

Planned Maintenance & Repairs

27 Cranston Street, Andersons Bay, Dunedin

Over the coming months I have considerable maintenance, replacement, & repairs planned that are affected by the tree in question.

- Replace all spouting and down pipes around the house (quote attached)
- Replace roofing over 3 x bay windows (quote attached)
- Repair roof valleys down each side of the gable (quote attached)
- Repair/replace concrete driveway, & retaining walls (estimates approx. \$30,000)
- Landscape either side of driveway (estimates approx. \$5,000 - \$10,000)

Replacing the spouting and repairs to the roof on bay windows is absolutely necessary to maintain the house and ensure no long term damage, but it is a considerable amount of money and the lifespan of these repairs is directly affected by the tree.

The repairs/replacement of the cracked and broken concrete driveway is necessary before a motor vehicle can safely negotiate up the driveway, It is also required to improve safety by creating an even surface to carry out other regular general maintenance on the house. The driveway surrounds 2 x sides of the tree right up close to the trunk and as such – repairs/replacement to the driveway would in all probability harm the tree by cutting off its water supply OR the tree would simply breakup the driveway again searching for water. Resource consent to repair/replace the driveway would probably be denied.

Good well thought out landscaping of the areas either side of the driveway could go some way to mitigating any perceived visual impact removing the tree may cause, replacing overtime some of the bio mass lost, and improving the habitat for some of our native birds such as Bell birds, Tui, & Kereru that live in the area.

Quotes for some of the planned repair work are attached below.

Canterbury Continuous Spouting Ltd.

PO Box 102, Free call 0800 501 993
 Rolleston 7643 Phone 03 347 3015
 16 Westland Fax 03 347 3086
 Place E-Mail info@canterburycontinuous.co.nz
 Rolleston 7675 Web www.continuous.co.nz



It is with pleasure to submit a quotation for **27 Cranston St, Andersons Bay, Dunedin 9013**.
 Our goal is to match the right products with your specific needs, Please let us know if you have any questions or require any changes.

Your Ref/Purchase #:

Colloty, Lindon
 27 Cranston St,
 Andersons Bay, Dunedin 9013

Site Details:

Lindon Colloty
 027 624 2701

Quote Number: 133578M

Date: 7th October 2018

Your contact: Richard Williams

E-Mailed by: richard@otagocontinuous.co.nz

Branch: Dunedin

Quantity	Product and Service details	Amount (excl GST)
63	Remove & Dispose existing PVC spouting	\$252.00
70	Supply & Install (for metal roof)180mm S-Line Fascia from 0.55mm Colorcote MagnaFlow - Colour Standard colour range	\$2,179.10
63	Supply & Install 135mm 1/4 round spouting from 0.5mm Colorcote MagnaFlow with Internal brackets - Colour Standard colour range	\$1,770.30
16	Supply & Install 80mm Round Downpipes from Colorcote MagnaFlow with 2 piece brackets - Colour Standard colour range	\$781.12
1	Any access equipment are the responsibility of the client and must comply with WorkSafe NZ requirements for spouting installation. Please refer to our scaffolding requirements attached to this quotation	\$0.00
Quote Amount (excl.GST)		\$4,982.52
GST		\$747.39
Total		\$5,729.91

Thank you for the opportunity to provide a quotation for Your Place

We will be delighted to install this for you. Our teams of full-time, experienced and professional installers work with our famous products every day. Correct installation will ensure peace of mind, backed by our solid 10 year Guarantee.

Richard Williams

Continuous Group **Dunedin**

(Quote is valid for 30 days)



I/We accept quotation #133578M subject to our standard terms and conditions attached.

Signed

Date:

Colloty, Lindon

Customer Notes:

Installation terms and conditions - Continuous Group - Canterbury & Otago.

To ensure a safe, accurate and complete installation of your chosen products, the site must meet our "Installation terms and conditions". Failure to comply will cause a delay in your installation and additional travel and labour fees. Please communicate accurately with your Continuous contracts manager before confirming your installation date(s).

1. Fascia Installation. (Specific to Fascia)

- 1.1 All trusses, roof purlins or battens are completed
- 1.2 Windows are measured.
- 1.3 Drop heights match your chosen fascia product.
Our online drop height calculators for our 2 fascia profiles can be found here: [180 S-Line](#) OR [140 Bevel](#)
- 1.4 Finish/end measurement from cladding (If any)
- 1.5 Valleys are located higher or have a change in pitch to ensure clearance for the fascia installation.
- 1.6 Confirmed colour and profile. (Check this matches your quote)

2. Spouting Installation. (Specific to spouting)

- 2.1 Fascia is completed, fully painted and dry
- 2.2 All stormwater drains are completed or the positions are marked on the foundations.
- 2.3 Finish/end measurement from cladding (If any)
- 2.4 Confirmed colour, profile, bracket type and downpipe size (Check this matches your quote)

3. Downpipe Installation. (Specific to downpipes)

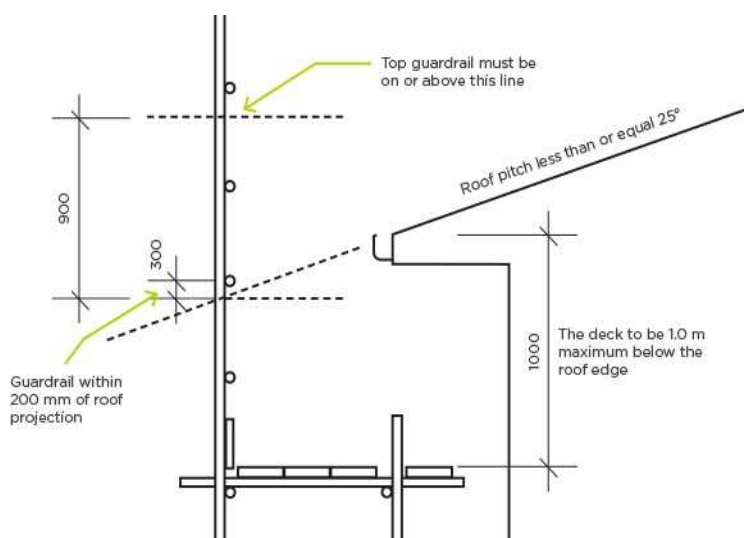
- 3.1 ALL Stormwater drains are completed and line up parallel with the spouting dropper positions.
- 3.2 The back of ALL stormwater drains are between 20 & 40mm from the cladding.
- 3.3 Stormwater drains are finished at the correct height.
- 3.4 Cladding is completed, fully painted and dry
- 3.5 Confirmed colour and bracket type (Check this matches your quote)

4. General site requirements (For all installation)

- 4.1 Builder/site supervisor to be onsite
- 4.2 Access to a 10amp mains power supply
- 4.3 Site access and gate security codes (Where required)
- 4.4 No open drains, Clean site access.
- 4.5 Parking and workspace to run long lengths of product up to 25m

5. Height and Scaffold requirements

- 5.1 300mm Minimum horizontal clear space between installed product and ALL scaffolding.
- 5.2 Platform height regardless of roof pitch to be between 1000 and 1500mm below truss ends.
*Note -When the roof pitch is over 25deg and roofing works are to occur, the platform may need to be moved **after** we have completed the fascia & Spouting.*
- 5.3 The above requirements to be applied for barge/gable and all areas above the truss/roof. A stepped or multiple platforms scaffold build will be required in some cases.
- 5.4 Provided there are flat stable ground conditions, working from ladders is permitted for short duration work up to a maximum product installation height of 2.7 metres



Falling from heights is a main contributor to workplace accidents. For more complicated access requirement there will need to be a consultation between the site principal and Continuous Group. For further information, please refer to the Worksafe NZ website.

<http://construction.worksafe.govt.nz/>

26 September 2018

LINDON COLLOTY LTD
Lindon Colloty
PO BOX 2027
Dunedin

QUOTATION EXPIRY 26 October 2018
QUOTATION NUMBER Q-0552
GST NUMBER 118 393 309

CLIENT: Lindon Colloty
PROJECT ADDRESS: 27 Cranston Street, Andersons Bay, Dunedin 9013
PROJECT: 3 x Bay Window Roof Repairs

SCOPE OF ROOFING WORKS	AMOUNT NZD
Removal of existing iron roofing materials from 3 x bay windows. Supply and installation of 17mm H3 CD plywood substrate to bay window roof areas and prepare substrate for Enviroclad Roofing Systems application. Supply and installation of Enviroclad 1.14mm Grey Membrane to substrate. Supply and installation of Chase flashings and any other Enviroclad accessories required to bay windows. Removal and disposal of remaining roofing materials and rubbish from project site.	
MATERIALS ALLOWED FOR	
Plywood 17mm H3 CD, Enviroclad Membrane 1.14mm GREY, Enviroclad Adhesive, T-Joint Covers, Drip Edge Flashings & Chase Flashings	
INCLUDED IN PRICINGS	
Installation Labour, Travel Expenses & Rubbish Removal	
NO ALLOWANCE HAS BEEN MADE FOR: (VIEW NOTES)	
Scaffolding Protection Repairs to any other areas of roof. Timber Works - Any timber work required will be charged as an extra at time and materials upon completion of work.	
BAY WINDOW ROOF REPLACEMENT SUB TOTAL \$3,765.00 plus GST	

Quotation prices are EXCLUSIVE of GST

PLEASE NOTE:

PRICINGS

- ⊕ As only 2 bay windows have been sited, prices are based on the 3rd bay window being the same as those sited.
- ⊕ Any difference in size and material requirement will be charged as an extra upon work completion and invoicing.

VALLEYS

- ⊕ We have had a look at the valleys, there is a slight surface rust, our recommendation is to use rust converter on this and paint to seal, we could complete this repair or replacement at time and materials, please advise.



NO ALLOWANCE HAS BEEN MADE FOR:

- ⊕ Scaffolding protection – Client to supply Mobile Scaffolding for our use
- ⊕ Timber works – Any timber work required will be charged as an extra, at time and materials, upon completion of work and Invoicing.
- ⊕ Removal or replacement of any other roof areas.

Quotation Acceptance Next Page...

QUOTATIONS REMAIN VALID FOR 30 DAYS

Payments to be made in accordance with the Construction Contracts Act 2002 within 7 working days of the date of invoice unless otherwise stated. You must pay our costs (including legal costs) of and incidental to the enforcement of our rights, remedies and powers in the recovery of any outstanding debt. By instructing us to proceed with the work outlined in this Quotation you accept the **TERMS AND CONDITIONS OF TRADE** for PEAK ROOFING OTAGO LIMITED

Tony Adams - 027 488 1415
Hayley Adams - 027 817 5692

10 Hogan Place, Fairfield
Dunedin, Otago 9018

www.peakroofingotago.co.nz
peakroofingotago@yahoo.co.nz



QUOTATION ACCEPTANCE

PLEASE RETURN BY MAIL

OR

SCAN AND RETURN BY EMAIL

CLIENT: Lindon Colloty
PROJECT ADDRESS: 27 Cranston Street, Andersons Bay, Dunedin 9013
PROJECT: 3 x Bay Window Roof Repairs

QUOTATION NUMBER: Q-0552
QUOTATION EXPIRY: 29 October 2018

I / We accept this Quotation and hereby authorise Peak Roofing Otago Limited to proceed with plans and commence the works outlined within this quotation.

I / We have read and understand every aspect of this quotation, including **NOTED** details and attached TERMS AND CONDITIONS OF TRADE for Peak Roofing Otago Limited and agree to be bound by these conditions.

I / We agree to pay progress/percentage/material cost claims upon acceptance, prior to work commencement or during this project should this be requested by Peak Roofing Otago Limited.

I / We agree the final account balance will be paid in full within 7 days of completion of work or by Invoice due date.

QUOTATION SUB TOTAL \$3,765.00 + GST

Name

Signature

Date

Phone

Email

NOTES:

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Quotation prices are EXCLUSIVE of GST



Please read our TERMS AND CONDITIONS OF TRADE. If you require any clarification regarding our TERMS AND CONDITIONS OF TRADE, or have any other queries regarding this quotation, please do not hesitate to contact us to explain details further, we would be pleased to discuss these with you at any time.

Upon accepting this quote, complete and sign your acceptance in accordance with our standard TERMS AND CONDITIONS OF TRADE attached and return this to us via email or post. Your signed acceptance must be received by us before any work can begin.

Thank you for considering us for your up and coming project, we appreciate the opportunity to quote for you, and remain hopeful that you will engage our Company to carry out the work you require.

Kind Regards

Hayley Adams
Office Manager

PEAK ROOFING OTAGO

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Spouting & Roof Maintenance Safety

On average I have to clean out the spouting on my house:-

A full all around clean at least 4 times a year,

A half clean (front and side of house near the tree) an additional 2-3 times,

Clear blocked down pipes during heavy rain another 3-4 times a year,

Jump the fence and clear the uphill neighbours down pipes during heavy rain 2-3 a year to prevent flooding into my basement.

I used to clear the spouting from an aluminium A-Frame ladder that was opened out to reach the 2 story parts around the house. After the second fall from the ladder very luckily without injury, I purchased a mobile scaffold for the higher areas I could get it to (approx ½ the house). This made the clearing of the spouting in that area safer – but was offset with having to assemble and dismantle the scaffolding unit. All along the street side of the house under the tree (so is the worst effected area) is very uneven, sloping ground , and has entrance steps, power lines, and phone lines to deal with.

Below is a Risk Assessment and Safe Work Method Statement outlining the activities involved in cleaning the spouting on my house.

In 2016 there were 15,000 falls from ladders costing \$26 million (ACC website)



27 Cranston Street, Andersons Bay, Dunedin

Safe Work Method Statement (SWMS) – Maintenance of Spouting & Roof

Organisation Details							
Organisation Name:	Private Owner				Contact Name:	Ken Hill	
ACN/ABN	N/A				Contact Position:	Owner	
Address:	27 Cranston Street				Contact Phone No:	021 998 670	
Project Details:							
Project:	Property Maintenance					Area:	
Activity:	Cleaning of Spouting and Roof					This SWMS has been developed in consultation with our employees: Reviewed by: Position: Projects Manager Date: 11-13-2018	
Hierarchy of Control	Eliminate	Substitute	Isolate	Engineer	Administrative		
Resources / Trades Involved:	Private Owner. ☐ ☐ ☐ ☐ ☐ ☐ ☐						
If Subcontractors used	N/A						
Maintenance checks:	All equipment is checked before every use						
Materials Used:	Aluminium A-Frame Ladder, Mobile Scaffold (2 levels)						
Person Responsible to ensure SWMS carried out	Ken Hill						
Process & frequency of reviews:	This SWMS must be reviewed before Activity if changes to the SWMS procedure occur						
Method of Consultation and Communication:	This SWMS is read and signed by all the workers involved with this Procedure.						

Occupational Health Safety or Environmental Legislation:		Codes or Standards applicable to	Safe work on roofs – Part1Commercial and IndustrialbuildingsSectio	Means & Methods Global Minimum Requirements	
Level	Description of Consequence or Impact	Consequence	Likelihood /Probability		
			L Likely	M Moderate	U Unlikely
H(1) (High level of	Potential death, permanent disability or major structural failure/damage. Off-site environmental discharge/release not contained and significant long-term environmental harm.	H(1) (High)	1	1	2
M(2) (Medium level of harm)	Potential temporary disability or minor structural failure/damage. On-site environmental discharge/release contained, minor remediation required, short-term environmental harm.	M(2) (Medium)	1	2	3
L(3) (Low level of harm)	Incident that has the potential to cause persons to require first aid. On-siteenvironmentaldischarge/releaseimmediatelycontainedminorlevelcleanupwithnoshort-t ermenvIRONMENTALHARM.	L(3) (Low)	2	3	3
Level	Likelihood / Probability				
Likely	Could happen frequently				
Moderate	Could happen occasionally				
Unlikely	May occur only in exceptional circumstances				

1	Site Orientation	Unfamiliar with site conditions. Unsafe work practices	3	Careful look around site to determine current ground conditions.	Home Owner
		No training. Wrong training. Qualifications to use equipment	3	Site Safe Training	Home Owner
		Personnel, employees and subcontractors not covered by insurances.		N/A	
		Personnel not having the correct personal and or protective equipment.	3	Check their PPE gear being gloves, sunscreen, to make sure it is compliant and replace as required	Home Owner
2	Retrieve Scaffold from Storage and Assemble	Lifting injury	2	Ensure lifting best practice is carried out, Have help from another person if possible	Home Owner
		Crushing Injury from falling components	3	Place components carefully, Ensure pins and safety clips are correctly inserted	Home Owner
		Fall from Height while Assembling scaffold components	2	Be Careful Have help from another person if possible	Home Owner
		Lifting, and crush injury when moving Scaffold into place over uneven ground	2	Have help from Another person if possible, don't rush, be careful	Home Owner
		Fall from Height while using the scaffold	3	Ensure scaffold is assembled correctly, all handrails are in place, don't reach out past the edges of the scaffold	Home Owner
3	Using A-Frame Ladder	Lifting injury to manoeuvre ladder into position over uneven ground	3	Use correct lifting techniques, don't rush, be careful	Home Owner
		Falling Injury	2	Ensure Ladder is level Pack under ladder footing where necessary	Home Owner

				Don't rush, be careful	
				Second person hold base of ladder	Home Owner
				Don't over-reach sideways	Home Owner
4	Extending A-Frame ladder out straight	Lifting injury to manoeuvre ladder into position	2	Use correct lifting techniques, don't rush, be careful	Home Owner
		Falling Injury	2	Ensure Ladder is level Pack under ladder footing where necessary	Home Owner
				Second person hold base of ladder	Home Owner
				don't over-reach sideways	Home Owner
5	Working from ladder near power supply lines	Lifting injury to manoeuvre ladder into position	2		Home Owner
		Falling Injury	2	Ensure Ladder is level	Home Owner
				Second person hold base of ladder	Home Owner

Resource Consent LUC 2018-387,
27 Cranston Street, Andersons Bay, Dunedin
Visual Impact of Significant Tree (Lime) listed as Tree T358

The following pictures were put together in an attempt to show the tree in question in the context with the surrounding area.

There are 1342 trees in Schedule 25.3 Significant Trees of which there are 26 Lime trees.

The Government has plans to plant 1 BILLION trees within in the next 10 years.

Farmers are required to plant marginal land and along waterways by local governments to minimize contamination of waterways with nitrates and soil erosion.

Bee keepers are flat out planting Manuka forests to cash in on the Manuka honey market.

Our local government seems to have no mechanism in place for people to contribute to in an attempt to mitigate any adverse effects when removing an undesirable or nuisance tree planted in a location that is simply no longer suitable.

Looking at the photos below I would suggest the majority of people would not even notice it was gone. A few many say "something has changed but I don't know what". Those that live in the 2-3 houses directly behind the tree would say "WOW we now have a view of the harbor"



Sahara Desert



Australia Outback



Central Otago



Soon to be Waitaki Valley



View of Surrounding area



Closer View of Surrounding area





View up Somerville Street Gully.



View out Front Window



Destroyed Amazon Rainforest – For Palm Oil