left on Site ☐	

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

S O SHIRLEY HOSKYNS RD WEST MELTON R D 5, CHCH	No. Issue date	R417664 19/06/06

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	DWELLING
Estimated Value	$260,000
Location	HOSKYNS RD, WEST MELTON
Legal Description	LOT 1 DP 69431 BLK XIV ROLLESTON SD
Valuation No.	2354148601

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent subject to and conditional upon the following:-

-Any work completed prior to 17/04/03 is excluded from this Code Compliance Certificate due to the age of the Consent (issued 23/9/97) and the durability of materials pursuant to the 8 year construction time (foundation 2/2/98, final inspection 31/5/06).

DRAFT for consideration.

Signed for and on behalf of the Council:

Name: **Date:**

R417664

Environment Canterbury
Your regional council

58 Kilmore Street, PO Box 345, Christchurch
General enquiries: 03 365 3828
Fax: 03 365 3194
Email: ecinfo@ecan.govt.nz
Customer services: 03 353 9007
or: 0800 EC INFO (0800 324 636)
Website: www.ecan.govt.nz

15th June 2006

Mr S O Shirley
C/- Ivan Fletcher
Selwyn District Council
High St
Leeston
SELWYN

Dear Ivan

WASTEWATER TREATMENT & DISPOSAL SYSTEM FOR S O SHIRLEY, HOSKYNS ROAD, SANDY KNOLLS, LOT 1 DP 69431

This letter is to confirm on the 12th June 2006 Environment Canterbury received a Certificate of Construction required by Condition 17 of Rule WQL8 of the Natural Resources Regional Plan. This certificate confirms that at the above location the onsite wastewater treatment and land application system has been installed in accordance with the approved design plans. These plans and associated specification(s) have been assessed, and in my opinion are able to meet the requirements of the relevant rules set out in the operative and proposed regional plans.

Yours sincerely

Catherine Nguyen
Compliance Monitoring Officer

c.c. Mr S O Shirley, Property Owner

Our Ref: WWPA970077, CRC053077

Contact: ***Catherine Nguyen***
Catherine.nguyen@ecan.govt.nz

Needs a CCC condition to remove work pre April 2004 from durability cover provided by a CCC.

Memo: to Peter Wright
From: Stan Brandish

cc: Ivan Fletcher

20 July 2006

Consider CCC issue re BC R417664

- Review of file info, indicates that all outstanding issues &/or requisitions arising from inspections carried out during construction, have been met and all information supplied. Eg: glazing > drainage > electrical cert. etc.

- Principal issue established from file info. & consultation with staff indicates that the duration of exposure of framing timbers/framed structure prior to cladding/roofing is probably main basis for concern (NZBC B2)

- Ian Burford letter dated 16th May clearly indicates acceptance of the condition of framing (in all aspects) as approval to fix internal linings is clearly recorded.

- This approval is taken to have been given on Ian Burford's own analysis of framing condition at the time, and on his own authority.

- Engineer's certification of framing may have influenced SDC inspectors decision, but it is considered that the two approvals could be successfully argued as individual "stand alone" approvals.

Conclusion

Accepting that the above inferences/conclusions drawn, are correct, it would seem that Council would have great difficulty in justifying refusal of CCC issue on grounds which relied significantly on the duration of the exposure of framing timbers, as file information clearly identifies Council's approval, and also provides additional grounds for that approval (Eng. cert.)

Peter,
Have advised Ivan to contact owner & advise that file info has been checked and at this time, record is fairly comprehensive, with no major problems identified, but before giving definite answer, that I wish to consult with yourself to ensure that nothing has been overlooked.

Stan

Accept comments and OK CCC on basis of discussions (see file note) with Ian Burford

25/7/06

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: R417664.

Applicants Name: S O Shirley

Date: 24/7/06

MEMO

Peter. I have review the consent and from memory I believe the building in particular framing members to be of good quality. I remember the home had been roofed and clad in ply (in total) some time before the prelim inspection was carried out.

I also have an idea that all timber framing was treated to H3.2.

On this basis I have no trouble in advising the CCC may be issued

25/7/06.

Signed

Memo: to Peter Wright
From: Stan Brandish

23541/486/07

cc: Ivan Fletcher

20 July 2006

Consider CCC issue re BC R417664

- Review of file info, indicates that all outstanding issues &/or requisitions arising from inspections carried out during construction, have been met and all information supplied. Eg: glazing > drainage > electrical cert. etc.

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Peter,
Have advised Ivan to contact owner & advise that file info has been checked and at this time, record is fairly comprehensive, with no major problems identified, but before giving definite answer, that I wish to consult with yourself to ensure that nothing has been overlooked.

Stan

CCC ok to issue
PRW 25/7/06

Discussed with Ian B 25/7/06.
will advise on "timber" at time of inspection as opposed to bracing + structural issues which were the basis of his discussions with John? Spence.
PRW 25/7/06

ADVISED – timber ok probably closed in by 3 Months from erection of framing PRW

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

Mr Shirley
Ph 347 9998

S O SHIRLEY HOSKYNS RD WEST MELTON R D 5, CHCH	No. Issue date	R417664 19/06/06

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	DWELLING
Estimated Value	$260,000
Location	HOSKYNS RD, WEST MELTON
Legal Description	LOT 1 DP 69431 BLK XIV ROLLESTON SD
Valuation No.	2354148601

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent subject to and conditional upon the following:-

-Any work completed prior to 17/04/03 is excluded from this Code Compliance Certificate due to the age of the Consent (issued 23/9/97) and the durability of materials pursuant to the 8 year construction time (foundation 2/2/98, final inspection 31/5/06).

N.B. Mr Shirley welcomes your personal inspection for quality of materials construction etc at any time (ph first).

* Has been lived in for (5) weeks since Final Inspection
* Insurance is not available until a CCC is issued.

7/7/06 Mr S called to Council requesting his CCC & became quite agitated
Mr Shirley left in a calmer frame of mind once appraised of our predicament.
re: Risk Pool & 10 year liability from Date of CCC issue.
I advised that we are referring to Buddle Finlay - Council Solicitors for guidance & wording.

Signed for and on behalf of the Council:

Name: **Date:**

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

S O SHIRLEY HOSKYNS RD WEST MELTON R D 5, CHCH	No. Issue date	R417664 19/06/06

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages DWELLING
Intended Life	Indefinite, but not less than 50 years
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Signed for and on behalf of the Council:

Name: **Date:**

Selwyn District Council

Building Consent Notes Entry

No: R417664
Applicant: S O SHIRLEY
Project: DWELLING
Location: HOSKYNS RD, WEST MELTON

Done Date: 7/07/06

Officer: Ivan Fletcher

Notes: Mr Shirley called to Council requesting his CCC. Mr S very irate at delay (will bring Fair Go in if necessary) and states that the house has only just been completed and is built to a very high standard. They have only lived in it for 5 weeks and the CCC is req`d to enable it to be insured. I explained that the age of the consent has prevented the Council from being able to issue a CCC automatically and advised that Peter Wright has been communicating with Risk Pool to advise SDC of their Insurance obligations for this BC. Peter also told me to tell Mr S that we will be obtaining an opinion from our SDC Solicitor`s Buddle Finlay.
Mr S calmed down as I explained the above situation and our 10 year liability requirement from date of issue which is bound to our insurers and The Building Act. I undertook to keep him informed of progress. Ph 347 9998

Delete This Note

OK Cancel

Author: Lesley Marshall

CONFIDENTIAL!

Building Consent Enquiry

Change, Inspection Load, Create Invoice, Print Forms, Print Letters, Search, Resource Consent Search (Change Log)

PIM/Consent No. R417664
Related Pim/BC No. R417660
Related Pim/BC No. R417661
Related Pim/BC No. R417662
Related Pim/BC No. R417663
Related Pim/BC No. R417665
Related Pim/BC No. R417666
Related Pim/BC No. R417667
Related Pim/BC No. R417668
Related Pim/BC No. R417669

The Building

Valuation No	2354148601
	General Property Enquiry
Street Address	** HOSKYNS RD, WEST MELTON
Legal Description	** LOT 1 DP 69431 BLK XIV ROLLESTON SD
Levels	2
Floor (m2)	350
Owner	SHIRLEY STEWART OWEN
Current Status	SPECIAL NOTE 7/07/06
	CCC not able to be issued until PRW authorises
Process Days Taken To Issue	3
Overseer	Kelvin Newman - Retired Code

The Applicant

Name	S O SHIRLEY	
Mailing Address	HOSKYNS RD	
	WEST MELTON	
	R D 5, CHCH	
Daytime Phone	3479998	
Debtor	R417664	Edit Debtor
Balance	$ 120.11	
Invoice	00143	
Job Costing	R417664	

Building Work

Type of Work	DWELLING
Intended use	DWELLING
Intended life	INDEFINITE
Being stage	1 OF 1
Stats code	1100 New (& prebuilt) House, Unit, Bach, Crib, Town House e
Estimated value	$260,000

Units	1
P[redacted]	2
Resource Consent?	
Dev Contrib Notice?	

Building Research Levy	$260.00
DBH Levy	$169.00
Total Charges	$429.00

Status history

Deadline	15/10/97	
FORMALLY RECEIVED	5/09/97	
INVOICED	5/09/97	00143
CIRC BUILD INSP - KJN	5/09/97	PIM/BC CIRC
FURTHER INFORMATION REQUIRED	10/09/97	TRUSS DESIGN
SIGNED OFF B/I - KJN	10/09/97	PIM ONLY
CIRC PLANNER - TPM	10/09/97	PIM/BC CIRC
SIGN OFF PLANNER - TPM	10/09/97	PIM OK
CIRC DRAIN/PLMB/HLTH - AM	10/09/97	
RM CERTIFICATE ISSUED	12/09/97	NO BUILDING WORK MAY PROCEED
SIGN OFF SENIOR INSP - PRW	12/09/97	PIM/BC OK D&P FOR ISSUE
SIGN OFF ENGINEER - AJI	18/09/97	
INFO. RECEIVED - BUILDING	22/09/97	TRUSS DESIGN
SIGNED OFF B/I - KJN	22/09/97	BC
PIM ISSUED	23/09/97	CONFIRMATION
INFORMATION RECEIVED	23/09/97	
DECISION NOTIFIED	23/09/97	
INFORMATION RECEIVED	7/10/97	CRC RM CERT CONDITIONS MET

SIGN OFF
DRAIN/PLMB/HLTH 24/10/97 APPROVE DRAINAGE AMMENDED
-AM

CCC REMINDER LETTER	11/08/00	
SPECIAL NOTE	14/08/00	WILL CALL FOR INSPECTION DURING OCT/NOV 2000
CCC REMINDER LETTER	9/02/01	
SPECIAL NOTE	7/07/06	CCC not able to be issued until PRW authorises

Builder	OWNER
Designer	OWNER
Drainlayer	J L MOLONEY
Phone	032167330
	35 BROWN ST, INVERCARGILL
Plumber	AS ABOVE

Forms that should have been saved

Consent

PIM

CCC

Forms and Letters Actually Saved None Found

Notes

Date	14/08/00
Officer	Ivan Fletcher
	MR SHIRLEY LEFT MESSAGE TO SAY THAT ROOF & HALF HEIGHT BRICK INSPECTION WILL BE REQUIRED IN A COUPLE OF MONTHS TIME. A FINAL INSPECTION FOR CONSENT R414742 WILL BE REQUESTED AT THE SAME TIME
Date	7/07/06
Officer	Ivan Fletcher
	Mr Shirley called to Council requesting his CCC. Mr S very irate at delay (will bring Fair Go in if necessary) and states that the house has only just been completed and is built to a very high standard. They have only lived in it for 5 weeks and the CCC is req`d to enable it to be insured. I explained that the age of the consent has prevented the Council from being able to issue a CCC automatically and advised that Peter Wright has been communicating with Risk Pool to advise SDC of their Insurance obligations for this BC. Peter also told me to tell Mr S that we will be obtaining an opinion from our SDC Solicitor`s Buddle Finlay.

Mr S calmed down as I explained the above situation and our 10 year liability requirement from date of issue which is bound to our insurers and The Building Act. I undertook to keep him informed of progress. Ph 347 9998

Standard and Non-Standard Conditions

No conditions applied to this consent

Standard and Non-Standard Addenda

No addenda attached to this application

Standard and Non-Standard PIM Notes

None found

Inspections

Type	**FSS FOUNDATION / SITING / SLAB - C18 C18**
Inspected	2/02/98
Result	Building Work May Proceed Inspector R E Coultas D16 bottom rod D12 top rod and D10 floor slab ties @ 600cc. Reinforcement steel to be lifted. Once this work has been done concrete can be poured. Sewer line is under garage floor.
Type	**SL SLAB - C6 C06**
Inspected	27/02/98
Result	Building Work May Proceed Inspector G Larkin Dwelling and attached gagage DP under all slab areas Garage 665 mesh DWG Waste pipes to be under the dpc lagged through slab and sleeved through floor 50mm Floor starters rods in position Ensure waste pipe retain correct fall Passed for concrete placement
Type	**SD SANITARY DRAINAGE - C14 C14**
Inspected	19/03/98
Result	Building Work May Proceed Inspector G Larkin Sewer drains and tanks

	McKendry envirotank 3 chamber Z5000 septic tank system pump in place. Effluent disposal not yet completed Drains laid on crushed metal Ready to backfill trenches Existing building sewer also measured
Type	**DR STORMWATER - C19 C19**
Inspected	29/04/98
Result	Building Work May Proceed
	Inspector G Larkin Stormwater drains for dwelling laid on crushed metal. Soak holes in place and two bubble up sumps in place. Effluent bed system in place Passed to backfill Measurements taken
Type	**HH HALF HEIGHT VENEER - C12 C53 C54 C55 C12**
Inspected	30/04/01
Officer	Winton Griggs
Result	OK
	half brick Malthoid to windows Ties and cavitiy all comply Ensure all lintels comply with code
Type	**PBP PRELINE / BRACING / PLUMBING / INSULATION - C7 C8 C9 C10 C07**
Inspected	17/04/03
Officer	Ian Burford
Result	Building Work May Not Proceed
	Structure-owner advised to have engineer sign off structure of building for preline-including fixings as discussed with owner and bracing. Supply engineers P/S at time of next inspection. Plumbing - central heating system in place fed from wetback on SFH - heating pipes to be clearly marked as non potable or heating pipe only. All pipework run in copper half inch and three quarter inch 3/4 pipe all brazed. HWC in place-tempered supply to sanitary facilities. Valves in place okay. Stack system to upstair bathroom vented by AAV in ceiling. Stack has terminal vent also,looks okay. Batts on site - yet to place. Ok to line ceilings. Moisture content 10%. **See conditions
Type	**PS PRODUCER STATEMENT Z**
Inspected	28/04/03
Officer	Ivan Fletcher
	Fax rec'd from BLS Consulting Limited-Brian Spence

Response to inspection notice dated 17-04-03
by Ian Burford.
5 pages of comments for consideration, further inspections possible Notice to Rectify etc.

Type	**HU HEATING UNIT - C33 C33**
Inspected	15/05/03
Result	ADVICE RECEIVED
	Letter from S O Shirley Dear Sir Madam Please find enclosed details of an amendment for the above building consent, to install Multi Fuel Burner. Inspection for the same was carried out 17/04/03.
Type	**LB POST LINING BRACING - C11 C11**
Inspected	8/12/03
Officer	Dave Gemmell
Result	Building Work May Proceed
	Post line - bracing connections: has had Engineer Statement re upgrade. Check flue connections and clearances. Siesmic restraints & wall clearances. HWC to kitchen and laundry only; also on line wall heaters: (radiators) an open vented system. Council has copy of the above plumbing system : 2 x cylinders. OK to proceed with plastering.
Type	**FI FINAL - C39 C39**
Inspected	2/05/06
Officer	Andrew Kendall
Result	Reinspection Required
	- Smoke alarms as per regulations. - Fire unit inspected and passed on 08/12/2003. - HWC`s valves and venting inspected 17/04/2003 and 08/12/2003. - Relief drain into PVC tundish. - Pink batts tidy in ceiling space at time of inspection. * Seal hardies soffits as per manufacturers specs. * Weep holes required above lintel @ 800mm crs and at bottom of veneer @ 800mm crs. Weep holes to be 75mm min in height, as per NZS 3604:1999, clause: 11.7.4.3. * Weep holes also required under verandahs in veneer. * Seismic restraints required for all HWC`s as per G12/AS1. * Safety glass required in bathrooms or written verification from manufacturer that glass is safety grade. Cont...
Inspected	2/05/06
Officer	Andrew Kendall

Result	Reinspection Required Cont... * Open vent in ceiling space to exit through roof. * Window at bottom of stairs requires a safety protecting glass panel over top. * Electrical (copy) cert required. * Producer Statement required from designer on the construction of the septic tank system and effluent disposal field. * 1 x downpipe requires to go to stormwater lateral. (Photo`s taken). - Note: Ensure truncated gable end gutters are maintained to keep clean. Note: Due to old Building Consent final CCC to be signed off by senior building inspector.
Type	**ECE Energy Cert - Electrical Z**
Inspected	20/05/06
Result	ADVICE RECEIVED ECC No.2066661 dated 20-05-06 Customer : S O Shirley Address : 492 Hoskyns Road, West Melton Electrical worker : A Richardson E15248 Ph 0275 355 280 Comment on ECC : Connected hot water supply to relay. Most of work completed by another contractor, I was asked to perform tests and supply certification.
Type	**SD SANITARY DRAINAGE - C14 C14**
Inspected	31/05/06
Result	ADVICE RECEIVED Copy of P/S Design dated 8 Dec 1997 for Sewage Effluent Disposal System Issued by Kieran O`Boyle To Stewart Shirley, Hoskyns Road, West Melton Lot 1 DP69431. Precis as follows:- The standard of effluent treatment will meet or exceed that specified in the Canterbury Regional Council`s Rules for Sewage Treatment in the Unsewered Areas of the Canterbury Region.
Type	**HU HEATING UNIT - C33 C33**
Inspected	31/05/06
Result	OK TO ISSUE CCC -All items from inspection dated 2/5/06 now completed. Electrical Cert number 2066661 Recommend CCC now be approved
Type	**SD SANITARY DRAINAGE - C14 C14**
Inspected	9/06/06

Officer	Ivan Fletcher
R[illegible]t	CONFIRMATION IN WRITING FOR CCC Copy of drainage plan and G Larkin Inspection notice dated 19-03-98 sent to Ecan today (9-6-06) for the attention of Catherin Nguyen. I had spoken with Catherine (phone) and advised that we wished to issue a CCC but queried whether we needed their confirmation of the construction statement as per the current agreement between Ecan and SDC. I advised that a drainlayers construction statement was not on file for this consent. Result was that we send in our drainage plan and inspection notice for Ecan to assess in lieu of the contractors construction statement. Ecan to advise if satisfactory or not.
Inspected	19/06/06
Result	ADVICE RECEIVED Ecan letter dated 15/6/06 from Catherine Nguyen. Confirms acceptance of the Certificate of Construction for onsite wastewater treatment and land application system. Ref WWPA970077, CRC053077

Print Summary

Standard and Non-Standard CCC Conditions

None found

Work to be Stopped and Notice to Fix Conditions

None found

RM Certificate

Officer	Peter Wright You will need to provide written confirmation that the on-site sewage treatment and disposal system will meet with the requirements of the Canterbury Regional Council rules or is the subject of a specific discharge consent from them.

Letter 1 and Letter 2 Paragraphs

None found

Images

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: .....

BUILDING CONSENT NO.: R417664

Section 35, Building Act 1991

Project Information Memorandum No.: R417664

APPLICANT

Name: S O SHIRLEY
Address: HOSKYNS RD
WEST MELTON
R D 5, CHCH
Contact: S O SHIRLEY

Phone: 3479998 Fax:
Application Received: 05-09-97

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.....
Alteration.....
Intended use(s):
DWELLING

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

Demolition.....

Being stage 1 of an intended 1 stage

Estimated value (incl GST): $260000

PROJECT LOCATION

Street address: HOSKYNS RD, WEST MELTON

Legal description:
LOT 1 DP 69431 BLK XIV ROLLESTON SD

Valuation No: 23541-486-01

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 att "Conditions of Building Consent No. R417664".

PLEASE NOTE: THIS PROJECT REQUIRES RESOURCE CONSENT BEFORE PROCEEDING

Signed for and on behalf of the Council:

Name: .....
Position: Senior Inspector

Date: 24-9-97

INFORMATION TO APPLICANT/OWNER

1. PLEASE NOTE: In terms of the Building Act you MUST BY LAW give:

   (a) At least 2 working days notice of the intended commencement of construction.
   (b) Advice that an inspection is required at least one working day (24 hours) before the inspection is to be carried out.

2. ALL inspections are to be booked through the Leeston Service Centre of Selwyn District Council. Ph. 324-3859 Extn. 848 (Christchurch calling area) or 318-8338 Extn. 848 (Darfield calling area).

3. The complete set of Building plans and specifications as approved for the issue of this consent (stamped) MUST be on site at ALL times when inspections are being carried out.

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

5. This Building Consent shall lapse and be of no effect if the building work concerned has not been commenced within six calendar months after the date of issue of the consent.

6. 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.

CONDITIONS OF BUILDING CONSENT NO. R417664

c1 Selwyn District Council Officers will carry out the following inspections:

c4 Excavation for foundations. ✓

c5 Reinforcing steel in foundation before concrete is poured. ✓

Slab ✓

c7 Closing in of any plumbing pipe work.

c8 Preline moisture test and structural framing check. ✓

c9 Closing in of any bracing elements required for compliance with NZBC Clause B1. ✓

c10	Covering up of any insulation. ✓
c11	Gib bracing panel nailing check before stopping work is carried out. ✓
c12	Brick veneer mid height inspection for cavity and tie fixing. ✓
c14	Testing of sanitary sewer and stormwater drains, including effluent disposal systems. ✓
c18	Floor slab and plate fixings prior to concrete pouring. ✓
c19	Spouting and stormwater disposal. ✓
c20	Closing in of any framing including trusses and fixing. ✓
c23	Closing in of any framing and bracing ✓
c35	Temperature of hot water for compliance with the Building Code (tempering valve). ✓
c37	Reinspection to confirm remediation of non complying work as considered necessary by the Building Inspector. ✓
c38	Inspections as required for variations to the contract. ✓ amendments.
c39	Final inspection for issue of the Code Compliance Certificate. ✓
c41	NOTE: These should not necessarily be taken as individual inspections and may be requested in any combination as they are made ready.

PLEASE NOTE:
THIS PROJECT REQUIRES RESOURCE CONSENT BEFORE PROCEEDING

References
Prior C/T 22A/698

Transfer No.
N/C. [redacted]er No. A181906/2

Land and Deeds 69

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 6th day of July one thousand nine hundred and ninety five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that STEPHEN JAMES FINDLAY of Christchurch, Meat Supervisor and JAYNE FINDLAY, Homemaker, his wife are ---

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4.0000 hectares or thereabouts being Lot 1 Deposited Plan 69431 ---

FILE COPY

ASSISTANT LAND REGISTRAR
CANTERBURY N.Z.

Subject to:

Mortgage A55999/3 [redacted] Post Office Bank Limited - 14.6.19[redacted] at [redacted].3[redacted]pm

A.L.R.

Transfer A195768/2 to Stewart Owen Shirley of Christchurch, Upholsterer - 22.9.1995 at 1.10pm

for A.L.R.

3/1027

FILE COPY

.O. Shirley
Hoskyns Road
West Melton R.D.5
Christchurch.

PROPOSED RESIDENCE.

PLUMBING AND DRAINLAYING.....SPECIFICATIONS.

ALL WORK TO COMPLY WITH NZBC Specifically B.2 B.1. G.12 ASI G.13 AS1/AS2.

DOMESTIC WATER SUPPLY.....

Ground water will be obtained from well, stored in a concrete holding tank, and pumped to a 200 Litre storage tank in the roof space.

A 270 Litre Low Pressure Hot Water cylinder will be located in the proposed residence, under the stairwell area,with a tempering valve set at 55°, for services running to the Kitchen, Laundry, Bathrooms, upstairs and down, and On Suite.

Cold water services will be as above plus the waste convienence areas, and two exterior service taps.

FOUL WATER. Plumbing Waste and Drainage.

All foul water will be piped from service areas, such as... Kitchen, Laundry,Bathroom, Showers, On Suite, and Toilets, into gulley traps connected to sewerage pipes which will drain into a septic tank system. (Illistrated on Plan P1.

SURFACE WATER. Stormwater Run Off.

Stormwater from proposed residence will be collected with a stormline spouting system, directed into either holding tanks for irrigation purposes, or directly into soak holes as shown on plan P1.
The holding tanks will have an overflow system running directly into soak holes.

Ground Water Runoff will be directed into soak holes as shown in plan P1.

No Industrial liquid or waste will be present.

O.Shirley
Hoskyns Road
West Melton R.D.5
Christchurch.....

BRACING SCHEDULE.....

PROPOSED RESIDENCE.....
HOSKYNS ROAD
WEST MELTON RD5
CHRISTCHURCH.

WIND VELOCITY.	High.
HEIGHT ABOVE EAVES.	3-6 metres.

ALL CALCULATIONS TAKEN FROM CODE OF PRACTICE MANUAL NZ 3604.

Units per metre required for exact roof height above eaves of 3-6metres.....

Elevation..... (A&B)	102.
Elevation..... (C&D)	93

Total Units Required (A&B) 22-9 metres @ 102 = 2326

Total Units Required (C&B) 18-5 metres @ 93 = 1721

Calculations for wall bracing elements are taken from table K1 Clause K2.K4. with alterations to suit a 2-6m high wall.

Sheet Bracing 600kg/m3 Ply One Face.....	97units
Diagonal Let in Bracing 100/50	72units

the above are per metre wall length.....

Details.....

Elevation (A) 2326units required.

		metres units	total
Garage.	Sheet Bracing ply.	2m @ 97	194
Beside back door	Sheet Bracing Ply	2m @ 97	194
Kitchen wall inside	Diagonal Braced	6m @ 72	432
Kitchen side wall out,	Diagonal Braced	3-2 @ 72	230
Kitchen Side Wall	Sheet Bracing Ply	1-8 @ 97	174
Dining Room	Sheet Bracing Ply	3-8 @ 97	368
Living Room	Sheet Bracing Ply	2-6 @ 72	187
Living Room	Diagonal Braced	2-6 @ 72	187
Beside Front Door	Diagonal Braced	1-6 @ 72	115
Beside Front Door	Sheet Bracing Ply	1-6 @ 97	155
Wall Dividing Entrance & Lounge Diagonal Bracing		3-000@ 72	216.
		Total	2452.

Elevation (B) 2326 units required.

Bed No 2	Diagonal Bracing	3-5 @ 72	252
Bed No 2	Sheet Bracing Ply	3-5 @ 97	339
On Suite Bathroom	Sheet Bracing Ply	2-0 @ 97	194
Bed No 1	Diagonal Bracing	3-5 @ 72	252
Bed No 1	Sheet Bracing Ply	2-8 @ 97	271
Wakk Dividing Bed 2 & Lounge Diagonal Bracing		4-6 @ 72	331
Wall Dividing Bed 1 & Bed 3 & Laundry Diagonal Bracing		3-7 @ 72	266
Garage	Sheet Bracing Ply	4-0 @ 97	388
Garage	Diagonal Bracing	2-0 @ 72	144
			2437

Elevation (C) 1721 units required.

Garage	Diagonal Bracing	4-0 @ 72	288
Garage	Sheet Bracing Ply	4-0 @ 97	388
Kitchen	Sheet Bracing Ply	1-6 @ 97	155
Dining Room	Sheet Bracing Ply	1-5 @ 97	145
Wall Dividing Garage & Bed No 1 Diagonal Bracing		4-8 @ 72	345
Sheet Bracing Ply		4-8 @ 97	465
		Total	1786

Elevation (D) 1721 units required.

Wall Dividing Living and Dining Rooms Diagonal Bracing		2-2 @ 72	158
Living Room	Diagonal Bracing	2-5 @ 72	180
Living Room	Sheet Bracing Ply	2-5 @ 97	242
Living Room (Step In Wall) Sheet Bracing Ply		o-6 @ 97	58
Lounge	Sheet Bracing Ply	1-3 @ 97	126
Bed No 2	Sheet Bracing Ply	1-7 @ 97	153
Wall Dividing On Suite/ Bathroom & Toilet Diagonal Bracing		6-0 @ 72	432
Wall Dividing Lounge and Hallway/& Entrance Diagonal Bracing		6-0 @ 72	432
		Total	1781

DESCRIPTION.....PROPOSED RESIDENCE.....

S.O. Shirley
Hoskyns Road
West Melton RD5
Christchurch.

A Colonial style residence, comprising two floors, with the main living quarters situated on the ground floor, and two rooms and a bathroom upstairs.

The ground floor comprises a kitchen and breakfast area leading on to a dining area, which has a sliding entrance door under an arched brick verandah.

The living room follows through from the kitchen area, with a sliding entrance door facing east,also under an arched brick verandah.

North facing in the living room opens up to a glass conservatory by way of a sliding door, and entrance door exits out from the conservatory.

The front north entrance is centrally situated, leading from a verandah to a foyer area which opens up to arches into the living room and french door into the lounge.

North facing from the lounge exits outside with north facing sliding glass doors, also under the venandah.

A entrance door leads off from the lounge to the hallway, which services the bedroom area.

Bedroom number two faces north, with a large feature front window, walk in robe and on suite.

A toilet services bedroom one and three.

Provision is made to locate a window in the hall wall of the lounge to direct light onto the hallway and rear entrance area.

The garage is situated at the south of the proposed residence, entrance to it is by way of two roll a doors facing east, an entrance way is also provided for from the garage to the internal section of the house, through the laundry, to the rear foyer.

A servive toilet is located beside the laundry.

Entrance to the proposed residence from the south side, is by way of a back door situated in a porch area beside the garage, which leads to an entrance foyer, stairwell, and hallway.

The upper floor comprises two seperate rooms, facing north, with a seperate section housing bathroom and toilet facilities.

Light is directed to this area with north facing opening windows provision has been made to place window openings in the rear wall

cont

S.O. Shirley
Hoskyns Road
West Melton R.D.5
Christchurch.

ALL DETAILS IN COMPLIENCE WITH CODE NZ3604.

Foundations.....

Concrete Slab Floor 100mm thick 17-5 MPA
Exterior Footings..... 300/300
Internal Footings Load Bearing Walls 300/200
3. 12mm DMS rods evenly spaced in footings End Laps 650mm
10mm DMS Starter Rods securing slab to footings 900mm Long/600c
665 Mesh situated over areas as stated on plans
50mm rebate in footing for moisture runoff.
DPC groundcover over compacted hardfill.

SLAB TO BE POSITIONED 225mm ABOVE FINISHED GROUND LEVEL.

General Framing Timber.....100/50 Oregon. DAR.

Stud Height.....	2-600
Stud Centres	0-600
Dwang Centres	0-650
Diagonal Bracing	100/50
Purlins	75/50 on edge 700-800 centres
Barge Boards and Facia	200/33 Tanalised Radiata.
Ceiling Battens	75/30 400mm centres.
Cornice Batten	200/40
Floor Joists (upper Floor)	250/50

External Coverings.....

BRICK VANEER..... will cover a major portion of the exterior surface,

CEMENT BOARD..... will cover the remaining areas.....

6-5mm Thick.....

Exterior Dormer. Front Entrance. Rear Entrance exterior.

cont/1

ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS.(details to be faxed through)

Roofing Material..... Coloursteel Longrun.

Spouting/ Guttering. Stormline Plastic Spouting.

INTERNAL LININGS WET WALL AREAS.....

Bathrooms.....Internal lining will be 9-5mm Gypsum Board nailed to framework and wallpapered over with vinyl coverings.

Showers..... These areas will be framed in with wet wall panelling glued to framing timbers, shower curtians will be used.

Laundry..... Internal walls as bathroom.

Internal linings GENERAL.

ALL INTERNAL LINING WILL BE GYPSUM BOARD 9-5mm nailed to framework.

General finishing of all walls internally will be wallpaper.

CEILINGS.

GYPSUM BOARD 12-5mmthick Screwed to ceiling battens.@400mmc

INSULATION.....

R 26 Ceiling Batts..... 110mmthick

R 18 Wall Batts 75mm thick.

Windows are double insulated on the south and east side.

---

to direct this light to the rooms downstairs by way of clear panels being located in the ceilings.

The proposed residence will be heated by a hot water central heating system, having radiators situated in the rooms, the cast iron gas operated heating boiler unit will be located in the garage.

A display fireplace operated by gas will be located on the central dividing wall in the livivg room.

Windows to the south and east side of the proposed residence will be double insulated.

CONSERVATORY.....Producer Statement No 1206/02

Aluminium framed clear glass on wall sections, aluminium framed clear safety glass on roof, affixed to structual steel framing, with an exterior opening door, windows are also opening.

Doors.....

Front and Rear Entrance.....Glass Panneled Solid Base.Timber.

Internal..... Plain Panneled. Timber. Glass Panneled ".

Other doors.....External. Aluminium framed Glass.

Windows..... Aluminium Framed Opening.....

Fibrious Plaster Cornice Mouldings,

Flooring Material Upper Floor 25mm PB (Flooring Grade)

All Internal Joinery Painted Finish.

No solid fuel heater.

Dampcourse Under Bottom plates.
Black Builders Paper on exterior wall framing.
Roofing Underlay to comply NZS2295.
Plumbing as specified
Drainlaying as specified.
Roll a Doors Garage

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: BRIAN. L. SPENCE CONSULTING ENGINEER
(Suitably qualified Design Professional)

TO: MR. S. SHIRLEY.
(Owner)

TO BE SUPPLIED TO: SELWYN DISTRICT COUNCIL
(Territorial Authority)

IN RESPECT OF: FIRST FLOOR STEEL BEAMS TO HOUSE & CONSERVATORY FRAMEWORK
(Description of Building Work)

AT: HOSKYNS ROAD, WEST MELTON
R.D.5, CHRISTCHURCH
(Address)

LOT ..... **DP** ..... **SO** .....

B.L.S. CONSULTING ENGINEER has been engaged by OWNER
(Design Firm) *(Owner/Developer/Contractor)*

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

requirements of Clause(s) B.1 of the Building Regulations 1992 for

☐ All ☒ Part only as specified

of the building work. The design has been prepared in accordance with B.1 / VM1
(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on B.L.S. CONSULTING ENGINEER drawings titled RESIDENCE FOR MR. S. SHIRLEY AT HOSKYNS ROAD, WEST MELTON; CHCH
(Design Firm)

and numbered 1206/01 & 02 and the specification and other documents according to which the building is proposed to be constructed.

FILE COPY

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 .....

.....

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 21 AUGUST 1997

B.E. (HONS) CIVIL, BSc, MIPENZ
(Professional Qualifications)

ERB/AERB Reg No. 8390

200 HEYWARDS ROAD, KAIAPOI RD2.
(Address)

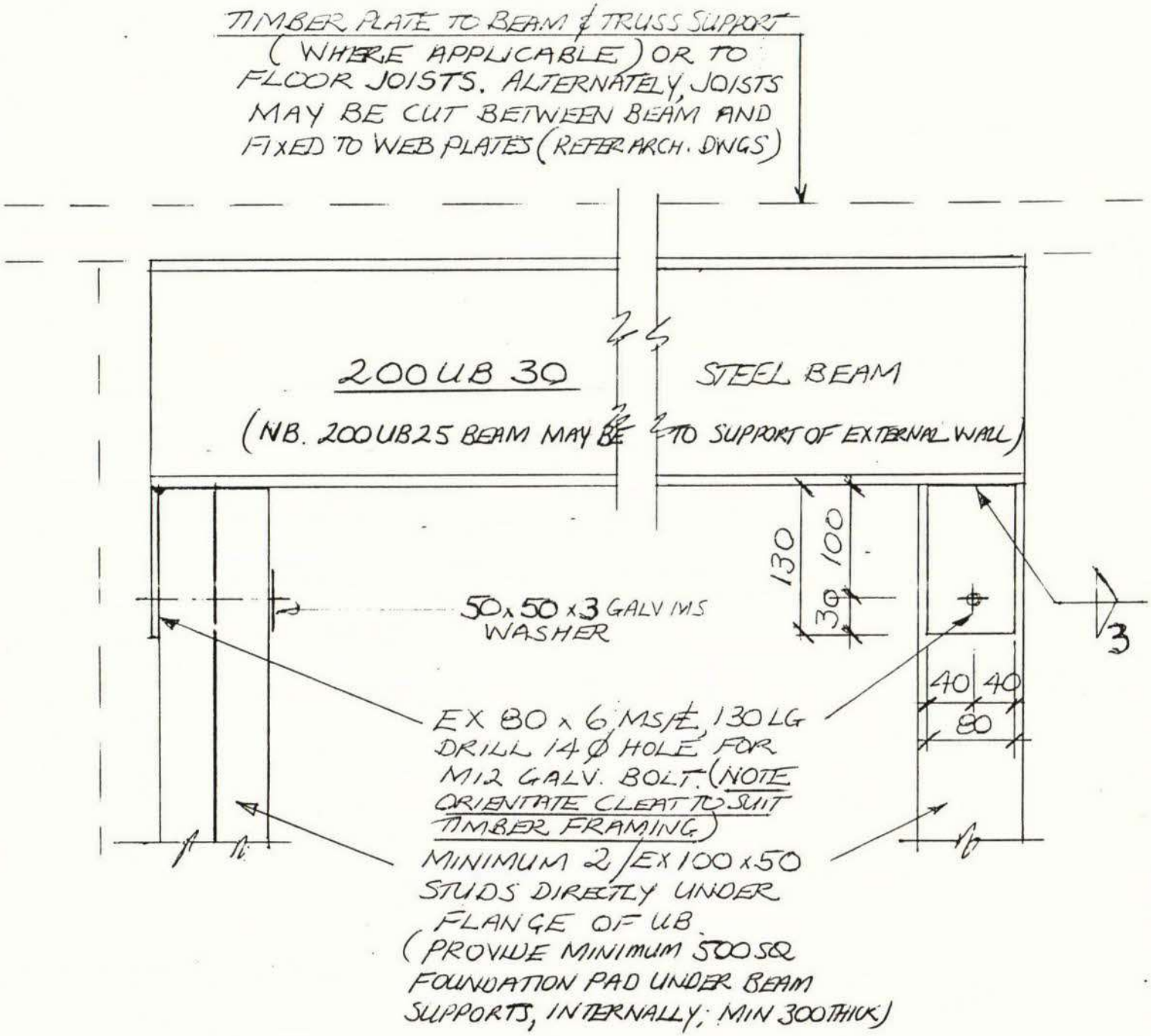
Member ACENZ ☒

IPENZ ☒ ☐ NZIA

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

CONSULTING
Civil & Structural
Engineer

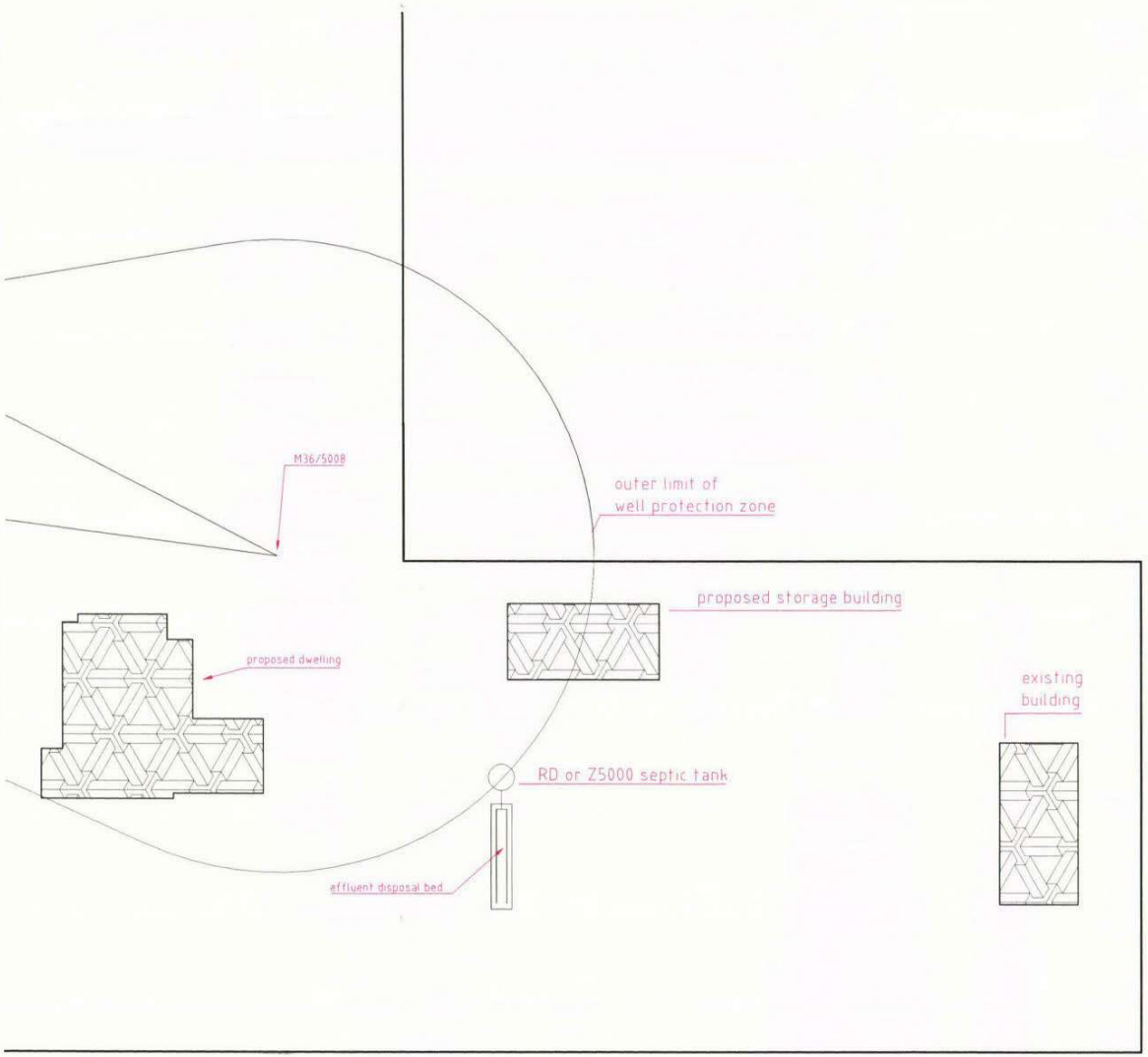
Haywards Rd., Kaiapoi R.D.2. Ph. (03)3278062
P.O.Box 3268 Christchurch. FAX NO. 03 327 8021



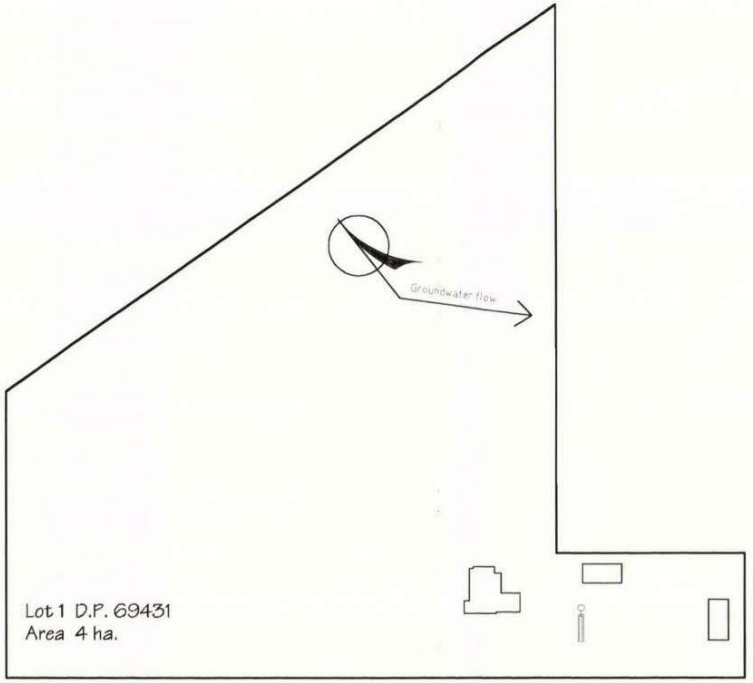
NOTE:
- DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS
- STEEL MINIMUM GRADE 250 WITH ALL WORK IN ACCORDANCE WITH NZS3404, BOLTS TO BE GRADE 4·6 GALV TO AS1111 & AS1112.

RESIDENCE FOR MR. S. SHIRLEY AT HOSKYNS ROAD, WEST MELTON, CHCH. STEEL BEAM FIXING DETAILS.	B.L.S. AUGUST 97
	1206/01

BRIAN L. SPENCE B.E. (Hons), B.Sc., M.I. P.E.N.Z.



DISPOSAL AREA ENLARGEMENT 1 : 500



SITE PLAN 1 : 2000

NOTES

The effluent disposal design details are set out in Drawing EB970212/2 and specifications of 8 December 1997.

The effluent disposal system is not to be located within 30 metres of the water supply well.

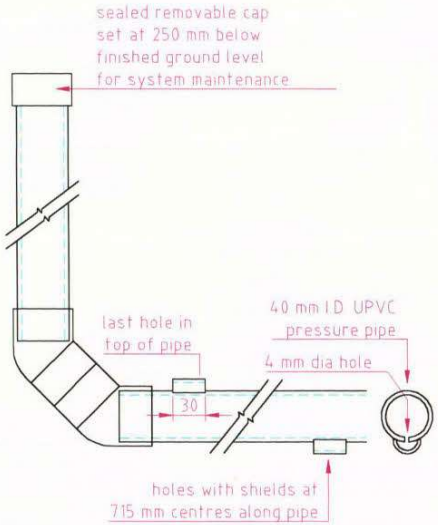
Primary sewage treatment system - either a RD5000 or Z5000 fitted with a "Zabel" filter.

Potable water supply from well M36/5008 identified on this site plan.

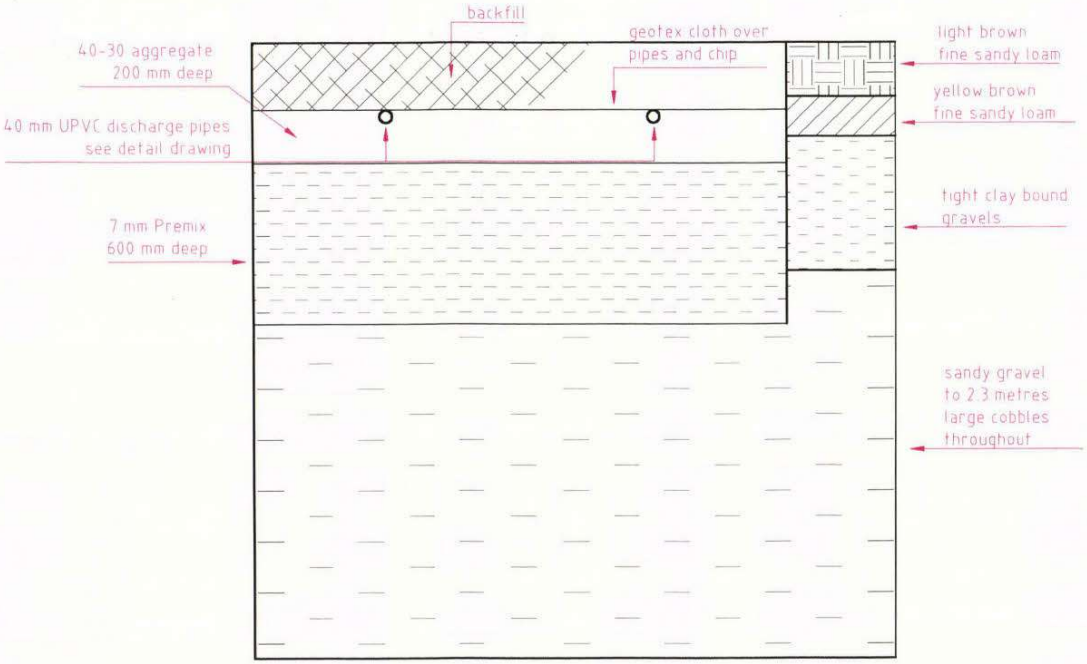
Envirohealth & Building
P.O. Box 2818, Christchurch
(03) 377 8622

Drawing: EB970212/1
8 December 1997

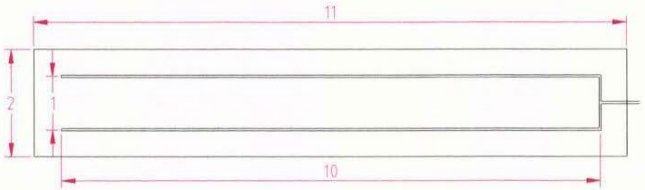
EFFLUENT DISPOSAL SITE PLAN FOR STEWART SHIRLEY, HOSKYNS ROAD, WEST MELTON



DISCHARGE PIPE DETAILS 1:5



CROSS SECTION OF DISPOSAL TRENCH AND STRATA 1 : 20



DISPOSAL TRENCH PLAN VIEW 1 : 100

NOTES

Primary sewage treatment system - either an RD5000 or a Z5000 septic tank. The second chamber shall be divided by the manufacturer to form a pump chamber with a minimum capacity of 400 litres. A "Zabel" filter shall be fitted prior to the pump chamber.

The discharge pipes shall be laid level in the top of the 40-30 aggregate.

The Drawings EB970212/1 & /2 must be read in conjunction with the Specifications of 8 December 1997.

EFFLUENT DISPOSAL SYSTEM FOR STEWART SHIRLEY, HOSKYNS ROAD, WEST MELTON

Envirohealth & Building
P.O. Box 2818, Christchurch
(03) 377 8622

Drawing: EB970212/2
8 December 1997

Envirohealth
& Building

8 December 1997

Ref: EB970212/4

PRODUCER STATEMENT - DESIGN

Building Act 1991

Sewage Effluent Disposal System

Stewart Shirley, Hoskyns Road, West Melton
Lot 1 D.P. 69431

I, Kieran Anthony O'Boyle, hereby confirm that the sewage effluent disposal system for the above site has been designed with sound and widely accepted principles to adequately dispose of the sewage effluent on-site.

The standard of effluent treatment will meet or exceed that specified in the Canterbury Regional Council's Rules for Sewage Treatment in the Unsewered Areas of the Canterbury Region.

The design is detailed in the drawings EB970212/1 & /2 and the specification of 8 December 1997 attached, and shall continue to satisfy the performance requirement of the Building Regulations 1992, First Schedule, Clause B2.3 (d) for a minimum life of 15 years provided the owner maintains the system as detailed in the specifications.

Kieran O'Boyle

Kieran O'Boyle Dip. PHI, MNZIEH
Environmental & Building Consultant

PO Box 2818
Christchurch
New Zealand
64 3 364 8853

EB970212/3

8 December 1997

SPECIFICATION

Sewage Effluent Disposal System

Stewart Shirley, Hoskyns Road, West Melton
Lot 1 D.P. 69431

Scope

1. Sewage treatment and effluent disposal for a four bedroom dwelling to be erected on lot 1 D.P. 69431 located in Hoskyns Road, West Melton.

Specifications

1. These specifications shall be read in conjunction with the Drawings EB970212/1 &/2 of 8 December 1997.

2. General: This system is designed for treatment/disposal of high quality septic tank effluent to a maximum wastewater flow of 1080 litres per day, roughly the flow from a four bedroom residential house with 3 - 8 people in residence. No other drainage water shall enter the system, either before or after the septic tank stage.

3. Sewage from the house shall be pre-treated by either a McKendry's Z5000 or a Humes RD5000 septic tank fitted out with a "Zabel" filter from the secondary chamber that discharges to an internal pump chamber installed by the manufacturer.

4. The septic tank effluent shall be collected in a pump chamber fitted with a submersible or surface-mounted pump controlled by float switch(s) to deliver effluent via a feed pipe to the distribution system. There shall be a check valve fitted to prevent backflow.

   Suitable pumps are centrifugal pumps having zero flow at a static head in the range 7 to 10 metres and a pumping capacity of 50 to 150 litres/minute at 2 m static head. There shall be an alarm float switch installed to go on at water level 100 mm above operating high water level: the alarm should be suitably located in the dwelling. There should be failure storage of about 200 litres before the system backs up.

5. The float switch system shall be set to initiate pump out at a level sufficient to give the effluent disposal bed a dose of approximately 240 litres at each operation.

6. The feed pipe from the pump to the distribution system should be 32 or 40 mm diameter polythene pipe fitted with

Envirohealth & Building

PO Box 2818
Christchurch
New Zealand
64 3 364 8853

Hansen connectors at each end. It shall be buried to protect it from mechanical damage.

7. The effluent distribution pipes shall be 40 mm UPVC with 4 mm holes drilled at 715 mm intervals and fitted with hole shields as detailed in Drawing EB970212/2 dated 8 December 1997.

   A suitable drill shall be used to provide a clean neat hole. All swarf shall be removed from the pipelines after drilling. The holes shall be precisely located. The last hole shall be drilled on the upper surface of the distribution pipe.

   The hole shields shall be cemented in place with "Sikaflex 252" or similar durable cement.

Note: The drainlayer shall drill the effluent disposal pipe and cement the protection shields in place, either prior to arriving on site or prior to the house drains being laid, as the cement needs two to three hours to cure prior to placement.

The pipe surfaces shall be either roughened or treated with PVC cement prior to the application of the Sikaflex 252 to ensure a good bond.

8. The effluent disposal trench shall be excavated to achieve soakage below the tight clay bound gravel strata.

9. The distribution system shall be laid level in the gravel distribution bed and shall be checked prior to backfilling by discharging water through the system to ensure that an even distribution along the whole trench is achieved.

10. The inspection/maintenance port at the distal ends of the low pressure distribution pipes are to be finished and capped approximately 250 mm below finished ground level and suitable permanent markers installed.

11. The trench shall be finished slightly proud of the surrounding ground level to allow for settling.

12. The trench shall not have trees or shrubs planted close to it such as may result in intrusion of roots into the distribution system. The trench shall be grassed over.

Commissioning and testing

When the system is installed and commissioned, a four metre length of standpipe with 2 mm diameter holes drilled at 200 mm intervals should be temporarily attached to the inspection / maintenance port at the distal end of the low pressure distribution pipe. The level of rise of water in this standpipe during a pumping cycle must be recorded and reported to the system designer.

Materials

1. All materials shall be the best of their respective kinds and shall comply with the relevant standards and specifications.

2. The sewage treatment system shall be either a McKendry's Z5000 or a Humes RD5000 septic tank fitted with a "Zabel" filter from the secondary chamber that discharges to an internal pump chamber installed by the manufacturer.

3. A centrifugal submersible pump with a zero flow at a static head in the range 7 to 10 metres and a pumping capacity of 50 to 150 litres/minute at 2 m static head, fitted with a suitably positioned float switch shall be installed within the pump chamber.

Maintenance

The owner of the property shall:-

1. Have the septic tank cleaned on a regular basis. The maximum interval being four yearly.

2. The pump float switches shall be serviced annually, the dose volume checked and the float switch adjusted if necessary.

3. The "Zabel" filter is to be removed and cleaned in accordance with the manufacturers instructions.

4. The installation of garbage grinders is prohibited as their use can cause early failure of effluent disposal systems.

5. Use only biodegradable soaps.

6. Not discharge oil and/or fat to the septic tank.

7. Not discharge disposable nappies, sanitary napkins/panty shields and condoms to the septic tank.

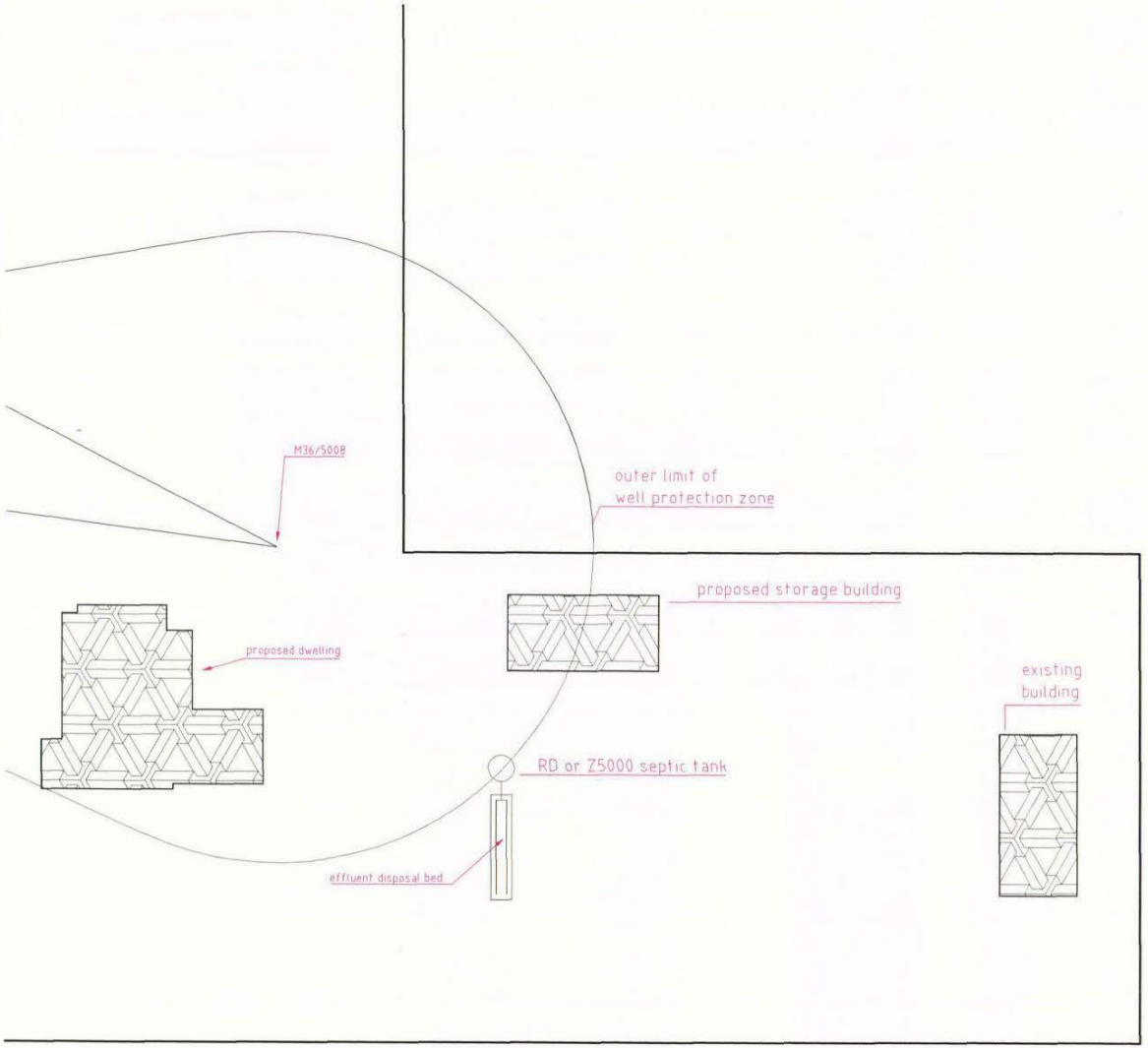
8. Not use powerful bleaches and disinfectant.

9. Not put chemicals or paint down the drainage system.

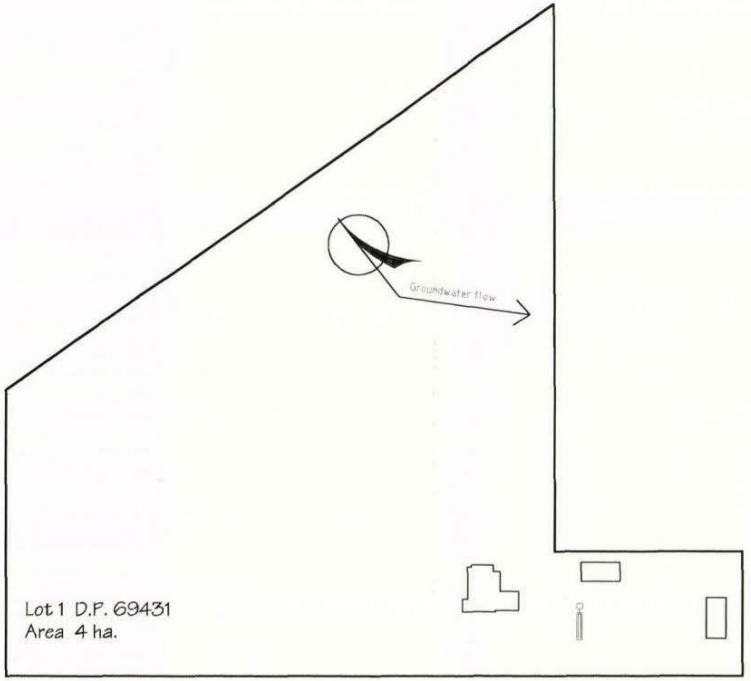
10. Avoid the use of coloured toilet paper.

Site Clean Up

At the completion of the work all areas disturbed by the operations shall be left clean and restored as near as practicable to the original condition.



DISPOSAL AREA ENLARGEMENT 1:500



SITE PLAN 1:2000

NOTES

The effluent disposal design details are set out in Drawing EB970212/2 and specifications of 8 December 1997.

The effluent disposal system is not to be located within 30 metres of the water supply well.

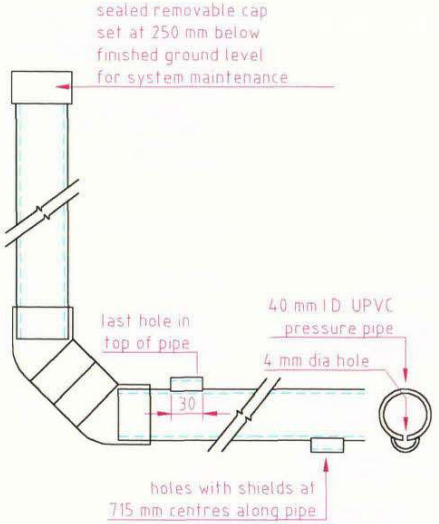
Primary sewage treatment system - either a RD5000 or Z5000 fitted with a "Zabel" filter.

Potable water supply from well M36/5008 identified on this site plan.

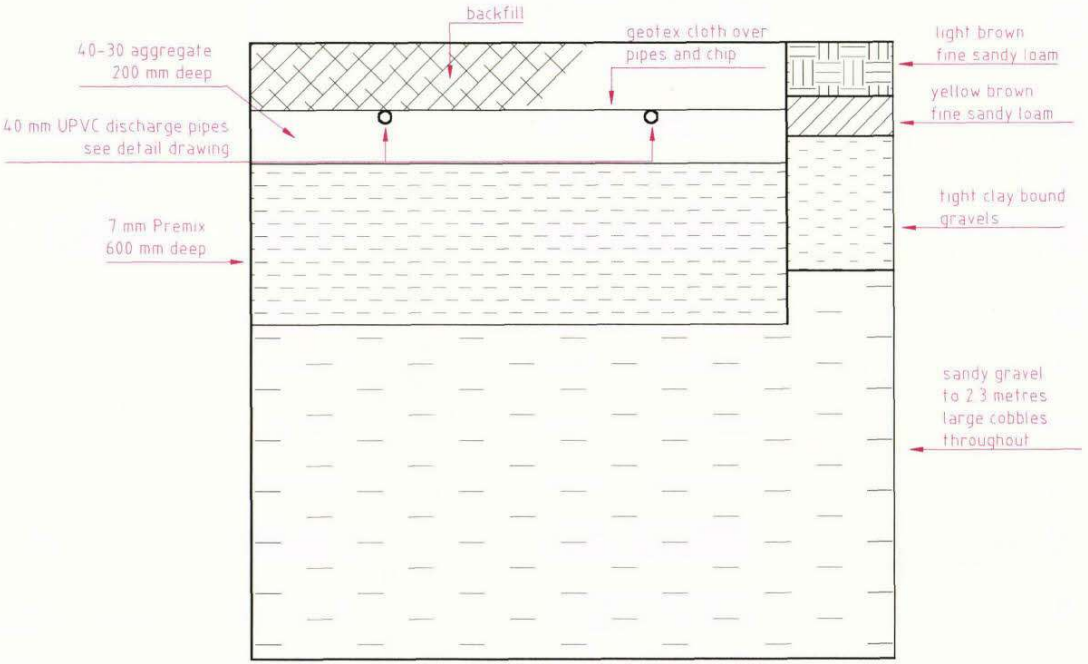
Envirohealth & Building
P.O. Box 2818, Christchurch
(03) 377 8622

Drawing: EB970212/1
8 December 1997

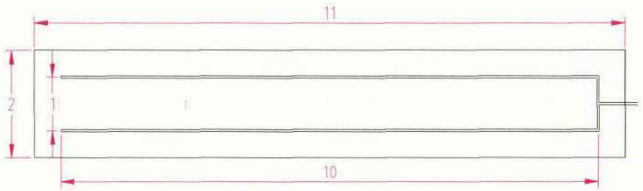
EFFLUENT DISPOSAL SITE PLAN FOR STEWART SHIRLEY, HOSKYNS ROAD, WEST MELTON



DISCHARGE PIPE DETAILS 1:5



CROSS SECTION OF DISPOSAL TRENCH AND STRATA 1 : 20



DISPOSAL TRENCH PLAN VIEW 1 : 100

NOTES

Primary sewage treatment system - either an RD5000 or a Z5000 septic tank. The second chamber shall be divided by the manufacturer to form a pump chamber with a minimum capacity of 400 litres. A "Zabel" filter shall be fitted prior to the pump chamber.

The discharge pipes shall be laid level in the top of the 40-30 aggregate.

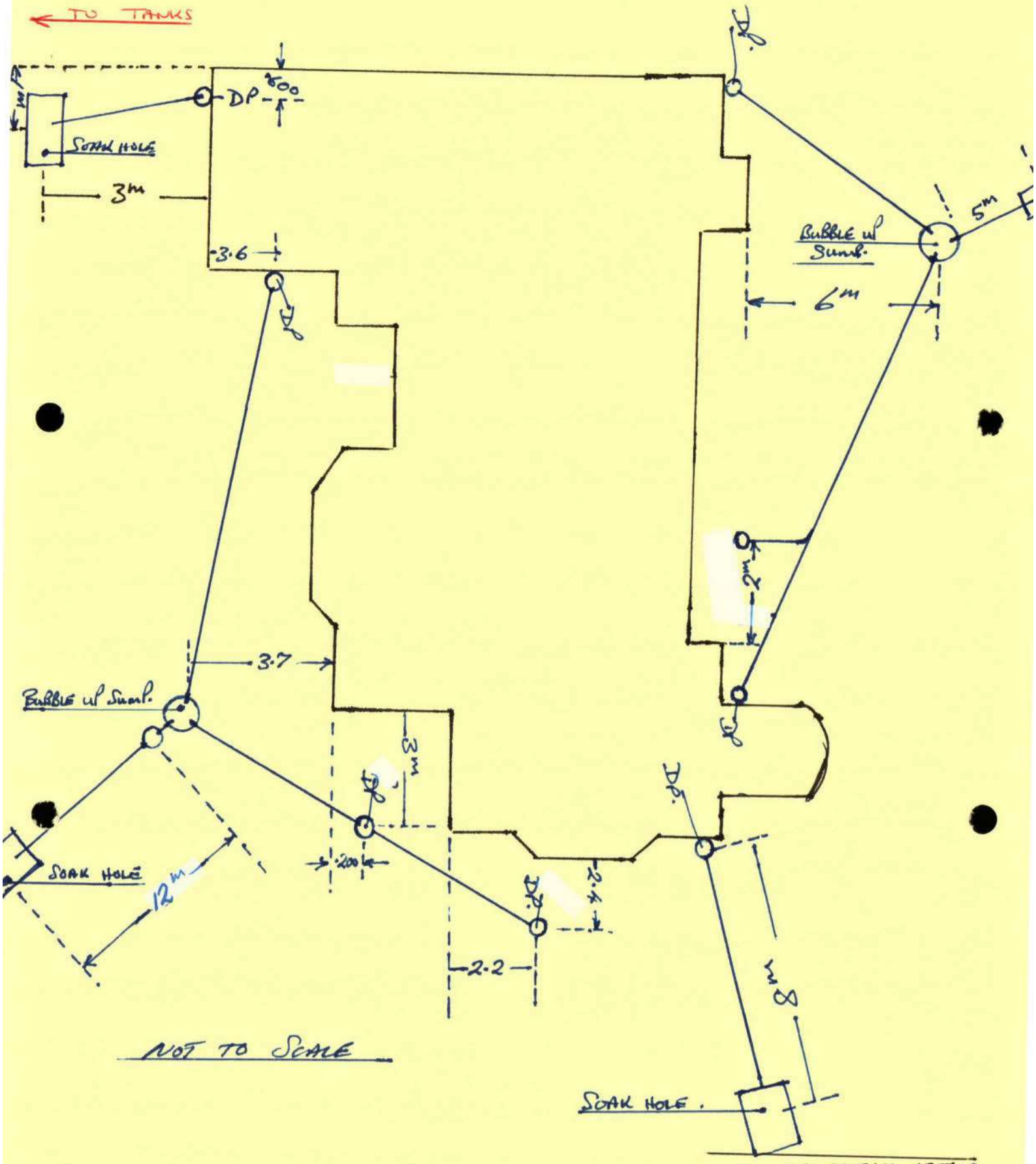
The Drawings EB970212/1 & /2 must be read in conjunction with the Specifications of 8 December 1997.

Envirohealth & Building
P.O. Box 2818, Christchurch
(03) 377 8622

Drawing: EB970212/2
8 December 1997

EFFLUENT DISPOSAL SYSTEM FOR STEWART SHIRLEY, HOSKYNS ROAD, WEST MELTON

ROADWAY



NOT TO SCALE

A417664
VAC/NO 235414 8601
S. SHIRLEY.
HOSKINS ROAD
WEST MELTON.

Bldg Consent	R417664	CONFIDENTIAL!			
Debtor No	R417664				
Appl Name	S O SHIRLEY				
Address	HOSKYNS RD : WEST MELTON : R D 5, CHCH				
Phone	3479998				
Balance $	844.14-	Inv ref 00143	T/Cost $	235.50	
Proposal	DWELLING				
Proposed Use	DWELLING				
Intended Life	INDEFINITE	Being stage 1	of	1	
Stats code	New (& prebuilt) House, Unit, Bach, Crib, Town House etc.				
Est value $	260,000				
Floor (m2)	350	Units 1	Storeys 2	Pans	2
Builder Name	OWNER			Phone	
Builder Addr					
Valuation No	2354148601				1-linK
Owner	SHIRLEY STEWART OWEN				
Location	** HOSKYNS RD, WEST MELTON				
Legal	** LOT 1 DP 69431 BLK XIV ROLLESTON SD				
Zone					
Overseer	KELVIN NEWMAN			Certifier? N	
Status	SIGN OFF DRAIN/PLMB/HL	24/10/97		Deadline 15/10/97	
Note	APPROVE DRAINAGE AMMENDED				
R/Consent?		C/Schedule?		CONFIDENTIAL	

<enter> to exit or O for Option

2354148601

97/212011

CANTERBURY REGIONAL COUNCIL

58 Kilmore Street
P O Box 345
Christchurch

Telephone (03) 365 3828
Fax (03) 365 3194

Our Ref: CO9C-0042

Your Ref: -

Contact: Jocelyn Norrie

	Action	Copy
CEN MANAGER		
WORKS & SERV		
REGULATORY	✓	
POLICY		
COMMUNITY SERV		
FINANCE		
[illegible]		
ASSET MGMT		

RECEIVED
12 DEC 1997
SELWYN DISTRICT COUNCIL

11 December 1997

Mr Alan Minnery
Selwyn District Council
Private Bag 1
LEESTON

Dear Alan

SEWAGE TREATMENT & DISPOSAL SYSTEM FOR S SHIRLEY, HOSKINS ROAD, WEST MELTON.

In my opinion the design submitted by Kieran O'Boyle and detailed in drawings EB970212/2 and specification EB970212/3 dated 8 December 1997 will meet the required treatment standard of condition 3 of the Canterbury Regional Council's rule authorising discharge of sewage as a permitted activity.

It is important that the system is correctly installed and maintained.

Yours sincerely

John Iseli
CONSENTS INVESTIGATING OFFICER

FILE COPY

:BR

Give to Alan

S.D. SHIRLEY

2354148601

HOSKYNS ROAD West Melton
RDS. CH.CH

BUILDING CONSENT NO 417664.

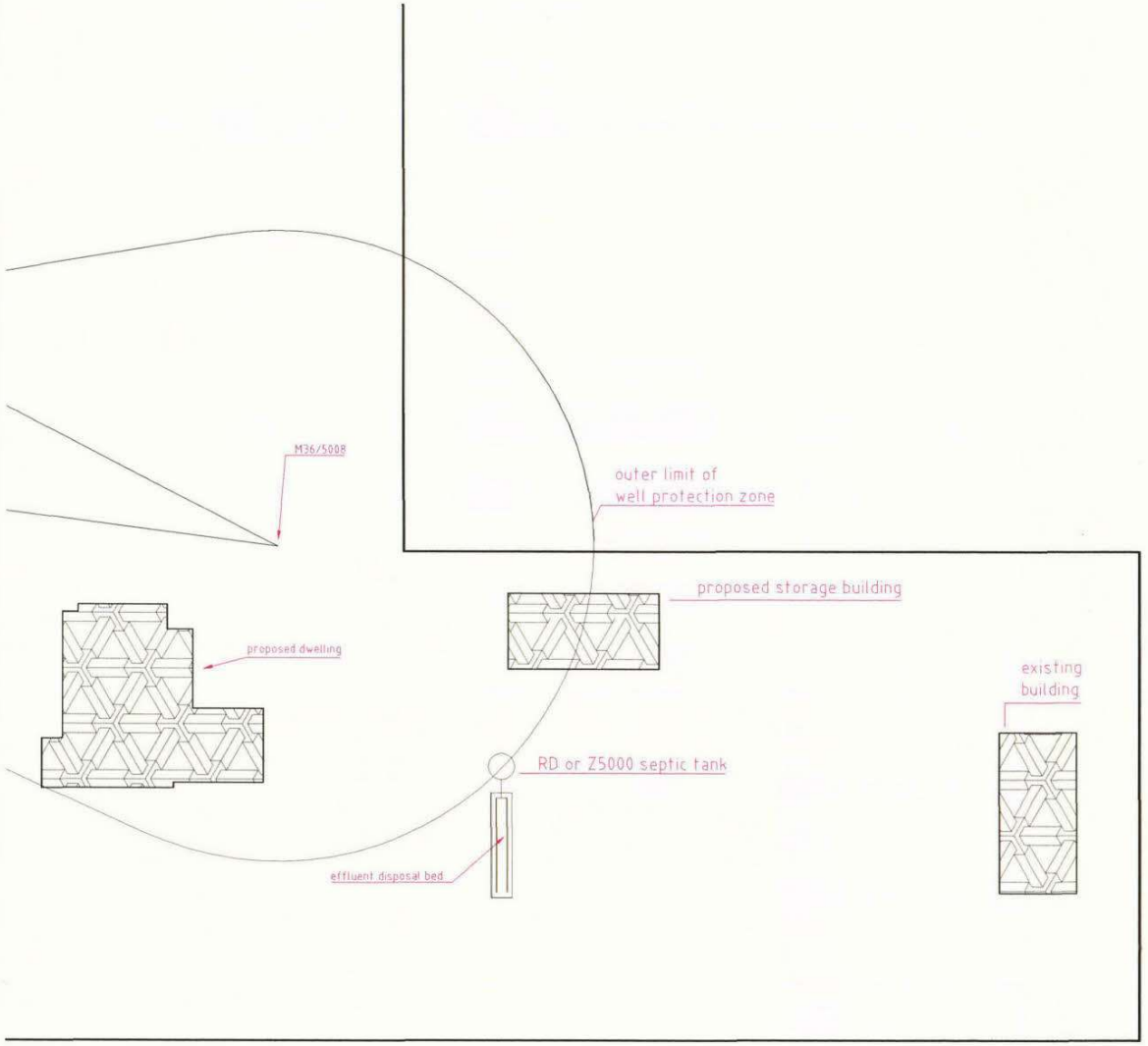
AMENDMENT TO SEWERAGE OUTFALL SYSTEM

Please find enclosed Plans of Same

S.D. SHIRLEY

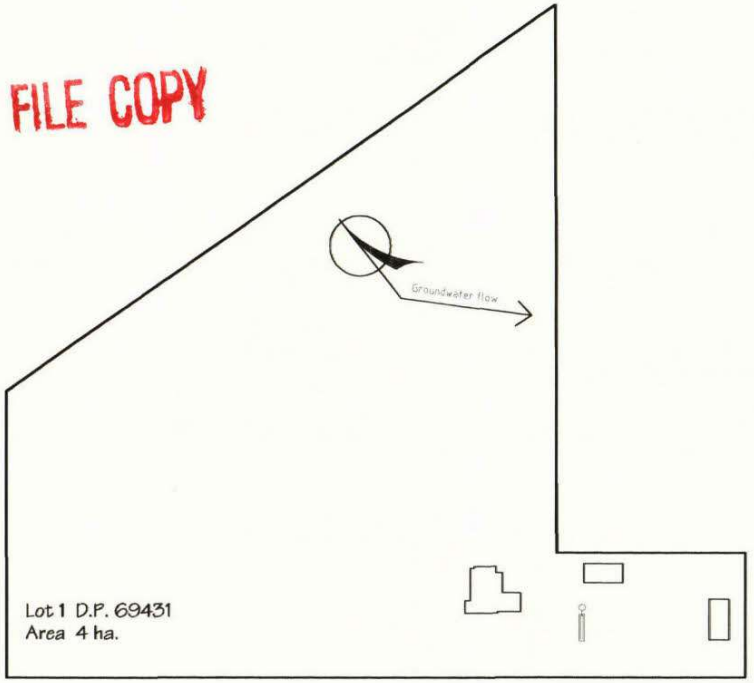
FILE COPY

RECEIVED
3 - FEB 1998
SELWYN DISTRICT COUNCIL



DISPOSAL AREA ENLARGEMENT 1:500

FILE COPY



SITE PLAN 1:2000

NOTES

The effluent disposal design details are set out in Drawing EB970212/2 and specifications of 8 December 1997.

The effluent disposal system is not to be located within 30 metres of the water supply well.

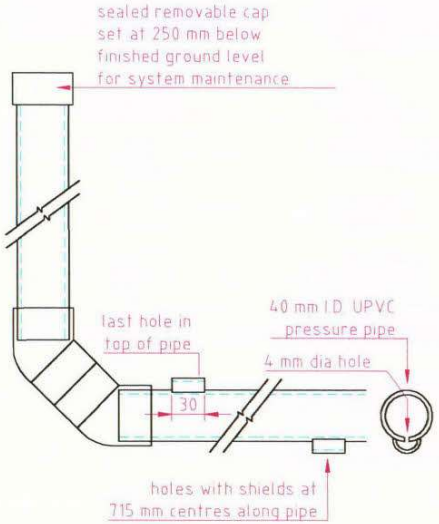
Primary sewage treatment system - either a RD5000 or Z5000 fitted with a "Zabel" filter.

Potable water supply from well M36/5008 identified on this site plan.

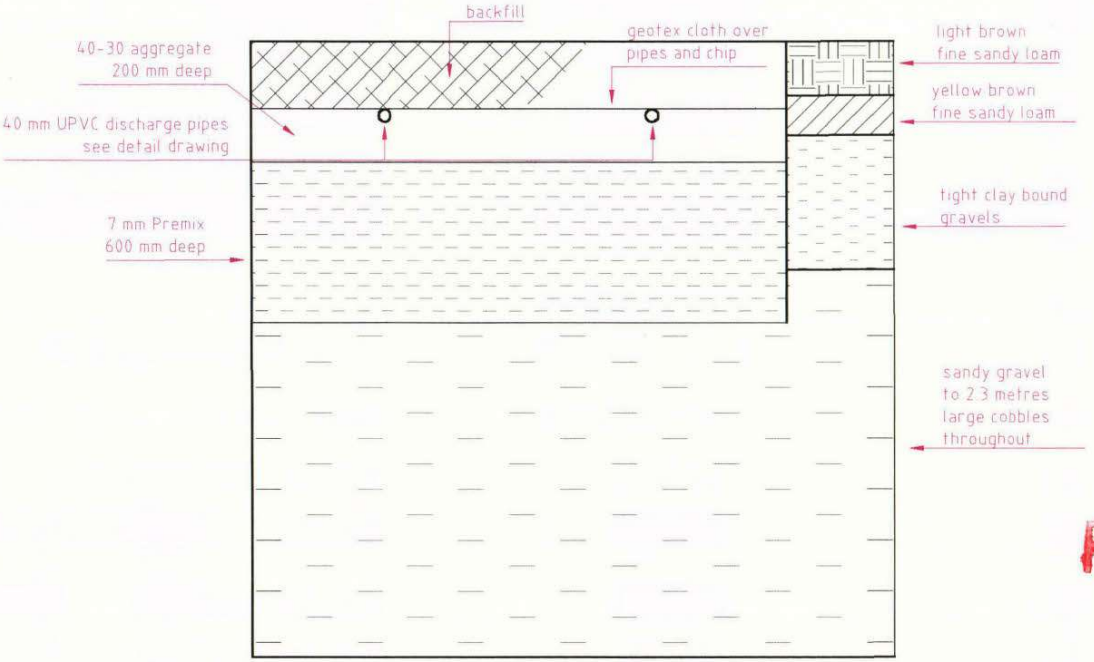
Envirohealth & Building
P.O. Box 2818, Christchurch
(03) 377 8622

Drawing: EB970212/1
8 December 1997

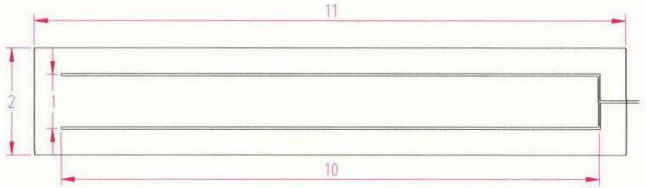
EFFLUENT DISPOSAL SITE PLAN FOR STEWART SHIRLEY, HOSKYNS ROAD, WEST MELTON



DISCHARGE PIPE DETAILS 1:5



CROSS SECTION OF DISPOSAL TRENCH AND STRATA 1 : 20



DISPOSAL TRENCH PLAN VIEW 1 : 100

NOTES

Primary sewage treatment system - either an RD5000 or a Z5000 septic tank. The second chamber shall be divided by the manufacturer to form a pump chamber with a minimum capacity of 400 litres. A "Zabel" filter shall be fitted prior to the pump chamber.

The discharge pipes shall be laid level in the top of the 40-30 aggregate.

The Drawings EB970212/1 & /2 must be read in conjunction with the Specifications of 8 December 1997.

Envirohealth & Building
P.O. Box 2818, Christchurch
(03) 377 8622

Drawing: EB970212/2
8 December 1997

EFFLUENT DISPOSAL SYSTEM FOR STEWART SHIRLEY, HOSKYNS ROAD, WEST MELTON

CANTERBURY REGIONAL COUNCIL

58 Kilmore Street
P O Box 345
Christchurch

Telephone (03) 365 3828
Fax (03) 365 3194

Our Ref: CO9C-0034

Your Ref:

Contact: Jocelyn Norrie

2 October, 1997

Mr Alan Minnery
Selwyn District Council
Private Bag 1
LEESTON

AMENDED. 2/10/97 Jocelyn E Norrie

Dear Alan

SEWAGE TREATMENT AND DISPOSAL SYSTEM FOR S O SHIRLEY, HOSKYNS ROAD, WEST MELTON, R D 5 CHRISTCHURCH - BUILDING CONSENT NO. R417664

In my opinion the Alan Graham Design, System 1(a), Drawing No. 75013-6 with a Humes RD 5000 septic tank will meet the required treatment standard of condition 3 of the Canterbury Regional Council's rule authorising discharge of sewage as a permitted activity.

It is important that the system is correctly installed and maintained.

Yours sincerely

Jocelyn E. Norrie

Jocelyn Norrie
COMPLIANCE MONITORING OFFICER
:rmb

FILE COPY

9710230 18

CANTERBURY REGIONAL COUNCIL

58 Kilmore Street
P O Box 345
Christchurch

Telephone (03) 365 3828
Fax (03) 365 3194

Our Ref: CO9C-0042

Your Ref:

Contact: Jocelyn Norrie

RECEIVED 23 OCT 1997 SELWYN DISTRICT COUNCIL

21 October, 1997

This plan and associated specifications(s) have been inspected and in my opinion meet the treatment standard required by the Canterbury Regional Council.

Signed J E Norrie

Date 21/10/97.

Mr Alan Minnery
Selwyn District Council
Private Bag 1
LEESTON

Dear Alan

SEWAGE TREATMENT & DISPOSAL SYSTEM FOR S O SHIRLEY, HOSKYNS ROAD, WEST MELTON, R D 5, CHRISTCHURCH - BUILDING CONSENT NO. R417664

In my opinion the Alan Graham design, System 1(a), Drawing No. 75013-6 with a McKendry Z/5000 septic tank with a Zabel filter will meet the required treatment standard of condition 3 of the Canterbury Regional Council's rule authorising discharge of sewage as a permitted activity.

It is important that the system is correctly installed and maintained.

GEN MANAGER		
WORKS & SERV		
REGULATORY	✓	
FINANCE		
COMMUNITY SERV		
ENGINEER		
DEPUTY ENGINEER		
ASSET MGR		

Yours sincerely

Jocelyn E. Norrie

Jocelyn Norrie
COMPLIANCE MONITORING OFFICER

:wc

cc S O Shirley, Hoskyns Road, West Melton, R D 5, Christchurch

FILE COPY

FILE

S.O. SHIRLEY
HOSKYNS ROAD
West Melton RD 5
CH. CH.
14-10-97

Canterbury Regional Council
58 Kilmore Street
CHRISTCHURCH

?

FILE REF:
DOCUMENT No. 133669
15 OCT 1997
DP.1
ACTION
INFO

Jocelyn E. Norrie
Compliance Monitoring Officer

Dear Jocelyn,

Amendment to Sewerage Treatment and disposal System Building Consent No R417664.

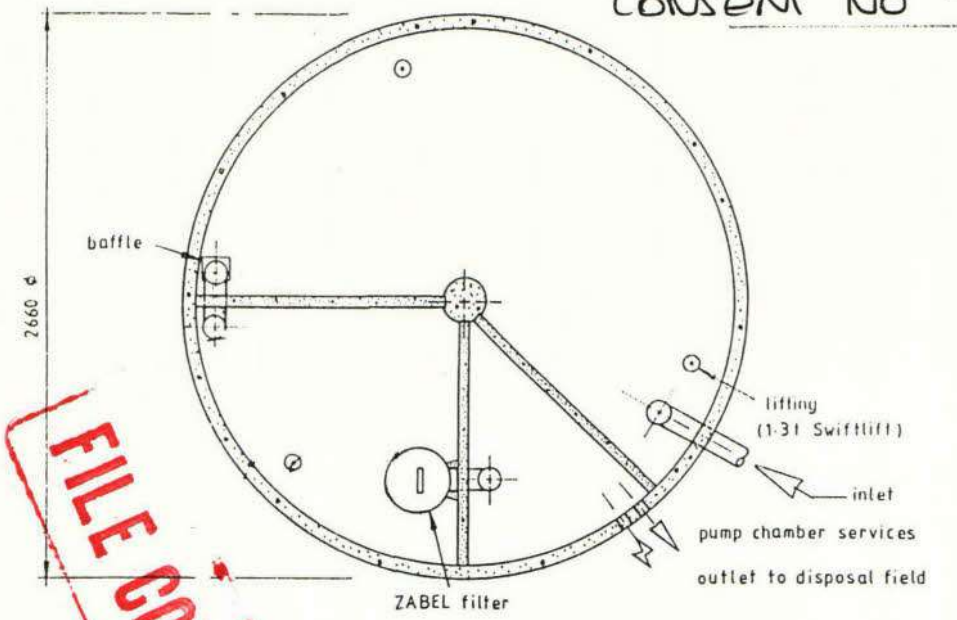
PLAN SHOWS "HUMES" RD 5000 SEPTIC TANK
Please Note! this unit will not now be used.

AMENDMENT___ McKENDRY Z / 5000
SEPTIC TANK WITH ZABEL FILTER WILL BE INSTALLED.

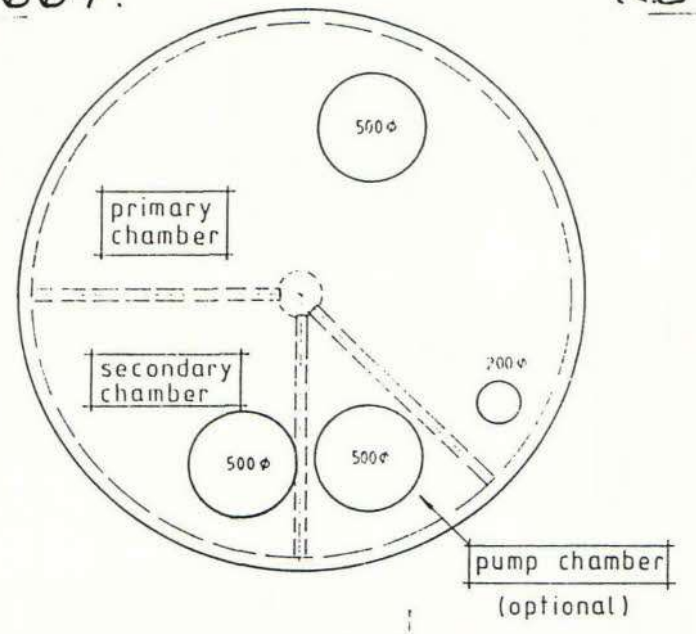
FILE COPY

S.O. Shirley

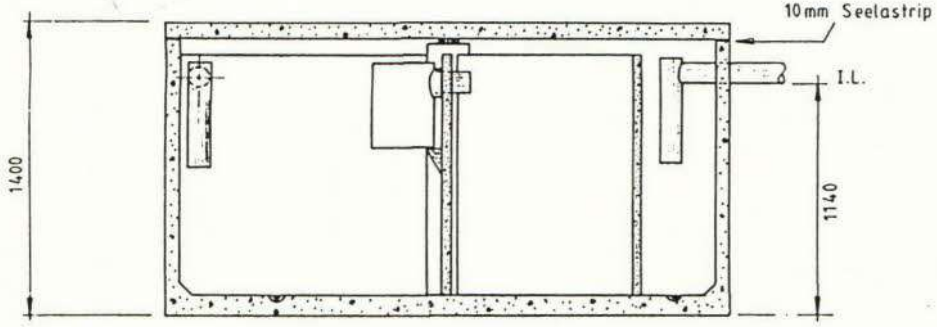
S.D. SHIRLEY. HOSKYNS ROAD WEST MELTON.
CONSENT NO R.417664. RD 5. CH.



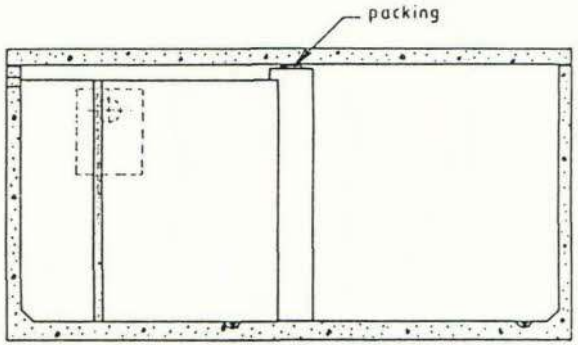
PLAN



PLAN (lid)



ELEVATION

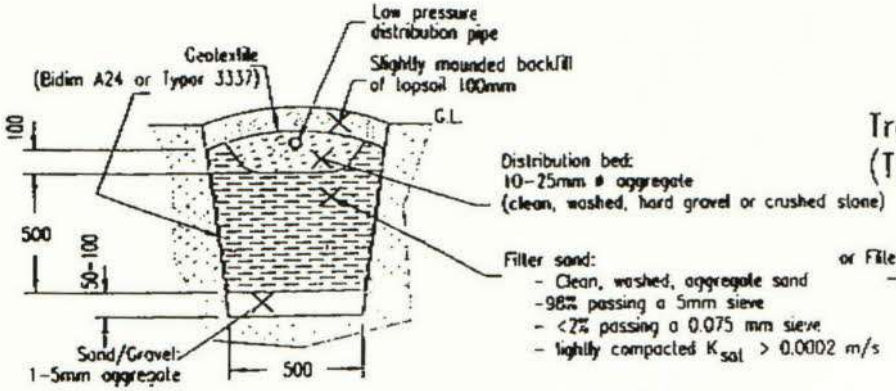


ELEVATION (side)

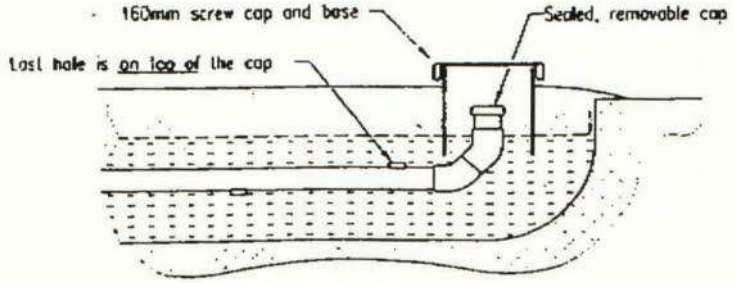
S.O. Shirley.
Hoskyns Rd.
West Melton.
R.D.5, Chch.

Building Consent No: P-7664

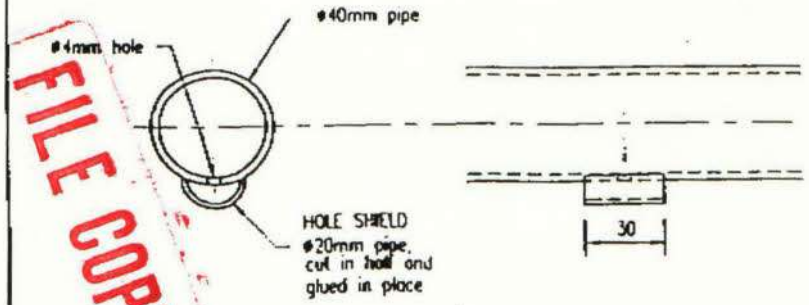
Trench-Filter for Disposal of Septic Tank Effluent into Free-draining Gravel with High Groundwater Level more than 1.5m deep



Trench Cross-Section
(Trench length: 30m)



Detail of Distal end and Low pressure pipe



Detail of shielded holes in low pressure pipe

Specification Notes

1) General: This system is designed for treatment/disposal of high quality septic tank effluent to a maximum wastewater flow of 800 litres per day - roughly the flow from a three-bedroom residential house with 5-6 people in residence. No other drainage water shall enter the system, either before or after the septic tank stage. Operation and maintenance instructions for the septic tank - soil absorption system are provided separately.

2) Sewage from the house shall be pre-treated as a minimum by a two-chamber or dual septic tank as per the capacity recommendations of NZS 4610:1982. Connection from the first chamber to the second, and the final outlet shall be by "tees" having the submerged inlet fitted with a gas-deflecting baffle. A list of commercial suppliers of suitable two-chamber septic tanks (that include also an anaerobic upflow rock filter (UARF)) may be obtained from the Council.

3) The septic tank effluent shall be collected in a pump chamber fitted with a submersible or surface-mounted pump controlled by float switch(s) to deliver a 200 litre dose via a feed pipe to the Low Pressure Distribution Pipe. There shall be a check valve fitted to prevent backflow.
Suitable pumps are centrifugal pumps having zero flow at a static head in the range 5 to 10 metres and a pumping capacity of 50 to 150 litres/minute at 2 m static head. There shall be an alarm float switch installed to go on at water level 100 mm above operating high water level; the alarm should be suitably located in the dwelling. There should be failure storage of about 200 litres before the system backs up. There should not be an failure overflow drain.

4) The feed pipe from the pump to the Low Pressure Distribution Pipe (LPDP) should be 32 or 40 mm diameter PVC pipe. It should be buried to protect it from mechanical damage and from freezing. If use of a long feed line (greater than 50 metres) or an elevation of greater than 1.0 m from the high water level in the pump-sump to the invert of the LPDP is required, then a larger pump may be needed. If there is a fall of greater than 2.5 m from the outlet of the UARF outlet to the LPDP, then there is the possibility of using a tipping bucket or dosing siphon instead of a pump for loading the LPDP.

5) The sand or peat should be placed in the trench and lightly compacted by tamping and by passing water through it before the gravel distribution bed and LPDP are place on top. The filter sand as specified may be used where high groundwater level is lower than 3 m below the trench, where the high groundwater level is higher than 3 m, then peat should be used or sand having the following specifications should be used: clean, washed sand, D_{10} 0.25-0.6 mm, and uniformity coefficient < 3.5.

6) The LPDP should have 30 holes of 4.0 mm diameter drilled evenly spaced along the invert. The holes should be protected from blinding by gravel by shielding them with 30 mm long longitudinal half-sections of 20 mm diameter pipe solvent-welded in place over the holes. The distal hole in the pipe should be positioned at the crown of the pipe rather than at the invert. The end of the LPDP shall be tightly capped.

7) The LPDP shall be laid truly level in the gravel distribution bed. The drainfield shall be positioned perpendicular to ground slope (i.e., it should follow an elevation contour). If the drainfield is to be sited where the ground slope is greater than 5 percent, the soil drainage hydraulics should be checked; an interceptor drain and modifications to the drainfield may need to be made.

8) The drainfield area should not be subject to vehicle traffic or stock grazing, nor should it be covered (eg., by a tent) or have trees or shrubs plant close to it such as may result in intrusion of roots into the LPDP. The trench should be grassed over.

WASTE TECHNOLOGY GROUP
Agresearch
RIVERWAY
PRIVATE BAG
HOSKIEL
NEW ZEALAND

Canterbury Regional Council
On-Site Sewage Treatment/Disposal
System 1(a) DWG No 75013-6

AMENDMENTS	DATE

SCALE. 1:10, 1:20, 1:2
DSGD. Alan Graham
DRN. Alasdair Tennent
APPD.
DATE. 7aug92

Hoskyns Road
West Melton RD 5
Christchurch.
Phone. 3479998.

Selwyn District Council
High Street
Leeston.

18 September 1997

Mr L K Faulkner
PIMS OFFICER,

Dear Sir,

RE: Application for building consent No R417664.

In responce tp your letter dated 15 September 1997.

1. Truss design and specifications will be forwarded to the council by fax from Precut Construction, 9 Empire Road Belfast.

2. The necessary requirements will be put in place to have the groundwater from the well tested, details of these tests will be forwarded to your office, as stated.

3. please find enclosed documents relating to the well itself as requested.

CANTERBURY REGIONAL COUNCIL

58 Kilmore Street
P O Box 345
Christchurch
Telephone (03) 365 3828
Fax (03) 365 3194

Our Ref: CO6C-09450

Contact: Customer Services

10 August 1995

Mr S O Shirley
5b Ashwood Street
Parklands
CHRISTCHURCH

Dear Mr Shirley

RESOURCE MANAGEMENT ACT 1991
NOTICE OF DECISION: RESOURCE CONSENT NO. CRC960202
LAND USE CONSENT TO INSTALL A BORE

We are writing to advise that the decision of the Council is to grant the above application subject to the following terms and conditions.

Description of Activity

to install bore M36/5008 at or about map reference M36:5712-3900 for domestic and stockwater supply.

Date Granted 08-AUG-1995 Expiry Date 08-AUG-1997

Property to which the decision relates

Location HOSKYNS ROAD, SANDY KNOLLS
Legal Description LOT 1 DP 69431

Conditions to which the decision is subject

1) The 125 mm diameter bore shall be installed to a depth of approximately 50 metres.

2) A completed bore details form and well log shall be forwarded to the Canterbury Regional Council once drilling is completed.

3) The bore shall be sited as shown on the plan submitted with the application.

4) Measures shall be undertaken to prevent surface waters entering underlying groundwater. (This condition can only normally be achieved by having the top of the casing greater than 100mm above the ground surface and grouting around the top of the casing.)

5) Charges, set in accordance with section 36(2) of the Resource Management Act 1991, shall be paid to the Regional Council for the carrying out of its functions in relation to the administration, monitoring and supervision of resource consents and for the carrying out of its functions under section 35 of the Act.

BORE DETAILS

Following the exercise of a Resource Consent

To: Canterbury Regional Council
P O Box 345
Christchurch

Details must be provided for any work carried out on a bore even if the result proved unsuccessful. Use one form for each attempted bore. This information is of great importance for groundwater management. If you need assistance to complete this form, please contact your driller or the Canterbury Regional Council.

Consent Holder Mr S A Shirley

Consent Number CRC 960202

Address Hoskyns Road
R.D.5, CH-CH

Bore Number M36/50095

Grid Reference M36:5712-3900

Driller East Coast Drilling & Pumps Ltd.

Date of Drilling 13/5/97

Depth of Bore (metres) 54 metres

Static Water Level 25 metres

Date 14/5/97

Measured from Top of casing
(describe water level measuring point)

Height of Measuring Point 40 centimetres above/~~below~~ ground level

Pumping Test

This should be carried out immediately following development of the bore. A simple test involves pumping the bore at a constant measured rate until the drawdown of the water in the bore has stabilised.

Date of Test 14/5/97

Pumping Rate 3 LPS.
(litres per second)

Duration of Pumping 1½ hrs
(hours and minutes)

Depth of pump or suction pipe 35m

Lowest Water Level 33 m (1)
During Pumping (metres below measuring point)

Initial Water Level 25 m (2)
(prior to pumping in metres below measuring point)

Drawdown 8 m
(subtract (2) above from (1) above to obtain Drawdown)

Driller's Log

This is a description of the bore casing and screen, the strata encountered during drilling and the depth at which it was encountered. Show all water bearing layers and the associated static water level. This should be carried out as part of the drilling operation and the drillers' log supplied to you upon completion of the bore. Enclose a copy for our records or describe the log on the reverse side of this form.

Signature of Consent Holder

Date 14-5-97

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: .....

RESTRICTIONS ON IMPLEMENTING BUILDING CONSENT
Section 35(1A), Building Act 1991

Building work authorised by Building Consent No. R417664
in respect of building work at:

HOSKYNS RD, WEST MELTON
Legal description: LOT 1 DP 69431 BLK XIV ROLLESTON SD

is also required to have the following authorisation under the Resource Management Act 1991:

You will need to provide written confirmation that the on-site sewage treatment and disposal system will meet with the requirements of the Canterbury Regional Council rules or is the subject of a specific discharge consent from them.

Until that authorisation has been obtained no building work to which the above building consent relates may be undertaken.

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

WITHDRAWN
CRC approved effluent disposal proposals
...../...../.....

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: _____ **POSITION:** _____ **DATE:** _____ 12/09/97

FILE

1 Empire Road. Belfast
P.O. Box 202 Kaiapoi

PRECUT
CONSTRUCTION
Suppliers of Precut and Prenail
★ Framework ★ Trusses ★ Random Timber Supplies ★

Phone 03-323-7687
Fax 03-323-8103

FILE COPY

FACSIMILE TRANSMISSION

ATTENTION: Building Inspector DATE: 17-9-97

COMPANY: Selwyn Dist Coun. FAX NO: 324 3531.

FROM: Brent-McKay NO OF PAGES:

MESSAGE: Copy of Truss Design and Lay out
For S.O Shirley - Haskyns Road West Melton.
Project # R 417664 Dwelling.

AJI 18/9/97

Precut Construction Ltd

Job: [redacted]479

Client: S.O. SHIRLEY

Site: HOSKYNS ROAD
WEST MELTON
CH CH5

Phone:

Description:

Phone:

MiTek 2000 2.100 g3 Gang Nail Group Ltd. Wed Sep 17 14:46:53 1997

PRODUCER STATEMENT
MiTek 2000(tm) ROOF TRUSS DESIGN

Certification of Mitek 2000(tm) Design Program

The MiTek 2000(tm) roof truss design program has been developed by Gang-Nail NZ Ltd for the design of Gang-Nail timber roof trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1 Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 2000(tm) Design Data and Output

The MiTek 2000(tm) computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

Job Details

Roof Pitch:	33.00 deg	Timber Inventory:	RP_No.1.Fr.x50		
Roof Material:	Light	Ceiling Material:	Standard	Building Wind Zone:	High
TC Dead Load:	0.250 kPa	BC Dead Load:	0.200 kPa	Design Wind Speed:	44.0 m/s
TC Restraints:	900 mm centres	BC Restraints:	400 mm centres	Pressure Coefficient	Cpe = 0.9
Roof Live Load:	Lu = 0.250 kPa	Truss Spacing:	900 mm		Cpi = 0.3
	Lc = 1.10 kN	Standard Overhang:	300 mm	Snow Load Zone:	Christchurch
				Altitude:	100 m
				Snow Load@33deg:	0.407 kPa

These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640.

Truss List
Legend: * detail only, ? input only, ~~Tnx~~ failed design, Unmarked trusses: designed successfully

Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)
J01	2600	33.00	900	J08A	1276	33.00	900	T14	5500	33.00	553
J01A	2600	33.00	900	J09	2176	33.00	900	T15	5500	33.00	553
J01B	2600	33.00	900	J10	1376	33.00	900	T16	4400	39.00	526
J02	2074	39.00	900	J11	3053	39.00	900	T17	4400	39.00	526
J02A	2074	39.00	900	J11A	3053	39.00	900	T17A	4400	39.00	526
J03	1700	33.00	900	J11B	3053	39.00	900	TG01	10700	33.00	900
J03A	1700	33.00	900	J11C	3053	39.00	900	TG02	10700	33.00	900
J04	1174	39.00	900	J12	2921	33.00	900	TG03	8500	33.00	900
J04A	1174	39.00	900	J12A	2921	33.00	900	TR01	10700	33.00	900
J05	2456	39.00	900	J13	2153	39.00	900	TR02	10700	33.00	900
J05A	2456	39.00	900	J13A	2153	39.00	900	V01	3228	33.00	900
J05B	2456	39.00	900	J14	2021	33.00	900	V02	984	33.00	900
J05C	2456	39.00	900	J14A	2021	33.00	900	V03	5576	39.00	900
J05D	2456	39.00	900	J15	1253	39.00	900	V04	4136	39.00	900
J05E	2456	39.00	900	T01	7300	39.00	900	V05	2691	39.00	900
J05F	2456	39.00	900	T02	7300	39.00	759	V06	1246	39.00	900
J05G	2456	39.00	900	T02A	7300	39.00	759	V07	2978	39.00	900
J05H	2456	39.00	900	T03	10700	33.00	900	V08	1535	39.00	900
J05I	2456	39.00	900	T03A	10700	33.00	900	V09	7673	33.00	900
J05J	2456	39.00	900	T04	10700	33.00	793	V10	5428	33.00	900
J05K	2456	39.00	900	T04A	10700	33.00	793	V11	3183	33.00	900
J05L	2456	39.00	900	T04B	10700	33.00	793	V12	939	33.00	900
J05M	2456	39.00	900	T05	10700	33.00	793	V13	1295	39.00	900
J05N	2456	39.00	900	T06	7000	39.00	853	V14	5034	33.00	900
J05O	2456	39.00	900	T07	7000	39.00	853	V15	2789	33.00	900
J05P	2456	39.00	900	T08	4700	39.00	600	V17	5878	39.00	900
J05Q	2456	39.00	900	T09	4700	39.00	600	V18	4435	39.00	900
J06	2176	33.00	900	T10	4000	39.00	900	V19	2991	39.00	900
J07	1556	39.00	900	T11	4000	39.00	713	V20	1548	39.00	900
J07A	1556	39.00	900	T12	4000	39.00	713				
J08	1276	33.00	900	T13	4000	39.00	713				

Precut Construction Ltd

Job: 1479

Client: S.O. SHIRLEY
Phone:

Site: HOSKYNS ROAD
WEST MELTON
CH CH5

Description:

Phone:

MiTek 2000 2.100 g3 Gang Nail Group Ltd. Wed Sep 17 14:46:56 1997

The computer design input has been carried out by:

Signed: Date: 17-9-97.

Name of Computer Operator:

Qualifications and Title:

Company: **Precut Construction Ltd**

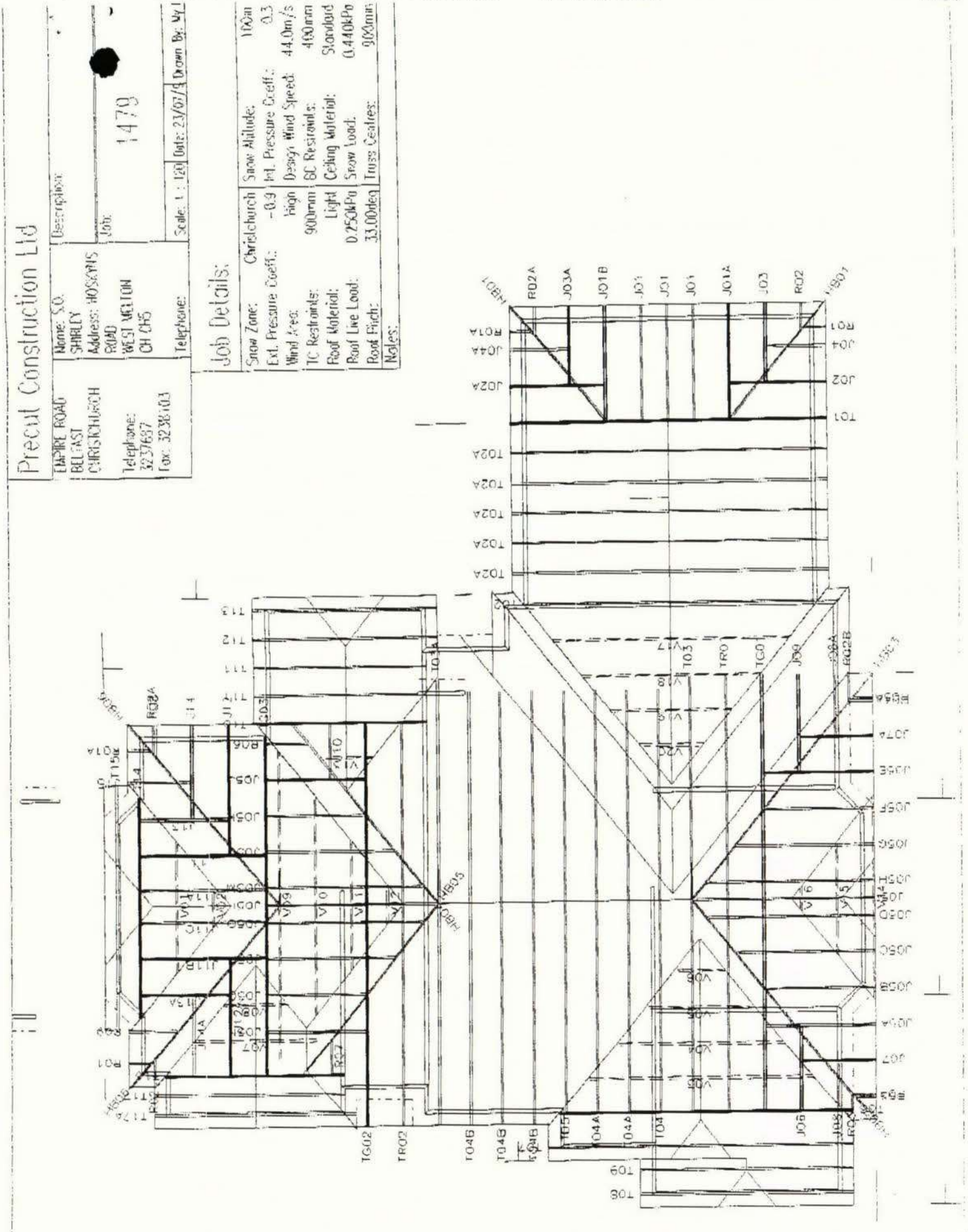
FILE COPY

Verification / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed: Date:

Name: Company:


Precut Construction Ltd
EMPIRE ROAD
BELFAST
CHRISTCHURCH
Telephone:
327697
Fax: 3238103
Name: S.O.
SHIRLEY
Address: HOSKINS
ROAD
WEST MELTON
CH CHS
Telephone:
Description:
Job:
1479
Scale: 1 : 120
Date: 23/07/9
Drawn By: Ky
Job Details:
Snow Zone: Christchurch
Snow Altitude: 100m
Ext. Pressure Coeff.: -0.9
Int. Pressure Coeff.: 0.3
Wind Area: High
Design Wind Speed: 44.0m/s
TC Restraints: 900mm
BC Restraints: 400mm
Roof Material: Light
Ceiling Material: Standard
Roof Live Load: 0.250kPa
Snow Load: 0.440kPa
Roof Pitch: 33.00deg
Truss Centres: 900mm
Notes:

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: .....

23/09/97

FILE COPY

S O SHIRLEY
HOSKYNS RD
WEST MELTON
R D 5, CHCH

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM - ref: R417664

Please find enclosed your Project Information Memorandum in respect of the proposed: DWELLING
at: HOSKYNS RD, WEST MELTON.

Your application for a Building Consent in respect of the above proposal is being processed and will be issued when all relevant information has been received.

This Project Information Memorandum may reveal matters affecting compliance with the Building Act 1991. You are advised to check the attached memorandum thoroughly as this may affect the ability of your Project to be processed for a building consent.

In the event that you wish the processing of the Building Consent application to be cancelled or suspended, please notify the Council as soon as possible as you are charged for all processing and inspections carried out on a time and cost basis.

Additional fees that may be payable in respect of your application for the Project Information Memorandum and Building Consent ref: R417664 will be invoiced separately.

Please quote the above reference No. in all communication with the Council.

Yours faithfully

TECHNICAL OFFICER

***** NB: THIS IS NOT A BUILDING CONSENT *****

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: .....

S O SHIRLEY
HOSKYNS RD
WEST MELTON
R D 5, CHCH

23 September, 1997

Dear Sir/ Madam,

ESTIMATE FOR BUILDING CONSENT R417664.

When you lodged your application for a Project Information Memorandum (PIM) and Building Consent, a deposit fee towards the cost of the consent was paid to Council.

That deposit fee was $100.00 GST inclusive.

Your consent is now being processed ready for issue.

The following is an assessment of the fees for the total work involved with your building consent including processing, inspections, travel, consultants fees such as engineering, fire service, planning etc. if required, and the issue of the final code compliance certificate.

A full reconciliation of your account will be completed at the Code Compliance Certificate stage and any differences between actual costs and the estimated costs notified.

This estimate is based on all information being available for the consent to be processed, and a stated number of inspections for the work.

Should the time in processing be increased by the need to request additional information or the number of inspections being exceeded then additional costs will be charged before the issue of the Code Compliance Certificate (CCC).

Estimate for Consent R417664

Processing & issue of PIM, Building Consent & CCC		306.00
Inspections (including travel time and km) based on 7 inspections		634.90
Consultants Fees		45.00
	Subtotal	985.90
	GST	123.24
BIA Levy		169.00
BRANZ Levy		260.00
	Total	$1,538.14
	Less deposit	$100.00

Total Payable before consent is issued	$1,438.14

The sum indicated as the "Total payable before consent is issued" must be paid to the Council Office in full prior to the signing off and issue of your consent.

Your consent will be issued if all information and compliance with the Building Act and associated Regulations have been achieved and upon receipt of the amount stated.

Attached for your information is an explanatory sheet covering the estimated fees.

Yours faithfully

K.L. Harmer
REGULATORY MANAGER

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: .....

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

Section 31, Building Act 1991

Applicant	**PIM Details**
S O SHIRLEY	Consent/PIM No.: R417664
HOSKYNS RD	Date issued: 23/09/97
WEST MELTON	Date of applicn: 5/09/97
R D 5, CHCH	Valn No: 2354148601

Project Descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
DWELLING

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: DWELLING

Project Location: HOSKYNS RD, WEST MELTON

Legal Description: LOT 1 DP 69431 BLK XIV ROLLESTON SD

Estimated Value: $ 260,000

This project information memorandum is 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.

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned

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

SIGNED FOR ~~AND~~ ON BEHALF OF THE COUNCIL:

NAME: _____ POSITION: *Building Consent Controller* DATE: 23/9/97

PIM INFORMATION

DATE: September 15, 1997

Consent No:R417664

Comments:

FROM: Environmental Health Officer

1] NOTE:- The installation of garbage grinders is discouraged as their use may cause early failure of effluent disposal systems.

2] Effluent disposal to be in accordance with submitted design and to meet the Canterbury Regional Council Rules.

3] Any extraction of groundwater for a potable water supply will need to comply with the requirements of the Canterbury Regional Council [relating to the requirements of the Resource Management Act] and to the requirements of the Selwyn District Council [relating to the requirement for a potable water supply by the N.Z. Building Code]

You will need to confirm that your water supply is of a satisfactory standard by the production to this office of the test results of three seperate bacteriological water samples taken at monthly intervals, tested at an approved laboratory and complying with the N.Z. Drinking water Standards in relation to total viable count, coliforms and faecal coliforms.

Should any sample not comply, suitable bacteriological treatment will need to be installed and maintained.[e.g.chlorine,ozone or ultra violet treatment]

You are advised to check that your proposed water supply will fall within the acceptable chemical parameters required in the New Zealand Drinking Water Standards by discussing your proposed location and depth with well drillers with local knowledge of your area. In areas of greater risk, such as known swamps a limited chemical analysis may be required to confirm compliance.

The well and well head should be constructed and located to avoid the risk of contamination and to maintain the potability of your water supply

Confirmation in writing will be required from the Canterbury Regional Council that the proposed potable water supply well will meet all of their requirements in relation to construction and finishing details,as well as location. A copy of a Permit to construct the well [from the C.R.C.] will suffice for this purpose.

4] Stormwater to soakholes.

5] Seismic restraints are required to hot water cylinders and header tanks as required by NZ Building Code G.12.

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

7] Where polybutylene pipe is used to pipe hot water from a storage water heater,the temperature shall be limited using methods described in the New Zealand Building Code Paragraph 4.13.2.and Figure 17 of G12.

8] Design floor height must take into account the following:

a] The grade of waste pipes to the exterior of the building

b] The requirement for the top of the gully dish to be at least the minimum distance below the overflow level of the lowest sanitary fixture served by the drainage system.

c] For the purpose of excluding stormwater the top of the gully dish must be installed at the minimum height above ground level.

d] Where finished floor level does not allow sufficient height for waste pipes to discharge over the gully dish provision will need to be made for a watertight connection which allows for expansion and contraction.

e] In addition to the above, the height of the finished floor level above adjacent ground shall be no less than:

For masonry veneer wall claddings

100mm if ground permanently paved

150mm if unpaved

For cladding other than masonry

150mm if ground permanently paved

225mm if unpaved

FROM: Building Inspector

For buildings designed in accordance with NZS3604 : 1990 the following design loadings criteria are indicated at being acceptable on and around the proposed construction site.

Earthquake zone:	B
Site wind zone:	44m/sec
Snow load (Sg):	0.52 kPa
Altitude:	90m

A] All masonry veneer is to comply with N.Z.S.3604 appendix F and/or N.Z.S.4210 as appropriate.

B] No section of veneer wall shall be less than 390 mm long except at corners where a minimum return length of 300 mm may be used.

C] Solid foundation bearing [at least 100 kPa] should be available at this site.

D] Thermal insulation complying with the New Zealand Building Code E.3. will be required for this project.

E] If recessed ceiling lighting is being installed rigid separation barriers to loose fill insulation will be required to allow for escape of heat from the fittings. Blanket insulation should also be cut away to allow for the escape of heat from the fittings.

F] Base support material for sheet rubber roofing will need to be treated to H.3.in a way which is compatible with the roofing product.

G]

ZINCALUME PRODUCTS:

These products must be installed in accordance with manufacturer's recommendations and should take into account the need to avoid the following:

1] Extended contact with water [ponding].
2] Electrolytic corrosion through contact with dissimilar metals,including fixings.
3] Corrosion through proximity to the ground or materials such as animal wastes.

H] All non-portable gas appliances must have adequate seismic restraint as required by the New Zealand Building Code C1.3.2. and G10.3.1.

I] All building work shall comply with the New Zealand Building Code not withstanding any inconsistencies which may occur in the drawings and specifications.

J] Design floor height must take into account that the floor level above finished ground level shall be no less than:

For masonry veneer wall claddings

100mm if ground permanently paved

150mm if unpaved

For cladding other than masonry

150mm if ground permanently paved

225mm if unpaved

Your intended finished ground level [including proposed landscaping] must be taken into account when establishing your design floor height as the issue of your Code Compliance Certificate will rely on these requirements being met at completion of this project.

K] This Consent has been processed using bracing values for Winstone Wallboards. If any other wall lining is used further information will be required as this will be treated as an ammendment to the original plans and a new bracing schedule and calculations will be required

Signed_____

PIM INFORMATION REQUEST

TO: Resource Management Department

FROM: Project Information Memorandum Co-ordinator

DATE: _____

This information is required by: _____

IF ANY ADDITIONAL INFORMATION IS REQUIRED FROM THE APPLICANT PLEASE ADVISE THE PIM CO-ORDINATOR AS SOON AS POSSIBLE

Applicant: SO Shirley. Valuation No: 2417664

Legal Description: lot 1 DP 69431 Building Consent No: 235217/486/01

Project: Storage building + Residence.

Location: Hoskyns Rd West Melton.

Zoning:

Transitional Plan RUPT Site Area: 1.000 ha.

Activity: Private Residence.

☑ Permitted ☐ Controlled ☐ Discretionary ☐ Non-complying

☐ Prohibited ☐ Existing Use

Previous resource consents granted/refused?

none known relevant to this application.

Designations: none known

☐ This property has Elite soil types

☐ Flood Zone: (Halswell / Ellesmere / Selwyn) / (2.74m (A.M.S.L.))

☐ Significant Natural Features: _____

☐ Heritage Items: _____

☐ Archaeological Sites: _____

☐ Heritage and Notable Trees: _____

☐ Classification by other Statutory Authority: _____

P.T.O. ☞

PERFORMANCE STANDARDS

Performance Element	Comments
Planning	
Site Area/Density	minimum 4ha for a dwelling
Site Coverage	
Setbacks from roads	minimum 15m setback
Setbacks from neighbours	minimum 10m setback
Floor area	
Height	maximum 10m height.
Recession plane	
Separation/on-site privacy	minimum 3m seperation requirement
Outdoor living/service areas	
Landscaping	
Clearance from drains/waterways	minimum 7.5m setback.
Car parking spaces	2 spaces required per dwelling.
Loading areas	All loading/unloading to be done onsite
Other	

P.T.O. ☞

Comments
Proposed dwelling complies with the relevant planning requirements.

Additional Consents/Authorisations:

Signed: Date: 10/9/07

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: .....

RESTRICTIONS ON IMPLEMENTING BUILDING CONSENT
Section 35(1A), Building Act 1991

Building work authorised by Building Consent No. R417664
in respect of building work at:

HOSKYNS RD, WEST MELTON
Legal description: LOT 1 DP 69431 BLK XIV ROLLESTON SD

is also required to have the following authorisation under the Resource Management Act 1991:

You will need to provide written confirmation that the on-site sewage treatment and disposal system will meet with the requirements of the Canterbury Regional Council rules or is the subject of a specific discharge consent from them.

Until that authorisation has been obtained no building work to which the above building consent relates may be undertaken.

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:

NAME: _____ POSITION: Senior Inspector DATE: _____ 12/09/97

PIM INFORMATION REQUEST

TO: Engineering Design Services Manager

FROM: Project Information Memorandum Co-ordinator

DATE: _____

This information is required by: _____

IF ANY ADDITIONAL INFORMATION IS REQUIRED FROM THE APPLICANT, PLEASE ADVISE THE PIM CO-ORDINATOR AS SOON AS POSSIBLE

Applicant: _____ Consent No: L417664

Site Address: _____ Legal Description: _____

Valuation No: _____

Proposal: _____

Please supply the following information in relation to this site: -

Details of existing stormwater and wastewater utility systems including connection fees and road opening charges relating to the proposal, including those on adjacent sites where relevant:

No Council Sewage scheme available

Details of any known hazards in terms of Section 31 of the Building Act 1991 that are likely to be relevant to the design and construction of the proposed building work:

Details of any other authorisations that may be required in respect of the building work, channel crossings or access ways:

P.T.O.

Any minimum floor/lot levels required:

Details of water supply and connection charges:

No Council water Supply available.

Other Authorisations:

Signed: Date: 22.9.97

OTHER POSSIBLE REQUIREMENTS:

- Protection of Drainage Works
- Protection of Sewerage Drains
- Protection of Stormwater Drains
- Protection of Waterways
- Trade Waste
- Stormwater Drains through Footpaths
- Vehicle Crossings (Permit)
- Access on Hills
- Relocation of Poles/Street lights/Trees
- Temporary Crossings
- Structure on/over Streets
- Temporary Pedestrian path relocation
- Sewer/stormwater opening
- Earthworks Permit (CRC)

PIM APPLICATION WORK SHEET

Consent No. R 417664

Name S.O. Shirley

Building	Winton/Derek/Kelvin/Stewart	Date required 8/9/97.
EHO	Alan/Peter 12/9.	Date required 11/9/97
Planner	Tim	Date required 10 "
EDS	Andrew I/Ray 12/9.	Date required 12 "

PIM INFORMATION

BUILDING

1. NZS 3604 - Non Specific Design

Earthquake zone B

Site wind speed 44

Snow load [Sg] .52 kpa.

Altitude 90

PIM Info PB1 PB9 PB10 PB11 PB12 PB13 PB15 PB16 PB17 PB19 PB21.

2. NZS 4203 - Specific Design

Letter - Info request [F/I] B1 TRUSS Design

HEALTH

PIM Info P1, P5, P9, P23, P30, P31, P35, P38.

Letter - Info request [F/I] H4,

WITHDRAWN
CRC approval required
disposal proposals

PLEASE NOTE:
THIS PROJECT REQUIRES RESOURCE CONSENT BEFORE PROCEEDING

u:\sah\forms\pimwork.she

CODE COMPLIANCE ISSUE $ 60·00 (i)

Consent No. R 417664

Client Name S.O. Shirley

ADMINISTRATION

Processi[redacted].I.M. 8

Processing Consent 22+4

Administration total units 34 x4 =$ 136 (ii)

BUILDING

Processing P.I.M. A 2

Processing Consent B 8

HEALTH

Processing P.I.M C 8

Processing Consent D 2

total A+B+C+D 20 x 5.5=$ 110·00 (iii)

Processing Total (i+ii+iii) $ 306·00

1	C3 C4 C5	3
2	C6	3
3	C7 C8 C9 C10	7
4	C11	3
5	C12	3
6	C14 C19	8
7	C35 C39	8
8		
9		

Total E 35

Inspections x traveltime

7 x 8 = F 56

Total E +F = 91 x 5.5= $ 500·50

Inspections x distance

7 x 48 336 x $0.4 = $ 134·40

Inspection total $ 634.90

CONSULTANTS

PLANNING 5 x 6 = $ 30.00

ENGINEERING $ 15·00

OTHERS $

Consultants total $ 45·00

Total $ 985·90

G.S.T (12.5%) $ 123·24

B.R.A.N.Z. Levies 260,000 x .001 = $ 260·00

B.I.A. Levies 260,000 x .00065 = $ 169·00

Less deposit paid $ 100·00

Full Fee Payable $ 1438·14

Reconciliation

Deposit paid $ 100·00

Actual Total $

Full fee paid (including deposit)$ 1538·14

Difference (refund / to pay) $

g:\regulato\building\CS\issued\charge4

PROJECT DETAILS

(Complete only if you have not applied separately for a project information memorandum.)

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

- ☑ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☑ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells of watermains.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

COMPLIANCE SCHEDULE DETAILS

SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete for all new buildings and alterations, <u>except single residential dwellings</u>)

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

- ☐ Automatic sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire or other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ 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 buildings
- ☐ Such signs as are required by the building code in respect of the abovementioned systems
- ☐ None of the above

OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

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

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

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

INFORMATION FOR APPLICANTS FOR A BUILDING CONSENT

NOTE: APPLICATIONS CANNOT BE PROCESSED UNTIL ALL THE REQUIRED INFORMATION IS PROVIDED

1. PLANS TO BE SUPPLIED AS FOLLOWS

Type of Building	Type of Plans	Information
(a) Sheds-Decks Garages Carports Additions Farm Buildings etc	Floor Plan Two Elevations Cross Section Site Plan	Show existing buildings construction details and all materials used
(b) Dwellings Industrial Buildings Commercial Buildings	Floor Plan(s) Four Elevations Cross Sections Site & Drainage Plan Foundation Details	Show all construction details, materials used, provide specifications, wall bracing calculations etc.
(c) Solid Fuel Heaters	Floor Plan Installation elevations showing clearances	Manufacturers installation instructions Confirmation of compliance with NZS 7421

(d) All plans must be drawn to metric scales.
(e) Pencil sketches will not be accepted.

NO CONSTRUCTION IS TO COMMENCE UNTIL THE BUILDING CONSENT IS UPLIFTED

2. FEES AND CONDITIONS FOR THE ISSUE OF BUILDING CONSENTS

Deposits payable — $135 projects under $4,000
$175 all other work
$ 70 project information memorandum only

No application will be accepted for lodging without the required deposit attached. Processing and inspection work is charged on time and mileage logged. Invoices are sent for costs incurred over and above the deposit at issue of the consent and/or on completion of the work. The Building Regulations 1992 require that a Project information Memorandum be issued by a Territorial Authority within 10 working days after having advised the applicant that it is satisfied that all the information required has been received. A further 10 working days following the issue of the Project Information Memorandum is allowed for the issue of a Building Consent where the estimated value of the work is less than $500,000. This period may be suspended on specified reasonable grounds such as the proposal not meeting the requirements of the Building Code, lack of appropriate information or producer statements, or the unsuitability of the site. Projects are not complete until a Code Compliance Certificate has been issued.

3. LOCATION SKETCH

To assist inspector in identification of property please illustrate in space provided on page 4 a brief plan **showing location of the property concerned.**

4. PLUMBING AND DRAINAGE

(a) Sketch plans of proposed drainage layout must be submitted when new drainage is required to serve a building. This plan must include location of wells and septic tank effluent disposal systems in relation to each other and property boundaries. Include wells and disposal areas on adjoining property, the depth and type of wells (artesian or unconfined) and the direction of groundwater flow in all cases.
(b) All work must be carried out by a registered tradesman.
(c) If a septic tank is to be installed the site must be inspected by the Plumbing and Drainage Inspector. This may involve exposure of the soil profile.
(d) It is important that buildings should not be occupied before complete plumbing and drainage systems have been installed and approved.
(e) Where a property is subject to a Regional Council discharge consent, a copy of this consent must be included with the application.