As requested, please find below an Airwatch link containing property/building information. Please save the documents in the attached link as this link will expire in seven days.

LINK: https://fs.hauraki-dc.govt.nz/s/RCyQ9frn2ttLjBm

We have also indicated below a list of the documents enclosed on the Airwatch link.

You have asked Council to provide copies of records and documents held by Council with regard to the property address above. Council has made reasonable efforts to provide the information requested. However, the information contained on the email link is not a substitute for a LIM Report on the property, a physical inspection by qualified professional, or expert advice. In providing the information contained on the email link Council makes no representation, nor gives any warranty, as the completeness or accuracy of that information, or that it may be suitable or used for a particular purpose. The information contained on the email link is provided to the named recipient only. Council does not accept liability for loss, cost, damage or expense incurred or suffered by the recipient or any other person arising from the use of information provided or reliance on it.

For further information on a property LIM (Land Information Memorandum) please go to our website page: https://www.hauraki-dc.govt.nz/services/lim/

If you have any queries, please contact Customer Services Advisors on 0800 734 834 (from within district) or 07 862 8609.

Documents enclosed in Link:

- Application for Building Consent BC 2310
- Code of Compliance BC 2310
- Construction Plans BC 2310
- Issued Building Consent and PIM BC 2310
- Application for Building Consent BC 4634
- Code of Compliance BC 4634
- Issued Building Consent and PIM BC 4634
- Specifications and Plans BC 4634
- Application for Drainage 2276
- Application for Building Permit 2172 (Since Removed)
- Application for Resource Consent Subdivision 122 Kenny St D2585422
- Council signed Section 73 (72) BC 2011 4
- Planning D 1334612
- Planning report D1334801
- Planning report D1334803

Kind Regards,

Kaitiaki ō te Kete Mātauranga
Information Management Officer

info@hauraki-dc.govt.nz

##
DISCLAIMER:

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##

Application No 2309, 2310
(Office Use Only)

FORM 3

HAURAKI DISTRICT COUNCIL

Application for a Building Consent under Section 33 of the Building Act 1991

PART A: GENERAL

PLEASE COMPLETE ALL PANELS TO AVOID DELAYS IN PROCESSING OF YOUR APPLICATION
(See Enclosed Explanatory Notes)

APPLICANT DETAILS (Panel 1)

APPLICANT (OWNER)	Allan - Mary Weal.	CONTACT	
MAILING ADDRESS	8 Didsbury Dr. Waihi Beach.	ADDRESS	
		POSITION	
TELEPHONE/FAX NUMBER	07 863 5970	TELEPHONE/FAX NUMBER	

PROJECT LOCATION DETAILS (Panel 2)

ADDRESS OF PROPERTY: 122 Kenny ST Waihi

LEGAL DESCRIPTION — LOT NO. | D.P. | SECTION: 411

BLOCK | SURVEY DISTRICT

AREA: 1.517 (hectares) | VALUATION ROLL NO.: 5030/282 | DAIRY NO (where applicable)

FULL DESCRIPTION OF BUILDING (Panel 3)

Intended use(s) - Proposed relocation of existing garage and laundry. Fit new Fire to house.

Stage 1 **of intended** 1 **stages**

Size of Building

Floor Area 30 sq. m. — No. of dwelling units .....

No. of Storeys one — Existing ..... sq. m.

Total value of Building (Project)

Inclusive of GST $ 12,000-00

Nature of consent (tick box)

- ☐ New or relocated building - exclude domestic garages & domestic outbuildings
- ☐ Foundations only
- ☑ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances
- ☐ Other new construction & demolition
- ☑ Domestic garages and domestic outbuildings

Intended life: Indefinite but not less than 50 years ☑

or Specified as ..... years ☐

(Continued Over)

1 of 2

This application is for:

☐ Building consent only, in accordance with project information memorandum No: _____

☐ Both building consent and a project information memorandum

PART B: PROJECT DETAILS

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

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

☑ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (site plan).

☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.

☐ New provisions to be made for vehicular access, including parking.

☐ Provisions to be made in building over or adjacent to any road or public place.

☐ New provisions to be made for disposing of stormwater and wastewater.

☑ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.

☐ New connections to public utilities i.e. gas, electricity, water supply, stormwater system, wastewater system.

☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.

☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae.

☐ Details of any consents already obtained or approved relating to this application.

PART C: BUILDING DETAILS

Complete Part C in all cases

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

PLANS AND SPECIFICATIONS

☐ 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
- ☐ References to determinations issued by the Building Industry Authority
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to Approved Documents
- ☐ Producer statements

INSPECTIONS

Proposed procedures (if any) for inspection during construction

- ☐ Inspection by building certifier(s)
- ☐ Council to inspect

Please supply details .....

.....

.....

.....

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.

	Name	Phone	Address	Registration No.
Designer(s)	Allan Weal	863 5970	8 Didsbury Dr Waihi Beach	
ilding certifier(s)				
Builder(s)	Allan Weal	863 5970		
Registered Drainlayer	Waihi Beach Plumbers	863 5621	Main Rd Waihi Beach	11172.
Registered Plumber				
Registered Gasfitter				
Registered Electrician				
Other producers and key personnel				

PART E: COMPLIANCE SCHEDULE DETAILS

E1: Systems Necessitating a Compliance Schedule

(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

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

- ☐ Automatic sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire or other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all, or a major part, of the building
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the Building Code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the Building Code in respect of the abovementioned systems
- ☐ None of the above

E2: Other Systems and Features to be included in the Compliance Schedule

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

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

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975
- ☐ Handheld hoses for firefighting
- ☐ Such signs as are required by the Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975

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

Name ..... Position ..... Date .....

FORM 3 EXPLANATORY NOTES

Please read fully before completing form. If you require assistance please contact the Consents Officer (Building) at Paeroa.

PLEASE COMPLETE ALL PANELS, TO AVOID DELAYS IN PROCESSING OF YOUR APPLICATION

PART A

PANEL 1 - APPLICANT DETAILS

Applicant:

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, 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.

Contact:

The person you want the Council to deal with on your behalf, if not yourself.

PANEL 2.- LOCATION

Project location details may be obtained from your VALUATION SLIP or RATES DEMAND. Complete information will help in locating your site.

PANEL 3 - FULL DESCRIPTION OF BUILDING

The description and proposed use are required to enable us to apply the appropriate standards in processing your application. The value of building work shall be the aggregate of the values, determined in accordance with Section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for that buildi work.

PART B

tails, both written and in plan form, must be included with your application. These shall show ancillary works and site details. As a minimum, in most cases, a SITE PLAN is required. This should show location of proposed building and, where applicable, details of new vehicular access, parking, new service connections - water, sewer, electricity, etc., existing services, any known natural hazards etc.

PART C

Detailed specifications and plans are required for all buildings. ALL PLANS MUST BE DRAWN TO SCALE. SINGLE LINE SKETCHES OR PENCIL DRAWINGS WILL NOT BE ACCEPTED. ALL INFORMATION PROVIDED MUST BE IN TRIPLICATE. Within the prescribed period (10 working days from formal receipt, for projects valued at less than $500,000) further reasonable information can be requested, and the prescribed period shall be deemed to be suspended until that information is received.

It is essential that proposed inspection procedure is detailed in the application, i.e. a statement of who is to carry out each required inspection, to enable Council to organise its work programme and establish the fees payable.

PART E

If your building contains any of the systems listed in Section E1 please tick box and attach proposed inspectior. maintenance, and reporting procedures. Then complete Section E2 by ticking appropriate boxes and again aching proposed inspection, maintenance, and reporting procedures. These are required to enable Council to ue a compliance schedule and annual building warrant of fitness where required. Tick the box in E, titled none of the above, if applicable.

FEES

A deposit is payable with each application lodged. The total fee payable for each application will be Council's actual and reasonable costs of processing the application and monitoring the consent.

No building work (including site work) shall commence prior to a consent being received. Consents shall only be issued on payment of the appropriate fees.

DEPOSIT : $80.00

APPLICATIONS MAY BE LODGED AT ANY OFFICE OF THE DISTRICT COUNCIL.
OFFICES ARE LOCATED AT:

PAEROA	:	Cnr of Marshall and Williams Streets, Paeroa	Phone	07-8628609
WAIHI	:	Haszard Street, Waihi	Phone	07-8638077
PLAINS	:	Orchard Road, Ngatea	Phone	07-8677011

CHECK LIST FOR BUILDING CONSENT APPLICATIONS

YOUR APPLICATION SHOULD INCLUDE THE FOLLOWING:

☐ APPLICATION FORM

☑ All items relevant to your application to be completed on this form including accurate "Values" of the work to be undertaken.

☑ Correct legal description (can be obtained from your rates notice, certificate of title or from our rates department)

☑ Name, address and phone numbers of all the relevant personnel relating to your project

N/A

☐ SPECIFICATIONS (2 copies)

☐ Written specifications adequately describing all building work Include the fixing of materials, their size and type.

☐ SITE PLAN (3 copies)

☑ Show proposed building project , inclucing all existing building to a minimum scale of 1:200

☑ All measurements from boundaries to the nearest parts of the proposed and existing buildings. These measurements to be to the walls or nearest part of the building.

☐ Neighbours Consent, if required

☑ Show the layout of existing and proposed sanitary and stormwater drains and mains septic tanks and soakholes.

☐ Source of the water supply.

☐ FLOOR PLAN (2 copies)

☑ A floor plan of each floor level to a minimum scale of 1:100. Plan to include complete floor layout and use of each section.

☐ ELEVATIONS (2 copies)

☑ An elevation of 1:100, each external wall showing heights and finished ground level at each external corner

☑ Location of wall and roof bracing to be shown on elevations

☐ FOUNDATION PLAN (2 copies)

☑ For timber floors show location of all piles and sub-floor timber braces, foundation perimeter walls and internal piling system. For concrete floors, a detailed cross section is required

☐ CROSS SECTION DETAILS (2 copies)

☑ Sufficient cross sections through the building to show foundation details, floor systems, wall construction, roof construction, location of wall claddings and roof covering.

☐ Show construction details of terraces, steps, balustrades, etc

☑ Details of thermal insulation to be shown (Dimensions, type and value)

☐ WALL AND FLOOR BRACING CALCULATIONS (2 copies)

☐ Submit wall and subfloor bracing calculations, and plan, detailing location of bracing elements.

☑ NOTE: One room additions. Locate bracing requirements and their respective values on the elevations

Application No 4633 | 4634
(Office Use Only)

FORM 3

HAURAKI DISTRICT COUNCIL

Application for a Building Consent under Section 33 of the Building Act 1991

$80.00

PART A: GENERAL

PLEASE COMPLETE ALL PANELS TO AVOID DELAYS IN PROCESSING OF YOUR APPLICATION
(See Enclosed Explanatory Notes)

18.1.96.

6955513

File No. 5030/282.00

Document No. 446152

APPLICANT DETAILS (Panel 1)

APPLICANT (OWNER)	Allan - Mary Weal	CONTACT	
MAILING ADDRESS	19 Hereford Pl Waihi Beach.	ADDRESS	
		POSITION	
TELEPHONE/FAX NUMBER	07 863 5970	TELEPHONE/FAX NUMBER	

PROJECT LOCATION DETAILS (Panel 2)

ADDRESS OF PROPERTY: 122 Kenny ST Waihi

LEGAL DESCRIPTION: LOT NO. 3 D.P. _____ SECTION 411 Waihi

BLOCK _____ SURVEY DISTRICT _____

AREA _____ (hectares) VALUATION ROLL NO. 5030 282/02 DAIRY NO _____ (where applicable)

FULL DESCRIPTION OF BUILDING (Panel 3)

Intended use(s) - New Home Units.

Stage _____ of intended _____ stages

Size of Building

Floor Area ...101.....sq. m. No. of dwelling units ...2.....

No. of Storeys .....1..... Existing .....N/A.....sq. m.

Total value of Building (Project)

Inclusive of GST $.....65,000.....

Nature of consent (tick box)

- ☑ New ~~or relocated building~~ - exclude domestic garages & domestic outbuildings
- ☐ Foundations only
- ☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances
- ☐ Other new construction & demolition
- ☐ Domestic garages and domestic outbuildings

Intended life: Indefinite but not less than 50 years ☑

or Specified as ..... years ☐

(Continued Over)

This application is for:

☐ Building consent only, in accordance with project information memorandum No: _____

☐ Both building consent and a project information memorandum

PART B: PROJECT DETAILS

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

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

☑ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (site plan).

☐ N/A Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.

☐ N/A New provisions to be made for vehicular access, including parking.

☐ N/A 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.

☐ N/A 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 i.e. gas, electricity, water supply, stormwater system, wastewater system.

☐ N/A Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.

☐ N/A Details of any cultural or heritage significance of the building or building site, including whether it is on a marae.

☐ N/A Details of any consents already obtained or approved relating to this application.

PART C: BUILDING DETAILS

Complete Part C in all cases

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

PLANS AND SPECIFICATIONS

☑ 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 Hauraki
- ☐ References to determinations issued by the Building Industry Authority
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to Approved Documents
- ☐ Producer statements

INSPECTIONS

Proposed procedures (if any) for inspection during construction

- ☐ Inspection by building certifier(s)
- ☑ Council to inspect

Please supply details .....

.....

.....

.....

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.

	Name	Phone	Address	Registration No.
Designer(s)	Total Plan Service	07863590	19 Hereford Place.	
Building certifier(s)	Hauraki Council			
Builder(s)	Allan - Mary Weal.	863590	19 Hereford Pl.	
Registered Drainlayer	Waihi Beach Plumbers.	863691	Main Rd Waihi Beach	
Registered Plumber	Above.			
Registered Gasfitter				
Registered Electrician	Alex Sutton		Snell Cres Waihi Beach	
Other producers and key personnel				

* PIM already done with 1st unit.

PART E: COMPLIANCE SCHEDULE DETAILS

E1: Systems Necessitating a Compliance Schedule

(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

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

- ☐ Automatic sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire or other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all, or a major part, of the building
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the Building Code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the Building Code in respect of the abovementioned systems
- ☑ None of the above

E2: Other Systems and Features to be included in the Compliance Schedule

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

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

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975
- ☐ Handheld hoses for firefighting
- ☐ Such signs as are required by the Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975

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

X Sign Name ..... Position ..... Date ..15..1..96

Application No 4633/4674
(Office Use Only)

FORM 3

HAURAKI DISTRICT COUNCIL

Application for a Building Consent under Section 33 of the Building Act 1991

PART A: GENERAL

PLEASE COMPLETE ALL PANELS TO AVOID DELAYS IN PROCESSING OF YOUR APPLICATION
(See Enclosed Explanatory Notes)

APPLICANT DETAILS (Panel 1)

APPLICANT (OWNER)	A. WEAL	CONTACT	—
MAILING ADDRESS	19 HEREFORD PL. W/BEACH	MAILING ADDRESS	—
		POSITION	
TELEPHONE/FAX NUMBER		TELEPHONE/FAX NUMBER	—

PROJECT LOCATION DETAILS (Panel 2)

ADDRESS OF PROPERTY: 122 KENNY ST WAIHI

LEGAL DESCRIPTION — LOT NO. 3. D.P. ____ SECTION ____

BLOCK ____ SURVEY DISTRICT ____

AREA ____ (hectares) VALUATION ROLL NO. 05030/282.00 DAIRY NO. ____ (where applicable) RURAL NO. ____

FULL DESCRIPTION OF BUILDING (Panel 3)

Intended use(s) - 2 Home Units

Stage 1 **of intended** 1 **stages**

Size of Building

Floor Area 101x2 sq. m. No. of dwelling units .....

No. of Storeys ..... Existing —— sq. m.

Total value of Building (Project)

Inclusive of GST $~~65,000~~ 70,000-00 v 2 = 140000-00

Nature of consent (tick box)

- [x] New or relocated building - exclude domestic garages & domestic outbuildings
- [ ] Foundations only
- [ ] Alterations, repairs, extensions, conversions, resiting, installation of heating appliances
- [ ] Other new construction & demolition
- [ ] Domestic garages and domestic outbuildings

Intended life: Indefinite but not less than 50 years [1]

or Specified as ..... years [ ]

(Continued Over)

This application is for:

☐ Building consent only, in accordance with project information memorandum No: _____

☑ Both building consent and a project information memorandum

PART B: PROJECT DETAILS

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

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

☑ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (site plan).

☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.

☐ New provisions to be made for vehicular access, including parking.

☐ Provisions to be made in building over or adjacent to any road or public place.

☐ New provisions to be made for disposing of stormwater and wastewater.

☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.

☐ New connections to public utilities i.e. gas, electricity, water supply, stormwater system, wastewater system.

☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.

☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae.

☐ Details of any consents already obtained or approved relating to this application.

PART C: BUILDING DETAILS

Complete Part C in all cases

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

PLANS AND SPECIFICATIONS

☑ 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
- ☐ References to determinations issued by the Building Industry Authority
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to Approved Documents
- ☐ Producer statements

INSPECTIONS

Proposed procedures (if any) for inspection during construction

- ☐ Inspection by building certifier(s)
- ☑ Council to inspect

Please supply details .....

.....

.....

.....

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.

	Name	Phone	Address	Registration No.
Designer(s)				
Building certifier(s)				
Builder(s)				
Registered Drainlayer				
Registered Plumber				
Registered Gasfitter				
Registered Electrician				
Other producers and key personnel				

PART E: COMPLIANCE SCHEDULE DETAILS

E1: Systems Necessitating a Compliance Schedule

(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

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

- ☐ Automatic sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire or other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all, or a major part, of the building
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the Building Code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the Building Code in respect of the abovementioned systems
- ☐ None of the above

E2: Other Systems and Features to be included in the Compliance Schedule

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

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

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975
- ☐ Handheld hoses for firefighting
- ☐ Such signs as are required by the Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975

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

Name A L Weal Position ..... Date .....

D. P. Peffers. 122 Kenny St.

503/252

WAIHI BOROUGH COUNCIL.

APPLICATION FOR BUILDING PERMIT.

To the Building Inspector,
Waihi Borough Council,
WAIHI.

Dear Sir,

I hereby apply for permission to carry out work according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith.

Name of Owner. DAISY PEARL PEFFERS

Name of Builder. M. C. PEFFERS.

Particulars of Land:- Section No. 411 Street KENNY ST.

Length of Boundaries 60 feet. x 5 CHAINS Area

Class of Work with Demensions CAR SHED 18 FEET. x 9 FEET.

Particulars of Building:- Foundations WOOD Walls WOOD.

Roof IRON. Chimney NIL.

Distance from Street Line 2 CHAIN Distance from any other buildings

Estimated Costs.

Building. . . . . £ 10 : — : —.

Plumbing & Drainage . . . £ NIL : —

Total. . . . . £ 10 : — : —

Date of Completion 17-12-56

Proposed purpose for which every part of the building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose

Car shed

Proposed use of occupancy of any other part of building NIL.

Nature of ground on which building is to be placed and the subjacent strata

EARTH FLOOR.

Yours faithfully,

D.P. Peffers Owner.

M.C. Peffers Builder.

Postal Address.
Kenny St

(Particulars for specifications on Back hereof.)

FOR OFFICE USE ONLY

Building permit No. 2142 Receipt No. 605

Fee £ — : 5/ : —

Approved by W. G. Gillies
Building Inspector.
10/12/56

PARTICULARS REQUIRED TO BE SHOWN ON PLANS AND SPECIFICATIONS.

1. The area boundaries and road frontages of site.
2. The material of which the building is to be erected, renewed altered or repair
3. The height of the floors above ground level and the method of ventilating under floors.
4. The number, size, height and interior coverings of rooms.
5. The position and sizes of windows.
6. The kind and number of pan or water flush closets existing or to be provided on the premises.
7. The size, height and spacing of studs.
8. The size of bearer plates, floor and ceiling joists, and jact studs etc.
9. Submit blocks plan and site plan showing distance from boundaries.
10. The spacing of blocks, joists, studs, rafters and purlines etc.
11. Submit elevation plans.
12. Plans to be drawn to a minimum scale of $\frac{1}{8}$ inch to one foot.

Waihi Borough Council

BUILDING PLAN FORM

Permit No. 2172

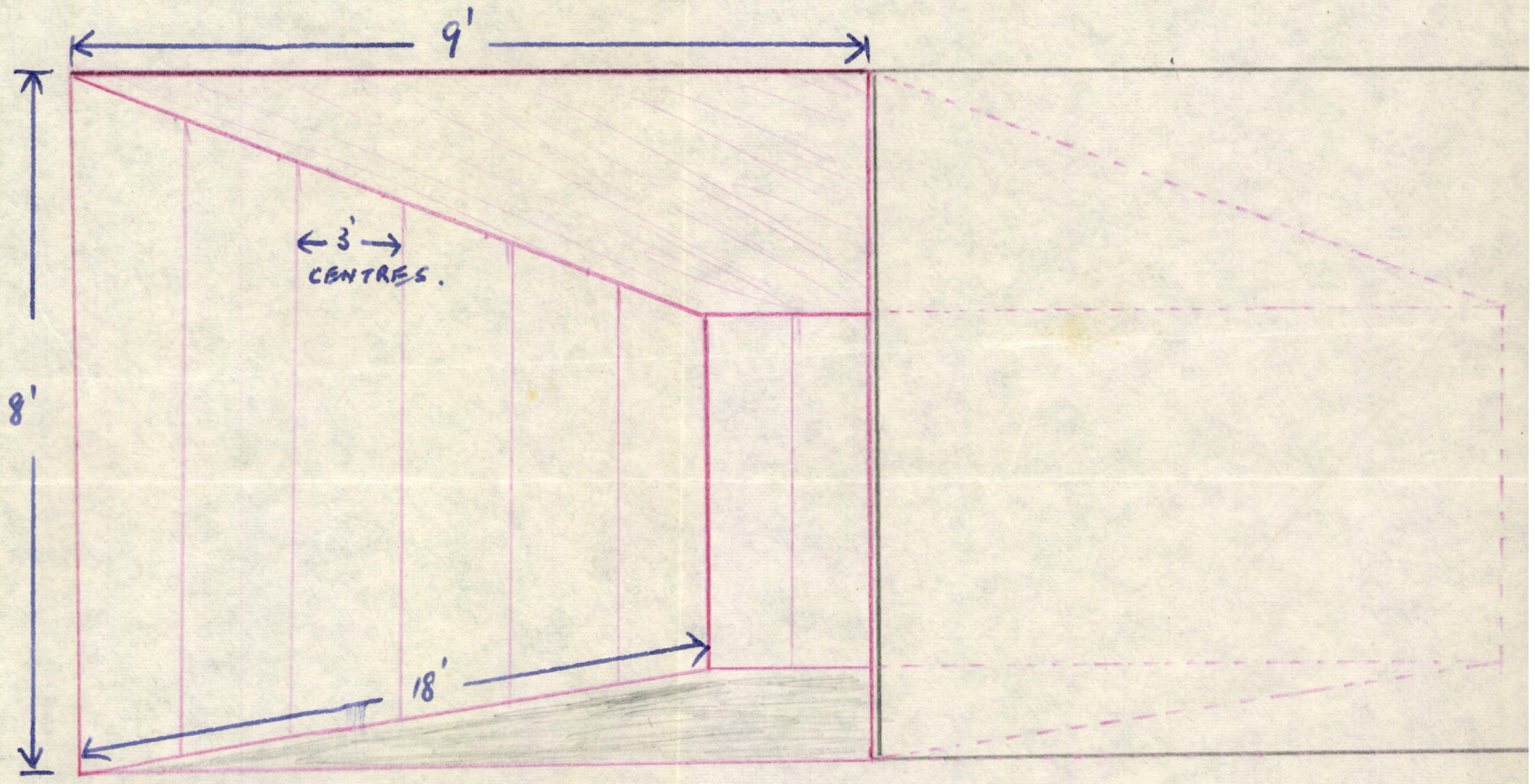
Date 12-12-52

Minimum Scale: ¼in. to a Foot.

New Work—RED.

Existing Work—BLACK.

ELEVATION



Binding Margin to Be Left Blank

Owner D. P. Pattles

Section 411

Street Kenny St

C.V.C.

Signature of Owner or ~~Builder~~ D. P. Pattles

Waihi Borough Council

BUILDING PLAN FORM

Permit No. .....

Date .....

Minimum Scale: 1/8 in. to a Foot.

New Work—RED.

Existing Work—BLACK.

STREET

GROUND PLAN—Showing Distances from Boundaries

Binding Margin to Be Left Blank

FRONT BOUNDRY

Owner O.P. Peffers **Section** 411

Street Kenny St

C.V.C.

Signature of Owner or Builder O.P. Peffers

Gary

8/9

This is the one we discussed with Bob.

Small length of drain left to connect 50 Fitzgerald did it.

Graham checked out with him shall I just connect it

Jerri

Jeffers 503/282

I phoned Gordon Fitzgerald he said he laid the dry line and later connected the dryline to the house drain and Bob past it. Bob does not remember testing it. Gordon said ~~as~~ women phoned from the office and told him the test would be waived.

Gary, this has gone full
Circle once again.
Refer Grahams note.
Can you sort out

Gary said too late
put through S

Valuation No. 503/282

WAIHI BOROUGH COUNCIL

(The Drainage and Plumbing Regulations 1978)

Application for Permit for Sanitary and Drainage Work (Including Stormwater)

TO THE HEALTH INSPECTOR,

I hereby apply for permission to have the work described herein and set out on the attached sheet, carried out as follows:

~~Plumber or~~ Drainlayer: Name ..A. G. Fitzgerald.....

Phone .8525.. Postal Address .RD2. Old Tauranga. RD.

Name of Person for whom work is to be carried out:

Name ..Daisy Pearl Peffers.....

Phone .8713... Postal Address ..122. Kenny St.... Waihi.....

LOCATION

D.P. No ..... Section No ...411.....

Lot No ..... House No ....122.....

Road, Street ..KENNY. ST....WAIHI.....

Work Referred to Consists of: .Cast. lay. sewerage. lines. to.....
..Septic. tank. drain.....
.....

Estimated Value of the above work:

Drainage: Material $212 : 38 Labour $250: Fee $ 33 : —

Plumbing: Material $: Labour $: Fee $:

TOTAL $

Date: .16/2/87.. Signature: .A. G. Fitzgerald.....
(To be signed by Craftsmen Plumber or Registered Drainlayer ONLY)

Complying up.

FOR OFFICE USE ONLY

Approved by: ..... Date: 17-2-87 → April 87
(Health Inspector)

Inspected by: Day Hire only ..... Date: .....
(Health Inspector)

Receipt No: 25877 19-2-87 B. Date Issued: 19.02-87.

Permit No: ..2276..... Date Notif .17-02-87....

Sewer Connection Fee: $44

mother died 1989
Gordon Fitzgerald looked up approx April 87. No final inspection done. He told Mrs Peffers to pay $44 in 2/87.

WAIHI BOROUGH COUNCIL

PLUMBING AND DRAINAGE PERMIT AND INSPECTION FEES

Effective 1st October 1986. All fees inclusive 10% G.S.T.

PERMIT FEES

Value of work (labour only)	Fees	(GST Content)
$ 0 - 50	$ 11 min	($ 1.00)
$ 51 - 100	$ 11 min	(1.00)
$ 101 - 200	$ 22	(2.00)
$ 201 - 300	$ 33	(3.00)
$ 301 - 400	$ 44	(4.00)
$ 401 - 500	$ 55	(5.00)
$ 501 - 600	$ 66	(6.00)
$ 601 - 700	$ 77	(7.00)
$ 701 - 800	$ 88	(8.00)
$ 801 - 900	$ 99	(9.00)
$ 901 -1000	$110	(10.00)
$ [illegible]1100	$121	(11.00)
$ -----1200	$132	(12.00)
$ -----1300	$143	(13.00)
$ -----1400	$154	(14.00)
$ -----1500	$165	(15.00)
$ -----1600	$176	(16.00)
$ -----1700	$187	(17.00)
$ -----1800	$198	(18.00)
$ -----1900	$209	(19.00)
$ -----2000	$220	(20.00)

Plus $11.00 for each $100.00 or part thereof above $2000.00
($ 1.00 GST Content)

ADDITIONAL FEES PAYABLE FOR SPECIAL DUTIES.

1/ For each additional inspection necessary if work not ready or not of required standard. $22.00 ($2.00 GST Content)

2/ For site visit and/or calculations necessary pursuant to an enquiry made before an application is submitted. $22.00 ($2.00 GST Content)

3/ For percolation tests if necessary pursuant to an application for a septic tank installation. Actual cost plus G.S.T.

Sewerage Connection Fee: $44.00

WAIHI BOROUGH COUNCIL

Address all correspondence to The Town Clerk
P.O. Box 67, Haszard St, Waihi. Telephone (08163) 8077

Reference 89/611
5030/282

1 August 1989

COPY

D.P. Peffers,
122 Kenny Street,
WAIHI.

Dear Sir/Madam

RE: CONNECTING TO SANITARY SEWER
LOCATION: Kenny Street - Sec 411

Council's records show that, as yet you have not connected the above property to the public sewerage system.

If you have connected please advise Ms Yokum at the Borough Office so our records can be amended accordingly.

It has been some time since the initial directive was made requesting your property be connected to the sewer. I would like to remind you that as from 31 March 1989 the use of septic tanks within the Borough of Waihi is illegal without a water right. Also the Plumbing and Drainage Act 1976 requires every property to connect to the public sewerage system where that system is available.

I would request that you will make every effort to connect the above property to the sewer at the earliest opportunity.

If you have any queries or difficulties, please contact either me or Ms B. Yokum at the Borough Office.

Yours faithfully

B Cocks

B.J. Cocks
BOROUGH ENGINEER

5030/282 Peffers.

Gordon Fitzgerald
- connected dry line

dry line done first
also laid by Fitzgerald.
Sewer connection paid when dry line was laid.

Check from Peffers brought in by daughter.
as per daughter 2 Aug FG

BAJ.

Building permit 2603 16-3-87
Receipt

Bob found application in Dryline let.
no record of connection fee.
only Permit Fee. No record of connection

3/282

HAURAKI DISTRICT COUNCIL

William Street, Paeroa, N.Z.
Telephone (07) 862-8609. Fax (07) 862-8607

RECEIVED
30 MAR 1992
HAURAKI DISTRICT COUNCIL

Paeroa Area Office (07) 862-8609
Plains Area Office (0843) 77011
Waihi Area Office (07) 863-8077

Address all Correspondence
~~The District Manager~~
P.O. BOX 17, PAEROA

FORM 5

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

TO THE HAURAKI DISTRICT COUNCIL

~~I~~/We, Allan C. & Mary R. WEAL
(Full name of applicant)
8 Didsbury Drive,
WAIHI BEACH.

(Full address of applicant)

apply for the resource consent(s) described below :

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

H. & A. Wilson (Tenants)
122 Kenny Street, Waihi.

2. The location to which this application relates is:

Sec. 411 Town of Waihi
122 Kenny Street, Waihi.

[Describe the location in a manner which will enable it to be readily identified eg. the street address, the legal description, the name of any relevant stream, river, or other water body to which the application may relate, proximity to any well known landmark, the grid reference (if known) etc.]

3. The type of resource consent(s) sought is/are:

~~LAND USE CONSENT~~ SUBDIVISION CONSENT ~~DISCHARGE PERMIT~~

(Strike out those which do not apply)

4. A description of the activity to which the application relates is:

Non-complying activity to create 3 residential lots with dimensions smaller than specified in the Waihi Borough District Scheme for a residential zone.

(continued over)

5. The following additional resource consents are required in relation to this proposal and have/have not been applied for:

Nil

6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. [In the case of a controlled activity, such an assessment is not required unless otherwise specified in the District Plan.]

7. I attach other information required to be included in the application by the District Plan.
[refer to the notes which accompany this form]

8.[Where the application is for a subdivision consent] I attach information in accordance with section 219 of the Act sufficient to adequately define -

(a) The position of all new boundaries:
(b) The areas of all new allotments [Not required for cross-leases, company leases, or unit plans.]:
(c) The location and areas of new reserves to be created, including any esplanade reserve to be set aside on a survey plan under section 230 of the Act:
(d) The location and areas of land below mean high water springs of the sea or any part of the bed of a river or lake which is to be vested in the crown under section 235 of the Act:
(e) The location and areas of land to be set aside as new road:

for A.C. & M.R. Weal

(Signature of applicant or person authorised to sign on behalf of applicant)

30th March, 1992.

(Date)

Address for service of applicant:

C/- V. D. Baker & Associates

P.O. Box 25, Paeroa.

Telephone No. : 8628963

Fax No. : ----

V. D. Baker and Associates
Registered Surveyors

VAUGHAN D. BAKER MNZIS
Member of the Consulting Surveyors of N.Z.

Hughendon Street
P.O. Box 25
PAEROA
Phone (07) 862-8963

Ref: 2889

The General Manager,
Hauraki District Council,
P.O. Box 17,
PAEROA.

Dear Sir,

Re:- Application for Subdivision Consent - A.C. & M.R. Weal, Kenny Street, Waihi.

Attached are copies of Form 5 and scheme plan for the proposed subdivision of Sec.411 Town of Waihi and a cheque for your fee of $275.

The land is zoned residential in the Waihi Borough District scheme. An old house is situated near the front of the property, the balance of the land is clear with a gentle fall towards the rear. The total area is 1517m^2 with a width of 12.1m and length of 100.6m.

The District Scheme would allow two additional dwellings as a conditional use. The property could be subdivided into two lots with the house on one lot and the rear lot able to accommodate two dwellings as a predominant use.

By subdividing into three lots, the end result is the same. Lot 1 containing the house has a frontage of 13.1m and a net area of 424m^2 . Lots 2 & 3 are rear lots with net areas of 424m^2 & 459m^2 respectively. A mutual ROW 3.0m wide would serve all three lots. The existing garage on Lot 1 would be relocated. Lots 2 & 3 are of adequae size to allow dwellings to be erected to comply with specified site coverage and yard requirements.

Lot 1 connects to the existing sewer in Kenny Street. Lots 2 & 3 are too low to connect into this sewer, but can be provided with a connection to the sewer in Clarke Street across Sec.412B (or possibly Sec.412A). Relevant levels are shown on the plan. Other services are available in Kenny Street.

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT.

Environmental effects of this subdivision would be the same as having three dwellings on the present title. Two additional houses with driveway and extensions to services would be constructed. Adjoining sections are large and generally under-utilized. The increased housing density would have little adverse effect on the locality.

Yours faithfully,

V. D. BAKER
Registered Surveyor

KENNY STREET
(Sealed)
(20·1 wide)

MH. 2/14

Existing Sewer

(15·1)
12·1
(Bdy 13·1)

1·0
1·0

Old Wooden House

35·1

A
B
C

Garage to be Relocated

Lot 1
459 m²
(424 m² net)

12·1
(13·1)

1·0

Right-of-Way

70·2

(100·6)

(GL 10·70)

Lot 2
529 m²
(424 m² net)

35·1

(GL 9·40)

(IL 8·30)

(Bdy 14·1)
12·1

2·0
1·0

411 B

(GL 9·00)

Lot 3
529 m²
(459 m² net)

30·4

(GL 8·80)

(IL 7·80)

15·1

414

414 A

412 C

412

412 A

412 B

413 A

Proposed Sewer

MH. 1/24
(IL. 7·99)
(GL 10·00)

CLARKE STREET

Existing Sewer

(IL. 6·85)

MH. 1/23
(IL. 6·60)
(GL. 8·80)

N

Level Datum Assumed
IL = Invert Level
GL = Ground Level

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
R.O.W.	A	LOT 1	LOTS 2+3
R.O.W.	B	LOT 2	LOTS 1+3
R.O.W.	C	LOT 3	LOTS 1+2

OWNER : A.C. & M.R. WEAL

TOTAL AREA : 1517 m²

PROPOSED SUBDIVISION OF SECTION 411 TOWN OF WAIHI

V.D. BAKER & ASSOCIATES
REG'D. SURVEYORS
PAEROA

SHEET

DRAWN	CHECKED	SCALES	SERIES OF
TRACED	DATE MAR. 1992	1 : 400	REF 2889

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
AREA OFFICES: Waihi (07) 863-8077, Ngatea (07) 867-7011

HAURAKI
DISTRICT COUNCIL

Code Compliance Certificate No:744
Section 43(3), Building Act 1991

Building Consent No: 2310

OWNER : ALLAN CHARLES WEAL

Mailing Address: 8 DIDSBURY DR, WAIHI BEACH 3060
Contact: ALLAN CHARLES WEAL
Mailing Address: 8 DIDSBURY DR, WAIHI BEACH 3060
Application received: 09/08/94

FILE

PROJECT LOCATION

Street Address: 122 KENNY ST, WAIHI 3061
Property ID: 03852
Assessment No: 05030/282.00
Legal: SEC 411 WAIHI

PROJECT

The project is for A/A to Dwelling
Intended Use(s): RESIDENTIAL/~~DOMESTIC HEATING~~
Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: $0.00

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

Address all correspondence to the General Manager.

Enquiries in respect to this document should be made at the Paeroa Office.

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

Signed for and on behalf of the Hauraki District Council.

I K Laurenson General Manager

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
AREA OFFICES: Waihi (07) 863-8077, Ngatea (07) 867-7011

HAURAKI DISTRICT COUNCIL

..... Date 24/5/95

Per: ~~M van Steenbergen~~/ R T Bierre

Supervising Officer ~~Consents~~/Monitoring

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
Freephone (within District) 0800 734 834

HAURAKI
DISTRICT COUNCIL

CODE COMPLIANCE CERTIFICATE No:1384
Section 43(3), Building Act 1991

Building Consent No: 4634

OWNER : ALLAN CHARLES WEAL

Mailing Address: 19 HEREFORD PL, WAIHI BEACH 3060
Contact: MARY ROZELLE WEAL
Mailing Address: 19 HEREFORD PL, WAIHI BEACH 3060
Application received: 25/01/96

PROJECT LOCATION

Street Address: 122 Flat 1 KENNY ST, WAIHI 3061
Property ID: 03852
Assessment No: 05030/282.00
Legal: SEC 411 WAIHI TN

PROJECT

The project is for A new dwelling
Intended Use(s): RESIDENTIAL
Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: $0.00

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

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Signed for and on behalf of the Hauraki District Council.

K Laurenson General Manager

Post Office Box 17, Will[illegible] Street, Paeroa, New Zealand
Telephone (07) 862-[illegible]9. Facsimile (07) 862-8607
Freephone (with[illegible] District) 0800 734 834

HAURAKI DISTRICT COUNCIL

..... Date 13./.11./.96.

Per: M ~~van Steenbergen~~/ R T Bierre

Supervising Officer ~~Consents~~/Monitoring

Kenny st

Proposed new rear boundary

Existing sewer main

15·100

6·000

1000

Proposed Garage

Existing Home

100·600

Should be 1.8m

Mr - Mrs A Weal
122 Kenny ST
Waihi

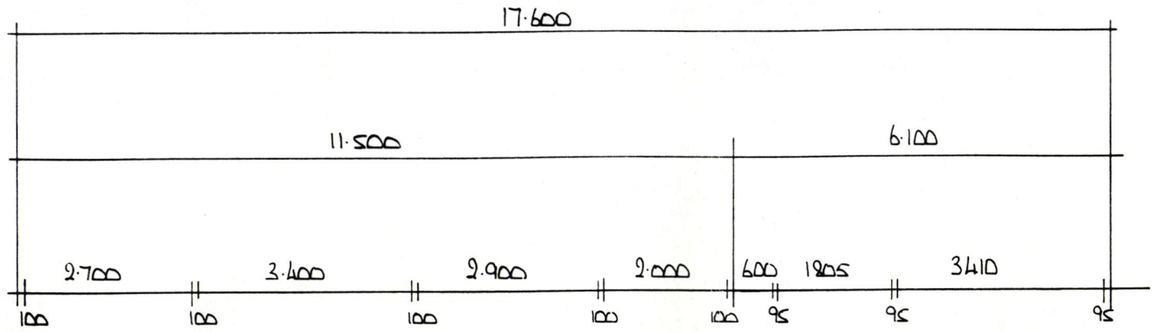
Section 411
DPS
Area 1517 m²

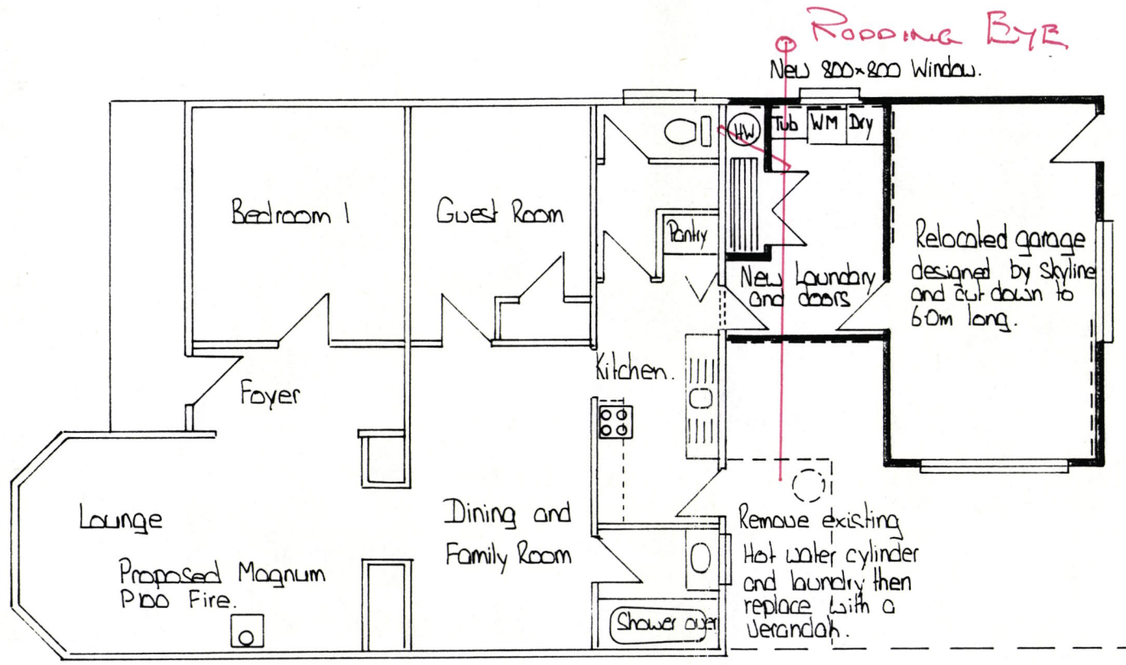
APPROVED
12 AUG 1994
HAURAKI DISTRICT COUNCIL

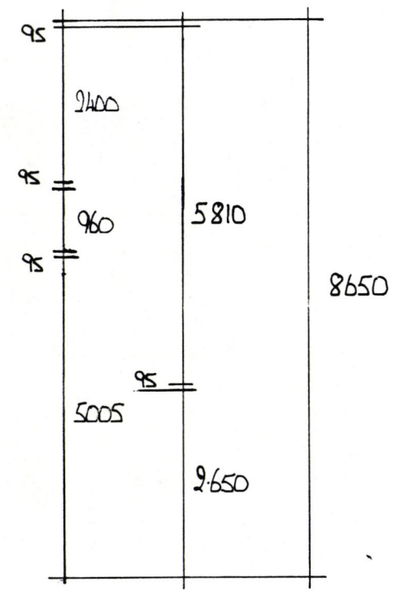
Proposed Garage for The Weal's at 122 Kenny St Waihi

Scale 1:200

Total Plan Service 18/5/94 V.Weal.







Relocate existing garage and cut down to 6.0 long.

Concrete slab for both garage and Laundary to be removed. Area under 1800 verandah to be cobblestoned.

Contractor to verify all levels and dimensions on site.

All materials and fixings to comply with NZS 3604 1990, the 1993 Building Act and to manufacturers design.

Shaded lines indicate new framing.

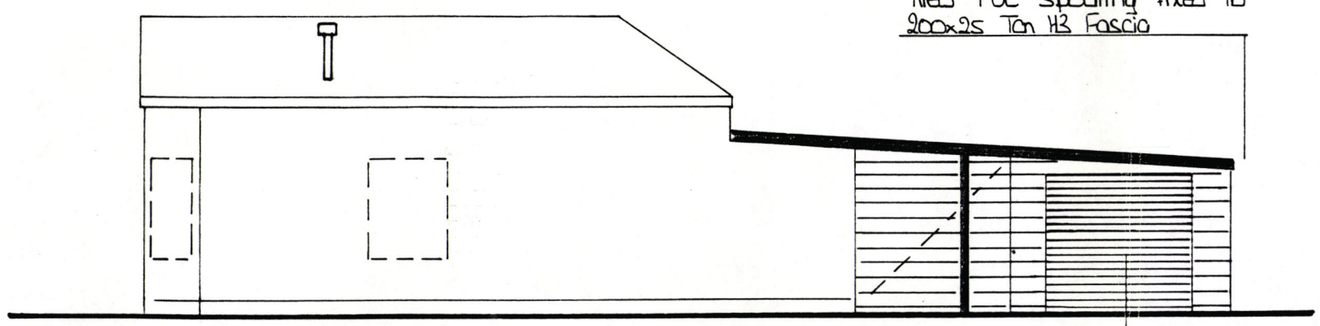
C
D B
A

Elevations

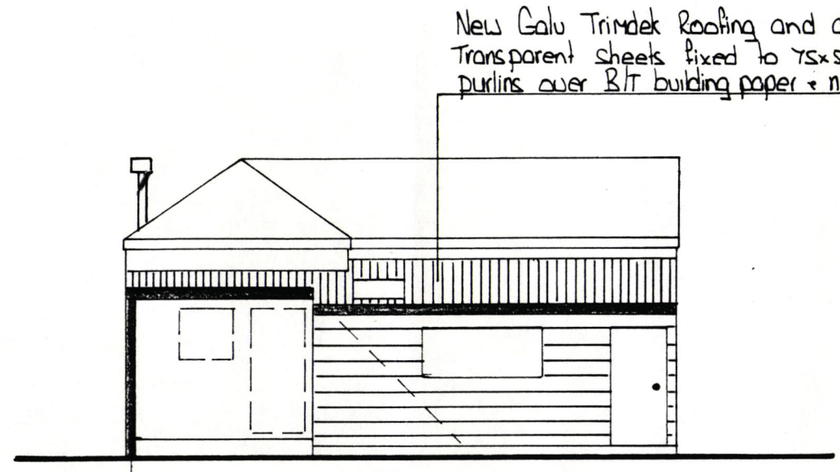
APPROVED
12 AUG 1994
HAURAKI DISTRICT COUNCIL

Scale 1 : 100

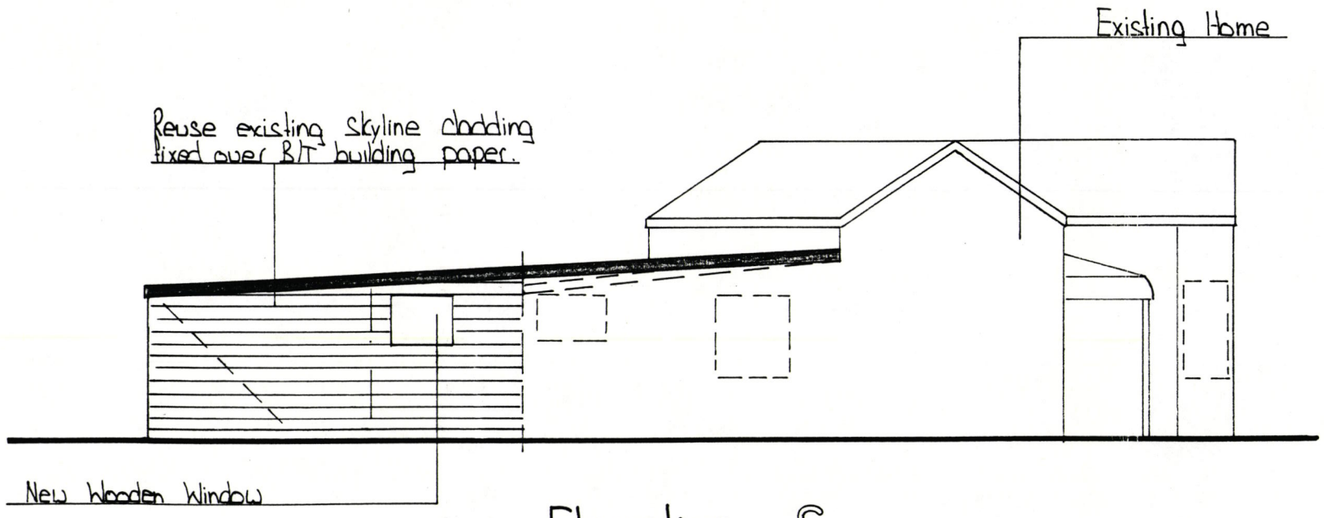
Total Plan Service 17/5/94 MWeal



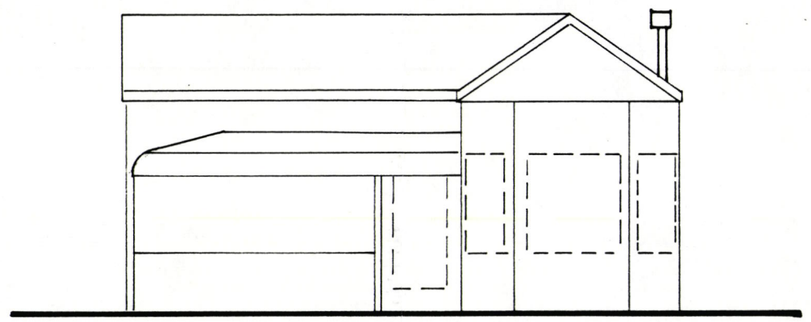
Elevation A



Elevation B



Elevation C



Elevation D

APPROVED
1 2 AUG 1994
HAURAKI DISTRICT COUNCIL

Scale 1:100

Total Plan Service 18/5/94

New Galv Trimdek roofing fixed to 75x50 purlins over breather type building paper and netting.

75x50 purlins at 900¢ fixed to 100x50 Rafters at 900¢. Rafters to be fixed over existing roof rafters and to have 100x50 sacks as required.

Fit new R1.8 ceiling Batts over existing ceiling.

New 150x50 Rafters at 600¢ over Laundry and garage. Rafters to be fixed with Galv Z nails.

Rafters to be nogged in Laundry and new 9.5mm Gib-board ceilings fixed to underside.

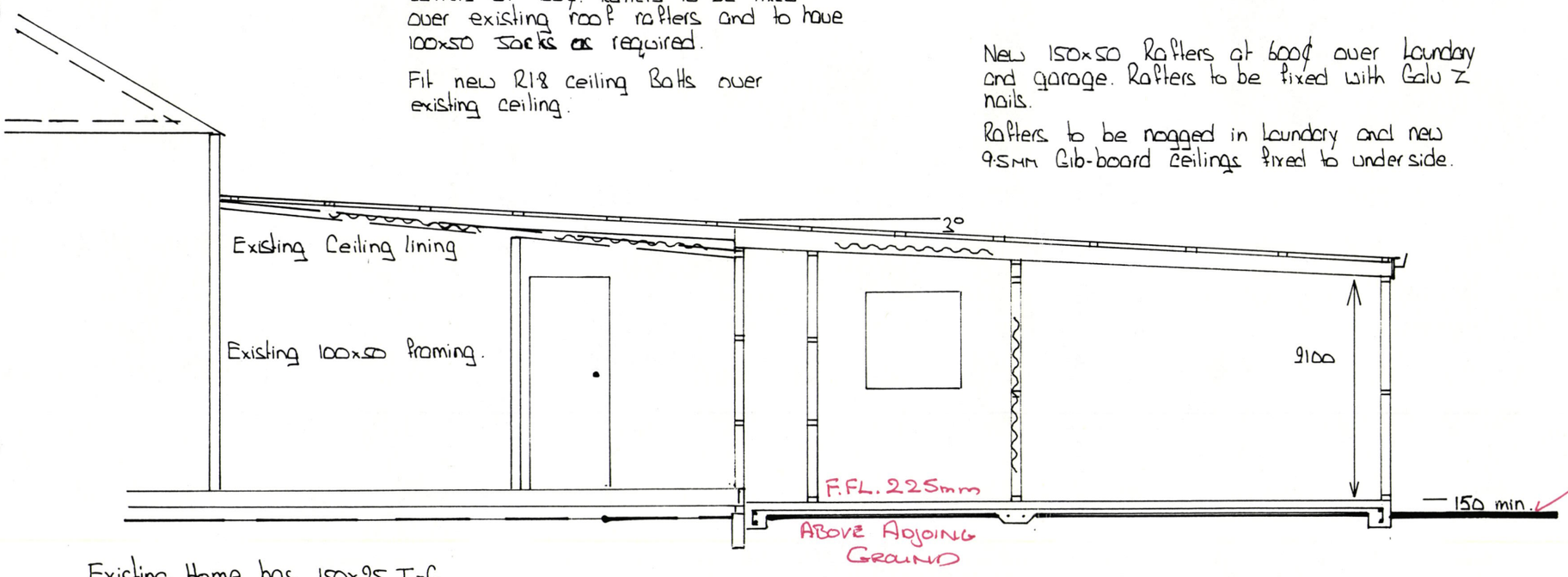
New Laundry to be lined with 9.5mm Gib-board fixed to 100x50 framing with Studs at 600¢ and nogs at 800¢.

New PVC Spouting fixed to 200x25 Ton H3 Fascia to match existing.

Remove Skyline cladding from internal wall and reuse it to clad both sides of new laundry over breather type building paper.

New R1.8 Wall Batt Insulation around Laundry.

New 250x200 Concrete footings with 2 D12 rods tied to D10 starters at 1.0¢ Starters tied to 668 mesh. 100mm concrete slab with 2D12 rods under internal garage wall in 200x500 stiffener. All concrete poured over 150 moistop Vapour barrier and compacted hard fill.



Existing Home has 150x25 T+G flooring on 150x50 Joists.

Typical Cross Section

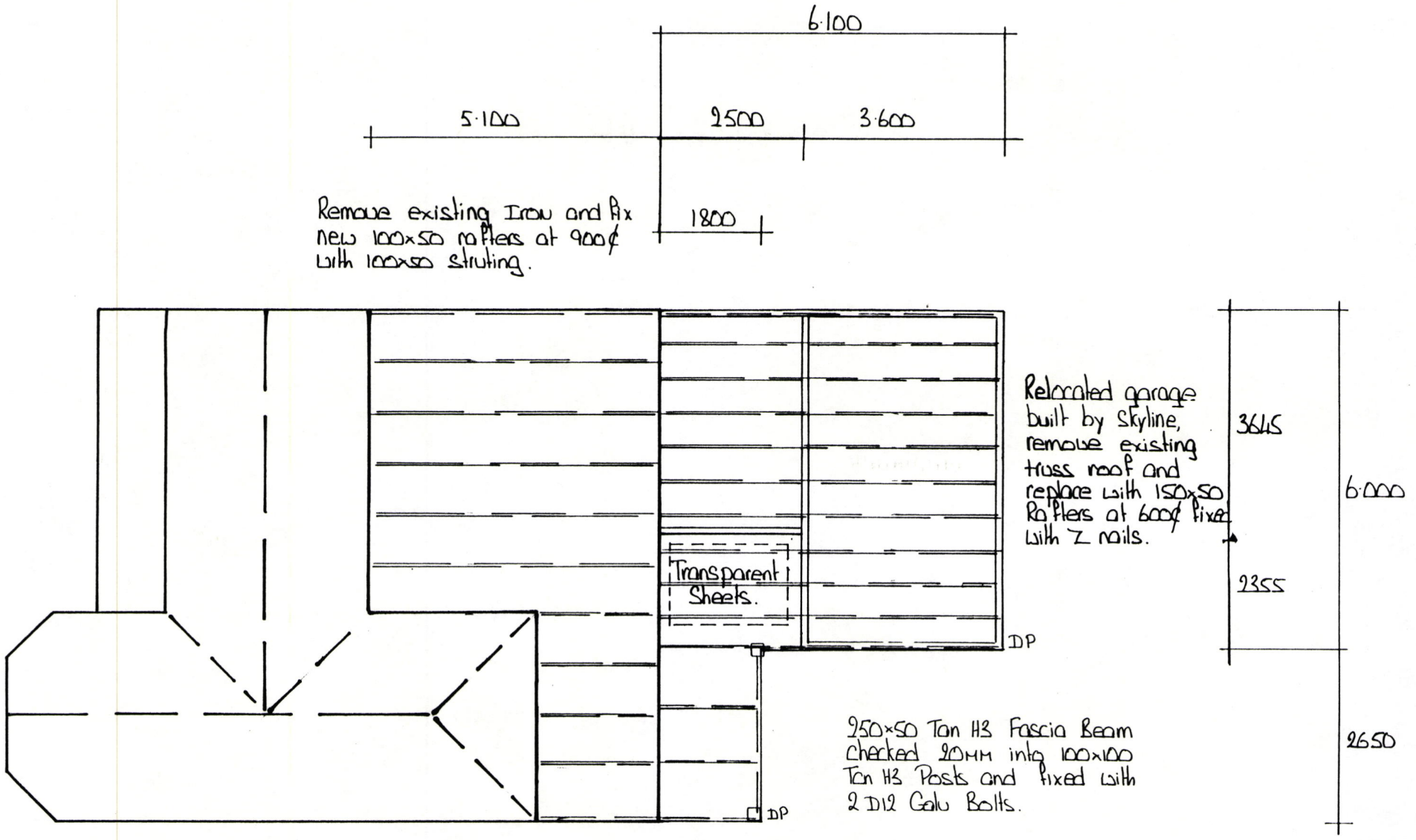
APPROVED
12 AUG 1994
HAURAKI DISTRICT COUNCIL

Contractor to verify all levels and dimensions on site.

All materials and fixings to comply with NZS 3604 1990, the 1993 Building Act and manufacturers design.

Scale 1:50

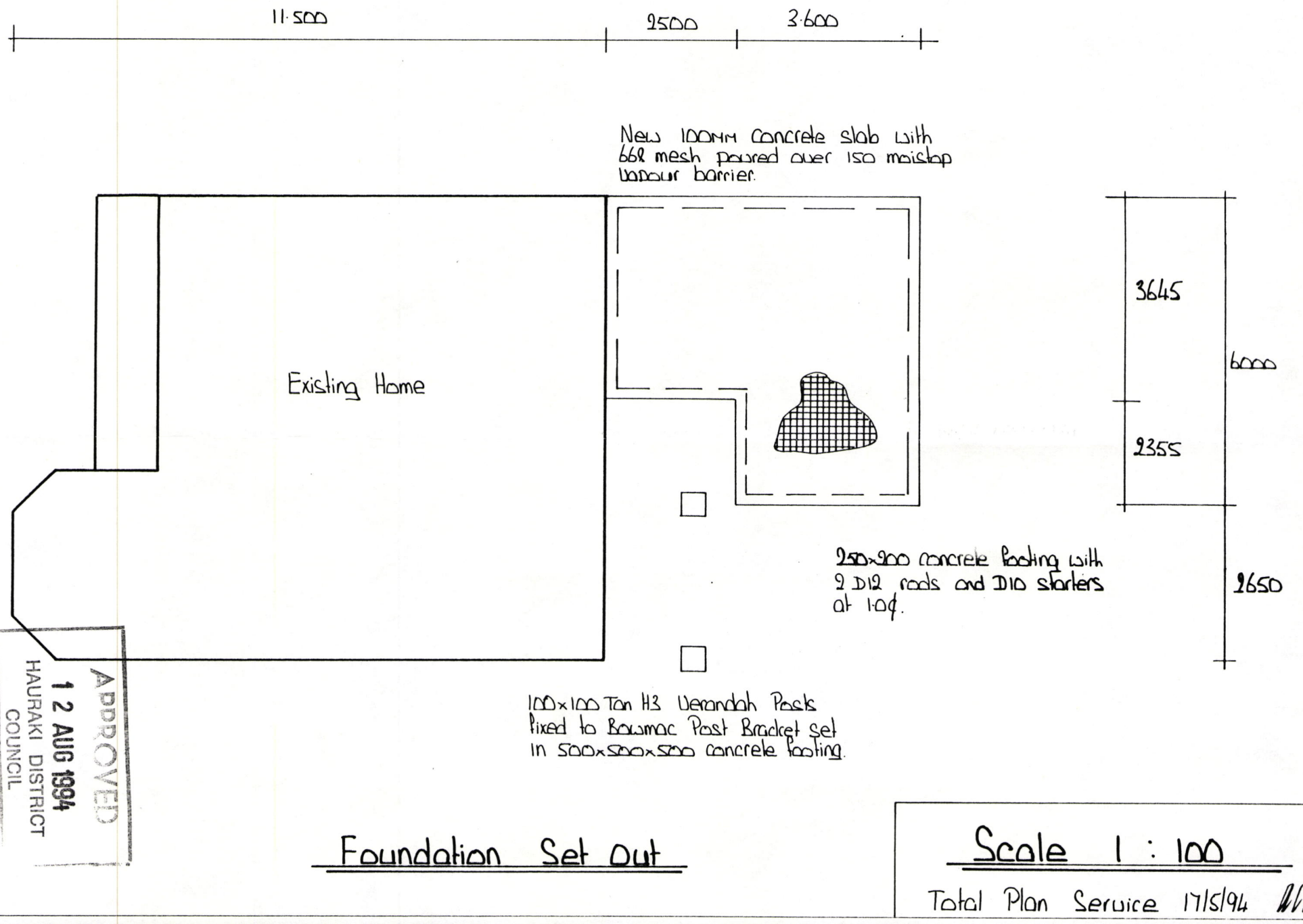
Total Plan Service 18/5/94 Wed.



Roof Framing Set out

Contractor to verify all levels and dimensions on site.

All materials and fixings to comply with NZS 3604 1990, the 1993 Building Act and to manufacturers design.



Foundation Set Out

Scale 1 : 100

Total Plan Service 17/5/94 M Wood

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
AREA OFFICES: Waihi (07) 863-8077, Ngatea (07) 867-7911

FILE COPY

HAURAKI DISTRICT COUNCIL

BUILDING CONSENT No:2310
Section 35, Building Act 1991

Issued:15Aug94

CONTACT : ALLAN CHARLES WEAL
8 DIDSBURY DR
WAIHI BEACH

OWNER : ALLAN CHARLES WEAL
8 DIDSBURY DR
WAIHI BEACH

Application received: 09Aug94

PROJECT LOCATION

Street Address: 122 KENNY ST, WAIHI
Property ID: 03852
Assessment No: 05030/282.00
Legal: SEC 411 WAIHI

PROJECT

The project is for A/A to Dwelling
Intended Use(s): RESIDENTIAL/DOMESTIC HEATING
Intended life: Indefinite but not less than 50 years
Value of Work: $12,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: $0.00

Receipt number:	440174	Date: 24May94	Amount:	$80.00
Receipt number:	445469	Date: 05Jul94	Amount:	$68.75
Receipt number:	631094	Date: 10Aug94	Amount:	$311.25

****

WARNING THESE ARE IMPORTANT DOCUMENTS PLEASE KEEP IN A SAFE PLACE.

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
AREA OFFICES: Waihi (07) 863-8077, Ngatea (07) 867-7011

HAURAKI DISTRICT COUNCIL

****

1: **********

THIS CONSENT IS SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS
****

It is a condition of this consent that the Solid Fuel Heater is :-

Installed in strict accordance with the Manufacturers Installation Instructions, any relevant producer statement and NZS 7421 Installation of Solid Fuel Heaters.

That the stormwater be discharged into approved soakholes.

Plumbing and Drainage to comply with G12 & G13 of NZBC.

That an as laid drainage plan be lodged with Council.

2: ********** INSPECTIONS REQUIRED

It is a condition of this consent that the following inspections are required. Not less than one (1) full working days notice is required to be given of the requirement for inspections. Failure to request all the required inspections (as shown below) could result in the non issue of the Code Compliance Certificate.

These inspections have been included in the fee calculations. Additional fees will be required for repeat/requested inspections.

FOOTING INSPECTION :
An Inspection of the site prior to the pouring of foundation concrete. All reinforcing steel must be in place.

SUB-FLOOR : When all sub-floor framing is complete and insulation is in place.

[redacted]LINE : Prior to fixing of any interior lining, when the framing, including roof is entirely complete and all pipe work or insulation likely to be hidden is in place and exposed.

PLUMBING : When all plumbing work is complete. Note hidden work must be inspected prior to covering.

Note only one inspection has been assessed and charged for.

DRAINAGE : When all drainage (FOUL or STORM) is complete and open.
Note only ONE inspection has been assessed and charged.

NB The tradesperson responsible for the work SHALL BE PRESENT.

FINAL INSPECTION : On completion of all building and associated works.

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
AREA OFFICES: Waihi (07) 863-8077, Ngatea (07) 867-7011

HAURAKI DISTRICT COUNCIL

****

THIS CONSENT IS ISSUED SUBJECT TO ALL NOTATIONS AND CONDITIONS CONTAINED IN THE PROJECT INFORMATION MEMORANDUM.

****

****

THIS BUILDING CONSENT DOES NOT AUTHORISE ANY WORK TO COMMENCE UNLESS ALL AUTHORISATIONS REQUIRED IN TERMS OF THE PROJECT INFORMATION MEMORANDUM HAVE BEEN OBTAINED.

NO INSPECTIONS WILL BE UNDERTAKEN UNTIL ALL AUTHORISATIONS ARE OBTAINED.

****

****

PLEASE NOTE THAT THIS IS THE ONLY COPY OF THIS CONSENT WHICH HAS BEEN ISSUED IT IS THE RECEIVERS RESPONSIBILITY TO ENSURE THAT ALL OTHER PARTIES TO THE CONSENT ARE ADVISED OF THE CONTENTS OF THE CONSENT AND ANY CONDITIONS.

****

Address all correspondence to the General Manager.

Enquiries in respect to this document should be made at the Paeroa Office.

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

Signed for and on behalf of the Hauraki District Council.

I K Laurenson General Manager

..M. van Steenbergen..... Date .15./..8./.94

Per: M van Steenbergen/ R T Bierre

Supervising Officer Consents/Monitoring

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
AREA OFFICES: Waihi (07) 863-8077, Ngatea (07) 867-7011

HAURAKI
DISTRICT COUNCIL

********** PROJECT INFORMATION MEMORANDUM **********

PROJECT INFORMATION MEMORANDUM No:2309
Section 31, Building Act 1991

Issued:15Aug94

CONTACT : ALLAN CHARLES WEAL
8 DIDSBURY DR
WAIHI BEACH

OWNER : ALLAN CHARLES WEAL
8 DIDSBURY DR
WAIHI BEACH

Application received: 09Aug94

PROJECT LOCATION

Street Address: 122 KENNY ST, WAIHI
Property ID: 03852
Assessment No: 05030/282.00
Legal: SEC 411 WAIHI

PROJECT

The project is for A/A to Dwelling
Intended Use(s): RESIDENTIAL/DOMESTIC HEATING
Intended life: Indefinite but not less than 50 years
Value of Work: $12,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this project memorandum in accordance with the attached details, are: $0.00

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
AREA OFFICES: Waihi (07) 863-8077, Ngatea (07) 867-7011

HAURAKI DISTRICT COUNCIL

1: **********

THIS PROJECT MEMORANDUM IS :

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent which is attached.

This project information memorandum includes:-

2: **********

INFORMATION IDENTIFYING SPECIAL FEATURES OR CHARACTERISTICS OF THE LAND

The land in this area is subject to medium wind effects.

Not Applicable.

3: **********

INFORMATION IDENTIFYING LAND OR BUILDINGS CLASSIFIED BY STATUTORY ORGANISATIONS

Not applicable

4: **********

DRAINAGE : PRIVATE AND PUBLIC. STORMWATER AND SEWERAGE DRAINS.

The land is connected to a reticulated sewerage treatment and disposal system.

The land cannot be serviced by a reticulated stormwater disposal system. On site soakholes will be required.

5: **********

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN GRANTED

Attached are details of Building Permits or Building Consents which have been issued for the land. [The details provided may exclude some permits issued by previous territoral authorities.]

RELEVANT BUILDING AUTHORISATIONS CONTAINED ON FILE
****

Permit No. 2172 Issued 10/12/56 - Erect a Car Shed
Permit No. 025684 Issued 26/02/87 - Erect a Skyline Garage

RESOURCE CONSENT
****

A Resource Consent has been obtained to erect the proposed project.

Consent to relocate the existing garage to within 1 metre of the boundary and erect a laundry between garage and existing dwelling in line with the two buildings on Lot 1 of 411, was granted SUBJECT TO six conditions.

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AREA OFFICES: Waihi (07) 863-8077, Ngatea (07) 867-7011

HAURAKI DISTRICT COUNCIL

A copy of the 'decision sheet' accompanies this Project Information Memorandum.

6: **********

DETAILS OF AUTHORISATIONS WHICH MUST BE OBTAINED BEFORE A BUILDING CONSENT WILL BE ISSUED

Not applicable

7: **********

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN REFUSED

Not applicable

8: **********

COMMENTS OR ADDITIONAL INFORMATION :

Council holds no information on the location of high voltage electricity lines crossing this land. Information can be obtained by contacting Valley Power or Transpower.

Council holds no information on the location of fibre optic cables. For information on the location of fibre optic or other telecom cables contact Telecom by telephoning 124.

9: **********

WATER

This land is connected to the reticulated water supply.

10: **********

INFORMATION FROM NETWORK UTILITY OPERATORS PROVIDED TO COUNCIL PURSUANT TO THE BUILDING ACT 1992 :

Council holds no information provided by a Network Utility Operator in respect to this land.

11: **********

INFORMATION ON PUBLIC WORKS KNOWN TO COUNCIL

Council has no information on existing or proposed Public Works which affect this land.

12: **********

INFORMATION IN RESPECT TO SWIMMING POOLS

Council has no knowledge of a swimming pool on this land.

****

Address all correspondence to The General Manager.

Enquiries in respect to this document should be made at the Paeroa Office.

****

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
AREA OFFICES: Waihi (07) 863-8077, Ngatea (07) 867-7011

HAURAKI
DISTRICT COUNCIL

NOTE: THE DISTRICT PLAN IS CURRENTLY UNDER REVIEW. INFORMATION RELATING TO ZONING AND DEVELOPMENT STANDARDS MAY CHANGE AS A RESULT OF THE REVIEW.

****

****

Signed for and on behalf of the Hauraki District Council:

M. van Steenbergen

M van Steenbergen
Supervising Officer (Consents) **Date:** 15.8.94

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
Freephone (within District) 0800 734 834

HAURAKI DISTRICT COUNCIL

FILE COPY

BUILDING CONSENT No:4634
Section 35, Building Act 1991

Issued:15Feb96

CONTACT : MARY ROZELLE WEAL
19 HEREFORD PL
WAIHI BEACH 3060

OWNER : ALLAN CHARLES WEAL
19 HEREFORD PL
WAIHI BEACH 3060

Application received: 25Jan96

PROJECT LOCATION

Street Address: 122 KENNY ST, WAIHI 3061
Property ID: 03852
Assessment No: 05030/282.00
Legal: SEC 411 WAIHI

PROJECT

The project is for A new dwelling
Intended Use(s): RESIDENTIAL
Intended life: Indefinite but not less than 50 years
Value of Work: $140,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: $0.00

Receipt number: 698979 Date: 15Feb96 Amount: $1,139.00
Receipt number: 695513 Date: 18Jan96 Amount: $80.00

****

WARNING THESE ARE IMPORTANT DOCUMENTS PLEASE KEEP IN A SAFE PLACE

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Freephone (within District) 0800 734 834

HAURAKI DISTRICT COUNCIL

****

1: **********

THIS CONSENT IS SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS
****

To Notations marked in RED on attached plan/s.

That the stormwater be discharged into approved soakholes.

Plumbing and Drainage to comply with G12 & G13 of NZBC.

That an as laid drainage plan be lodged with Council.

That no copper tubing is to be laid in or beneath the concrete floor unless it is contained within a duct and is replacable.

2: ********** INSPECTIONS REQUIRED

It is a condition of this consent that the following inspections are required. Not less than one (1) full working days notice is required to be given of the requirement for inspections. Failure to request all the required inspections (as shown below) could result in the non issue of the Code Compliance Certificate.

These inspections have been included in the fee calculations. Additional fees will be required for repeat/requested inspections.

FOOTING INSPECTION :
An Inspection of the site prior to the pouring of foundation concrete. All reinforcing steel must be in place.

Two footing inspections have been assessed and charged for.

PRE FLOOR : Prior to pouring concrete floor, when hardfill, reinforcing and damp proof course is in place.

Two pre-floor inspections have been assessed and charged for.

PRE-LINE : Prior to fixing of any interior lining, when the framing, including roof is entirely complete and all pipe work or insulation likely to be hidden is in place and exposed.

Two pre-line inspections have been assessed and charged for.

PLUMBING : When all plumbing work is complete. Note hidden work must be inspected prior to covering.

Two plumbing inspections have been assessed and charged for.

DRAINAAG : When all drainge (FOUL or STORM) is complete and open.

NB The tradesperson responsible for the work SHALL BE PRESENT>

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Freephone (within District) 0800 734 834

HAURAKI DISTRICT COUNCIL

********** PROJECT INFORMATION MEMORANDUM **********

PROJECT INFORMATION MEMORANDUM No:4633
Section 31, Building Act 1991

Issued:09Feb96

CONTACT : MARY ROZELLE WEAL
19 HEREFORD PL
WAIHI BEACH 3060

OWNER : ALLAN CHARLES WEAL
19 HEREFORD PL
WAIHI BEACH 3060

Application received: 25Jan96

PROJECT LOCATION

Street Address: 122 KENNY ST, WAIHI 3061
Property ID: 03852
Assessment No: 05030/282.00
Legal: SEC 411 WAIHI

PROJECT

The project is for New Dwelling
Intended Use(s): RESIDENTIAL
Intended life: Indefinite but not less than 50 years
Value of Work: $140,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this project memorandum in accordance with the attached details, are: $0.00

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
Freephone (within District) 0800 734 834

HAURAKI DISTRICT COUNCIL

1: **********

THIS PROJECT MEMORANDUM IS :

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent which is attached.

This project information memorandum includes:-

2: **********

INFORMATION IDENTIFYING SPECIAL FEATURES OR CHARACTERISTICS OF THE LAND

The land in this area is subject to medium wind effects.

3: **********

INFORMATION IDENTIFYING LAND OR BUILDINGS CLASSIFIED BY STATUTORY ORGANISATIONS

Not applicable

4: **********

DRAINAGE : PRIVATE AND PUBLIC. STORMWATER AND SEWERAGE DRAINS.

The land is connected to a reticulated sewerage treatment and disposal system.
Enclosed is a plan showing the sewer servicing this land. (Not Complete).

The land cannot be serviced by a reticulated stormwater disposal system.
On site soakholes will be required.

5: **********

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN GRANTED

Attached are details of Building Permits or Building Consents which have been issued for the land. [The details provided may exclude some permits issued by previous territoral authorities.]

RELEVANT BUILDING AUTHORISATIONS CONTAINED ON FILE
****

Permit No. 2172 Issued 10/12/56 - Carshed
Permit No. 025684 Issued 26/02/87 - Skyline Garage
Consent No. 2310 Issued 15/08/94 - Relocation of Existing Garage and Laundry and fit new fire to house.
Code Compliance Certificate No. 744 (for the relocation only) Issued 24/05/95 for Consent No. 2310

Please find a copy of the Resource Consent(s) issued pursuant to the Resource Management Act 1991 (including consents issued under the Town and Country Planning Act 1977 and Local Government Act 1974 - where known).

Resource Consent 81.675.131 - Granted May 1992 to subdivide Section 411 into 3 (Three) lots.

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Freephone (within District) 0800 734 834

HAURAKI DISTRICT COUNCIL

Resource Consent No. 94/95 - 13 Issued 8 August 1994 - Relocation of Existing Garage amd Erectr Laundry

Resource Consent No. 95/96 - 39 Issued 19 October 1995 - Location Waiver

6: **********

DETAILS OF AUTHORISATIONS WHICH MUST BE OBTAINED BEFORE A BUILDING CONSENT WILL BE ISSUED

Not applicable

7: **********

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN REFUSED

Not applicable

8: **********

COMMENTS OR ADDITIONAL INFORMATION :

Council holds no information on the location of high voltage electricity lines crossing this land. Information can be obtained by contacting Valley Power or Transpower.

Council holds no information on the location of fibre optic cables. For information on the location of fibre optic or other telecom cables contact Telecom by telephoning 124.

9: **********

WATER

This land is connected to the reticulated water supply.

10: **********

INFORMATION FROM NETWORK UTILITY OPERATORS PROVIDED TO COUNCIL PURSUANT TO THE BUILDING ACT 1992 :

Council holds no information provided by a Network Utility Operator in respect to this land.

11: **********

INFORMATION ON PUBLIC WORKS KNOWN TO COUNCIL

Council has no information on existing or proposed Public Works which affect this land.

12: **********

INFORMATION IN RESPECT TO SWIMMING POOLS

Not applicable

****

Address all correspondence to The General Manager.

Enquiries in respect to this document should be made at the Paeroa Office.

Post Office Box 17, William Street, Paeroa, New Zealand
Telephone (07) 862-8609. Facsimile (07) 862-8607
Freephone (within District) 0800 734 834

HAURAKI DISTRICT COUNCIL

****

NOTE : THE DISTRICT PLAN IS CURRENTLY UNDER REVIEW. INFORMATION RELATING TO ZONING AND DEVELOPMENT STANDARDS MAY CHANGE AS A RESULT OF THE REVIEW.

FOLLOWING THE HEARING AND CONSIDERATION OF SUBMISSIONS AND FURTHER SUBMISSIONS THE COUNCIL ADOPTED THE RECOMMENDATIONS OF THE HEARINGS COMMITTEE AND COMMISSIONERS AT ITS MEETING ON 10 OCTOBER 1995 AS ITS DECISIONS.

THOSE ASPECTS OF THE PROPOSED PLAN NOT SUBJECT TO APPEAL HAVE BECOME OPERATIVE FROM THE EXPIRY OF THE APPEAL PERIOD.

****
****

Signed for and on behalf of the Hauraki District Council:

M van Steenbergen

Supervising Officer (Consents) Date: 7/2/96

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                                                  85.030.282 - PR021731~

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.FN NORMAL, Univers, 12
REPORT TO&#65533;   :   REGULATORY COMMITTEE~

FROM&#65533;   :   W H AKEN, CONSENTS OFFICER (PLANNING)~

FILE REF&#65533;   :   85.030.282 - 21731~

DATE&#65533;   :   1 AUGUST 1994~

SUBJECT&#65533;   :   A & M WEAL, 122 KENNY STREET, WAIHI~@@
                       AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

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Side Yards&#65533; 1.8 metres & 2.5 metres

TYPE OF APPLICATION~@@
CCCCCCCCCCCCCCCCCC

In terms of Section 374(3) of the Act the proposal is therefore a Discretionary one.~
.PA

STATUTORY REQUIREMENTS~@@
CCCCCCCCCCCCCCCCCCCCC

There are no affected parties and the effects of the proposal were considered to be minor. Public notification was therefore not required.~

Matters To Consider~@@
CCCCCCCCCCCCCCCCCC

As set out in Section 104 of the Act.~

Decisions on Applications~@@
CCCCCCCCCCCCCCCCCCCCCCCC

Discretionary activities may be granted or refused consent, and, if granted, conditions may be imposed.~

COMMENTS~@@
CCCCCCCC

District Engineer~@@
CCCCCCCCCCCCCCCC

The district engineer has stated that the access is required to be formed as per the conditions set out in the subdivision consent.

Consents Inspector~@@
CCCCCCCCCCCCCCCCC

The consents inspector has stated that the existing foul water drainage system required to be installed in compliance with NZBC G13 AS2 and that the wall that will come within a metre of the site boundary will require to comply with NZBC C3. Table. 1 for the required Fire Resistance Rating.

L.....T.....T.....T.....T.....T.....T.....T.....J
Services~@@
CCCCCCCC

This proposal will not affect exiting services.

ASSESSMENT OF THE PROPOSAL~@@
CCCCCCCCCCCCCCCCCCCCCCCCC

(Based on definitions of "effects" and "environment" in the Act)~

The effects to be considered in this case are the direct effects of the

activity and the wider effects in terms of the District Plan.~

The effect to be considered in this case are the direct effects of the activity on the adjoining property.~
.PA
The construction of the garage and laundry 1 metre away from the side boundary will not intrude into the daylight control angle as the height of the laundry where it abuts the existing dwelling is only 2.5 metres high.~

At 1 metre from the side boundary a maximum height of 3 metres would be permitted.

If the garage were to be located further from the boundary than the one metre proposed, the turning circle as set out in the district plan for a 90 percentile design motor car would be difficult to attain.~

This was discussed with N Ross councils design engineer and the location of the proposed garage was found to be in the best position to achieve an acceptable turning area.~

Relevant Plans~@@
CCCCCCCCCCCCCC

Hauraki District Plan Waihi Section.

Part II of the Resource Management Act - Purpose and Principles~@@
CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC

L.....R...H..L.....T.....T.....T.....T.....T.....J
Section 5 - Purpose~

Section 6 - Matters of National importance (which shall be recognised and provided for in achieving the purpose)~

Section 7 - Other matters (that shall be had regard to)~

Section 8 - Treaty of Waitangi (its principles are to be taken into account)~

L.....T.....T.....T.....T.....T.....T.....T.....J
Other than Section 5 none of the above are of particular relevance to this proposal.~

Policy Statements, Water Conservation Orders~@@
CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC

N.A.~

Relevant Regulations~@@
CCCCCCCCCCCCCCCCCCCCC

N.A.~

Information Provided by the Applicant~@@
CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC

An environmental assessment was submitted by the applicant.
.PA

CONCLUSION@@
DDDDDDDDDD

I recommend that pursuant to section 105 of the Resource Management Act 1991 Council grant consent to this request to relocate the existing garage to within 1 metre of the boundary and to erect a laundry between the garage and the existing dwelling in line with the two buildings on the grounds that the effects will be minimal and keeping the small extension in line with the existing building will be aesthetically and structurally a better proposition.

Subject to the following conditions:@@
DDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDD

H.....L.....T......T.........T.........T.........T.........T.........T.......J

1. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.~

2. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $45.00 for administration of the consent.~

3. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council's cost for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

4. That the foul water drainage be altered and added to in order to comply with NZBC G13 AS2 or AS3500.2 and that a drainage layout plan be submitted for approval.~

5. That if the proposal comes closer that 1 metre to the boundary than is required F.R.R. be installed in the external wall as required by NZBC C3. Table 1.~

6. That the vehicle access be installed as required by its conditions set out in the subdivision consent.

L.........T.........T.........T.........T.........T.........T.........T.......J

W H Aken~
Consents Officer (Planning)~@@
CCCCCCCCCCCCCCCCCCCCCCCCCCC

.HE3
.FN NORMAL, Univers, 8
85.030.282 - PI022106~

.FN NORMAL, Univers, 8
DATE: 8th August 1994~
.FN NORMAL, Univers, 12
L.....T.....T.....T.....T.....T.....T.....T.....M

HAURAKI DISTRICT COUNCIL~@@
HHHHHAAAAAAAAAAAAAAAAAAAAAA

.FN NORMAL, Univers, 12
Resource Management Act 1991~@@
EEEEEEEEEEEEEEEEEEEEEEEEE

H.....L.....T.....T.....T.....T.....T.....J

FILE REF:~ 85.030.282~@@
AAAAAAAAA

CONSENT NO:~ 94/95 - 13~@@
AAAAAAAAAAA

APPLICANT:~ A & M Weal~@@
AAAAAAAAAA

SUBJECT:~ To relocate the existing garage, to enable subdivision of@@
AAAAAAAA
the land to proceed. Lot 1 of Section 411, 122 Kenny Street, Waihi.~

DECISION:~@@
EEEEEEEEE
L.....T.....T.....T.....T.....T.....T.....T.....J

That pursuant to section 105 of the Resource Management Act 1991 Council grant consent to the discretionary activity application to relocate the existing garage to within 1 metre of the boundary and to erect a laundry between the garage and the existing dwelling in line with the two buildings on Lot 1 of Section 411, 122 Kenny Street, Waihi on the grounds that the effects will be minimal and keeping the small extension in line with the existing building will be aesthetically and structurally a better proposition.

Subject to the following conditions:@@
DDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDD

H.....L.....T.....T.....T.....T.....T.....T.....T.....J
1. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.~

2. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $45.00 for administration of the consent.~

3. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council's cost for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

4. That the foul water drainage be altered and added to in order to comply

with NZBC G13 AS2 or AS3500.2 and that a drainage layout plan be submitted for approval.~

5. That the extension be located a minimum of 1 metre from the side boundary.~

6. That the vehicle access be installed as required by the conditions set out in the subdivision consent.

L.....T.....T.....T.....T.....T.....T.....T.....J

DATE:&#65533; ~@@
CCCCCCCCCCCCCCCCCCCCCCCC

SIGNED:&#65533; ~@@
CCCCCCCCCCCCCCCCCCCCCCCC

&#65533; ~@@
CCCCCCCCCCCCCCCCCCCCCCCC

L.....T.....T.....T.....T.....T.....T.....T.....A
.FN NORMAL, Univers, 6

.FN NORMAL, Univers, 8
L.....T.T.....T.....T.....T.....T.....T.....T.....J
File Ref:85.030.282 05030/282.00 - 22169~
Enq to :Michelle~

.FN NORMAL, Univers, 12

10 August 1994~
.FN BOLD, Univers, 8
L.....T.....T.....T.....A
In reply please quote reference: 85.030.282 05030/282.00~

.FN NORMAL, Univers, 12
L.....T.....T.....T.....T.....T.....T.....T.....J
A & M Weal~
8 Didsbury Avenue~
WAIHI BEACH~

Dear Sir/Madam~

RESOURCE CONSENT APPLICATION - 122 KENNY STREET, WAIHI~@@
CCCC

6. That the vehicle access be installed as required by the conditions set out in the subdivision consent.

L.....T.....T.....T.....T.....T.....T.....T.....J
"Pursuant to Section 36 of the Resource Management Act that the charge payable by the applicant be at cost."~

The fee payable is as follows:-

Processing Fee (including GST)&#65533; $&#65533;236.25~
Administration Fee (including GST)&#65533; $&#65533;&#65533;&#65533;45.00~@@
CCCCC
&#65533; &#65533; &#65533; &#65533; $&#65533;281.25~
Deposit&#65533; &#65533; &#65533; &#65533; $&#65533;350.00~@@
CCCCCC

Refund Due&#65533; &#65533; &#65533; $&#65533;&#65533;&#65533;68.75~

Please note that this consent does not constitute authority to build and it may be necessary for you to apply for a building consent if you have not already done so.~

A copy of this letter must accompany your application. Failure to do so may result in unnecessary delay in processing your consent.~

You are also advised that Section 125 of the Resource Management Act provides that the consent will lapse two years after the date of this letter unless the consent is given effect to before the end of that time or an application is made to extend the time. Section 120 of the Act provides that you may appeal to the Planning Tribunal against the whole or any part of the decision within 15 working days of receipt of this decision. The procedure for such an appeal is laid out in Section 121 of the Act.

You may also apply to the Council for a review of the decision and the Regulatory Committee may confirm, modify or reverse it. Any request for a review should be lodged in writing within 15 working days.

Yours faithfully~

M J Maguire~
Manager Planning and Regulatory Services@@
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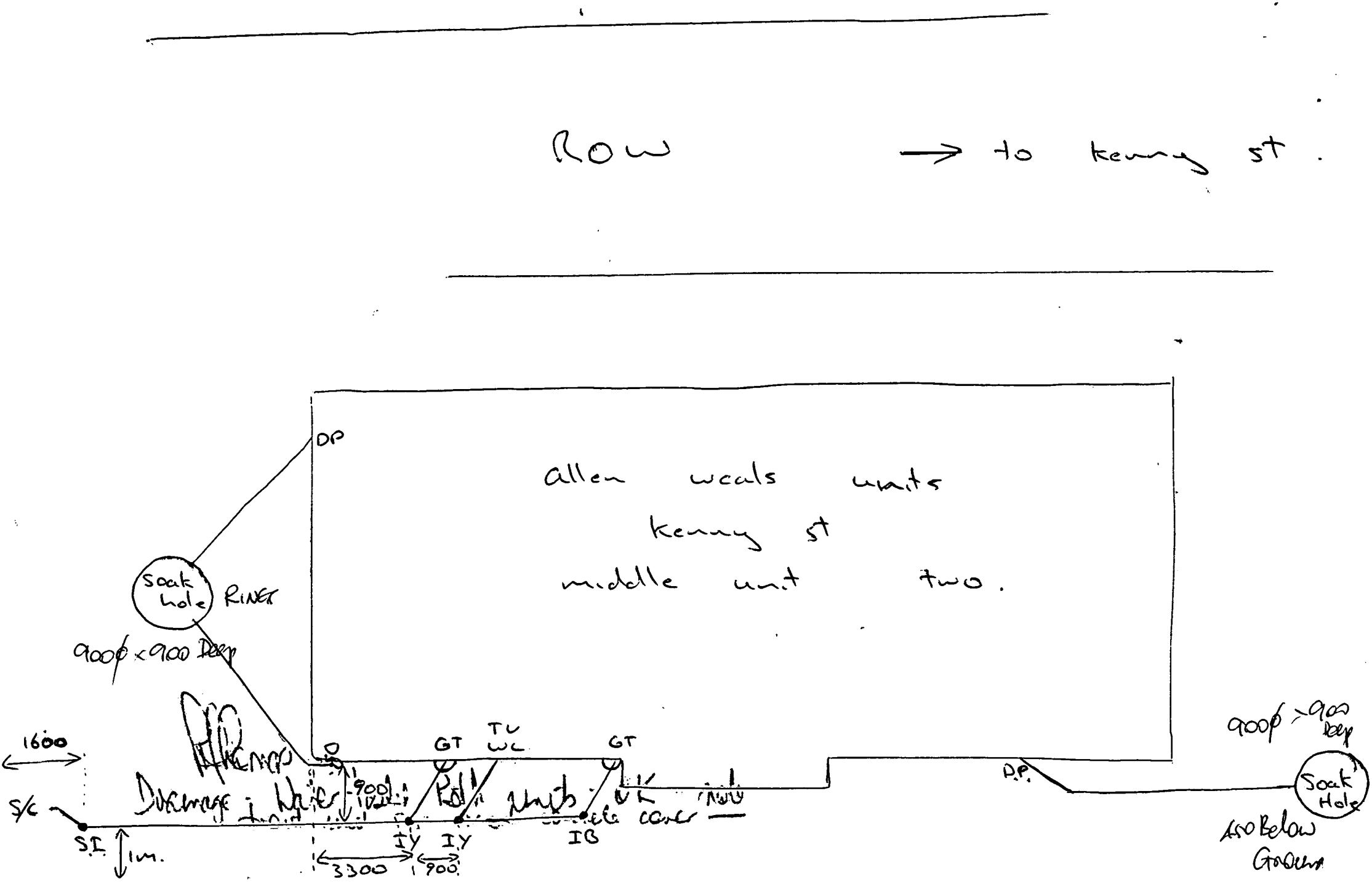
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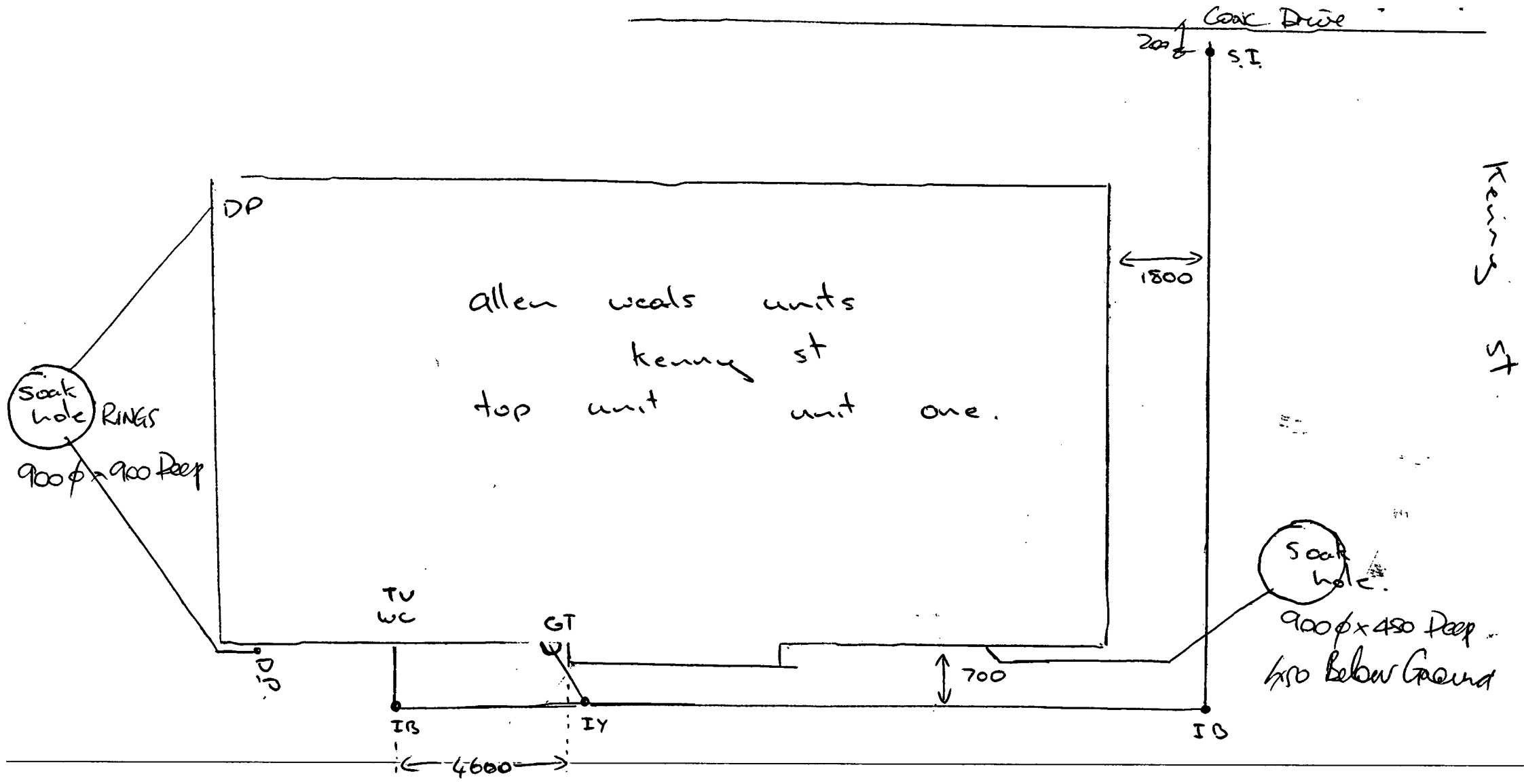
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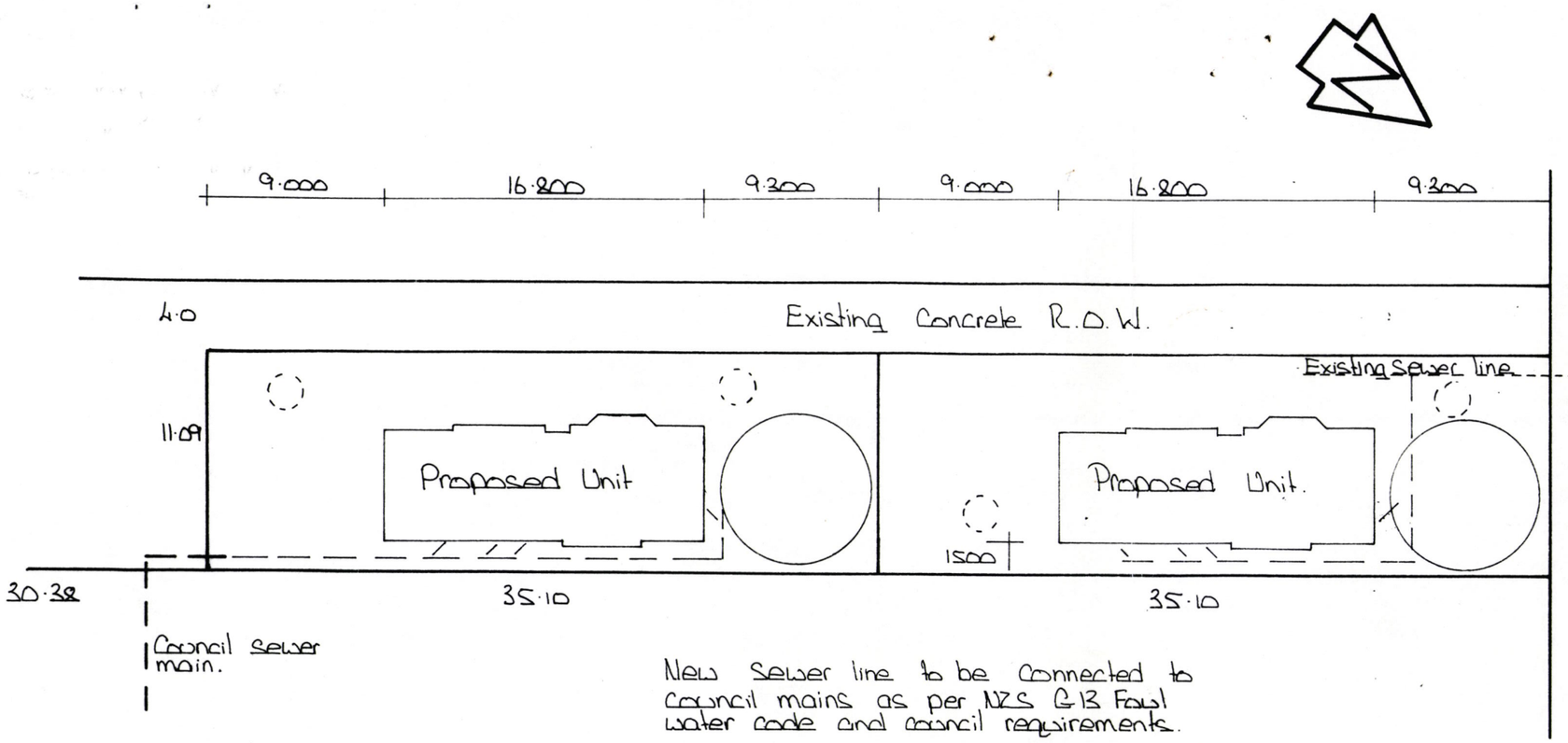
4600
Soak hole
900ϕ x 450 Deep
450 Below Ground



K G Thomas
23-1-96

24-1-96

New Sewer line to be connected to Council mains as per NZS G13 Foul water code and council requirements.

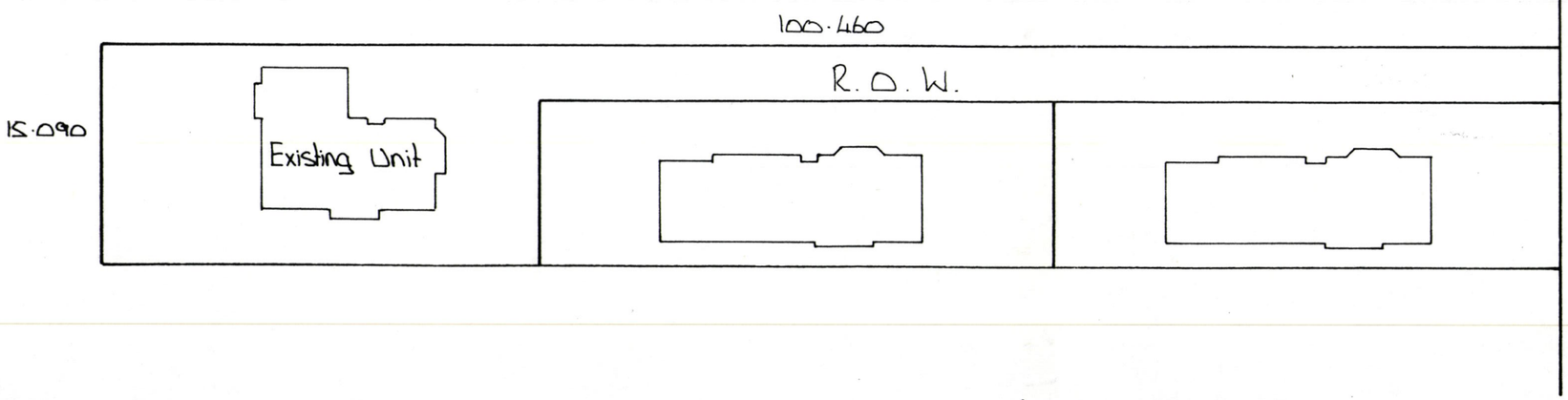
Storm water collected in 90MM Dia pipes and piped to proposed soak holes in 110MM Dia piping to council requirements.

Power, water and phone laid in same trench and connected to local supply Authority.

Check with Power Supply Authority

Mr + Mrs A Weal
122 Kenny ST
Waihi

Lot 3
Sec 411 Waihi
Val No 5030 282
Area 1.517 m²



Kenny ST

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Contractor to verify all levels and dimensions on site.

Proposed Units for The Weals' at 122 Kenny ST Waihi

Scale 1:300.400

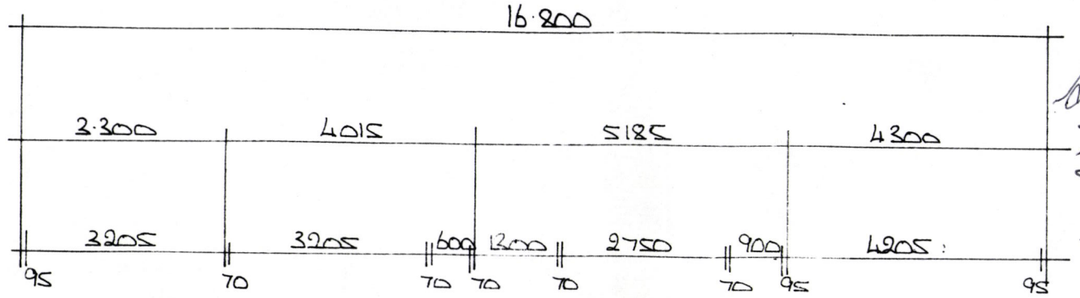
Total Plan Service 15/1/96 W Weal

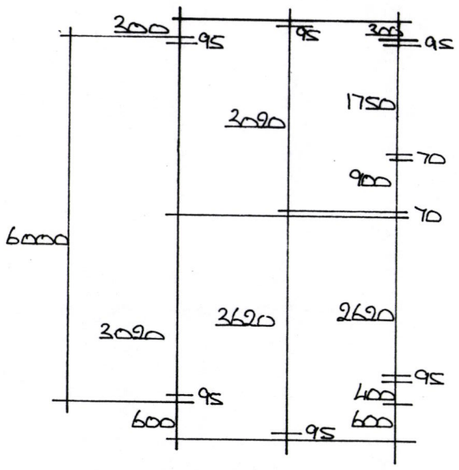
Elevations

Contractor to verify all levels and dimensions on site.

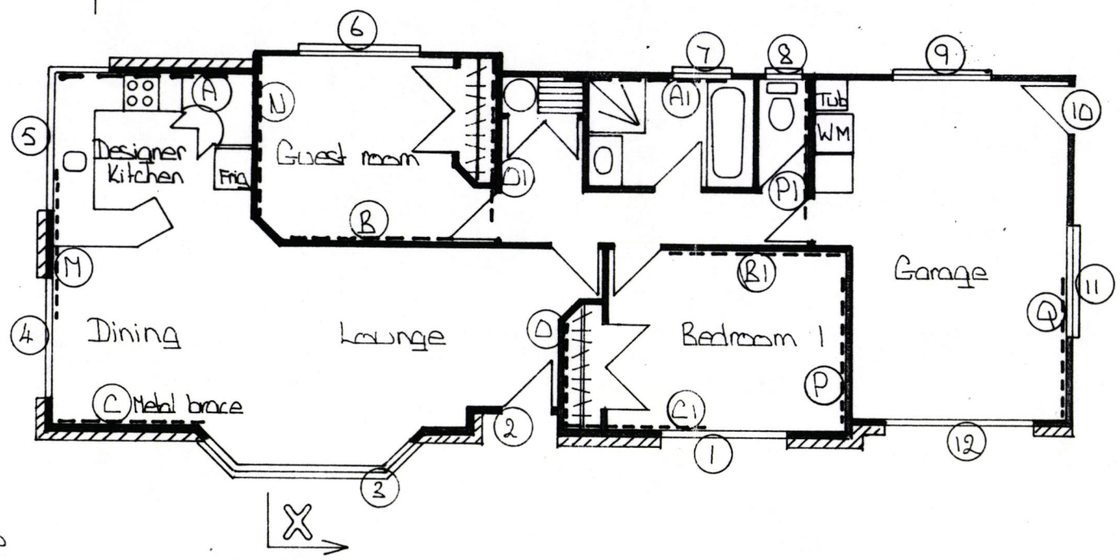
All materials and fixings to comply with NZS 3604 1990, the 1993 Building Act and to the manufacturers design.

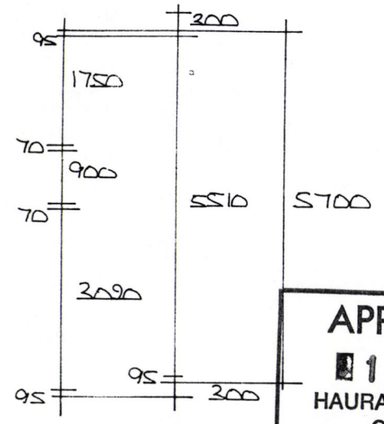
Hot water heater to be strapped in place as per NZS G12/AS1 and have a tempering valve fitted between heater outlet and all sanitary fixtures.

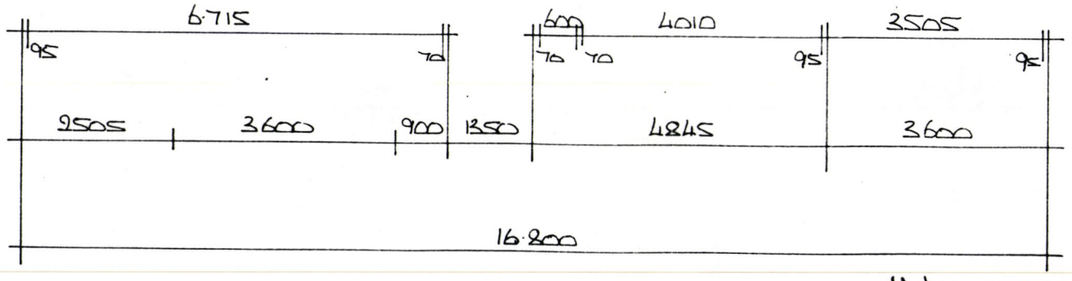




300×100 Cantilevered kitchen window lintel strapped to studs, remainder of lintels over 1·2m to be 150×100.
300×100 Beam over lounge Bay window.







Note.
Measurements shown are over framing.

House 79
Garage 23
Total Area 102

Aluminium Joinery Schedule		
1	1210×2010	Awning
2	2010×890	Alum Panel Entry Door
3	1210×610×2410×610	Special Bay Awning
4	2010×2010	Ranch Slider
5	910×2410×1010	Corner Butt Awning
6	1210×2010	Awning
7	810×1210	✓ OBS
8	810×610	✓ OBS
9	1010×1610	✓
10	2010×890	Entry Door
11	1010×1610	Awning
12	2200×2400	Colour Tilta Door.

All glass and fixings to comply with NZS 4223 part 3 and be fixed to manufacturers design for a high wind zone.

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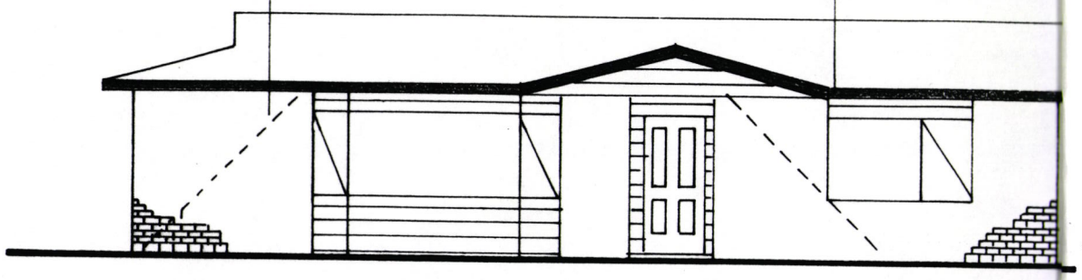
Scale 1:50

Total Plan Service 12/1/96

K G Thomas 24-1-96.

Metal wall bracing

Selected PV
fixed to 15

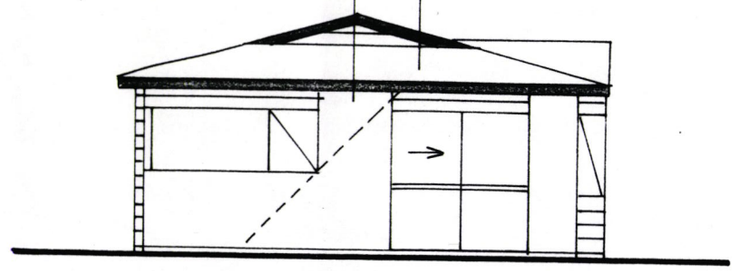


Elevation A

Tilta Door

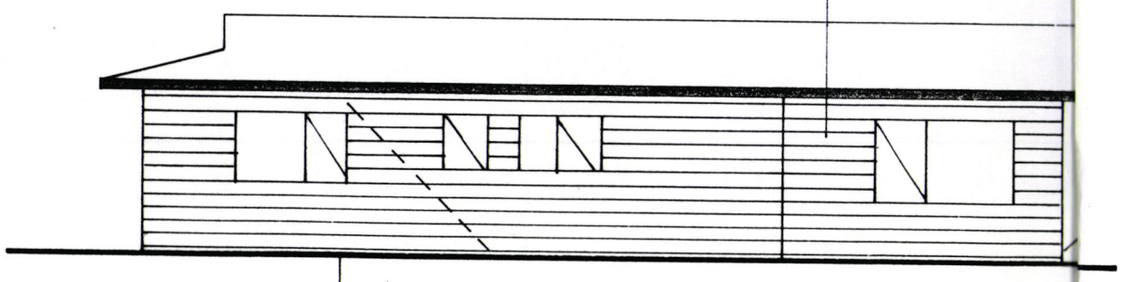
Selected brick Veneer

Selected Colour Rib Zincalume roofing fixed over B/T building paper and netting



Elevation B

Selected Hardie fixed over

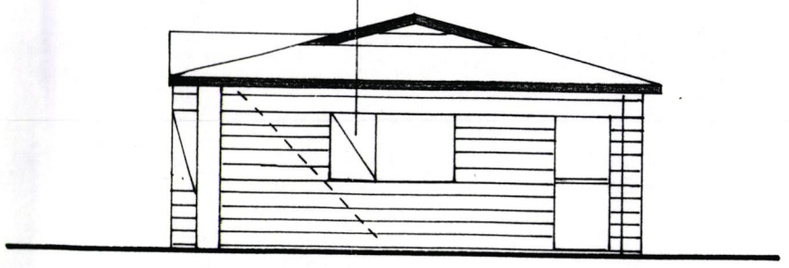


Concrete Block foundation

Elevation C

Brick Veneer

Selected Aluminium Joinery



Elevation D

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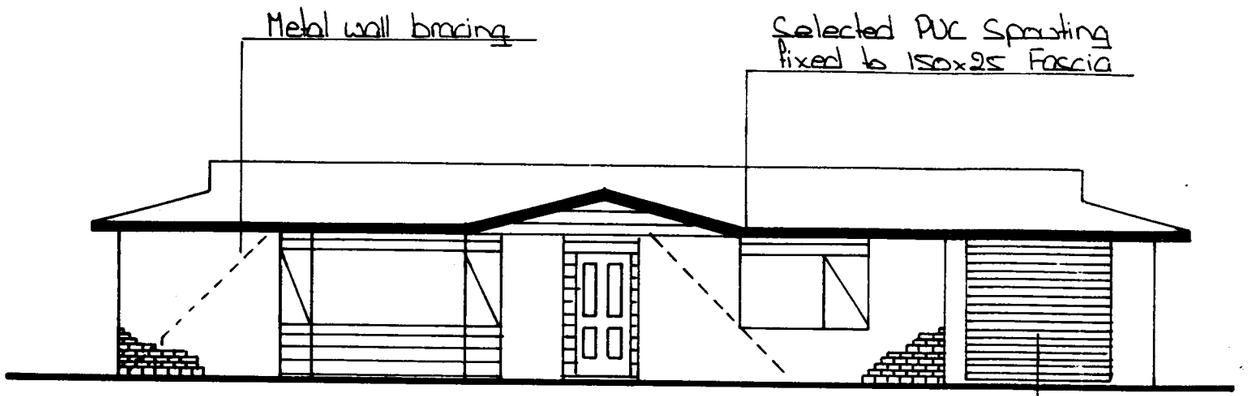
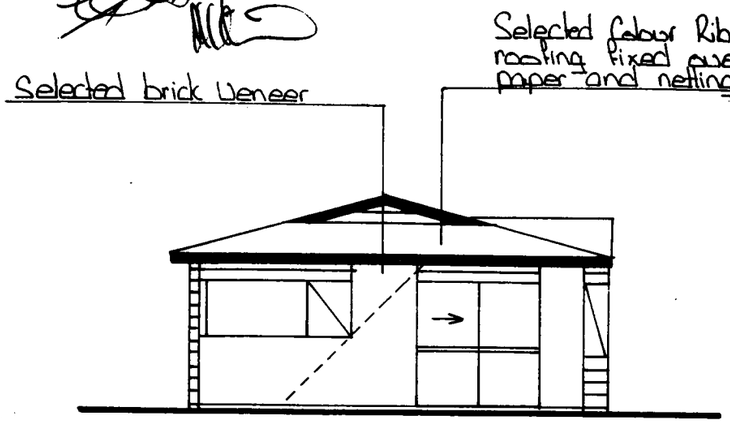
Scale 1:100

Total Plan Service 12/1/96

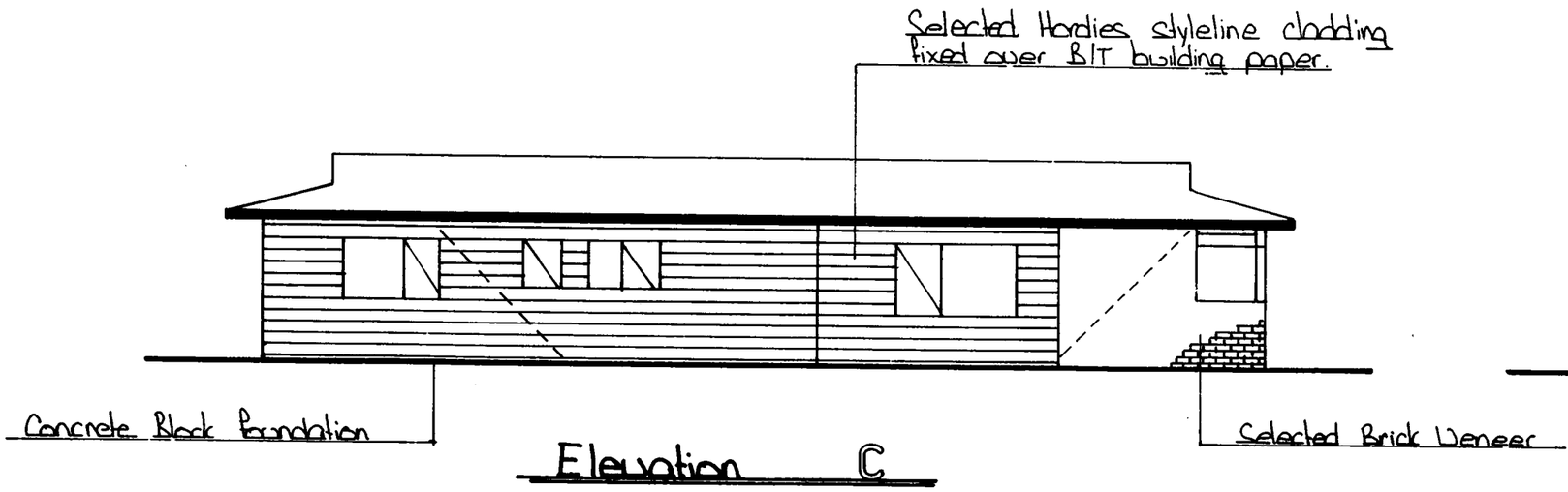
K G Thomas 24-1-96



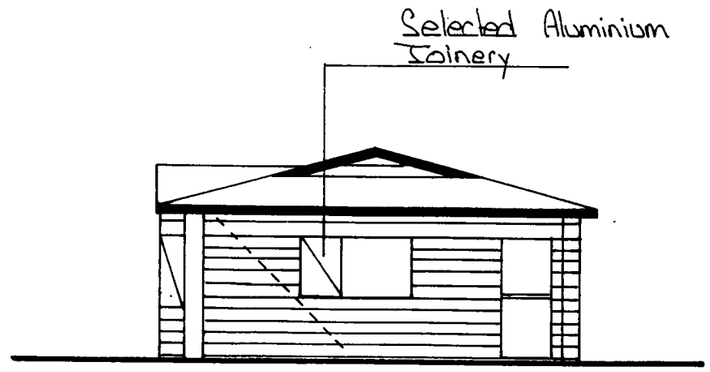
Elevation A



Elevation B



Elevation C



Elevation D

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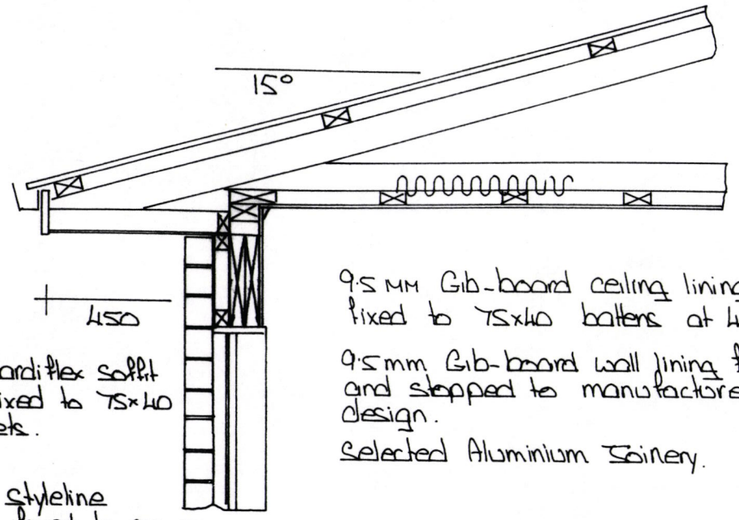
Scale 1:100

Total Plan Service 12/1/96 WWed



Selected Colour Zincalume Rib roofing fixed to 75x50 purlins at 900c/c max over breather type building paper and netting.

Selected 15° Roof Trusses designed by Pryda Computer Truss and fixed to framing at 900c/c max with Gold Z nails.

R1.8 wall and ceiling Batt Insulation.

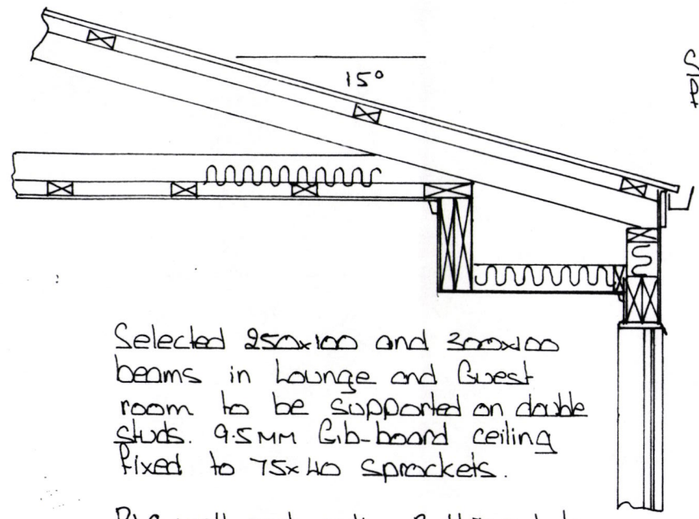
9.5 MM Gib-board ceiling lining fixed to 75x40 battens at 450c/c max.

9.5mm Gib-board wall lining fixed and stopped to manufacturers design.

Selected Aluminium Joinery.

45mm Hardiflex soffit lining fixed to 75x40 sprockets.

Hardies Styleline Cladding fixed to 50x50 packing over windows.



Selected PVC spouting fixed to 150x25 Fascia.

Hardies Styleline cladding fixed over breather type building paper.

Selected Aluminium Joinery.

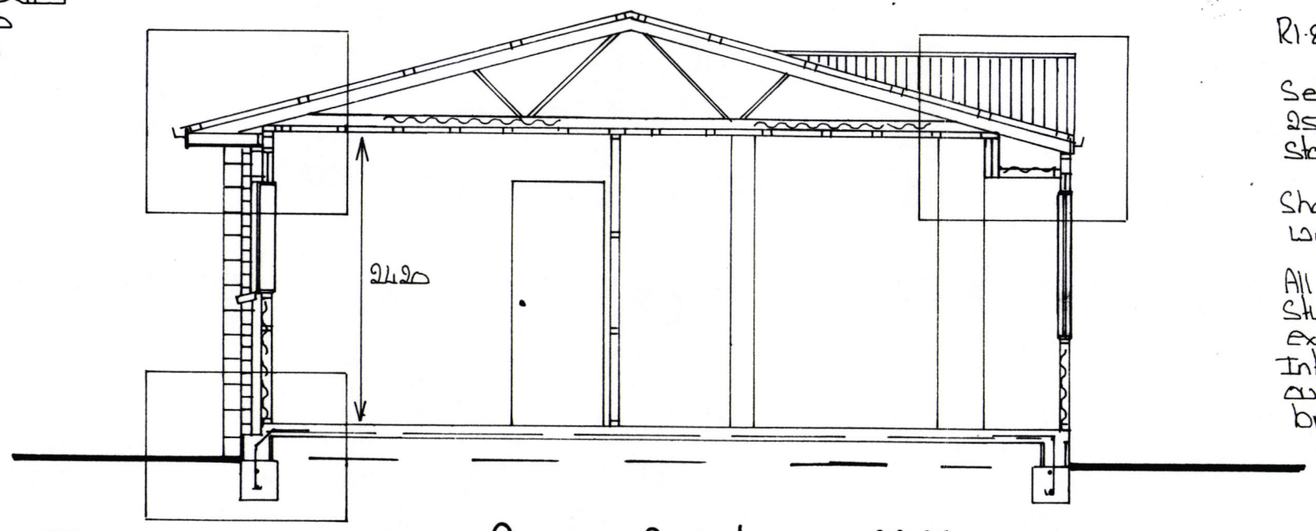
Selected 250x100 and 300x100 beams in Lounge and Guest room to be supported on double studs. 9.5 MM Gib-board ceiling fixed to 75x40 sprockets.

R1.8 wall and ceiling Batt Insulation.

Selected MDF Paint doors fixed to 25MM Grooved Paint Jambs and Stops.

Shower to be lined with Hardiglaze wet wall lining and PVC moulding.

All framing to be No1 Boric with Studs at 600c/c and 2 rows of nogs, exterior walls to be bolted to slab. Interior walls to be ramset nailed in place over DPC. Use D12 Dyna bolts at brace ends.

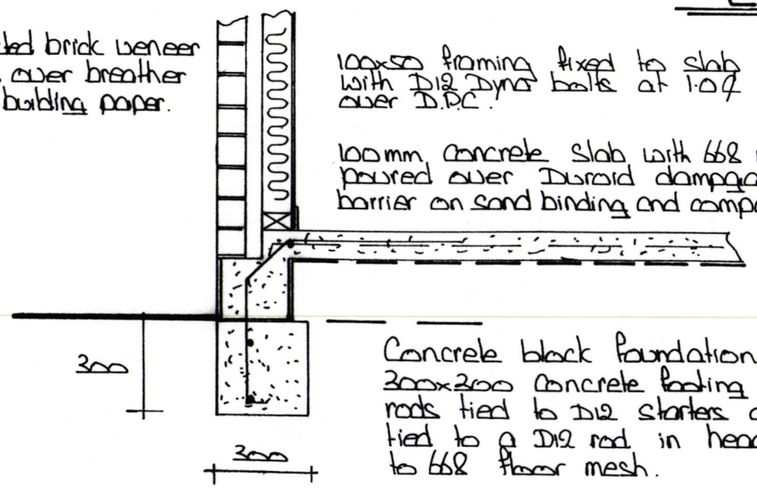


Cross Section XX

Selected brick veneer fixed over breather type building paper.

100x50 framing fixed to slab with D12 Dyna bolts at 1.0c/c over D.P.C.

100mm Concrete Slab with 665 mesh poured over Duroid dampproof vapour barrier on sand binding and compacted hard fill.



Concrete block foundation to have a 300x300 concrete footing with 2 D12 rods tied to D12 starters at 600c/c. Starters tied to a D12 rod in header block and to 665 floor mesh.

Contractor to verify all levels and dimensions on site.

All materials and fixings to comply with NZS 3604:1990 and the Building Act and the manufacturers specifications.

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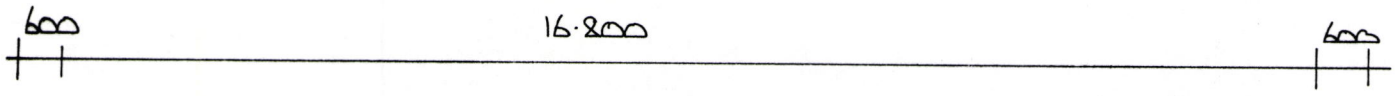
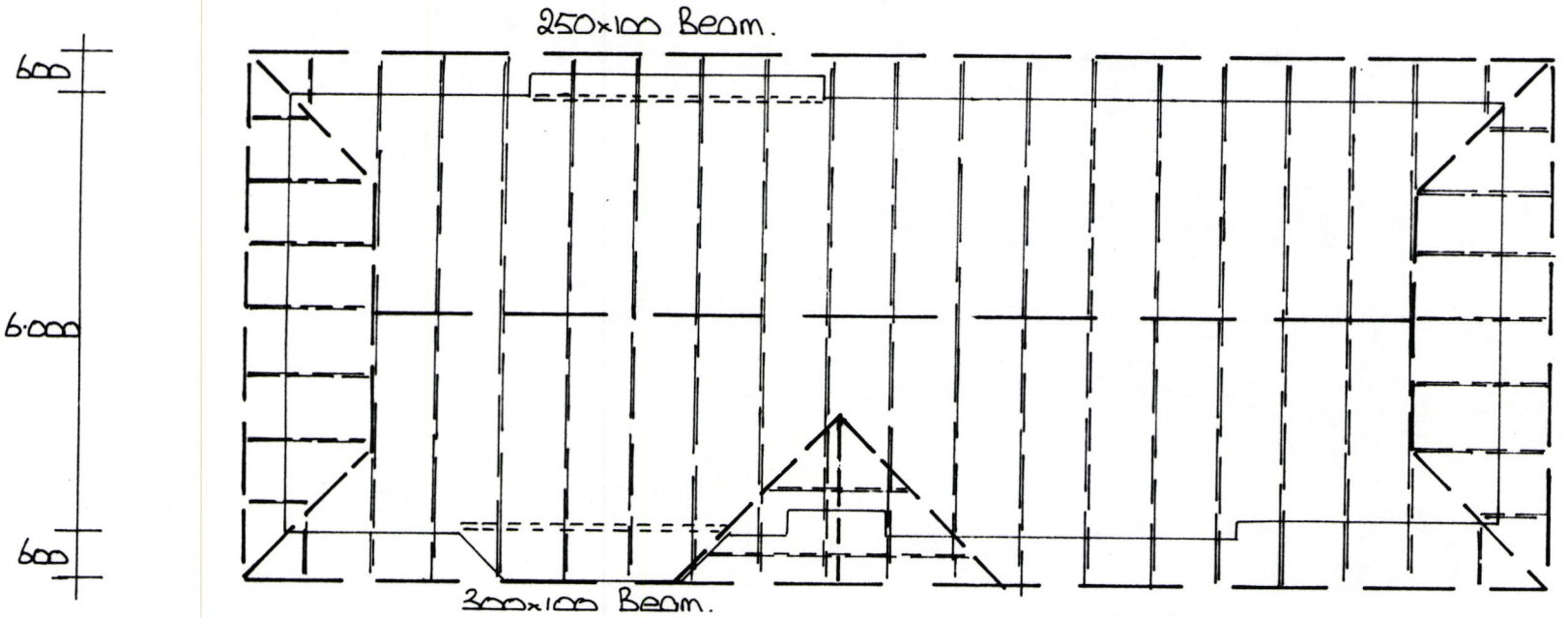
Scale 1:50.20

Total Plan Service 14/1/96



Storm water piped to proposed soak holes.



Selected 150 Roof Trusses designed by Prydo Computer Truss and fixed to framing with Galv Z nails at 900¢ max.

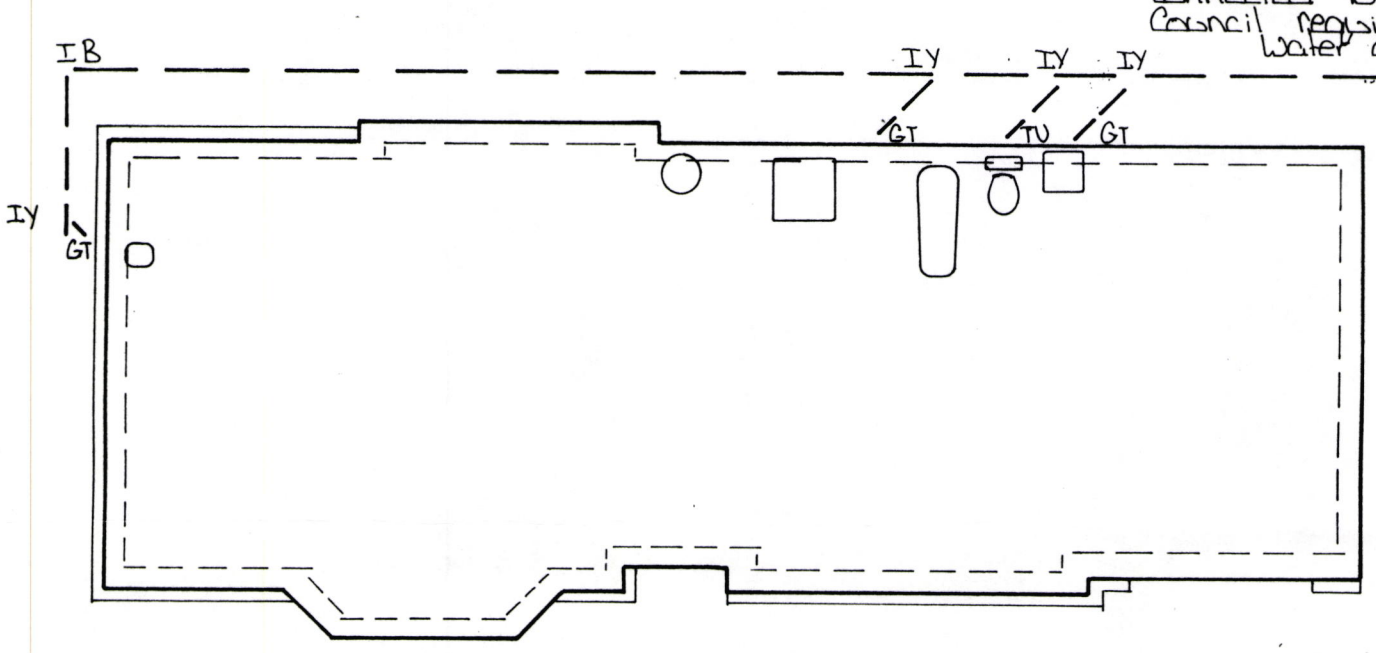
Roof Framing Set out.

Contractor to verify all levels and dimensions on site.

All materials and fixings to comply with NZS 3604 1990, the 1991 Building Act and to manufacturers design.

Set outs shown are for guidance purposes only and may change to manufacturers design.

Proposed sewer line laid and connected to council mains as per Council requirements and NZS G 13 Foul Water code.



100MM concrete floor with 668 mesh poured over Dunbid Damppoard vapour barrier and compacted hard fill.

300×300 Concrete footing with 2D12 rods tied to D12 starters at 600¢, starters tied to a D12 rod and to 668 floor mesh.

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Drainage and Foundation Set Out

Scale 1 : 100

Total Plan Service 13/1/96

(b) In an easement, a minimum clearance of 25 mm shall be maintained between an open channel, pipeline or conduit and the drain.

(c) No drain shall be laid through any such obstacle as outlined in Item (a).

(d) Where the drain is to pass over any obstacle as set out in Item (a), the drain shall have the minimum cover specified in Clause 3.7.

3.5.3 Public roads and rights of way Where a drain is to be located in a public road or right of way, it shall be laid in accordance with the following:

(a) The drain shall be laid at the depth specified in Table 3.4.

(b) No fitting forming part of a sewerage installation shall be installed at or above ground level.

3.6 PROXIMITY TO OTHER SERVICES

3.6.1 Electrical cables and gas pipes

3.6.1.1 *Above ground* Above-ground electrical cables and gas pipes shall not be installed within 100 mm of any drain.

3.6.1.2 *Below ground* Below-ground electrical cables and gas pipes shall not be installed within the area above or within 600 mm of either side of a below ground drain. Wherever this separation cannot be achieved, the distance may be reduced to 300 mm provided that the electrical cable or gas pipe is suitably marked with bricks or warning tape within the exclusion zone (see Figure 3.3).

3.6.1.3 *Crossover within exclusion zone* Any below-ground crossover of a drain, within the exclusion zone shall—

(a) cross at an angle of not less that 45°;

(b) have a vertical separation of not less than 100 mm; and

(c) be suitably marked with bricks or warning tape.

3.6.2 Stormwater pipes Stormwater pipes shall be located at least 100 mm clear of any part of the sanitary drain. The pipes shall be installed to be watertight and shall be properly supported.

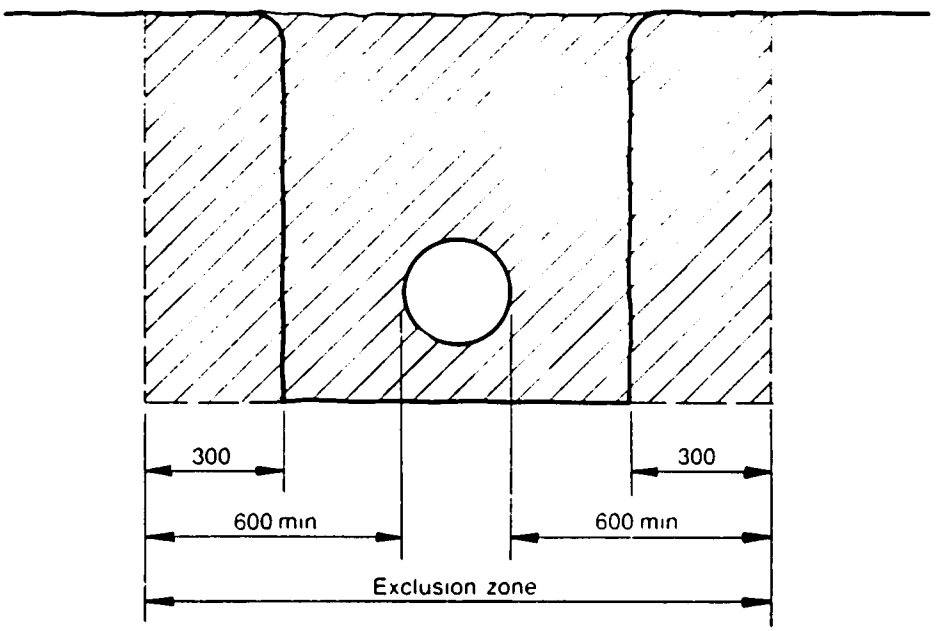
3.6.3 Water service Water service pipes shall not be laid in or through any drain.

Whenever it is not practical to do otherwise, water pipes may be laid in the same trench as a drain (see Figure 3.4.) provided the following conditions are observed:

(a) The water service shall be located on a shelf or ledge excavated at one side of the trench not less than 50 mm from the continuation of the trench or on compacted bedding.

(b) The underside of the water pipe shall be at least 100 mm above the top of the drain.

3.6.4 Other crossovers Where any services, other than electrical cables or gas pipes, cross any part of the drain, the service shall be not less than 25 mm above the drain and access for maintenance shall not be impeded.



DIMENSIONS IN MILLIMETRES

FIGURE 3.3 EXCLUSION ZONE FOR ELECTRICAL CABLES AND GAS PIPES

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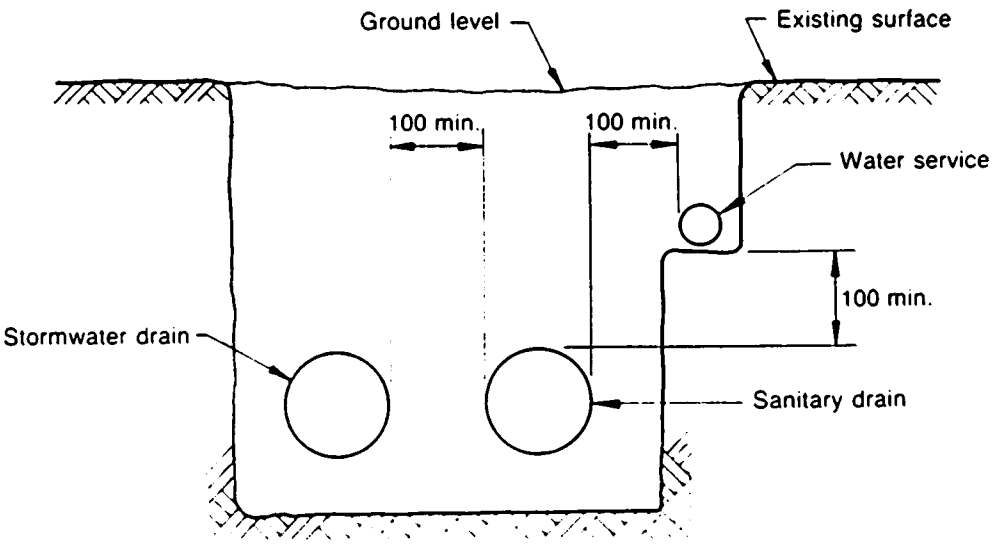

DIMENSIONS IN MILLIMETRES

FIGURE 3.4 TYPICAL INSTALLATION OF A SHARED TRENCH

3.7 DEPTH OF COVER

3.7.1 General Drains shall be laid in a manner that provides protection against mechanical damage and deformation due to vehicular loadings.

3.7.2 Drains with adequate cover Drains shall be laid with a depth of cover, measured from the top of the pipe socket or inspection opening to the ground surface, as specified in Table 3.4.

TABLE 3.4
MINIMUM DEPTH OF COVER

Location	Minimum depth of cover, mm	
	Cast iron, Ductile iron	Other authorized materials
Public roads, rights of way, and other places subject to heavy vehicular traffic	300	500
Other driveways	300	450
Elsewhere	Nil	300*

* Except as provided in Clauses 3.7.3 and 3.7.4.

3.7.3 Drains without adequate cover Drains constructed of materials other than cast iron or ductile iron, having less than minimum cover as specified in Table 3.4, shall be covered by at least 50 mm of overlay and then shall be paved with—

(a) 100 mm minimum thickness of reinforced concrete, where subject to heavy vehicular loading;

(b) 75 mm minimum thickness of brick or concrete paving, where subject to light vehicular traffic; or

(c) 50 mm minimum thickness of brick or concrete paving, where not subject to vehicular traffic.

3.7.4 Drains under buildings Drains below ground under buildings may be laid with less than the minimum cover specified in Table 3.4 provided that—

(a) 25 mm of overlay separates the drain from a reinforced concrete slab; or

(b) the drain is adequately protected from mechanical damage.

3.8 BUILDING OVER DRAINS

3.8.1 Alterations and additions to buildings The footings for alterations or additions to buildings shall not be placed over or adjacent to existing drains until the clearances as specified in Clause 3.8.2 have been provided, or alternatively such drains shall be relocated.

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TOTAL PLAN SERVICE

GENERAL SPECIFICATIONS FOR RESIDENTIAL DWELLINGS

PAGE	1	PRELIMINARIES AND GENERAL
PAGE	5	EXCAVATION AND FILLING
PAGE	6	CONCRETER
PAGE	8	BRICKLAYER AND BLOCKLAYER
PAGE	9	CARPENTER
PAGE	12	METAL WORKER, SOLID PLASTERER AND INSULATION
PAGE	13	PLUMBER
PAGE	15	DRAINLAYER
PAGE	15	ELECTRICIAN
PAGE	17	GLAZIER
PAGE	18	PAINTER AND PAPERHANGER

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1 FEB 1996
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[redacted]

PRELIMINARIES AND GENERAL

1. SPECIFICATION:

This specification is an Outline Specification only and will therefore not cover all details. Any additional clauses inserted, existing clauses altered or crossed out, or any other changes that may be made to this Specification by the Owner and/or the Contractor should be initialled by both Contracting Parties (i.e. the Owner and the Contractor).

2. CONDITIONS OF TENDERING:

The lowest or any Tender is not necessarily accepted. The Contractor shall obtain all necessary consents, pay all fees required, and complete the work as shown and specified in accordance with the Building Act and be passed by their respective Inspectors. The standard of construction shall be that as required under the provisions of the Building Act.

3. THE WORK AND THE SITE:

Consists of the satisfactory erection and completion of a:

.....Two New Units.....

at.....122 Kenny ST Waihi.....

for.....Mr + Mrs Weal.....

The Contractor shall supply all labour and materials - supply and maintain the required tools and plant, scaffolding (if required) - and generally complete the work in the best trade manner in accordance with the true intent and meaning of the accompanying Drawings and this Specification taken separately or collectively. All usual items and work shall be allowed for, even though not mentioned in the Specification or shown on the Drawings. The Contractor shall ascertain the correct position of all boundaries and the position of the work according to the Site Plan.

4. INSURANCE:

FIRE and EARTHQUAKE insurance to the full amount of the contract price and PUBLIC RISK insurance with an approved insurance corporation shall be taken out by the Contractor and maintained until the completion of the work. The Contractor shall maintain insurance on his own tools and plant, etc.

5. LEVELS:

Indicated ground levels shown on the Drawings are to be correct. Check floor datum with Owner.

.....

6. PROGRESS PAYMENTS:

Progress payments shall be paid monthly on demand up to 90% of the ..... estimated value of the work performed and the materials on the Site for the first two-thirds of the Contract Sum, and thereafter at 85%. Up to 95% of the Contract Sum will be paid 31 days after completion, the balance of 5% to be paid at the end of the Maintenance Period - (i.e. ..... days after completion).

7. VARIATION or EXTRAS:

Any variations or extras shall be at a price agreeable to both the Owner and the Contractor, recorded in writing, signed by both parties and attached to the Contract.

8. P.C. (Prime Cost) SUMS and PROVISIONAL SUMS:

The Owner reserves the right to select or purchase items under the P.C. Sum and the accounts will be adjusted accordingly on completion.

9. CONTINGENCY SUM:

The Contractor shall allow the sum of $..... as a Contingency Sum for unforeseen work to be expended as the Owner shall direct.

10. GENERALLY:

Materials to be installed to manufacturers' specifications. All materials shall be the best of their respective kinds and all workmanship to be according to the best trade practices. All timber shall be true to class and size specified. All timbers shall comply with the requirements of the Building Code, and its grading shall conform to N.Z.S. 3631 National Grading Rules.

11. BY-LAWS:

Allow for giving all notices, for obtaining all Building Consents, for paying all fees and charges, and for indemnifying the Owner against any fee or expenses arising through failure on the Contractor's part to comply herewith.

12. TEMPORARY WATER SUPPLY:

From the Council's main, take a 19 mm dia. copper pipe to a point on the boundary determined by the Owner (where the Toby Box will be installed) and provide a stand-pipe and hose tap for use during the building operations.

.....

.....

13. TEMPORARY ELECTRIC POWER:

Allow for the provision of all electric power required for the erection and completion of the building; the provision and maintenance of all temporary wiring, sub-board and switch gear in accordance with the Wiring Regulations, and for the removal thereof on completion of the work.

Allow for the provision of all temporary watching and lighting requirements for the protection of the works and persons entering therein.

14. TEMPORARY CONVENIENCE:

Provide a temporary convenience for use during building operations; site in an inconspicuous place and keep clean during the progress of building operations. Remove at completion - fill the hole and disinfect around.

The new W.C.s and other lavatory fittings belonging to the new building shall not be used under any circumstances, and if necessary shall be kept under lock and key until handed over in complete and clean condition on completion.

15. MAKE GOOD DAMAGE to EXISTING PROPERTIES, ETC:

The Contractor shall be responsible and pay for the repair of any damage to adjacent buildings, fencing, paving, gardens, plants and trees and to public utility services, at no additional cost to the Owner.

16. SUB-CONTRACTORS - MAKE GOOD:

Allow for each trade attending upon performing all necessary jobbing for, and making good after all trades.

17. 'CLEAR 'AWAY and CLEAN at COMPLETION:

Allow for clearing and carting away all packings, shavings, and waste matter which may collect from time to time, for broom sweeping all floors before joinery is brought in. At completion filling in all truck tracks, cleaning all roofs and gutters and leaving free from waste materials, remove wrappings and paper from sanitary fittings and equipment and leaving vinyls and floors clean and free from cement, paint, stains and blemishes; replacing all cracked glass, thoroughly cleaning-off cement and putty, paint and dirt, excess silicone, and polishing all glass both sides, cleaning down thoroughly the whole of the building and the surroundings, and leaving the premises and site clean and fit for immediate use and occupation.

The Contractor shall take all necessary precautions to keep the works free from vermin and shall leave the building entirely vermin-proof at completion.

18. FIGURED DIMENSIONS shall be used in preference to SCALING OFF THE DRAWINGS:

The scale to which the Drawings are made shall only be made use of when no figured dimensions are given either in the Drawings or Specifications and the figured dimensions shall always be followed though they may not coincide with the scale of the Drawings. Whenever possible, dimensions shall be taken from the building.

19. STABILITY:

The Contractor shall carefully brace and support all parts of the work against damage by wind, and also protect same from damage by water. The Contractor shall insure the works against damage due to temporary propping failure by any cause.

20. PROTECTION OF WORKS:

During the currency of the works, the works and materials upon the site shall be protected from all damage, in particular from the elements. Should the Contractor fail to carry out this provision and damage takes place, same shall be made good by the particular Contractor and any loss or expense incurred shall be deducted from monies due or which may become due.

21. FLUCTUATION IN COST:

Should there be either a rise or fall in the price of labour or materials between the date the quotation is submitted and completion of the works, adjustment to the Contract Price shall be made accordingly, provided that the Contract Price has been affected by such rise and fall in prices.

22. INSPECTION OF COMPLETED WORKS:

On completion of the works and prior to occupation by the Owner, the Owner shall, in company with the Contractor or his appointee, make final inspection of the works. Should occupation by the Owner take place prior to this inspection and approval, the Owner does same on his own responsibility and the Contractor is absolved from all liability for damage during such occupancy and the period of maintenance shall be taken from the date of occupation.

23. TERRITORIAL AUTHORITY:

The Contractor shall ensure that the construction meets the requirements of the Building Code 1991 and the Territorial Authority in whose area the work is being carried out, and shall arrange all necessary inspections. Any variation to the works must be brought to the notice of the Owner before relevant work is carried out or materials included in the works.

The Contractor shall afford full and free access to the authorised agent of the Territorial Authority for the purpose of inspection or testing the works.

24. SETTING OUT:

The Contractor shall be responsible for the setting out of the building to the position detailed in the drawings and for establishing the correct finished floor level. The Contractor shall maintain and protect all survey and set out pegs. Any damaged or lost pegs shall be replaced at the Contractor's cost.

25. DISPUTES:

Any dispute between the parties shall be referred to arbitration in terms of the Arbitration Act 1908.

26. ADDENDUM CLAUSES TO PRELIMINARIES AND GENERAL:

CONTRACTOR to inspect the site before making a firm quote.

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EXCAVATION AND FILLING

1. CODES:

The site shall comply with Section 3 of NZS 3604 or the New Zealand Building Code B1/VM4.

2. CLEAR SITE:

Clear the whole of the building site and area to be excavated, of vegetation and rubbish and allow to cart away. Remove topsoil from the building site and allow to deposit in a heap where it will not be buried under sub-soil that is subsequently excavated.

3. GENERAL EXCAVATIONS:

Excavate for the site, levelling, terrace foundations, chimney base, posts, blocks, footings, steps, wall pipes, etc, to the various depths, levels and grades required. Take base walls and footings down to a min. of 300 mm below the cleared ground level, or down to the solid (which ever is the greater). All sub-soil from foundations and other excavations is to be evenly spread or deposited on the site with falls as directed by the Owner. Secure and maintain the sides of all excavations, and keep clear of water and fallen material. In the event of excavations for foundations being taken out too deeply, such excess depth must be filled with concrete at the Contractor's expense.

4. BACKFILLING:

Backfill around all foundation walls with selected thoroughly compacted clean dry fill, placed in 150 mm layers, and well rammed to give through consolidation. Replace a minimum of 100 mm of topsoil as last layer to exterior and grade to existing levels.

5. HARDFILLING:

Hardfilling under all concrete floors unless shown otherwise on the Drawings is to consist of a min. of 100 mm of sand or pumice sand, compacted to 98% of maximum dry density.

6. ADDENDUM CLAUSES TO EXCAVATION AND FILLING:

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CONCRETOR

1. MATERIALS:

(a) Cement: Shall be fresh, approved Portland cement, complying with NZS 3122.

(b) Sand:

Shall be approved clean, silicious, sharp, coarse, free from loam, salt, organic or other deleterious matter and graded from 5 mm to 0.06 m.

(c) Coarse Aggregate:

Shall be approved crushed blue metal, from the nearest quarry, and shall pass through 25 mm, 20 mm, 12.5 mm and 6.5 mm sieves mixed in equal proportions. All aggregate must be free from harmful amounts of loam, dust and vegetable matter. Alternatively, natural gravel, grading from 20 mm to 5 mm may be used. If natural gravel is used, mix shall be 1:5 (cement-natural gravel).

(d) Water: Shall be organically clean and fresh, and comply with NZS 3121.

(e) Reinforcement:

Shall consist of standard plain round steel bars, or deformed steel bars, complying with NZS 3402P, free from loose rust, paint and oil, with ends of all rods lapped for lengths equal to 40 diams. Bend all horizontal rods not less than 600 mm around angles. All intersections of rods shall be bound together with 1.6 mm black soft wire.

Steel wire mesh shall comply with NZS 3421 and NZS 3422.

(f) Formwork:

All concrete shall be cast in clean formwork complying with NZS 3109, and strong enough to ensure that the finished surface is straight and true. Joints shall be tight enough to prevent leakage of liquid. Dressed formwork shall be used for exposed faces where plastering is not required - joints on these faces shall be straight and square and the formwork fixed horizontally. Form for all openings and chases as required.

2. CONCRETE MIX: All concrete work shall comply with NZS 3109.

Concrete shall be ordinary grade concrete as specified in NZS 3108 and have a minimum specified compressive strength of 17.5 MPa for foundations and 20 MPa for floor slabs at 28 days standard cured. ALL CONCRETE IS TO BE SUPPLIED FROM A CERTIFIED PLANT. Any additional water or additives to the batched concrete shall be done at the certified plant only.

3. PLACING OF CONCRETE:

All concrete is to be placed immediately upon delivery to site, and no concrete that has commenced to set will be accepted. Convey and deposit concrete so that no separation of ingredients takes place. Concrete shall be thoroughly tamped and worked around all reinforcing. Construction joints shall be reasonably straight and square and shall be thoroughly cleaned before placing fresh concrete. Concrete shall not be dropped through a height greater than 1500 mm, and shall be deposited as nearly as possible in its final position.

4. REMOVAL OF FORMWORK:

No formword shall be removed until concrete has sufficiently cured for continued construction, and all work is to be kept thoroughly saturated with water until cured. Cut back all formwork tie wires behind the concrete face.

5. SLUMP: Concrete slump shall not exceed the following:

Position	Vibrated	Hand Compacted
Slabs	50 mm	75 mm
Walls	75 mm	100 mm

7. COVER TO STEEL:

50 mm to sides of foundation walls if boxed, otherwise 75 mm.
75 mm to underside of steel in footings.
30 mm top cover to steel in floor slabs.

7. INSERTS:

Install all holding down bolts, and other inserts required for subsequent construction as required in NZS 3604 and the Drawings.

8. FOUNDATIONS:

Construct foundations as shown on the Drawings and where not detailed, in accordance with NZS 3604 or NZS 4229 as appropriate, and the New Zealand Building Code.

9. CONCRETE FLOOR SLABS:

Construct concrete floor slabs as shown on the Drawings and in accordance with NZS 3604, NZS 4229, and Building Code 1991.

10. PILES:

Construct concrete pile footings, including ordinary, cantilever, and anchor piles, in accordance with NZS 3604 and as shown on the Drawings.

11. PORCHES AND STEPS:

Where required by the Drawings, construct porches and steps in accordance with NZS 3109 and the Drawings.

12. CHIMNEY:

Where required by the Drawings, construct a chimney and base in accordance with the New Zealand Building Code: B1/AS3.

13. GENERAL:

All concrete, formwork, and reinforcing construction is to comply with the Drawings, NZS 3604, NZS 4229, and NZS 3109.

14. DEFECTS:

Defective concrete (not complying with this Specification) shall be replaced at the Contractor's cost.

BRICKLAYER and BLOCKLAYER

1. MORTAR:

   (a) Shall consist of 4 parts clean sharp sand to one part of fresh Portland cement; mix on a watertight surface with clean water and an approved plasticiser, using proportions recommended by the manufacturers.

   (b) Shall consist of one part of lime to 9 parts of clean sharp sand; to be mixed with clean water and allowed to stand for 48 hours. Immediately before using gauge with fresh cement in the proportions of 2 parts of cement to 9 parts of lime and sand mix. Re-made mortar is not to be used. Colour may be added to mortar, but not more than 10% of the cement content.

2. BRICKS: Shall be .....

3. BRICKWORK:

   To be executed by skilled tradesmen. Bricks to be laid damp. Walls to be laid true to line, level, plumb at corners.

   Allow for weep-holes in the bottom course and vent holes in top course, at not more than 1200 mm c/s; build-in strips of approved vermin-stop with adequate laps; with fall to brickwork and secure to vermin plate with rust-proof nails or staples. Flush-up the inside joints and allow no mortar to fall into the cavity. Build-in "grounds" of Ht Totara as required. Joints not to exceed 10 mm if possible.

   Face joints to be pointed or .....

4. SILLS:

   Sills to brickwork to be.....
   and shall have appropriate silicone or polysulphide sealant joint underneath wooden sills.

5. CLEANING:

   Face of brickwork is to be kept clean; accidental splashes of mortar to be removed with a weak solution of Spirits of Salts and water (1-10).

6. BLOCKS:

   Concrete blocks shall be masonry units to the requirements of NZS 4210.

7. BLOCKWORK:

   Blockwork shall be constructed in accordance with NZS 4229, and NZS 4210, and comply with the Drawings.

8. ADDENDUM TO BRICKLAYER AND BLOCKLAYER:

   CHIMNEY:.....
   .....
   .....
   SURROUND:.....
   .....
   .....

CARPENTER

1. MATERIALS:

All timbers to be the best of their respective kinds and grades and to comply with NZS 3602 & 3604. All dressed timber to be thoroughly dry; all framing, etc, having lining on both sides shall be gauged to an even width. All finishing timber shall be machine dressed, and interior finishing timber shall be sand-papered to a smooth surface in addition.

2. SCHEDULE:

All components, maximum span, centres and sizes as per accompanying Drawings and in accordance with NZS 3604.

3. WORKMANSHIP:

Construct all carpentry work in accordance with NZS 3604 and as specified or implied in the Drawings.

4. EXTERIOR JOINERY:

(a) Wooden: Sashes shall be ..... type and shall finish not less than 45 mm thick. Frames shall be ex ..... jambs and heads, ex 150 x 50 mm sills, ex 100 x 75 mm mullions, with ex 75 mm or 100 x 25 mm exterior facings. Frames and sashes to be constructed of approved quality timber, properly seasoned; to be mortised, grooved, rebated, throated and housed in accordance with the best trade practice. Frames, including joints, to be primed before assembly and installing. To be wedged and securely fixed level, plumb and square (sizes on Drawings).

Exterior Doors:

Front: .....

.....

Back: .....

.....

.....

Access Doors:

Where piled and battened foundations are used, provide a ledged door.

In continuous concrete and stepped foundations construct a door and frame, leaving complete with hasp and staple or tower bolt.

(b) Aluminium or Metal: .....

..... Selected Aluminium .....

.....

INTERIOR JOINERY:

Doors: (Sizes to Drawings) To be flush type, ply faced, with clashing strip.

To be ..... MDF Paint ..... quality for main rooms, hung on 1½ prs; 75 mm butts.

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.....

.....

To be paint quality for service rooms.

6. LINING:

All internal walls to be covered with 9.5 mm Gib. Board fixed as per manufacturer's instructions.

Bathroom .....

Shower Recess ...Hardiglaze.....

Fit architraves and skirting to all rooms, including wardrobes and cupboards; mitre neatly at external corners and scribing at internal angles; punch all finishing nails and brads, ready for Painter.

7. MANHOLE:

Form a 600 x 600 mm manhole in ceiling where directed, line with dressed timber and finish off with architrave properly mitred at corners; allow to stand over 10 mm.

8. WARDROBES:

Allow for ex 300 mm shelf at door height and full width shelf at 1500 mm from floor, with clothes rail of 12.5 mm G.W.I. pipe supported on cleats, 100 mm below shelf.

9. LINEN CUPBOARD and/or H.W. CUPBOARD:

Allow for 5 rows of ex 75 x 25 slatted shelves.

10. COAT CUPBOARD:

Allow for ex 300 mm shelf, and 4 only hat and coat hooks.

11. BATHROOM CABINET:

Allow for bathroom cabinet to be installed where directed, size:

.....

.....

12. SOAP RECESS:

Allow for soap recess over bath, rub and in shower recess.

13. BATH:

To be properly cradles and enclosed to have toe recess.

14. CEILINGS:

(a) To be of 9.5 mm fibrous plaster, properly slung and wadded and stopped smooth with Plaster of Paris, ready for the Painter.

Fibrous plaster cornice to Owner's choice in the following areas:

.....

.....

.....

remainder in wooden scotia, size .....

(b) To be of: .....

.....9.5mm Gib-board.....

(c) Other Type: .....

.....

15. FITMENTS:

Allow P.C. Sum $....., for the following fitments, to be properly constructed and installed:-

Kitchen:.....

.....

.....

Bathroom:.....

.....

.....

Laundry:.....

.....

Dining Room:.....

.....

Lounge:.....

.....

16. PELMETS:

Allow for ..... metres of .....pelmet to the following areas:-

.....

.....

17. HARDWARE:

Allow P.C. Sum $..... for supply only of selected hardware. The Contractor to fix into position.

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18. ADDENDA TO CARPENTER:

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METAL WORKER

Supply the following in exact lengths, sizes, etc.

Contractor shall fix in position:-

(a) Galvanised weather bars for door sills. Drill for countersunk head galvanised screws.

(b) Supply and fix in position all other, rafter straps, etc, or as otherwise required but not shown.

(c) .....
.....
.....

SOLID PLASTERER

All solid plaster work to be 2-coat plaster:-

(1) Min. 6.5 mm thick base skim coat.

(2) Min. 12.5 mm thick final coat.

External plaster work to have ..... finish.

Where plastering on to smooth concrete or brick or block, the surface is to be roughened, or one coat of 'Vinstik' applied.

All plastering shall comply with NZS 4251.

INSULATION

In compliance with the Building Act and Building Regulations.

(1) All exterior walls to be insulated with:-

.....
R1.8 Batts.
.....

(2) All ceilings to be insulated with:-

.....
R1.8 Batts.
.....

(3) All floors to be insulated with:-

.....
Draid Dampgard Vapour Barrier
.....

PLUMBER

1. GENERALLY:

All materials shall be the best of their respective kinds, and all workmanship shall be in accordance with the best trade practice, and comply with the Building Code.

2. ROOFING:

Fix ...Colour Zincalume Rib...profiled sheet steel roofing of ..... mm thickness together with all necessary valleys, ridges and caps, to make a thoroughly watertight building in all respects.

Prime galvanised roofing laps with zinc chromate, or ..... before fixing.

Other roofing: .....

.....

.....

3. SPOUTING and DOWN PIPES:

Shall be of ..... gauge galvanised iron, or .....

133 mm quarter round section or .....

Support on securely fixed suitable brackets at 900 mm c/s with fall graded to outlets. Downpipes to be 75 mm dia; to be constructed with proper offsets and shoes and to be supported by at least two galv. iron straps screwed to plugs in wall.

Other: .....

.....Selected PVC Spouting.....

4. FLASHINGS:

Flash all openings through roof with 0.6 mm galv. iron or 4 lb lead as required .....

.....

5. SHOES:

Provide ex 0.5 mm glav. iron shoes for windows.

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6. COLD WATER SUPPLY:

Connect in 19.1 mm G.W.I. to supply at boundary. Supply and install Toby Box and stop cock at boundary and provide ..... only standpipes with hose taps where directed. Continue supply inside building in 19.1 mm copper seamless tubing to bath and 'Ajax' valve, or to high pressure ball cock at supply tank; run branches in 12.7 mm copper to all fixtures requiring high pressure cold water supply. Low pressure supply to H.W. cylinder to be run in 19.1 mm copper.

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7. HOT WATER SUPPLY:

Run supply from H.W. cylinder in 19.1 mm copper to bath and 12.7 mm to all fixtures requiring hot water supply.
NOTE: All hot water pipes shall be completely covered with spirally wound "Plumbers' Felt", tightly wrapped and secured in position with 0.7 mm copper wire wound at 100 mm pitch in opposite direction to lagging.
.....Jet...tempering..valve.....1-2-96.....
.....

8. TAPS:

All shall be high pressure, chromium plated, streamlined, to be indicated and to have extensions as required.

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9. HOT WATER CYLINDER:

Provide and fix one 180 litre electric hot water cylinder of approved make .....
to be installed in a removable position.

10. SANITARY FITTINGS:

All sanitary fittings shall be free from all blemishes and fitted with plugs and chains and C.P. brass, grated waste connections.

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11. BATH, BASIN and W.C. PAN:

Provide and fix first quality.....
.....
bath, basin and W.C. pan. The W.C. pan shall be complete with double plastic seat and buffers, C.P. flush pipe and a 14 litre low down flushing cistern, etc.....
.....

12. WASTES and VENTS: To comply with Building Code.

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.....

13. SHOWER TRAY:

Provide and fix a ..Stainless..steel....shower tray with trapped outlet size ..900x900..... with 150 mm upstands.

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14. CLEANING and PROTECTION:

Thoroughly clean all sanitary fittings on completion of building with non-abrasive cleaner. Take due care to protect all work of other trades and all finished work of this trade.

15. ADDENDUM CLAUSES TO PLUMBER:

WASH TUB:	Single/Double	Stainless Steel/Concrete
SINK BENCH:	Length:.....	Stainless Steel/Formica

15. ADDENDUM CLAUSES TO PLUMBER - continued

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DRAINLAYER

1. GENERALLY:

All materials shall be the best of their respective kinds, and all workmanship shall be in accordance with the best trade practice, and comply with the Building Code and as detailed on Plans and/or Drawings.

2. ADDENDUM CLAUSES TO DRAINLAYER:

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ELECTRICIAN

1. WORK AND MATERIALS:

All work and materials must comply with the requirements of the Building Act. Give all necessary notices to the Supply Authority and obtain any necessary permits for the permanent supply of electric power to this building.

2. SUPPLY LINE:

Allow for overhead/underground supply to a point of entry (which shall be determined by the Local Authority Engineer).

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3. METER AND SWITCH BOARD CABINETS: (Exterior Meter Board)

Provide and install where indicated on Plans, hinged, flush recessed type approved switch and meter board cabinets of suitable size and set at the required height. Hinge boards and set into walls (recess in wooden walls to be lined with fire-resistant material). Each item on the boards shall be clearly labelled or sign-written. Meter board to be glazed if required.

Sub-Main and Fuse-Board where directed: .....

.....

.....

4. INSTALLATION OF T.P.S. CABLES:

Cables shall be placed in protected positions where they are not likely to be damaged by subsequent nailing of linings, etc. Cables shall not be directly embedded in concrete or plaster work.

5. FLUSH PLATES AND BOXES:

Flush boxes shall be adequately backed by a 25 mm dwang and fitted flush with the finished surface of the wall. Flush plates to be of plastic and to match their surroundings. Use multi-gang where switches or sockets are grouped.

6. SWITCHES AND SOCKETS:

Switches may be either tumbler or rocker type and fixed generally at 1350 mm from floor. Socket outlets shall be 10 amp located 300 mm above floor in all main rooms, 1050 mm above floor in Kitchen and Laundry or where directed. All sockets must be provided with switches in a combined flush-plate. No circuit-breakers on heat-points.

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7. LIGHT POINTS

Room	Lights	Wall Lights	HEAT POINTS No. of Outlets
Lounge	.....	.....	.....
Dining	.....	.....	.....
Kitchen	.....	.....	.....
Back Porch	.....	.....	.....
Front Porch	.....	.....	.....
Laundry	.....	.....	.....
Bathroom	.....	.....	.....
Toilet	.....	.....	.....
Bedroom No. 1	.....	.....	.....
Bedroom No. 2	.....	.....	.....
Bedroom No. 3	.....	.....	.....
Bedroom No. 4	.....	.....	.....
Hall	.....	.....	.....
Passage	.....	.....	.....

.....

TOTAL:.....

8. SPECIAL FITTINGS:

Allow P.C. Sum $..... for the supply only of ..... light fittings. Allow in addition for fixing and connecting up as required. To all light points not allowed for Special Fittings, provide white conical shades.

9. ELECTRIC RANGE:

Allow P.C. Sum $..... for supply of selected Electric Range

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Fix in position; provide range point with approved isolating switch.....

.....

10. WATER HEATING:

Provide water heating circuit with control switch on adjoining switchboard.

Provide an approved make of heating element and thermostat for fitting into the cylinder by Plumber.

Element shall be as recommended.

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11. RADIO (Earth and Aerial), T.V.:

Provide and fix where directed aerial and earth plate. Provide separate earthing electrode.

Provide and fix T.V. connection where directed.

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12. TESTING:

Carry out all testing as required by the Electrical Wiring Regulations and make ready for inspection by the Electrical Supply Authority's Inspector.

13. THE OWNER SHALL SUPPLY:

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14. ADDENDUM CLAUSES to ELECTRICIAN:

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GLAZIER

1. GENERAL:

All glazing and window joinery shall comply with NZS 4223, NZS 3504, or NZS 3619 as appropriate and the Building Act, Building Regulations, and as detailed on the Drawings.

Glass for windows shall be .....

2. ADDENDUM CLAUSES to GLAZIER:

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PAINTER and PAPERHANGER

1. WORK:

All work shall be in accordance with the best trade practice and in accordance with NZS 7703. All materials shall be the best of their respective kinds.

2. PREPARATION OF SURFACES:

It shall be the responsibility of the Painter to ensure that all surfaces, including the surface of each successive coat, are in suitable condition to produce a first class job. Wash, dust, or otherwise clean down all surfaces (including undercoats), remove imperfections by filling, sandpapering, etc, and apply such sealers and/or neutralisers as are necessary in accordance with sound trade practice; such preparatory work being deemed to form part of this Contract. No paints containing oil shall be applied to damp surfaces. All timbers exposed to view or contact by hand shall be hand-dressed (see under 'Joinery').

3. PROTECTION OF SURFACES:

The Painter must protect all surfaces to be clear varnished immediately they are placed, by giving a coat of sealer and varnish to all faces and edges; similarly, surfaces to be painted must be protected by priming coats.

4. EXTERIOR WOODWORK:

One coat of ..... primer, one coat of approved undercoat and one coat of exterior quality gloss finish of approved manufacture; colour to Owner's choice.

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5. EXTERIOR METAL WORK:

Clean down and then treat as follows: Work supplied zinc sprayed (or galvanised):

1st coat Zinc Chromate, or .....

2nd coat Exterior Undercoat

3rd coat Exterior Gloss Finish

Before priming or painting metal work, make sure that it is free from moisture, rust, scale and then galvanising or zinc spraying if sound.

6. EXTERIOR CEMENT BASE SHEETING:

1st coat Resene P.V.A. paint

2nd coat " " "

Apply as per manufacturer's instructions.

7. EXTERIOR PLASTER WORK:

Paint as follows: .....

.....

.....

7a. EXTERIOR BLOCKWORK: .....

8. INTERIOR WORK:

Ceilings to have two coats of P.V.A. flat paint. Walls and ceilings in service rooms shall be semi-glass enamel as follows: one coat primer undercoat, one coat of undercoat, one finishing coat.

Woodwork to have three-coat work. (Paint inside cupboards)

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9. CLEAR FINISH:

Give two coats of approved sealer. Use tinted stopping to match finished work; sand down between coats with fine sandpaper, dust off; then apply two coats of approved satin finish/gloss clear varnish to the following surfaces:

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10. INTERIOR METAL WORK: 1st coat Zinc Chromate Primer
2nd coat Approved Undercoat
3rd coat Approved Semi-Gloss

NOTE: Allow the zinc chromate to dry hard before applying the next coat.

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11. WALLPAPER:

Allow P.C. Sum $ per roll (average) for wallpaper to Owner's choice; hang straight and true, using plastic wallpaper paste with a recognised anti-mould additive.

To be butt jointed.

Wardrobes to be papered/painted inside.

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12. MAKE GOOD:

Make good paint work after all other trades. Make good to match surrounding work; all existing paint and varnish work which has been cut into or otherwise despoiled as a result of these building operations.

13. CLEAN DOWN:

At completion of works, clean down all work, remove all spots and stains. Touch up any blemishes, clean glass and leave the job in a satisfactory and acceptable condition.

14. PAINTING OF ROOF IS NOT IN CONTRACT.

15. STAINING:

To the following areas, to be of .....two-coat finish: .....

.....

.....

16. COMPLETION:

When the Painter has finished, the Contractor is to have the floor efficiently sanded and then dusted and left clean, ready for acceptance (see also Preliminaries and General).

17. ADDENDUM CLAUSES TO PAINTER AND PAPERHANGER:

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A SCHEDULE OF MATERIALS AND FINISHES TO INCLUDE:

FOUNDATIONS SHALL BE: Reinforced Concrete

FLOORING SHALL BE: Reinforced Concrete

INTERIOR WALL LININGS: 9.5mm Gib-board

EXTERIOR WALL LININGS: Selected Brick Veneer / Hardies Styleline

CEILING LININGS: 9.5mm Gib-board

DOORS - INTERIOR: HDF Paint

- EXTERIOR: Aluminium

WINDOW JOINERY: .....

KITCHEN JOINERY: .....

BATHROOM JOINERY: .....

BATH: .....

SHOWER: Stainless Steel / Hardiglaze

OTHER: .....

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.....

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ROOF STRUCTURE: Pryda Computer Truss

ROOF LINING: Colour Rib Zincalume

INSULATION - WALLS: R1.8 Batts

- CEILING: R1.8 Batts

- FLOOR: Duroid Dampguard Vapour Barrier

GARAGE DOOR TO BE: Colour Tilta Door

Total Plan

Service

RESIDENTIAL and COMMERCIAL

Allan Weal

8 Didsbury Drive, Waihi Beach.

Phone (07) 863 5970

Wall Bracing Calculation Sheet A

Job Details

box 1

Name Allan and Mary Weal.

Street and Number 122 Kenny St

Lot and DP Number Sec 411

City/Town/District Waihi

Location of Storey: (single)/upper of two/lower of two

Building height to apex	4.0 m	Roof weight	light/~~heavy~~
Roof height above eaves	1.0 m	Cladding weight	light/~~heavy~~
Stud height	2.4 m	Room in roof space	y/n
Average roof pitch	15°		
Building length BL =	12.0 m	Gross Building	
Building width BW =	6.4 m	Plan Area.	GPA = 77 m2

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region:	Terrain:	Exposure:	Topography:
R1 0 ✓	Inland 0 ✓	Sheltered 0 ___	Gentle 0 ___
R2 1 ___	Coastal 1 ___	Exposed 1 ✓	Moderate 1 ✓
			Extreme 3 ___

Total points 2

Wind zone: ___ Low (0) ___ Very high (3)

___ Medium (1) ___ Specific Design (4)

✓ High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B ✓ C

BUs required Wind

box 4

From Table W1A/W1B

W along = 49 BUs/m

W across = 35 BUs/m

Total wind load,

W ALONG:

W along x BW = 313 BUs

W ACROSSL

W across x BL = 420 BUs

BUs required Earthquake

box 5

From Table EQ1

E = 20 BUs/m2

Note: For a room in the roof space use E+1

Total earthquake load,

EQ ALONG and EQ ACROSS:

E x GPA BUs = 154 BUs

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
A	120	A	BR4	900	100	90	85	76.5
		A1	Gib 1	2.4	75	180	50	120
B	70	B	Gib 2	2.4	80	192	70	168
		B1	Gib 2	2.4	80	192	70	168
C	120	C	Gib 2	2.4	80	192	70	168
		C1	Gib 2	2.4	80	192	70	168
D	100	D	Gib 1	2.4	75	180	50	120
E	410							
Totals Achieved					W	1218	EQ	988.5
From Sheet A Totals Required					W	313	EQ	154
Wreq/EQreq =								

***If Wreq/EQreq is 1 or less complete EQ column only**
If Wreq/EQreq is 1.5 or more complete W column only
Otherwise complete both W and EQ

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
M	100	M	BR9	600	110	66	95	57
		M1	BR9	600	110	66	95	57
		M2	BR9	600	110	66	95	57
N	70	N	Gib 2	2.4	80	192	70	168
O	70	O	Gib 2	2.4	80	192	70	168
		O1	Gib 2	2.4	80	192	70	168
P	100	P	Gib 1	2.4	75	180	50	120
		P1	Gib 1	2.4	75	180	50	120
Q	340							
Totals Achieved					W	1134	EQ	915
From Sheet A Totals Required					W	490	EQ	154
Wreq/EQreq =								

INFORMATION BULLETIN No. 10

September 1993

GIB BOARD®

ADDITION TO: 'GIB BOARD' WALL BRACING SYSTEMS, 1992'

600 – 1200 mm WALL BRACING PANEL				
Type	Primary Bracing Requirements	Secondary Bracing Requirements	Bracing Unit rating per metre	
			Wind	Earthquake
BR9	Gib® Braceline on one face, min length 0.6m max length 1.2m	Metal strap of 6 kN capacity fixed to both wall end-studs	110	95
For wall heights other than 2.4 metres multiply the ratings by '2.4 / wall height', except that this factor shall not be greater than 1.33.				

Scope of Use

This bracing panel is an addition to Winstone Wallboards publication 'Gib® Board Wall Bracing Systems, 1992', and intended for use in buildings designed and constructed in accordance with NZS 3604:1990, 'Code of practice for Light Timber Frame Buildings not requiring specific design'.

Compliance with the NZBC

NZS 3604:1990 satisfies the requirements of the NZBC-B1 'Structure' and is listed in BS/AS1 section 4.0 Timber.

Under normal conditions of dry internal use Gib® Board Bracing Systems have a service life in excess of 50 years and satisfy the requirements of NZBC-B2 'Durability'.

Framing

100 x 50 mm No.1 framing constructed in accordance with the requirements of NZS 3604:1990.

Specific requirements include a double bottom plate, a single dwang at 800 mm above floor level, and dummy studs beside both end-studs below the level of the dwang.

The end-studs must be fixed to the bottom plate by means of a strap with a minimum capacity of 6 kN (e.g., ex 25 x 1 mm galvanised steel strap). The bottom plate must be connected to the floor framing by means of a 12 mm coach screw with a 50 x 50 mm washer, or a fixing of equivalent strength.

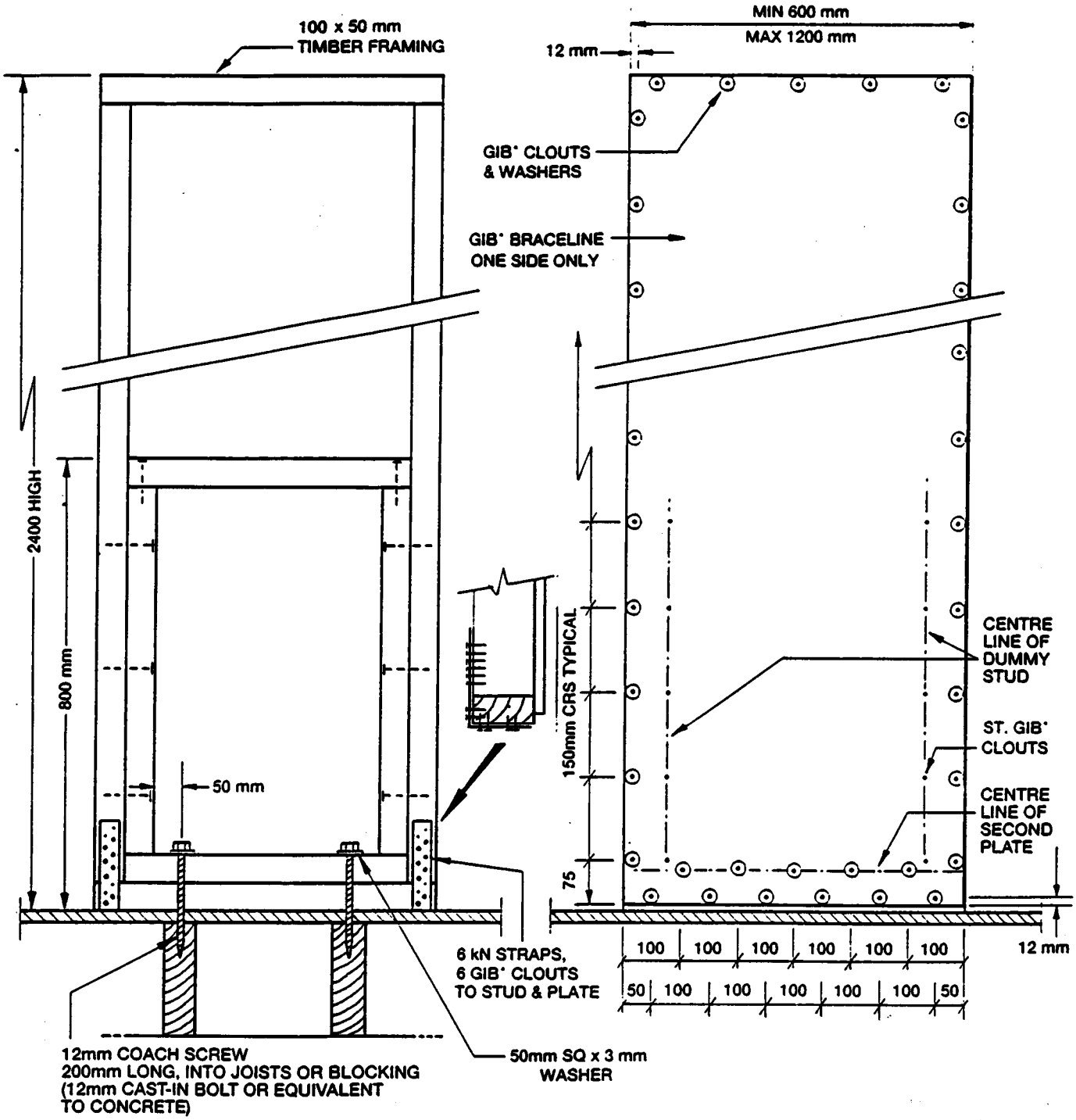
Lining

Gib® Braceline on one face nailed typically at 150 mm around the perimeter of the bracing panel, and at 100 mm centres to both bottom plates with Gib® Clouts fitted with Braceline washers. Additional standard Gib® Clouts are used for fixing to the dummy studs.

Test Reference

BTL Test Report 230/1, 'Report on Bracing Rating of 0.6 m Long Braceline Wall with Special Base Fixings' June, 1993.

GIB BOARD®



FRAMING REQUIREMENTS

LINING REQUIREMENTS

WINSTONE WALLBOARDS LTD

Auckland
P.O. Box 12 256 Penrose. Facsimile 0-9-634 3972.
Telephone 0-9-634 2184.
Lower Hutt
P.O. Box 36 024 Moera. Facsimile 0-4-568 7844.
Telephone 0-4-568 4293.
Christchurch
P.O. Box 1983 Christchurch. Facsimile 0-3-337 1014.
Telephone 0-3-332 3159.

CHECK LIST FOR BUILDING CONSENT APPLICATIONS

YOUR APPLICATION SHOULD INCLUDE THE FOLLOWING:

☐ **APPLICATION FORM**

☑ All items relevant to your application to be completed on this form including accurate "Values" of the work to be undertaken.

☑ Correct legal description (can be obtained from your rates notice, Certificate of Title, or from our rates department)

☑ Name, address and phone numbers of all the relevant personnel relating to your project.

☐ **SPECIFICATIONS** (2 copies)

☑ Written specifications adequately describing all building work. Include the fixing of materials, their size and type.

☐ Producer statements.

☐ **SITE PLAN** (2 copies) (See Attached Example)

☑ Show proposed building project, including all existing buildings to a minimum scale of 1:200.

☑ All measurements from boundaries to the nearest parts of the proposed and existing buildings. These measurements to be to the walls or nearest part of the building. (Rural properties estimate acceptable if distance great).

N/A ☐ Neighbours Consent, if required.

☑ Show the layout of existing and proposed sanitary and stormwater drains and mains, septic tanks and soak holes.

☑ Source of the water supply.

☑ Existing or proposed entrances.

☐ **FLOOR PLAN** (2 copies)

☑ A floor plan of each floor level to a minimum scale of 1:100. Plan to include complete floor layout and use of each section.

☑ Sanitary waste layout (showing venting as required).

☐ **ELEVATIONS** (2 copies)

☑ An elevation of 1:100, each external wall showing heights and finished ground level at each external corner.

☑ Location of wall and roof bracing to be shown on elevations.

☐ **FOUNDATION PLAN** (2 copies)

☑ For timber floors show location of all piles and sub-floor timber braces, foundation perimeter walls and internal piling system. For concrete floors, a detailed cross section is required.

☐ **CROSS SECTION DETAILS** (2 copies)

☑ Sufficient cross sections through the building to show foundation details, floor systems, wall construction, roof construction, location of wall claddings and roof covering.

☐ N/A Show construction details of terraces, steps, balustrades, etc.

☑ Details of thermal insulation to be shown (Dimensions, type and value).

☐ **WALL AND FLOOR BRACING CALCULATIONS** (2 copies)

☑ Submit wall and subfloor bracing calculations, and plan, detailing location of bracing elements.

☐ NOTE: One room additions. Locate bracing requirements and their respective values on the elevations.

FORM 3 EXPLANATORY NOTES

Please read fully before completing form. If you require assistance please contact the Consents Officer (Building) at Paeroa.

PLEASE COMPLETE ALL PANELS TO AVOID DELAYS IN PROCESSING OF YOUR APPLICATION

PART A

PANEL 1 - APPLICANT DETAILS

Applicant:

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, 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.

Contact:

The person you want the Council to deal with on your behalf, if not yourself.

PANEL 2 - LOCATION

Project location details may be obtained from your VALUATION SLIP or RATES DEMAND. Complete information will help in locating your site.

PANEL 3 - FULL DESCRIPTION OF BUILDING

The description and proposed use are required to enable us to apply the appropriate standards in processing your application. The value of building work shall be the aggregate of the values, determined in accordance with Section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for that building work.

PART B

Details, both written and in plan form, must be included with your application. These shall show ancillary works and site details. As a minimum, in most cases, a SITE PLAN is required. This should show location of proposed building and, where applicable, details of new vehicular access, parking, new service connections - water, sewer, electricity, etc., existing services, any known natural hazards etc.

PART C

Detailed specifications and plans are required for all buildings. ALL PLANS MUST BE DRAWN TO SCALE. SINGLE LINE SKETCHES OR PENCIL DRAWINGS WILL NOT BE ACCEPTED. ALL INFORMATION PROVIDED MUST BE IN DUPLICATE. Within the prescribed period (10 working days from formal receipt, for projects valued at less than $500,000) further reasonable information can be requested, and the prescribed period shall be deemed to be suspended until that information is received.

It is essential that proposed inspection procedure is detailed in the application, i.e. a statement of who is to carry out each required inspection, to enable Council to organise its work programme and establish the fees payable.

PART E

If your building contains any of the systems listed in Section E1 please tick box and attach proposed inspection, maintenance, and reporting procedures. Then complete Section E2 by ticking appropriate boxes and again attaching proposed inspection, maintenance, and reporting procedures. These are required to enable Council to issue a compliance schedule and annual building warrant of fitness where required. Tick the box in E, titled none of the above, if applicable.

FEES

A deposit is payable with each application lodged. The total fee payable for each application will be Council's actual and reasonable costs of processing the application and monitoring the consent.

No building work (including site work) shall commence prior to a consent being received. Consents shall only be issued on payment of the appropriate fees.

DEPOSIT : $80.00

APPLICATIONS MAY BE LODGED AT ANY OFFICE OF THE DISTRICT COUNCIL.
OFFICES ARE LOCATED AT:

PAEROA	:	Cnr of Marshall and Williams Streets, Paeroa	Phone	07-8628609
WAIHI	:	Haszard Street, Waihi	Phone	07-8638077
PLAINS	:	Orchard Road, Ngatea	Phone	07-8677011

HAURAKI DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

HAURAKI DISTRICT COUNCIL

AFFECTED PERSONS RESPONSE

The following application for a resource consent is to be lodged with the Hauraki District Council.

Type of Consent: landuse/subdivision
(delete whichever is not applicable)

Description of Proposal: Proposed units to be 1.3m from boundary
Provide enough detail so that your proposal can be clearly understood.
Instead of 1.5m Council requirements.
You must also provide the plans to illustrate your proposal.

I Alba + Mary Weal. am the applicant and as part of
full name of applicant

my application I am able to seek approval to the proposal from persons who may be adversely affected.

Please examine the plans and the full details of my application.

Please consider the effect the application may have on you (if you are unsure you should seek advice). If you approve of the application the Council cannot take into account any effect of the application on you when it considers the application. (If the application is publicly notified you may, however, make a submission in support of or against the proposal.)

If you approve of the application please sign and date the plans and complete the following details:

Your name: GLENDA ATKINS. ROBERT ANTHONY ATKINS Signature:

Your address: 2 CLARKE ST WAIHI

Contact Phone No.: 07 863 6743

Date: 24-1-96

Whether you are the owner/occupier
delete whichever is not applicable

If you have any comments you can use the back of this form.

If you have any queries you can contact a Planning Officer at Hauraki District Council, William Street, Paeroa, Phone 07-862-8609.

Address All Correspondence To:
The General Manager
Post Office Box 17, William Street
Paeroa, New Zealand
Telephone (07) 862-8609
Facsimile (07) 862-8607

Area Offices:
Waihi (07) 863-8077
Plains (0843) 77011

HAURAKI DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

AFFECTED PERSONS RESPONSE

The following application for a resource consent is to be lodged with the Hauraki District Council.

Type of Consent: landuse/subdivision
(delete whichever is not applicable)

Description of Proposal: Proposed units to be 1.3m from boundary instead of 1.5 council requirement.
Provide enough detail so that your proposal can be clearly understood.

You must also provide the plans to illustrate your proposal.

I Allan + Mary Weal. am the applicant and as part of
full name of applicant

my application I am able to seek approval to the proposal from persons who may be adversely affected.

Please examine the plans and the full details of my application.

Please consider the effect the application may have on you (if you are unsure you should seek advice). If you approve of the application the Council cannot take into account any effect of the application on you when it considers the application. (If the application is publicly notified you may, however, make a submission in support of or against the proposal.)

If you approve of the application please sign and date the plans and complete the following details:

Your name: Kura Gwenda Thomas Signature: K G Thomas

Your address: 124 Kenny St Waihi

Contact Phone No.: 863 7244

Date: 23-1-96

Whether you are the owner/occupier
delete whichever is not applicable

If you have any comments you can use the back of this form.

If you have any queries you can contact a Planning Officer at Hauraki District Council, William Street, Paeroa, Phone 07-862-8609.

Address All Correspondence To:
The General Manager
Post Office Box 17, William Street
Paeroa, New Zealand
Telephone (07) 862-8609
Facsimile (07) 862-8607

Area Offices:
Waihi (07) 863-8077
Plains (0843) 77011

Total Plan

Service

RESIDENTIAL and COMMERCIAL

Allan Weal

8 Didsbury Drive, Waihi Beach.

Phone (07) 863 5970

Wall Bracing Calculation Sheet A

Job Details

box 1

Name Allan and Mary Weal.

Street and Number 122 Kenny ST

Lot and DP Number Sec 411

City/Town/District Waihi

Location of Storey: (single)/upper of two/lower of two

Building height to apex	4.0 m	Roof weight	light/~~heavy~~
Roof height above eaves	1.0 m	Cladding weight	light/~~heavy~~
Stud height	2.4 m	Room in roof space	Y/n
Average roof pitch	15°		
Building length BL =	16.8 m	Gross Building	
Building width BW =	6.0 m	Plan Area.	GPA = 101 m2

Note: *When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.*

Note: *For heavy roofs use the roof plan at eaves level to determine GPA.*

Wind Zone

box 2

Region:		Terrain:		Exposure:		Topography:	
R1	0 —	Inland	0 —	Sheltered	0 ____	Gentle	0 ____
R2	1 ____	Coastal	1 ____	Exposed	1 ✓	Moderate	1 ✓
						Extreme	3 ____

Total points 2

Wind zone: ___ Low (0) ___ Very high (3)

___ Medium (1) ___ Specific Design (4)

✓ High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone:	A	B ✓	C

BUs required Wind

box 4

From Table W1A/W1B

W along = 49 BUs/m

W across = 35 BUs/m

Total wind load,

W ALONG:

W along x BW = 294 BUs

W ACROSSL

W across x BL = 588 BUs

BUs required Earthquake

box 5

From Table EQ1

E = 20 BUs/m2

Note: For a room in the roof space use E+1

Total earthquake load,

EQ ALONG and EQ ACROSS:

E x GPA BUs = 202 BUs

APPROVED

11 FEB 1996

HAURAKI DISTRICT COUNCIL

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
A	170	A	Gib 1	2·4	70	168	50	120
		A1	Gib 1	2·4	70	168	50	120
B	170	B	Gib 2	2·4	80	192	70	168
		B1	Gib 2	2·4	80	192	70	168
C	170	C	Gib 1	2·4	70	168	50	120
		C1	Gib 1	2·4	70	168	50	120
D								
E	510							
Totals Achieved					W	1056	EQ	816
From Sheet A Totals Required					W	294	EQ	202
Wreq/EQreq = *								

***If Wreq/EQreq is 1 or less complete EQ column only**
If Wreq/EQreq is 1.5 or more complete W column only
Otherwise complete both W and EQ

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
M	100	M	Gib 1	2·4	70	168	50	120
N	100	N	Gib 2	2·4	80	192	70	168
O	100	O	Gib 2	2·0	75	150	60	120
		O1	Gib 2	2·4	80	192	70	168
P	100	P	Gib 2	2·4	80	192	70	168
		P1	Gib 2	2·4	80	192	70	168
Q	100. See	Q	Gib 1	2·4	70	168	50	120
Totals Achieved					W	1254	EQ	1032
From Sheet A Totals Required					W	588	EQ	202
Wreq/EQreq = *								