Selwyn DISTRICT COUNCIL

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

MWC

Consent No R413442

15 DEC 1994

PIM COMPLETED

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)

APPLICANT*

Name: JIM CONGREVE / FIONA BOOTH.

Mailing address: CURRIES RD RD 4 SPRINGSTON SOUTH.

Contact *(Print name and position)*:
JIM CONGREVE (PART OWNER).

Phone: HM 329 5073 Fax: 379 1119 (WK)
WK 366 7882

**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.*

FOR COUNCIL USE

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

Application Fee: $ .....

Receipt No.: .....

PROJECT

New or relocated building ☐
Demolition ☐
Alteration ☑

Description of Work
EXTEND BATHROOM, FIT TOILET.

Intended Use

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

Being stage ..... of an intended ..... stages

Estimated value (incl GST): $ 7500.

PROJECT LOCATION

Street address: CURRIES ROAD RD 4 SPRINGSTON SOUTH.

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

Valuation Roll Number: 24052-240-02

Lot: 1 DP: 65050

Section: Block:

Survey District:

FURTHER DETAILS

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

Floorspace - Existing ..... Proposed ..... UB/S M2
9 M2

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 unless covered by a Specific Producer Statement which meets The Stated Objectives of the Code.

PART B - PROJECT DETAILS

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

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

PART C - BUILDING DETAILS

(Complete Part C 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

PART D - KEY PERSONNEL

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

Designer(s): Name: RICHARD MUNT Phone:
Address:
Building certifier(s): Name: Phone:
Address:
Builder(s): Name: IAN BOOTH Phone:
Address: 50 A ALKAROA ST KAIAPOI
Registered drainlayer: Name: Tom McKay # 08184 Phone:
Address:
Craftsman plumber: Name: Wally Steven Phone:
Address: C/- Allied Water Services
Other:

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

Registered Electrician: Name: Phone:
Address:
Registered Gasfitter: Name: Phone:
Address:

Selwyn DISTRICT COUNCIL

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

REF No.....

No charge for this Consent 48/20

Code Compliance Certificate R413442

Section 43(3), Building Act 1991

Application

J CONGREVE & F BOOTH
CURRIES ROAD
R D 4
SPRINGSTON SOUTH

Issue date 8/10/99

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES DWELLING ALTERATIONS
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	BATHROOM
Estimated Value	$7,500
Location	CURRIES RD, SPRINGSTON SOUTH
Legal Description	LOT 1 DP 65050 BLK XII LEESTON SD
Valuation No.	2405224002

The costs of issuing this Code Compliance Certificate including final inspection, where carried out, will be invoiced seperately.

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

COPY

Original mailed 8.10.99.

Signed for and on behalf of the Council:

Name: [signature] **Date:** 8.10.99.

СОЬХ

Selwyn DISTRICT COUNCIL

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

REF No.....

8TH OCTOBER 1999

J CONGREVE & F BOOTH
CURRIES ROAD
SPRINGSTON
R D 4
CHRISTCHURCH

Dear Consent Holder

re: BUILDING CONSENT-NUMBER R413442

-PROJECT BATHROOM

Please find attached the Code Compliance Certificate for the above building consent which has been issued following the final satisfactory inspection.

We further advise that the consent process has now been completed and confirm that the relevant consent fees have been paid in full.

Yours faithfully

I H Fletcher
Building Services Administrator

Encl

1/4.

TO: MR IVAN FLETCHER
FM: JIM CONGREVE
RE: YOUR LETTER 1/10/99 RE: FINAL INSPECTION
DATE 6/10/99

DEAR MR FLETCHER

AS PER OUR DISCUSSION THIS MORNING PLEASE SEE FOLLOWING 'PROOF' THAT THE FINAL HAS BEEN COMPLETED.
I WOULD APPRECIATE YOUR CONFIRMATION BY MAIL OR FAX - 3791119. MY DAYTIME PH. NO IS A/ 3667882 B/ 021 658420.

MANY THANKS
Jim Congreve

2/4.

Brent Collins
Kemp O'Boyle -025 357458.

ADVICE OF COMPLETION OF BUILDING WORK

Section 43 (1), Building Act 1991

To SELWYN DISTRICT COUNCIL ATTN LANCE FAULKNER.

[Cross each applicable box and attach relevant documents]

Under Building Consent No: RI 413442

From *[Owner]*:

Name: JIM CONGREVE

Mailing address: CURRIES ROAD RD 4
SPRINGSTON SOUTH.

You are hereby advised that

- ☑ All
- ☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

- ☑ A final
- ☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ☐ Building certificates
- ☐ A code compliance certificate issued by a building certifier
- ☐ Producer statements

Signed by or for and on behalf of the owner:

Name: [signature]

Position: OWNER/OCCUPIER. Date: 29 / 8 / 95

LANCE
MY UNDERSTANDING IS YOU WILL CONTACT ME TO ORGANISE/CONFIRM FINAL INSPECTION (DRAINLAYING, CEILING FAN ETC?) AND IF EVERYTHING IS O.K YOU'LL ISSUE A CODE COMPLIANCE CERTIFICATE (IF THAT'S WHAT IT'S CALLED) SO EVERYTHING IS O.K. MANY THANKS.
Jim Congreve

1:56 pm
1RE

3|4

Selwyn DISTRICT COUNCIL

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

REF NO: .....

FROM LANCE FAULKNER

DATE: 29/8/95 **FAX NO.** 3791119

COMPANY:

ATTENTION: J Congreve

NO. OF PAGES INCLUDING THIS SHEET: 2.

IF ALL PAGES HAVE NOT BEEN RECEIVED,
PLEASE PHONE THE ABOVE TELEPHONE NO. IMMEDIATELY.

MESSAGE:

Please fill in and return and then organize a final inspection with us.

R 413442

Advice of Completion of Bldg work form attached

4|4.

Selwyn DISTRICT COUNCIL

BUILDING ACT 1991 - SEC 77(1)

LOCAL GOVERNMENT ACT 1974 - SEC 710

NOTICE OF INSPECTION BY ENFORCEMENT OFFICER

Owners Name: [illegible] Consent No: [illegible]

Site Address: [illegible] Officer: [illegible]

To the Owner/Agent/Occupier/Contractor

How Advised: ☐ Notified Direct ☐ Left on Site

Please take note that on 1/9/5 at 1[illegible] 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 ☑ Plumbing and Drainage

- ☐ Heating Unit
- ☐ Siting
- ☐ Foundation
- ☐ Slab
- ☐ Bondbeam
- ☐ Lining
- ☑ Drainage
- ☑ Final
- ☐ Compliance Schedule
- ☐ Warrant of Fitness
- ☐ Swimming Pool
- ☐ Dangerous Goods
- ☐ Complaint
- ☐ Other (Specify)
- ☑ CCC Issue - Yes/~~No~~
- ☐ Partial (Specify)

BUILDING WORK - MAY PROCEED / MAY NOT PROCEED

Inspection Notes:

REINSPECTION REQUIRED - YES/NO

Signature: [illegible]

SEE OVER

Date: 1/9/95

Delete that which is not applicable

INSTRUCTION TO OWNER/OWNERS AGENT:

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: [illegible]

CCC Issued 8.10.99
No charge
Final was carried out 1.9.95 by K O'Boyle - Ecc issue but not followed through.

Selwyn DISTRICT COUNCIL

BUILDING CONSENT NO.: R413442
Section 35, Building Act 1991

Project Information Memorandum No.: R413442

APPLICANT

Name: J CONGREVE & F BOOTH
Address: CURRIES ROAD
R D 4
SPRINGSTON SOUTH
Contact: J CONGREVE & F BOOTH

Phone: 3295073 Fax: 3791119
Application Received: 16-12-94

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.....X
Intended use(s):
BATHROOM

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

Demolition.....

Being stage 1 of an intended 1 stage

Estimated value (incl GST): $7500

PROJECT LOCATION

Street address: CURRIES RD, SPRINGSTON SOUTH

Legal description:
LOT 1 DP 65050 BLK XII LEESTON SD

Valuation No: 24052-240-02

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

This building consent is issued subject to the conditions specified in the attached page headed "Conditions of Building Consent No. R413442".

Signed for and on behalf of the Council:

Name: .....
Position: Senior Inspector
Date: 11-1-95

CONDITIONS OF BUILDING CONSENT NO. R413442

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

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

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

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

BC FILE Copy

PIM INFORMATION

TO: Project Information Memorandum Co-ordinator

FROM: Kieran O'Boyle, Environmental Health Officer

Applicant: J Congreve & F Booth Consent No: R413442

Site Address: Curries Road, Springston South

Legal Description: Lot 1 DP 65050

Valuation No: 2405224002

Proposal: Extend existing bathroom and install toilet.

Comments:

If there is no isolation compartment between the kitchen and the bathroom, the bathroom must be maintained at a negative pressure in accordance with the New Zealand Building Code G4/AS 1.2.3 (negative pressure reduces the likelihood of contaminants being spread to other spaces).

A tempering valve is to be installed in the hot water supply system to all showers, baths and basins in accordance with the New Zealand Building Code.

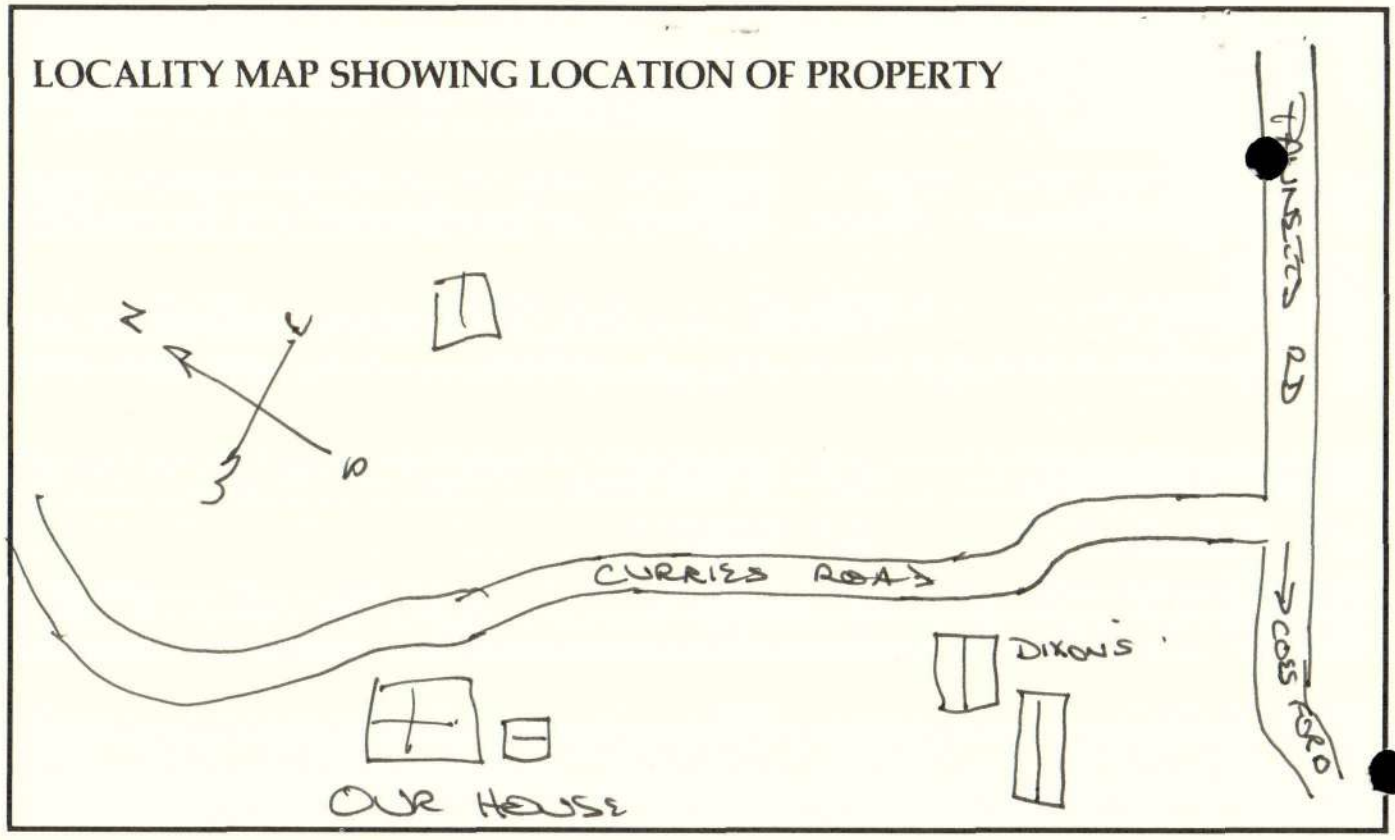
All aspects of the building proposal not conforming with the New Zealand Building Code must be the subject of specific Producer Statements.

Other Authorisations:

No other health related authorisations required.

Signed: 21 December 1994

LOCALITY MAP SHOWING LOCATION OF PROPERTY



FOR OFFICE USE ONLY

Owners Name Congreve + Booth Consent No R413442

Road Curries Valuation No 24052-240-02

Project Description Dwelling Alt. Officer MWC

FEES (Incl GST)		Receipt No.	Date
Project Information Memorandum	70 —	144366	16-12-94
Building Consent Deposit	105 —	"	"
Building Research Levy			
Building Industry Authority Levy			
EDS	15 —		

FURTHER INFORMATION REQUEST

Request made Wrote owners address 21/12/94 Formally Received

CONDITIONS

CONDITIONS (Continued)

BUILDING CONSENT

REFERRALS	Signature	Date In	Date Out
Environmental Health Officer	Kieran O'Boyle		9/1/95
Engineer			
Fire Service			
Building Inspector	M W. Cooper	6-1-95	6-1-95

CODE COMPLIANCE CERTIFICATE

APPROVAL FOR ISSUE _____ Signature _____

SITE INSPECTIONS / NOTES / NOTICE TO RECTIFY

Selwyn DISTRICT COUNCIL

BUILDING CONSENT NO.: R413442
Section 35, Building Act 1991

Project Information Memorandum No.: R413442

APPLICANT

Name: J CONGREVE & F BOOTH
Address: CURRIES ROAD
R D 4
SPRINGSTON SOUTH
Contact: J CONGREVE & F BOOTH

Phone: 3295073 Fax: 3791119
Application Received: 16-12-94

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.....X
Intended use(s):
BATHROOM

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

Demolition.....

Being stage 1 of an intended 1 stage

Estimated value (incl GST): $7500

PROJECT LOCATION

Street address: CURRIES RD, SPRINGSTON SOUTH

Legal description:
LOT 1 DP 65050 BLK XII LEESTON SD

Valuation No: 24052-240-02

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

This building consent is issued subject to the conditions specified in the attached page headed "Conditions of Building Consent No. R413442".

Signed for and on behalf of the Council:

Name: .....

Position: Senior Inspector

Date: 11-1-95

CONDITIONS OF BUILDING CONSENT NO. R413442

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

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

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

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

PIM INFORMATION



TO: Project Information Memorandum Co-ordinator

FROM: Kieran O'Boyle, Environmental Health Officer

Applicant: J Congreve & F Booth Consent No: R413442

Site Address: Curries Road, Springston South

Legal Description: Lot 1 DP 65050

Valuation No: 2405224002

Proposal: Extend existing bathroom and install toilet.

Comments:

If there is no isolation compartment between the kitchen and the bathroom, the bathroom must be maintained at a negative pressure in accordance with the New Zealand Building Code G4/AS 1.2.3 (negative pressure reduces the likelihood of contaminants being spread to other spaces).

A tempering valve is to be installed in the hot water supply system to all showers, baths and basins in accordance with the New Zealand Building Code.

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

Other Authorisations:

No other health related authorisations required.

Signed: 21 December 1994

INSPECTION REQUEST SHEET

OWNERS NAME: Jim & Fiona Congreve.

PROJECT LOCATION: Curries Rd, RD4 Springston.

INSPECTION REQUIRED:

DATE: Friday 1/9/95. TIME: 4:00

CONTACT PHONE NO: R413442.

CONSENT NO:

CONTRACTOR: Tom McKay & W. Stevens.

INSPECTION TYPE: Final.

MESSAGE TAKEN BY:

Brent DATE: 30/8/95. TIME 1:00PM.

KJN

ADVICE OF COMPLETION OF BUILDING WORK

Section 43 (1), Building Act 1991

To SELWYN DISTRICT COUNCIL ATTN LANCE FAULKNER.

[*Cross each applicable box and attach relevant documents*]

Under Building Consent No: RI 413442

From [*Owner*]:

Name: JIM CONGREVE

Mailing address: CURRIES ROAD RD 4
SPRINGSTON SOUTH.

You are hereby advised that

- ☑ All
- ☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

- ☑ A final
- ☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ☐ Building certificates
- ☐ A code compliance certificate issued by a building certifier
- ☐ Producer statements

Signed by *or* for and on behalf of the owner:

Name: J Congreve.

Position: OWNER/OCCUPIER. Date: 29 / 8 / 95

LANCE
MY UNDERSTANDING IS YOU WILL CONTACT ME TO ORGANISE CONFIRM FINAL INSPECTION (DRAINLAYING, CEILING FAN ETC?) AND IF EVERYTHING IS O.K YOU'LL ISSUE A CODE COMPLIANCE CERTIFICATE (IF THAT'S WHAT IT'S CALLED) SO EVERYTHING IS

24052-240-02

Selwyn DISTRICT COUNCIL

BUILDING ACT 1991 - SEC 77(1)

LOCAL GOVERNMENT ACT 1974 - SEC 710

NOTICE OF INSPECTION BY ENFORCEMENT OFFICER

Owners Name: CONGREAVE - BOOTH · Consent No: R 413442 ·

Site Address: CURRIES · Officer: M. W. COOPER ·

To the Owner/Agent/Occupier/Contractor

How Advised: [✓] Notified Direct [ ] Left on Site

Please take note that on 5. / 5. / 95 at 8·00 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 [✓] Plumbing and ~~Drainage~~

- [ ] Heating Unit
- [ ] Siting
- [ ] Foundation
- [ ] Slab
- [ ] Bondbeam
- [✓] Lining
- [ ] Drainage
- [ ] Final
- [ ] Compliance Schedule
- [ ] Warrant of Fitness
- [ ] Swimming Pool
- [ ] Dangerous Goods
- [ ] Complaint
- [ ] Other (Specify)
- [ ] CCC Issue - **Yes/No**
- [ ] Partial (Specify)

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

Inspection Notes:

TIMBER 16% ·

REINSPECTION REQUIRED - ~~YES~~/NO

Signature: M. W. Cooper ·

SEE OVER

Date: 5 - 5 - 95 ·

Delete that which is not applicable

INSTRUCTION TO OWNER/OWNERS AGENT:

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:

24 052-240-02

Selwyn DISTRICT COUNCIL

BUILDING ACT 1991 - SEC 77(1)

LOCAL GOVERNMENT ACT 1974 - SEC 710

NOTICE OF INSPECTION BY ENFORCEMENT OFFICER

Owners Name: CONCREUE

Consent No: R 413442

Site Address: CURRIES RD

Officer: M. W. COOPER

To the Owner/~~Agent~~/~~Occupier~~/~~Contractor~~

How Advised:
☐ Notified Direct ☑ Left on Site

Please take note that on 24 / 2 / 95 at 3 ~~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 ☐ Plumbing and Drainage

☐ Heating Unit	☐ Lining	☐ Swimming Pool
☐ Siting	☐ Drainage	☐ Dangerous Goods
☐ Foundation	☐ Final	☐ Complaint
☑ Slab	☐ Compliance Schedule	☐ Other (Specify)
☐ Bondbeam	☐ Warrant of Fitness	☐ CCC Issue - Yes/No
		☐ Partial (Specify)

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

Inspection Notes:

REINSPECTION REQUIRED - ~~YES~~/NO

Signature: M. W. Cooper

SEE OVER

Date: 24 - 2 - 95

Delete that which is not applicable

INSTRUCTION TO OWNER/OWNERS AGENT:

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:

Selwyn DISTRICT COUNCIL

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

REF NO: .....

FILE COPY

PROJECT INFORMATION MEMORANDUM

Section 31, Building Act 1991

Applicant

J CONGREVE & F BOOTH
CURRIES ROAD
R D 4
SPRINGSTON SOUTH

PIM Details

Consent/PIM No.: R413442
Date issued: 4/01/95
Date of applicn: 16/12/94
Valn No: 2405224002

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
DWELLING ALTERATIONS

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: BATHROOM

Project Location: CURRIES RD, SPRINGSTON SOUTH

Legal Description: LOT 1 DP 65050 BLK XII LEESTON SD

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 any building consent issued.

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: _____ **POSITION:** COMMUNITY DEVELOPMENT MANAGER **DATE:** 5.1.95

Selwyn District Council

B5

PIM INFORMATION REQUEST

TO: Building 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: _____ Consent No: R41342

Site Address: _____ Legal Description: _____

Valuation No: _____

Proposal: _____

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

Hazards Register/Property File Check
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:
SOLID FOUNDATION BEARING AVAILABLE.
BRACE FOR HIGH WIND LOADING.
SNOW LOADING - S.I. PA PER M²
NO KNOWN FLOODING PROBLEMS. BUT HIGH WATER TABLE LEVELS MAY BE
ENCOUNTED. DURING WET PERIODS
Site Visit (Only required if Hazards/Property File check leave doubt as to the likelihood or extent of hazards on site, or for significant projects). Attach Site Visit Check Sheet (B6).
Comments:
Other comments/Authorisations:
Signed: M W. Cooper Date: 20-12-94

P.T.O.

Selwyn District Council

B7

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: J. Congreve, F. Booth Valuation No: 24052/240/02

Legal Description: Lot 1 DP 65050 Consent No: RP13442

Project: alteration

Location: Curries Road. Spring. South.

Zoning: Rural A. Site Area: _____

Activity: extension dwelling

☑ Permitted ☐ Controlled ☐ Discretionary ☐ Non-complying

☐ Prohibited ☐ Existing Use

Previous consents granted/refused? —

Designations: none known 21/12/94

Heritage Protection/Protected Trees: none known 21/12/94

Classification by other Statutory Authority: _____

PTO

PERFORMANCE STANDARDS

Performance Element	Comments
Planning	
Site Area/Shape factor	
Site Coverage/Density	
Yards/Setbacks	Minimum: Front + Rear 7.5m, Side 1.5 + 3m
Floor space	
Site suitability	✓
Recession plane/height	maximum 10.5m
Separation/on site privacy	
Outdoor living/service areas	
Design and appearance	
Landscaping	
Signs	
Clearance from drains/waterways	At least 7m from open waterways
Other	
Traffic	
Car parking/Garageable spaces	
Vehicle Crossings	
Access and Manoeuvring Areas	
Loading areas	All loading, unloading + parking of vehicles to be provided for off road
Road Widening	
Other	
Subdivisions	

Comments:

No resource consent required.

P.T.O.

Additional Consents/Authorisations:
Signed: EM Cox Date: 21/12/94

PLEASE NOTE: If this application is for a building which is being relocated, then a Resource Consent for a Controlled Activity will be required.

PIM INFORMATION

TO: Project Information Memorandum Co-ordinator

FROM: Kieran O'Boyle, Environmental Health Officer

Applicant: J Congreve & F Booth Consent No: R413442

Site Address: Curries Road, Springston South

Legal Description: Lot 1 DP 65050

Valuation No: 2405224002

Proposal: Extend existing bathroom and install toilet.

Comments:

If there is no isolation compartment between the kitchen and the bathroom, the bathroom must be maintained at a negative pressure in accordance with the New Zealand Building Code G4/AS 1.2.3 (negative pressure reduces the likelihood of contaminants being spread to other spaces).

A tempering valve is to be installed in the hot water supply system to all showers, baths and basins in accordance with the New Zealand Building Code.

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

Other Authorisations:

No other health related authorisations required.

Signed: Kieran O'Boyle 21 December 1994

Selwyn District Council

B9

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: R413442

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:
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:
Other Authorisations:
Signed: Date: 22/12/94

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)

Selwyn DISTRICT COUNCIL

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

REF NO: .....

4/01/95

J CONGREVE & F BOOTH
CURRIES ROAD
R D 4
SPRINGSTON SOUTH

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM - BUILDING CONSENT NO: R413442

Please find enclosed your Project Information Memorandum in respect of the proposed: DWELLING ALTERATIONS
at: CURRIES RD, SPRINGSTON SOUTH.

Your application for a Building Consent in respect of the above proposal is now being processed and will be issued within 10 working days of the date of issue of this memorandum, unless further information is required.

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 feasibility of your Project.

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 will be charged for all processing carried out.

Additional fees may be payable in respect of the Project Information Memorandum No: R413442.

You will be invoiced separately if additional costs have been incurred.

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

Yours faithfully

for
SENIOR INSPECTOR

B4b
6/4/94

P I M APPLICATION WORK SHEET

Consent No.: R41 3742

Name: Congreve + Booth

✓ Building	Rangi/Dave/Murray	Date required 20/12/94
EHO ✓	Alan/Kieran/Helen	Date required 5/1/94
Planner ✓	Greg/Irene/Carolyn	Date required 22/12/94
EDS	Andrew I	Date required ...../...../94
EDS	Ray 22/12	Date required 9/1/94

Additional Information

Requested

Received

Date PIM Issued

PRODUCER STATEMENT

Consent No.: .....

Applicant (owner): JIM CONGREVE / FIONA BOOTH.....

Legal Description: .....

Location of project: CURRIES RD RD 4 SPRINGSTON SOUTH.

.....

Contractors Name: TOM McKAY ..... Registration No. 08184....

Firm's Name: McKay Drainage .....

We the above firm intend to complete this work in accordance with the New Zealand Building Code A.S.1., and in particular:

(Please state which sections apply):

B2 Durability
E1 Surface water (for stormwater)
G12 Water supplies (Plumbing)
G13 Foul water (Plumbing wastes and drainage)
G14 Industrial Liquid Waste

(In the case of septic tanks or treatment plants. Please also state that the on site sewage treatment and disposal system has been designed and sited to comply with Canterbury Regional Council Rules or a Discharge Permit (No.) from CRC if one has been granted for that land).

Yours faithfully

T R McKay

.....

PRODUCER STATEMENT

Applicant (owner): J. CONGREVE + F. BOOTH

Legal Description: LOT 1 DP 65050 BLK XII LEESTON SD

Address of project: CURRIES ROAD RD4
SPRINGSTON

We the above firm intend to complete this work in accordance with the New Zealand Building Code and in particular:

(Please state which sections apply):

✓ B2 Durability
✓ E1 Surface water (for stormwater)
✓ G12 Water supplies (Plumbing)
✓ G13 Foul water (Plumbing wastes and drainage)
~~G14 Industrial Liquid Waste~~

(In the case of septic tanks or treatment plants. Please also state that the on site sewage treatment and disposal system has been designed and sited to comply with Canterbury Regional Council Rules or a Discharge Permit (No.) from CRC if one has been granted for that land).

W Stu
A.W.S

Yours faithfully

Selwyn DISTRICT COUNCIL

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

REF NO: R413442

21 December 1994

Mr J Congreve
Curries Road
R.D. 4
SPRINGSTON SOUTH

Dear Sir,

APPLICATION FOR BUILDING CONSENT
Bathroom extension; Curries Road.

Before I can proceed further with the processing of your building consent application for your bathroom extension I need the following information:-

1 The name, address and contact telephone number of the Craftsman Plumber and Registered Drainlayer who are going to do the plumbing and drainage work associated with this application.

Should you require any further information please contact me.

Yours faithfully

Kieran O'Boyle

Kieran O'Boyle
Environmental Health Officer
Officer: Resource Management & Building Acts 1991

REF 94/4

S P E C I F I C A T I O N

FOR

CONGREVE/BOOTH HOUSE
BATHROOM ALTERATION/ADDITION

CURRIES ROAD
R.D. 4
SPRINGSTON SOUTH

Specification prepared by

RICHARD. M. MUNT
ARCHITECTURAL DESIGN
115 Avondale Road
Christchurch 6
Phone 03 388 2145

December 1994

Employer/Client

Jim Congreve and Fiona Booth
Curries Road
R.D. 4
Springston South

Project Consultants

Designer:

Richard M. Munt
115 Avondale Road
Christchurch
Ph: 388 2145

SPECIFICATION

For work to be done and materials to be supplied in the construction of bathroom alteration and addition at Curries Road, R.D. 4, Springston South.

This specification is to be read in conjunction with drawings No. 1 & 2.

The principle elements of construction are:

foundations	–	continuous concrete strip foundation to perimeter
floors	–	reinforced concrete
walls	–	timber framed
roofing	–	galvanised corrugated iron
external cladding	–	timber bevel back weatherboards
external joinery	–	timber framed windows
internal wall linings	–	gib board
ceiling linings	–	gib board
insulations	–	fibreglass batts to walls and ceilings
external glazing	–	clear float glass

NB

This project is to be carried out by suitably skilled tradespeople working under the supervision of the Client.

The tradespeople will be paid by the Client on a basis to be agreed.

The Client proposes to provide certain items, with the remaining materials to be provided by the tradespeople but charged directly to the Client.

Tradespeople shall provide receipts for materials etc.

CONGREVE/BOOTH
PRELIMINARY AND GENERAL
SPECIFICATION

1.01 CONTRACT DOCUMENTS

The following shall be included in the contract documents:

a) Drawings 1 & 2.
b) This specification

1.02 DRAWINGS AND SPECIFICATIONS

The works shall be carried out to the true intent and meaning of the contract documents, whether stated or not, for the complete works under the contract.

1.03 SPECIFICATION FORMAT

Each section of this specification is subdivided into the following subsections (where applicable), as listed below with a brief description of the relevant coverage.

Preliminary and General:	Reference to the fact that all sections of the specification are subject to the provisions of the Preliminary and General section of the specification.
Scope:	Defines in either general or specific terms the scope of work covered under the particular subsection.
Standards:	Defines relevant standards relating to statutory requirements, materials and workmanship.
Materials - General Reference:	Defines materials common to most building contracts.
Construction and materials clauses:	General and specific clauses relating to the works.

1.04 CONTRACT VARIATIONS

All variations to the contract will be authorized in writing by the Designer and no verbal instructions, whatever the origin, will be valid unless confirmed in this way.

1.05 ACCESS

Use only such means of access to the site as directed. Confine the placing of materials and the erection of temporary buildings to the areas allocated for the purpose.

1.06 NUISANCE

Every care must be taken during the contract to minimize any inconvenience to the occupants of nearby buildings or the public by sound, vibration, dust, obstruction, or other cause.

1.07 TEMPORARY SERVICES

The Contractor may use existing services on site in agreement with the employer:

a) power supply
b) water supply
c) toilet facility

All facilities shall be maintained in a clean and tidy condition.

1.08 GUARANTEES

Where guarantees are required under the various sections of the specification, they shall be made out in favour of the Employer, and shall be duly signed and dated by the Guarantor.

1.09 DIMENSIONS

Figured dimensions are to be taken in preference to scaled dimensions. Any discrepancies arising between the drawings and between the drawings and the specification, shall be referred to the Designer. All dimensions figures on the drawings are to rough faces unless specifically shown otherwise.

1.10 STANDARDS GENERALLY

Where applicable, all sections of work shall comply with the relevant sections of the New Zealand Building Code and New Zealand Standards.

1.11 REFERENCE STANDARDS

Where various standards are referred to as a means of compliance, minimum standards, etc., such reference shall be to the standard indicated or any amendment to said standard, or any subsequent or additional standard which takes precedence.

1.12 PROVIDE AND FIX

The words "provide" and "fix" if used separately shall be deemed to mean "provide and fix" unless explicitly stated otherwise.

1.13 COORDINATION OF SUBCONTRACTORS

The contractor shall ensure that all his subcontractors are fully informed concerning all matters effecting their work and that his work and that of his subcontractors is fully coordinated with regard to timing, setting out and all other relevant considerations.

1.14 APPROVALS

All approvals will be exercised by the Designer.

In matters that relate to the building structure, any approvals or instructions given by the Structural Engineer shall be deemed to be authorised by the Designer.

1.15 AVAILABILITY OF MATERIALS

The onus will be on the Contractor to order materials, whether locally or on indent, in sufficient time to ensure their availability when required for the work.

No extension of time will be granted on claims of delayed receipt of materials.

1.16 TENDER INFORMATION

During the tender period all requests for further information shall be directed to the Designer. All information from other sources shall be deemed invalid.

1.17 NOTICES

The Contractor shall give all requisite notices, pay all fees and charges of every kind, (excluding the building consent fee which will be paid by the Employer). The Contractor shall obtain all licenses and permissions for the proper execution of the works and carry out all the work in conformity with any Act of Parliament and Local By-Laws and Regulations applicable thereto.

1.18 TRADE SECTIONS

Reasonable care has been taken to classify under each trade, but the onus is on all trades to make themselves conversant with any and all clauses which may effect their work.

1.19 PROPRIETARY PROCESSES

If any proprietary process is to be used, the Contractor shall follow the proprietor's instructions as closely as possible.

1.20 NET SUMS

Below is an exact copy of the definition of "Net Sum" which will be the basis under which all net sums within this contract will be assessed.

"Net Sum" means a sum included in the Contract for the purchase and delivery to the Site only of defined materials or fittings or both. The original Contract Sum shall be deemed to have included all other costs, margins, charges, allowances and profit with regard to the Contractors obligations or entitlement in connection with each Net Sum.

All figures given are exclusive of the Goods and Services Tax.

1.21 CLEAN UP

At the completion of the contract leave the whole of the works in a clean and tidy state ready for occupation or for separate contractors to follow.

1.22 INSPECTION OF SITE

The Contractor shall visit the site during the tender period and familiarise himself of the extent of work involved and conditions to be encountered.

CONGREVE/BOOTH
CARPENTRY
SPECIFICATION

3.01 PRELIMINARY AND GENERAL

Refer to the Preliminary and General Clauses of this specification and to the General Conditions which are equally binding on all trades. This section of the specification shall be read in conjunction with all other sections.

3.02 SCOPE

The extent of work as noted on the drawings and/or noted in this Specification generally includes the following items of work:

i. Alterations to the back of house to extend existing bathroom in continuation of existing 'lean-to' style.

ii. Making good of all surfaces and structure affected by the alterations and additions.

iii) Note: All new trims, profiles and finishes shall, where possible, match original existing items.

NB As noted at the beginning of this specification the Client proposes the work be carried out on a "Labour only" basis.

3.03 STANDARDS

All work shall be carried out in accordance with NZS 3604:1990 Code of practice for light timber frame buildings, and the New Zealand Building Code.

3.04 WORKMANSHIP

The whole of the work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with best trade practice and shall be of the best description.

3.05 MATERIALS

All materials shall be new, in first class condition, and suitable for the purpose intended. Materials shall be transported, stored, and fixed all as per the material manufacturers specification.

3.06 FIXINGS

The contractor shall allow to supply all fixings required for the proper installation of materials.

3.07 CONCRETE WORK

a) All concrete shall be supplied by a "ready mix" manufacturer (17.5MPA) and shall be placed and finished by experienced, skilled, concrete tradesmen. Vibrate all concrete adequately.
b) Foundation upstands (above finished ground level) shall be plaster finished.
c) Co-ordinate with the Plumber/Drainlayer.

3.08 REINFORCING STEEL

Refer to the drawings.

3.09 UNDERFLOOR INSULATION

Lay Moistop DPC under new concrete slab of bathroom extension as per manufacturers instructions.

3.10 TIMBER FRAMING

All timber framing shall be Pinus Radiata No. 1 framing, H1 treated, gauged four sides.

Framing shall generally be 100 x 50 spaced at 600mm maximum centres both ways. Allow to pack framing as required at junctions with existing studs to suit application of linings.

Moisture content of timber framing shall be less than 25% before installation and less than 18% before application of wall and ceiling linings.

Framing shall be erected plumb and square with all butt joints tight and even.

Framing shall be fixed as per NZS 3604 nailing schedule or as specifically indicated on the drawings.

Allow to fit framing as required for the support and fixings of fixtures, fittings, appliances and hardware.

Prop beams and framing until moisture content has reached required levels, to prevent distortion due to sagging.

3.11 FINISHING TIMBERS

All timber surfaces exposed to view or to contact by the hand shall be dressed to a smooth finish consistent with the situation. In particular, all doors, windows, floors, interior finishing timbers, joinery and the like shall be sandpapered to a smooth even surface and shall be scraped if required beforehand. All arrises, rough or uneven patches, hammer marks and other surface defects, shall be removed before painting etc., is begun.

3.12 STACKING AND PROTECTION OF TIMBER

All timber and joinery must be properly stacked as soon as it arrives on the site to allow ventilation and prevent distortion in any way, and shall be adequately protected from the weather and other possible causes of damage.

3.13 PLANE SURFACES FOR LININGS

All surfaces of framing which are to receive flooring or lining materials shall be brought to true planes by gauging and other approved means. All framing timbers in partitions which are to receive linings on both sides shall be gauged on width to produce true planes.

3.14 TIMBER FRAMED WINDOWS

The fitting of new window units is the responsibility of the carpentry contractor.

Timber window units shall be manufactured by a joiner experienced in the construction of timber framed windows.

Fit window units as shown on the drawings.

Window units shall be manufactured ex Redwood or equal to approval of Client.

Glazing shall be clear float generally and in accordance with NZS 4223.

Window units shall be erected plumb and square in both directions and in correct alignment, wedged in position and packed, and securely fixed to head and jam supports.

3.15 TIMBER SKIRTINGS

All skirtings shall be continuous around the perimeter of each space.

3.16 FLASHINGS

The Carpentry contractor shall provide 0.55 galvanised steel head flashings to new windows and all sealants in general construction to ensure a weather-tight finish.

3.17 FIXING INTERIOR FITTINGS

Erect bathroom joinery and fittings true to level, plumb and square, fix securely in position.

3.18 EASING AND ADJUSTING

The Carpenter shall ease and adjust all doors and windows before painting is commenced ensuring that any priming or sealing coats so disturbed are made good as soon as possible and that due clearances are made for the paint finishes.

3.19 INTERIOR FINISHES

Provide all necessary skirtings, architraves, mouldings, cover batten and other finishings and fix with suitable brads, at all framing, spaced close enough to ensure full contact and correct alignment. Punch all fixings, stop holes and sand to a smooth finish ready for application of paint by others.

3.20 WORK FOR OTHER TRADES

The Carpenter shall obtain information from each other trade as to their requirements and shall cut or bore timber and other materials and provide and fix all blocks, supports and the like as they may require. Reduce to a minimum the cutting of joists, studs and other structural members.

3.21 INSULATIONS

Fit R1.8 fibreglass batts wall insulation to new timber framed exterior walls.

Fit R2.4 fibreglass batts to ceiling of addition. Fit polythene vapour barrier to ceiling of bathroom immediately above gib board lining.

3.22 ELECTRICAL WORK

The Client will engage the electrician and the Carpenters shall notify the Client of any deconstruction or termination required of the Electrician.

Coordinate with the Electrician as necessary.

3.23 WALL BRACING

Wall bracing shall be as shown on the plans.

CONGREVE/BOOTH
PLUMBING
SPECIFICATION

5.01 PRELIMINARY AND GENERAL

Refer to the Preliminary and General Clauses of this specification and to the General Conditions which are equally binding on all trades. This section of the specification shall be read in conjunction with all other sections.

5.02 SCOPE

The Plumber shall allow to carry out work listed below.

i) Reticulate hot and cold water from existing supply to new bathroom/WC area and HWC.
ii) Terminate and plug existing bathroom water supplies and wastes to suit new work.
iii) Supply and install new terminal vent as required to suit alteration/addition.
iv) Reticulate new upvc wastes from new spa bath, basin, to new gulley trap.

5.03 STANDARDS

All plumbing work shall be carried out by competent trades people who shall be registered under the Plumber, Gas Fitters and Drainlayers act 1976.

Plumbing shall be in accordance with the NZ Building Code and also in accordance with the Local Authority By Laws.

5.04 WORKMANSHIP

The whole of the work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with best trade practice and shall be of the best description.

5.05 MATERIALS

All materials shall be new, in first class condition, and suitable for the purpose intended. Materials shall be transported, stored, and fixed all as per the material manufacturers specification.

5.06 CONCEALMENT OF PIPEWORK

All pipework shall be run within wall, floor, ceiling cavities, or within joinery units and concealed from view. Exposed pipes (water or waste) penetrating walls shall have proprietary escutcheons.

5.07 WASTE AND VENT PIPES

Shall be UPVC sized, installed to falls, and supported as per the drainage and plumbing regulations.

Wrap any pipes cast in concrete with Densotape.

Coordinate with the drainlayer.

Vent pipes to all fittings as required.

CONGREVE/BOOTH
DRAINLAYER
SPECIFICATION

6.01 PRELIMINARY AND GENERAL

Refer to the Preliminary and General Clauses of this specification and to the General Conditions which are equally binding on all trades. This section of the specification shall be read in conjunction with all other sections.

6.02 SCOPE

The drainlayer shall allow to carry out the work shown on the drawings and as generally noted below.

i) Remove sewer and gullytrap from area of bathroom addition.
ii) Construct new gulley trap, WC sewer connection and terminal vent adjacent new bathroom as shown on drawings.

The drainlayer is responsible for all trenching and backfilling required.

The drainlayer shall supply all pipe, bends, gully trap, fittings etc required to complete the installation.

The drainlayer shall verify by careful excavation, the existence of the existing sewer and stormwater.

The drainlayer shall make connection to existing sewer and stormwater services.

6.03 STANDARDS

Plumbing shall be in accordance with the NZ Building Code and also in accordance with the Local Authority By Laws.

6.04 WORKMANSHIP

The whole of the work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with best trade practice and shall be of the best description. The drainlayer shall be registered under the Plumbers, Gas Fitters and Drainlayers Act 1976.

6.05 MATERIALS

All materials shall be new, in first class condition, and suitable for the purpose intended. Materials shall be transported, stored, and fixed all as per the material manufacturers specification.

6.06 PIPEWORK & FITTINGS

All pipework and fittings shall be UPVC complying with the relevant standards for UPVC stormwater and UPVC sewer pipework.

6.07 REMOVAL OF SPOIL

On completion of trench backfilling the drainlayer shall remove all surplus spoil from the site. Ground shall be left even and all rubbish and debris associated with the drainage works shall be removed from site by the drainlayer.

6.08 COOPERATION

The Drainlayer shall cooperate with all other trades on site to ensure that disruption to normal work patterns, brought about by excavations etc., is kept to a minimum.

6.09 TESTING

Allow for all costs involved in the testing of the sewer pipelines in accordance with the Local Authority By-Laws.

~~FACSIMILE TRANSMISSION~~

REFERENCE

~~SEALY NEW ZEALAND LTD~~

PAGE NO. 1 | 3

TO: GAIL
SELLYMN DISTRICT COUNCIL
LEESTON

FROM:
JIM CONGREVE
CURRIES RD
SPRINGSTON
PH WK 3667682 FAX 3791119.

RE: APPLICATION FOR BUILDING CONSENT

DATE 15-12-94.

DEAR GAIL

PLEASE SEE FOLLOWING COPY OF TITLE CHANGE AND OWNERSHIP CHANGE DOCUMENTS.

I TRUST THIS IS SUFFICIENT FOR YOU TO PROCEED, PLEASE CONTACT ME IF OTHERWISE.

REGARDS
Jim Congreve

P.S LOOKING FORWARD TO RECEIVING GO-AHEAD NEXT WEEK.

P.O. Box 36-565, Northcote, 24-30 Lake Road, Northcote, Auckland 9, New Zealand. Phone (09) 419-0066. Fax (09) 419-0777.

TIME:
SIGNED

SP3046/1

VALUATION NEW ZEALAND

OWNERSHIP OR OCCUPANCY

PURSUANT TO SECTION 108, RATING POWERS ACT 1988

VALUATION NEW ZEALAND
P.O. BOX 13-443 CHRISTCHURCH

NAME AND ADDRESS OF LOCAL RATING AUTHORITY
Phase Type Selwyn District Council
Private Bag 1, LEESTON

VALUATION NO.	ROLL NO.

DOLT AMENDED	DEPOSIT NOTED	SALES LIST DATES
LEAD NOTED	EV	EV

PREVIOUS OWNER/OCCUPIER/LESSEE

SURNAME	OTHER NAMES
DIXON	WILLIAM
DIXON	GWENDOLINE ANN

NEW OWNER/OCCUPIER/LESSEE

SURNAME	OTHER NAMES	OCCUPATION
CONGREVE	JAMES RICHARD	Sales Executive
BOOTH	FIONA HEATHER	Machinist

NEW POSTAL ADDRESS (Number & road/box number)
STREET
Curries Road, RD 4
TOWN
SPRINGSTON

AREA (number)	HA	M²	CERTIFICATE OF TITLE
1.7250			38A 1119

LEGAL DESCRIPTION
Lot 1 on Deposited Plan 65050

SUBDIVISION	STREET, ROAD	ADDRESS OF PROPERTY
	Curries Road, RD 4, SPRINGSTON	

DETAILS OF TRANSACTION

(State whether Sale, Gift, Will, Exchange, Lease, Mortgage, Transfer of lease, Surrender of lease, etc)

NATURE OF TRANSACTION: Sale

DATE OFFER ACCEPTED	17 10 93	DATE OF SETTLEMENT	26 1 94	DATE OF POSSESSION	26 1 94	OLD GROSS CONSIDERATION INCLUDE GST?	YES/NO
GROSS CONSIDERATION (inc GST)	$ 154,000	LAND & BUILDINGS (inc GST)	$	CHATTELS	$	OTHER	$
SUBJECT TO TENANCY	XX YES/NO	VENDOR FINANCE	XX NO	IF SO AMOUNT	$	TERM	
IF MULTIPLE PROPERTY, IS THERE ANY SPECIFIC DATE SHARING AGREEMENT?	YES/NO	IF SO, WHAT IS THE AGREED SHARE FOR THIS LEAF?				BUILDINGS ON THE LAND?	YES/NO

DETAILS OF LEASE

GROSS/NET LEASE LAND & BUILDINGS LEASE REGISTERED/CAVEAT/CROWN GRANT/OTHER

LEASE No.		RENTAL		TERM		FROM	
RIGHT OF RENEWAL	YES-NO	COMPENSATION FOR IMPROVEMENTS		CHATTELS		OTHER DETAILS	

SIGNATURE

OWNER OR AGENT NAME: ANTHONY HARPER / Mr Phillips

ADDRESS: PO Box 2646 CHRISTCHURCH

PHONE No: 3790 920

FOR OFFICE USE

DATE	TYP	CLASSIFICATION	GROSS PRICE	NET PRICE	CHATTELS

CATEGORY	ZONE								
	CV								
SUC	SOT								

42896A 1,000/5/93 MC

References
Prior C/T 19B/259

Transfer No.
N/C. Order No. A88887/ 2
Application A88887/1

SEARCH COPY 21 JAN 1994

Land and Deeds 69

REGISTER

38A /1119

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of December one thousand nine hundred and ninety-three under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that WILLIAM DIXON, Teacher and GWENDOLINE ANN DIXON, Tailoress both of Lincoln 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 1.7250 hectares or thereabouts being Lot 1 Deposited Plan 65050

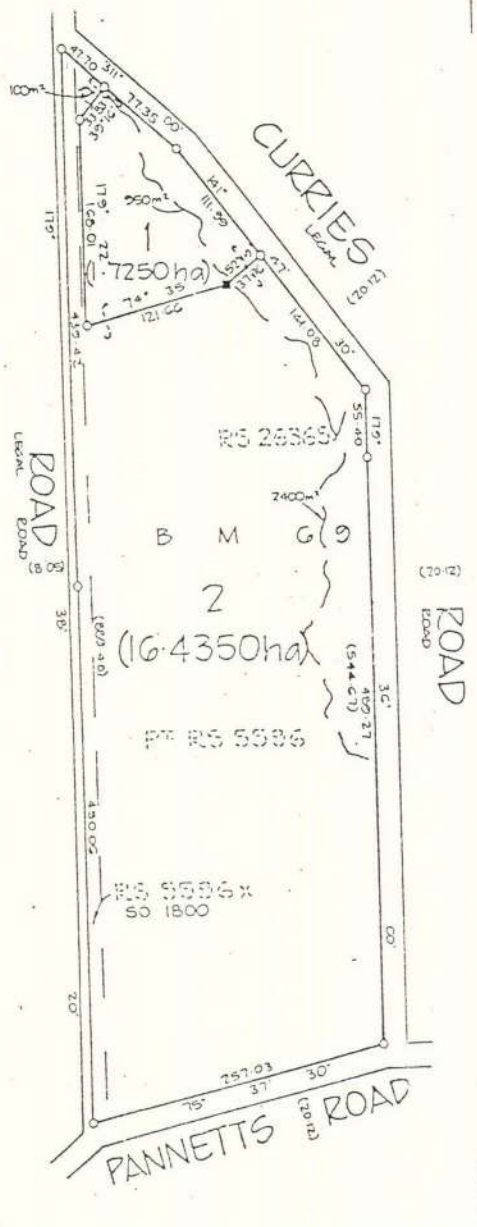
ASSISTANT LAND REGISTRAR

Subject to:

Mortgage 541820/8 to The National Bank of New Zealand Limited - 18.4.1985 at 9.35am

A.L.R.

38A /1119



100 N

3 400 N

Completion/Compliance/Condition Certificate No. 15

Separate Approvals/Consents No. —

New Titles Issued
Lot 1 CT 18A/1119
Lot 2 CT 18A/1120

Approvals

G. R. Dixon.
W. Dixon
REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 24th DAY OF AUGUST 1993. THE SELWYN DISTRICT COUNCIL HAS APPROVED THIS PLAN OF SUBDIVISION AND CERTIFIES THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THIS OPERATIVE DISTRICT SCHEME.

THE COMMON SEAL OF THE SELWYN DISTRICT COUNCIL IS AFFIXED HEREIN IN THE PRESENCE OF

THE SELWYN DISTRICT COUNCIL THE Common Seal CP

MAYOR

AUTHORISED OFFICER

Pursuant to Sec 224(c) of the Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Selwyn District Council

Dated this 24th day of August 1993

Authorised Officer

THE BED OF THE STREAM IS TO BE INCLUDED WITHIN THE TITLE.

Total Area 18.1600 ha

Comprised in CT 19B/259

I, VINCENT THOMAS RYAN

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof

Dated at CHRISTCHURCH 12 day of Aug 1993 Signature V. T. Ryan

Field Book — # — Traverse Book — #

Reference Plans DP's 1570, 1743, 14723, 3682, 10087, 29130, 34767, 61351, SO's 6673, 1800, BM C9

Examined M/S Sons Form — Correct —

DIG. DIST. LAND REGISTRAR CANTERBURY N.Z.

Approved as to Survey
25/11/93
Deputy Chief Surveyor

Deposited this 22nd day of Dec 1993
E. Distant Land Registrar

File —
Received 1-11-93
Instructions —

DP65050

LAND DISTRICT CANTERBURY

SURVEY BLK. & DIST. XII LEESTON

NZMS 261 SHT M36 RECORD MAP No 10000/3.3

LOTS 1 & 2 BEING SUBDIVISION OF RS 5596x, RS 26365 & PT. RS 5596

TERRITORIAL AUTHORITY SELWYN DISTRICT

Surveyed by CONNELL WAGNER LIMITED

Scale 1:3000 Date MAY-AUGUST 1993

W. A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

A11791S Approved LAP1/108 PO492/4000 DOSI FORM 019

PART E - COMPLIANCE SCHEDULE DETAILS

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 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

E2 - OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

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

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

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

Signed by ***or*** on behalf of the applicant:

Name: JR Longuet

Position: CO-OWNER Date 15 / 12 / 94.

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 required producer statements, or the unsuitability of the site. Projects are not complete until a Code Compliance Certificate has been issued.

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 and specifications are to be supplied in duplicate.
(e) All plans must be drawn to metric scales and signed by the designer.
(f) Pencil sketches will not be accepted.
(g) A CURRENT SEARCH COPY OF THE CERTIFICATE OF TITLE IS TO ACCOMPANY ALL APPLICATIONS (EXCLUDING SOLID FUEL HEATERS).
(h) All site plans are to be separate from the location diagram and are to show distances to ALL boundaries and existing buildings.

NO CONSTRUCTION IS TO COMMENCE UNTIL THE BUILDING CONSENT IS UPLIFTED

2. FEES

A fee deposit willl be taken with the submission of the building consent application.
Further fees are payable upon approval of the application.
The balance of the fees is payable prior to the issue of the Code Compliance Certificate.
Other services for which fees may be charged are:

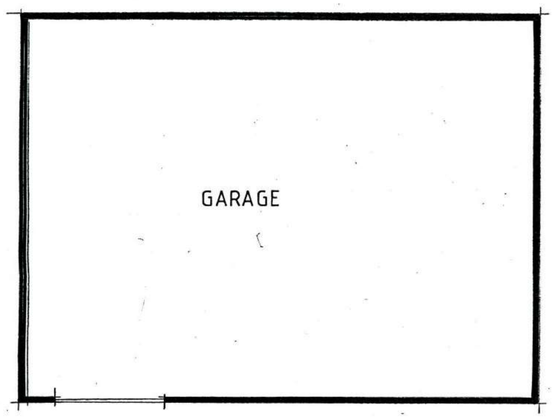
Inspections
Planning & Siting Dispensations
Sewer & Water Connections
Street Drainage
Valuation Roll Search etc.

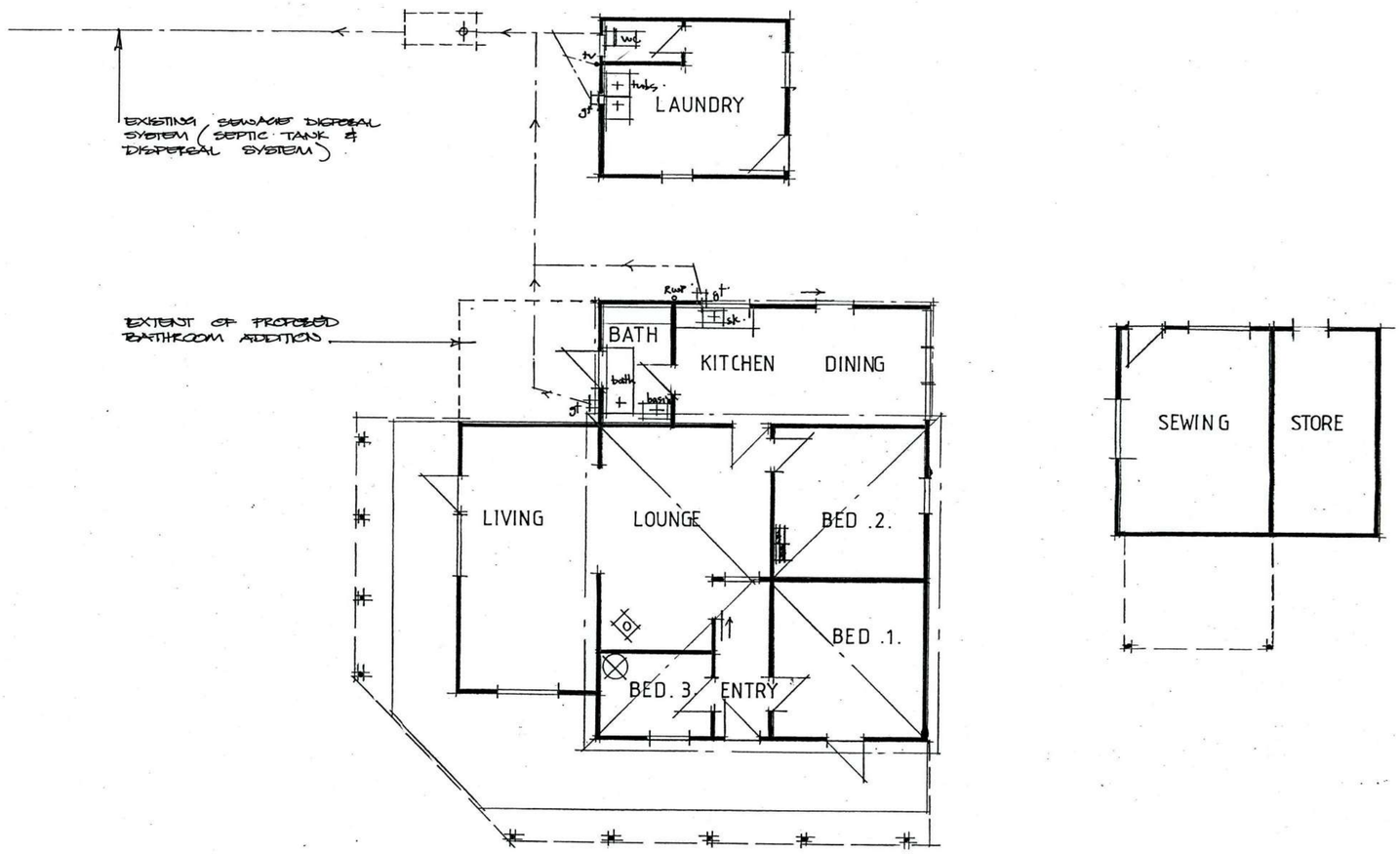
3. LOCATION SKETCH

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.





SCALE 1:100

SITE ACCESS

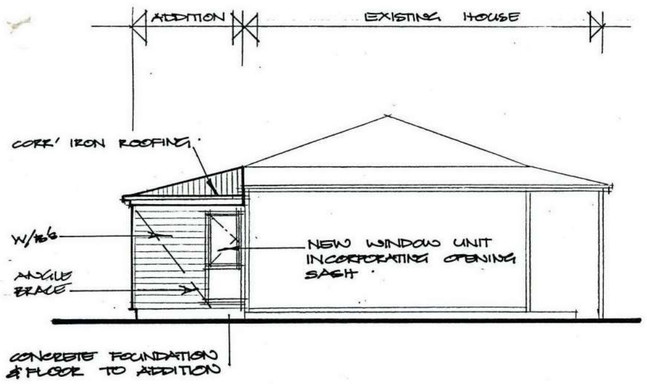
boundary

C U R R I E S R O A D

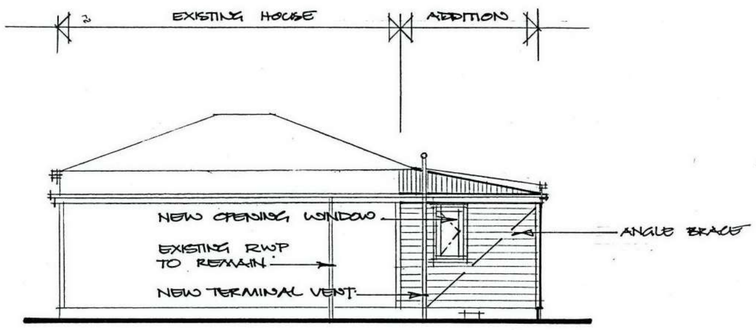
WF0004628

RICHARD M. MUNT ARCHITECTURAL DESIGN 115 AVONDALE ROAD CHRISTCHURCH 6. PH: 388-2145	CONGREVE / BOOTH HOUSE - CURRIES ROAD BATHROOM ALTERATION / ADDITION.	EXISTING SITE / FLOOR PLAN	12:12:94	REF 94/4

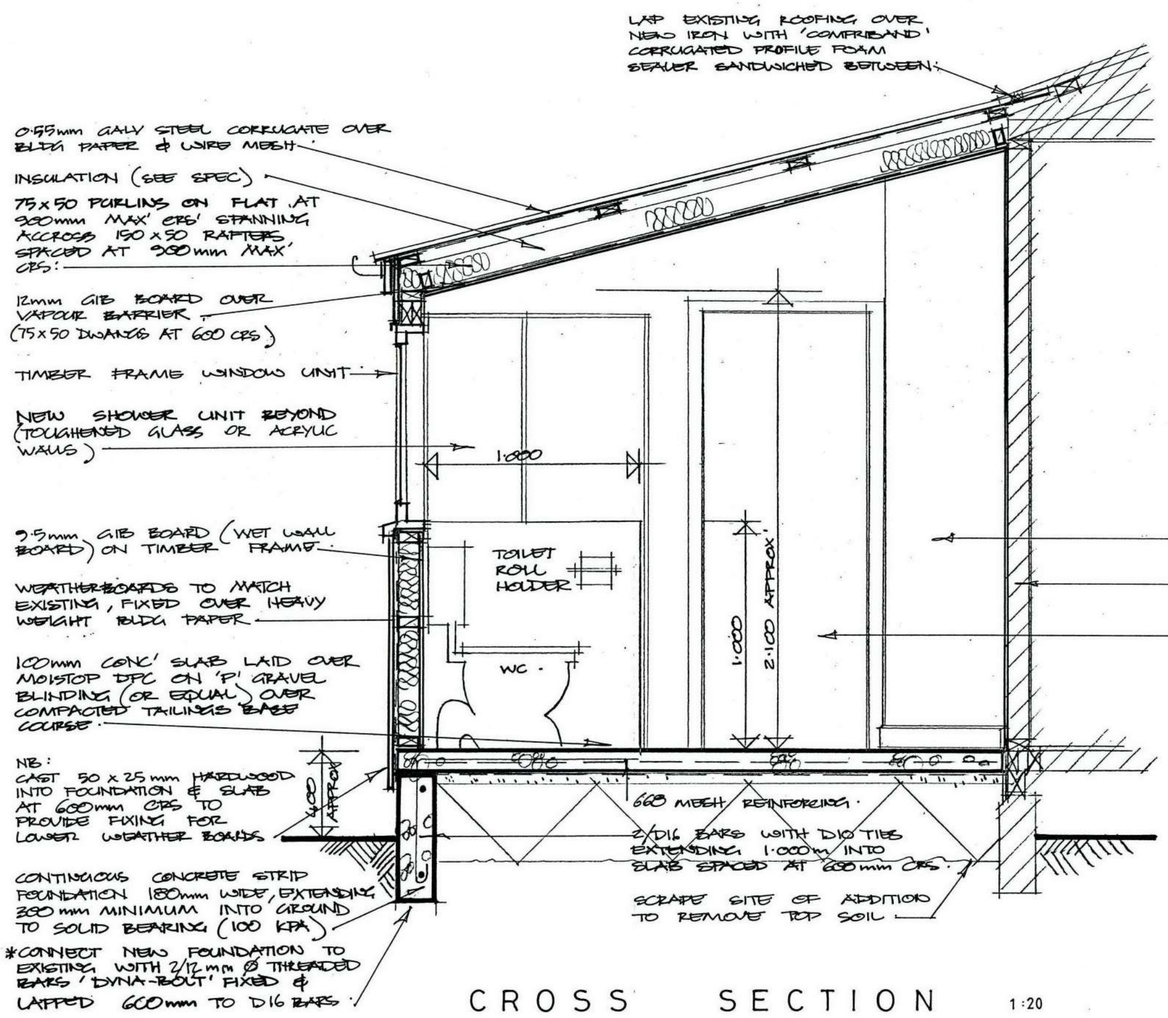
2



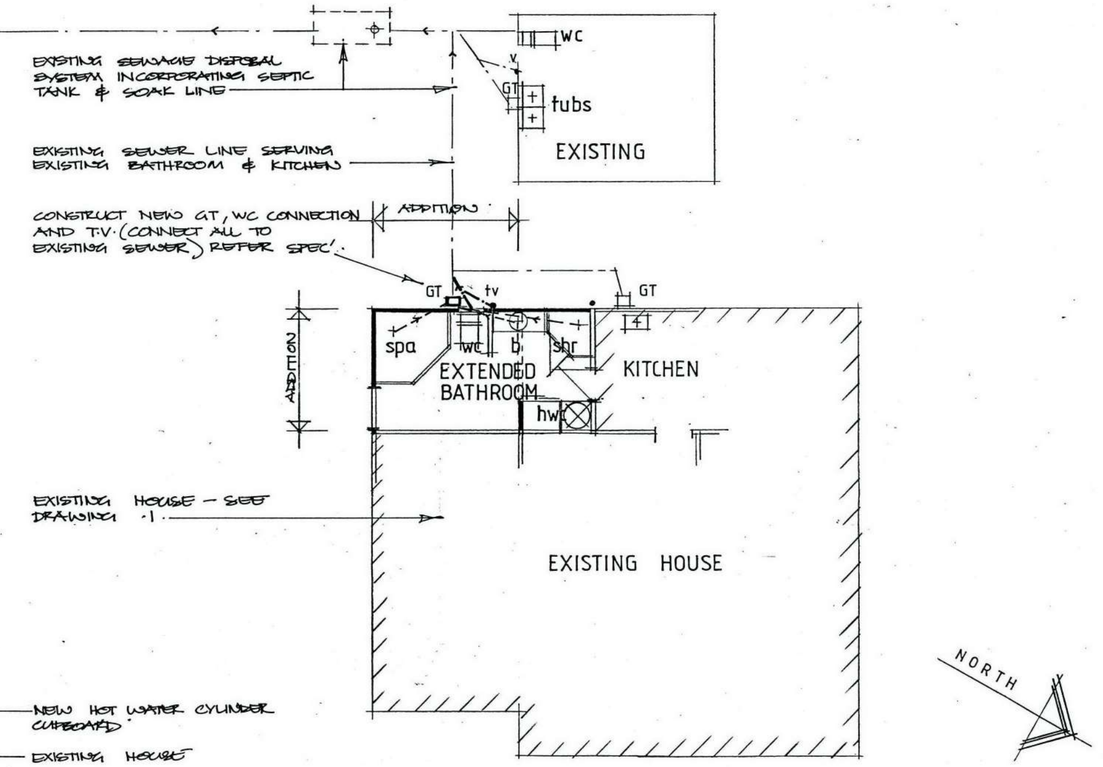
SOUTH 1:100



WEST 1:100



CROSS SECTION 1:20



PROPOSED PLAN 1:100

RICHARD M. MUNT
ARCHITECTURAL DESIGN
115 AVONDALE ROAD
CHRISTCHURCH 6. PH: 388-2145

CONGRÈVE / BOOTH HOUSE - CURRIES ROAD

BATHROOM ALTERATION / ADDITION

PROPOSED PLAN, CROSS SECTION, ELEVATIONS.

12:12:94

REF: 94/4

1