

PALMERSTON NORTH CITY CORPORATION

495/160

BUILDING APPLICATION FORM

3-12-1973

TO: The City Engineer

I hereby apply for permission to Construct 4 level flats & ramps at 160 Reservoir St FOR OPTIMUM HOLDINGS of Box 1643 PNH according to plans / specifications deposited.

PARTICULARS OF LAND Lot No. \_\_\_\_\_ D.P. \_\_\_\_\_ V/A \_\_\_\_\_

AREA OF BUILDING: \_\_\_\_\_

Plumber: _____	Estimated Value of Work:
Drainlayer: _____	Building: \$ <u>160535</u>
SIGNATURE: <u>McMillan &amp; Jackson</u> Builder	Drainage: \$ <u>3400</u>
Owner	Plumbing: \$ <u>6600</u>
Arch/Eng.	TOTAL: \$ <u>170535.00</u>
ADDRESS: _____	

Deposited Plans: 2 Specs. 2 Calcs. \_\_\_\_\_

Zoning Decision issued by: \_\_\_\_\_

Permit No: 564 Date issued: 13-12-73

	DATE:	FEE: \$
Building Permit Fee		188-00
Footway Deposit		-
Proportion of Refuse Rates	11 @ 82.92	92-12
B/R Lev.		85-50
Drainage and Plumbing Fees		108-00
Sewer Charge		Charge
Stormwater Charge		Charge
Water		Charge
Vehicle Crossing	REF BOOK (Estimate 8325) 17'6" HD PLATE	Charge 21
Hoarding Fee		

TOTAL FEES: \$ 413-62.12

NOTES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

0211 274

ADDRESS:

PERMIT REQUIREMENTS

TOWN PLANNING:

*See attached.*

PLUMBING AND DRAINAGE:

*John → 6/12/73*

( DANGEROUS GOODS. )

BUILDING INSPECTORS:

*B.P. Antonin*

1) *All Block party walls to have 4 hour fire rating*

DESIGN ENGINEER:

*See attached.*

SIGNATURE .....

(Builder)

PALMERSTON NORTH CITY COUNCIL

DATE 5-12-73

*Design Engineer* DEPARTMENT

APPLICATION FOR: *erect 11 flats & carports*

OWNER: *Optimum Holdings*

BUILDER: *M. S. Hillan & Partners*

LOT NO. .... D.P. .... LOCALITY *N. O. P. Reserve St.*

PERMIT MAY BE ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....

*A. J. Goodall*

PALMERSTON NORTH CITY COUNCIL

DATE ..3-12-23.....

.....I/P..... DEPARTMENT

APPLICATION FOR: *Grant 11 flats + carports*.....

OWNER: *Capitaneers Holdings*.....

BUILDER: *M.O. Millan + Partners*.....

LOT NO. .... D.P. .... LOCALITY *140. Puarua M.*

PERMIT MAY BE ISSUED SUBJECT TO THE FOLLOWING CONDITIONS .....

.....  
.....  
.....  
.....  
.....

*M. L. G. G.*

BUILDING INSPECTORS' CHECK SHEET.

BUILDER *J. L. McMillan & Lockwood.*

OWNER *Optimum Holdings.*

ADDRESS *160 Rueline St.* DATE *7/12/73*

<u>FOUNDATION:-</u>	<u>FRAMING:-</u>	<u>EXTERIOR SHEATHING:-</u>
Height /	D.P.C. /	Plaster Netting
Depth /	Sleepers	B/V Ties /
Width /	Joists <i>Slab floor.</i>	Fibrolite
Reinforcing /	Timber Grade /	Weather Board
H/D Bolts /	Studs /	Building Paper
Crack Bearing	Braces	Window Ventilator. /
Vents	Lwangs /	
Pile Spacing	Trimmers /	
Wire Ties	Herring Bone	<u>GENERAL:-</u>
Water Barrier /	Ceiling Joists /	Flat Rooms
	Stiffeners } <i>gang used</i>	Laundry /
<u>ROOF:</u>	Rafters } <i>thussos.</i>	Carports & Garages /
Iron Gauge	Purlins /	
Building Paper /	Collar Ties /	Blockwork /
Netting	Spacings /	Siting /
Decromastic /	Wall Ventilation /	Values
Concrete Tiles	Beams	Heating

The specification and/or plans must be amended to incorporate the following before a permit is issued:-

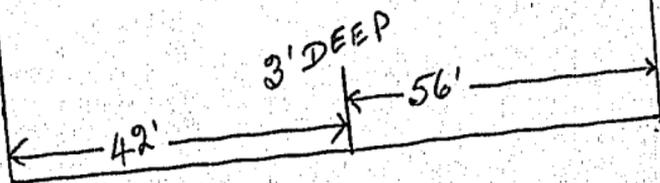
- All blockwork is to be solidly filled to provide 4 bricks*

BUILDING INSPECTOR:

*[Signature]*

160  
Reaching Pt

158  
Reaching Pt







NO. 732

DRAINAGE CONNECTION - APPLICATION AND DIAGRAM

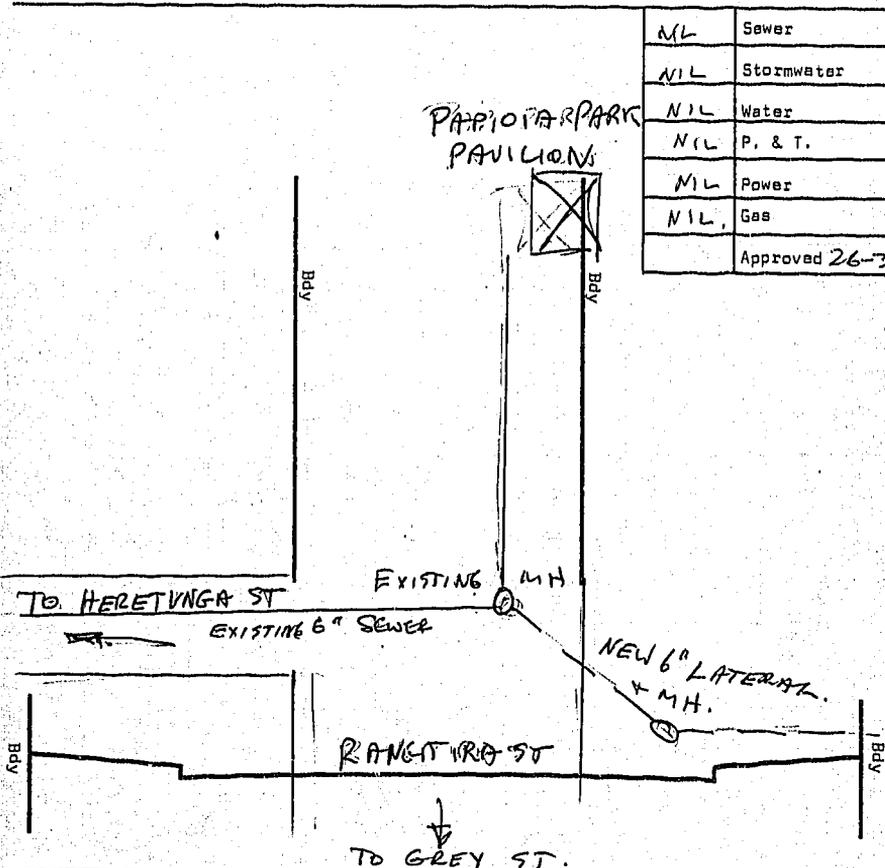
Location: ..... SWATHINE ST. .....  
 Name of Owner: ..... OPTIMUM HOLDINGS .....  
 Name of Builder: ..... Mc Millan + Lockwood .....  
 Name of Drainlayer: ..... HUTCHINSON .....  
 Service required: (indicate size; delete those not applicable).

<u>6"</u> Sewer Lateral (Size)	Sewer Saddle	Stormwater to Kerb
<del>Stormwater</del> " "	<del>S.H.</del>	

Depth required at Road Boundary: .....

LEGEND

NIL	Sewer
NIL	Stormwater
NIL	Water
NIL	P. & T.
NIL	Power
NIL	Gas
	Approved 26-3-74



I hereby make application for the service/s described above to be placed in position as shown in "Position and Locality Plan".

Amount paid -/ Amount to be charged for:

charge 334      6" SEWER LATERAL      \$ charge cost.

Paid (Receipt No. ....  
 (Bldg. Permit No. ....

TOTAL:

DR: Charge to Mr. W.L. HUTCHINSON LTD address: 480 WALDERGRAVE ST

Date: 26/3/74 SIGNATURE: ..... owner/builder/Plumber/Drainlayer

CHECKED: [Signature] INSPECTOR



PALMERSTON NORTH CITY CORPORATION

*enter & file*

Receipt No. ....  
 Permit No. 7212-7213  
 Building Permit No. 564.....

APPLICATION FOR PERMIT FOR PLUMBING AND/OR DRAINAGE WORK

TO: The Engineer,

I, the undersigned, hereby apply for permission for the work described herein and set out in the plans attached hereto, to be carried out in the premises whose owner and location are shown below:-

LOCATION: ... 160 Ruahine St. being Lot ..... D.P. .... Sec. ....  
OWNER: Mr. ... O. A. O'Brien Holdings .....  
BUILDER: Mr. ... M. C. Callaghan & Co. Ltd. .....  
PLUMBER: Mr. ... W. Gulliver ..... of .....  
DRAINLAYER: Mr. ... W. H. Hutchinson ..... of .....

1. The installation of:

Fitting	Base-ment	Ground Floor	First Floor	Above First
Bath		//		
Basin		//		
Shower		-		
Sink		//		
Tub		//		
W.C.		//		
Urinal Stall		-		
Hot Water Cylinder		//		
TOTAL		66		

2. The construction of:-

870 ft. 4" foulwater drain 130 4" S.W.  
150 ft. 6" " " 210 6" "  
 .... ft. ... " " .... "

3. Does the work involve a NEW connection to:-

- (a) City Sewerage System YES/NO
- (b) City Stormwater System YES/NO

4. Miscellaneous Work (State details) .....

4 MAN Holes. 10 pumps.  
 (Special traps, special plumbing fittings, etc.)

Estimated value of Plumbing \$ 6,600.00 Signature ..... Builder  
 " " " Drainage \$ 34.00.00 ..... Owner  
 TOTAL \$ 10000.00 Date ..... Plumber  
 Drainlayer

FOR OFFICE USE ONLY

Charge for: 6 Sewer Lateral/Saddle \$ Change  
 6 S.W. Lateral/Saddle \$ Change  
Permit Fees: 2 S.W. Crossing \$ .....  
 2 Water connection/renewal \$ Change  
 Plumbing 70.00 \$ 70.00  
 Drainage 38.00 \$ 38.00  
 TOTAL 108.00 \$ 108.00

REMARKS: .....



*File*

PALMERSTON NORTH CITY CORPORATION WATER SUPPLY  
APPLICATION

Application No: 1955.....  
Date Received: 13-6-27.

OWNER'S NAME: OPTIMUM HOLDINGS.  
SITUATION OF PREMISES: 160 RUAHINE ST.  
P.N.

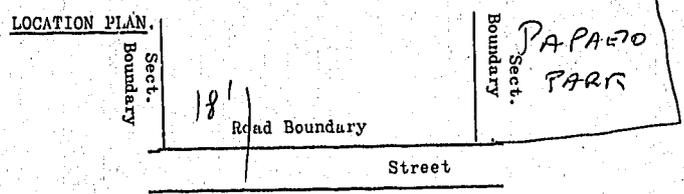
Charge to: Mc Millan + Lockwood.  
Address: P.O. Box  
P.N.

-- CASH --- CHARGE

I hereby make application for a :-

	SIZE:	FEE:	Receipt / Permit NO.	Permit NO.
<u>RENEWAL OF SERVICE:</u> (other sizes - Full charge to A/c 505)	<u>1"</u>	<u>\$20.00</u>		
<u>NEW CONNECTION</u> (And conversions to a new size)	<u>1"</u>	<u>\$40.00</u>		
	<u>2"</u>	<u>\$45.00</u>		
	<u>1"</u>	<u>\$50.00</u>		
(Other sizes - Full charge to A/c 505)	<u>2" MAIN</u>			
Purpose for which supply required	<u>11 FLATS.</u>			

Signature of Owner/Plumber .....



Register Entered: Mr Jones  
Application Approved: Jones

Depot: \_\_\_\_\_ Date Completed \_\_\_\_\_  
Requisition No: \_\_\_\_\_

Service already installed -  
Please refund \$ \_\_\_\_\_

Signed: .....

NO.

732

DRAINAGE CONNECTION - APPLICATION AND DIAGRAM

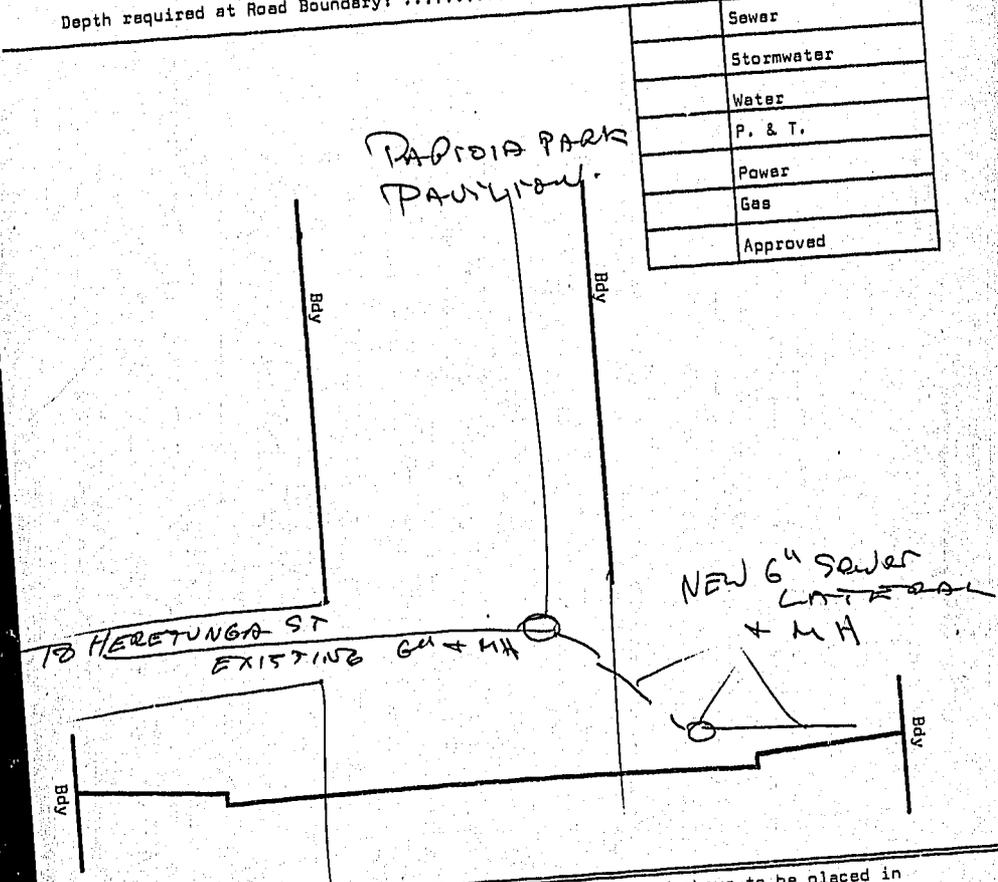
Location: .....  
 Name of Owner: .....  
 Name of Builder: .....  
 Name of Drainlayer: .....  
 Service required: (indicate size; delete those not applicable).

6" Sewer Lateral (Size)	Sewer Saddle	Stormwater to Kerb
Stormwater " "	S.W. " "	

Depth required at Road Boundary: .....

LEGEND

	Sewer
	Stormwater
	Water
	P. & T.
	Power
	Gas
	Approved



I hereby make application for the service/s described above to be placed in position as shown in "Position and Locality Plan".

Amount paid / Amount to be charged for: 6" SEWER LATERAL \$ Charge Cost  
 Charge 334

Paid (Receipt No. ....  
 Bidg. Permit No. ....  
 OR: Charge to Mr. W.A. HUTCHISON LTD. address: 80 WALDERGRAVE ST  
 Date: 26/3/77 SIGNATURE: owner/builder/Plumber/Drainlayer  
 CHECKED: INSPECTOR

NO. 532

*File*

DRAINAGE CONNECTION - APPLICATION AND DIAGRAM

Location: ..... 160. K.N.H. N.E. S.T. .....  
Name of Owner: ..... P. J. HANSEN .....  
Name of Builder: ..... M.C. MILLAN .....  
Name of Drainlayer: .....  
Service required: (indicate size; delete those not applicable).

<input checked="" type="checkbox"/> Sewer Lateral (Size)	<del>Sewer Saddle</del>	<del>Stormwater</del> <del>6" Kerb</del>
<input checked="" type="checkbox"/> Stormwater "	<del>S.W.</del>	

Depth required at Road Boundary: .....

LEGEND

	Sewer
	Stormwater
	Water
	P. & T.
	Power
	Gas
	Approved

*see long sections & Plans attached PNCC to Supply.*

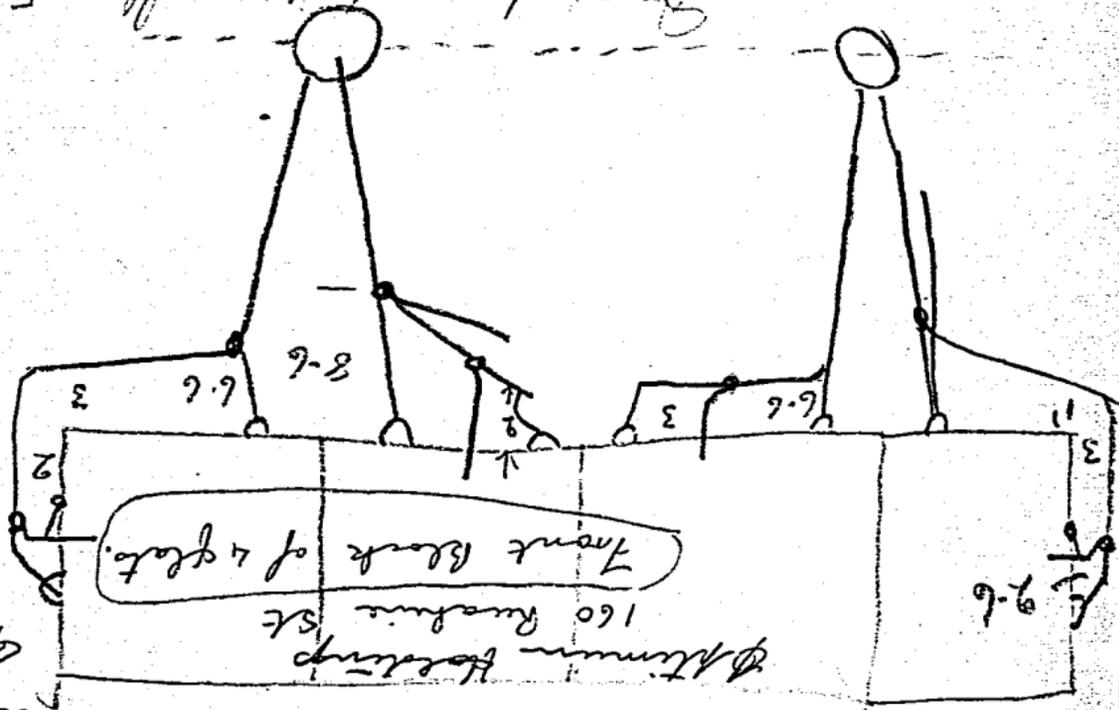


I hereby make application for the service/s described above to be placed in position as shown in "Position and Locality Plan".

Amount-paid / Amount to be charged for:		\$
<u>117.36</u>	<u>6" SEWER LATERAL</u>	\$ <u>Change cost</u>
	<u>6" S.W. LATERAL</u>	\$ <u>Change cost</u>
	_____	\$ _____
	_____	\$ _____
Paid (Receipt No. ....)	TOTAL:	\$ _____
(Bldg. Permit No. ....)		\$ _____

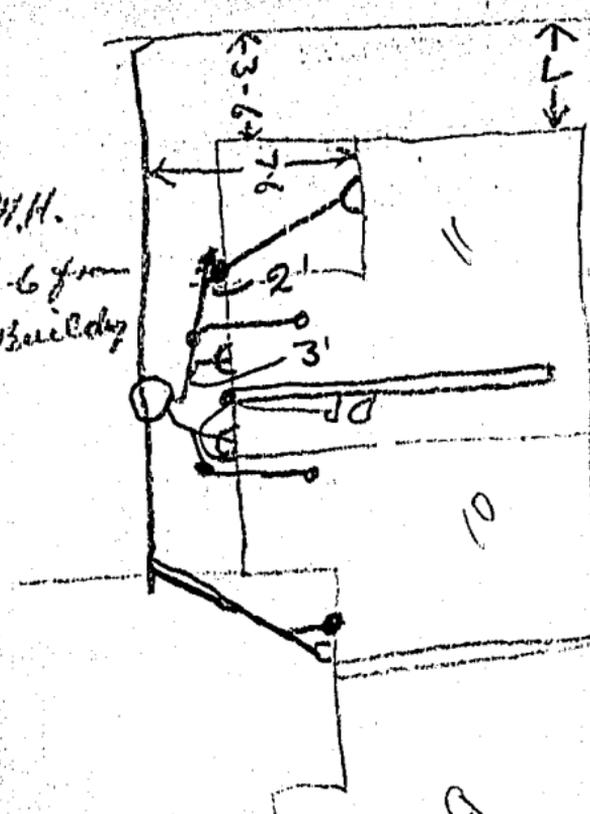
DR: Charge to Mr. MILLAN address: .....  
Date: 5/2/74 SIGNATURE: ..... owner/builder/Plumber/Drainlayer  
CHECKED: [Signature] INSPECTOR

Ground up on building floor F40  
10/9/74



Wickham  
160 Ruarke St  
Alton, West Hamp  
6/9/74

M.H.  
6-6 from  
Building



Plan F-90  
 Given up in building  
 Feb. 10. 972

Back Block  
 Left hand

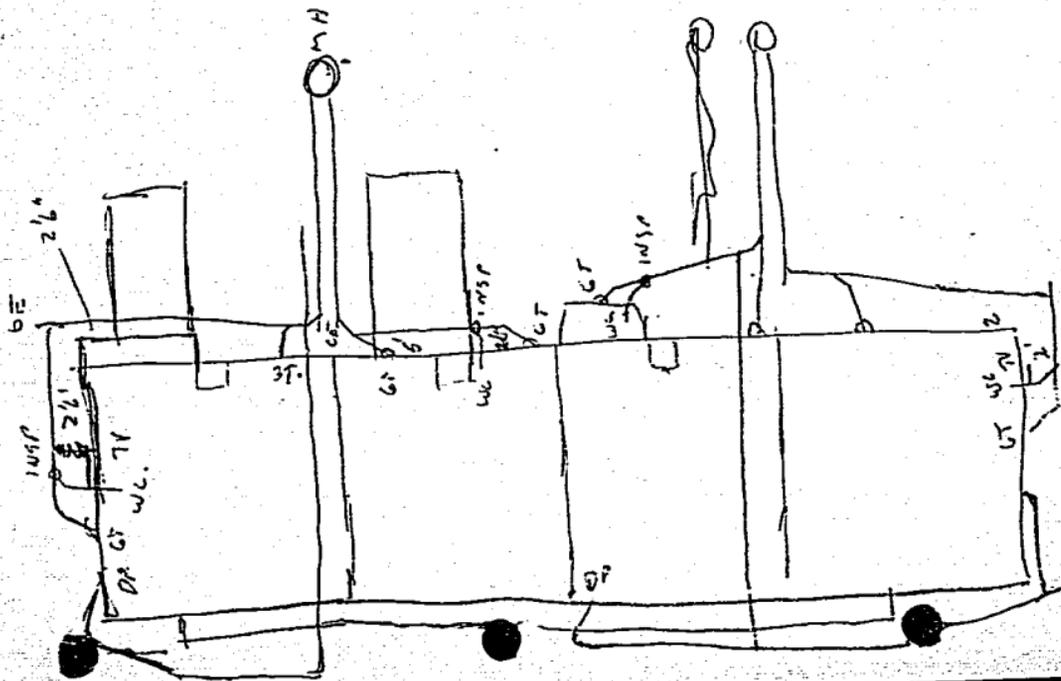
Machine  
 Optimum Holdings

Street

Ground Plan of Building Plans

R. 10/2/42

F40



I N D E X

	<u>Clause Numbers</u>
Preliminary and General .. .. .	1-1 to 1-30
Excavator .. .. .	2-1 to 2-4
Formworker . . . . .	3-1 to 3-5
Reinforcing Steelworker .. .. .	4-1 to 4-7
Concretor .. .. .	5-1 to 5-7
Bricklayer and Blocklayer . . . . .	6-1 to 6-13
Carpenter and Joiner . . . . .	7-1 to 7-32
Glazier .. .. .	8-1
Roofer .. .. .	9-1
Plumber and Drainlayer .. .. .	10-1 to 10-16
Painter .. .. .	11-1 to 11-7
Electrician .. .. .	12-1 to 12-11
Plasterer .. .. .	13-1 to 13-3

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SPECIFICATION OF THE WORK TO BE DONE AND MATERIALS USED IN  
THE ERECTION OF FLATS,  
160 RUAHINE STREET, PALMERSTON NORTH,  
FOR OPTIMUM HOLDINGS LTD.

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This specification is to be read in conjunction with drawings nos. 2129/73 to 2137/73 and S1 inclusive and any other drawings which may be issued during the currency of the Contract.

Any item contained in this specification and not shown on the drawings or explicitly shown on the drawings and not specified shall be equally binding as though included in both.

The specification shall take preference over drawings and figured dimensions over scale measurements where these may differ.

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**SITE:** The site of the works is in Ruahine Street, Palmerston North and is known as Lot D.P.

The site of each building is approximately level and average ground lines are shown on the elevations, but the Contractor is advised to visit the site and acquaint himself with the particular conditions before tendering so that any peculiarities may be covered in his price.

On completion of the work the Contractor will be required to leave the site in a clean and tidy condition to the satisfaction of the Developer.

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1-1 **CONTINGENCY FUND:** The Contractor shall allow in his tender the sum of \$500-00, (Five Hundred Dollars), for contingencies.

The whole or any monies unspent at the completion of the works shall be credited to the Employer.

No work shall be charged to the Contingency Fund except on the written authority of the Developer.

1-2 **PERMITS:** The Contractor shall arrange to obtain all permits to build, etc., and pay all fees required by the City Council, including the Building Research Levy.

1-3 **SAMPLES:** Such samples as may be required are to be submitted by the Contractor to the Developer before any such work is proceeded with.

1-4 **SPECIALTIES:** The insertion of the names of any firm or proprietary article in this specification is to be read merely as an indication of the class or quality required, such goods may be obtained from other firm subject to the approval of the Developer.

1-5 **PROTECTION OF WORKS:** All parts of the work liable to injury are to be protected until handed over and any damage thereto shall be made good at the Contractor's expense.

1-6 **SCARCITY OF MATERIALS:** In the event of any specified materials being unprocureable a suitable substitute may be used subject to the approval of the Developer.

- 1-7 BY-LAWS: The whole of the work in this Contract is to be carried out in accordance with the Local Authorities By-Laws.
- 1-8 EXTENT OF WORK: The Contract comprises the erection and completion in the soundest and most workmanlike manner to the satisfaction of the Developer of all the work shown or reasonable implied on the accompanying drawings and in accordance with this specification, the supply of all necessary plant, tools and materials and the fulfillment of any guarantee explicitly demanded in this specification.
- 1-9 TEMPORARY SERVICES: The Contractor shall allow for all temporary services to the site.
- 1-10 MAINTENANCE: The Contractor shall maintain the property for a period of 90 days after completion and any damage arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense.
- 1-11 TIME: Time is the essence of the Contract. The Contractor shall state in his tender the anticipated dates of commencement and completion of the work.
- 1-12 COMPLETION: On completion of the Contract the Contractor shall clean up all shavings, sawdust, etc., check that all spoutings and downpipes are clear. He shall see that all glass is left glazier clean and all paint is removed from hardware, etc.
- 1-13 PROGRESS PAYMENTS: The Contractor shall make written application each month for a progress payment setting out accurately how his claim is made up.

Any claims made on behalf of Sub-Contractors or Special Trades must be paid to such Sub-Contractors, etc., immediately the amount of the certificate is received from the Employer.

- 1-14 IMPLICATION OF SPECIFICATION: The words "supply", "fix", "construct", "form", etc., imply that such materials shall be "supplied and fixed" and the various Contractors shall include this implication in their reading of this specification.
- 1-15 SETTING OUT: At the commencement of the Contract the Developer will give to the Contractor a Datum to which he shall work and to which all levels shall be referred. The Developer will also establish a point from which the whole of the works shall be set out.

The Contractor will be responsible for the true and proper setting out of the works from the above point and datum and for the provision of all necessary instruments, appliances and labour in connection therewith.

If at any time during the progress of the work any error shall appear or arise in the position, levels, dimensions or alignment of any part of the works the Contractor on being required to do so shall at his own expense, rectify such error to the satisfaction of the Developer.

1-16 WORKING AREA: The Contractor shall confine his operations to the area within the boundaries of the site.

1-17 FACILITIES TO OTHER CONTRACTORS: The Contractor is to afford all reasonable facilities to other Sub or Nominated Contractors for the efficient carrying out of their work, including the use of scaffolding etc., in position. The Contractors shall attend upon and make good after all other trades where required.

1-18 SUB-CONTRACTORS: The normal practice of the General Contractor sub-letting the allied trades portion of the Contract will be sanctioned but before signing the Contract Documents the names of all such proposed Sub-Contractors must be submitted in writing to the Developer, and their written approval received by the General Contractor.

Any change in Sub-Contractors which may be desired at a later date must be approved by the Architects before work on such Sub-Contracts is commenced.

1-19 DRAWINGS AND PRINTS: All prints, etc., copies of specifications or any other documents issued for the purpose of carrying out this Contract shall remain the property of the Architects and all other copies irrespective of condition shall be returned to the Architects on completion of the Contract.

1-20 TEMPORARY BUILDINGS: Allow for providing a Foreman's Office, Workmen's Shed, Materials Store and toilet facilities.

1-21 VARIATIONS: No variations shall be made to this Contract without a written Variation Order from the Developer.

Should any Contractor consider that any detailed drawings issued during the progress of the work involves work the cost of which is greater than that allowed for in the original Contract, then he must, before proceeding, notify the Developer of his consideration and objection.

1-22 DAMAGE TO ADJOINING PROPERTY: The Contractor will be responsible for any damage to adjoining land outside the working area allocated, which may be caused in the carrying out of this Contract and he shall make good any such damage at his own expense.

1-23 MATERIALS AND WORKMANSHIP: After copies of the plans and specifications have been received by the Contractor and all surveys, (if any), have been made and full control of the site of the proposed works has been given to the Contractor, he shall in the best and most workmanlike manner erect, build and execute, supply and finish for the Employer the work included in the Contract according to the drawings and specifications signed by or on behalf of the Employer and Contractor.

The Contractor shall provide all plant, labour and materials necessary and requisite for the due and proper execution of the works described according to the true intent and meaning of such drawings and specifications taken collectively or separately, whether the same may or may not particularly be shown on the plans or described in the specification provided that the same is to be reasonable inferred therefrom.

If the Contractor finds any discrepancy in the drawings or between the drawings and specifications he shall immediately refer the same to the Developer who shall decide which shall be followed.

The Works shall be carried out in all respects to the satisfaction of the Developer in accordance with the plans and specifications and such further detail drawings as may be provided by the Developer and in accordance with such instructions, directions and explanations as from time to time may be given by the Developer or their deputy.

Should there be any doubt or ambiguity as to the meaning of any portion of the drawings or this specification the Contractor shall submit written particulars of such items in his tender so that any adjustments can be made, otherwise such items shall bear the construction put upon them by the Developer.

1-24 SCAFFOLDING: All scaffolding that is to be erected for the works shall be in strict accordance with the scaffolding rules and regulations and the work passed by the Inspector.

The Contractor is to provide all scaffolding complete for the proper carrying out of the work and it is to be left in position a reasonable time for the use of the Sub-Contractors.

1-25 CONDITIONS OF CONTRACT: The General Conditions of Contract shall be those of the New Zealand Master Builders Association.

1-26 P & T DEPARTMENT: Co-operate with the Post and Telegraph Department in the installation of the telephone system arranged for by the Employer.

The Developer will dig the trenches for underground cabling which will be supplied and laid by the P & T Department.

Allow to provide  $1\frac{1}{2}$ " dia. P.V.C. ducts from telephone current junctions into the timber framing of buildings complete with draw wire, ducts to be a minimum of 2' 0" deep.

1-27 MONETARY ALLOWANCES: This clause applies to all Monetary Allowances stated as "Nett Sums" in the specifications or in supplementary information, but not to Monetary Allowances for Contingencies.

Where the specifications state Nett Sums for the carrying out of parts of the works or for the supply of materials and fittings, the expenditure of such Nett Sums will be arranged by the Employer or the Developer, through nominated Sub-Contractors or nominated Suppliers.

After acceptance of nomination by the Contractor, nominated Sub-Contractors and nominated Suppliers shall be equivalent to other Sub-Contractors and Suppliers.

The Developer shall notify the Contractor of nominated Sub-Contractors and nominated Suppliers and of the expenditure arranged

and shall provide the Contractor with copies of drawings, specifications and other related information.

The difference between the expenditure as defined hereinafter and the Nett Sums stated in the specifications shall be adjusted on the Contract Sum.

Where a Nett Sum relates to parts of the works involving materials and labour the expenditure shall be the nett amount properly payable for such work by the Contractor to the nominated Sub-Contractor or the nett cost otherwise established.

Where a Nett Sum relates to the purchase of materials and fittings the expenditure shall be the Nett amount properly payable by the Contractor or his Sub-Contractor for purchases after deducting all trade and other discounts excepting bona-fide cash discount not exceeding 2½% of the expenditure.

The Developer may arrange the expenditure of a Nett Sum directly with the Contractor or with one of his Sub-Contractors, in which case the expenditure may include profit or other allowances as if the expenditure had been arranged with any other nominated Sub-Contractor or Supplier.

The original Contract Sum shall be deemed to have included all delivery and other added costs, expenses, allowances, and profit with respect to the Contractor's obligations or entitlement in connection with all such Nett Sums. Such amounts deemed to have been included in the original Sum shall not be affected by any difference between the Nett Sum stated in the specifications and the expenditure related thereto.

Where the total of expenditures against Nett Sums exceeds the total of all Nett Sums stated in the specifications the Contractor shall be entitled to reimbursements of the actual expenditure incurred as a direct consequence of such excess and which could not have been reasonably inferred and assessed in the original Contract Sum.

1-28

CONTRACTOR'S LIABILITY FOR DAMAGE TO PROPERTY AND PERSONS AND INDEMNITY OF EMPLOYER:

The works shall be under the Contractor's care from the date he is given possession of the site until the date of practical completion. The Contractor shall be responsible for watching and protecting the works and related property and shall take all reasonable precautions for the safety of the works and related property. He shall be responsible for loss or damage resulting from or arising out of the carrying out of the works other than loss of damage arising from any cause over which he had not control and which is not attributable to any act or default of the Contractor.

The Contractor shall be liable for and shall indemnify the Employer against any expense, liability, loss, claim or proceedings in respect of any injury or damage whatsoever to any property real or personal in so far as such injury or damage arises out of or in the course of or by reason of the carrying out of the works or the maintenance thereof and is due to the negligence, omission or default of the Contractor, his servants or of any Sub-Contractor, his servants, or agents.

The Contractor shall be liable for and shall indemnify the Employer against any liability, loss, claim or proceedings whatsoever arising under any statute or at common law in respect of injury or death of any person whomsoever arising out of or in the course of or by reason of the carrying out of the works or the maintenance thereof PROVIDED THAT the Contractor shall not be liable if such injury or death is due to any act of neglect or breach of statutory duty by the Employer or by any person for whom the Employer is responsible.

1-29

PUBLIC LIABILITY INSURANCE AND EXTENSIONS: The Contractor shall insure Public Liability Risks by a policy and with insurers acceptable to the Employer. The said policy shall be extended for the benefit of the Employer against such risks where they are related to the works.

The indemnity under the said policy in respect of any one accident or series of accidents arising out of the same occurrence shall not be less than \$100,000-00.

The said policy shall be affected at the commencement of the works and shall be maintained until the Contractor becomes entitled to a final Certificate of Payment.

As soon as practicable after entering into the Contract and prior to taking possession of the Site the Contractor shall produce evidence of his compliance with his obligations under this clause as required by the Developer.

In default by the Contractor of any obligation under this clause the Employer shall be entitled to insure as aforesaid and to deduct premiums paid by him from monies due or to become due to the Contractor.

1-30

INSURANCE OF THE WORKS: Where the works are in the nature of new works, the Contractor shall insure the works under a "Contract Works" insurance policy as commonly in use in New Zealand. Such policy and the insurer concerned shall both be acceptable to the Employer.

The Contractor shall effect indemnity against earthquake damage as defined by the Earthquake & War Damage Act, 1944.

The said policy shall be effected at the commencement of the Works and shall be maintained until the date of practical completion or sectional completion where appropriate, provided however that the policy shall not be terminated until the Contractor has been notified by the Employer or the Developer that the risk is taken over by the Employer.

The Employer shall reimburse the Contractor for any additional premium incurred by the Contractor which relates to:-

- (a) Any period between the date of practical completion or sectional completion where appropriate and the date of receipt by the Contractor of the notification.
- (b) Occupation or partial occupation of the works by the Employer.

In the default by the Contractor of any obligation the Employer may insure as aforesaid and deduct the premiums paid by him from any monies due or to become due to the Contractor.

If the insurance required is not reasonably available because of abnormal conditions then the Employer shall take the risks required to be insured against and the Contractor shall pay to the Employer a sum equivalent to the premium which would have been payable at rates currently applicable under normal conditions. In such case the Developer shall issue a certificate to the Contractor that such risks have been taken.

Nothing shall effect the right of the Contractor to arrange in his own name such additional insurances against loss as he may think expedient or necessary including Loss or Damage to equipment and plant owned or hired by the Contractor or his Sub-Contractors.

## EXCAVATOR

- 2-1 GENERALLY: Excavate over the site of the works only to reduce the levels to the lines indicated on the drawings.  
All material from excavations shall be stockpiled where directed on site and after making up around building, surplus shall be dumped. Excavate for foundation walls to a solid bearing not less than the depths shown on the drawings.  
After concrete work has firmly set backfill around foundations and thoroughly consolidation.  
Reinstate any damage caused by operations and leave clean and tidy.  
All concrete foundations beams, pads, etc., shall be boxed for and the sizes indicated are minimum dimensions.
- 2-2 HARDCORE FILLING: Provide hardcore filling of clean river shingle over the areas to be built on and to the thickness indicated. The fill shall be thoroughly consolidated with an impact roller and shall be blinded on the top surface with 1" of sand of crusher dust thoroughly compacted and left ready to take Polythene D.P.C.
- 2-3 ROADING AND PATHS: Excavate for all roading and paths, etc., and cart away all surplus soil and leave ready to take filling. To all sealed areas backfill 8" deep with river fill and leave thoroughly consolidated. Blind with 2" of compacted top coarse and grade to fall then seal with hot bitumen and  $\frac{1}{2}$ " stone chip.
- 2-4 LAWNS: The whole of the site not covered by buildings, driveways, paths, etc., shall be levelled and sown with lawn grass seed.

## FORMWORKER

- 3-1 GENERALITY: Formwork shall be accurately and stoutly constructed of non-staining timber having a thickness of not less than one inch nominal. It shall be close jointed and rigidly and securely supported on and fixed to timber falsework consisting of stout battens, joists, braces, wlers, ledges, toms, struts, as may be necessary and desirable and wedged securely in its correct position in every respect. Formwork shall be so constructed that no movement will occur under the weight of concrete and construction loadings which it will be required to support and it shall do this with an adequate factor of safety and without noticeable deflection occurring.

Formwork shall hold concrete to the exact shapes required and as shown on the drawings without leakage of water or cement. It shall be constructed so that it can be removed easily and without causing damage to the concrete work or itself.

- 3-2 SURFACES: Surfaces of boxing to be in contact with concrete shall be dressed and given a coat of form oil of approved type and this coat shall be allowed to soak in and dry before the boxing is used. On stripping boxing it shall be cleaned and re-treated if necessary before being re-used.

The Contractor shall take care that the quality of oil and the nature of application shall be such that will ensure that no oil is left on the concrete.

In order to reduce the chance of oil coming into contact with reinforcing all oiling of boxing must be carried out prior to the fixing of boxing in position.

All boxing to concrete surfaces where exposed or noted on the drawings as fair faced shall be plywood and on removal of shutters all joint fins shall be removed and all honeycomb bagged with a cement grout mixture.

- 3-3 CONSTRUCTION JOINTS: Formworker shall box for construction joints allowing to form horizontal construction joints rebated against the weather on outside walls where required.

Vertical construction joints shall be formed to tongued and grooved shape. The position of construction joints shall be approved by the Developer. Floor joints shall be under partitions.

- 3-4 OTHER TRADE REQUIREMENTS: The Formworker shall make provision for the requirements of other trades, he shall fix in position for concreting in all bolts, plugs, dowels, angles, anchor straps and grounds. He shall box for all vents and ducts and form chases for all flashings, pipework, etc., as required. Wood partitions shall be bolted to concrete walls or floors as applicable with  $\frac{3}{8}$ " bolts at 3' centres maximum.

3-5

REMOVAL OF FORMWORK: The work of striking and removal of the boxing and formwork shall be conducted under the personal supervision of a competent Foreman in the employment of the Contractor. It shall not be removed in less than the times given below:-

<u>Name of Parts</u>	<u>Minimum Time</u>
Sides of foundation walls	4 days
Slab concrete shall not be worked upon or over sooner than 3 days after placing.	

The minimum time for removal of boxing as set out above shall be increased if in the opinion of the Developer such is necessary.



4-6 INSPECTION: After complete fixing of reinforcement of any section of the work and before pouring of any concrete in that section the Developer shall be notified. No concrete shall be poured in any part of the work prior to the specific approval of the Developer for the pouring of the said part.

4-7 CONCRETE DIMENSIONS, ETC: The concrete dimensions shown on the plans are the minimum required for the section. All members are not shown but the drawings give typical sections and all members given the same name are to be made the same size and reinforced similarly except where noted otherwise or indicated by framing plans.

## C O N C R E T O R

5-1 CONCRETE GENERALLY: Concrete shall be ready mixed of approved manufacture and placed in accordance with the requirements of N.Y.S.S. No 1900. It shall be 2,500 lbs. grade and meeting the requirement of and subject to the tests required under the above specification: It shall consist of coarse and fine aggregates. Portland Cement and pure water and all materials and workmanship shall be of the very best quality.

5-2 PLACING: The Contractor is required to check over the works before concrete is poured and to ensure that all reinforcements are provided, properly placed and fixed in accordance with the drawings. That all provisions for other trades are in place, accurately located, and firmly fixed.

Just prior to placing concrete all debris, sawdust, timber, etc., shall be thoroughly removed from the forms which are to be well wetted ahead of the freshly placed concrete. Stagnant water must be removed from the excavations before concreting. All concrete shall be placed and worked into position on the forms within 30 minutes of the addition of cement. On no account will the addition of previously mixed concrete to a new mix be allowed. The concrete is to be transported to position in a manner that will not cause segregation. Chutting will not be allowed and in no case shall the concrete be dropped from a greater height than 4 feet into the forms.

The freshly mixed concrete shall be deposited as rapidly and as near its final position as is practicably possible.

The concrete is to be thoroughly tamped and worked around reinforcing and into forms or vibrated so that an even dense concrete free from voids is secured. The use of a wet mix to reduce tamping will in no case be allowed.

If serious voids occur in the concrete the Developer shall have the right to order the removal of such defective concrete to suitable construction joints.

5-3 COMPACTION: All concrete shall be thoroughly compacted during and immediately after depositing by means of approved power driven vibrators of size suitable for the section being poured.

Frequencies under load shall range between 4,000 and 8,000 per minute depending on the unit which should normally be of the "internal" or "spud" type.

Operators shall be competent and dependable.

Vibration shall not be used to produce material motion of concrete but shall be concentrated in causing vertical settlement and consolidation. Care shall be observed to ensure that zones of vibration overlap and that no portions are missed. Vibrating elements in continuous operation shall be slowly inserted and withdrawn from the concrete mass at distances apart not exceeding 2 feet or radius over which the vibration is visibly effective.

Vibration shall not be transmitted through boxing or reinforcing to concrete which has taken its initial set.

The vibrating element shall be used in such a way as not to displace reinforcing steel or damage the internal face of the boxing by contact therewith.

Vibration shall be continuous until the concrete becomes uniformly plastic, an indication of this being the appearance of a visible line of cement paste at the junction of the concrete with forms and reinforcing steel or the forming of a level top surface with just enough mortar for finishing.

The vibrating head should be removed from the concrete when this stage is reached.

The formation of pools of grout or areas of segregation by over vibration will not be permitted. Removal of vibrating tools shall be made slowly to prevent the formation of voids.

The formation of air bubbles against vertical formwork or faces sloping backwards towards the concrete shall be obviated by lightly vibrating as closely as possible to the forms without damaging them, supplement by the use of hand spading and slicing tools along the forms.

All concrete not specifically vibrated shall be thoroughly tamped and rodded into position to yield a dense, hard, well compacted concrete free from all voids, honeycombing or defects.

5-4 PROTECTION AGAINST WEATHER: When concreting in hot weather the work shall where practicable be protected from the direct rays of the sun and from drying winds.

Concreting shall not be commenced when heavy rain is falling or threatening and if rain commences during a pour the Contractor shall protect the work as directed to prevent damage to the concrete or to any newly finished surface until the concrete has set to such a stage as to withstand leaching of the cement. To permit screeding and finishing operations to be completed in the dry, shelter shall also be provided over any section of slab which is being poured.

5-5 DAMP COURSE: Over the blinded hardfill lay a damp course of .010 Polythene lapped at least 4" on all joints and taped. Any punctures in the Polythene shall be patched and taped prior to concrete being poured

5-6 FLOOR FINISH: The whole of the concrete floor shall be screeded and wood floated, they shall then be dusted with 1:1 sand and cement and steel floated by an experienced Plasterer to a smooth and even finish ready to take vinyl tiles. The Contractor shall allow for the grinding of construction joints and the floor if so directed by the Developer to achieve a suitable surface for the laying of the tiles.

The porch floor shall be finished in similar manner.

5-7 CONCRETE PATHS: Lay down the various paths, etc., as shown on the drawings. Reinforce as indicated and form all with falls to outside to shed water. All edges shall be cleanly formed all with falls to outside to shed water. All edges shall be cleanly formed to allow the future use of wheel edge cutters.

They shall be 4" minimum thickness.

The paths shall be laid direct to the excavation and in panels not exceeding 100 sq. ft. in area. They shall be poured in alternate bays with dovetail joints.

Lay down all kerbing and channelling as indicated with falls to SUMPS.

## BRICKLAYER AND BLOCKLAYER

- 6-1 BRICKS: Bricks are to be good, hard, square, well burnt bricks, free from all flaws. They shall be Winstones clinker of approved shadings.
- 6-2 MORTAR: Mortar is to consist of one part cement and lime to three parts sand and is to be mixed in small quantities for immediate use only. The bottom course shall have a waterproofing agent added as a damp proof course.
- 6-3 LAYING: All bricks shall be well wetted before laying and shall be laid in true and level courses, well plumbed and with all joints properly filled and neatly struck off as the work proceeds.
- 6-4 GENERALLY: Build up the brick veneer to external walls where shown. The bricks shall be secured to studs, etc., with galvanized wire ties. The ties shall be spaced in accordance with N.Z.S.S. 1900 and shall be staggered in the rows. They shall be securely stapled to the studs and set with a fall to the outside.
- The cavity shall be kept free of mortar droppings or thoroughly cleaned out from the inside on completion.
- Provide and lay bonding wire horizontally every 2' 6" in height.
- Provide weep holes to bottom course of brick veneer by leaving open vertical joint at approximately 4' centres.
- 6-5 BLOCKS: All blocks shall be Vibropac Waterproof units of the sizes and types indicated on the drawings.
- 6-6 SAND: Sand for mortar shall be clean sharp mixer sand, coarse grained and entirely free from loam or other organic matter and shall be washed before use if so directed.
- 6-7 MORTAR: Mortar shall be composed of six parts of sand to one part of Portland Cement.
- All mortar used in blockwork shall have Onodo or other waterproofing agent added, strictly in accordance with manufacturer's specification.
- All mortar shall be mixed to a 3" slump and any mortar not used within 1½ hours of mixing shall be discarded.
- Mortar may be retamped within the above limits only.
- 6-8 CAVITY FILLING: The nominal mix proportions for concrete for filling the cores of blockwork, beam courses, etc., shall be composed of one part Portland Cement, two parts sand and two parts ½" - 3/16" aggregate. The water-cement ratio shall not exceed 0.7. ¾" aggregate may only be used where the core is 4" or more in the least dimension.
- The mix shall have a compression strength of not less than 2,500 lbs. per sq. inch at 28 days.
- 6-9 LAYING: All concrete block units shall be laid dry.
- All the reinforced masonry walls shall have the blocks laid in such a manner as to preserve the vertical continuity of the cells to be filled so that the minimum clear dimensions shall be 2" and the cross webs of the cells shall be fully bedded in mortar.
- All head joints shall be filled with mortar to a distance equal

to the thickness of the longitudinal face shall. Mortar protruding from the joints shall be removed before placing cement.

In filling the vertical cells, unless clean-out openings are left, the concrete shall be placed in lifts of not more than 4' and shall be thoroughly compacted by rodding until no further settlement takes place. Clean-out openings shall be closed after inspection prior to filling with concrete.

Where beam blocks are used as horizontal beams supported on the blockwork the tops of unfilled cells shall be covered to support the concrete fill but so as not to destroy the bond between block courses or the beam and the blocks.

Joints generally where exposed shall be neatly struck to provide a distinct rounded joint, free from all fins and left ready to take finish specified under 'Painter'. The mortar in all joints shall be thoroughly compacted.

The Blocklayer shall exercise great care in maintaining all angles, joints, etc., where the blockwork represents the finished surface. All fins, runs, etc., shall be removed before the mortar has set.

6-10 PROTECTION: All blockwork shall be adequately protected for at least three days after laying. It shall also be protected from any variation in moisture content which may cause damaging volume changes.

6-11 CONSTRUCTION JOINTS: When work on reinforced blockwork or filled cores is to be stopped for more than one hour, horizontal construction joints shall be made by stopping the grout or concrete 1½" below the top of the unit.

6-12 BLOCK REINFORCEMENT: All reinforcement shall comply with the conditions and tests laid down in N.Z.S.S. 197.

All reinforcement shall be free from damage and contamination and before concrete is deposited shall be free from all loose scale, dust and loose rust.

All bends in reinforcing bars shall comply with sub-clause 9.3.32.5 of N.Z.S.S. 197.

6-13 OTHER TRADE REQUIREMENTS: Co-operate with all other trades in building in holding down bolts, wood grounds, etc., as required and the making of provision for electrical services, etc., so that cutting or chasing blockwork may be reduced to a minimum and for the fixing of wood strapping to the walls where indicated.

CARPENTER AND JOINER

- 7-1 TIMBER GRADES: 0  
Bottom plate (on concrete) .. .. Heart Rimu B.A.  
All framing .. .. Boric pressure treated No. 1  
grade Pinus Radiata  
All exterior finishing timbers .. .. Heart Rimu of Matai  
All framing and carcass work in  
painted cupboards .. .. Dry, clean treated pine or  
O.B. Rimu - treated  
All interior finishing timbers .. .. Heart Rimu or O.B. Rimu -  
treated
- 7-2 PRIMING: All joints in fascia boards and joints in exterior finishing  
timbers, etc., shall receive a coat of Red Lead priming as required  
prior to fixing.
- 7-3 DAMP PROOF COURSE: Under all wooden plates on concrete fix a heavy  
bitumen fabric dampcourse. Dampcourse shall be neatly cut for bolts,  
etc., and shall be at least to the full width of the plates.
- 7-4 PLATES: All ground plates shall be securely bolted down to the con-  
crete slab. All plates shall be in long lengths and shall be halved  
at all angles, butts and junctions, all of which shall be over a solid  
bearing.
- 7-5 STUDS: Where not otherwise specified shall be 4" x 2" at 18" centres,  
studs at sides of openings exceeding 3' wide shall be 4" x 3". All  
studs shall be gauged for length and alignment.
- 7-6 DWANGS AND STRAPPING: Dwangs generally shall be 4" x 2". They shall  
be spaced at 27" centres maximum. Dwanging to ceilings shall be 3" x 2"  
where not shown strapped and shall not exceed 4' centres. Strapping  
shall be 2" x 1" at 12" centres and shall be dry to 14% moisture con-  
tent.  
Fix 1" stuff behind all plumbing fixtures wherever required.  
Cut or bore all 4" x 2" dwangs to allow for free circulation  
of air in all partitions.
- 7-7 BRACES: All walls and partitions shall be thoroughly braced with  
6" x 3" braces let in flush with studs. Braces shall be raked as  
nearly as practicable to 45°. Metal bracing may be used if desired.
- 7-8 CEILING JOISTS: Ceiling joists shall be 4" x 2" at 18" centres and  
where spanning more than 8' shall be stiffened with binders  
hung up to roof framings as shown on the section. Joists over carports  
shall be 8" x 2" supported on 2/8"x2" beams all as detailed, supported  
on 3"x 3" r.h.s. supports, all as detailed.
- 7-9 ROOF FRAMING AND CONSTRUCTION: The roof has been detailed using gang  
nail trusses, (as supplied by Carter Merchants) with jack and hip trusses  
to the hipped ends. The Contractor if he so desires may submit to the  
Developer for approval details of trusses which he may wish to fabricate  
himself, or he may wish to frame up the roof in the conventional  
manner using 4" x 2" rafters at 30" centres, struts, under purlins and  
beams all as required by the By-Laws.

- 7-10 STRUTTS: Provide and fix all strutting as indicated on the section. Provide for strutting at every alternate rafter unless otherwise shown.
- 7-11 RIDGE BOARDS, ETC: Ridge boards shall be 4" x 1½" and where jointed shall have 4" x 1" timbers 4' long and spiked at each end.
- 7-12 PURLINS: Underpurlins shall be 4" x 3" with one run under each rafter span. Top purlins which are supplied and fixed by Roofing Contractor shall be cut at the rate of two from a 3" x 2" and set out to take Decramastic or Harvey tile roofing in accordance with the manufacturers specification.
- 7-13 FASCIA AND BARGE BOARDS: Shall be cut out of 8" x 1" Rimu or Matai. They shall be fixed to a true and even line and shall be grooved on underside to take soffit lining.
- 7-14 SOFFITS: Roof soffits and porch ceiling shall be lined with 3/16" asbestos cement sheet, (hardiflex). All joints shall be made with P.V.C. jointer beads and finished against walls with a square moulded bead. The panels shall be set out to a symmetrical pattern.
- 7-15 TRIMMERS: Trimmers to windows shall be of regulation size except where otherwise noted on the drawings. They shall be checked ½" into studs at each end and shall be securely spiked thereto.
- 7-16 SHEATHING: Sheath the half gable ends with coverline asbestos cement over heavy quality building paper.

Sheath the walls where indicated with coverline asbestos sheeting over heavy quality building paper, all fixed in accordance with the manufacturers specification.

The remainder is brick veneer as specified under that trade.

- 7-17 TRAP DOORS: Form an access panel to roof space in each flat where directed and fit with a trap door covered in material similar to ceiling.
- 7-18 ANGLE STOPS: Provide and fix to all external angles of internal gibraltar board lined walls, 1" x 1" x 3/8" angle stops and clean off flush with wall surface.
- 7-19 SKIRTINGS: Provide and fix to all rooms 2½" x ½" bevelled skirtings accurately scribed to floor and internal angles and mitred at all external angles.
- 7-20 FITTINGS: Fix in the positions shown the various fittings supplied by the joiner and finish all fittings to walls with a 1" or 5/8" quadrant bead as required.

Provide all dawning necessary for fixing of fittings.

- 7-21 SWITCHBOARDS: Trim opening through wall to take metal cased switchboards specified under 'Electrician'.
- 7-22 IRONMONGERY: The Contractor is to provide all nails, brads, screws, metal clips, bolts and other sundry ironmongery required throughout the work. All nails and ironmongery shall be of the best quality.

All screws used externally or in Totara or Redwood shall be brass or galvanised.

- 7-23 FINISHING: All internal finishing timbers, whether painted or otherwise, shall be hand finished by scraping or sanding and on completion shall be entirely free from hammer marks or other defects.

7-24 HARDWARE: Allow in tender the Nett Sum of \$2,000-00, (Two Thousand Dollars), for the supply of hardware to be chosen by the Developer, which will include all locksets and door furniture, cupboard catches, door and drawer pulls, toilet and towel rail fittings. All other hardware throughout the job is the responsibility of the Contractor.

All screws in finishing work shall match in all respects the article being fixed. Doors generally shall be hung with  $1\frac{1}{2}$  pairs of 3" butts.

7-25 INTERNAL LININGS: The timber framed walls of Kitchen, Bathroom and Utility and W.C. areas shall be lined with 3/16" Seratone. The Seratone shall be fixed on all joints and angles with extruded plastic fixing beads and in the body of the sheet with glue fixing, all to approved colours.

The bottom of the sheet at bath shall be finished with a purpose made plastic bath bead.

Finish to ceiling with a scotia.

The insides of storage cupboards, except wardrobes, shall be lined with 3/16" hardboard finished in angles with a quadrant bead and on joints with a flat round bead.

All walls other than those specified above shall be lined with gibraltar board fixed in accordance with the manufacturers specification and on completion shall be flushed up on all joints and nail holes with plaster-of-paris applied with sufficient spread to level out any irregularities in the sheets.

Provide and build into wall above bath a 12" x 6" plastic soap recess in each unit.

All ceilings shall be strapped, with 2" x 1" strapping at 12" centres, (14% moisture content), and sheathed with  $\frac{1}{2}$ " pinex, fixed in accordance with manufacturers specification and set out to a symmetrical pattern in the rooms.

The ceilings shall be finished to wall with cornice mould as detailed.

7-26 WINDOWS AND DOORS: The whole of the windows shall be constructed as shown on the schedule. All shall be in Aluminium, etc., as indicated.

Finish to the various materials as indicated.

The door jambs in timber frame walls shall be rebated on external face to take flashings where applicable and shall be of the sizes shown.

Sills shall be out of 6" x  $2\frac{1}{2}$ " timber.

Frames to internal doors shall be 5" x  $1\frac{1}{2}$ " Heart Rimu rebated for linings and with planted stops.

All doors shall be as per schedule but generally are hollow core flush mahogany doors or Rylock sliding wardrobe sets.

Doors generally shall be hung on  $1\frac{1}{2}$  pairs of 3" butts to each leaf, except wardrobe doors which will be hung sliding.

7-27 FITTINGS: Construct the whole of the fittings as detailed on the drawings and as specified herein.

The workmanship throughout shall be first class. All shelving shall be  $\frac{1}{2}$ " chipboard. It shall be housed to sides and divisions housed to shelves. Drawers shall run on Heart Matai runners and shall be properly dovetailed together with  $\frac{1}{8}$ " fronts,  $\frac{1}{8}$ " back and sides and  $\frac{3}{16}$ " plywood bottoms, all doors shall be shoreboard.

Carcasse work generally of the fittings shall be ex. 1" boric treated rimu timber.

Wall cupboards shall be securely fixed to walls and ceilings and shall be constructed to finish 12" deep inside. All shall be paint finish.

In wardrobes fit 1" diameter chrome rail and 15" wide glue jointed hat shelf.

Bench tops shall be  $\frac{3}{4}$ " particle board and shall be Formica veneered on all exposed surfaces and edges.

All fittings shall be paint finished.

7-28 GENERALLY: The whole of the carpentry and joinery work shown on the drawings and described in the specification shall be done in a workmanlike and the best and most approved trade manner.

Corresponding work not specifically detailed or described is to be made in a similar manner and with equivalent materials. All joinery woodwork by mortice and tenon, dovetail, tongue and groove, mitre, etc.

All shifting beads, glazing fillets, moveable boards or panels, are to be secured with either brass or galvanised screws and cups. All nails in exposed work are to be punched.

Cut for, attend on and make good after all trades and provide and fix all necessary blocks for securing work of other trades. The cutting or checking of framing timbers for the accommodation of pipes, conduits etc., is to be reduced to a minimum. Where possible the framing shall be bored for such pipes.

The Carpenter and Joiner shall do all that appertains to their respective trades and all materials used shall be of the best description.

7-29 FENCING AND GATES: Allow in tender for the whole of the fencing to the extent indicated on the drawings. The fences shall be constructed with tanalised timber posts and rails and sheathed with 6' 0" high corrugated galvanised iron.

7-30 CLOTHES LINE: Allow in tender for the supply and fixing complete of clothes line to each unit as indicated.

7-31 CARPORT SUPPORTS, ETC: Provide and fix the 3" x 3" x .192" r.h.s. supports to carports all as detailed. Provide also all mild steel beam cleats, etc., as detailed.

7-32 INSULATION: All external walls shall be insulated with 2" fibreglass bats, (A.C.I.) or equal and the ceiling shall be insulated with 4" fibreglass bats.

## GLAZIER

8-1 GENERALLY: The whole of the glazing shall be carried out in accordance with the types and grades of glass indicated on the schedule of windows and doors.

All glass shall be cut to fit the rebates with due allowance for expansion. It shall be properly bedded and back puttied and securely held with metal sprigs and putty.

All glass shall be entirely free from waves or other imperfections.

Shaving cabinet mirrors shall be  $\frac{1}{4}$ " polished plate with polished edges and shall be fixed to the coreboard doors with dome head screws.

## R O O F E R

9-1

GENERALLY: Over the whole of the roof area fix heavy quality reinforced Sisalcraft paper and wood battens ex. two out of 3" x 2" spaced to take tiles.

The roof shall be sheathed with Decramastic or Harvey tiles of approved standard colour fixed by accredited applicators and on completion shall carry the manufacturers guarantee.

The roof shall be complete with all ridging, barge moulding, etc., required to make the final job completely weatherproof.

The whole of the porch, storeshed and carport roofs shall be in 16" x .025" galvanised iron Dimondek or equal approved. It shall be laid over heavy quality building paper and wire netting and fixed strictly in accordance with the manufacturer's specification and only by an accredited applicator.

Supply all Dimondek spouting, etc., and leave completely weathertight to the satisfaction of the Developer. Downpipes are covered under 'Plumber', roofer shall fix all spoutings.

The whole of the roofing shall be fixed true to line and all ridges, barges, etc., shall be perfectly straight and regular.

P L U M B E R   A N D   D R A I N L A Y E R

10-1 GENERALLY: The Contractor shall inspect the work of any other trade against which his materials is to be placed and report immediately to the General Contractor or Developer any defects or irregularities in the work that would prevent the satisfactory execution or permanency of his work and he shall not proceed until all such unsatisfactory preparatory work has been corrected.

The Contractor shall provide all materials, labour, plant, etc., necessary to complete the work in accordance with the plans, specifications, Local Authority and Health Department regulations and to the satisfaction of the Developer.

10-2 NOTICES, ETC: The Plumber shall give all necessary notices to the Local Authority for the inspection and testing of the work and shall pay all fees as required.

10-3 MATERIALS: All materials shall be the best of their respective kinds.

All hot water piping shall be in copper tubing of the following gauges and minimum average weights:-

$\frac{1}{2}$ " internal diameter	19 gauge	0.26 lb. per lin. ft.
$\frac{3}{4}$ " internal diameter	19 gauge	0.38 lb. per lin. ft.
1" internal diameter	19 gauge	0.50 lb. per lin. ft.

Tap fittings shall have a wide flange made for fixing with three brass screws.

Joints and fittings for copper tubing shall be brass or gunmetal of compression or other approved type.

Alternatively, joints in copper tubing may be made by brazing with approved brazing alloy with low melting point.

Butt joints only in tubing will be permitted to be made upon the job. These joints are to be made with the end of one pipe flared.

Sheet iron for flashing to all window heads and jambs, doors, sill trays, etc., shall be 26 gauge galvanised sheet.

10-4 LAY-OUT: The lay-out of the hot and cold water systems shall be to the approval of the Developer. Water pipes and tubes shall be set out in straight runs of even gradient, avoiding all places where air locks are likely to occur.

Easy bends are to be used throughout unless unavoidable. Elbow fittings are not to be used.

All pipes are to be secured with straps 1" wide screw fixed to the wood framing with brass screws. Straps shall be spaced not more than 4' 0" apart and where indicated.

10-5 TESTING: Before any internal linings are fixed the Contractor is to subject all water installations to a full pressure test. All fittings and fixtures shall be tested and left in perfect working order to the satisfaction of the Developer.

10-6 FLASHING: Care is to be taken in the fitting and fixing of flashings to ensure perfect efficiency. All flashings shall accurately fit the work and all galvanised iron flashings shall be in as long lengths as

possible. All joints are to be lapped, rivetted and soldered. The back edges of galvanised iron flashing where not shown to be rolled are to be folded  $\frac{1}{2}$ ". Flash as necessary to render the building weather-tight to the satisfaction of the Developer. Flashings to roof shall be in 5 lb. lead and decramastic coated after fitting.

10-7 WASTES: Provide and fix Polypropolene wastes of the sizes laid down by the Local Sanitary Authority to all fittings shown on the plan and fixed strictly in accordance with the manufacturer's specifications.

10-8 LAGGING: All hot water pipes shall be lagged with hair felt tightly wrapped around pipes and secured as directed throughout its length.

10-9 GULLY TRAPS: Gully traps are to be set in concrete foundations and properly connected to drains.

Surround to gully traps shall be kept up 2" above grade level and shall be plastered with 1:2 cement compo trowelled to a smooth surface. All gully traps shall be of glazed stoneware and shall be fitted with cast iron gratings. All gully traps shall be level inlet type complete with covers and D surround and caps.

10-10 SPOUTING AND DOWNPIPES: The roofing Contractor shall supply and fix all spoutings.

Downpipes shall be 3" diameter x 24 gauge galvanised iron with stay brackets to walls, etc., and shall be connected to the stormwater drain with a neoprene sleeve.

10-11 VENT PIPES: Provide and fix 4" vent pipes and terminate at top with wire balloons. Provide and fix all P.V.C. bends, brackets, etc., as required.

Provide back venting where required by the Local Authority. Back vents to fittings shall be 2" dia. P.V.C. pipes concealed in stud thickness.

10-12 COLD WATER SERVICE: From a 2" connection at Council toby box bring a 2" copper service along the line indicated and take  $\frac{1}{2}$ " services to each unit and rise to a Victor pressure reducing valve under cylinder. From high pressure main take a  $\frac{1}{2}$ " service to the various points shown on plan. From low pressure side on the valve take  $\frac{3}{4}$ " service to hot water cylinder. From high service provide hose taps to each unit where indicated. Provide each unit with isolating valve.

10-13 HOT WATER SERVICE: Provide and fix where shown a 30 gallon Metalcraft or equal approved hot water cylinder complete with 1500w. element and thermostat, lagged and encased in accordance with the Power Board regulations in each flat.

From cylinders take  $\frac{3}{4}$ " exhausts up through roof and therefrom take  $\frac{1}{2}$ " branches to all points shown on the plan.

Provide a cylinder drain pipe discharging over the outside rear gully trap.

10-14 FITTINGS: All taps shall be chromium plated 'Steamline' pattern. Stopcocks shall be of matching type.

Taps to standpipes shall be cast brass with screw fittings for  $\frac{1}{2}$ " hose.

Provide and fix standard 5' 6" white bath unit. Provide Topless shower mixing valves over all baths. Allow to supply and fix 22" x 16" white fireclay basins complete.

Provide and fix complete a W.C. suite consisting of white fireclay Daulton or other approved pan, Dux low down cistern, flush pipe and plastic seat and flap.

Supply and fit a standard 20" stainless steel tub. Co-operate with Joiner in fitting to soap cupboard unit and provide outlets for washing machine.

Supply a 18" x 12" x 6" stainless steel sink bowl for joiner to built into sinkbench unit. Allow to connect up same after installation.

Do all fitting and connect up the above units and leave in perfect working order to the satisfaction of the Architect.

10-15 SEWER DRAINS: Sewer drains shall be 4" and 6" dia, salt glazed stoneware pipes of first quality with neoprene sleeve connections. They shall be laid to true and even falls to the layout shown on the plan and shall be complete with all bends and junctions, etc. Cleaning eyes shall be provided as required by the Local Sanitary Authority. Connect up to council sewer at the position shown on the site plan. Manholes shall be standard 2' 0" diameter with double seal cast iron lids.

10-16 STORMWATER: Take stormwater to street conduit in glazed stoneware pipes of second quality with sleeve connections. Provide all bends, etc., as required and an upstand for connection to foot of downpipes in the positions shown on plans. Provide and install all street sumps, manholes, etc., and drains shall be in 4" and 6" diameter, as indicated.

P A I N T E R

- 11-1 GENERALLY: The Painter shall inspect the work of all other trades upon which his materials are to be placed and report immediately to the General Contractor or Developer any defects or irregularities in the work that would prevent the satisfactory execution or permanency of his work and he shall not proceed until all such unsatisfactory preparatory work has been corrected.

Failure to examine and report will be construed as an acceptance that preparatory work is satisfactory.

- 11-2 MATERIALS: All materials shall be of approved brand and shall be delivered on the job in unbroken packages bearing brand and makers name complete and they shall be applied strictly in accordance with the manufacturer's printed instructions.

Samples of all materials shall be submitted and approved before work is commenced.

All work shall be of the highest standard performed by skilled tradesmen and finished to the satisfaction of the Developer. No paint is to be applied to damp surfaces and no external painting is to be done during unsuitable weather.

Between each coat rough patches, etc., shall be rubbed down with glass paper to obtain a good surface.

Any work damaged by dust, rain or other means shall be rubbed down and re-coated. Each coat of paint is to be finished one coat over all surfaces before a further coat is applied. Paint shall impinge upon the glass for weather protection but shall be cut to a straight line.

- 11-3 PROTECTION OF WORK: The Contractor is to take adequate precautions during and after painting operations both inside and out to protect his work from dirt, dust or any disfigurement whatsoever.

He shall provide pans or trays on which to keep his materials and shall carry out all necessary floor and wall protection. Care is to be taken in cutting in the work around door and window furniture and any disfigurement of same is to be cleaned off at completion. Where practicable hardware shall be removed before painting.

- 11-4 PRIMING: Priming shall be ready mixed Red Lead for all woodwork to be painted. Ready mixed Totara priming shall be used on all Totara.

Fascia boards and all butts and joints in exposed work shall be primed before fixing.

All other woodwork to be painted and not primed before fixing shall be given one coat of priming on all exposed surfaces.

- 11-5 STOPPING: After priming stop all nail holes and defects solid with best linseed oil and putty.

- 11-6 INTERNAL PAINTING: The whole of the walls, and ceiling (except Seratone) surfaces of Utility Room and Kitchen shall be painted in three coat work, the last coat being enamel of approved shade. All woodwork in the above rooms and in Kitchen shall be painted in similar manner.

The linen and storage cupboards shall be painted in two coats of semi-gloss to walls and ceilings only.

All ceilings shall be sealed and painted in two coats of Acrylic.

The insides of wardrobes shall be finished as the walls of their respective rooms.

Paint all timber in window frames, (not aluminium), doors, skirtings and architraves in three coats, the last coat being full gloss of approved shade.

All internal wall surfaces other than those specified painted shall be sized and papered with wallpaper at \$2-00 per standard roll, (21").

The papers shall be put on with fresh paste. They shall be butt jointed and all patterns shall accurately register.

11-7 EXTERNAL PAINTING: All external woodwork shall be stopped and painted in three coat work, the last being full gloss of approved colour.

All spoutings and downpipes shall be painted in two coats of 'Samson' acrylic roof paint to approved colour. (Care shall be taken to clean down spouting before painting commences).

All asbestos cement sheathing shall be sealed and then given two further coats of acrylic gloss to approved colour. (Three coat finish).

NOTE: No paint is required to roof.

## ELECTRICIAN

- 12-1 GENERALLY: The whole of the work shall be carried out strictly in accordance with the Local Authority By-Laws.
- The Contractor shall obtain all necessary permits from the Supply Authority and pay all fees in connection therewith. On completion the whole of the system shall be left in perfect working order and shall be maintained thereafter for a period of 90 days.
- 12-2 SUPPLY: Arrange with the Local Authority to have an underground main supply brought into the site from street. Pay all necessary fees and provide all equipment of appropriate capacity to comply with Local and New Zealand wiring regulations.
- 12-3 WIRING: All wiring work shall be run concealed and where concealed in other work shall be run in advance and in co-operation with the trade concerned.
- All work as far as is practicable in roof space shall be completed before completion of the ceilings and no hammering will be permitted afterwards. Any fixing after completion of the ceilings shall be done by screwing.
- The whole of the wiring shall be run in T.P.S. plastic insulated cable.
- 12-4 SWITCHBOARD: Provide and fix in metal case a switchboard panel of the Gael or other approved type in each flat, drilled as required to take all necessary equipment. The panel shall be hinged at one side to allow access to back.
- Each item on the switchboard shall be neatly labelled. Neutral bars shall be mounted in an approved manner on back of panel.
- 12-5 FUSES: All fuses shall comply with N.Z.S.S. Lighting and heating fuses shall not be interchangeable.
- 12-6 LIGHT SWITCHES: All light switches shall be flush type with cream cover plates of approved design. Generally they shall be fixed 4' 6" above floor. They shall lie flat against the wall and be fixed true and square.
- 12-7 PLUG SOCKETS: All plug sockets shall be flush type with switchgear and in finish shall match light switches. They shall be 10 amp. minimum capacity and shall generally be fixed 12" above floor except in Kitchen, Laundry and Garage where they shall be fixed at working height. Provide in Bathrooms shaving outlets where indicated.
- Sockets may be grouped on circuit breakers with a maximum of four power points to a 20 amp. C.B.
- 12-8 LIGHTS: Provide and fix the various lights shown on the drawings.
- All lamps shall be coiled pearl of the wattages shown and all shades shall be plain opal plastic which are to be supplied and fixed by the Electrician.
- 12-9 RANGE: Provide a single phase circuit for cooker unit allowing for a rating of 9 k.w. exclusive of plug socket per flat.

Allow in tender the nett sum of \$200-00 for cooker.

Adjacent to range provide flush pattern isolating switch with plastic finish and install range with flexible conduit connection of sufficient length to allow it to be pulled clear of recess. Unit will be provided by Employer. Allow to take delivery and connect up.

12-10 HOT WATER: Connect up the elements of hot water cylinder specified under 'Plumber'.

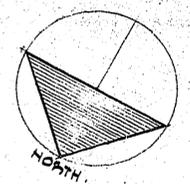
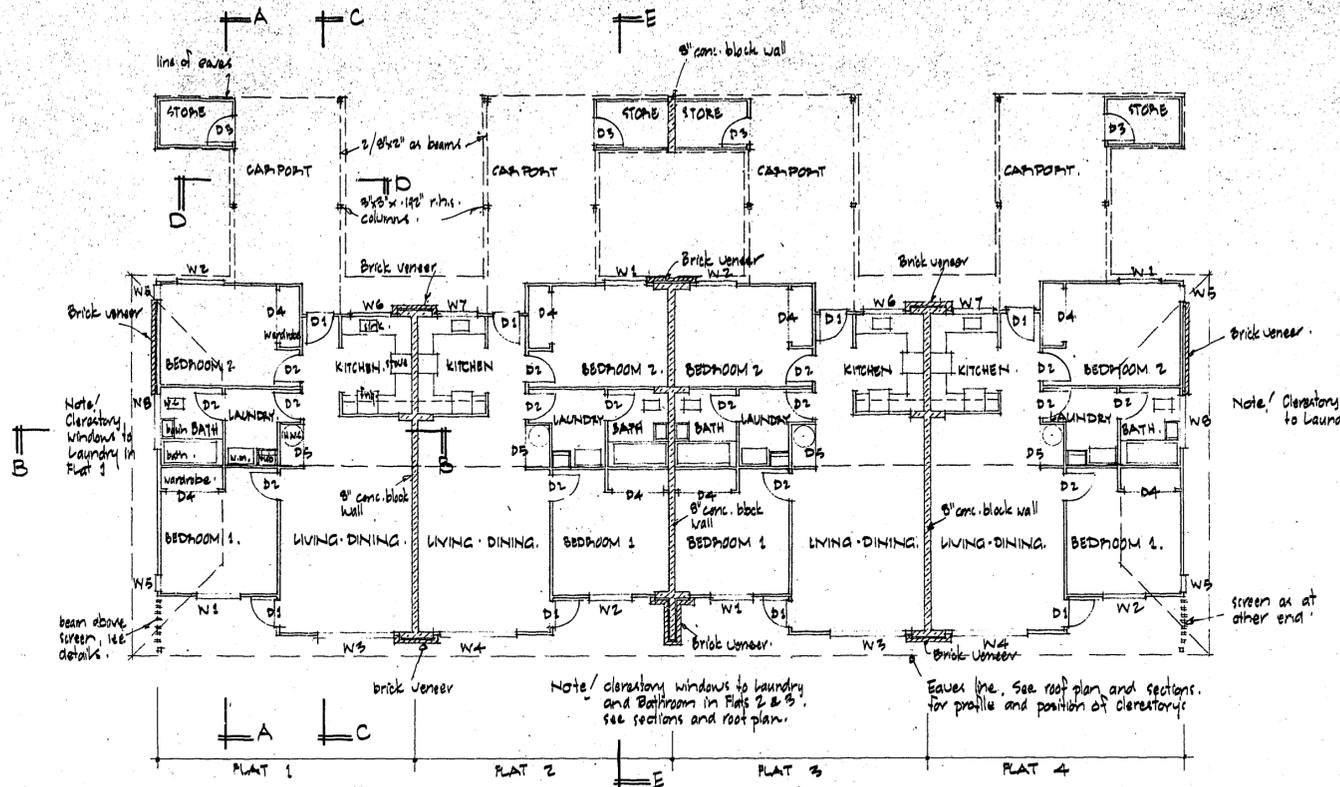
12-11 HEATING: Allow in tender the nett sum of \$100-00 per unit for the provision of heaters, and do all connecting up in connection therewith.

## P L A S T E R E R

- 13-1 GENERALLY: The Contractor shall inspect the work of any other trade against which his work is to be placed and report immediately to the General Contractor or the Developer any defects or irregularities in the work that would prevent the satisfactory execution or permanency of his work and he shall not proceed until all such unsatisfactory work has been corrected. Failure to examine and report will be construed as an acceptance that the preparatory work is satisfactory.
- 13-2 MATERIALS: Cement shall be as specified in 'Concreteor'. Sand shall be river sand, sharp and coarse grained and free from saline, vegetable or earthly matter. Lime shall be mill hydrated of approved brand.
- 13-3 INTERNAL PLASTERING: Concrete block surfaces of walls, where indicated shall be cleaned of all loose particles and shall be well wetted, they shall then be splash coated with 1:1 cement and sand slurry and rendered, floated and set with cement and sand to a thickness of  $\frac{5}{8}$ " finished with a fine float finish.

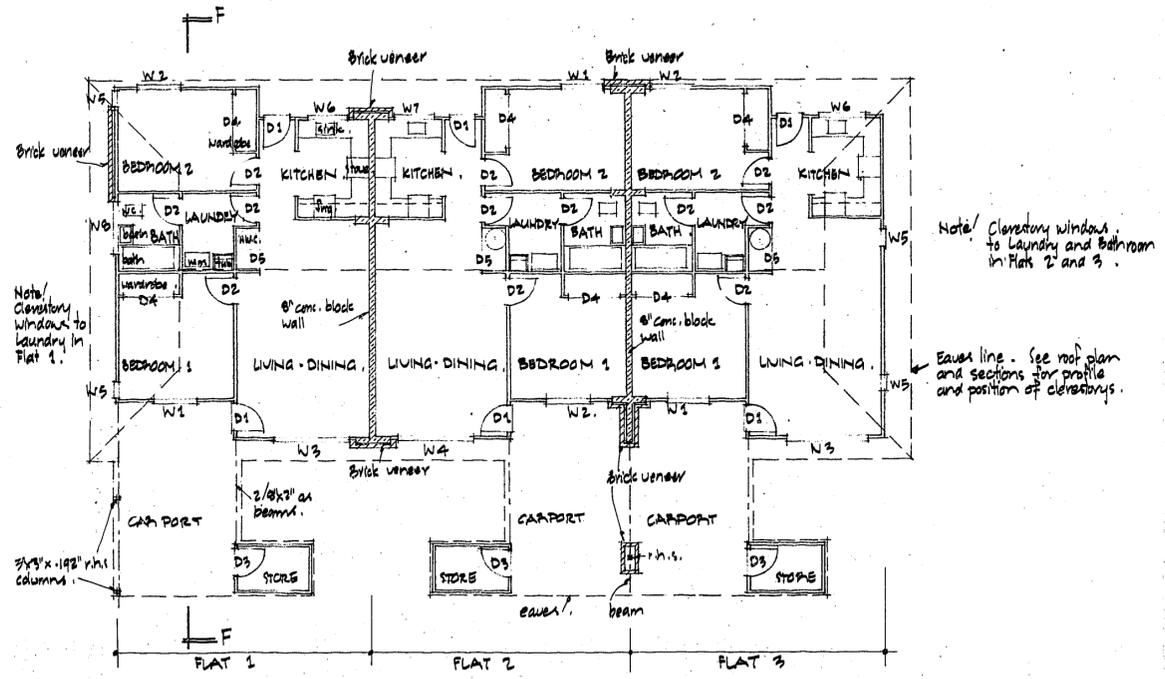
All angles shall be true and square and all line work accurately set out.

The floors are covered in 'Concreteor' and the Plasterer shall ascertain whether or not his services are required by that trade.



LEGEND.  
 timber.   
 Brick.   
 conc. block

BLOCK A : Block B similar.



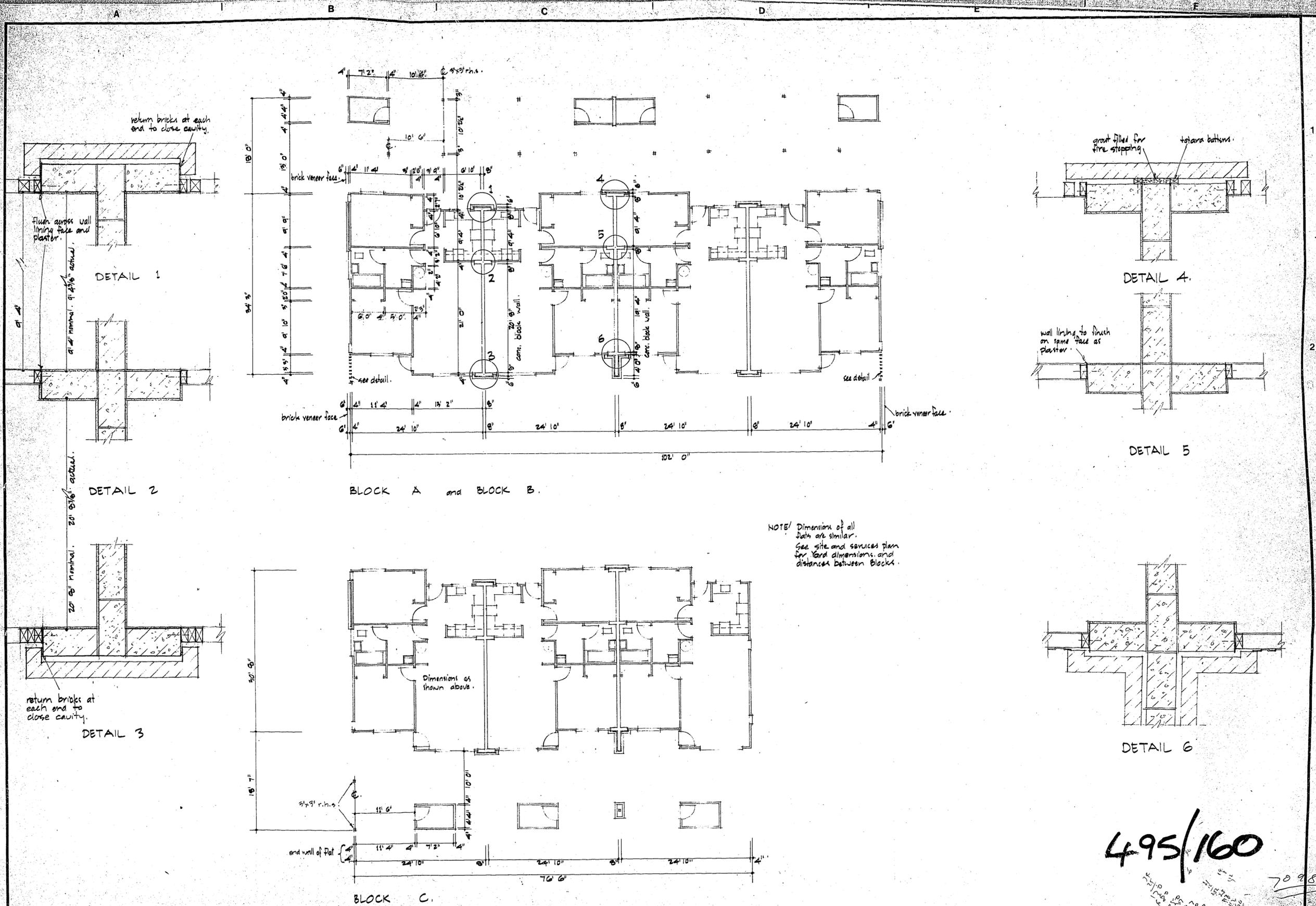
BLOCK C :

495/160

FLATS AT 160 RUAHINE STREET, FOR OPTIMUM HOLDINGS LTD.

WALKER, LOVE AND ASSOCIATES REGISTERED ARCHITECTS PALMERSTON NORTH P.O. Box 543 Phone 79 286	DRAWN	DRAWING NO.
	TRACED	2130/73
SCALE 1/8" = 1' 0"	DATE Nov. '77	SET OF 9.

PLANS



NOTE: Dimensions of all  
 flats are similar.  
 See site and services plan  
 for yard dimensions and  
 distances between blocks.

495/160

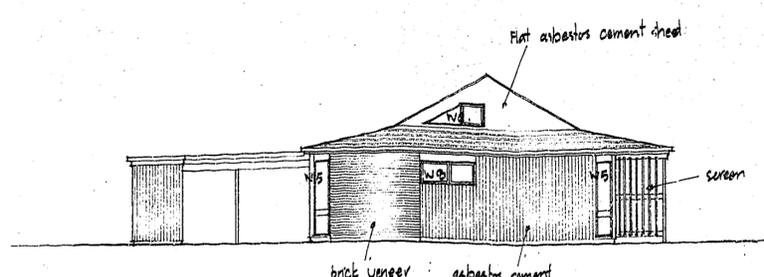
70 989

FLATS AT 160 RUAHINE STREET, FOR OPTIMUM HOLDINGS LTD.

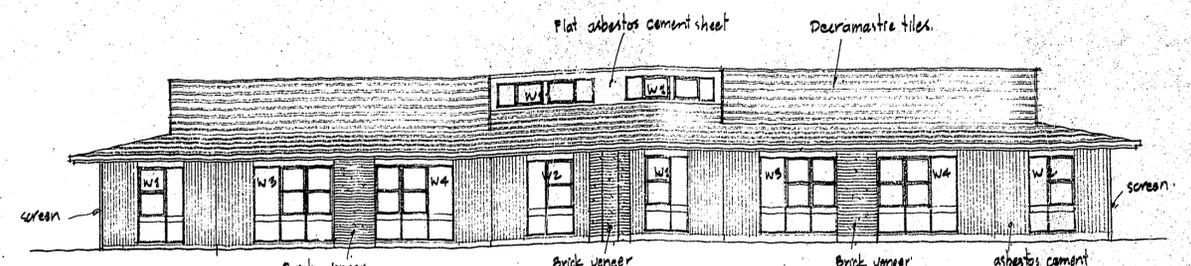
GETTING OUT PLANS

WALKER, LOVE AND ASSOCIATES REGISTERED ARCHITECTS PALMERSTON NORTH P.O. Box 543 Phone 79 286	DRAWN <i>et</i> TRACED	DRAWING NO. 2131/73
	CHECKED	DATE Nov. '77
SCALE 1/8" = 1' 0"	SET OF 9.	

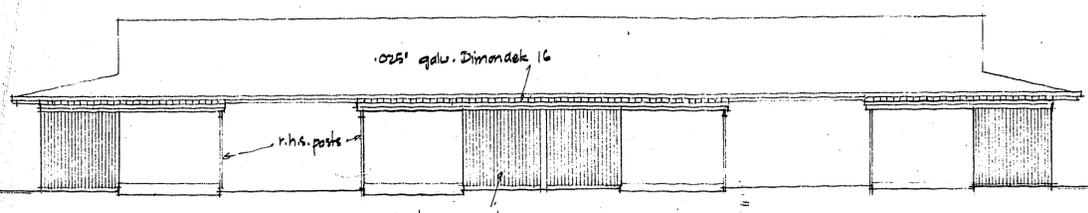
A B C D E F



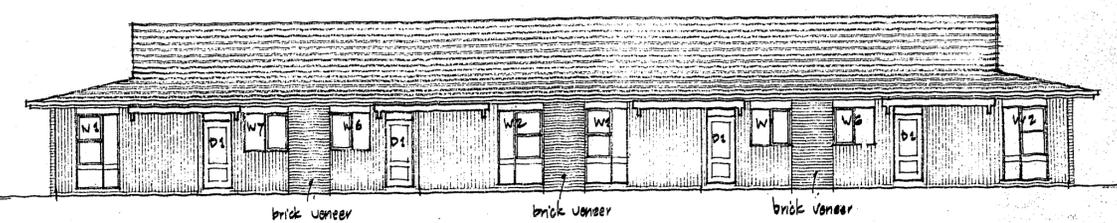
brick veneer asbestos cement  
 NORTH - EAST  
 SOUTH - WEST similar  
 BUT opposite hand:  
 W10 in gable



brick veneer brick veneer around black fire wall brick veneer asbestos cement  
 NORTH - WEST

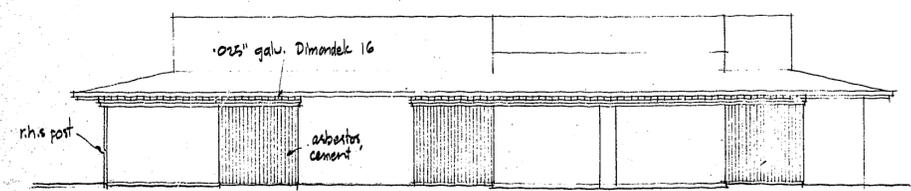


asbestos cement  
 SOUTH - EAST showing CARPORTS and STORES.

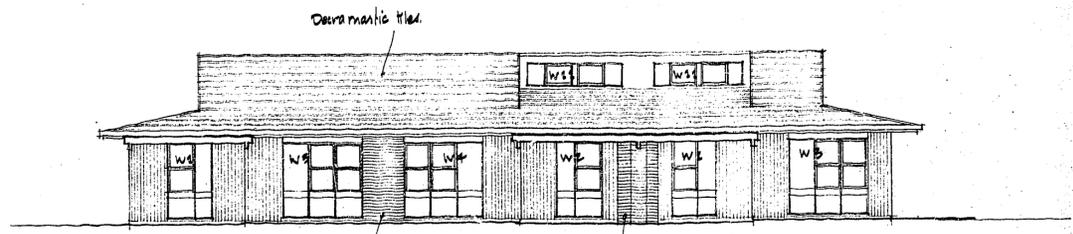


brick veneer brick veneer brick veneer  
 SOUTH - EAST showing BUILDING FACE.

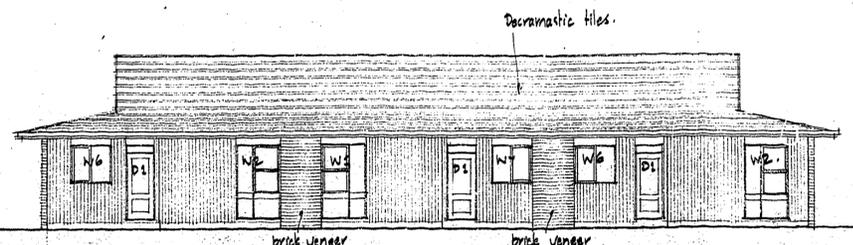
BLOCK A and BLOCK B ELEVATIONS



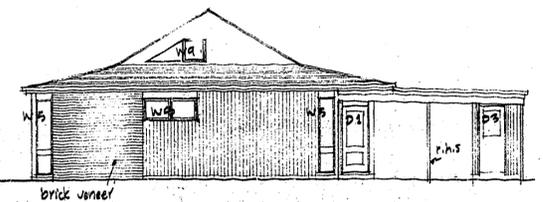
NORTH - WEST showing CARPORTS and STORES.



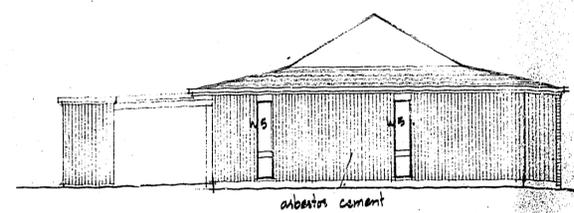
NORTH - WEST showing BUILDING FACE



SOUTH - EAST



NORTH - EAST



SOUTH - WEST

BLOCK C ELEVATIONS

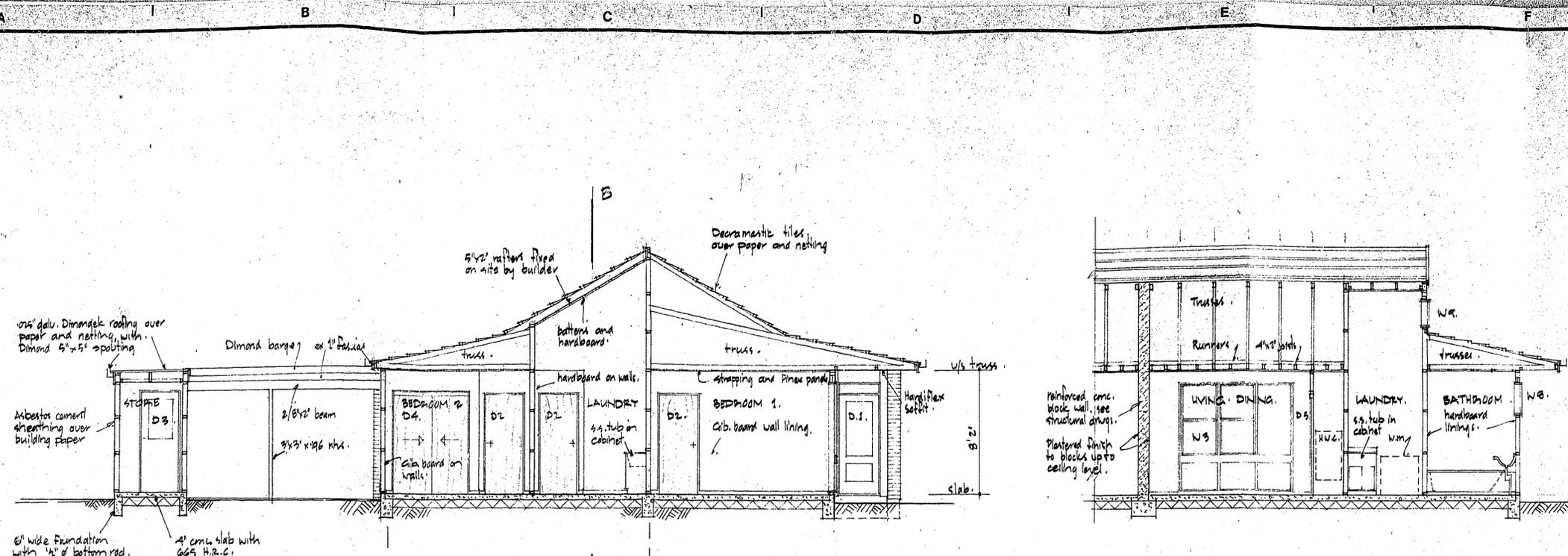
FLATS AT 160 RUAHINE STREET, FOR OPTIMUM HOLDINGS LTD.

495/160

WALKER, LOVE AND ASSOCIATES REGISTERED ARCHITECTS PALMERSTON NORTH P.O. Box 543 Phone 79 286	SCALE 1/8" = 1' 0"	DATE Nov. 73	DRAWING NO. 2132/73
	DRAWN TRACED CHECKED	SET OF 9	

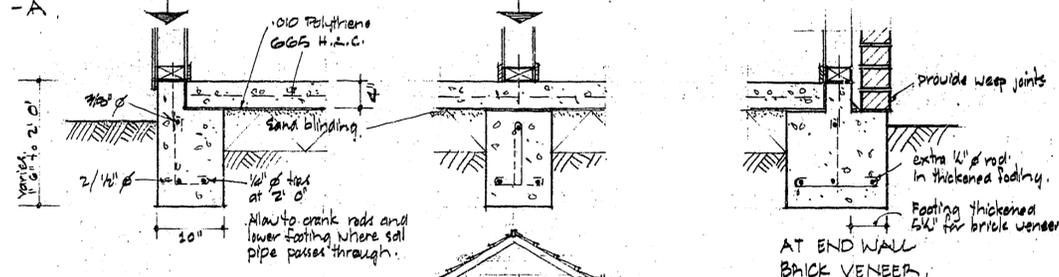
ELEVATIONS

04 cm 3 2

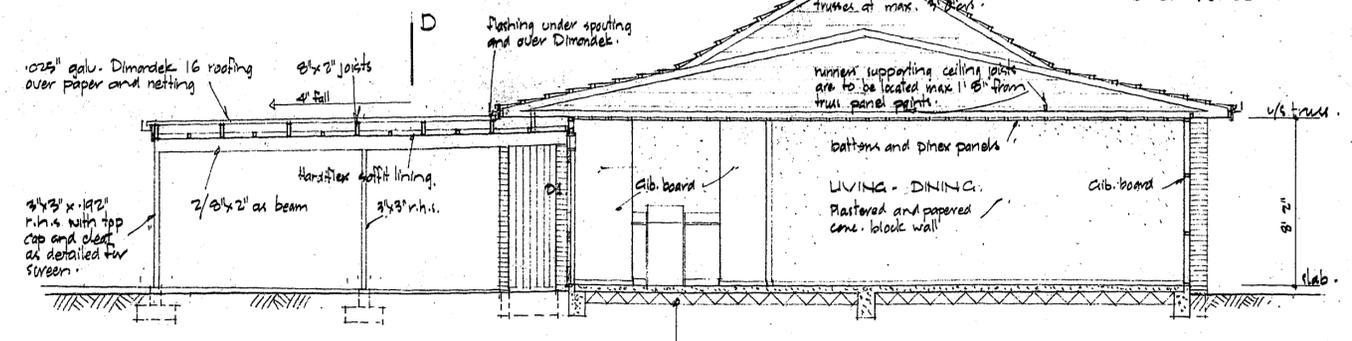


SECTION A - A

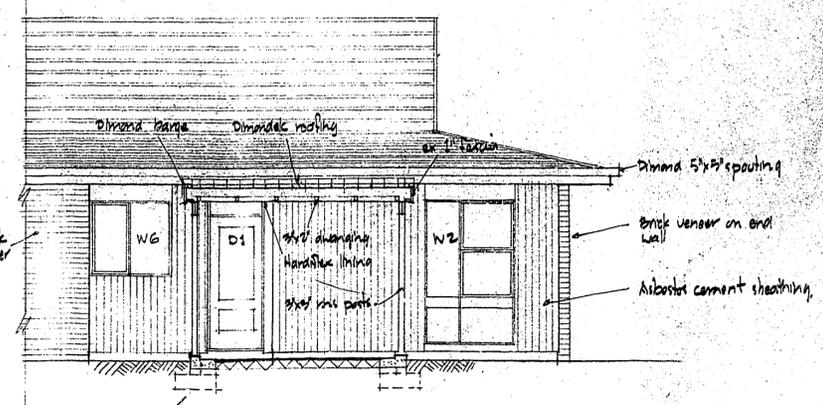
SECTION B - B



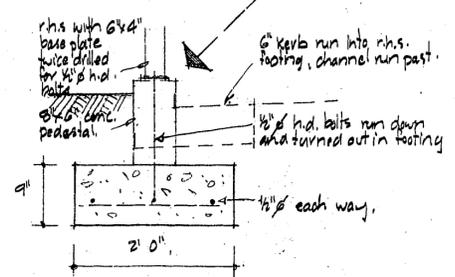
AT END WALL BRICK VENEER



SECTION C - C



SECTION D - D

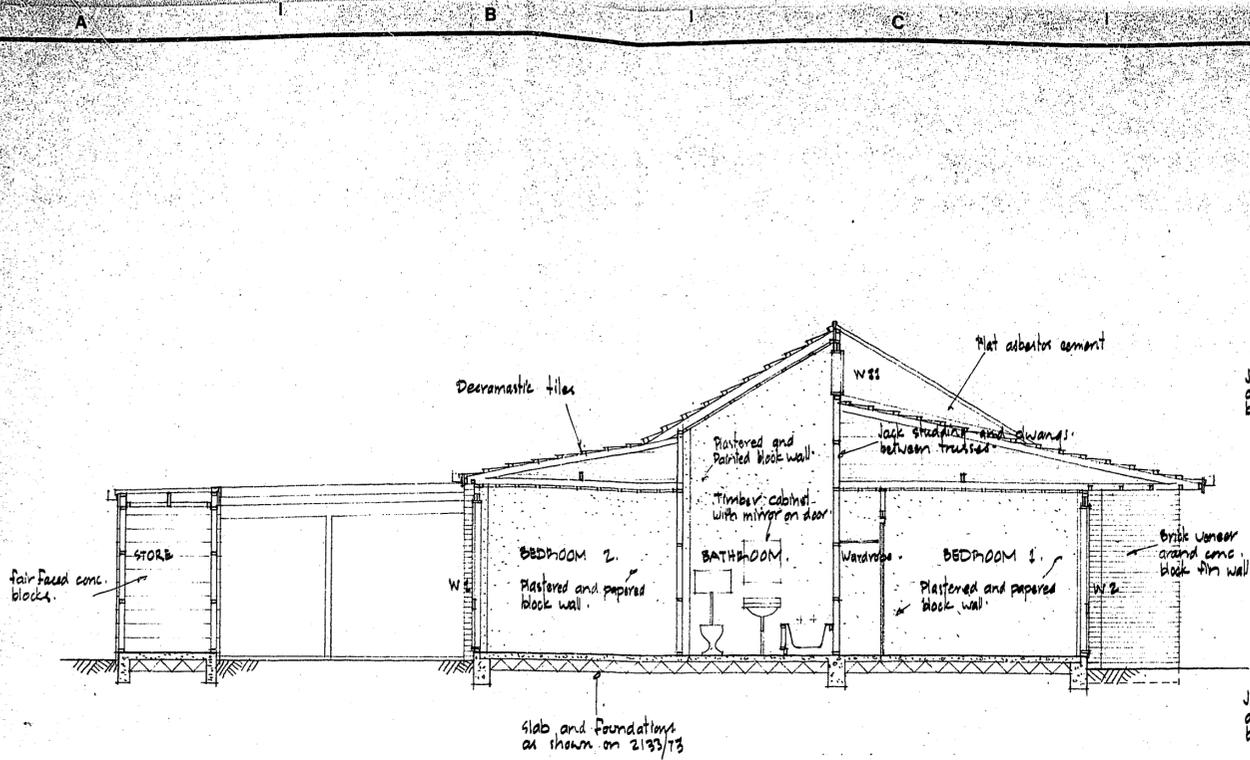


495/160

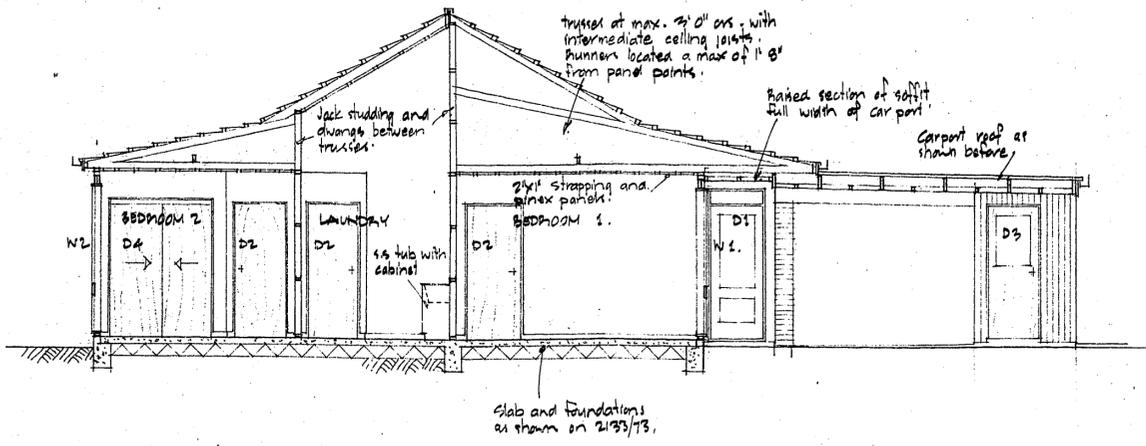
FLATS AT 160 RUAHINE STREET, FOR OPTIMUM HOLDINGS LTD.

SECTIONS

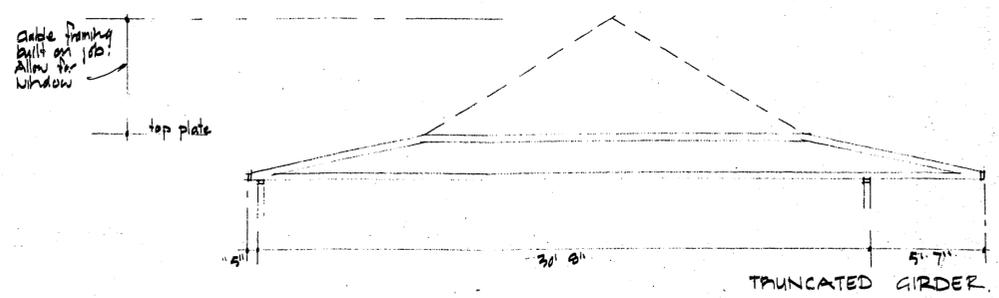
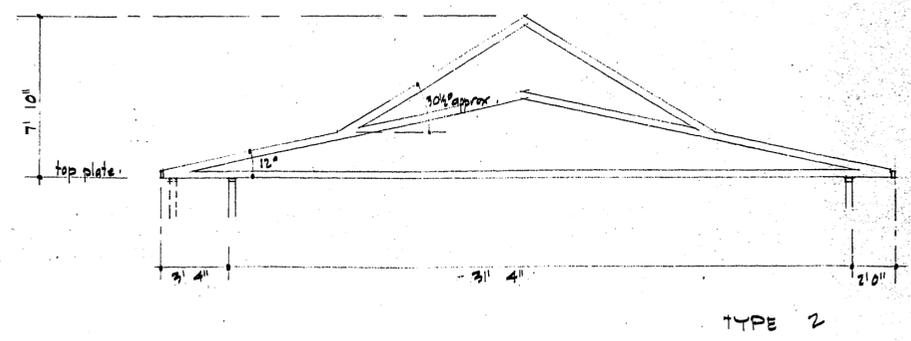
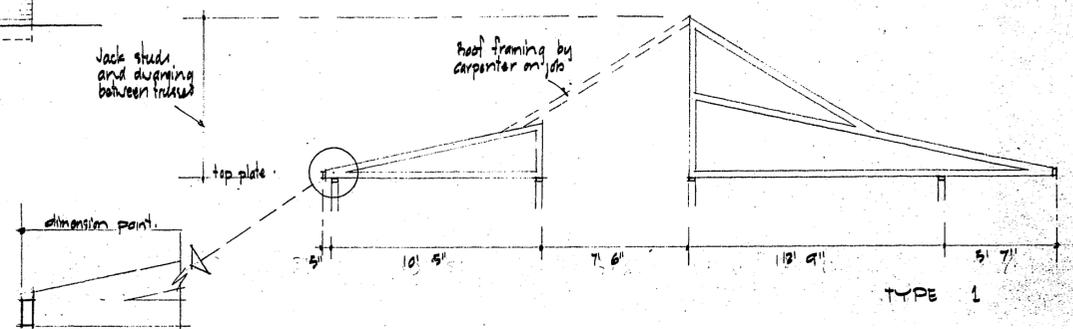
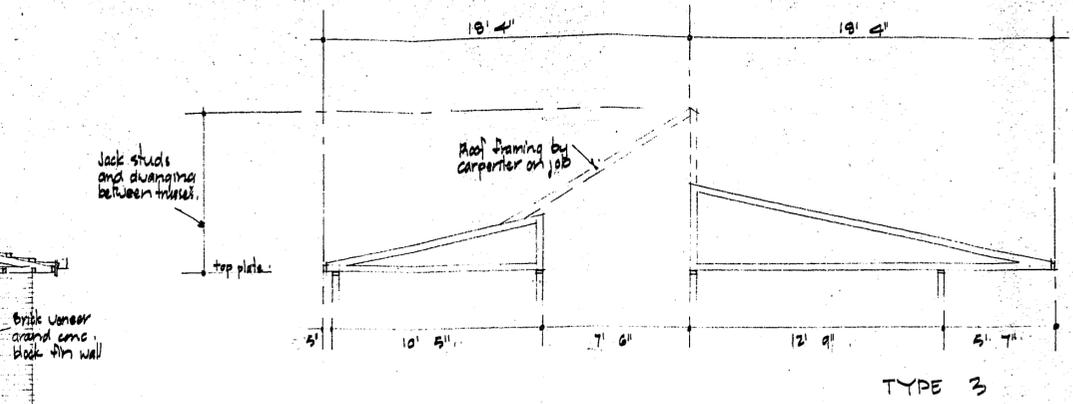
WALKER, LOVE AND ASSOCIATES REGISTERED ARCHITECTS P.O. Box 543	PALMERSTON NORTH Phone 79 288	DRAWN TRACED CHECKED	DRAWING NO. 2133/73
SCALE 1/8" = 1' 0"		DATE Nov. '73	SET OF 9



SECTION E - E



SECTION F - F



**GANG-NAIL TRUSSES**  
 Design and fabrication by Carter Merchants; check framing dimensions with Contractor.  
 NOTE: Jack trusses and hip trusses are standard type and are not shown on this schedule. See roof framing plan.

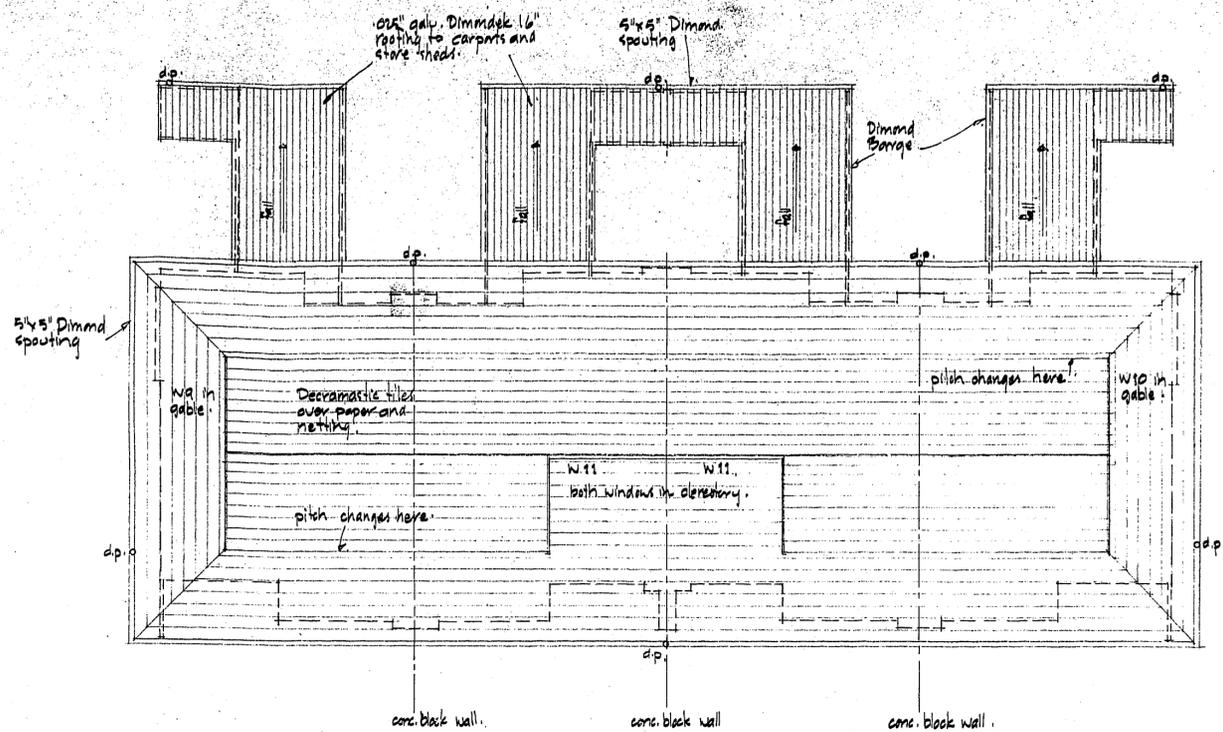
**495/160**

FLATS AT 160 RUAHINE STREET, FOR OPTIMUM HOLDINGS LTD.

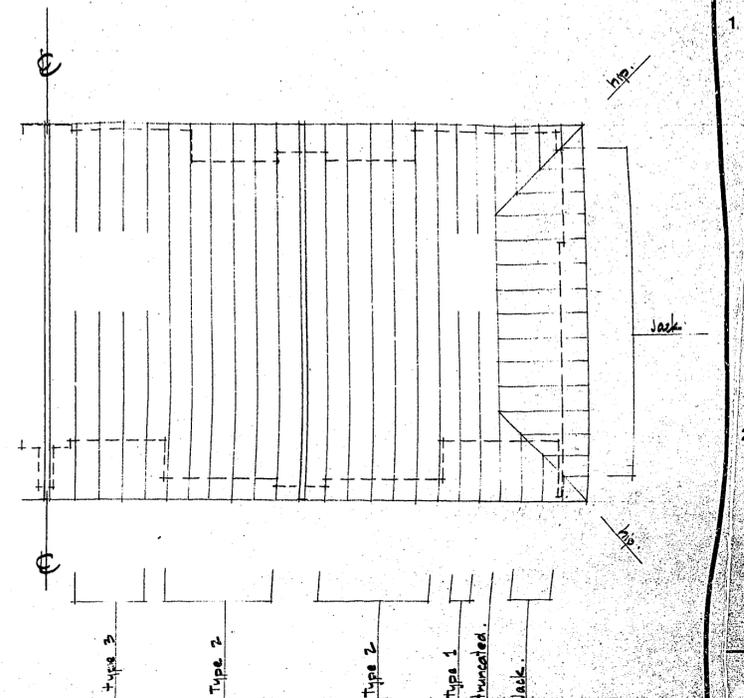
SECTIONS AND TRUSSES

WALKER, LOVE AND ASSOCIATES  
 REGISTERED ARCHITECTS PALMERSTON NORTH  
 P.O. Box 543 Phone 79 286

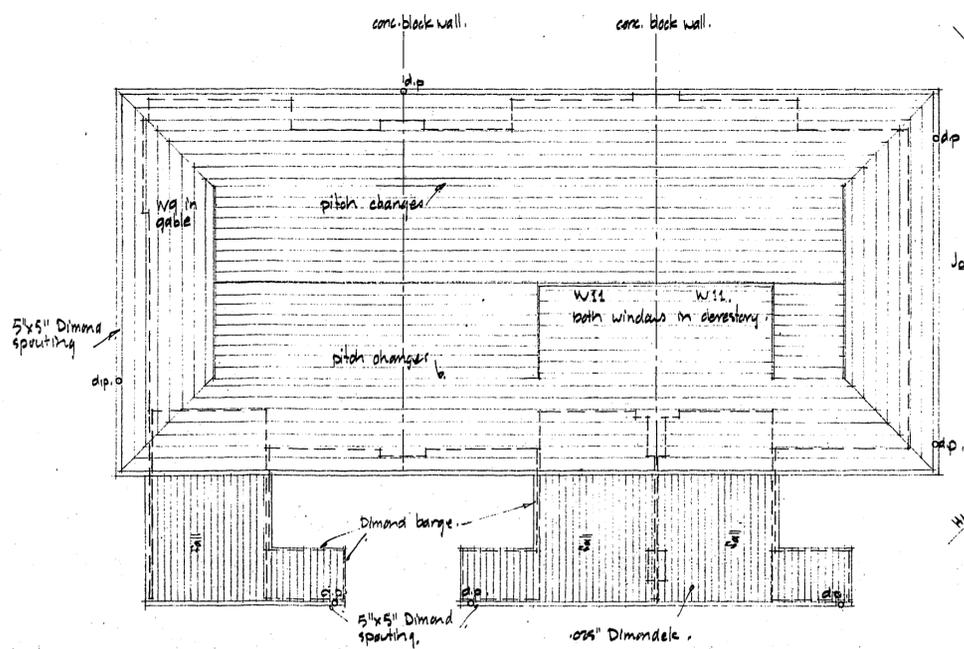
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 DATE Nov. 73  
 DRAWING NO. 2134/73  
 SET OF 9



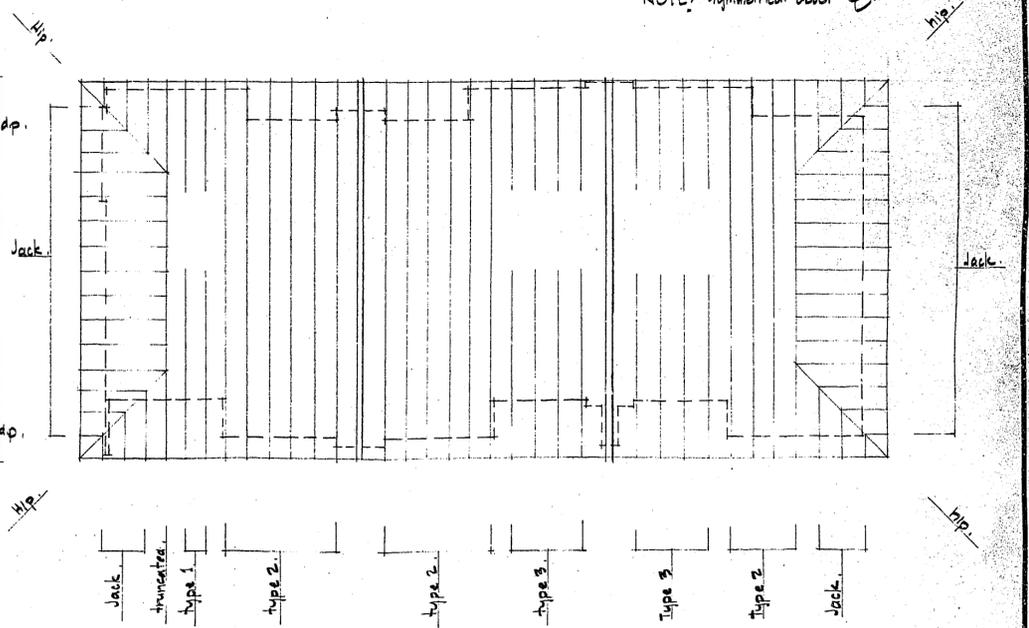
ROOF PLAN ; BLOCK A and BLOCK B.



PART BLOCKS A & B  
NOTE: Symmetrical about  $\Phi$ .



ROOF PLAN ; BLOCK C.



BLOCK C  
SUGGESTED GANG NAIL TRUSS LAYOUTS

**495/160**

FLATS AT 160 BUAHINE STREET, FOR OPTIMUM HOLDINGS LTD.

ROOF PLAN

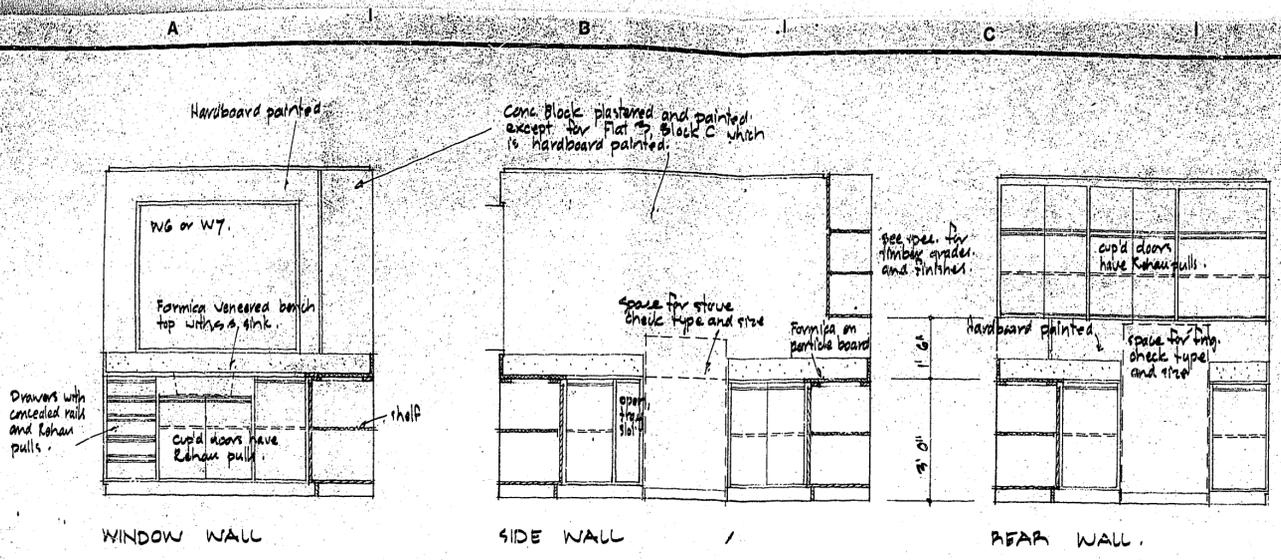
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P.O. Box 543 Phone 79 286

DRAWN TRACED CHECKED  
DATE Nov. '71  
DRAWING NO. 2135/73  
SET OF 9.

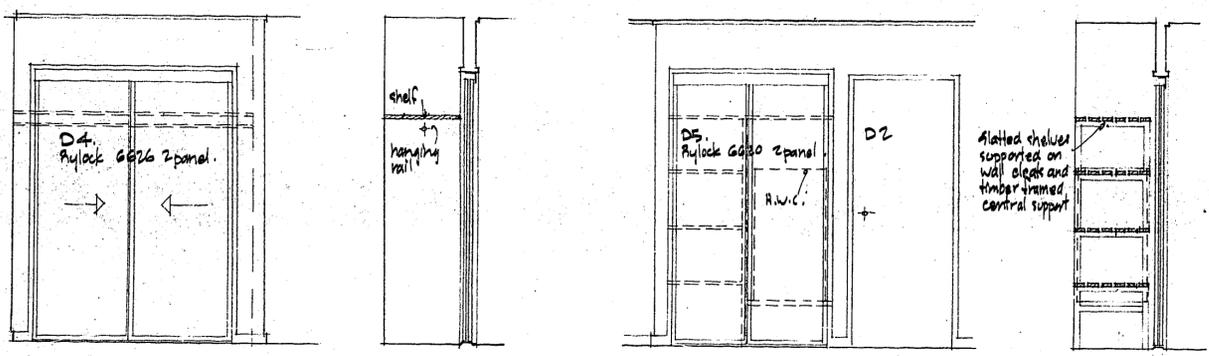
SCALE 1/8" = 1' 0"

DATE Nov. '71

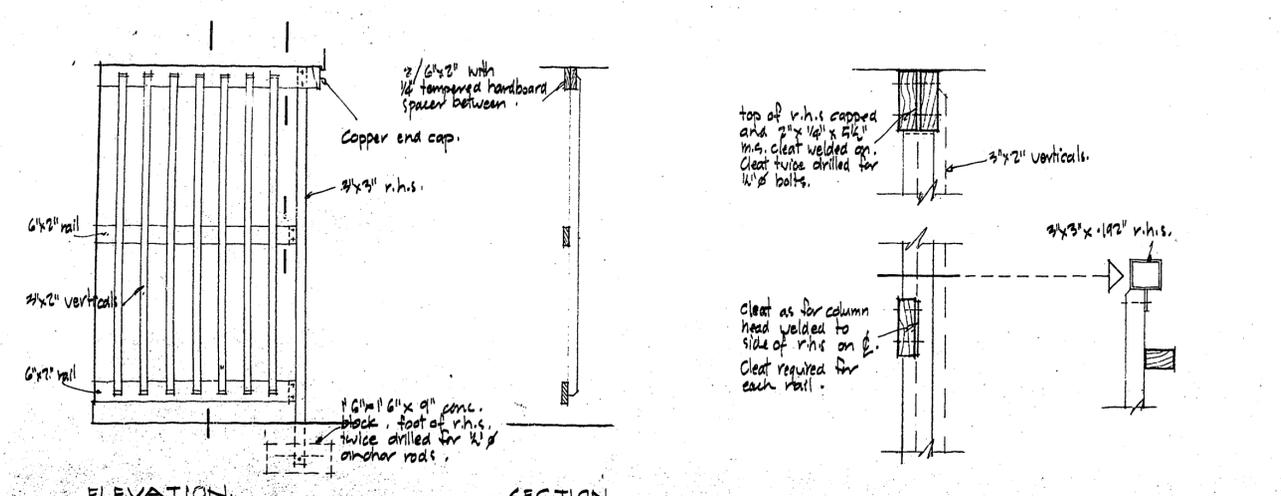
SET OF 9.



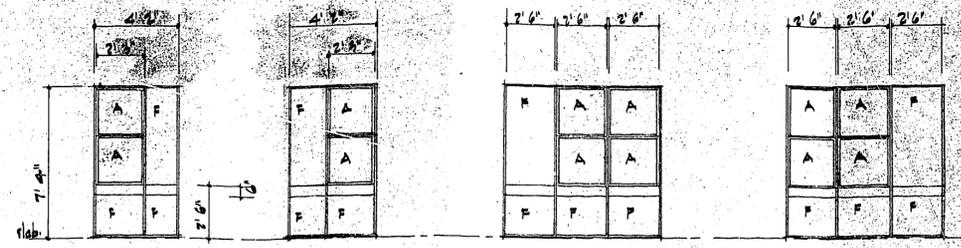
WINDOW WALL  
SIDE WALL  
REAR WALL  
KITCHEN. 6 as above, 5 opposite hand, see plans.



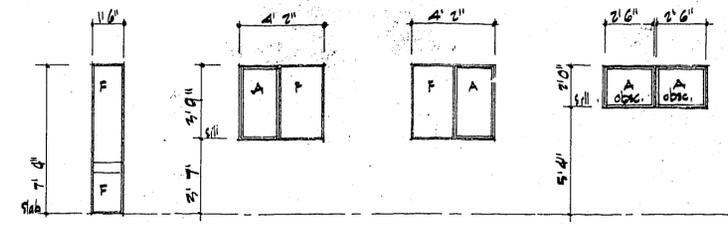
ELEVATION. SECTION.  
WARDROBE  
ELEVATION. SECTION.  
H.W.C. CUPBOARD.



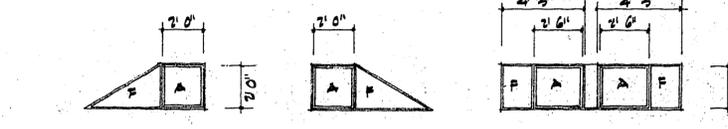
ELEVATION. SECTION.  
DETAILS OF SCREENS BLOCKS A & B. 1/2" = 1'0", 1/4" = 1'0"



TYPE	W1	W2	W3	W4
No. OFF	11	11	6	5

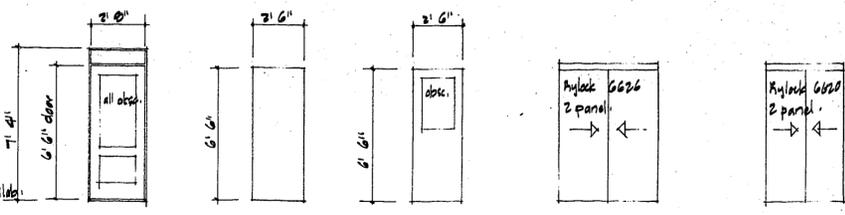


TYPE	W5	W6	W7	W8
No. OFF	12	6	5	5



TYPE	W9	W10	W11
No. OFF	3	2	6

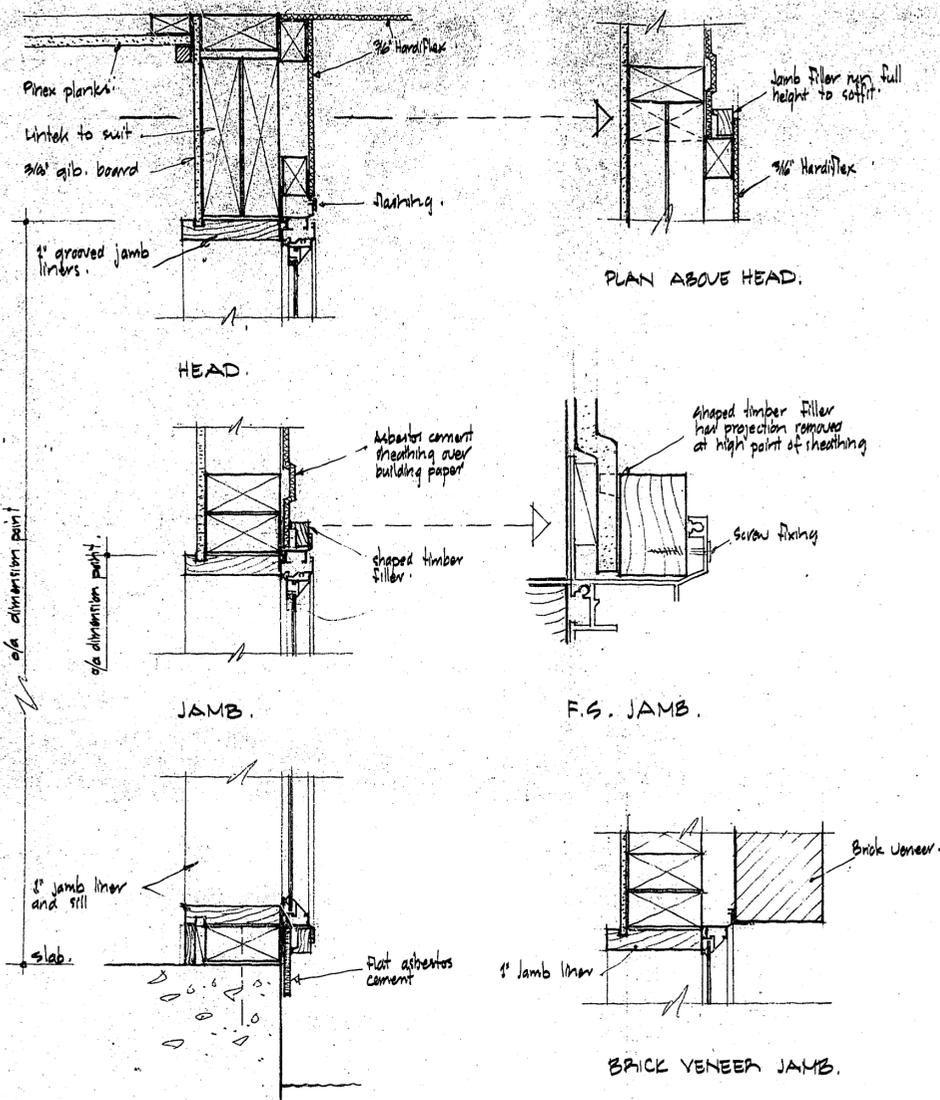
WINDOW SCHEDULE 1/4" = 1'0"  
Frames and sashes in 'Althorn' natural anodised aluminium  
Timber jamb liners of 1/2" fin. timber grooved for linings.  
Window manufacturer to check sizes on job or confirm sizes with contractor.



TYPE	D1	D2	D3	D4	D5
No. OFF	1 (open out) 1/4 open in. see detail.	44	11	22	11

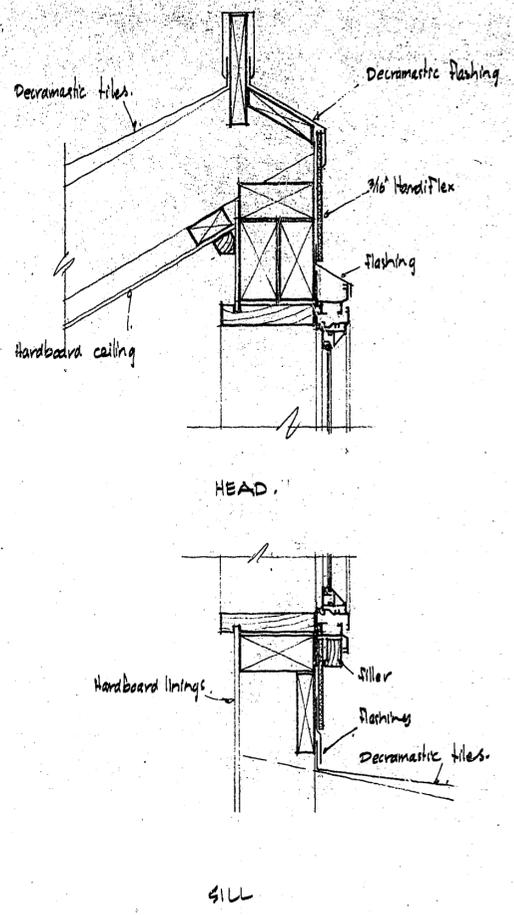
DOOR SCHEDULE 1/4" = 1'0"

493/160

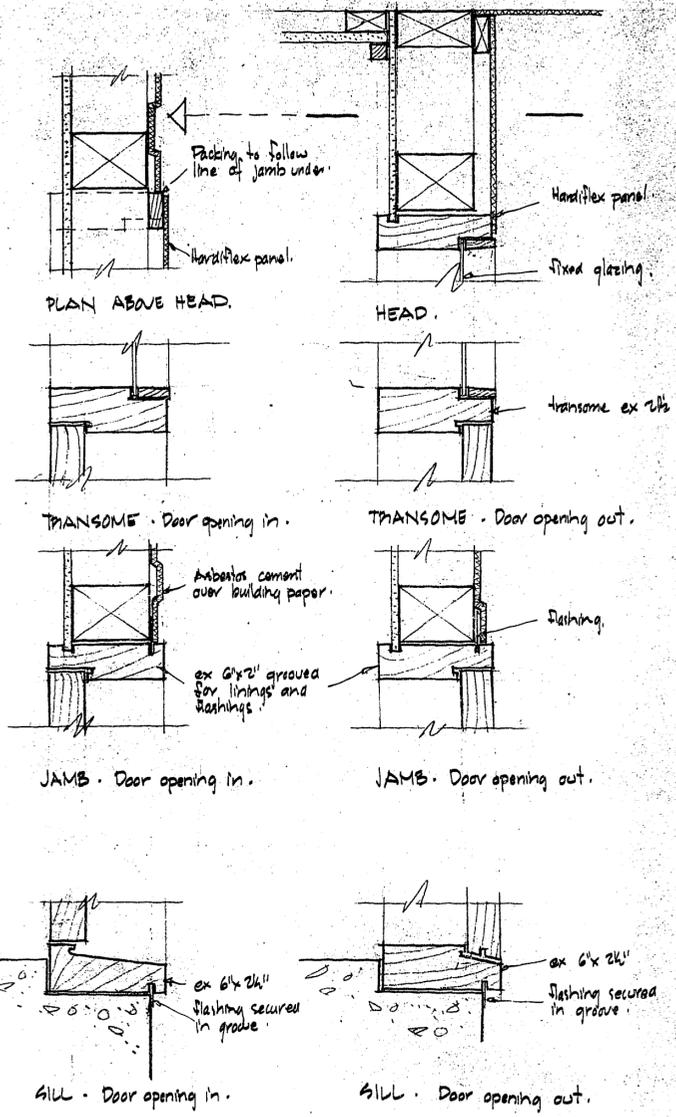


SILL  
 W1, W2, W3, W4, W5:  
 Other sills similar but  
 timber frames with under  
 sheath with moulded asbestos  
 cement.

TYPICAL WINDOW DETAILS.



DETAILS, WINDOW W11  
 TYPICAL JAMB SHOWN AT LEFT.



DETAILS, DOOR D1, frame similar for D3.

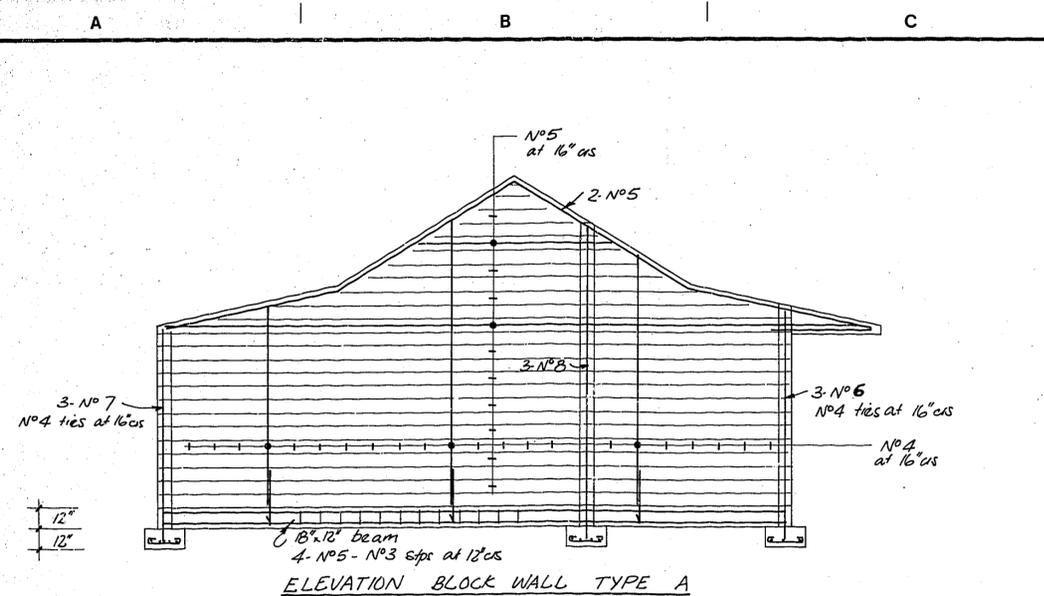
INTERIOR DOOR JAMB; D2.

495/160

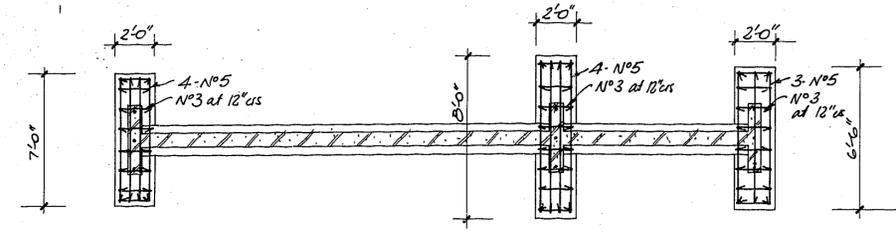
FLATS AT 160 RUAHINE STREET, FOR OPTIMUM HOLDINGS LTD.

WALKER, LOVE AND ASSOCIATES REGISTERED ARCHITECTS P.O. Box 543	PALMERSTON NORTH Phone 79 286	DRAWN <i>RL</i>	DRAWING NO.
		CHECKED	2137/73
SCALE 1/4" F.S.		DATE Nov. '73	SET OF 9.

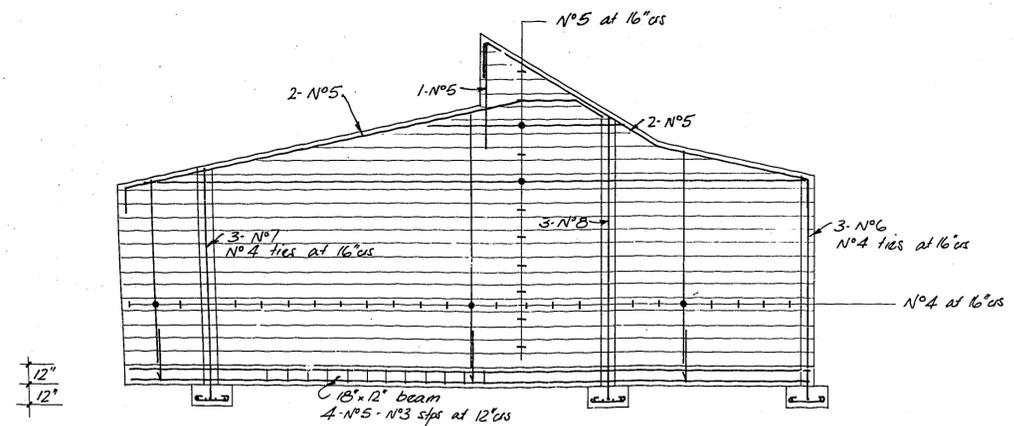
DETAILS.



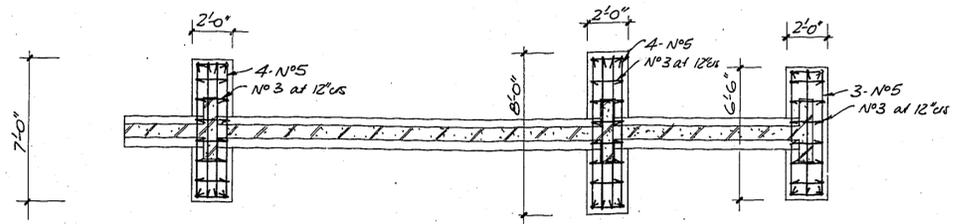
ELEVATION BLOCK WALL TYPE A



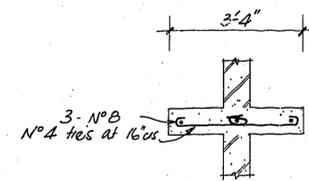
PLAN BLOCK WALL TYPE A



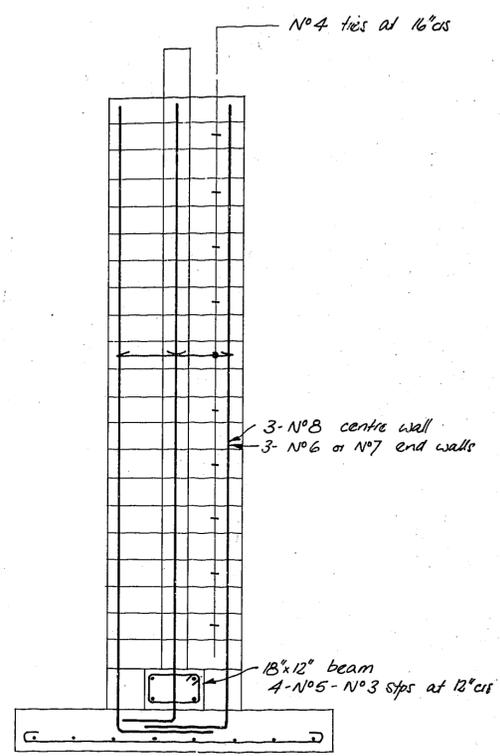
ELEVATION BLOCK WALL TYPE B



PLAN BLOCK WALL TYPE B



SECTION THRU WING WALLS



ELEVATION OF WING WALLS TYPICAL

NOTES:  
All reinforcing to be deformed m.s bars  
Covers to main steel - 2" to boxing  
3" to natural ground  
1 1/2" to block encasement  
Concrete strength to be 3000 psi. to beams & footings  
2,500 psi. to block cores  
Blocks to be 4 hour - fire rated.

495/160

FLATS — 160 RUAHINE STREET FOR OPTIMUM HOLDINGS LTD.

MALLOCH & HUTT CONSULTING CIVIL & STRUCTURAL ENGINEERS P.O. BOX 757 PALMERSTON NORTH	SCALE 1/4" = 1/2"	DRAWN M. Matthews TRACED CHECKED DATE November 78	DRAWING NO. S1 SET OF
---	-------------------	--	-----------------------------

**LEGENDS.**

- DRAINAGE.**  
 Sewer: ---  
 Stormwater: ---  
 Sewer manholes: ○ S.M.H.  
 Stormwater manholes: ○ S.W.M.H.  
 Road sumps: □ R.S.  
 Gully traps: ○ G.T.  
 Terminal vents: ○ T.V.  
 Down pipes: ○ D.P.  
 Hose taps: +

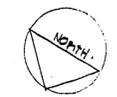
- ELECTRICAL**  
 Main cable: ---  
 Sub-mains: ---  
 Switchboards: ---  
 Light outlets: ○  
 Ceiling: ○  
 Breaker: ○  
 Switches: ○  
 Power outlets: ○  
 Switches: ○  
 Wires in: ---  
 Sewer: ---  
 Street lights: ○

- ROADWORKS.**  
 Existing levels: ---  
 New levels on sealed area: ---  
 Sealed areas: ---  
 Kerb and channel: ---  
 Road sumps: ---

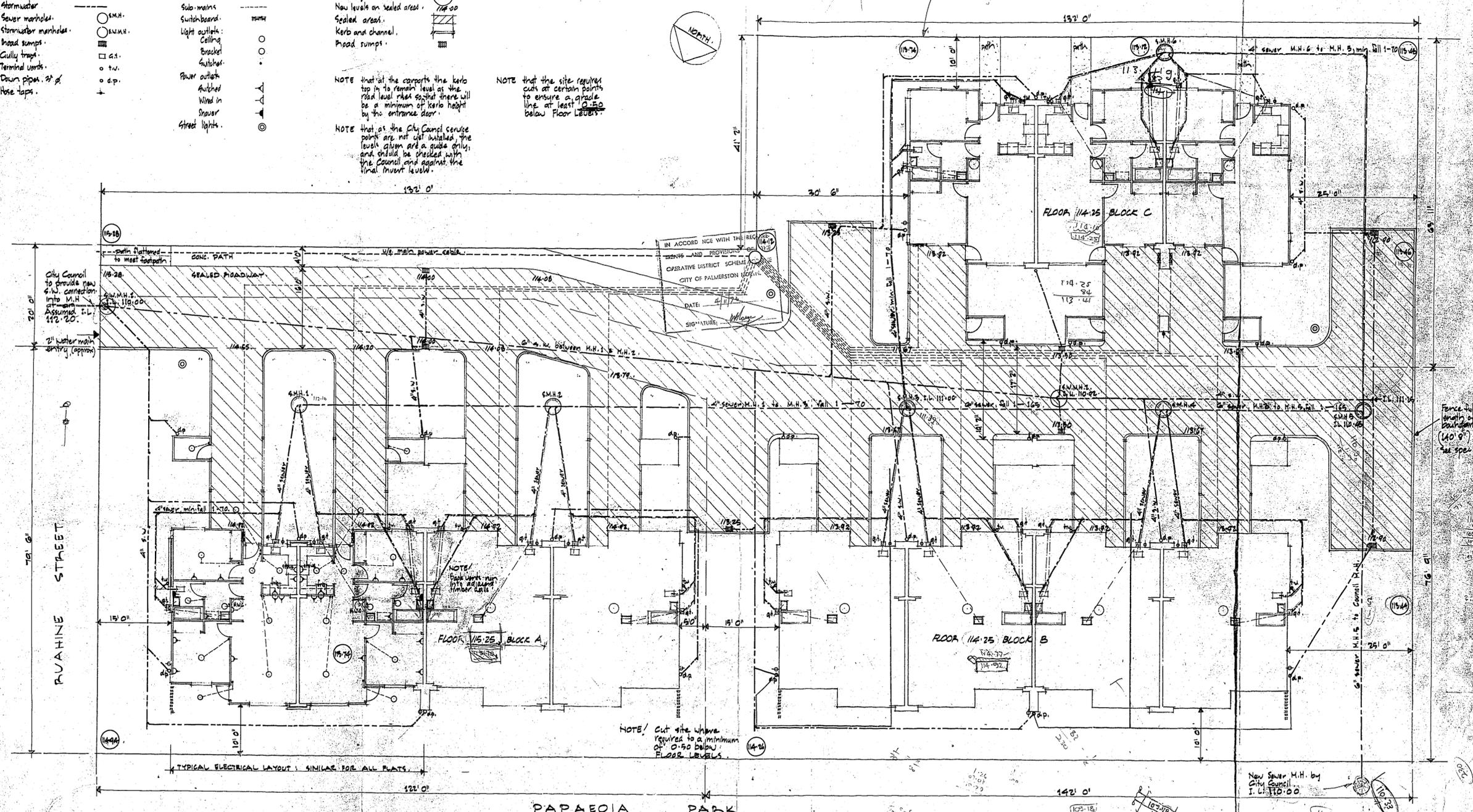
SUBDIVISION BOUNDARY LINES THIN.

NOTE that at the corners the kerb top is to remain level as the road level rises so that there will be a minimum of kerb height by the entrance door.

NOTE that as the City Council service points are not yet installed, the levels shown are a guide only, and should be checked with the Council and against the final invert levels.



Fence full length of side boundary. (304' 2") see spec. for details.



FLATS AT 160 RUAHINE STREET FOR OPTIMUM HOLDINGS LTD

SITE AND SERVICES PLAN

PAPAEIOIA PARK

495/160

WALKER REGISTERED ARCHITECT, PALMERSTON NORTH P.O. Box 244

LOVE AND ASSOCIATES ARCHITECTS, PALMERSTON NORTH Phone 79 266

Drawn by: [Signature] Checked by: [Signature] Date: Nov 77

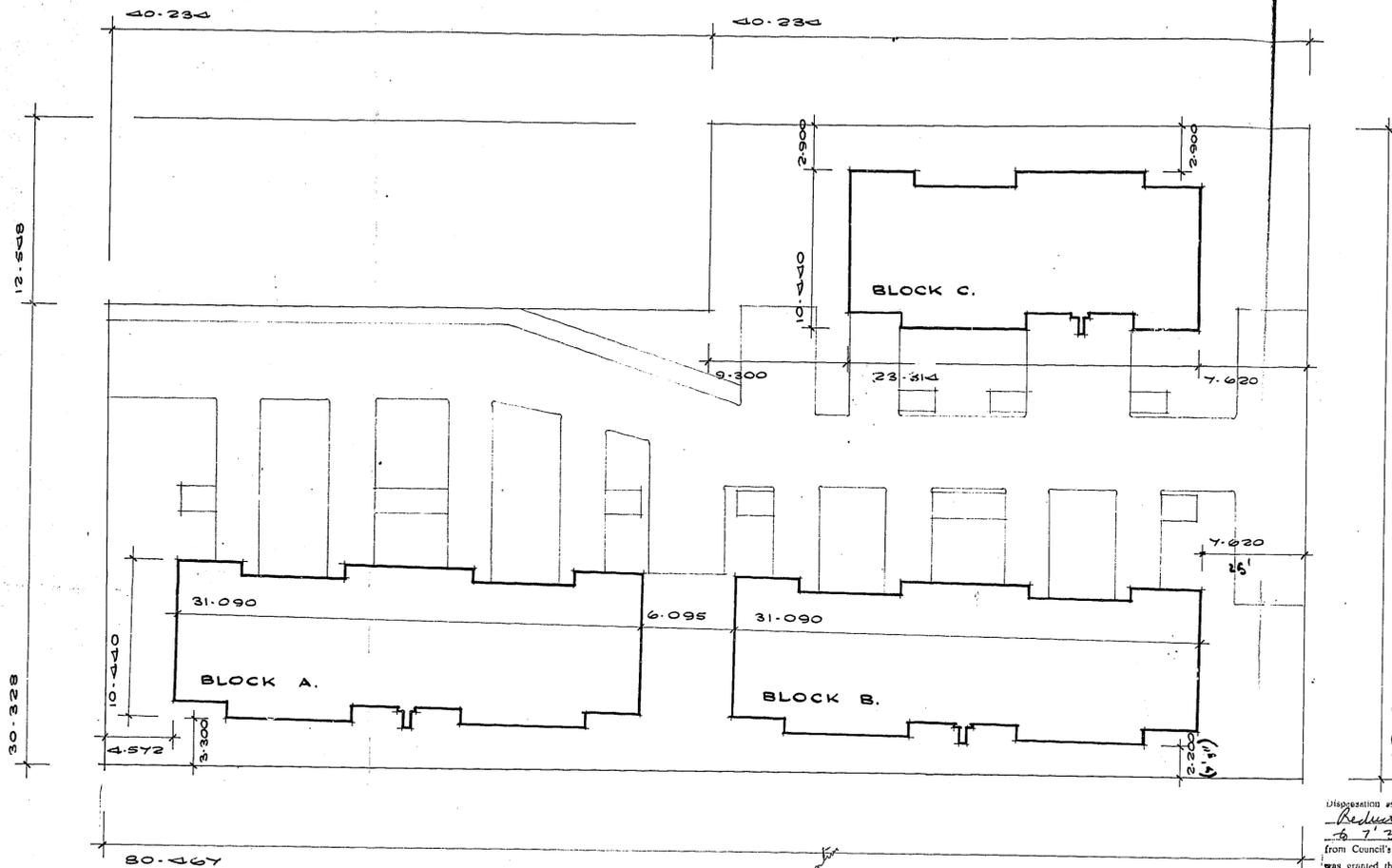
Drawing No. 2129/77

Scale: 1/64" = 1'

Date: Nov 77

Sheet of 1

RUAHINE STREET.



SITE PLAN AS BUILT.  
SCALE : 1 : 200

Par K.

*Approved by Council  
on 21/4/75  
2/4/75*

Proposed as to  
Reduction in width  
to 7' 3" from 10' 0" for  
from Council's Operative District Scheme  
was granted this 21st day of  
April 1975  
B. Ford  
Chairman  
(or Deputy)  
Councillor  
Councillor

and block A subject to deposit plan for Block C. 1/75.

495/160

OPTIMUM HOLDINGS LTD : FLATS : 160 RUAHINE STREET : P.N.

THIS DRAWING IS THE PROPERTY OF  
McMILLAN & LOCKWOOD LTD. AND MAY  
NOT BE USED OR REPRODUCED IN ANY  
FORM WITHOUT CONSENT.

**McMILLAN & LOCKWOOD LTD**  
BUILDING AND CIVIL CONSTRUCTORS  
PALMERSTON NORTH AUCKLAND HAMILTON GISBORNE

SCALE: 1 : 200  
DATE: APRIL 1975  
DRG. No: 7314/6

**LEGEND :**

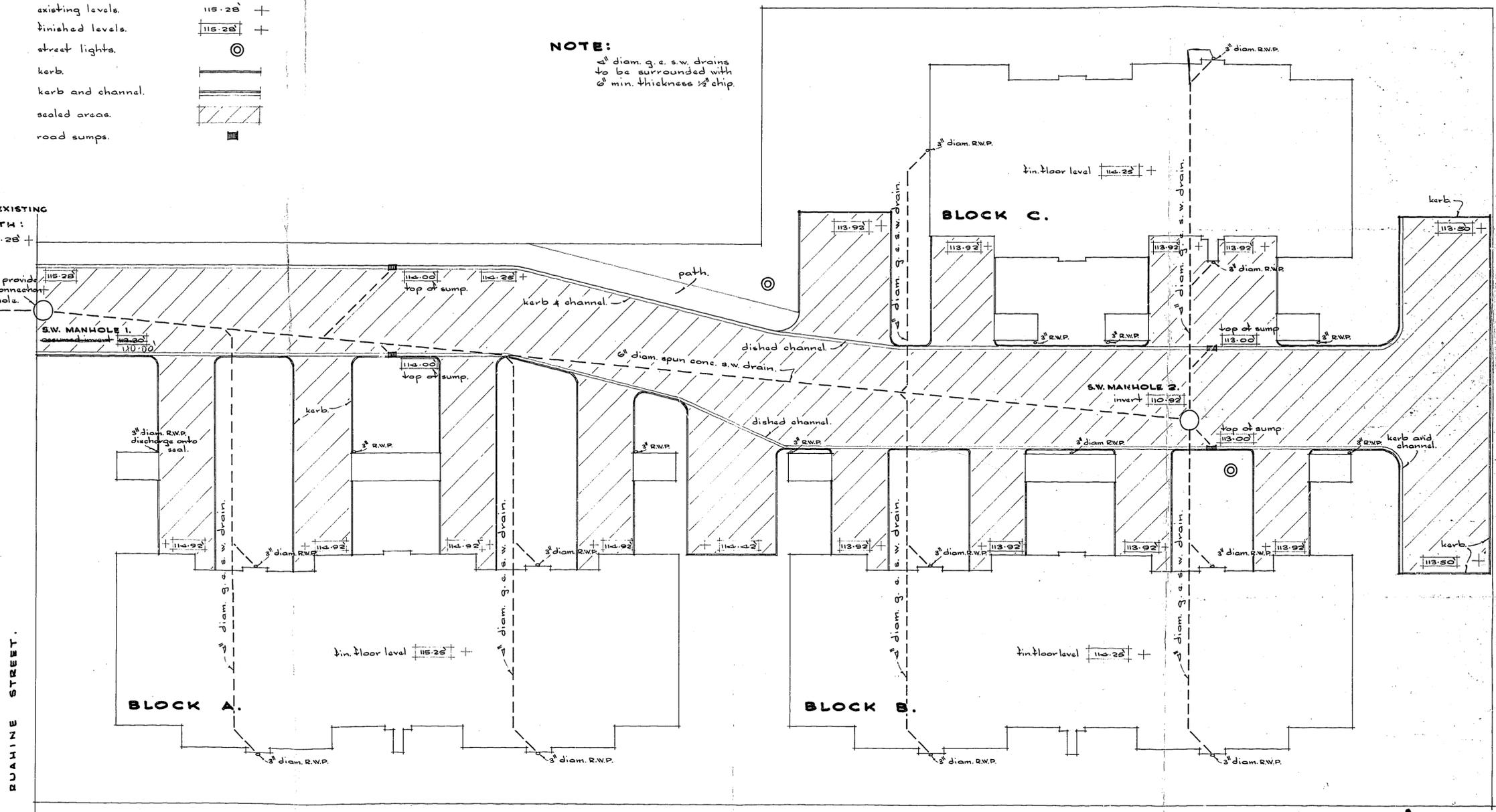
- existing levels. 115.28 +
- finished levels. 116.28 +
- street lights. 
- kerb. 
- kerb and channel. 
- sealed areas. 
- road sumps. 

**NOTE:**

1/2" diam. g. e. s.w. drains to be surrounded with 6" min. thickness 1/2" chip.

DATUM : EXISTING  
FOOT PATH : 115.28 +

P.N.C.C. to provide new s.w. connection into manhole.



REVISED DRAINAGE AND PAVING PLAN.

495/160

OPTIMUM HOLDINGS LTD : FLATS : 160 RUAHINE STREET : P. N.



J. L. McMILLAN & LOCKWOOD US  
BUILDERS & CONTRACTORS : P.N.

SCALE : 1/4" = 1'-0"  
DATE : JAN. 1974  
DWG NO : 7317/1



Phoned 20/6 NO reply(s)

# TO: PALMERSTON NORTH CITY COUNCIL

Application for  PIM (Section 30, Building Act 1991)

15420

Building Consent (Section 33, Building Act 1991)

15421

### APPLICANT \*

Name: Brian Rosoman

Mailing Address: 3 Cathau Street

Feilding

Contact (Print name and position): Brian Rosoman

3 Cathau Street

Mailing Address: Feilding

Phone: (06) 323-4421 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 any leasehold estate or interest in the land, take a lease of the land, while the agreement remains in force.

### PROJECT LOCATION

Street Address: 11160 Bushline Street

Palmerston North

Legal Description (as shown on Certificate of Title or Rates Notice)

Valuation Roll Number: 14 610 / 551-00K

Lot: \_\_\_\_\_

D.P. \_\_\_\_\_

Section \_\_\_\_\_

### PROJECT INFORMATION

New Building

Alteration

Demolition

Being Stage \_\_\_\_\_ of an Intended \_\_\_\_\_ stages. Estimated Value (inclusive of GST) \$ 2,600

Intended Use(s) (in detail): New Conservatory to back entry of house

Floor Area (of New Building Work) 5.00 Square metres

Intended Life: Indefinite but not less than 50 years

Specified as \_\_\_\_\_ years

### TEMPORARY VEHICLE ACCESS TO SITE

#### PROPOSED METHOD OF ACCESS

(Please tick one)

- 1. Planks across footpath and berm [ ]
- 2. Metal across footpath and berm [ ]
- 3. Plates across footpath and berm [ ]
- 4. Other [ ]

Applicant is responsible for any footpath, grass berm and services damage due to building activities. Any damage to footpaths, berms, etc. will be repaired by the Council and charged to the applicant. Alternatively, applicants may reinstate all damage themselves to Council standards. Approval will be required for any repairs from the Roading and Transport Unit. (Refer to Council Streetworks Officer.)

### FOR COUNCIL USE

PIM P/C

BC Bt Ad

Receipt Number:

997584

Received: 1002862

6.6.97

PLEASE SUBMIT ALL SUPPORTING DOCUMENTS IN DUPLICATE.

# R55/160G

Name: Brian Rosoman

Position: Builder

Signature: B. Rosoman

Date: 25.1.5.197

#### NOTES TO APPLICANTS

- If this application relates to the construction of a residential building, which does not comply with the District Plan Residential Zone Separation Distance Requirements and neighbours consent has been granted, this application is also deemed to be an application for a Resource Consent, the cost of which is \$37.50.
- The information in this application will be held by the Palmerston North City Council.
- The information contained in this application will be held on a "public register" as defined by the Privacy Act 1993 and will be available for inspection and copying by members of the public in terms of the requirements of the Building Act 1991.
- It is a mandatory requirement of the Building Act 1991 that the information required in this application be provided and the application cannot proceed unless all relevant information is provided.
- You have a right to access to and, if necessary, correction of the information supplied in this application.

PRINT & DESIGN-PNCC-02/1

25x10



# PALMERSTON NORTH CITY COUNCIL

CODE COMPLIANCE CERTIFICATE No:4472  
Section 43(3), Building Act 1991

Building Consent No: 15421

### Owner Details

Name: BRUCE WILLIAM CRONIN  
Mailing Address: c/- BRIAN ROSOMAN, 3 CARTHEW STREET, FEILDING  
Contact: MR BRIAN ROSOMAN  
Phone: (06) 323-4421

### Project Information

The project is for Additions/Alterations  
Intended Use(s): ERECT A CONSERVATORY ADDITION TO DWELLING.  
Intended life: Indefinite but not less than 50 years  
Value of Work: \$2,600.00

### Project Location

Street Address: 160G RUAHINE STREET, PALMERSTON NORTH  
Assessment No: 14610/551.00G  
Legal: UN

### Council Charges

Council's charges for this CODE COMPLIANCE CERTIFICATE :

PHCC-4221

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

Signed for and on behalf of the Council:

Name: R.A. WALKER. SENIOR BUILDING OFFICER.

Signed: *R.A. Walker*

Date: 16/2/98

Project Information Memorandum No:15420  
Section 31, Building Act 1991

Name: BRUCE WILLIAM CRONIN  
Mailing Address: c/- BRIAN ROSOMAN, 3 CARTHEW STREET, FEILDING  
Contact: MR BRIAN ROSOMAN  
Phone: (06) 323-4421

The project is for Additions/Alterations  
Intended Use(s): ERECT A CONSERVATORY ADDITION TO DWELLING.  
Intended life: Indefinite but not less than 50 years  
Value of Work: \$2,600.00

Street Address: Flat 11/160 RUAHINE STREET, PALMERSTON NORTH  
Assessment No: 14610/551.00K  
Legal: UN

Council's charges for this Project Memorandum are: \$72.00

1: This Project Information Memorandum is:

- Confirmation that the proposed Building Work may be undertaken subject to any requirements of the Building Consent which is ready for issue upon payment of fees amounting to:

\$72.00

2: The following information relating to special features or characteristics of the land concerned that are likely to be relevant to the design or construction of the proposed building work have been identified from Councils records.

- All other Unit Title Parties at 160 ruahine Street may have to give their written consents to your proposal. You should check with your Solicitor whether this is a requirement and whether changes should be made to the Unit Title Plan.

THIS IS NOT A PIM: 15420

Page : 1

- Instant Resource Consent Granted.

3: Information relating to other authorisations under any Act (other than the Building Act 1991) which must be obtained from Council in relation to the proposed project.

- No other authorisations are required in relation to this project.

- The Plumbers Gasfitters and Drainlayers Act 1976 requires that only Registered Drainlayers may undertake drainage work and that only Craftsman Plumbers may undertake plumbing work.

Signed for and on behalf of the Council:

Name: R.A.WALKER. SENIOR BUILDING OFFICER.

Signed:..... Date: ../../..

Building Consent No:15421  
Section 35, Building Act 1991

Name: BRUCE WILLIAM CRONIN  
Mailing Address: c/- BRIAN ROSOMAN, 3 CARTHEW STREET, FEILDING  
Contact: MR BRIAN ROSOMAN  
Phone: (06) 323-4421

The project is for Additions/Alterations  
Intended Use(s): ERECT A CONSERVATORY ADDITION TO DWELLING.  
Intended life: Indefinite but not less than 50 years  
Value of Work: \$2,600.00

Street Address: Flat 11/160 RUAHINE STREET, PALMERSTON NORTH  
Assessment No: 14610/551.00K  
Legal: UN

Council's charges for this Building Consent are: \$238.50

Receipt number:	997584	Date:	06Jun97	Amount:	\$238.50
				Total:	\$238.50

- Where any building work is to be undertaken to which this Building Consent relates, and is not shown IN DETAIL on the approved plans and specifications, such building work is to be completed to acceptable building standards and to the requirements of the New Zealand Building Code 1992.
  - Your Building Consent Issue Fee has incorporated all Mandatory Inspection costs.
- If inspections are requested and the job is not ready or they are not Mandatory inspections, they will incur an additional fee of \$76.50 per inspection.

THIS IS NOT A BUILDING CONSENT: 15421

Page : 1

1: This Building Consent is issued subject to the following conditions:-

- A new floor slab giving 150mm from existing ground level to the top of the slab is to be provided.
- D10 starter rods at 1200mm centres are to be provided around the slab perimeter.
- A polythene vapour barrier is also to be provided under the floor slab.
- All other Unit Title Parties at 160 Ruahine Street may have to give their written consents to your proposal. You should check with your Solicitor whether this is a requirement and whether changes should be made to the Unit Title Plan.
- Instant Resource Consent granted.

2: IT SHALL BE A CONDITION OF THE BUILDING CONSENT THAT THE OWNER AND/OR THE PERSON CARRYING OUT THE BUILDING WORK ENSURE THAT THE FOLLOWING INSPECTIONS ARE CARRIED OUT BY PALMERSTON NORTH CITY COUNCIL OFFICERS:-

- Slab inspection

Completion.

All inspections must be notified to the Palmerston North City Council Inspectors at least 24 (Twenty Four) hours prior to the required inspection.

These inspections are MANDATORY, failure to notify the Palmerston North City Council of any of the required inspections will result in a Notice to Rectify being issued.

Notice that building work is ready for inspection shall be given to the Palmerston North City Council at least 1 (one) working day in advance.

Upon completion of all the building work necessary to comply with the Building Code, the owner is required to apply to the Palmerston North City Council for a Code Compliance Certificate using the Building Work Completion Advice form provided.

Signed for and on behalf of the Council:

Name: R.A.WALKER. SENIOR BUILDING OFFICER.

Signed:..... Date: ..../../..



**RESOURCE CONSENT**  
Issued by the Palmerston North City Council

Planning File Ref: R55-160/7-PLN

Date: 12-6-97

Building Consent No: 15421

**Non Notified Land Use Consent for a  
Restricted Discretionary Activity**

Applicant: Brian Rosoman

Address: Flat 11 160 Ruahine Street 7. N<sup>th</sup>

Legal description: Unit K D.P. 43459

Pursuant to Section 104 and Section 105 of the Resource Management Act 1991, Council grants consent to the construction of: a conservatory

on the boundary shared  
by Unit J (Flat 6) 160 Ruahine St 7. N<sup>th</sup>

which does not meet the requirements of Rule/s: 10.7.1.1(c)(i)(a)

Consent is granted pursuant to Rule 10.7.2.1 of the Proposed District Plan for the following reasons:

1. The consent/s of all identified potentially affected parties have been obtained and thus Section 104(6) of the Resource Management Act 1991 applies.
2. The proposal is not contrary to the policies and objectives of the Proposed District Plan.

(Name): Simon Mori (Title): Planning Officer

Decision: Granted

Pursuant to the powers delegated to the Principal Planner by the Palmerston North City Council at its meeting on 29 October 1991.

Dated the 12<sup>th</sup> day of June 1997

Jean Hodson

J.S.Hodson (Principal Planner)

THE RESOURCE MANAGEMENT ACT 1991 (Section 94)  
PALMERSTON NORTH CITY COUNCIL  
Written approval of Person(s) likely to be adversely affected

Part A - TO BE COMPLETED BY APPLICANT

Applicant's name:..... Gronin .....

I have applied to the Palmerston North City Council for a resource consent to: (describe activity and reason why consent is required)

.....  
To build a Conservatory  
(Separation Distance)  
.....

The property to which this application relates is: (street address, legal description, locality, place name etc)

.....  
Flat 111 160 Ruahine St. P.M.  
.....

Part B - TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Name of person or organisation giving approval  
(full name)..... Frances E. Stanley .....

(position if applicable - e.g for organisation).....

(daytime telephone)..... 3586943 .....

I am the owner / occupier (delete one, if applicable) of the following property...

Address:..... Flat 111 160 Ruahine Street .....

Legal description:.....

I HEREBY ACKNOWLEDGE:

1. I have been shown a copy of the above application and any other relevant details;
2. I have been shown and have signed a copy of the site plan, or other relevant plan or drawing, which is attached hereto (copies of the signed plans are to be lodged with the application) and;
3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991, and;
4. I authorise the applicant to give this written approval to the Palmerston North City Council, and;
5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interests with respect to this proposal.

IT IS NOT APPROPRIATE TO IMPOSE CONDITIONS ON THIS FORM

Please advise Council if you have any concerns or questions

Signed:..... Frances E. Stanley .....

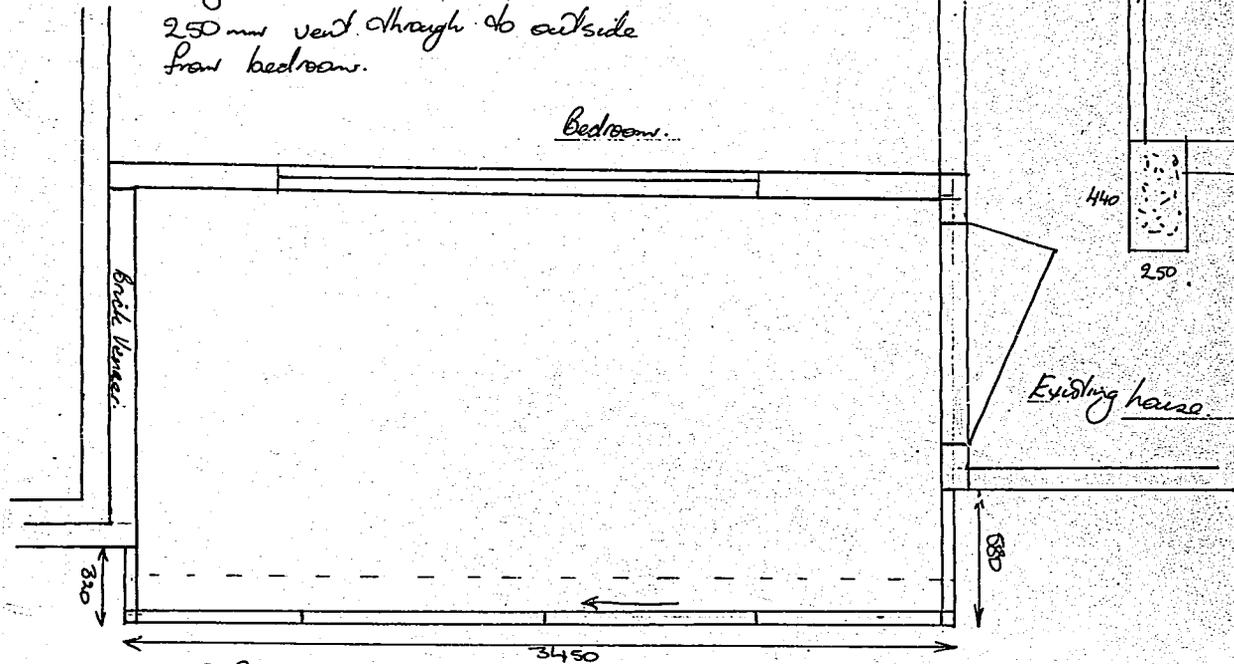
Date:..... 12-5-97 .....

on behalf of:.....

Proposed Conservatory to front entry.  
Stud height 2450

250 mm vent through to outside  
from bedroom.

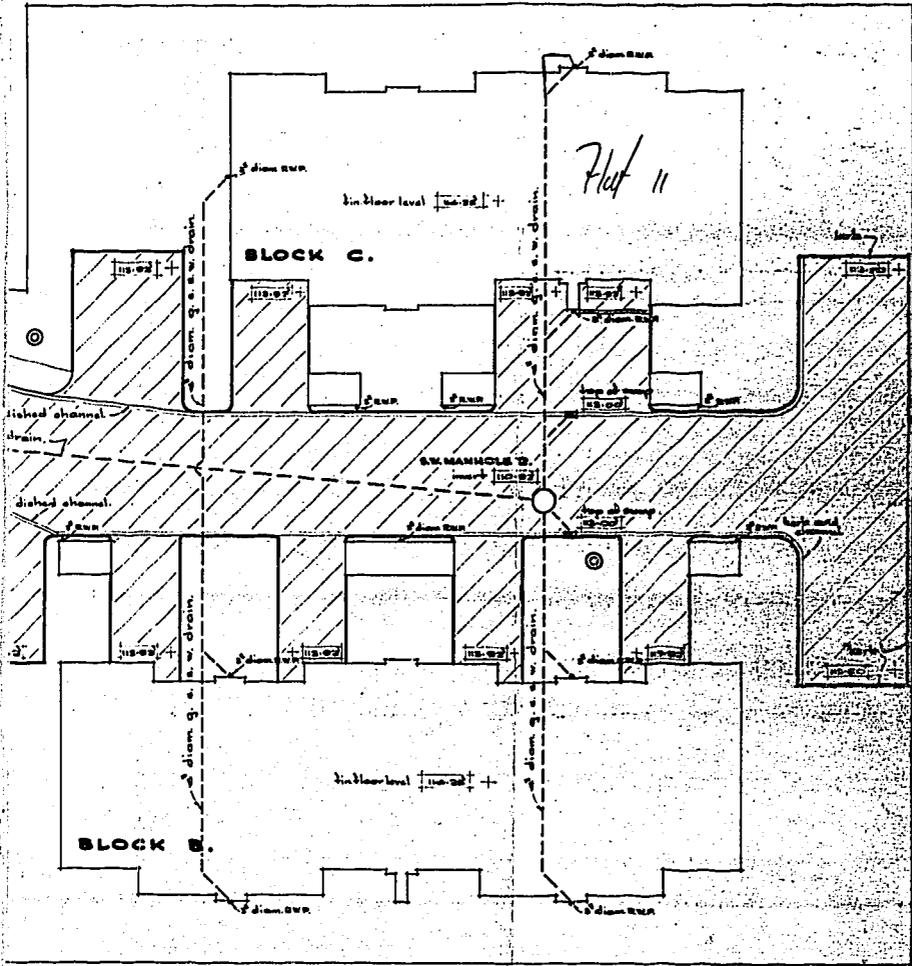
Bedroom...



Mr. W. Cronin  
Flat 11 / 160 Ruahine Street  
Palmerston North.

Scale 1:80





495/100

STREET : P. N.



J. L. McMILLAN & LOCKWOOD  
 ENGINEERS & ARCHITECTS

SCALE : 1/4" = 1'-0"  
 DATE :  
 SHEET NO. :



*R55/1608*  
**PALMERSTON NORTH CITY COUNCIL**  
 CODE COMPLIANCE CERTIFICATE No:12071  
 Section 43(3), Building Act 1991

*Building Consent No: 40725*

Owner Details

Name: THOMPSON, PD & K  
 Mailing Address: 160B RUAHINE STREET, PALMERSTON NORTH  
 Contact: CRAIG OSMAN

Project Information

The project is for Additions/Alterations  
 Intended Use(s): CONSERVATORY ADDITION  
 Intended life: Indefinite but not less than 50 years  
 Value of Work: \$5,249.00

Project Location

Street Address: 160B RUAHINE STREET, PALMERSTON NORTH  
 Assessment No: 14610/551.00B  
 Legal: UNIT B UNIT PLAN 43459

Council Charges

Council's charges for this CODE COMPLIANCE CERTIFICATE :

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

Signed for and on behalf of the Council:

Name: **Ted Barr**  
 Building Officer

Signed: *T. Barr*

Dated: *1.12.2003*



TO: PALMERSTON NORTH CITY COUNCIL

Application for  PIM (Section 30, Building Act 1991)

No. 40734

OWNER

Building Consent (Section 33, Building Act 1991)

No. 40735

PD + K

APPLICANT: THOMPSON

Name: MR. J. THOMPSON

Mailing Address: 150B RUAHINE ST PALMERSTON NORTH

Contact (Print name and position): CRAIG CORMAN

Mailing Address: 1049 TREMAINE AVE PALMERSTON NORTH

Phone: 3527058 Fax: 3529779

\*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 any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

Street Address: 150B RUAHINE ST PALMERSTON NORTH

255/160B

Legal Description (as shown on Certificate of Title or Rates Notice)

Valuation Roll Number: 14610/551-01B

Lot:

D.P.

Section: 1/111 INTREST IN 2933m<sup>2</sup>

PROJECT INFORMATION

New Building

Alteration

Demolition

Being Stage 1 of an intended 1 stages. Estimated Value (Inclusive of GST) \$ 5249.00

Intended Use(s) (In detail): TO PROTECT BACK DOOR FROM PREVAILING WEATHER. ALSO TO EXTEND LIVING AREA.

Floor Area (of New Building Work) 6.8 Square metres

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

TEMPORARY VEHICLE ACCESS TO SITE

PROPOSED METHOD OF ACCESS

(Please tick one)

- 1. Planks across footpath and berm [ ]
2. Metal across footpath and berm [ ]
3. Plates across footpath and berm [ ]
4. Other [ ]

Applicant is responsible for any footpath, grass berm and services damage due to building activities. Any damage to footpaths, berms, etc. will be repaired by the Council and charged to the applicant.

FOR COUNCIL USE

PIM N1

BC N1

Receipt Number:

1919710 1924169

Received:

22/11/02

PLEASE SUBMIT ALL SUPPORTING DOCUMENTS IN DUPLICATE.

Name: CRAIG CORMAN 1049 TREMAINE AVE PALMERSTON NORTH

Position: SALESMAN

Signature: [Signature]

Date: 22/11/02

NOTES TO APPLICANTS

- 1. If this application relates to the construction of a residential building, which does not comply with the District Plan Residential Zone Separation Distance Requirements and neighbours consent has been granted, this application is also deemed to be an application for a Resource Consent.
2. The information in this application will be held by the Palmerston North City Council.
3. The information contained in this application will be held on a 'public register' as defined by the Privacy Act 1993 and will be available for inspection and copying by members of the public in terms of the requirements of the Building Act 1991.
4. It is a mandatory requirement of the Building Act 1991 that the information required in this application be provided and the application cannot proceed unless all relevant information is provided.
5. You have a right to access to and, if necessary, correction of the information supplied in this application.

0003

**PART B: PROJECT DETAILS**

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

- Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings
- New provision 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)

The application is accompanied by (Cross each applicable box and attach relevant information to the 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): FISHER WINDOORS

Building Certifier(s): \_\_\_\_\_

Builder(s): FISHER WINDOORS

Registered Drainlayer: \_\_\_\_\_

Registered Plumber: \_\_\_\_\_

Registered Gasfitter: \_\_\_\_\_

Registered Electrician: \_\_\_\_\_

Other: \_\_\_\_\_



**PROJECT INFORMATION  
MEMORANDUM  
AND / OR  
BUILDING CONSENT  
APPLICATION**

**The Building Act 1991**

25 X 11

0004



### Advice of Completion of Building Work

Section 43 (1), Building Act 1991

To: Palmerston North City Council

**1255 / 160B**

Under Building Consent No: \_\_\_\_\_

From [Owner]: \_\_\_\_\_

OWNER DETAILS	
Name:	<u>K. THOMPSON</u>
Mailing Address:	<u>595, FERGUSON ST</u> <u>P/NORTH</u>
Contact:	_____
Contact Mailing Address:	_____
Phone:	<u>3595412</u>
Fax:	_____

PROJECT LOCATION	
Street Address:	<u>160 B. RUAMINE ST</u> <u>P/NORTH</u>
Legal Description:	<i>(as shown on Certificate of Title or Rates Notice)</i>
Valuation Roll Number:	_____
Lot:	_____ D.P. _____ Section _____

(Cross each applicable box and attach relevant documents)

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:

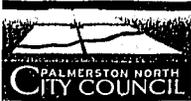
Name: J. JOHNSON

Position: OWNERS MOTHER

Signature: J. Johnson

Date: 29 / 1 / 03

Note: Upon completion of this project, this form must be completed and returned to the Palmerston North City Council Building Services Section. This will enable a final inspection to be performed and a Code Compliance Certificate to be issued.



TO: PALMERSTON NORTH CITY COUNCIL

Application for  PIM (Section 30, Building Act 1991)

NO 40734

OWNER

Building Consent (Section 33, Building Act 1991)

40735

PD + K

APPLICANT: THOMPSON

Name: MR. Thompson

Mailing Address: 160B RUAHINE ST

PALMERSTON NORTH

Contact (Print name and position): CRAIG CORMAN

Mailing Address: 1049 TREMAINE AVE

PALMERSTON NORTH

Phone: 3557058 Fax: 3579772

\*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 any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

Street Address: 160B RUAHINE ST

PALMERSTON NORTH

1255/160B

Legal Description (as shown on Certificate of Title or Rates Notice)

Valuation Roll Number: 11610/551-008

Lot:

D.P.

Section 119 TAMESAN 1933m<sup>2</sup>

PROJECT INFORMATION

New Building

Alteration

Demolition

Being Stage 1 of an Intended 1 stages. Estimated Value (inclusive of GST) \$ 5269.00

Intended Use(s) (in detail): TO PROTECT BACK DOOR FROM PREVAILING WEATHER  
Plus to extend living area.

Floor Area (of New Building Work) 6.8 1 Square metres

PHONE NUMBER

OWNER

BUILDER

PLUMBER

DRAINLAYER

BRICKLAYER

PLASTERER

A

BUILD/FOUNDATION

B

PLUMB/PRESLAB/SUB FL

C

BUILD/PRESLAB/SUB FL

D

BUILD/STRUCTURAL

E

PLUMB/PRELINE

F

BUILD PRELINE

G

BUILD/POSTLINE

H

BUILD/EXT CLADDING

I

PLUMB/STORMWATER

J

PLUMB/SEWER

K

BUILD/FINAL

L

PLUMB/FINAL

M

PLUMB/EFFLUENT SYSTEM

N

BUILD/VEHICLE CROSSING

DATE INSPECTED

REMARKS (Eg: stage reached with work)

16/12/02

Foundation 1. D12 rods. Polystyrene laid  
D10 stakes into the existing foundation  
top of slab approx 125 above existing ground.  
608 mesh

29. 1. 03

Final - sealing to existing house good. Mh

0006

R55/160B

Project Information Memorandum No:40734  
Section 31, Building Act 1991

Name: THOMPSON, PD & K  
Mailing Address: 160B RUAHINE STREET, PALMERSTON NORTH  
Contact: CRAIG OSMAN

The project is for Additions/Alterations  
Intended Use(s): CONSERVATORY ADDITION  
Intended life: Indefinite but not less than 50 years  
Value of Work: \$5,249.00

Street Address: 160B RUAHINE STREET, PALMERSTON NORTH  
Assessment No: 14610/551.00B  
Legal: UNIT B UNIT PLAN 43459

Council's charges for this Project Memorandum are: \$100.00

Receipt number:	1924169	Date:	25Nov02	Amount:	\$100.00
				Total:	\$100.00

1: This Project Information Memorandum is:

Neighbours consent is required for the building consent to be processed as an instant resource consent.

2: Vicinity:-

- Palmerston North City Council records indicate areas of poor bearing in this vicinity. Further investigation and/or an engineers report may be required prior to placement of reinforcing.

3: Information relating to other authorisations under any Act (other than the Building Act 1991) which must be obtained from Council in relation to the proposed project.

- The Plumbers Gasfitters and Drainlayers Act 1976 requires that only

THIS IS NOT A PIM: 40734

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R55/1608

R55/1608

Registered Drainlayers may undertake drainage work and that only  
Craftsman Plumbers may undertake plumbing work.

Signed for and on behalf of the Council:

Name: SHAYNE HARRIS

PRINCIPAL BUILDING OFFICER

Signed: .....

Dated: .././..

THIS IS NOT A PIM: 40734

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R55 / 160B

Building Consent No:40735  
Section 35, Building Act 1991

Name: THOMPSON, PD & K  
Mailing Address: 160B RUAHINE STREET, PALMERSTON NORTH  
Contact: CRAIG OSMAN

The project is for Additions/Alterations  
Intended Use(s): CONSERVATORY ADDITION  
Intended life: Indefinite but not less than 50 years  
Value of Work: \$5,249.00

Street Address: 160B RUAHINE STREET, PALMERSTON NORTH  
Assessment No: 14610/551.00B  
Legal: UNIT B UNIT PLAN 43459

Council's charges for this Building Consent are: \$403.50

Receipt number: 1924169	Date: 25Nov02	Amount:	\$403.50
		Total:	\$403.50

THIS BUILDING CONSENT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS:

1: THE FOLLOWING APPLIES TO THIS CONSENT:-

The new foundation rods are to be dowelled into the existing foundations.

2: The following inspections are MANDATORY, failure to notify the Palmerston North City Council Building Services Section of any of the required inspections will result in a Notice to Rectify being issued.

- Building - Foundation
- Building Preslab/Floor
- Building - Final

THIS IS NOT A BUILDING CONSENT: 40735

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R55/160B

Plumbing - Final

NOTES TO THE OWNER AND PERSONS UNDERTAKING THE BUILDING WORK

- Where building work is to be undertaken to which this Building Consent relates, and is not shown in detail on the approved plans and specifications, such building work is to be completed to acceptable building standards and to the requirements of the New Zealand Building Code 1992.
- Your Building Consent incorporates a number of prepaid inspections. These inspections are detailed above.
- Should it be necessary to carry out any additional inspections or there is a requirement to repeat any inspection, the owner will be charged for the additional inspection or repeat inspection at a rate of \$74.50 (GST inc) per inspection.
- Upon completion of all building work necessary to comply with the Building Code, the owner is required to apply to the Palmerston North City Council for a Code Compliance Certificate using the Building Work Completion Advice form provided.

Signed for and on behalf of the Council:

Name: SHAYNE HARRIS

PRINCIPAL BUILDING OFFICER

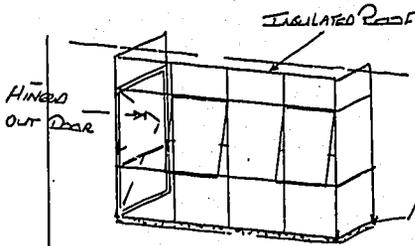
Signed: .....

Dated: ../../..

00 10

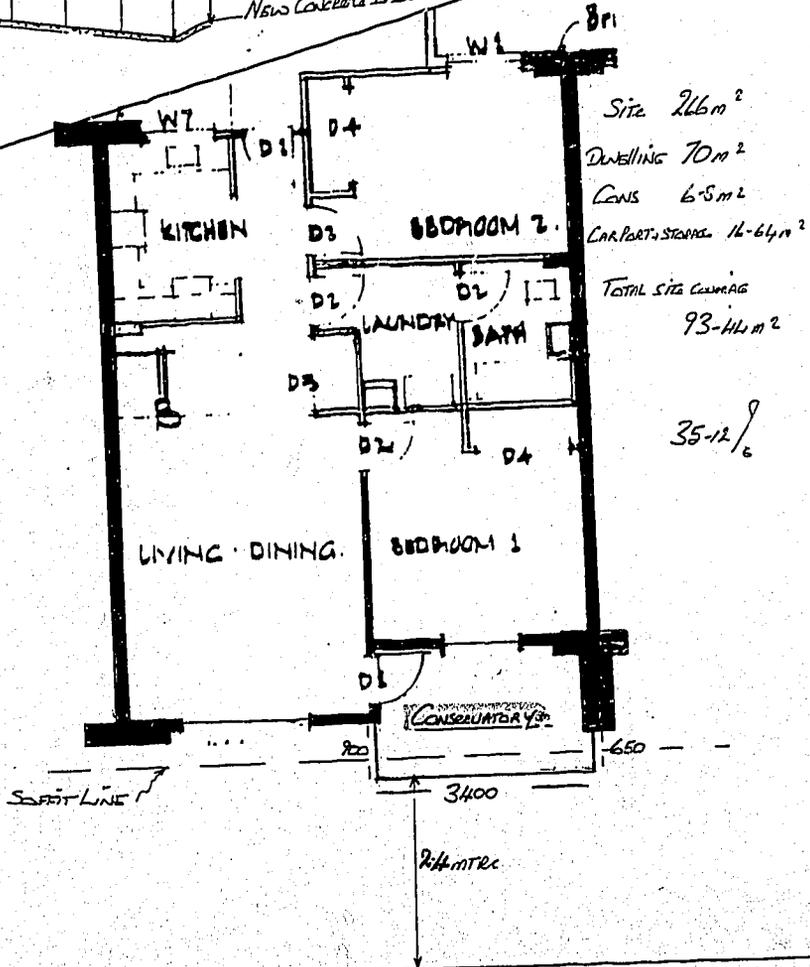
160B RUSHING ST.

R55/160B



New Concrete Base

RUSHING STREET.



Site 266m<sup>2</sup>

DWELLING 70m<sup>2</sup>

LAND 6.5m<sup>2</sup>

CAR PORT + STORAGE 16-64m<sup>2</sup>

TOTAL SITE COVERAG

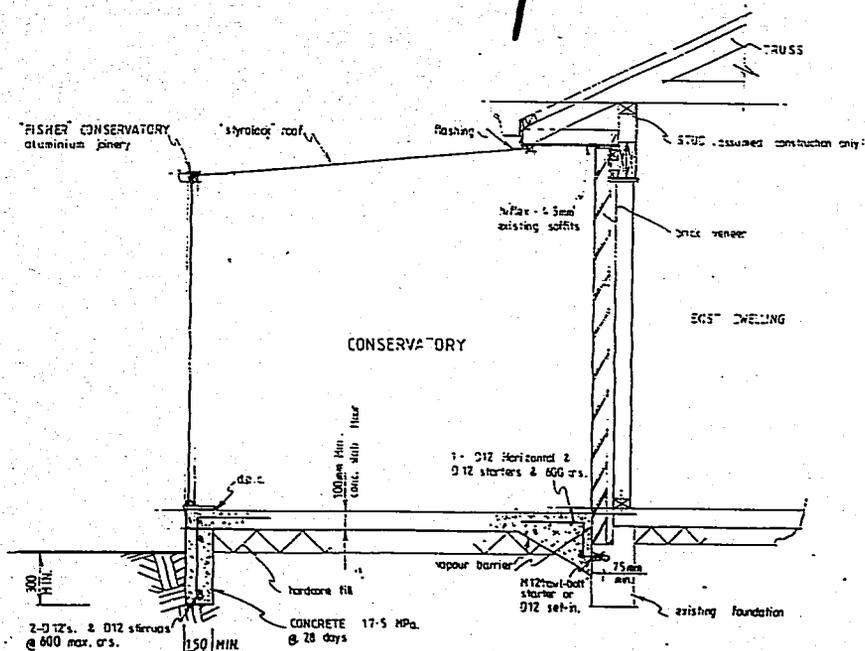
93-44m<sup>2</sup>

35-12/6



- PAPERDA PARK. 2000

R55 / 160B



TYP CROSS-SECTION & FOUNDATION DETAIL 1:20

*SMU*

**RESOURCE CONSENT**  
 Issued by the Palmerston North City Council

R55 / 160B

Planning File Ref: R55-160B-PLN

Date: 9-12-02

Building Consent No: 40735

**Non Notified Land Use Consent for a Restricted Discretionary Activity**

Applicant: Mrs P. D & K. Thompson

Address: 160 B Ruahine Street.

Legal Description: Pt Lot 9 DP 75

Pursuant to Section 104 and Section 105 of the Resource Management Act 1991, Council

grants consent to the construction of: a habitable room with a window (conservatory) 2.4 metres from the boundary with Papaoeia Park, and on the boundary with 160 c Ruahine Street.  
 which does not meet the requirements of Rule/s: 10.7.1.1(c)

Consent is granted pursuant to Rule 10.7.3.1 of the District Plan for the following reasons:

1. The consent/s of all identified potentially affected parties have been obtained and thus Section 104(6) of the Resource Management Act 1991 applies.
2. The proposal is not contrary to the policies and objectives of the District Plan.

(Name): Craig Auckman (Title): Planning Officer.

Decision: Granted

Pursuant to the powers delegated to the Principal Planner by the Palmerston North City Council at its meeting on 30 September 2002.

Dated the 9 day of December 2002

Erin Hooper  
 (Name): Erin Hooper (Title): Planning Officer