

Level Bottom	Pass
Yes - OK	
Stepped Foundations	N/A
Other items	Pass
Waste Ducts	Pass
In place - OK	
Steel around blockouts	N/A
Drains under building	N/A
Subfloor ventilation	N/A
Engineer Design	N/A



Taken at 2:38 PM on Wednesday 1/05/2019



Taken at 2:38 PM on Wednesday 1/05/2019



Taken at 2:38 PM on Wednesday 1/05/2019

GoGet Inspection Audit Report

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**

Inspection Type: **Pre-Cladding - Wrap**
Inspection Outcome: **Pass**
Inspected By: **John Arthur**
Inspection Date: **11 June 2019 11:04 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection carried out	Pass
Yes	
Wrap/tape	Pass
Wrap/Barrier type	Pass
Tekton HouseWrap	
Wrap/Barrier fixing	Pass
Good - well fixed with blue banding	
Wrap overhang to founds	Pass
Sill tape type	Pass
Thermakraft Aluband foil tape throughout (BRANZ No. 614)	
Roof Underlay	Pass
Bitumac 750 self supporting	
Netting support	N/A
Flashings	Pass
Flashing tape sill fixing	Pass
Full length as per manuf. specs with corner soakers	
Flashing tape head fixing	Pass
Fitted at corners as per manuf. specs	
Flashing tape jamb fixing	Pass
Wrap Penetrations	Pass
Taped & sealed appropriately	
Meter box flashing	Pass
Flashing tape behind veneer - fitted OK	
Direct Fix cladding requirements met (sill and jamb blocks)	N/A
Thermal Barrier	N/A



Taken at 11:03 AM on Tuesday 11/06/2019



Taken at 11:03 AM on Tuesday 11/06/2019



Taken at 11:04 AM on Tuesday 11/06/2019

GoGet Inspection Audit Report

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **John Arthur**
Inspection Date: **14 May 2019 8:18 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Pass
Inspection carried out Yes.	Pass
Drainlayer details	Pass
Drainlayer registration number Theo Newfield Rego No - 08059	Pass
Sewerage	Pass
Drain Material PVC	Pass
Gradients >1 in 90	Pass
Inspection Points In place where required	Pass
Bedding Material AP20 fill	Pass
Cover >375mm	Pass
Lateral Connection Dry inspection chamber	Pass
Joint Test Sighted	Pass
Main Vent size/location 100mm stub-up(s) in place as drawn	Pass
Branch Vent size/location 100mm stub-up(s) in place as drawn	Pass
Septic Tank Type	N/A
Septic Tank Location	N/A
ECAN Effluent approved	N/A
Effluent Location	N/A
Effluent Type	N/A
Stormwater	Pass
Drain Material PVC	Pass
Gradients >1 in 90	Pass
Inspection Points In place where required	Pass
Bedding Material AP20 fill	Pass
Cover	Pass

>375mm

Lateral Connection	Pass
To a BUS and then to kerb	
Soak Pit sizes	N/A
Soak Pit filter cloth	N/A
Soak Pit Locations	N/A
Gutter Sizes and Overflows	N/A
Downpipe Positions	N/A
Deck Drains	N/A
Internal Deck Overflows	N/A
Internal Deck Overflows	N/A
Bubble-up Sumps	N/A

Support Documentation

As-built drainage plan	Accepted
------------------------	----------



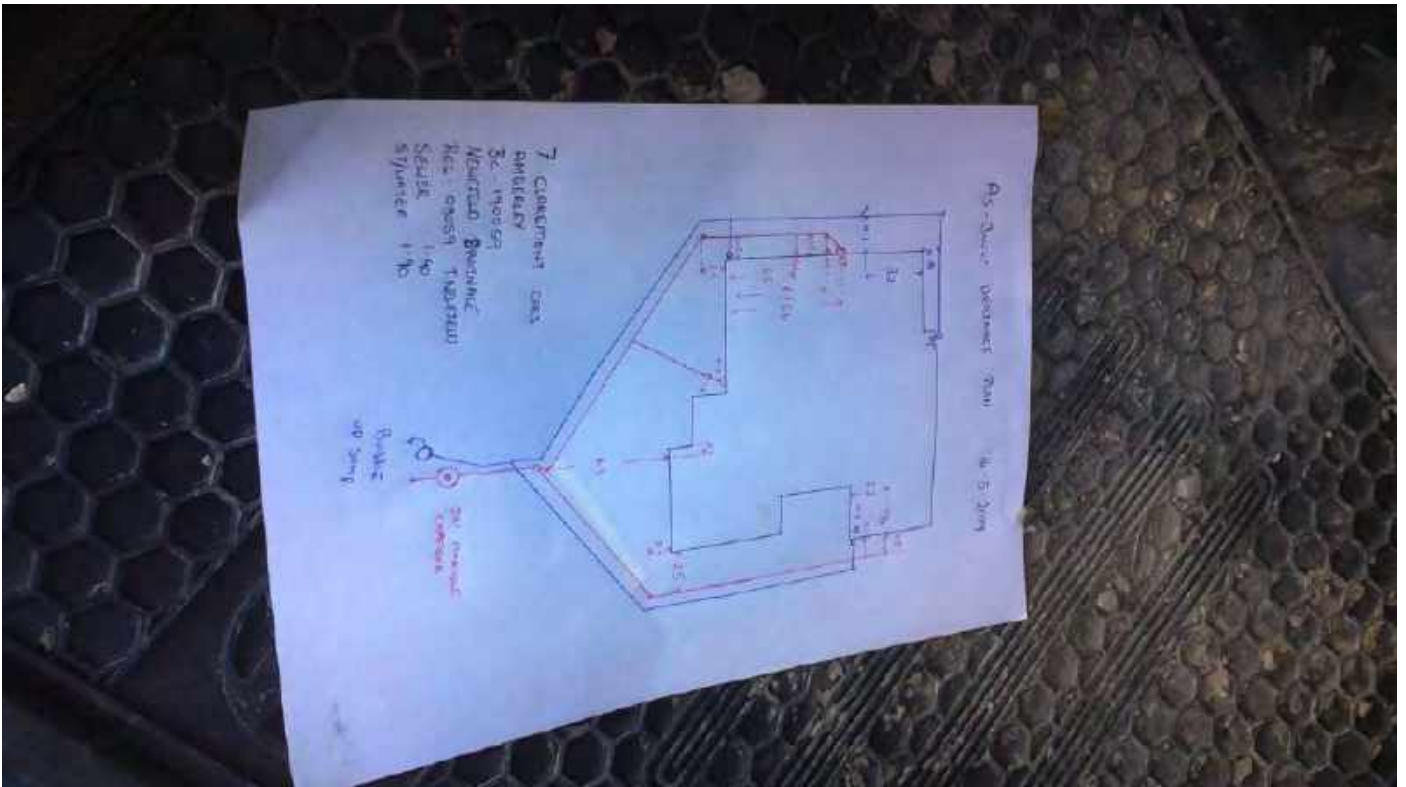
Taken at 8:20 AM on Tuesday 14/05/2019



Taken at 8:21 AM on Tuesday 14/05/2019



Taken at 8:21 AM on Tuesday 14/05/2019



Taken at 8:24 AM on Tuesday 14/05/2019

KEEP ON TOP OF BUILDING CONSENT FILE

T-03-WF, Version: 6, Issued: 3 June 2015



HURUNUI
District Council

Compliance Schedule sticker

WORKING FILE

Building/Consent No

190059

Building Project description :

Residential dwelling with attached garage

Resource Consent sticker

Date Processed:

Processed by:

ENDORSEMENTS

Proposed order and number of inspections required	Pass	Fail	Inspected by	Date
Piles (entry + veranda)	✓		RB	1.5.19
Piles (carport)	✓		RB	17.7.19
Roofings	✓		RB	1.5.19
Slab	✓		RB	9.5.19
Drains	✓		JA	14.5.19
Pre-roof	✓		JA	24.5.19
Pre-clad-wrap	✓		JA	11.6.19
Pre-clad-mrd clad	✓		JA	11.6.19
Pre-plaster exterior	✓		RB	17.6.19
Pre-line		✓	RB Insulation	25.6.19
Pre-stop	✓		SL	1.7.19
Final Residential	✓		JA	20.8.19
Final Garage	✓		JA	20.8.19
Pre-line	✓		RB	26.6.19

(1)
(2)
(3)
(4)
(5)
(6)
(7)
(8)
(9)
(10)

(8)



22 August 2019

kelly.somerville@gjgardner.co.nz

Dear Sir/Madam

**Re: Code Compliance Certificate (CCC) request for BC190059
Residential dwelling with attached garage
7 Claremont Crescent, Amberley**

The Council has received a code compliance request in relation to Residential dwelling with attached garage at 7 Claremont Crescent, Amberley. Your construction has been assessed for compliance with the Building Act 2004 and the granted building consent requirements.

Further information is required with regard to the following:

1. The plumber's pressure test is on a Waimakariri District Council Form so we can't accept it. I have attached one of our forms for you to pass on to the plumber.
2. The PS3 for the hebel panels is addressed to City Rebuild Group which is ChCh City Council. Could you please have this amended or use one of our forms.

Please send the above information to us within 28 days of this letter. If the information is not received within this period, the CCC will be automatically refused.

If you provide the information within 28 days your application will again be considered.

Yours faithfully

Adele Patchett
Building Administration Officer

Email: building@hurunui.govt.nz



Hurunui District Council
66 Carters Road
PO Box 13
Amberley 7441
Phone (03) 314 8816

SITE NOTICE

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**
Building Category: **R1**

Inspection Type: **Foundation - Piles (Carport)**
Inspection Outcome: **Pass**
Inspected By: **Robbie Brannen**
Inspection Date: **17 July 2019**

Passed Items

General

Inspection carried out

**Inspection carried out
Consent documents reviewed
Carport - 4 poles**

Site Factors

Survey Pegs
Boundary Clearances
Site Stability
Ground Bearing

**Sighted - locations OK
Distances equal to / greater than on plan
Level site
Firm, gravelly soil**

Holes

Excavations - Depth
Excavations - Width/Diameter

**min 1.2m
Minimum 500mm diameter**

Piles

Piles/Pole Size
Pile Materials

**All piles / poles sized as shown on plans
75mm RHS galv
Galv steel**

GoGet Inspection Audit Report

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**

Inspection Type: **Foundation - Piles (House)**
Inspection Outcome: **Pass**
Inspected By: **Robbie Brannen**
Inspection Date: **1 May 2019 2:40 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General (House)	Pass
Inspection carried out (House)	Pass
Inspection carried out - for house post footings -front entry and verandah	
Plans reviewed	
Site Factors (House)	Pass
Survey Pegs (House)	Pass
Sighted - locations OK	
Boundary Clearances (House)	Pass
Distances equal to / greater than on plan	
Site Stability (House)	Pass
Level site	
Ground Bearing (House)	Pass
Firm, gravelly soil	
Vegetation (House)	N/A
Site inspection undertaken (House)	N/A
Holes (House)	Pass
Site Factors - FFL (flood mitigation) (House)	N/A
Excavations - Depth (House)	Pass
All as shown on plans	
Excavations - Width/Diameter (House)	Pass
All sized as shown on plans	
Excavations - Level Bottom (House)	Pass
Foundation bottom level and as per consented plans	
Excavations - Floor level indicated (House)	N/A
Piles (House)	N/A
Connections (House)	N/A
Underfloor insulation (House)	N/A



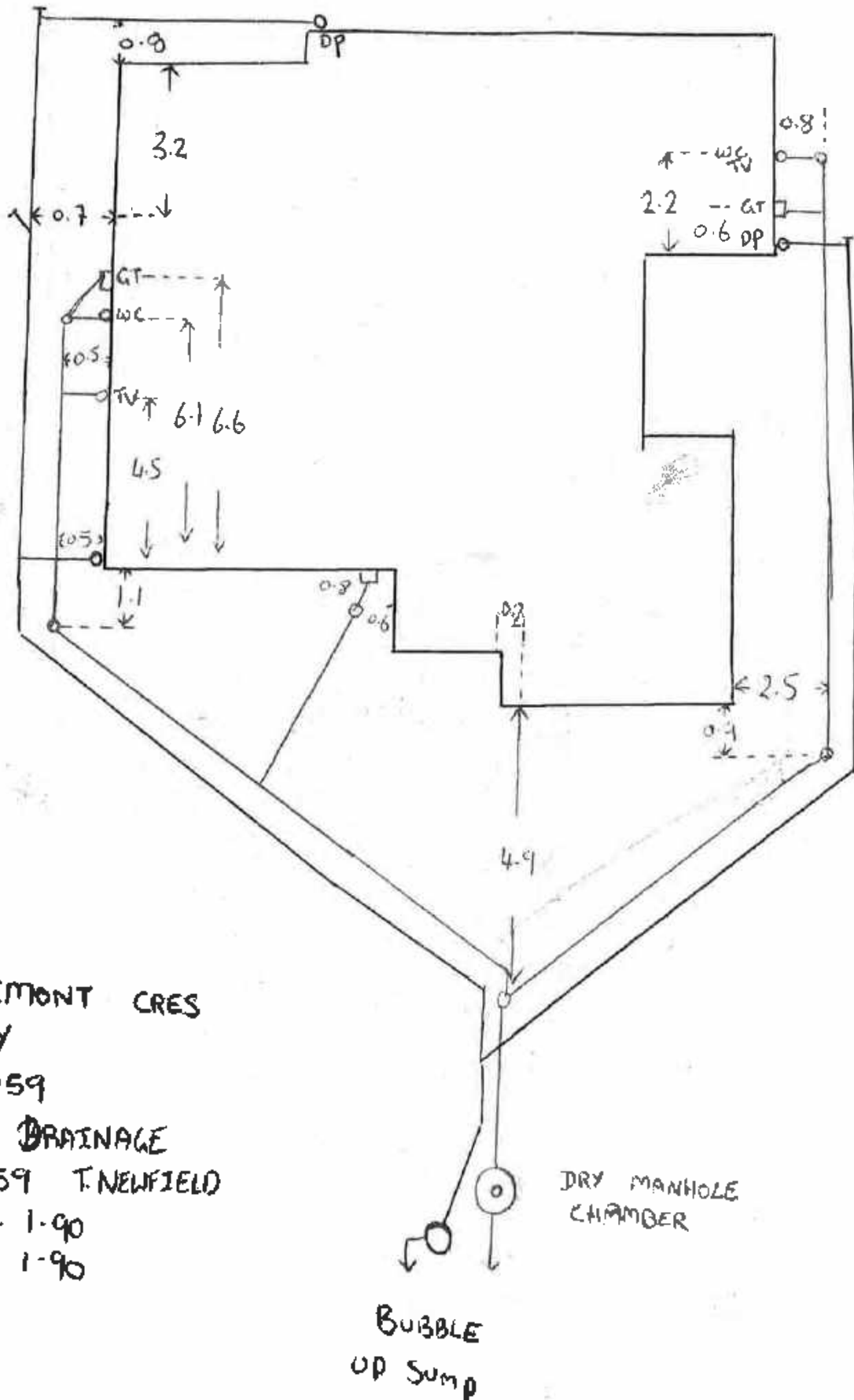
front entry
Taken at 2:43 PM on Wednesday 1/05/2019



verandah hole being completed
Taken at 2:44 PM on Wednesday 1/05/2019

AS-BUILT DRAINAGE PLAN

14-5-2019



7 CLAREMONT CRES
 AMBERLEY
 BC-190059
 NEWFIELD DRAINAGE
 REG-08059 T.NEWFIELD
 SEWER 1-90
 ST/WATER 1-90

DRY MANHOLE
 CHAMBER

BUBBLE
 UP Sump

LEGAL DESCRIPTION

Lot: 46 Oakfields Subdivision
 DP: 485034
 Site area: 1100 m²

PLANNING

Living zone: Residential 1 (Amberley)
 Site coverage area (Only): 197.36 m²
 Site coverage: 17.94 %

ZONES

Earthquake: Zone 2
 Wind: High
 Corrosion: Zone B
 Altitude above sea: 40 m

NOTES

- All dimensions taken to foundation edge unless otherwise stated
 - Strip drain & type 1 sump may require.

SEDIMENT CONTROL

All adjacent groundcover to be retained in building phase
 Sediment fence (filter fabric) preventing run off from excavation & gravel washdown where required.

- To boundaries and street frontage
- Containing surplus soils & gravel

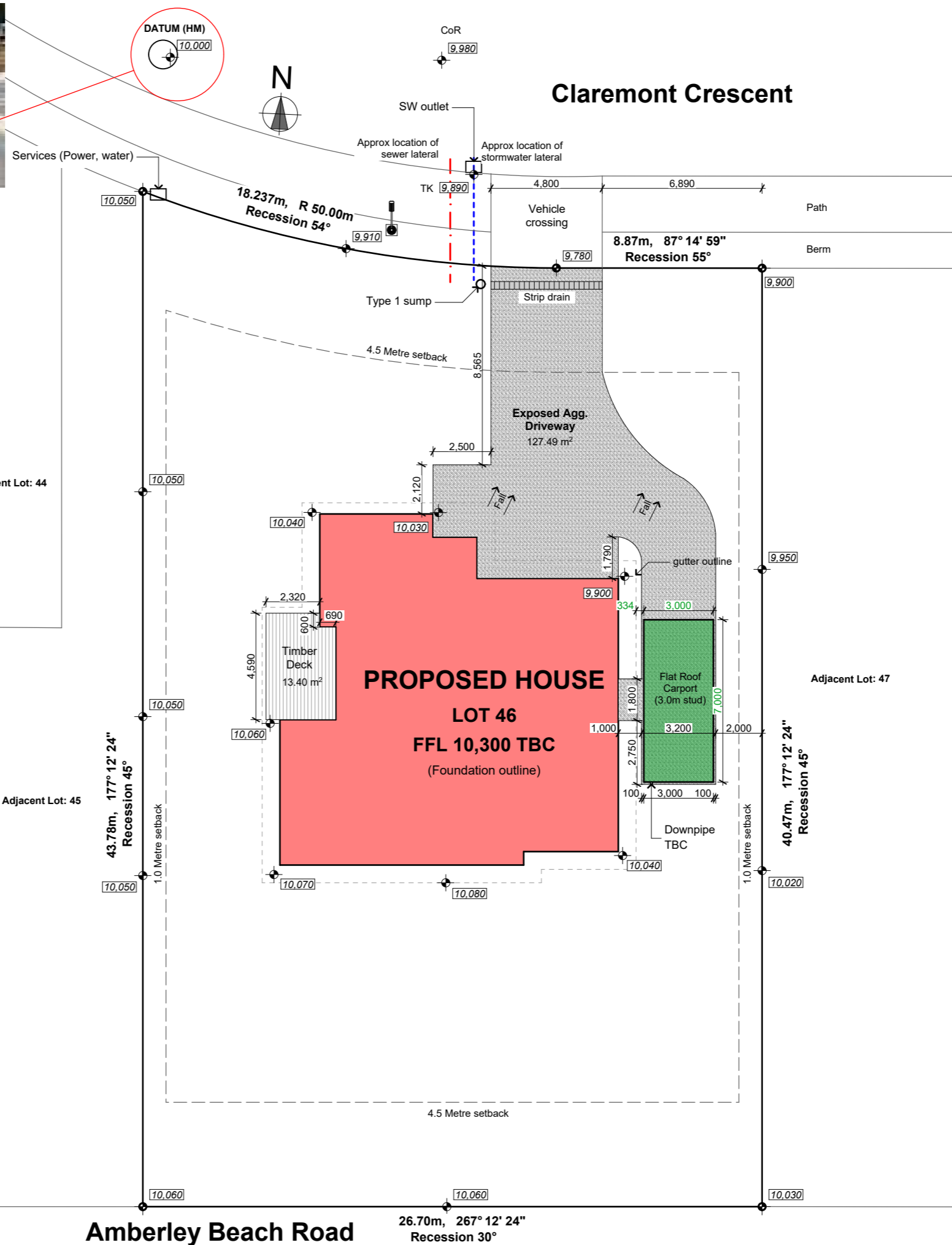
Downpipes to be connected as soon as roof fitted & drains laid.
 Temporary arrangements are to be made when exterior claddings are not fitted

Construction supervisor to oversee sediment control

Stockpiles of clay material to be covered with impervious material

HARD SURFACE DRAINAGE

Convey surface water from sealed driveway areas to approved outfall / away from any building & neighbours boundaries. Falls from paths should be directed away from any buildings & neighbours boundaries. Driveway @ 1:100 fall min.



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 Canterbury North Franchisee for
 G.J. Gardner Homes
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Cross
 7 Claremont Crescent
 Amberley (HDC)



1 Location Plan NTS Site Location















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Site Plan
 Job No: 6500570
 Sheet Size: A3
 Scale: 1:200
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

AREAS

Roof:	234.01 m ²
Over cladding:	185.63 m ²
Over framing/foundation:	181.68 m ²
Inside framing:	176.24 m ²

KEY

-  Meter box
-  Switchboard
-  Data box (Only if Required)
-  Hose tap
-  Smoke detector (With test & hush buttons)
-  Extract fan (Vent to soffit)
-  Exterior framing
-  Interior framing
-  Thermal break (Insulated to NZBCH1)
-  AAC panel cladding
-  Linea Oblique (Vertical)
-  Vinyl planking
-  Downpipe
-  Shower Rose

FRAMING

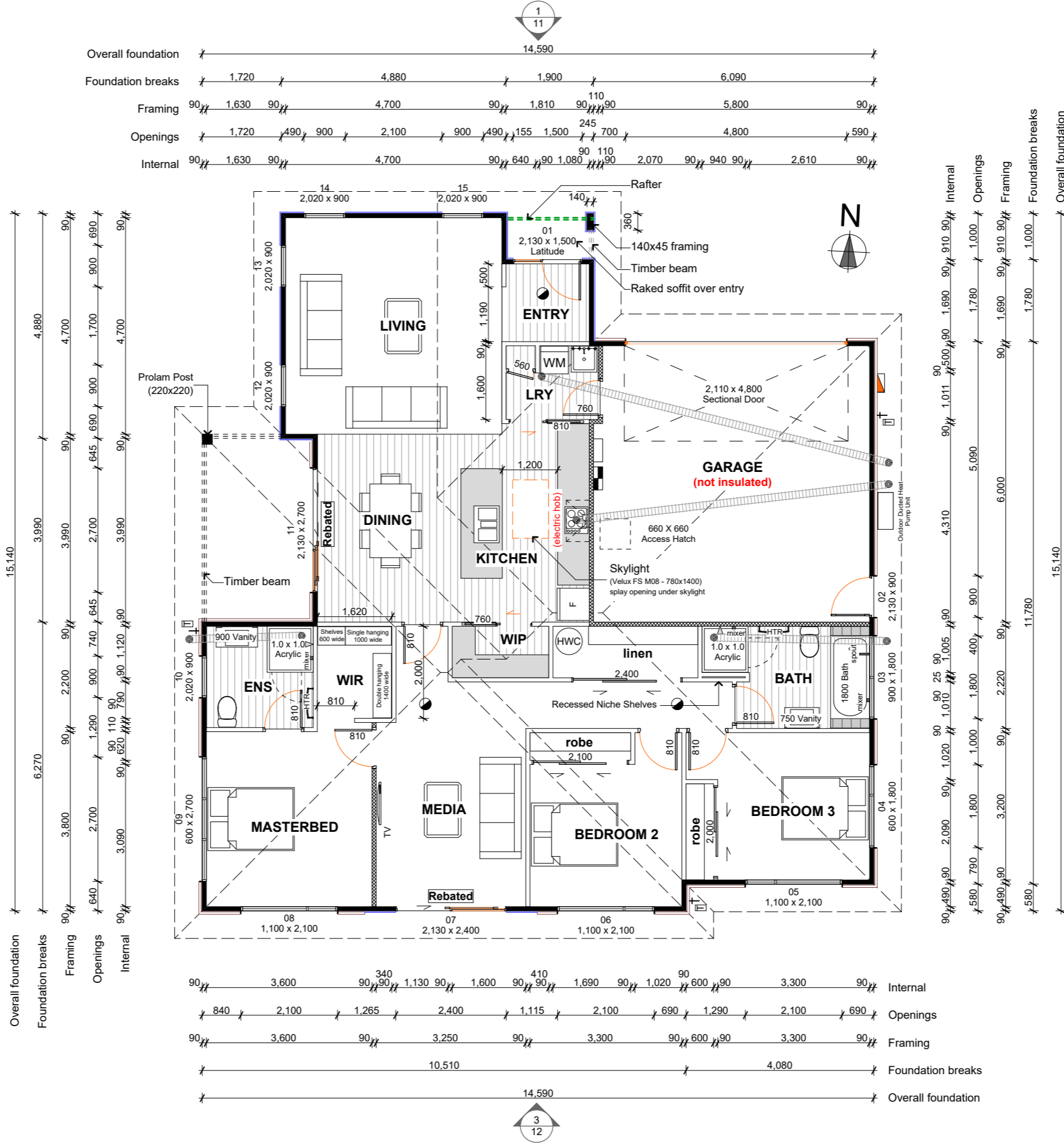
- Timber wall framing to comply with NZS 3604:2011
- 90 x 45mm Studs @ 600 centres
 - 2 rows of dwangs @ 800 centres (AAC Panel Cladding)
 - 3 rows of dwangs @ 600 centres (Linea Oblique Vertical)
 - Lintels as per truss plan
 - Double studs under all concentrated point loads (Refer to truss plan for specific location)
 - Check measurements for alcove shower framing top to bottom to ensure shower fits
 - Tyvek straps placed horizontally between dwangs @ 300 crs.

ENTRY

Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE

- 2,020 window sit on double bottom plate



Overall foundation	14,590	
Foundation breaks	1,720	4,880
Framing	90 1,630 90	4,700
Openings	1,720	490 900
Internal	90 1,630 90	4,700

Overall foundation	15,140
Foundation breaks	6,270
Framing	3,800
Openings	2,700
Internal	3,090

Overall foundation	15,140
Foundation breaks	11,780
Framing	6,000
Openings	5,090
Internal	4,310

Internal	3,600	340	1,130	1,600	410	1,690	1,020	600	3,300	
Openings	840	2,100	1,265	2,400	1,115	2,100	690	1,290	2,100	
Framing	90 3,600 90	3,250	90 3,300 90	3,300	90 600 90	3,300	90 3,300 90	3,300	90 3,300 90	
Foundation breaks	10,510				4,080					
Overall foundation	14,590									

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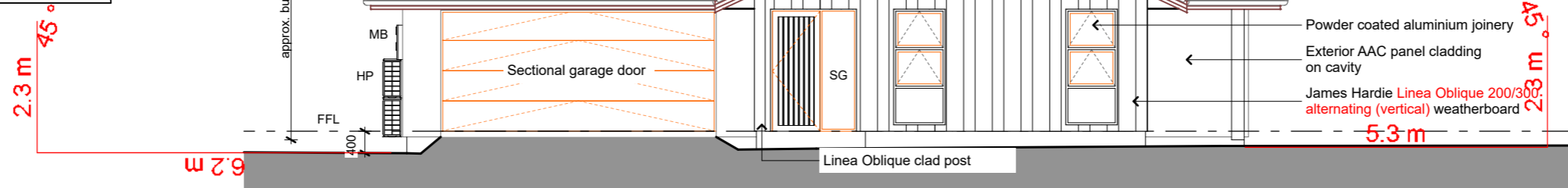
Cross
 7 Claremont Crescent
 Amberley (HDC)

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Ground Floor Plan

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100, 1:500
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

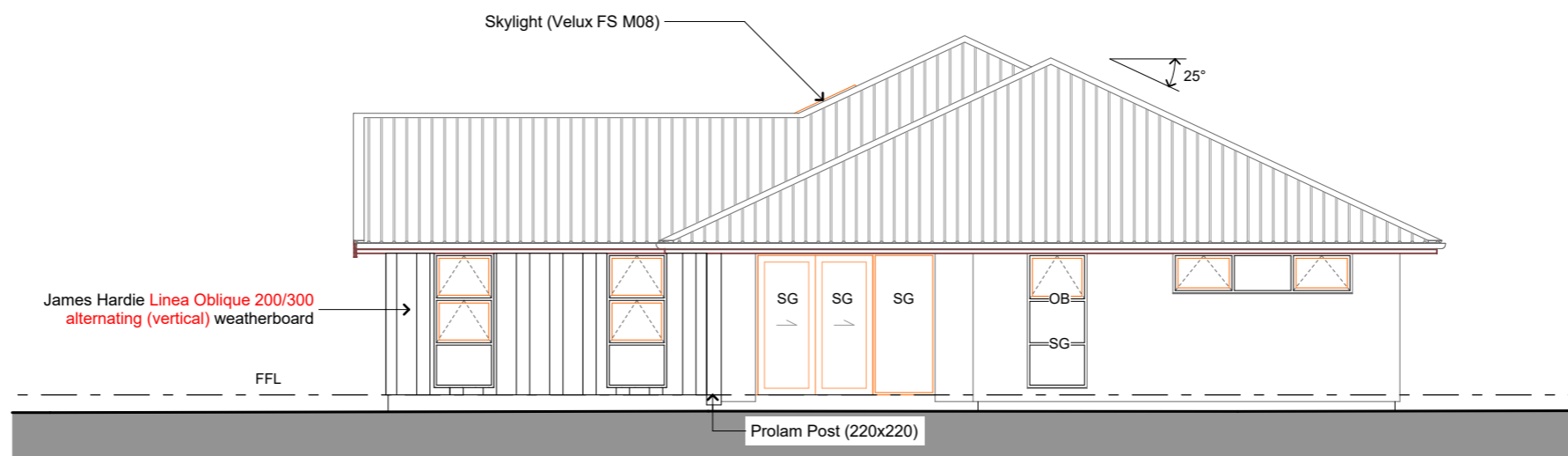


1 North Elevation

KEY

- FFL Finished floor level
- MB Meter box
- OB Obscure glass
- SG Safety glass
- HP Heat pump - on metal brackets

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



2 West Elevation

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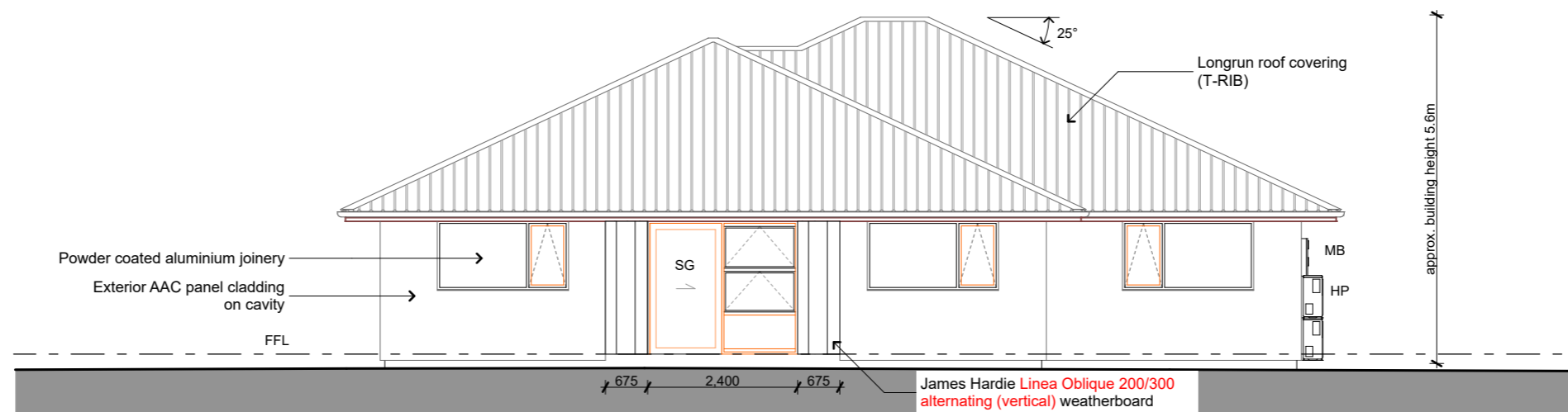
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Cross
 7 Claremont Crescent
 Amberley (HDC)

Elevations

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		1

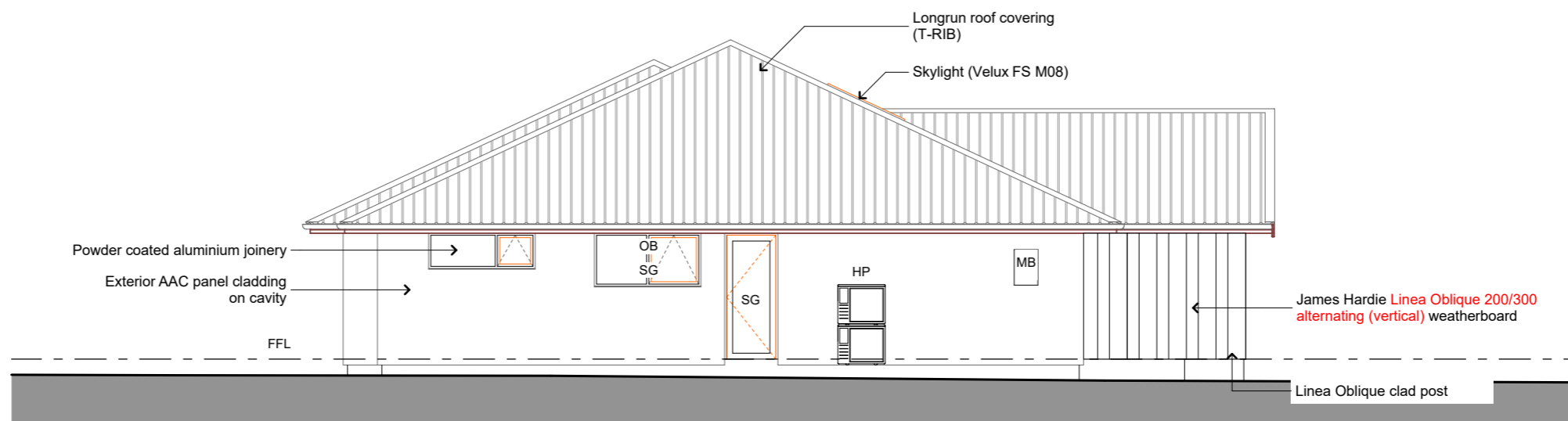


3 South Elevation

KEY

- FFL Finished floor level
- MB Meter box
- OB Obscure glass
- SG Safety glass
- HP Heat pump - on metal brackets

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



4 East Elevation

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Elevations

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

GoGet Inspection Audit Report

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**

Inspection Type: **Pre-Stop**
Inspection Outcome: **Pass**
Inspected By: **Steven Laird**
Inspection Date: **1 July 2019 2:26 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection carried out	Pass
OK to plaster	
Bracing	Pass
Locations	Pass
All as drawn	
Types	Pass
All GIB systems - as drawn	
Ceiling Diaphragms	N/A
Edge Nailing	Pass
Wall bracing fixings	
Holes in elements	Pass
All OK	
Materials	Pass
Wet Areas	Pass
Proprietary approved plasterboard product - as drawn	
Wet Area Ceilings	Pass
Proprietary approved plasterboard product - as drawn	
Other Walls	Pass
Proprietary approved plasterboard product - as drawn	
Other Ceilings	Pass
Proprietary approved plasterboard product - as drawn	
Fire Walls	N/A



Taken at 2:18 PM on Monday 1/07/2019



Taken at 2:18 PM on Monday 1/07/2019



Taken at 2:25 PM on Monday 1/07/2019

Producer Statement Construction PS3

For guidance on how to use this template, please refer to information Sheet B-388 – Requirements for the Acceptance of PS3 Producer Statements and Construction Statements which is available from our website (www.ccc.govt.nz).

Companies Letterhead or Author's Name:

Tick applicable Contractor for:

<input type="checkbox"/> Building	<input type="checkbox"/> Emergency Lighting	<input type="checkbox"/> Cladding
<input checked="" type="checkbox"/> Waterproof Membranes	<input type="checkbox"/> Drainlayer	<input type="checkbox"/> Fire Alarm
<input type="checkbox"/> Mechanical (HVAC)	<input type="checkbox"/> Solar Heating	<input type="checkbox"/> Lift / Escalator (delete one)
<input type="checkbox"/> Other (Specify):		

Issued by: Haus Of Tiles Ltd..... to Hurunui District Council.

SECTION 1: OWNER

Owner: GJ Gardner Homes

Project Address: Lot 46, 7 Claremont Crescent Amberley.....

Description of Building Work: Waterproofing to bath only.....

Scope of work covered by statement: Waterproofing to bath only.....

System / Product used (if applicable): Mapei Mapegum WPS.....

I (Constructor): Hayden Ellis..... have been engaged by GJ Gardner Homes..... (building consent applicant) to construct:

All Part only

As specified in the attached particulars of Building Consent Number: BCN 190059..... and its attached conditions and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Consent.

Specific reference to the Building Code:	B1	B2√	C1	C2	C3	C4	D1	D2	E1	E2
What clauses of the Building Code are covered by the Producer Statement?	E3√	F1	F2	F3	F4	F5	F6	F7	F8	G1
(Circle applicable clauses)	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11
	G12	G13	G14	G15	H1					

I understand that this Producer Statement, if accepted, will be relied upon by Hurunui District Council for the purpose of establishing compliance with the Building Consent.

SECTION 2: CONSTRUCTOR'S DETAILS

Name: Hayden Ellis..... Registration Number: 1112..... or N/A

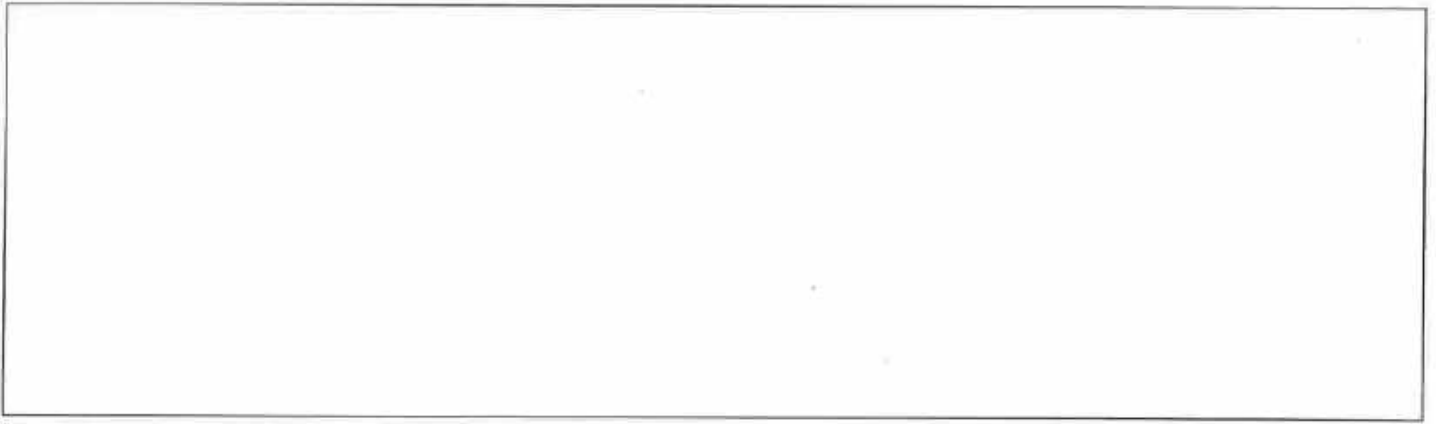
Qualifications / Experience: Approved applicator.....

Address: 18 Wales Street, Halswell.....

Phone Number: HOME:..... WORK:..... MOBILE:0276303202.....

Fax:..... Email:hausoftiles@gmail.com.....

Signature: *HREllis*..... Date: 1/8/2019



NB: All sections of this PS3 must be completed.



MULTICLAD SOLUTIONS

PRODUCER STATEMENT CONSTRUCTION (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

Building

Waterproof Membrances

Mechanical (HVAC)

Emergency Lighting

Drainlayer

Solar Heating

Cladding

Fire Alarm

Other (specify):

Escalator

Lift

Author Name:

Chris Manning.

Author Company:

MCS Multi Clad Solutions.

Site address:

Lot 46, 7 Claremont Cres.

Description of building work:

Small feature clad with Linea weatherboard as per Spa

Owners Details:

Scope of work covered by statement:

Installation of linea weatherboard on small feature.

System/Product used (if applicable):

James Hardies Linea

I (constructor): Chris Manning Multi Clad Solutions have been engaged by G.J. Gardner Homes (applicant, designer, main contractor etc) to construct part all.

As specified in the attached particulars of Building Consent Number: 190059 and its attached conditions I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses: B1 B2 C1 C2 C3 C4 C5 C6 D1 D2 D2 E1 E2
 (select as applicable) E3 F1 F2 F3 F4 F5 F6 F7 F8 G1 G1 G2 G3
 G4 G5 G6 G7 G8 G9 G10 G11 G12 G13 G13 G14 G15
 H1

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No:

Or

N/A

Qualifications/Experience:

LBP BC104495

Address:

17. Monterey Pl. Christchurch

Phone:


Mobile:

0212285533

Email:

mc3@outlook.co.nz

Signature:



Date:

12/8/19

Exterior & Feature Cladding Specialists

Chris Manning 021 228 5533 | Martin Ellis 021 617 047 | mc3@outlook.co.nz



Electrical Certificate of Compliance Electrical Safety Certificate

009308
www.evn.co.nz/cocesc.pdf
CUSTOMER COPY



Blue text = Certificate of Compliance, Red text = Electrical Safety Certificate, Green text = Required for both certificates

WORK TYPE Low-risk (Maintenance Replacement) General High-risk (Requires Inspection)

Has the work been done in compliance with AS/NZS 3000 Part 1 or Part 2
Has the work been done in accordance with the certified design for the electrical installation Yes No
Does the work rely on any manufacturer's instructions and suppliers' declarations of conformity Yes No
Tested in accordance with AS/NZS 3000 Yes No
The installation connected to the electricity supply is safe to use Yes No
The work done has not adversely affected any other part of the installation. Yes No

Other Standards used

Customer Cross Site ref. _____

Address of installation 7 Cleveburn Cres, Amberly

Type of system the installation is safe to connect to 230 V MEN

Number of electrical installations safe to connect to electricity supply 29 Power outlets 35 Light fittings/control 1 HWC 1 Ranges 1

Date work done Start _____ Finish _____

Description of work done and by whom / Work related to ESC

New dwelling - Includes 1x Oven 1x Hob
1x Ducted Heat pump system.
3x Extract fans. 2x Tunnel rails.
2x Bathroom heaters. 1φ 16mm²
internal mains. Meter box & slab
banding. Main earth connection in
the Meter box.

Test Results
Visual Inspection
Polarity
Correct Circuit Connections
Insulation Resistance
RCD

Earth fault-loop Impedance

Location	Impedance (Ω)

Service mains & buried main earth by others.

Other Electrical workers involved

Full name	registration	date
<u>Ben Scantell</u>	<u>E266200</u>	
<u>Taine Tillou</u>	<u>E140626</u>	

Issuing Electrician J U McGregor registration E14278
Phone 021 1762724 company Sedra Electrical

The work on this certificate has been done lawfully and correctly, and the information on the certificate is correct. signed J U McGregor date 1/8/19



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.: GJG712M

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

7 Claremont Cres, Amberley

Contact Details:
(Name and address)

G J Gardner Homes Christchurch

Name of Electrical worker:

Josh Samson

Registration/Practising licence number:

E18285

Organisation/company:

Wilpower Electrical (1998) Ltd

Phone & email:

admin@mjcompleteservices.co.nz PH 021 2302612

Name of person(s) supervised:

Josh Dolan E-TLC 139910

CoC

Type of work:

Additions Alterations New work

The prescribed electrical work is:

Low risk General High-risk (Specify):

Reference Standards:

Part 1 of AS/NZS 3000 Part 2 of AS/NZS 3000

Additional Standards:

Description of Work (including date/s of work and type of supply system):

Lay New Mains and buried earth 25mm single earth only
Cable size = 25mm 1 core N/S
Cable meters = 38m

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation.

Select those that apply:

- Has been installed in accordance with the specified certified design¹
- Has an earthing system that is correctly rated (where applicable)
- Contains fittings that are safe to connect to a power supply
- Relies on a supplier Declaration of Conformity¹
- Relies on a manufacturer's instructions¹
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect

Electronic/Other reference: www.jarussell.co.nz

Certifier's signature:

Date:

14/5/2019

¹ Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

Test Results	
Polarity (Independent earth):	
Insulation resistance:	
Earth Continuity:	
Bonding:	
Fault Loop impedance	
Other (specify):	

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Registration/Practising licence number:

Certifier's signature:

Certificate Issue Date:

Connection Date:

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-0006 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc



Certification Plumbing

Issued by (plumber): *CHRIS ROHWARD*

(To Hurunui District Council)


OWNER'S DETAILS	
Owner's name :	<i>N + R CROSS</i>
Project address :	<i>LOT 46 FAIRMONT STREET, CARFIELDS AMBERLEY.</i>
Building consent number :	<i>BC 190059.</i>
Description of building work :	<i>Plumbing for New House.</i>

I (plumber) *CHRIS ROHWARD*
have been engaged by *N + R CROSS*.

to undertake the plumbing work on the above building consent.
(building consent applicant)

I hereby certify that hot and cold water pipes have been pressure tested to 1500kPa for a period of not less than 15 minutes without pressure drop complying with NZ Building Code G12/AS1 clause 7.5.1

I understand that this certificate, if accepted, will be relied upon by Hurunui District Council for the purpose of establishing compliance with the Building Consent.

PLUMBER'S DETAILS	
Plumber's name :	<i>CHRIS ROHWARD</i>
Address :	<i>157 A WAIKAI ROAD, BAYNOR CHRISTCHURCH.</i>
Registration number :	<i>17338.</i>
Mobile phone :	<i>0220977559.</i>
Phone (work) :	<i>03 3515421</i>
E-mail address :	<i>RPL2004@XTRA.CO.NZ</i>
Signature :	
Date :	<i>9-8-2019.</i>

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|--|------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input checked="" type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): | |

Author name:

Tyson Keats

Author company:

TK Plastering 2014 Ltd

Site address:

7 Claremont Crescent Oakfields Amberley

Description of building work:

Hebel 50mm Power Panel installed over 24 mm horizontal Rondo batten using Galv Screws, applied 2 coats of Dulux Acratex masonry render with fiberglass mesh, 1 coat of Dulux Acratex Renderwall Float finish 1.5mm. Finished with Dulux Acratex Paint System.

Engaged by:

AG & LM McCarthy Ltd T/As GJ Gardner Homes Christchurch North

(owner's name)

Scope of work covered by statement:

Plaster Cladding and painting

System/Product used (if applicable):

Dulux System

I (constructor): Tyson Keats

have been engaged by

AG & LM McCarthy Ltd T/As GJ Gardner Homes Christchurch North

(building consent applicant) to construct: part all

As specified in the attached particulars of Building Consent Number: BC:190059 and its attached conditions and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Consent.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|-----------------------------|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|--|
| <input type="checkbox"/> B1 | <input checked="" type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input checked="" type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No: _____ Or N/A
LBP128802

Qualifications/Experience:
Full qualified Exterior plaster, BCITO

Address: 891 Main North Rd Postcode: 8051

Phone: _____ Fax: _____

Mobile: 0278400033 Email: tyson@tkplastering.co.nz

Signature:  Date: 30/06/2019

HURUNUI DISTRICT COUNCIL

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 Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
 Skype hdc_customer_services | twitter.com/hurunuidc



Producer Statement Construction (PS3)

All sections of this PS3 must be completed

- | | | | |
|--|---|--|-------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Drainlayer |
| <input type="checkbox"/> Fire Sprinkler | <input type="checkbox"/> Lift | <input type="checkbox"/> Mechanical (HVAC) | |
| <input checked="" type="checkbox"/> Cladding | <input type="checkbox"/> Other (specify)..... | | |

Issued by (contractor / installer) TK Plastering 2014 Ltd
 to Hurunui District Council

OWNER'S DETAILS	
Owner's name:	<u>Norman & Rosemary Cross</u>
Project address:	<u>7 Claremont Crescent Oakfields Amberley</u>
Building consent number:	<u>BC 190059</u>
Description of building work:	<u>Hebel 50mm Base Panel installed over masonry blocks walls, Plaster & Paint</u>
Scope of work covered by statement:	<u>Plaster cladding - painting</u>
System / Product used (if applicable):	<u>Specialised Panel & Duxton Plaster & Paint system</u>

I (constructor/installer) Tyson Keats of TK Plastering 2014 Ltd have been engaged by (building consent applicant) AS - LM McCarthy Ltd T/A SJ Scander Homes Christchurch North to construct:

ALL PART ONLY (circle one)

As specified in the attached particulars of the above mentioned building consent number and its attached conditions, I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that building consent and complies with the building consent.

Specific reference to the Building Code:	B1	B2	C1	C2	C3	C4	D1	D2
What Clauses of the Building Code are covered by the Certificate? (Circle applicable clauses)	E1	<input checked="" type="checkbox"/> E2	E3	F1	F2	F3	F4	F5
	F6	<input checked="" type="checkbox"/> F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

I understand that this Certificate, if accepted, will be relied upon by Hurunui District Council for the purpose of establishing compliance with the Building Consent.

CONTRACTOR'S / INSTALLER'S DETAILS	
Name:	<u>TK Plastering 2014 Ltd - Tyson Paul Keats</u>
Company name (if applicable):	<u>TK Plastering 2014 Ltd</u>
Address:	<u>891 Main North Road Belfast Christchurch 8051</u>
Registration number:	<u>LPB 128802</u>
Phone (work):	<u>0278 400033</u>
Mobile phone:	<u>0278 400033</u>
E-mail address:	<u>tyson@tkplastering.co.nz</u>
Signature:	
Date:	



Building Consent / PIM Check Sheet (T-02-PS-01)

Ref : T-02-PS-01

Version: 13

Issued: 6 July 2017

Check Sheet – Documents required before Application can be formally received

Applicant

Council

Deposit supplied (See current "Fees & Charges" list for required amount)

HDC A/C # for direct online payment : **03-0802-0946666-00**

Building Consent Application - Form 2 (signed and correctly / fully completed)

Planning check/PIM declaration form (required for all new building work)

Certificate of Title (relevant to property & no more than 6 months old)

Agent Nomination form (required if applicant is not the property owner)

Any relevant Resource Consents (copy of decision letter / info)

Design Memorandum – Form 2A (if project involves Restricted Building Work)

Project details / drawings required (to scale) :

Site plan (showing boundaries, site coverage, distances)

Floor plan

Elevations

Cross sections (through main construction areas requiring detail)

Construction details (including weather tightness details)

Drainage Plan

Bracing Plan & Schedule / Calculations

Weathertightness Risk Matrix

Written specifications

Roof truss design and Producer Statement

Other Producer Statements (appropriate to site & drawings produced, by suitably qualified person)

Liquefaction Assessment (required for Zones 1 & 2 - see report on HDC website)

Compliance Schedule information (draft compliance schedule, for commercial applications)

Approved consent documentation will be available to download from our website. Printed copies will only be sent upon request and will incur printing and postage charges.

For Building Consent Authority Use Only:

This application is _____ as all relevant information _____ been supplied

Signed :

Name :

Date :

Notes :

KEY: √ = Receive X = Missing or inaccurate NA = Not Applicable



Form 5

Building consent 190059

Section 51, Building Act 2004

The building

Street address of building: 7 Claremont Crescent, Amberley
Legal description of land where building is located: LOT 46 DP 485034
Building Name:
Location of building within site/block number:
Level/unit number:

The owner

Name of owner: Norman and Rosemary Cross
Contact person:
Mailing address: 42 Onslow Road, Lake Hayes Estate, Queenstown 9304
Street address/registered office:
Phone number: Daytime: Mobile: 0279753200
Landline: Fax number:
Email: Website:
First point of contact for communications with the council/building consent authority:
Full Name: G J Gardner homes
Mailing Address: PO Box 21382, Edgeware, Christchurch 8143
Phones: 033239154: 033239154
Fax: 033239164
Email: penny.wade@gjgardner.co.nz

Building work

The following building work is authorised by this building consent:
Project: Residential dwelling with attached garage
Current, lawfully established, use: Detached Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

CONDITIONS OF BUILDING CONSENT

Section 90 – Inspections by building consent authorities

This building consent is issued subjected to the condition that agents authorised by the BCA for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect –

- a) Land on which building work is being or is proposed to be carried out; and
- b) Building work that has been or it being carried out on or off the building site; and
- c) Any building

BUILDING CONSENT ADVICE NOTES

This building consent is issued subject to the following conditions:

1. NO BUILDING WORK CAN COMMENCE UNTIL A RESOURCE CONSENT IS GRANTED.
2. A minimum of 24 hrs notice must be given to the Building Officer prior to any inspections.
3. Construction, fixings and materials are to be in accordance with the approved consent documents authorised under the Building Act 2004, any variance may require an application for an amendment
4. It is recommended that a copy of the approved plans and specifications are kept on site at all times for building contractors
5. All Plumbing and Drainage work is to be carried out by suitably qualified tradesman in accordance with the requirements of the Plumbers, Gasfitters and Drainlayers Act.
6. Under section 52 of the Building Act 2004 a building consent will lapse in 12 months from date of issue if the building works concerned have not been commenced

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Project information memorandum 190059

Certificate attached to project information memorandum

Required Items Letter (*refer to this for inspection and CCC documentation requirements*)

Signature:



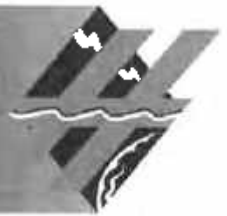
Position: Building Administration Officer

On behalf of: Hurunui District Council

Date: 22/03/19

HURUNUI DISTRICT COUNCIL

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Skype hdc_customer_services | twitter.com/hurunuidc



FORM 6 CODE COMPLIANCE CERTIFICATE APPLICATION

Section 92, Building Act 2004

APPLICATION

Building Consent No : **190059** Consent issued by Hurunui District Council

THE OWNER	AGENT - APPLICANT	N/A <input checked="" type="checkbox"/> (leave section blank)
Owner's Name : Norman & Rosemary Cross	Agent's Name : AG & LM McCarthy Ltd T/A GJ Gardner Homes Christchurch North	
Contact Person : Norman Cross <small>(if owner is not an individual)</small>	Contact Person : Kelly Somerville	
Mailing Address : 7 Claremont Crescent, Amberley Postcode : 7410	Mailing or Billing Address : PO Box 21-382 Edgeware, Christchurch Postcode : 8143	
Street Address or Registered Office : As above Postcode :	Street Address or Registered Office : 293 Cranford Street, St Albans, Christchurch Postcode :	
Mobile Phone : 027 975 3200	Mobile Phone :	
Phone :	Phone : 03 323 9154	
After Hours Phone :	After Hours Phone : 021 110 6664	
Landline number :	Landline number : 03 323 9154	
Daytime phone :	Daytime phone : as above	
Fax number :	Fax number :	
E-mail Address :	E-mail Address : kelly.somerville@gjgardner.co.nz	
Website :	Website :	

Note - The Agent (if appointed) will be the first point of contact for communications with the Council / Building Consent Authority regarding this application / building work and will receive all correspondence including all invoices

The Code Compliance certificate should be sent to : Owner Agent

All building work carried out under the above Building Consent was completed on - Date : 20/8/2019

The following evidence of ownership is attached to this application : Certificate of Title
 Sale and Purchase Agreement (only if new purchase)

SIGNATURE

I request that the Hurunui District Council Building Consent Authority issue a Code Compliance Certificate for this work (under section 95 of the Building Act 2004)

Signature of owner / or agent on behalf of and with the authority of the owner

Owner

Agent

Date : 20/8/2019

Note : If acting "for and on behalf", please read the following declaration before signing :

"I hereby declare that I am authorised to act as Agent of the Owner"

THE PERSONNEL WHO CARRIED OUT WORK OTHER THAN RESTRICTED BUILDING WORK

Name of Builder : Starkey Builders Ltd	Phone Number :
Postal Address : 61 Bairds Road, Rd7, Rangiora	021 732 595
E-mail Address : starkey.builders@gmail.com	Registration Number :
	101830
Name of Craftsman Plumber : Rohland Plumbing Ltd	Phone Number :
Postal Address : 157a Wairakei Road, Bryndwr, Christchurch	022 0977 559
E-mail Address : rpl2004@xtra.co.nz	Registration Number :
	17338
Name of Craftsman Gasfitter :	Phone Number :
Postal Address :	
E-Mail Address :	Registration Number :
Name of Registered Drain-layer : Newfield Drainage Ltd	Phone Number :
Postal Address : 71 Penruddock Rise Westmorland, Christchurch	03 338 8362
E-mail Address : t.newfield@xtra.co.nz	Registration Number :
	08059
Name of Electrician : Seda Electrical Ltd	Phone Number :
Postal Address : PO Box 27 266 Shirley, Christchurch	021 176 2724
E-mail Address : kynan@seda.co.nz	Registration Number :
	E14278
Name of solid / liquid fuel burner installer :	Phone Number :
Postal Address :	
E-mail Address :	Registration Number :
Name of other Contractor / Tradesperson :	Phone Number :
Postal Address :	
E-mail Address :	Registration Number :

Add any additional persons on another (separate) sheet.

ATTACHMENTS

The following supporting documents are attached to this application :

- Certificates / other documents from the personnel who carried out the work
- Certificates that relate to the energy work
- Evidence that Specified Systems are capable of performing to the performance standards set out in the building consent
- Memoranda from Licensed Building Practitioner(s) stating what Restricted Building Work they carried out or supervised

Notes by applicant: (Other notes or comments which you as the applicant may wish to add)

RESTRICTED BUILDING WORK

Did the Building Consent work include any restricted building work Yes No

If yes, provide the following details of all licensed building practitioners who were involved in the carrying out or supervising the restricted building work

Licensing Class	Name and address	Licensed building practitioner number (or registration number treated as being licensed under section 291 of the building Act 2004)	Description of particular work carried out or supervised
Foundations	Starkey Builders Ltd 61 Bairds Road, Rd7, Rangiora	101830	Foundations on new dwelling
Carpentry	Starkey Builders Ltd 61 Bairds Road, Rd7, Rangiora	101830	Construction of a new dwelling
Exterior Plasterer	TK Plastering 2014 Ltd 891 Main North Road Belfast, Christchurch	128802	Exterior Cladding to new dwelling
Brick-layer			
Block-layer			
Roofer	Metacraft Roofing Ltd 2/297 Mound Road, Rd2, Broomfield Amberley 7482	105507	Installation of new roof

SPECIFIED SYSTEMS

Are there specified systems associate with this project? Yes (as listed below) No

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent.

SS1 Automatic systems for fire-suppression	SS11 Laboratory fume cupboards
SS2 Emergency warning systems	SS12/1 Audio loops
SS3/1 Automatic doors	SS12/2 FM radio and infrared beam transmission systems
SS3/2 Access controlled doors	SS13/1 Mechanical smoke control
SS3/3 Interfaced fire or smoke doors and / or windows	SS13/2 Natural smoke control
SS4 Emergency lighting systems	SS13/3 Smoke curtains
SS5 Escape route pressurisation systems	SS14/1 Emergency power systems
SS6 Riser Mains	SS14/2 Sign44s for SS1-13
SS7 Automatic back flow preventers	SS15/1 Spoken information intended to facilitate evacuation
SS8/1 Passenger carrying lifts	SS15/2 Final exits
SS8/2 Service lifts	SS15/3 Fire separations
SS8/3 Escalator and moving walks	SS15/4 Signs for facilitating evacuation
SS9 Mechanical ventilation or air conditioning systems	SS15/5 Smoke separations
SS10 Building maintenance units	SS16 Cable cars

Additional Information to Note

1. A final inspection must have been completed prior to this application being sought.
2. The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented and approved prior to the work being carried out.
3. A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all names, certificates from personnel who carried out the work, registration numbers, producer statements, or any other required documents

As Built Form: - G J Gardner

Job Location: 7 Claremont Cres, Amberley

Cable Meters

38m

Single ϕ size

25mm

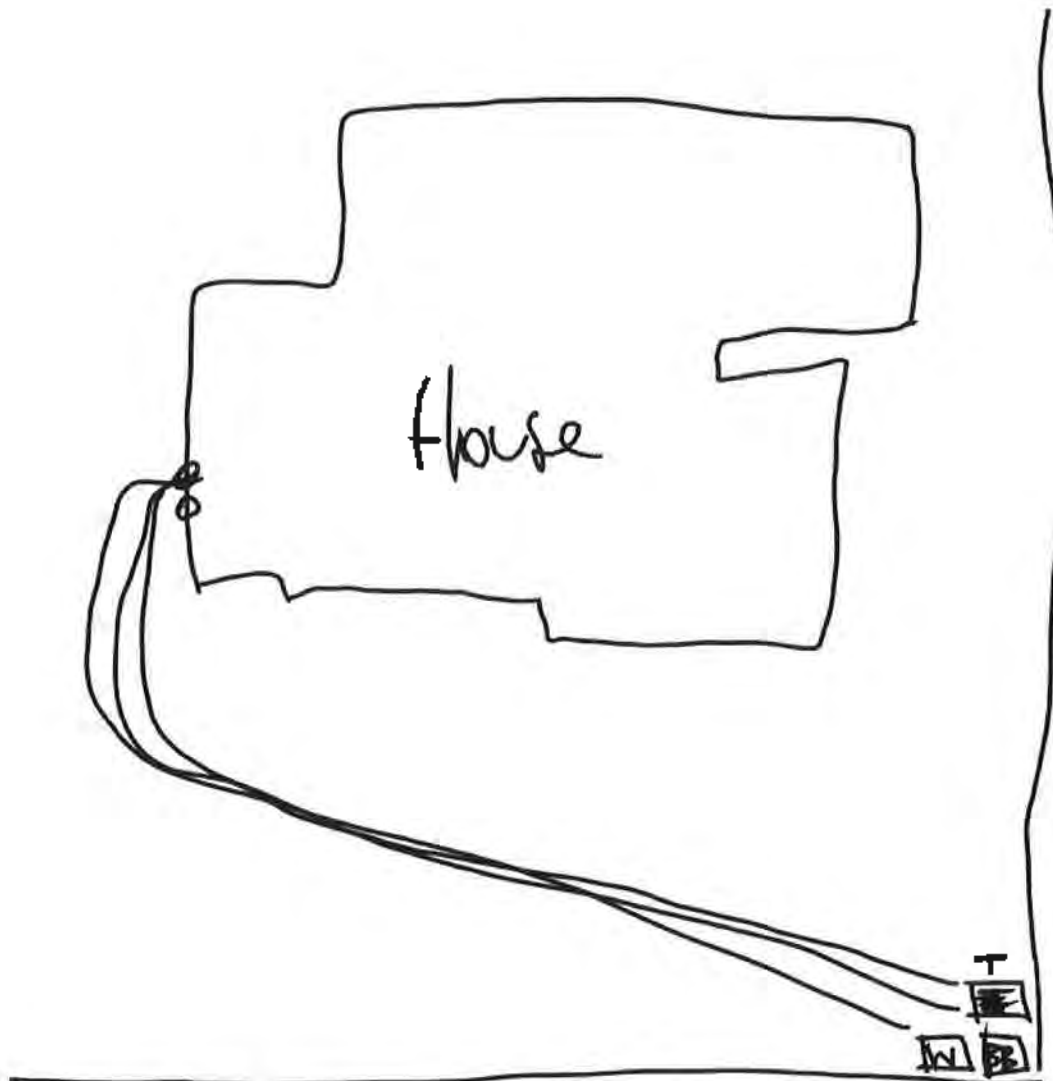
Three ϕ size

Phone ---T

Water ---W

Power ---P

Enable ---E

Map



Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.mitek.nz

Printed: 15:33:38 03 Apr 2019

MiTek 20/20 Engineering 4.7.334.0

PRODUCER STATEMENT for MiTek 20/20[®] TRUSS DESIGN - Version 4.7

ISSUED BY: **MiTek New Zealand Limited**
TO: **PlaceMakers - Frame & Truss**
IN RESPECT OF: **MiTek[®] Truss Designs**

This producer statement covers the MiTek 20/20[®] truss design and the structural performance of the GANG-NAIL[®] connector plate for the job reference **162605** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20[®] truss design program has been developed by MiTek New Zealand Limited for the design of MiTek[®] timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20[®] are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence
- vi) Timber is graded to the requirements of NZS 3603:1993
- vii) Minimum timber treatment for these MiTek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20[®] truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Limited,

Date: Wednesday, 3 April 2019

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

Job: 162605

Client: PlaceMakers Cranford St
Phone:Site: GJ Gardner North
Cross Residence
7 Claremont Crescent
Amberley

Phone:

Description:
Building Consent No.: BC190059
MITek 20/20 Engineering 4.7.334.0

MITek New Zealand Limited

Printed: 15:33:38.03 Apr 2019

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **PlaceMakers - Frame & Truss**, being licensed to use the MiTek 20/20[®] software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20[®] TRUSS DESIGN DATA

The MiTek 20/20[®] computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek[®] trusses.

Job Details**Roof Truss**

Timber Group: CTF Pine
Roof
Material: Galv Iron .5mm
Dead Load: 0.210 kPa
Restraints: 900 mm centres
Live Load: Qur = 0.250 kPa
Qc = 1.100 kN

Importance Level : 2

Pitch: 25.000 deg
Ceiling
Material: Metal battens fixed to BC
Dead Load: 0.200 kPa
Restraints: 600 mm centres
Live Load: Qc = 1.400 kN

Design Working Life : 50 years

Nominal Overhang: 600 mm
Wind
Area: High (44.0 m/s)
Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20
Snow
Location: Amberley (N4) at 100 m
Open Ground Load: 0.900 kPa
Basic Roof Load: 0.441 kPa

The minimum timber treatment for these MiTek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MiTek[®] trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fixings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

MiTek[®] Truss List

Legend: * = detail only, ? = input only, Txx = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
TG02	1	11780	25.000	900	J01A	2	3435	25.000	900	*HB02	1	1975	18.249	900
TR02	1	11780	25.000	900	J01B	1	3435	25.000	900	V01	1	1768	25.000	900
TR04	1	8880	25.000	900	J01C	1	3435	25.000	900	J03	2	1635	25.000	900
T06A	1	8880	25.000	900	J01D	1	3435	25.000	900	J03A	2	1635	25.000	900
T06	1	8880	25.000	900	J01E	1	3435	25.000	900	J08	1	1635	25.000	900
T07	1	8880	25.000	568	J07	1	3435	25.000	900	J08A	1	1635	25.000	900
TR03	1	11780	25.000	900	J07A	1	3435	25.000	900	V09	1	1635	25.000	900
T08	1	10515	25.000	900	V11	1	2820	25.000	900	*OR1	9	1360	0.000	900
TG01	1	10515	25.000	900	V04	1	2691	25.000	699	J06	2	1335	25.000	900
TR01	1	10515	25.000	900	J02	1	2535	25.000	900	J06A	2	1335	25.000	900
*HB05	2	9124	18.249	900	J02A	1	2535	25.000	900	*R07	2	1326	25.000	900
*HB03	1	8229	18.249	900	J02B	2	2535	25.000	900	*R09	1	1326	25.000	900
*HB04	1	8229	18.249	900	J04	1	2535	25.000	900	*HB06	1	1180	18.249	900
*HB07	1	8222	18.249	900	J04A	1	2535	25.000	900	V07	1	1068	25.000	900
*FR1	1	7980	25.000	900	*R05	1	2308	25.000	900	*R11	2	1026	25.000	900
T04	1	4067	25.000	900	J05	2	2235	25.000	900	*R01	1	900	25.000	900
T05	2	4067	25.000	615	J05A	2	2235	25.000	900	V02	1	900	25.000	900
T01	1	4880	25.000	900	J05B	2	2235	25.000	900	*R12A	1	895	25.000	900
T02	1	6780	25.000	900	J05C	2	2235	25.000	900	*R06	1	891	25.000	900
T03	1	6780	25.000	890	J05D	1	2235	25.000	900	*R06A	1	891	25.000	900
HT02	1	6270	25.000	900	J05E	1	2235	25.000	900	*R08	8	891	25.000	900
HTG02	1	6270	25.000	900	J05F	1	2235	25.000	900	*R08A	1	891	25.000	900
HT01	1	6180	25.000	900	V10	1	2205	25.000	900	*R12	1	891	25.000	900
HTG01	1	6180	25.000	900	V08	1	2000	25.000	900	V05	1	846	25.000	900
*HB01	1	3688	18.249	900	V03	1	1991	25.000	900	*R10	1	677	25.000	900
J01	1	3435	25.000	900	EN01	1	1990	25.000	900	V06	1	545	25.000	900

Total quantity : 107

The computer design input has been carried out by:

Signed: 

Date: ...Wednesday, 3 April 2019....

Name of Detailer: Nick Bishop

Qualifications and Title: Detailer

On behalf of:

PlaceMakers - Frame & Truss





PROLAM SUMMARY

Customer/Project: 19162605
 Physical Address: 7 Claremont Crescent
 Designer: Jack Rance, Placemakers
 319 Cranford Street, St Albans, Christchurch 8052
 E: jack.rance@placemakers.co.nz P: 0275012731

Garage Lintel

Prolam Lintels Supporting Girder/Setback Trusses

Building Type	House	Roof Weight	Light with Ceiling
Timber	Pine, Machined	Roof Load	0.40 kPa
Treatment	H1.2	Live Load	0.25 kPa uniform 1.10 kN concentrated
Visual	No	Wind Zone	High (44.0 m/s)
Exposed	No	Snow Region	Region N4
Roof Pitch	25 °	Altitude	100 m
Eaves	600 mm	Ground Snow Load	0.90 kPa
Position of Girder Truss on Lintel	1.67 m	Roof Snow Load	0.63 kPa
Setback	2.27 m		
Supported Truss Span	6.18 m		
Lintel Span	4.80 m		

Use Prolam PL12H1-350100 315 x 90mm PL12

Capacity Ratio	1.4
Long Term Deflection	3.2 mm
Max. Bearing Reaction	13.5 kN
Load Combination	1.2G + Su
Minimum Bearing Length	35 mm
Uplift Fixing Requirements	8.875 kN Characteristic Load

PRODUCER STATEMENT



Tasman Consulting Engineers Limited has been engaged by Prowood to provide design services for the development of the Prolam Online calculator.

The design has been carried out using sound and widely accepted engineering principles to the requirements of AS/NZS1170:2002, NZS3603:1993 and NZS3604:2011 using the timber properties for GL8, GL12 and GL17 glulam and LVL15.

I believe on reasonable grounds that the above design will meet the requirements of clauses B1/VM1 of the Building Code Documents.

David King
David King

ME (civil, MIPENZ CPEng (no 145511) IntPE

For Tasman Consulting Engineers, PO Box 3631, Richmond, NELSON 7050

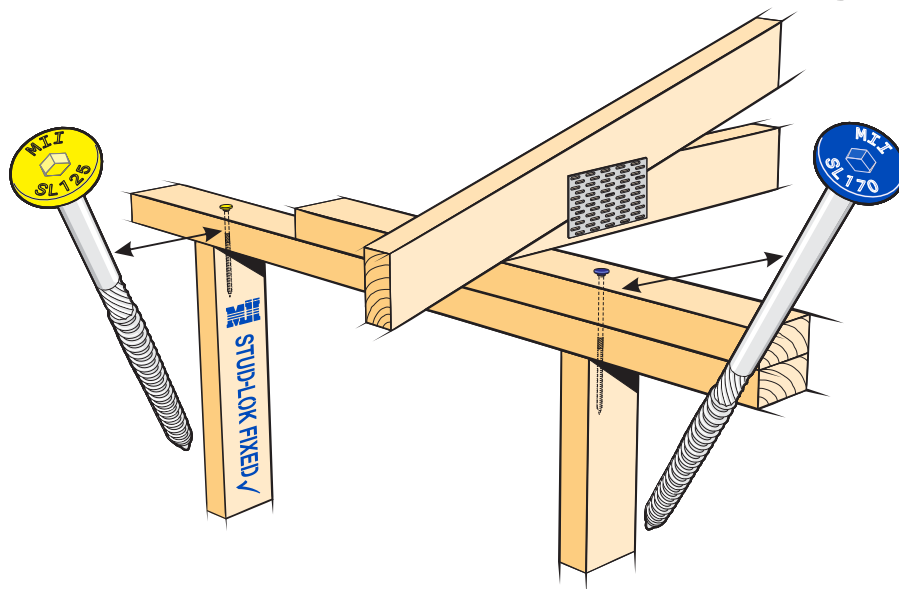
13 February 2019

283 Waiwhero Rd P O Box 413 Motueka New Zealand Phone 03 526 7436 Fax 03 526 7437

Email: info@prowoodnz.com • www.prolamnz.com

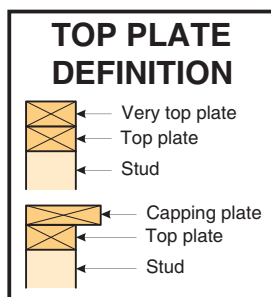
NOTICE

BOWMAC® STUD-LOK Top Plate to Stud Fixing

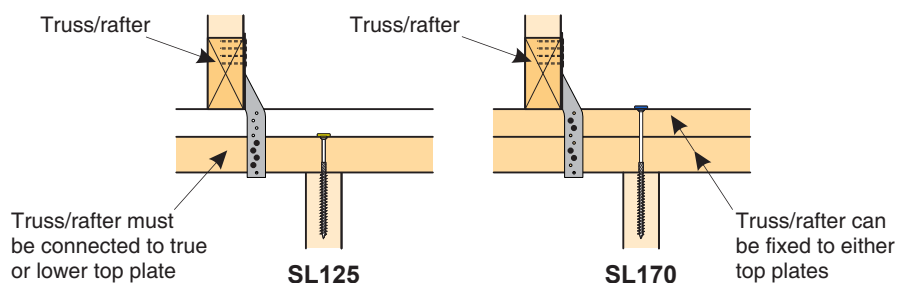


Inspection Note:

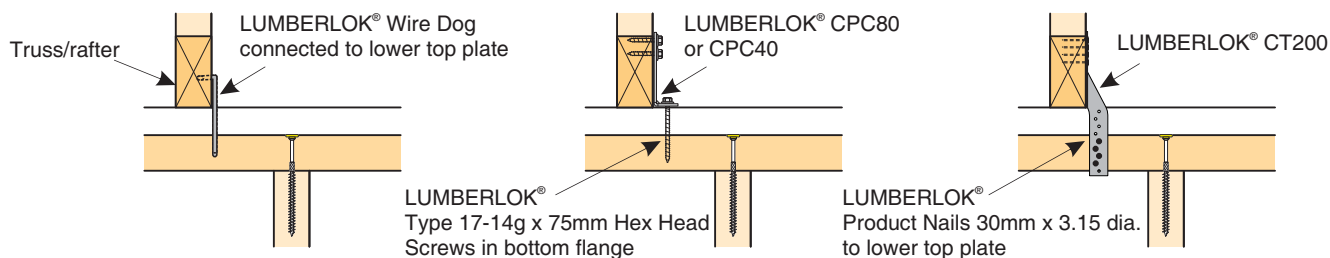
This wall frame has used the BOWMAC® STUD-LOK SL125 or SL170 as a method of fixing the top plate to the stud in place of the LUMBERLOK® Stud Strap or Type B fixings as shown on the MiTek 'Stud to Top Plate Fixing' template on the accompanying truss and frame design. Where the BOWMAC® STUD-LOK SL125 or SL170 has been applied in the factory by an accredited MiTek Fabricator, identification of this is by the "STUD-LOK✓" noted on the load bearing walls around the structure.



TRUSS/RAFTER TO TOP PLATE CONNECTIONS



TRUSS/RAFTER TO TOP PLATE CONNECTIONS WHERE BOWMAC® STUD-LOK SL125 IS USED



Where the BOWMAC® STUD-LOK SL170 is used to fix through the 'Very Top Plate' or 'Capping Plate', the truss fixings can be connected to any of these plates.

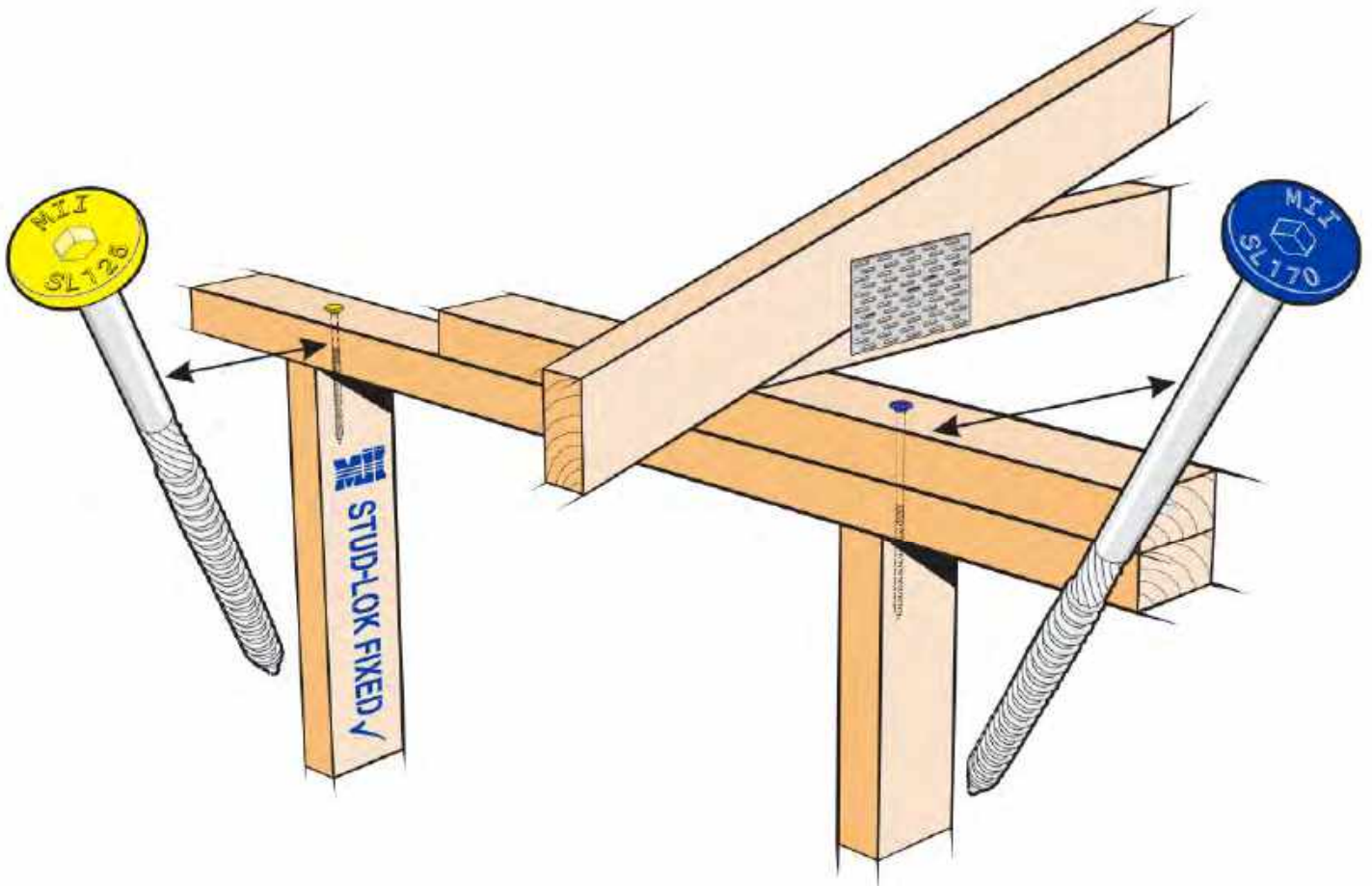


BOWMAC®

11/2017

STUD-LOK

Provides a solution for top plate to stud fixings for residential timber frame buildings



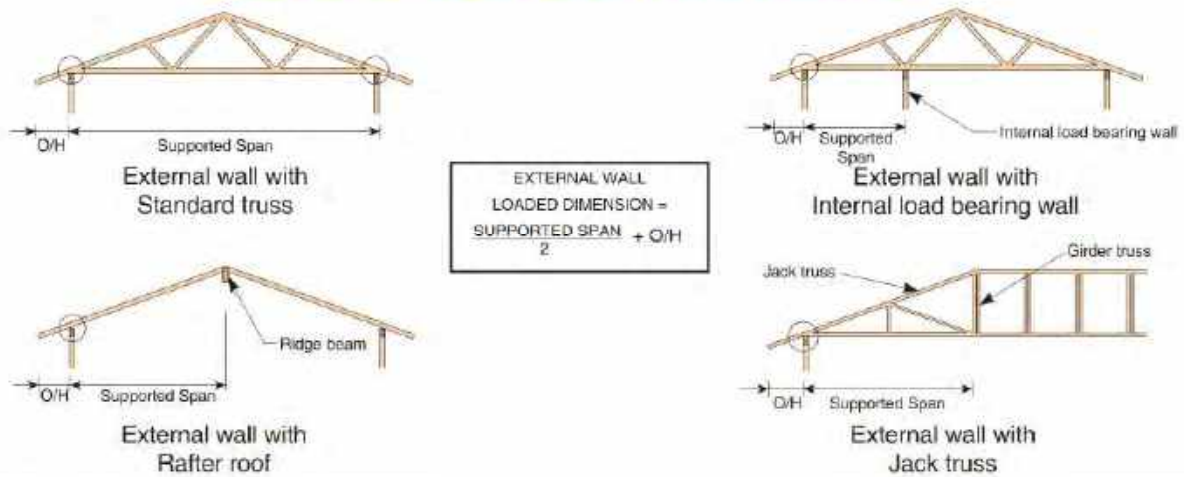
- ★ Complies with fixing requirements in Section 8 NZS 3604:2011
- ★ The BOWMAC® STUD-LOK forms an integral part of the MiTek Truss & Frame design and layout
- ★ Available in 2 lengths allowing for connections from stud to single top plate (SL125) and stud to double top plates (SL170)
- ★ Can be applied in the factory or on-site
- ★ Is a completely internal connection avoiding any clashes with wall linings

- NOTE:**
- ★ The STUD-LOK fixing is designed to resist vertical loads only.
 - ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
 - ★ The STUD-LOK connections assume that the correct choice of rafter/truss fixings have been made.
 - ★ Wall framing arrangements under girder trusses are not covered in this schedule.
 - ★ All timber selections are as per NZS 3604:2011 and include LVL8 timber grades.

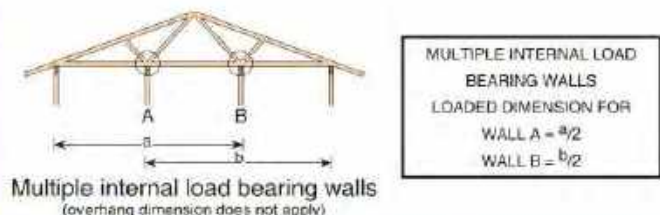
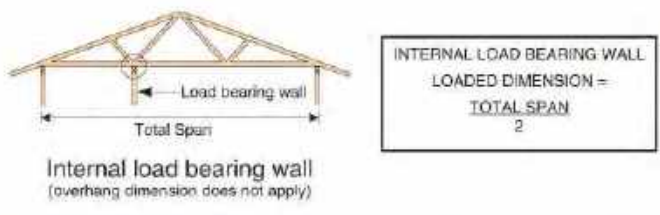
DOUBLE TOP PLATES DEFINITION



LOAD DIMENSION DEFINITION



EXTERNAL WALL
LOADED DIMENSION =
 $\frac{\text{SUPPORTED SPAN}}{2} + \text{O/H}$



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

Wind Zones L, M, H, VH, EH as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
4.0	3.0	2.0	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
5.0	3.6	2.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
6.0	4.5	3.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
7.0	5.3	3.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
8.0	6.0	4.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
9.0	6.8	4.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
10.0	7.5	5.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
11.0	8.3	5.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
12.0	9.0	6.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL

- 2N = 2/ 90mm x 3.15 dia. nails
- SL = Single STUD-LOK
plus 2/ 90mm x 3.15 dia. nails

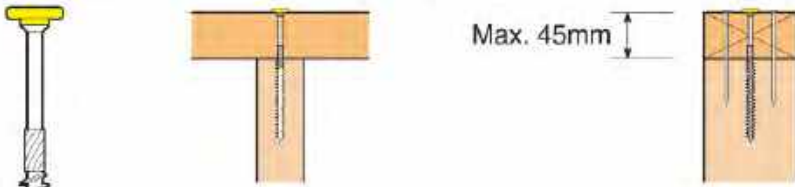
NOTE:
To calculate the number of STUD-LOK fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

TOP PLATE TO STUD FIXING OPTIONS

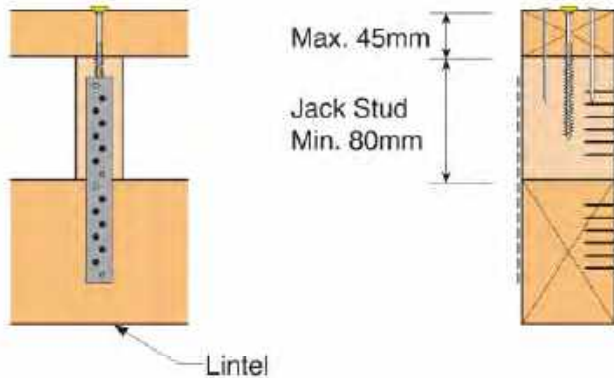
STUD-LOK SL125 - Yellow Head

Fix through single top plate

1. Full length stud option



2. Jack stud option



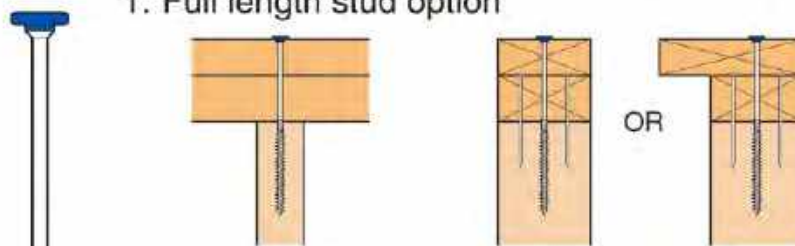
Single SL125
plus 2/ 90mm x 3.15 dia. nails

Note: Connect jack stud to lintel with LUMBERLOK® Sheet Brace Strap 200mm on one side with 6 x LUMBERLOK® Product Nails 30mm x 3.15 dia. each end, **OR** a pair of Tylok 6T5 (one each side)

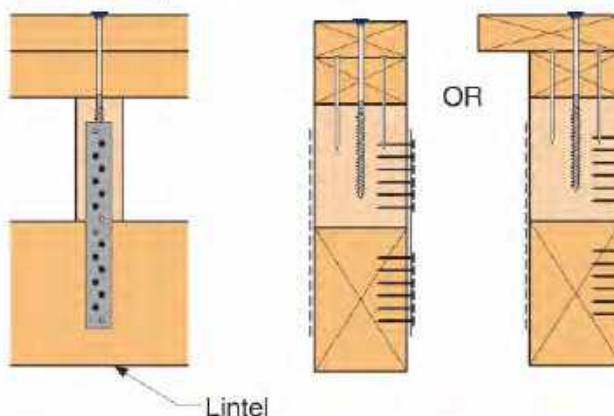
STUD-LOK SL170 - Blue Head

Fix through very top plate or capping plate

1. Full length stud option



2. Jack stud option

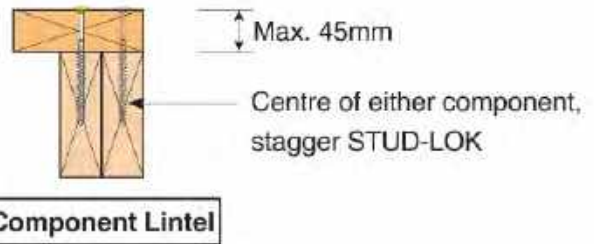
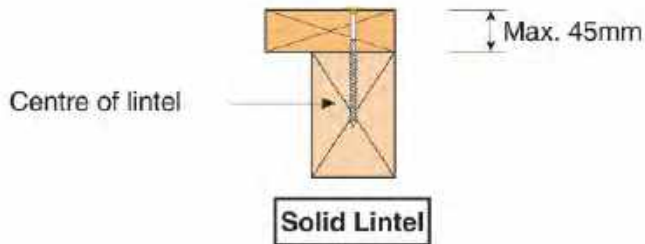
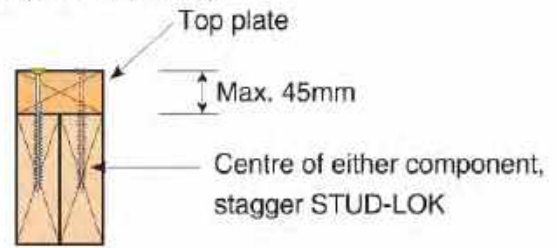
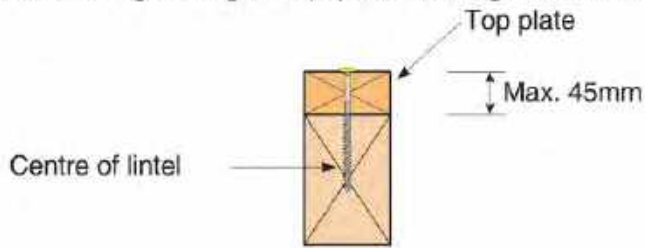


Single SL170
plus 2/ 90mm x 3.15 dia. nails

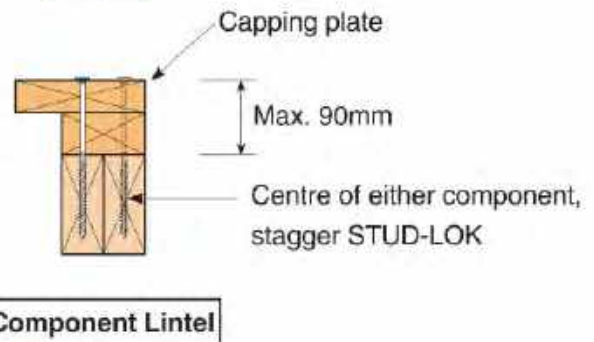
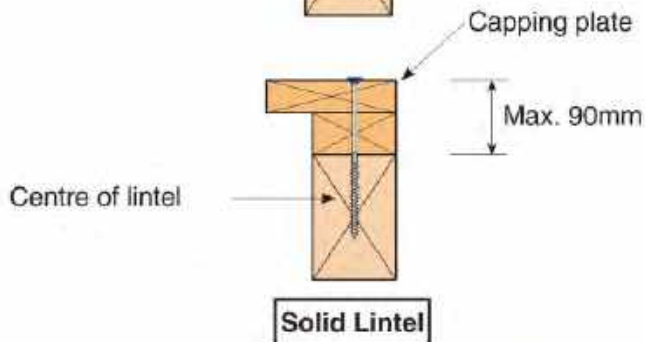
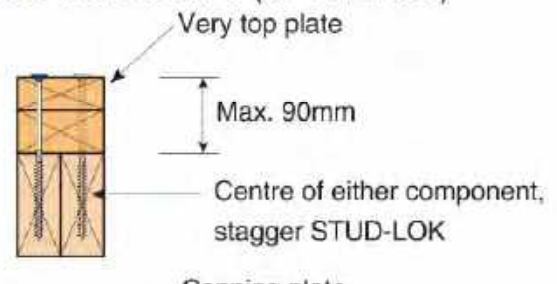
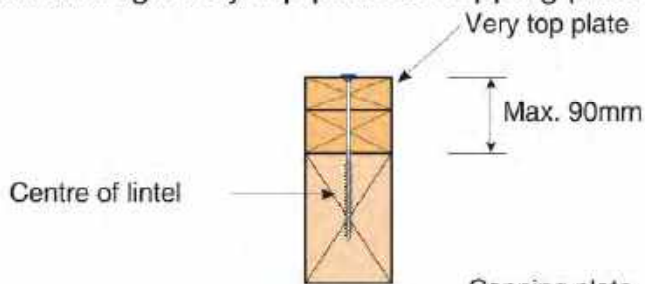
Note: Connect jack stud to lintel with LUMBERLOK® Sheet Brace Strap 200mm on one side with 6 x LUMBERLOK® Product Nails 30mm x 3.15 dia. each end, **OR** a pair of Tylok 6T5 (one each side)

TOP PLATE DIRECT TO LINTEL FIXING OPTIONS

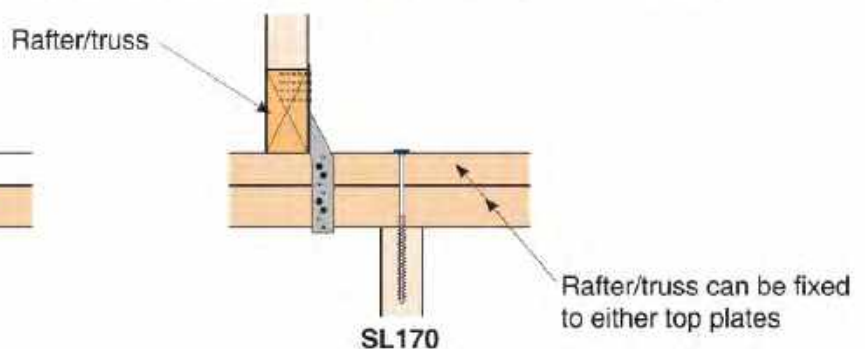
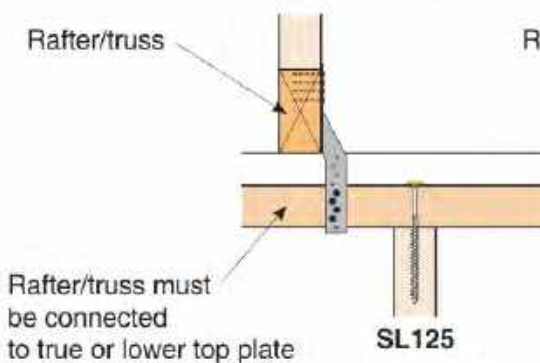
Fix through single top plate using STUD-LOK SL125 (@ stud crs.)

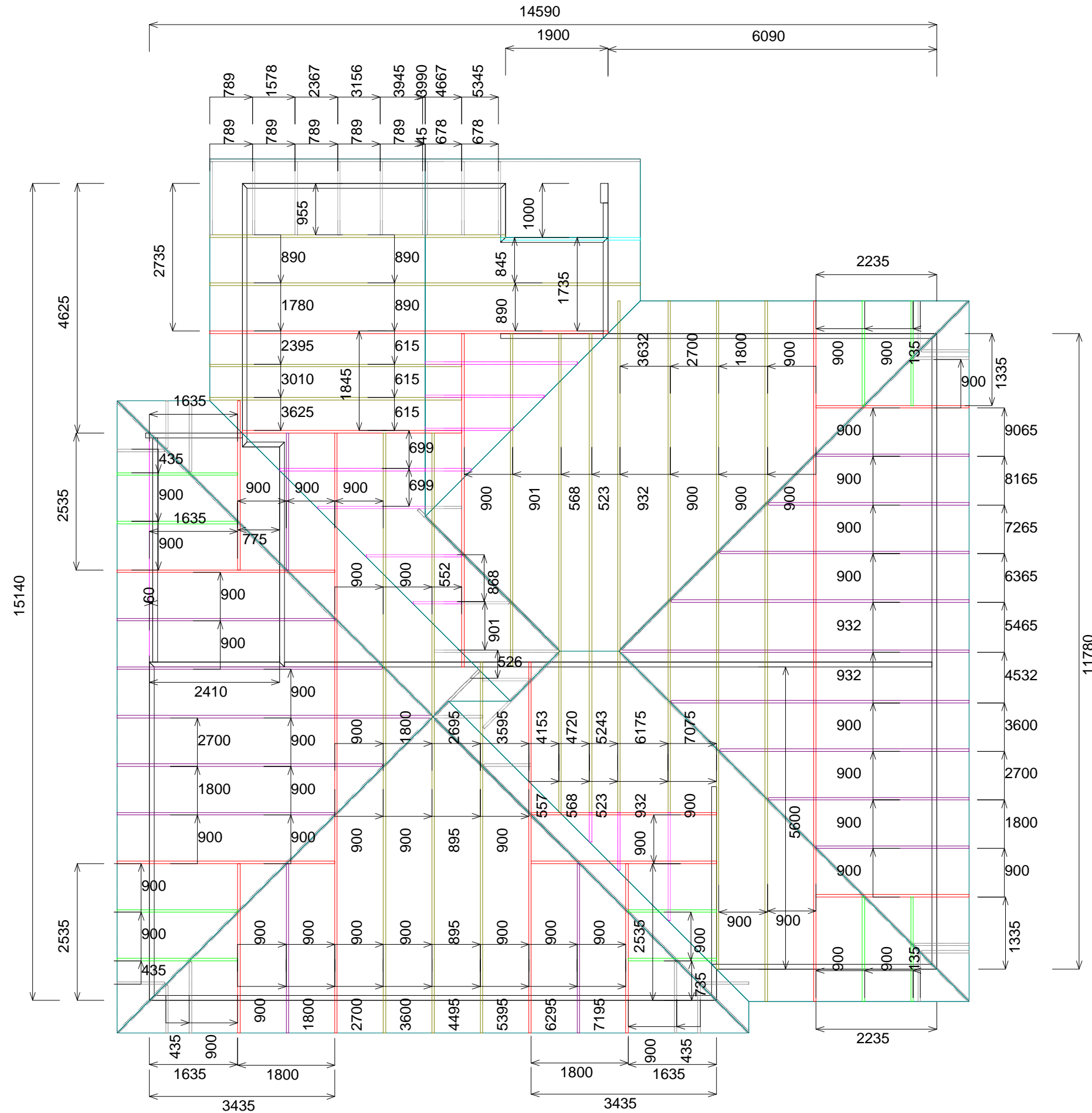


Fix through very top plate or capping plate using STUD-LOK SL170 (@ stud crs.)



RAFTER/TRUSS TO TOP PLATE CONNECTIONS





Ground Floor

Consent Number : BC190059



PM Frame & Truss
1 Koru Place
Harewood
Christchurch
Ph : 03-359-9560
Cell : 0277223400

GJ Gardner North
Cross Residence
7 Claremont Crescent
Amberley

Truss Dimension Layout

Drawn :	Nick Bishop	CFT Reff :	162605
Date :	3 Apr, 2019	Branch Reff :	19-162605

nick.bishop@placemakers.co.nz

Asbuilt Layout

Roof Pitch	25.000
Roof Material	Galv Iron .5mm
TC Restraints	900
Overhang	600
Wind Zone	High
Roof Snow	0.441
BC Restraints	600
Ceiling Material	Metal battens fixed to BC

Trusses And Rafters At 900 Centres Unless Stated Otherwise

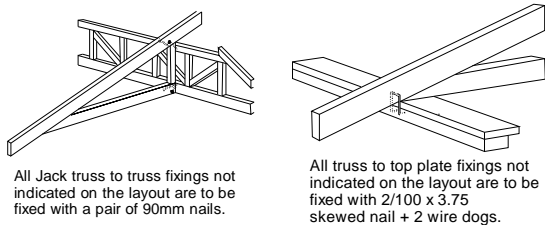
Fixings

- = CT200 (LH & RH) Pair
- = 9kN TTP
- = 16kN TTP
- = 47x90 JH
- = 47x120 JH
- = 47x190 JH
- = 95x165 JH
- = Multigrrips
- = SBS400
- = Split Hanger SP180
- = Nail On Plate

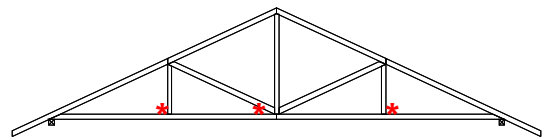
Wiredogs Fixing Per Drawing/Note Below

Please contact PlaceMakers Frame & Truss Manufacturing if any on site remedial work is required. There will be no compensation for work done without PlaceMakers Frame & Truss Manufacturing written authority.

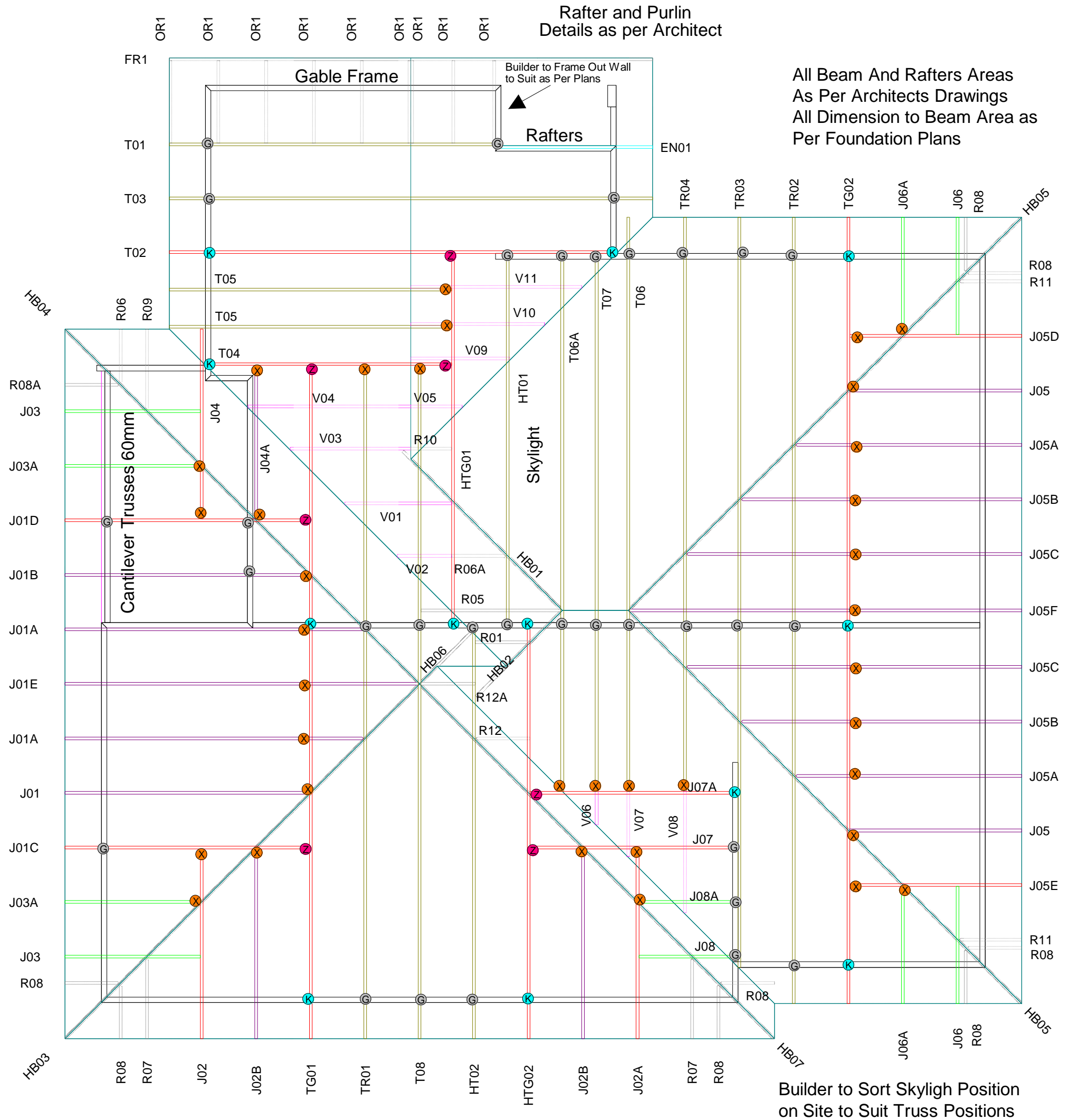
Job No.	162605
Job Name	GJ Gardner North
Address	Cross Residence 7 Claremont Crescent Amberley
Consent #	BC190059
Drawn Date	Nick Bishop 3 Apr, 2019
Main Ph	03-359-9560
Cell Ph	0277223400
Email	nick.bishop@placemakers.co.nz



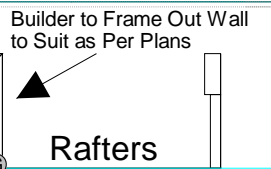
Note: Where Internal Load-Bearing Walls are shown on layout Fixings required to all Trusses.



Trusses need bottom chord Restraints at * 1800 Centres if Rondo Metal Batten Clip System used [Not Directly Fixed]



Rafter and Purlin Details as per Architect

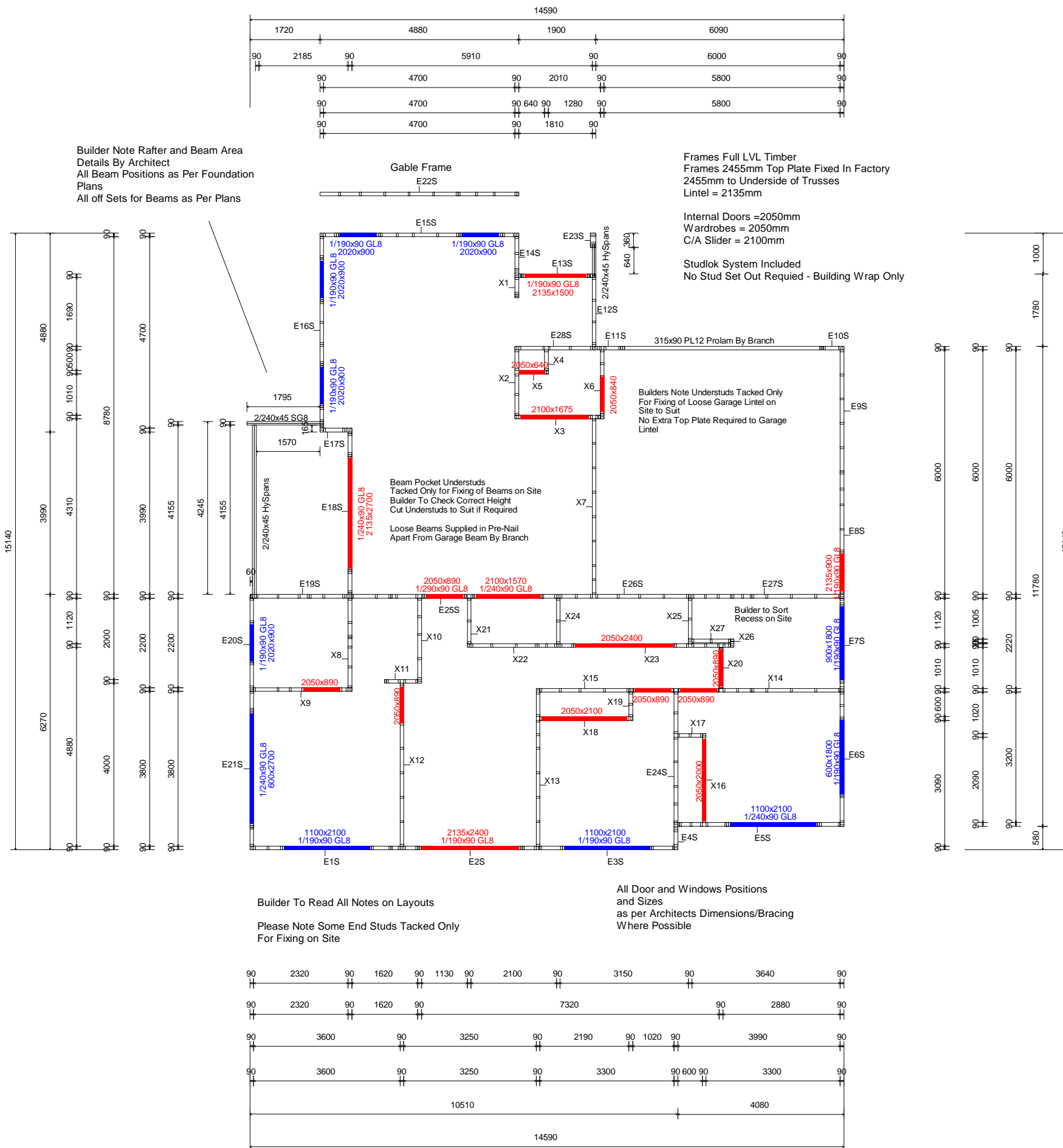


All Beam And Rafters Areas As Per Architects Drawings All Dimension to Beam Area as Per Foundation Plans

Builder to Sort Skyligh Position on Site to Suit Truss Positions

These plans are provided solely to enable the builder to erect the pre-nail on site. They are not intended for any other purpose and PlaceMakers will not accept any liability arising from any other use of these plans.

PLEASE CONTACT PLACEMAKERS FRAME & TRUSS IF ANY ON SITE REMEDIAL WORK IS REQUIRED.
THERE WILL BE NO COMPENSATION FOR WORK DONE WITHOUT PLACEMAKERS FRAME & TRUSS WRITTEN AUTHORITY.
ALL WALLS WITH DOUBLE TOP PLATE DO NOT HAVE CEILING PLATE



All lintels not shown on plans have been sized from: Mitek Ganglam Lintels, Beams, Joists & Rafters, Mitek Fitch Beams, CHH Design IT, Hyme Design or Prowood software
PlaceMakers Frame & Truss provide this information as their recommendations only.
The recommended fixing systems in this wall framing layout may need additional fixings to comply with the building code NZS3604:2011.
All building contractors or their subcontractors are responsible for ensuring in particular areas "that appropriate additional fixings are fitted on site, where required, to ensure compliance" with the building code.
All building contractors or their subcontractors are responsible for checking frames are correct before the manufacture or installation of complementary building products

Ground Floor

Consent Number : BC190059



PM Frame & Truss
1 Koru Place
Harewood
Christchurch
Ph : 03-359-9560
Cell : 0277223400

GJ Gardner North
Cross Residence
7 Claremont Crescent
Amberley

Frame Dimension Layout

Drawn :	Nick Bishop	CFT Reff :	N162605
Date :	3 Apr,2019	Branch Reff :	19-162605

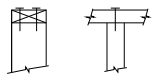
nick.bishop@placemakers.co.nz

Stud to top plate

For alternative fixing see the "Mitek Onsite Guide 2012"

FIXING TYPE A 0.7kN

2/90x3.15 plain steel wire nails driven vertically into stud.

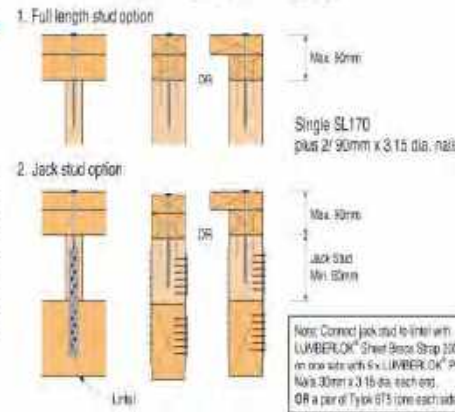


FIXING TYPE B 4.7kN

FIXING TYPE B 4.7kN Option for Internal Walls

STUD-LOK SL170 - Blue Head

Fix through very top plate or capping plate

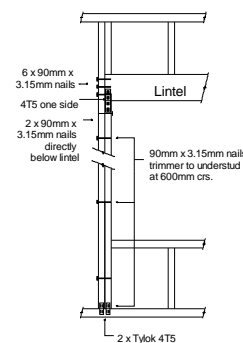
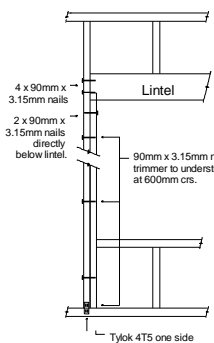


Lintel Fixing

- For alternative fixing see the "Mitek Onsite Guide 2012"
- Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011.
- Minimum fixing to be Type E unless otherwise specified.
- Fix top jacks to top plates as per stud to top plate fixing
- Where Rigid Air Barrier is used, continue top plate nailing pattern on top jacks and lintels.
- If Lumberlok Stud Straps do not reach lintel, use Sheet Brace Strap (6 nails each end) to connect top jack and lintel

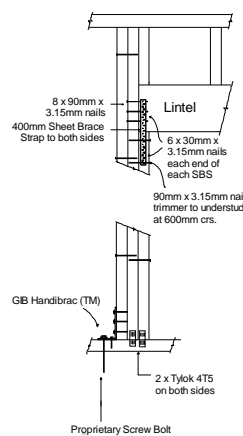
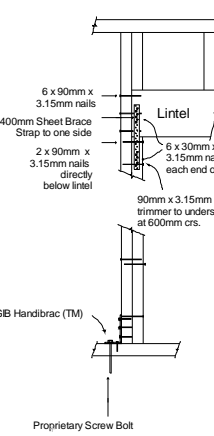
TYPE E 1.4kN

TYPE F 4.0kN



TYPE G 7.5kN

TYPE H 13.5kN

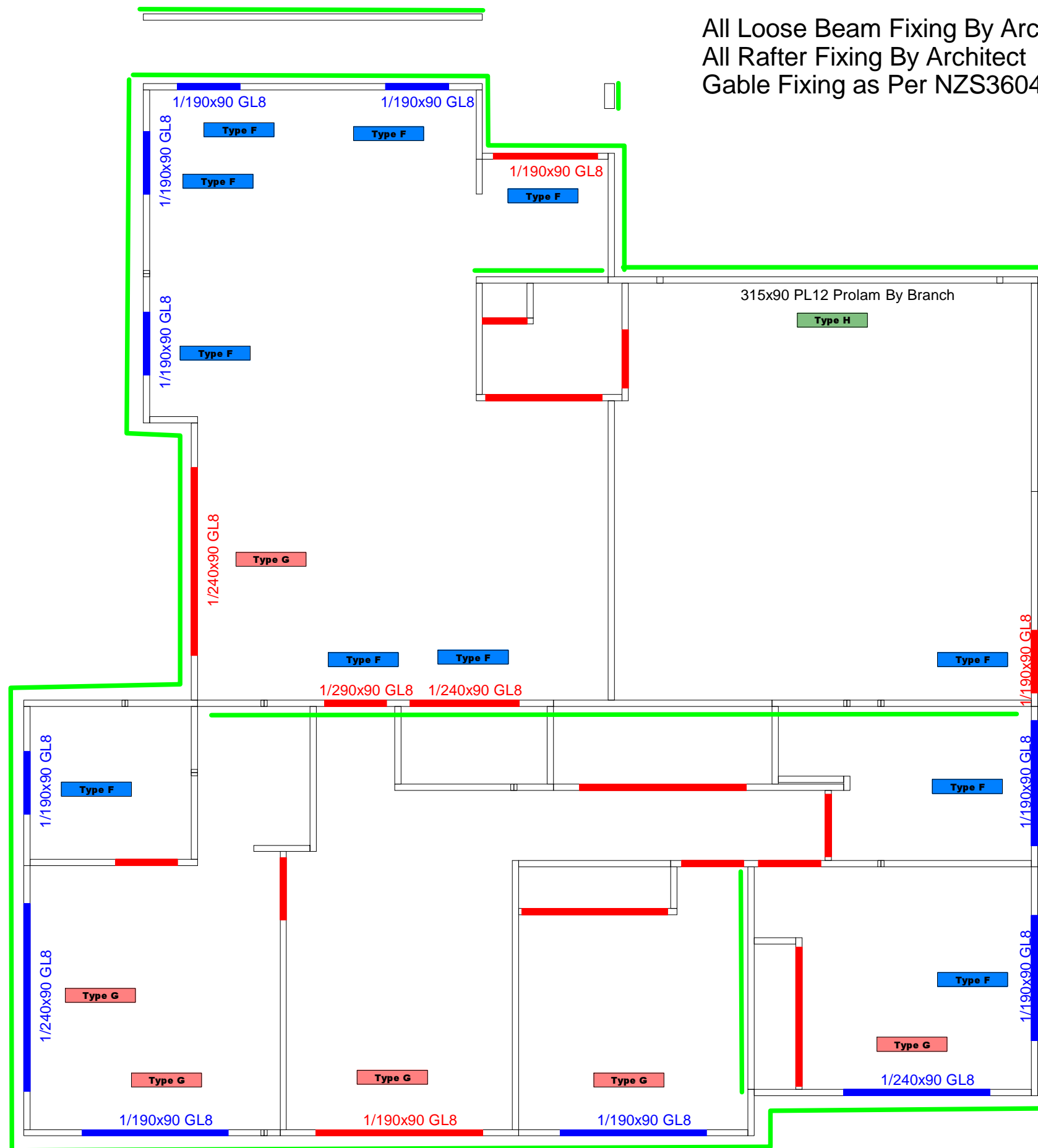


**Please Note
All Frames
That
Require
Fixing Have
Been
Done As Per
Mitek
Studlok
Sheets
Attached
With Full
As-Built
Layouts**

**All Fixing
Have Been
Completed
In the
Factory at
PlaceMakers
CFT
All Studlok
Stamps Will
Be On
Framing as
Per Mitek
Sheets**

**This
Applies To
External
and
Internal
Load
Bearing
Walls Shown
With Green
Lines**

All Loose Beam Fixing By Architect
All Rafter Fixing By Architect
Gable Fixing as Per NZS3604/Mitek



Ground Floor

Consent Number : BC190059



nick.bishop@placemakers.co.nz

PM Frame & Truss
1 Koru Place
Harewood
Christchurch
Ph : 03-359-9560
Cell : 0277223400

GJ Gardner North
Cross Residence
7 Claremont Crescent
Amberley

Stud To Top Plate And Lintel Fixings

Drawn : Nick Bishop

CFT Ref : N162605

Date : 3 Apr, 2019

Branch Ref : 19-162605

GABLE END RAKING VERGE OVERHANG OPTIONS



- ★ Covers raking verge using standard purlin overhang options.
- ★ Covers up to 750mm overhang using standard verge outriggers.
- ★ Covers up to 1200mm overhang using verge outrigger/purlin combination.

OVERHANG OPTIONS

- All gable end loading parameters are based on the design considerations used in NZS 3604:2011 and covers heavy roof weight, extra high wind load and snow load S_g of up to 1.0 kPa.
- All live load considerations as per AS/NZS 1170.
- All timber to be minimum grade SG8 as defined in NZS 3604:2011.

CANTILEVER PURLIN OPTION

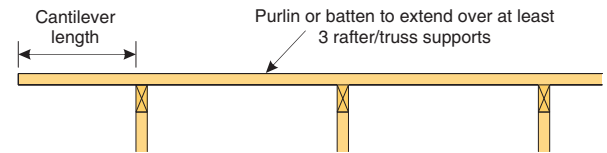


TABLE 1

PURLIN SIZE & ORIENTATION	MAX. CANTILEVER LENGTH (mm)	PURLIN CENTRES (mm)
45x45 ☒	200	400
70x45 ☒	300	900
90x45 ☒	450	900

CANTILEVER OUTRIGGER OPTION

(Note: Maximum sidewall overhang of 750mm)

(See details on page 3)

TABLE 2

MAX. CANTILEVER LENGTH 750mm	OUTRIGGER SIZE & ORIENTATION	MAX. CANTILEVER LENGTH (mm)	OUTRIGGER CENTRES (mm)
	70x45 ☒	750	600
	90x45 ☒	750	900
		600	1200
	90x45 ☒	750	400
600		600	

CANTILEVER OUTRIGGER/PURLIN COMBINATION OPTION

(Note: Maximum sidewall overhang of 1200mm)

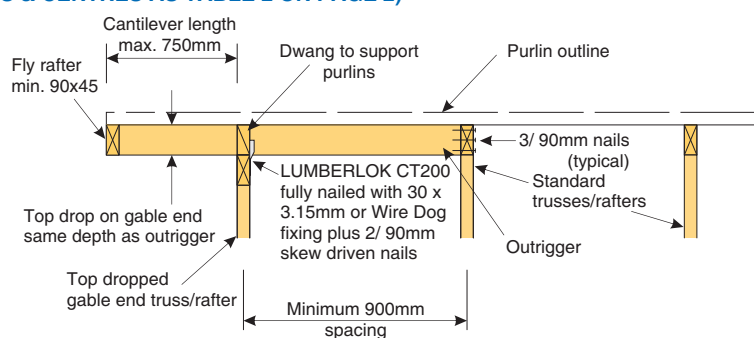
(See details on page 4)

TABLE 3

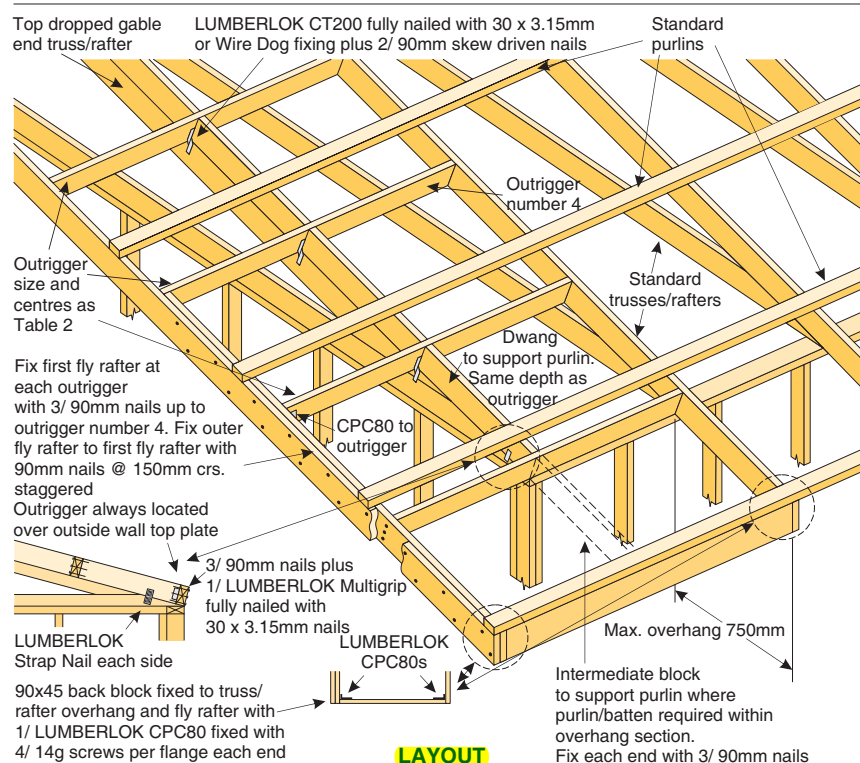
MAX. CANTILEVER LENGTH 1200mm	OUTRIGGER SIZE & ORIENTATION	MAX. CANTILEVER LENGTH (mm)	OUTRIGGER CENTRES (mm)
	45x45 Purlin	1200	450
	90x45 Outrigger		
	70x45 Purlin	1200	700
	90x45 Outrigger		
	90x45 Purlin	1200	900
	90x45 Outrigger		

CONSTRUCTION DETAILS FOR CANTILEVER OUTRIGGER OPTION

(SPANS & CENTRES AS TABLE 2 ON PAGE 2)



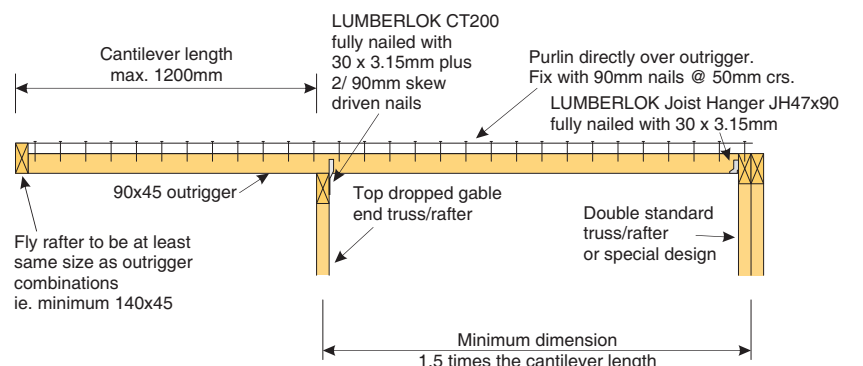
CROSS SECTION



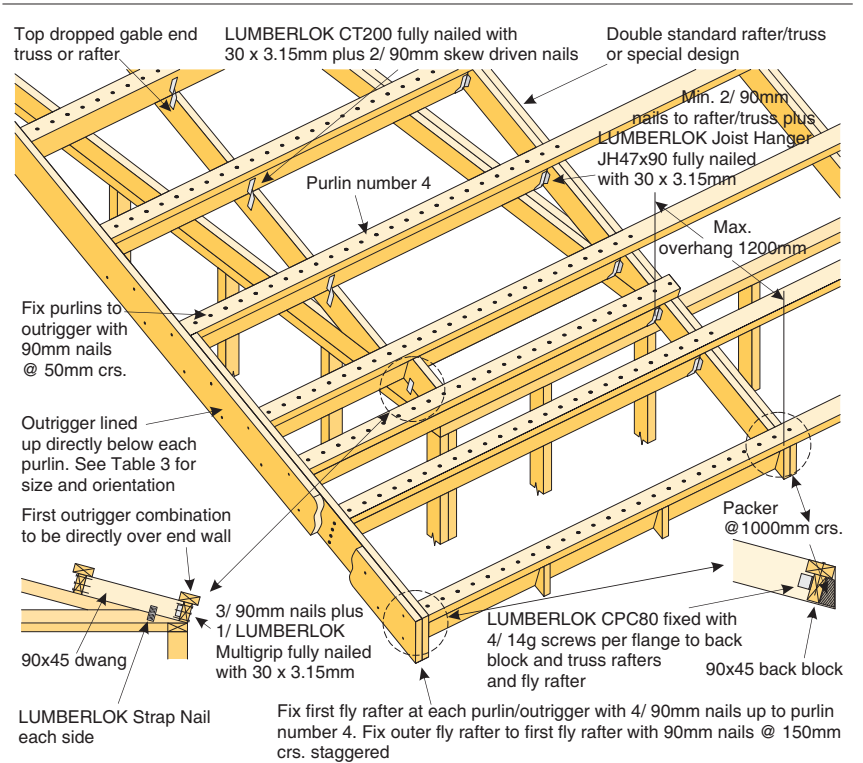
LAYOUT

CONSTRUCTION DETAILS FOR OUTRIGGER/PURLIN COMBINATION

(SPANS & CENTRES AS TABLE 3 ON PAGE 2)



CROSS SECTION



LAYOUT



GABLE END BRACING OVER ROOF SECTION OF END WALLS



- ★ Covers bracing of the roof section on gable end construction.
- ★ Includes bracing on extra high gables.
- ★ All timber to be minimum grade SG8 as defined in NZS 3604:2011 apart from gable end webs which are either SG6 or SG8 (see Tables 1A & 1B).
- ★ Tables cover gable end truss installed as single component 45mm thick, double component 90mm thick, 45x70mm or 45x90mm webs on flat.
- ★ Design assumes restraints are provided at the ceiling and roof lines.
- ★ Bracing covers loading conditions as per NZS 3604:2011 up to Extra High wind and includes full height brick veneer gables.

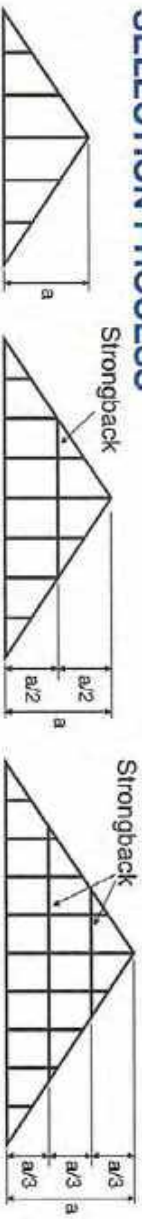
TABLE 1A - STRONGBACK LOCATION FOR WEBS @ 600MM CRS.

WIND ZONE	MAXIMUM STRONGBACK HEIGHT (h)											
	70x45 Web		90x45 Web		Double Component Gable End Webs 2/ 70x45		2/ 90x45		45x70 on flat		45x90 on flat	
	SG6	SG8	SG6	SG8	SG6	SG8	SG6	SG8	SG6	SG8	SG6	SG8
LOW	1800	2000	2000	2200	2300	2550	2500	2750	2450	2700	3150	3450
MEDIUM	1650	1800	1800	2000	2100	2300	2250	2500	2150	2450	2800	3150
HIGH	1450	1600	1600	1750	1850	2050	2000	2200	1800	2150	2350	2800
VERY HIGH	1300	1500	1450	1600	1700	1850	1850	2050	1600	1900	2050	2450
EXTRA HIGH	1150	1350	1300	1500	1600*	1750*	1750*	1900*	1450	1700	1850*	2200*

TABLE 1B - STRONGBACK LOCATION FOR WEBS @ 400MM CRS.

WIND ZONE	MAXIMUM STRONGBACK HEIGHT (h)											
	70x45 Web		90x45 Web		Double Component Gable End Webs 2/ 70x45		2/ 90x45		45x70 on flat		45x90 on flat	
	SG6	SG8	SG6	SG8	SG6	SG8	SG6	SG8	SG6	SG8	SG6	SG8
LOW	2100	2300	2250	2500	2650	2900	2850	3150	2800	3100	3600	3900
MEDIUM	1900	2100	2050	2250	2400	2650	2600	2850	2550	2800	3300	3600
HIGH	1700	1850	1850	2000	2100	2350	2300	2550	2250	2500	2850	3200
VERY HIGH	1550	1700	1700	1850	1950	2150	2100	2350	1950	2300	2550	2950
EXTRA HIGH	1400	1600	1550	1750	1850*	2000*	2000*	2200*	1800	2100	2300*	2700*

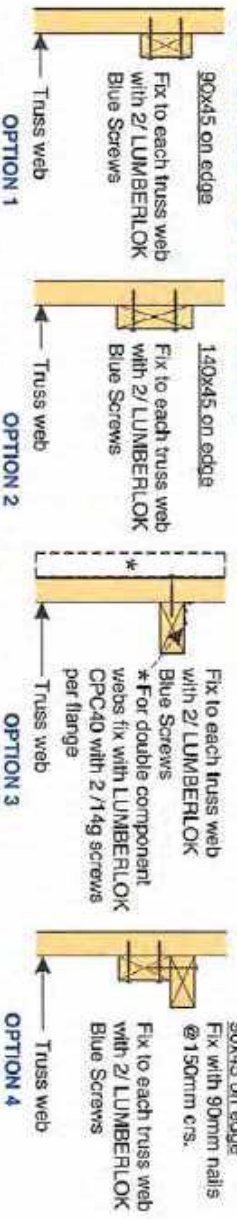
*Use these values for full height brick veneer attached to gable end. Please note that the maximum height of brick veneer on a gable end wall is 5.5m.

SELECTION PROCESS


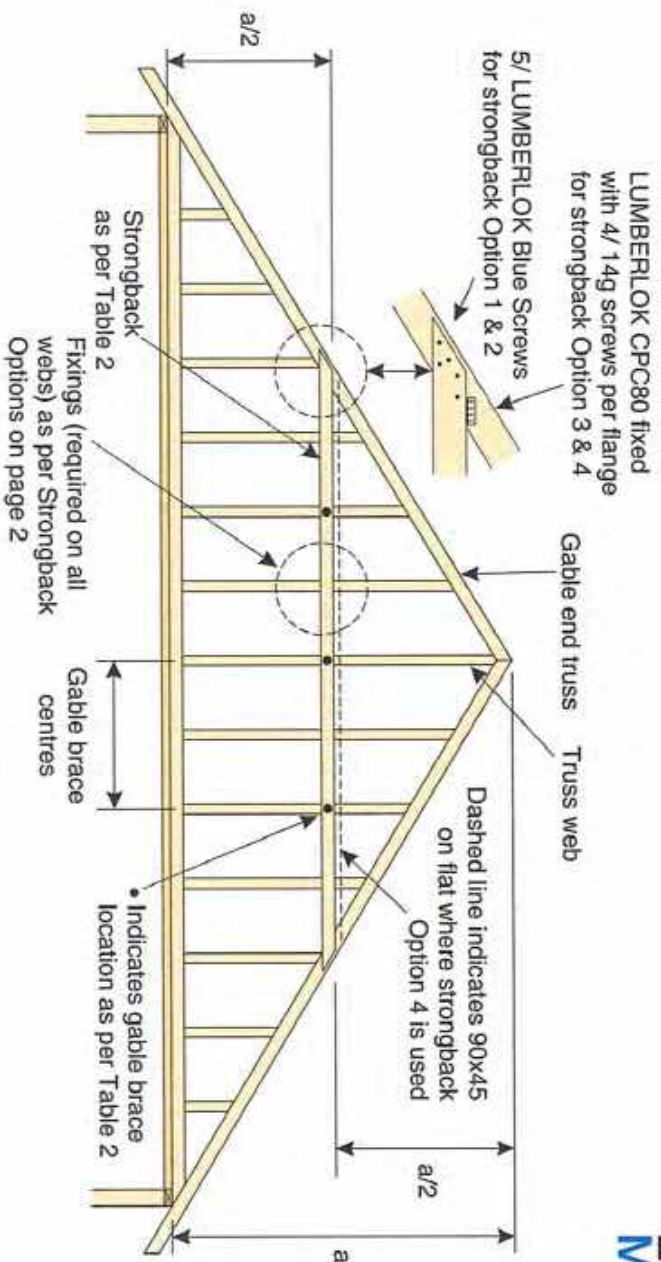
- Where (a) is less than or equal to (h) - no strongback required.

- Where (a) is greater than (h) but less than 2(h) - lower strongback is required.
- Locate the strongback at height of (a/2).

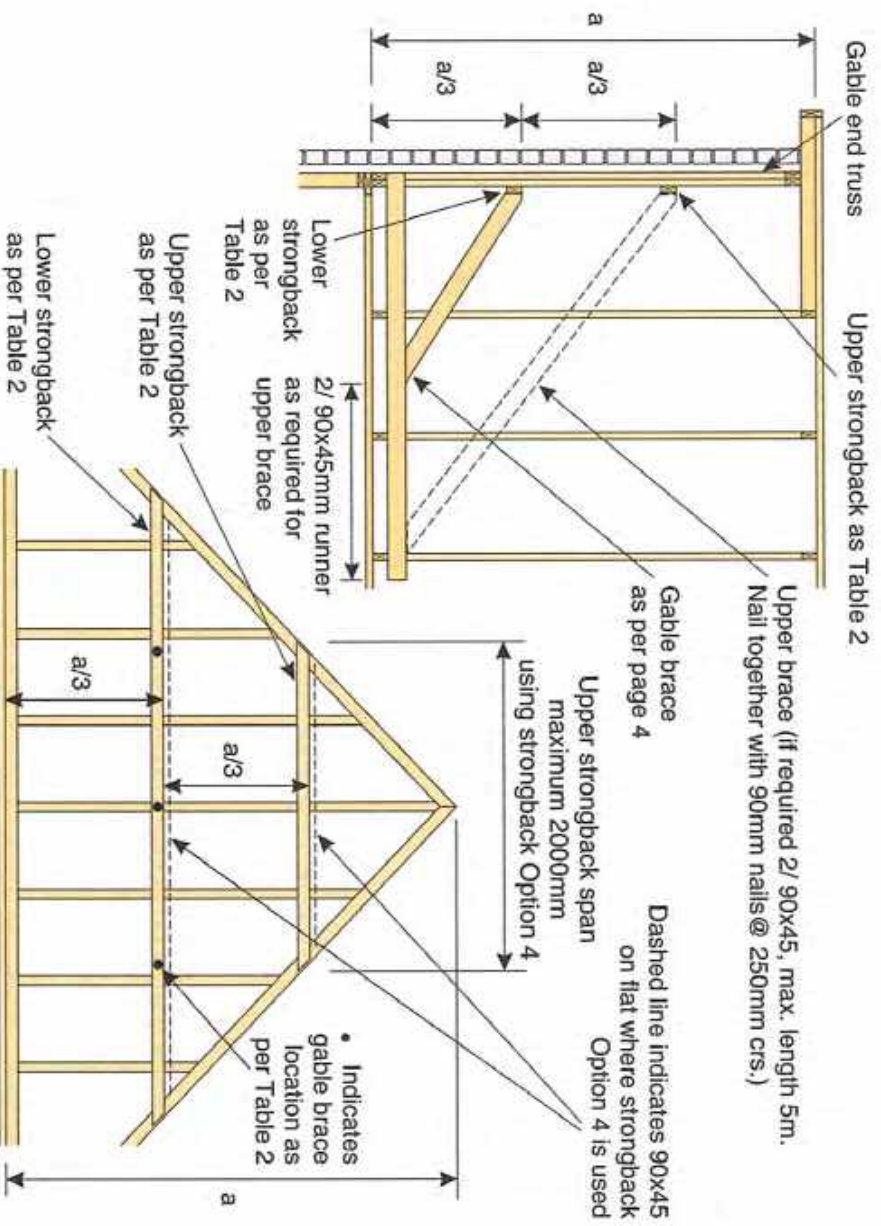
- Where (a) is greater than 2(h) but less than 3(h) - lower and upper strongbacks are required.
- Locate strongbacks at height increments of (a/3).

STRONGBACK OPTIONS

TABLE 2 - STRONGBACK SPAN AND GABLE BRACE LOCATION

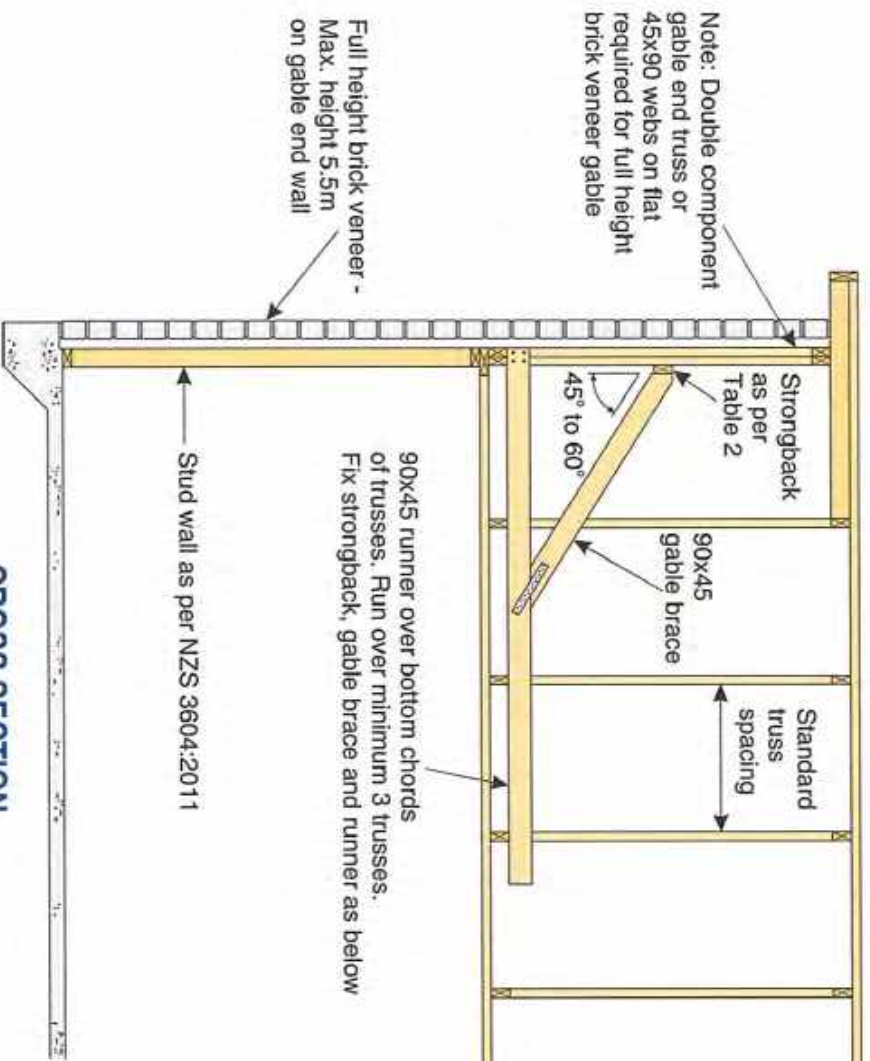
OPTION 1	OPTION 2	OPTION 3	OPTION 4
90x45 on edge Max. span and/or gable brace location 1200mm	140x45 on edge Max. span and/or gable brace location 1400mm	90x45 on flat Max. span and/or gable brace location 1600mm	90x45 on flat plus 90x45 on edge Max. span and/or gable brace location 2000mm



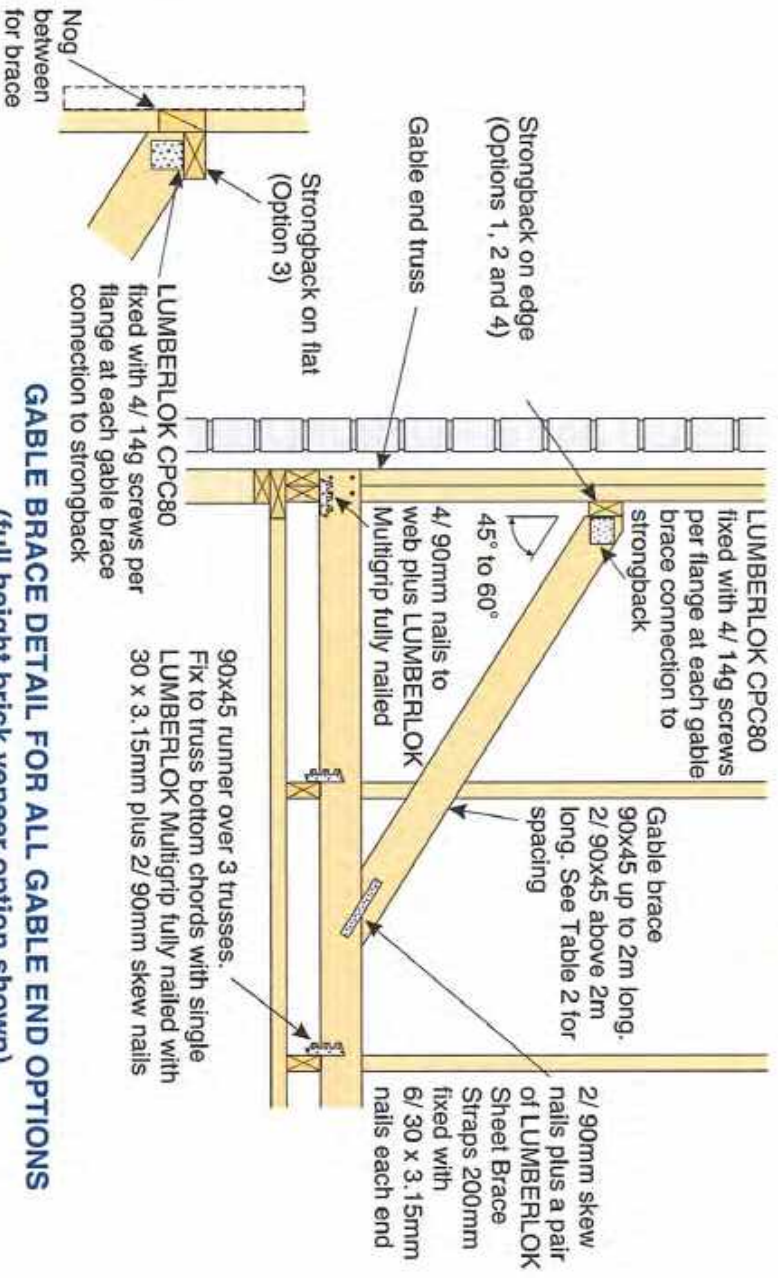
SINGLE STRONGBACK DETAILS



DOUBLE STRONGBACK DETAILS FOR ALL GABLE END OPTIONS (full height brick veneer option shown)



CROSS SECTION
(full height brick veneer option shown)



GABLE BRACE DETAIL FOR ALL GABLE END OPTIONS
(full height brick veneer option shown)

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another page and attach the additional sheet(s) to this form.

THE BUILDING	
Street address of building: 7 Claremont Crescent	
Suburb: Lot 46	
Town / City: Amberley	Postcode:

THE PROJECT
Building consent number: 190059

THE OWNER(S)	
Name(s): GJ Gardner Chch Nth	
PO / Reference: 6500570/250	
Mailing address:	
Suburb:	P O Box: 21362
Town / City: Christchurch	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Foundations and subfloor framing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Walls <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Bracing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Damp proofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof cladding or roof cladding system <input checked="" type="checkbox"/>	Installation of Longrun Roofing and Flashings. 1 x Skylight	<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Ventilation system (for example, <input type="checkbox"/> subfloor or cavity)		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Wall cladding or wall cladding <input type="checkbox"/> system		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

Note: continue on another page if necessary.

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work

Name: **Mark James**LBP number: **105507**Class(es) licensed in: **Roofing R2**

Plumbers, Gasfitters and Drainlayers Board registration number (if applicable):

Mailing address (if different from below):

Street address / Registered office: **2/297 Mound Road, RD 2, Broomfield, Amberley 7482**Phone number: Landline: **03 314 7774**Mobile: **021 460 400**Daytime: **021 460 400**After hours: **021 460 400**

Fax:

Email address: **admin@jamesroofing.nz**

Website:

DECLARATION

I, **Mark James**, [name of practitioner] carried out or supervised the restricted building work recorded on this form.

Signature: Date: **25/06/2019**

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: Lot 46, 7 Claremont Crescent	
Suburb: Oakfields	
Town/City: Amberley	Postcode: 7410

THE PROJECT
BC:190059

THE OWNER(S)	
Name: Norman & Rosemary Cross	
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input checked="" type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>		<input checked="" type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: TK Plastering 2014 LTD

LBP number: 128802

Class(es) licensed in:

Modified Plaster

Plumbers, Gasfitters and Drain layers registration number (if

applicable); Mailing address (if different from below):

Street address/Registered office: 891 Main North Road

Suburb: Belfast

Town/City: Christchurch

PO Box/Private Bag

Postcode:

Phone number: 0278400033

Mobile:

After hours:

Fax:

Email address: tyson@tkplastering.co.nz

Website:

DECLARATION

I, Tyson Keats of TK Plastering 2014 LTD carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: 30/06/2019

HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
 Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
 Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
 Skype hdc_customer_services | twitter.com/hurunuidc



FORM 2 APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND / OR BUILDING CONSENT

Section 33 or Section 45, Building Act 2004

APPLICATION

- I request that you issue a:
- Project Information Memorandum only (PIM)
 - Building Consent (including Project Information Memorandum)
 - Building Consent only, and the existing PIM No. (if applicable) is :
 - Amendment to an existing Building Consent and the existing BC No is :

THE BUILDING

Street Address (or rapid number if applicable) :
(for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

7 Claremont Crescent, Amberley

Number of levels : **1**
(include ground level and any levels below ground)

Level/Unit No :

Floor Area (all floors included):

Total / Existing : **181.68 m²**

New / Additional : **181.68 m²**

Affected / Altered : **m²**

(indicate area affected by the building work if less than the total area)

Legal description of land where building is located :
(state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)

Lot 46 DP 485034

Building Name *(if applicable)* :

Year first constructed :

Location of building within site/block number :
(include nearest street access)

Current lawfully established use : **SH (Sleeping, Home)**

(include number of occupants per level and per use if more than 1. If use was changed by the building work this application relates to, state previous use)

THE PROJECT

Description of Building Work:
(Provide sufficient information for scope of work to be fully understood, e.g. "3 bedroom dwelling with attached garage and wood burner" or "3 bay domestic farm shed" or "Commercial shop fit-out")

Construction of a residential dwelling with attached garage

Intended Use :

Will the building work result in a change of use of the building? Yes No

(Refer to Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2006 if in doubt)

If "Yes", provide details of the new intended use :

Intended life of the building :

- Indefinite but not less than 50 years
- or specified as _____ years

List building consents previously issued for this project (if any)
(i.e. is this project being constructed in stages? Is this consent for a relocated or transportable building?)

Estimated Value of the building work (inc GST) :

\$ 414,092.00

on which building levy will be calculated (including GST). State estimated value as defined in section 7 of the Building Act 2004.

Water requirements:

- New connection to Hurunui District Council Supply (if available)
- Existing connection to Hurunui District Council Supply
- Own private supply (well or community scheme)

THE OWNER		AGENT – APPLICANT	N/A <input type="checkbox"/> (leave section blank)
Owner's Name : Norman & Rosemary Cross		Agent's Name : GJGardner Homes	
Contact Person : Norman Cross <small>(if owner is not an individual)</small>		Contact Person : Penny Wade	
Mailing Address : 42 Onslow Road Queenstown Postcode : 9304		Mailing or Billing Address : P O Box 21-382 Edgeware, Christchurch Postcode : 8143	
Street Address or : Registered Office Postcode :		Street Address or : 293 Cranford Street Registered Office : St Albans, Christchurch Postcode : 8052	
Mobile Phone : 027 9753200		Mobile Phone :	
Phone :		Phone : 03 323 9154	
After Hours Phone :		After Hours Phone :	
Landline number :		Landline number :	
Daytime phone :		Daytime phone :	
Fax number :		Fax number :	
E-mail Address :		E-mail Address : penny.wade@gjgardner.co.nz	
Website :		Website :	
The following evidence of ownership is attached to this application: <input checked="" type="checkbox"/> Certificate of Title <input type="checkbox"/> Sale and Purchase Agreement (only if new purchase)		Relationship to owner : Agent <small>(State details of authorisation from the owner to make the application on the owner's behalf)</small> Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application / Building Work and will receive all correspondence including all invoices.	
RESTRICTED BUILDING WORK			
Will the building work include any restricted building work <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the following details of all licensed building practitioners who will be involved in the carrying out or supervising the restricted building work - <i>[if these details are unknown at the time of the application, they must be supplied before the work begins]</i>			
Licensing Class	Name and address	Licensed practitioner number <small>(or registration number treated as being licensed under section 291 of the building Act 2004)</small>	
Foundations			
Carpentry			
Exterior Plasterer			
Brick-layer			
Block-layer			
Roofer			

REQUIRED ATTACHMENTS

Complete and attach the following checklist (tick to confirm item / form completed), and provide an electronic copy of all information on plans requested on that checklist : Form T-02-PS-01

Application Fee : (Deposit paid) : application Fee of \$ (refer to fees and charges sheet)

SIGNATURE

Signature of owner / or agent on behalf of and with the authority of the owner :



Owner

Agent

Date : 12/02/2019

Note : If acting "for and on behalf", please read the following declaration before signing :

"I hereby declare that I am authorised to act as Agent of the Owner"

KEY PERSONNEL

Name of Builder :	Phone Number :
Postal Address :	
E-mail Address :	
Name of craftsman Plumber :	Phone Number :
Postal Address :	
E-mail Address :	
Name of registered Gasfitter :	Phone Number :
Postal Address :	
E-Mail Address :	
Name of registered Drain-layer :	Phone Number :
Postal Address :	
E-mail Address :	
Name of Designer :	Phone Number :
Postal Address :	
E-mail Address :	
Name of Engineer :	Phone Number :
Postal Address :	
E-mail Address :	
Name of registered Electrician :	Phone Number :
Postal Address :	
E-mail Address :	
	Registration Number :

BUILDING CODE ASSESSMENT (Not required for PIM only applications)

Producer Statements: It is intended that the following Producer Statement(s) will be relied upon to certify or verify compliance of the plans, specifications or completed works with the Building Code. **Note:** Applications including a PS 1 or PS 2 must be supplied with a copy of any design calculations.

PS 1 (Design) PS 2 (Design Review) PS 3 (Construction) PS 4 (Construction Review)

The building work will comply with the building code as follows:

Building Code Clause (Identify which clauses will be involved in the building work)		Means of Compliance (note that a project may include both Acceptable and Alternative solutions)		
		Acceptable Solution / Verification Method (AS1, AS2, VM1, VM2 etc)	Alternative Solution (details verifying compliance required)	Waiver/ Modification (Provide sep. details for justification of acceptance)
B1	Structure	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1 <input type="checkbox"/> AS2 <input type="checkbox"/> VM2 <input type="checkbox"/> AS3 <input type="checkbox"/> VM3 <input type="checkbox"/> AS4 <input type="checkbox"/> VM4	<input type="checkbox"/> YES	<input type="checkbox"/> YES
B2	Durability	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
C1-6	Protection from fire	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> AS2 <input type="checkbox"/> AS3 <input type="checkbox"/> AS4 <input type="checkbox"/> AS5 <input type="checkbox"/> AS6 <input type="checkbox"/> AS7 <input type="checkbox"/> C/VM2	N/A	<input type="checkbox"/> YES
D1	Access Routes	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
D2	Mechanical Installations for Access	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1 <input type="checkbox"/> AS2 <input type="checkbox"/> VM2 <input type="checkbox"/> AS3 <input type="checkbox"/> VM3	<input type="checkbox"/> YES	<input type="checkbox"/> YES
E1	Surface water	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
E2	External moisture	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1 <input type="checkbox"/> AS2 <input type="checkbox"/> AS3	<input type="checkbox"/> YES	<input type="checkbox"/> YES
E3	Internal moisture	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F1	Hazardous agents on site	<input type="checkbox"/> N/A <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F2	Hazardous building materials	<input type="checkbox"/> N/A <input type="checkbox"/> AS1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F3	Hazardous substances and processes	<input type="checkbox"/> N/A <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F4	Safety from falling	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F5	Construction and demolition hazards	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F6	Lighting for emergency	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F7	Warning systems	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F8	Signs	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F9	Fencing of swimming pools	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> AS2	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G1	Personal hygiene	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G2	Laundering	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G3	Food preparation and prevention of contamination	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G4	Ventilation	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G5	Interior environment	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G6	Airborne and impact sound	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G7	Natural light	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G8	Artificial light	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G9	Electricity	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G10	Piped services	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G11	Gas as an energy source	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G12	Water supplies	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> AS2 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G13	Foul water	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1 <input type="checkbox"/> AS2 <input type="checkbox"/> VM2 <input type="checkbox"/> AS3 <input type="checkbox"/> VM4	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G14	Industrial liquid waste	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G15	Solid waste	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
H1	Energy efficiency provisions	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES

COMPLIANCE SCHEDULE (Inspection, Maintenance and Reporting Procedures)

Do not fill in this section if this application is only for a project information memorandum

Are there specified systems in the building? Yes No *(If there are no specified systems, do not complete this section)*

If existing building, please state the Building Warrant of Fitness Number :

Are any specified systems affected by this application? Yes No *(If yes, continue completing this section; if no, do not complete this section)*

Hazard Category : N/A – no longer applicable

Total Occupancy Numbers :

Purpose Group (select all relevant)

CS	CL	CO	CM	SC	SD	SA	SR	SH	WL	WM	WH	WF	IA	ID

The following systems are existing, being altered, added to, or removed in the course of the building work	Existing	New	Altered	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency	COUNCIL USE - CONFIRMED
1: Automatic Systems for Fire Suppression								
2: Automatic or Manual Emergency Warning systems								
3/1: Electromagnetic or Automatic Doors and / or Windows								
3/2: Access Control Doors								
3/3: Automatic Fire Doors or Windows forming part of a Firewall								
4: Emergency Lighting systems								
5: Escape Route Pressurisation systems								
6: Riser Mains for use by Fire Services								
7: Automatic Backflow Preventers								
8: Lifts and / or Escalators								
9: Mechanical Ventilation or Air Conditioning systems								

10: Building Maintenance Units								
11: Laboratory Fume Cupboards								
12: Audio Loops or other Assistive Listening systems								
13: Smoke Control systems								
14/1: Emergency Power systems								
14/2: Signs relating to a system or feature specified in any clauses above								
15/1: Systems for communicating spoken information intended to facilitate evacuation								
15/2: Final Exits and other Exit Doors								
15/3: Fire Separations protecting a Means of Escape								
15/4: Signs for communicating information intended to facilitate evacuation								
15/5: Smoke Separations								
16: Cabin cars								



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



Identifier 688474
Land Registration District Canterbury
Date Issued 28 July 2015

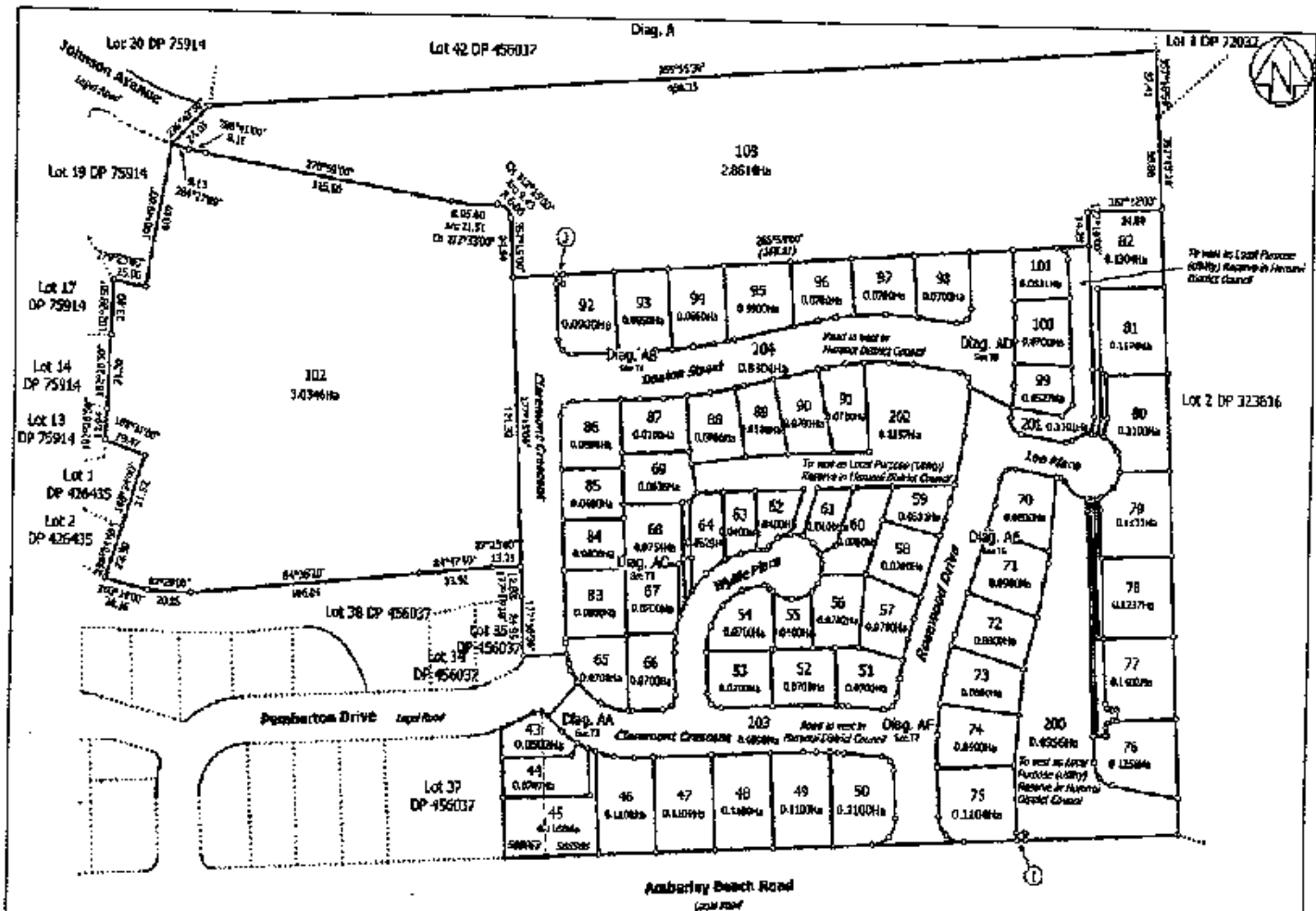
Prior References
588566

Estate	Fee Simple
Area	1100 square metres more or less
Legal Description	Lot 46 Deposited Plan 485034

Registered Owners
Norman Cross and Rosemary Cross

Interests

Appurtenant hereto is a right to drain sewage specified in Easement Certificate A324953.8 - 5.11.1997 at 11:22 am
The easements specified in Easement Certificate A324953.8 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer A324953.17 - 5.11.1997 at 11:22 am (Limited as to duration)
7792570.1 Court Order modifying the Land Covenant in Transfer A324953.17 - 22.4.2008 at 9:00 am
Land Covenant in Easement Instrument 10128020.8 - 28.7.2015 at 11:34 am
10128020.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.7.2015 at 11:34 am



Unit District: Canterbury	Lots 48-103 & 200-204 Being Subdivision of Lots 36 and 41 DP 456037	Survey: R280/105 Plan: Access Land Surveying	Title Plan LT 465034
Digitally Generated Plan Generated on: 18/08/2015 10:01 AM Page 6 of 11			Approved on: 18/08/2015



Planning Check or Project Information Memorandum Declaration

In order for the Council to undertake a planning check or project information memorandum (PIM) to identify any restrictions that relate to the proposed building project, the Council requires basic information with respect to the requirements of the District Plan. As such the applicant (or agent) is required to complete the relevant sections of this declaration form. Please note that it is important that the applicant provide correct information in order for the Council to provide an accurate planning check or issue a PIM.

Applicant's Name	<u>Norman & Rosemary Cross</u>
Project Location	<u>Lot 46, Oakfields, Amberley</u>
Proposal	<u>Construction of a residential dwelling</u>

Please answer the following questions by marking the relevant box.

1. Will the proposed building be located within **50 metres** of a forestry plantation on a separate lot under different ownership?
Yes No

2. Will the proposed building require **earthworks** to be carried out within **20 metres** of any river, **50 metres** of any wetland, or **100 metres** from any lake?
Yes No

3. Will the proposed building be located:
 - a. within **500 metres** of an intensive farming activity on a separate property?
Yes No
 - b. within **500 metres** of a sewage treatment facility, including effluent ponds for on-farm waste disposal and land based effluent disposal areas on a separate property?
Yes No
 - c. within **500 metres** of the operational area of a quarry or mine (excluding riverbed or on farm gravel extraction) on a separate property?
Yes No
 - d. within **1km** of any frost control fan?
Yes No

4. Will the building be **closer than 100 metres** from a dwellinghouse or principal building on a separate property?
Yes No

5. Will the building be located on a **ridgeline**, where it will be visible against a backdrop of sky when viewed from any strategic arterial, district arterial, collector or Lake Sumner Road (including unformed sections), that are **within 1km** of the proposed building? (Strategic arterial, district arterial and collector roads are listed overleaf.)

Yes No

6. Is there an existing **accessway**, which will be used for this building, which complies with the District Plan standards? (An accessway is the area **between** the edge of the road formation and the boundary to the property)

Yes No Not sure

7. Is the site currently, or previously, or more likely than not to have been used for an activity on the Hazardous Activities and Industries List (HAIL) as attached to this form?

Yes No

8. Please complete this question if the building is to be located within the **Hanmer Basin Management Area**

Cladding materials _____

Walls Colour _____

Roof Colour _____

Trim Colour _____

DECLARATION

I declare that the information provided on this form is correct. I understand that if I provide false or misleading information, then the planning check undertaken by the Council may provide incorrect information with respect to compliance of the project with the District Plan.

Signature _____

Date _____

Strategic arterial, District arterial & Collector roads within the Hurunui District:

Allandale Road, Amberley Beach Road, Ashworths Road (SH1), Balcairn Amberley Road, Balmoral Station Road, Claverley Rd (between SH1 Conway Flat Rd), Culverden Road (SH7), Domett Road (SH1), Douglas Road, Flintoff Mouse Point Road, Gemmells Road, Glasnevin Road (SH1), Gore Bay Road, Greta Road (SH1), Hanmer Springs Road (SH7A), Hawarden Waikari Road, Horsley Downs Road, Hundalee Road (SH1), Hursley Terrace Road, Inland Road, Karaka Road (SH7), Kings Road, Lake Sumner Road (between Horsley Downs Rd and Powers Road), Lawcocks Road, Leader Road East, Leader Road West, Leithfield Road, Leslie Hills Road, Lewis Pass Road (SH7), Motunau Beach Road, Mouse Point Road (SH7), Mt Brown Road, Mt Palm Road, Munro Road, Omihi Road (SH1), Parnassus Road (SH1), Pyramid Valley Road, Ram Paddock Road (between the Mt Brown Rd and Georges Rd), Rotherham Road North (SH7), Rotherham Road South (SH7), Scargill Valley Road, School Road, St Leonards Road, Stonyhurst Road (between SH1 and Blythe Rd), Station Road, Top Pahau Ford Road, Waikari Valley Road, Waipara Flat Road (SH7).

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities
6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment**I Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment**



HURUNUI
District Council

Address: PO Box 13, Amberley
Telephone: (03) 314 8816
Facsimile: (03) 314 9181

G J Gardner homes
PO Box 21382
Edgeware
Christchurch 8143

Customer No BC190059
Date 1/03/19
GST Reg No 53-915-477

Tax Invoice 34743

BC190059 - Deposit invoice - Penny Wade	1,500.00 *
	(* Incl GST \$195.65)
Sub Total	\$1,500.00

Total incl GST

\$1,500.00

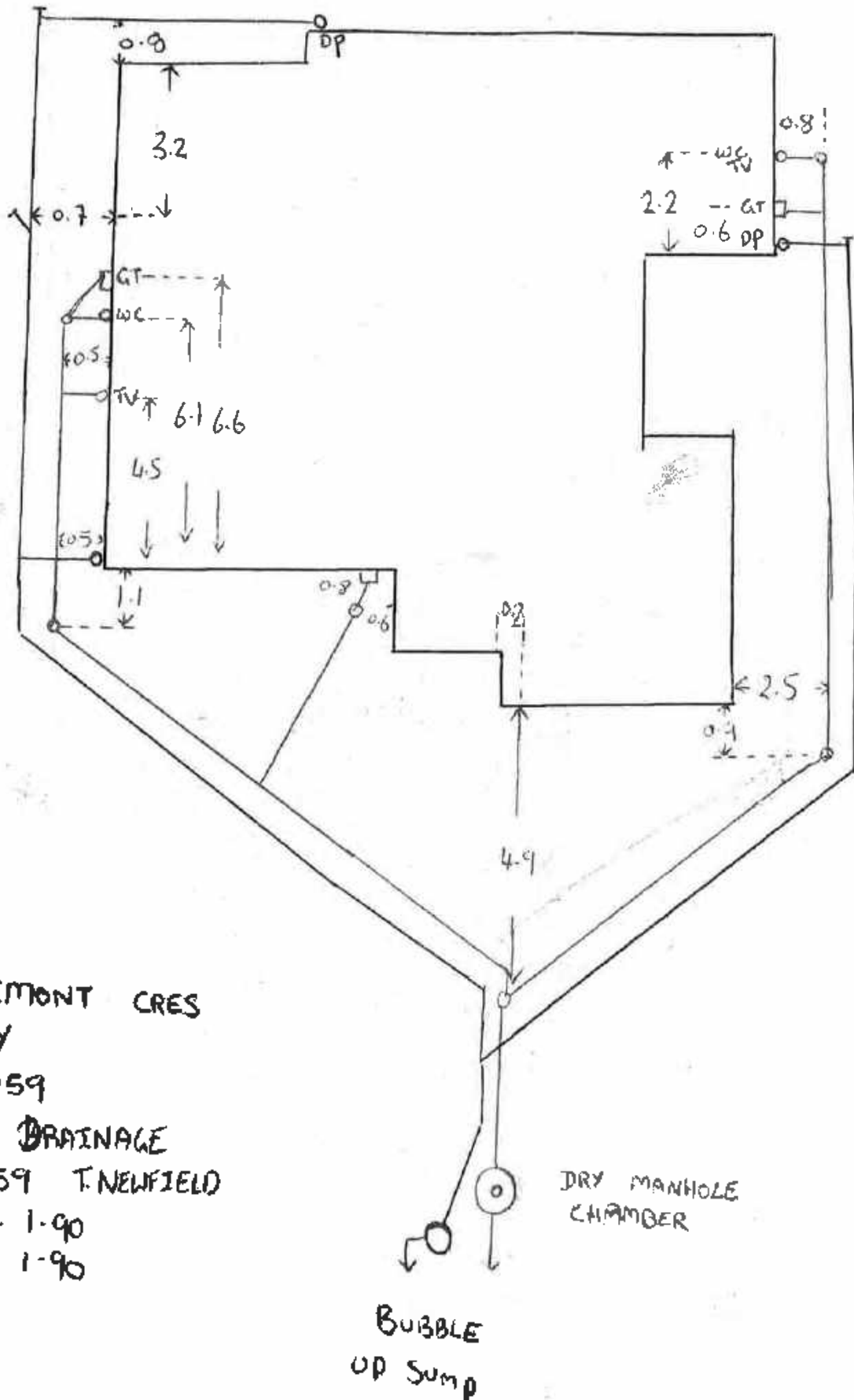
Council's bank account 03-0802-0946666-00

G J Gardner homes

Customer No BC190059
Date 1/03/19
Invoice No 34743
Total Due \$1,500.00

AS-BUILT DRAINAGE PLAN

14-5-2019



7 CLAREMONT CRES
 AMBERLEY
 BC-190059
 NEWFIELD DRAINAGE
 REG-08059 T.NEWFIELD
 SEWER 1-90
 ST/WATER 1-90



Correspondence from : AUCKLAND
40 Neales Road, East Tamaki 2013
PO Box 58-014, Bolony 2183
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8891
Fax: 03 348 0314

www.mitek.nz

MiTek 20/20 Engineering 4.7.334.0

Printed: 15:33:38 03 Apr 2019

PRODUCER STATEMENT for MiTek 20/20[®] TRUSS DESIGN - Version 4.7

ISSUED BY: MiTek New Zealand Limited
TO: PlaceMakers - Frame & Truss
IN RESPECT OF: MiTek[®] Truss Designs

This producer statement covers the MiTek 20/20[®] truss design and the structural performance of the GANG-NAIL[®] connector plate for the job reference **162605** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20[®] truss design program has been developed by MiTek New Zealand Limited for the design of MiTek[®] timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20[®] are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence
- vi) Timber is graded to the requirements of NZS 3603:1993
- vii) Minimum timber treatment for these MiTek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20[®] truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Limited,

Date: Wednesday, 3 April 2019

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

PlaceMakers - Frame & Truss

Job: 162905
 Description: Building Consent No. BC190659
 Client: #16290501
 Site: GJ Gardner North Otago Roadhouse 7 Glenwood Crescent Amberley
 Phone: 0800 222 222

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MITek accredited fabricator PlaceMakers - Frame & Truss, being licensed to use the MITek 20/20[®] software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MITek 20/20[®] TRUSS DESIGN DATA

The MITek 20/20[®] computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MITek[®] trusses.

Job Details	Importance Level: 2	Design Working Life: 50 years
Roof Truss		
Timber Group: CTF Pine	Pitch: 25.000 deg	Nominal Overhang: 600 mm
Roof Material: Galv Iron 5mm	Ceiling Material: Metal battens fixed to BC	Wind Area: High (44.0 m/s)
Dead Load: 0.210 kPa	Dead Load: 0.200 kPa	Pressure Coeff: Cpe = varies; Cpl = -0.30, 0.20
Restraints: 900 mm centres	Restraints: 600 mm centres	Snow Location: Amberley (N4) at 100 m
Live Load: Q _o = 1.100 kN	Live Load: Q _c = 1.400 kN	Open Ground Load: 0.900 kPa
		Basic Roof Load: 0.441 kPa

The minimum timber treatment for these MITek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MITek[®] trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fittings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

MITek[®] Truss List

Legend: * = detail only, ? = input only, - = failed design, Q = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required, GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
TG02	1	11780	25.000	900	J01A	2	3435	25.000	900	*HB02	1	1975	18.249	900
TR02	1	11780	25.000	900	J01B	1	3435	25.000	900	V01	1	1768	25.000	900
TR04	1	8880	25.000	900	J01C	1	3435	25.000	900	J03	2	1635	25.000	900
T06A	1	8880	25.000	900	J01D	1	3435	25.000	900	J03A	2	1635	25.000	900
T06	1	8880	25.000	900	J01E	1	3435	25.000	900	J08	1	1635	25.000	900
T07	1	8880	25.000	585	J07	1	3435	25.000	900	J08A	1	1635	25.000	900
TR03	1	11780	25.000	900	J07A	1	3435	25.000	900	V09	1	1635	25.000	900
T08	1	10515	25.000	900	V11	1	2820	25.000	900	*OR1	9	1360	0.000	900
TG01	1	10515	25.000	900	V04	1	2891	25.000	698	J06	2	1335	25.000	900
TR01	1	10515	25.000	900	J02	1	2536	25.000	900	J06A	2	1335	25.000	900
*HB05	2	9124	18.249	900	J02A	1	2536	25.000	900	*R07	2	1326	25.000	900
*HB03	1	8229	18.249	900	J02B	2	2536	25.000	900	*R09	1	1326	25.000	900
*HB04	1	8229	18.249	900	J04	1	2535	25.000	900	*HB09	1	1160	18.249	900
*HB07	1	8222	18.249	900	J04A	1	2535	25.000	900	V07	1	1068	25.000	900
*FR1	1	7860	25.000	900	*R05	1	2308	25.000	900	*R11	2	1026	25.000	900
T04	1	4087	25.000	900	J05	2	2235	25.000	900	*R01	1	900	25.000	900
T05	2	4087	25.000	615	J05A	2	2235	25.000	900	V02	1	900	25.000	900
T01	1	4880	25.000	900	J05B	2	2235	25.000	900	*R12A	1	895	25.000	900
T02	1	8760	25.000	900	J05C	2	2235	25.000	900	*R06	1	891	25.000	900
T03	1	8760	25.000	890	J05D	1	2235	25.000	900	*R06A	1	891	25.000	900
HT02	1	8270	25.000	900	J05E	1	2235	25.000	900	*R08	8	891	25.000	900
HTG02	1	8270	25.000	900	J05F	1	2235	25.000	900	*R08A	1	891	25.000	900
HT01	1	6180	25.000	900	V10	1	2205	25.000	900	*R12	1	891	25.000	900
HTG01	1	6180	25.000	900	V08	1	2000	25.000	900	V05	1	846	25.000	900
*HB01	1	3888	18.249	900	V03	1	1991	25.000	900	*R10	1	677	25.000	900
J01	1	3435	25.000	900	EN01	1	1990	25.000	900	V06	1	545	25.000	900

Total quantity: 197

The computer design input has been carried out by:

Signed: 

Name of Detailer: Nick Bishop

On behalf of:

PlaceMakers - Frame & Truss

Date: Wednesday, 3 April 2019

Qualifications and Title: Detailer





PROLAM SUMMARY

Customer/Project: 19162605
Physical Address: 7 Claremont Crescent
Designer: Jack Rance, Placemakers
319 Cranford Street, St Albans, Christchurch 8052
E: jack.rance@placemakers.co.nz P: 0275012731

Garage Lintel

Prolam Lintels Supporting Girder/Setback Trusses

Building Type	House	Roof Weight	Light with Ceiling
Timber	Pine, Machined	Roof Load	0.40 kPa
Treatment	H1.2	Live Load	0.25 kPa uniform
Visual	No		1.10 kN concentrated
Exposed	No	Wind Zone	High (44.0 m/s)
Roof Pitch	25 °	Snow Region	Region N4
Eaves	600 mm	Altitude	100 m
Position of Girder Truss on Lintel	1.67 m	Ground Snow Load	0.90 kPa
Setback	2.27 m	Roof Snow Load	0.63 kPa
Supported Truss Span	6.18 m		
Lintel Span	4.80 m		

Use Prolam PL12H1-350100 315 x 90mm PL12

Capacity Ratio	1.4
Long Term Deflection	3.2 mm
Max. Bearing Reaction	13.5 kN
Load Combination	1.2G + Su
Minimum Bearing Length	35 mm
Uplift Fixing Requirements	8.875 kN Characteristic Load

PRODUCER STATEMENT



Tasman Consulting Engineers Limited has been engaged by Prowood to provide design services for the development of the Prolam Online calculator.

The design has been carried out using sound and widely accepted engineering principles to the requirements of AS/NZS1170:2002, NZS3603:1993 and NZS3604:2011 using the timber properties for GL8, GL12 and GL17 glulam and LVL15.

I believe on reasonable grounds that the above design will meet the requirements of clauses B1/VM1 of the Building Code Documents.

David King
David King

ME (civil, MIPENZ CPEng (no 145511) hntPE

For Tasman Consulting Engineers, PO Box 3631, Richmond, NELSON 7050

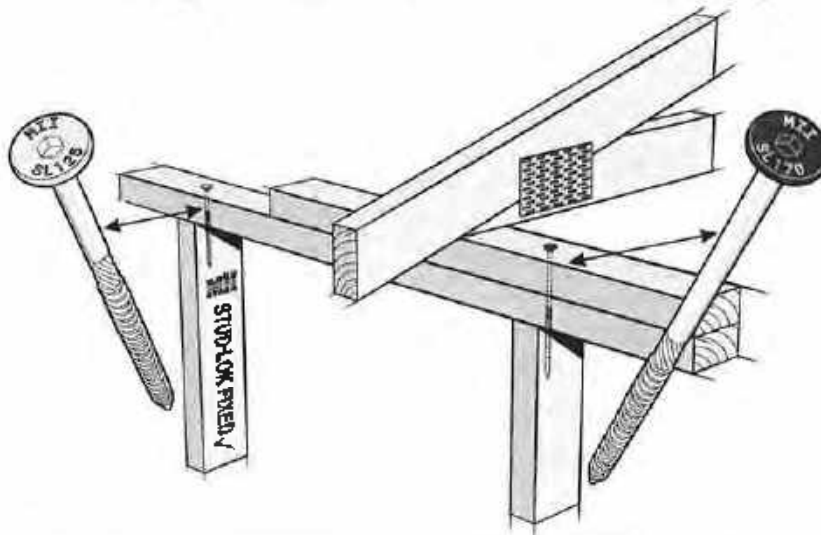
13 February 2019

283 Waiwhero Rd P O Box 413 Motueka New Zealand Phone 03 526 7436 Fax 03 526 7437

Email: info@prowoodnz.com • www.prolamnz.com

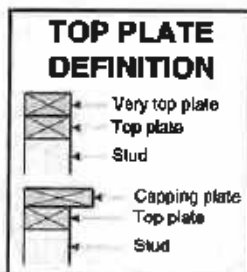
NOTICE

BOWMAC® STUD-LOK Top Plate to Stud Fixing

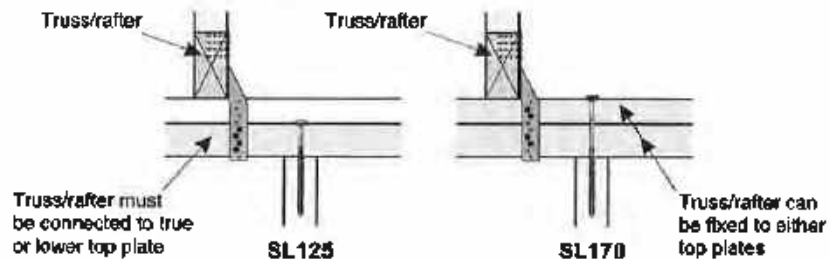


Inspection Note:

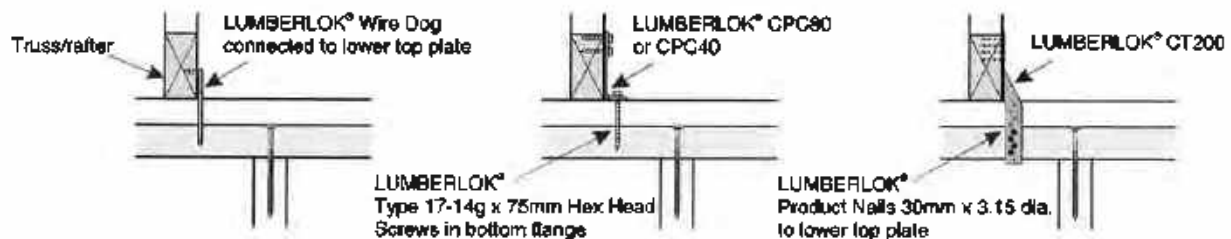
This wall frame has used the BOWMAC® STUD-LOK SL125 or SL170 as a method of fixing the top plate to the stud in place of the LUMBERLOK® Stud Strap or Type B fixings as shown on the MiTek 'Stud to Top Plate Fixing' template on the accompanying truss and frame design. Where the BOWMAC® STUD-LOK SL125 or SL170 has been applied in the factory by an accredited MiTek Fabricator, identification of this is by the "STUD-LOK✓" noted on the load bearing walls around the structure.



TRUSS/RAFTER TO TOP PLATE CONNECTIONS



TRUSS/RAFTER TO TOP PLATE CONNECTIONS WHERE BOWMAC® STUD-LOK SL125 IS USED



Where the BOWMAC® STUD-LOK SL170 is used to fix through the 'Very Top Plate' or 'Capping Plate', the truss fixings can be connected to any of these plates.



LUCKLAND
PO Box 58-014, Boxxy 2163
Phone: 03-274 7100
Fax: 03-274 7100

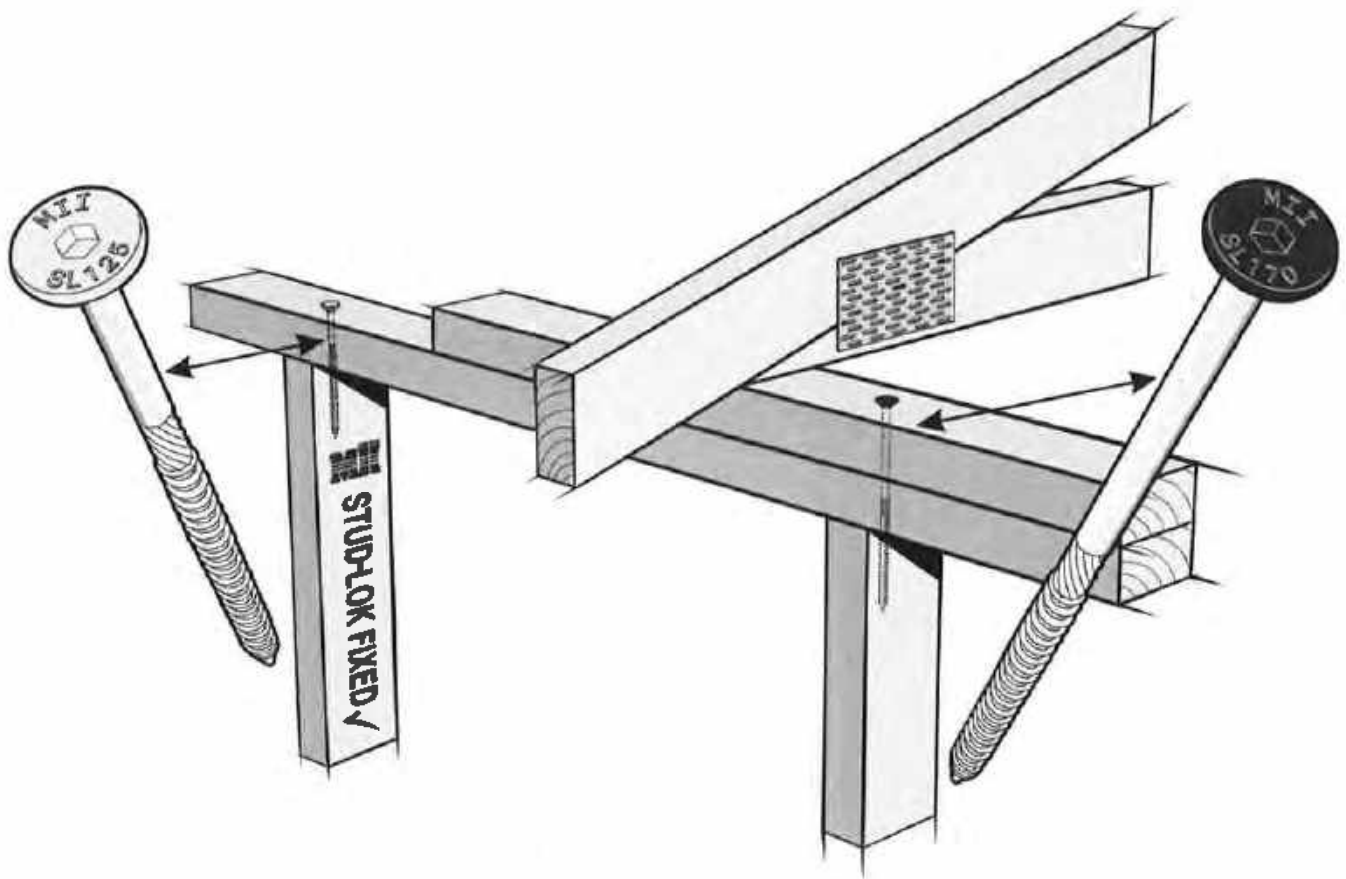
CHRISTCHURCH
PO Box 5387, Riccarton 8440
Phone: 03-348 0891
Fax: 03-348 0314

www.mitek.co.nz

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STUD-LOK

Provides a solution for top plate to stud fixings for residential timber frame buildings



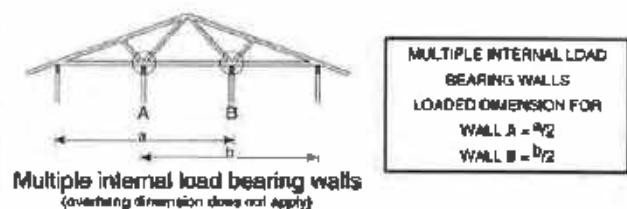
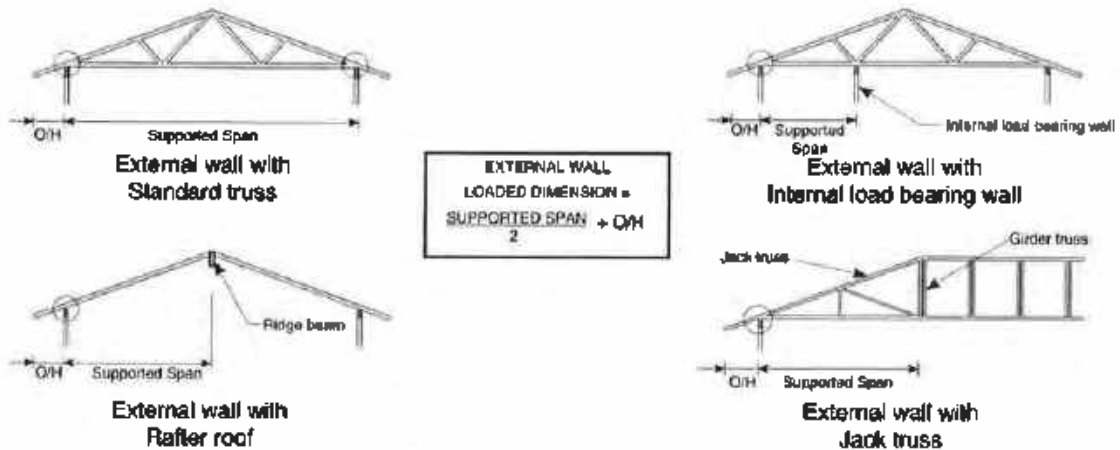
- ★ Complies with fixing requirements in Section 8 NZS 3604:2011
- ★ The BOWMAC® STUD-LOK forms an integral part of the MiTek Truss & Frame design and layout
- ★ Available in 2 lengths allowing for connections from stud to single top plate (SL125) and stud to double top plates (SL170)
- ★ Can be applied in the factory or on-site
- ★ Is a completely internal connection avoiding any clashes with wall linings

- NOTE:**
- ★ The STUD-LOK fixing is designed to resist vertical loads only.
 - ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
 - ★ The STUD-LOK connections assume that the correct choice of rafter/truss fixings have been made.
 - ★ Wall framing arrangements under girder trusses are not covered in this schedule.
 - ★ All timber selections are as per NZS 3604:2011 and include LVL8 timber grades.

DOUBLE TOP PLATES DEFINITION



LOAD DIMENSION DEFINITION



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm c/s.)

Wind Zones L, M, H, VH, EH as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
4.0	3.0	2.0	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
5.0	3.8	2.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
6.0	4.5	3.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
7.0	5.3	3.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
8.0	6.0	4.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
9.0	6.8	4.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
10.0	7.5	5.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
11.0	8.3	5.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
12.0	9.0	6.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL

2N = 2/ 90mm x 3.15 dia. nails

SL = Single STUD-LOK
plus 2/ 90mm x 3.15 dia. nails

NOTE:

To calculate the number of STUD-LOK fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

TOP PLATE TO STUD FIXING OPTIONS

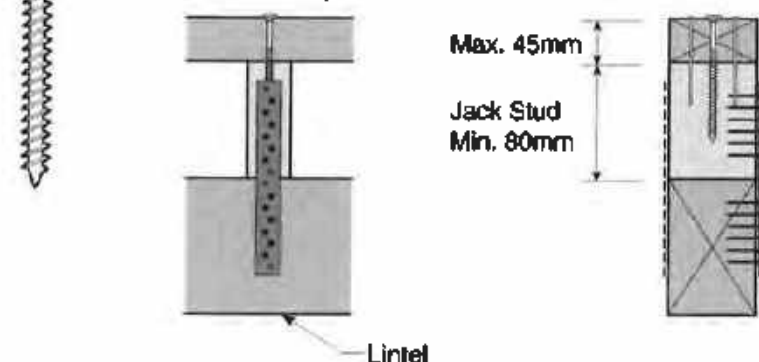
STUD-LOK SL125 - Yellow Head

Fix through single top plate

1. Full length stud option



2. Jack stud option



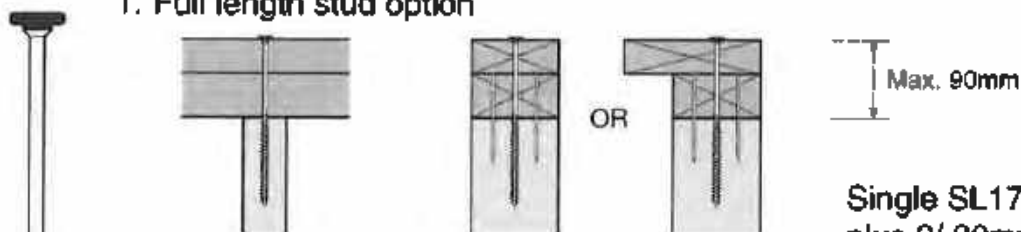
Single SL125
plus 2/ 90mm x 3.15 dia. nails

Note: Connect jack stud to lintel with LUMBERLOK® Sheet Brace Strap 200mm on one side with 6 x LUMBERLOK® Product Nails 30mm x 3.15 dia. each end, OR a pair of Tylok 6T5 (one each side)

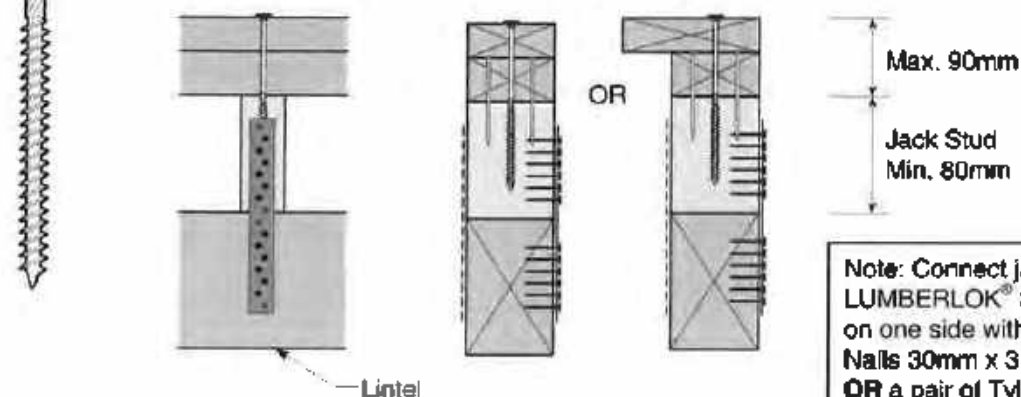
STUD-LOK SL170 - Blue Head

Fix through very top plate or capping plate

1. Full length stud option



2. Jack stud option

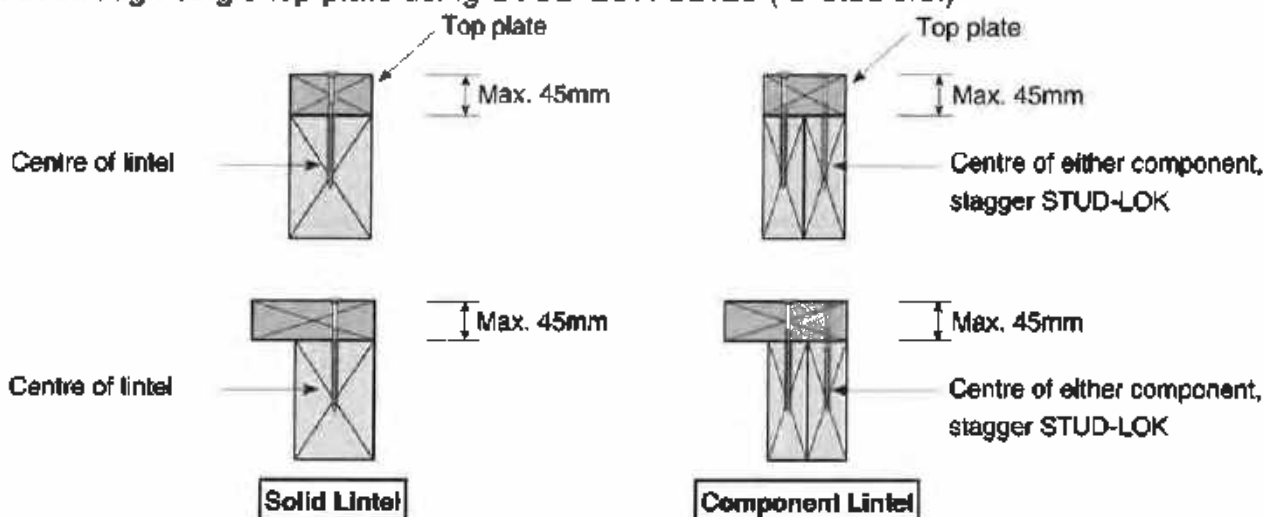


Single SL170
plus 2/ 90mm x 3.15 dia. nails

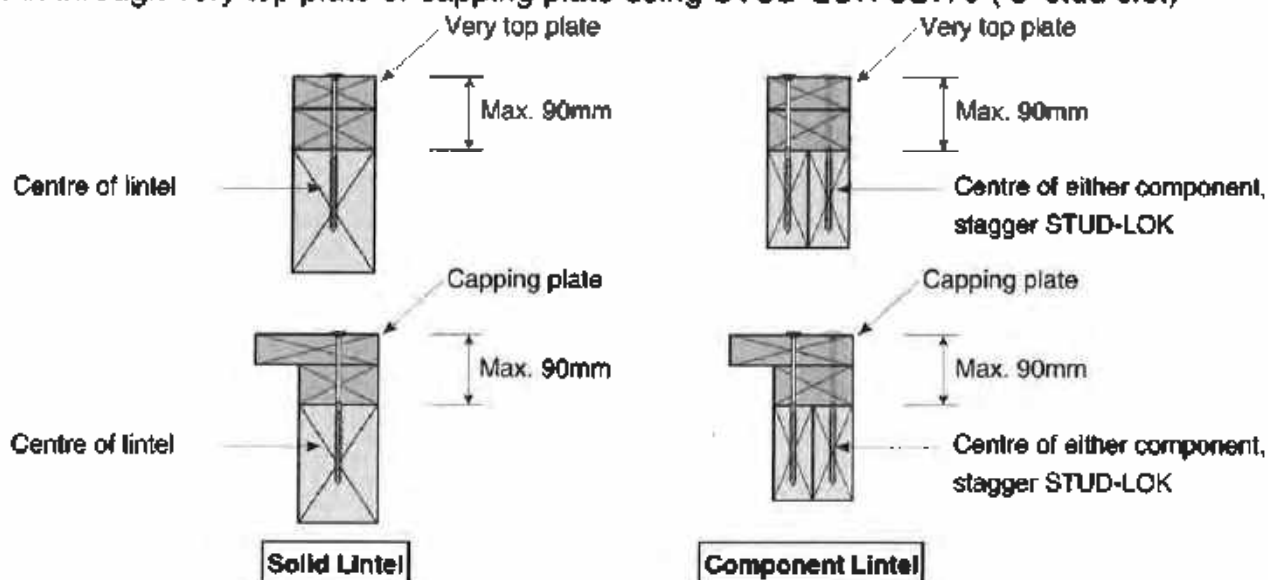
Note: Connect jack stud to lintel with LUMBERLOK® Sheet Brace Strap 200mm on one side with 6 x LUMBERLOK® Product Nails 30mm x 3.15 dia. each end, OR a pair of Tylok 6T5 (one each side)

TOP PLATE DIRECT TO LINTEL FIXING OPTIONS

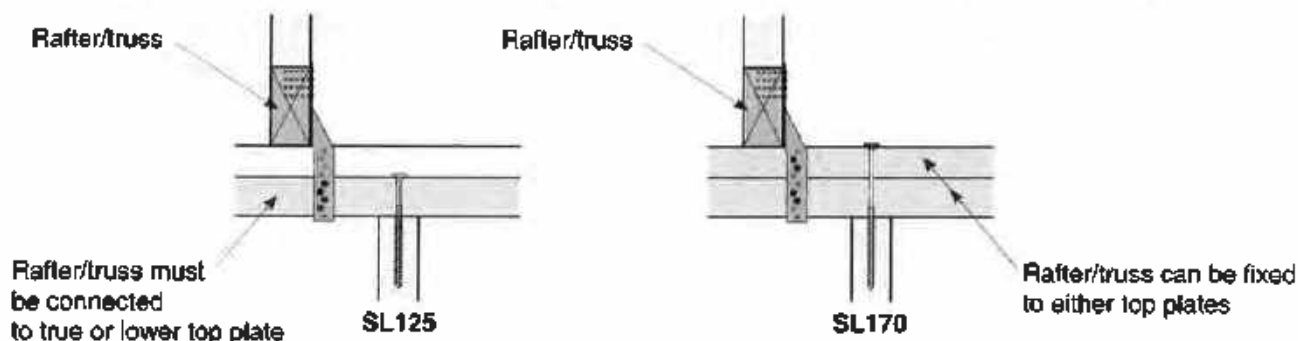
Fix through single top plate using STUD-LOK SL125 (@ stud crs.)

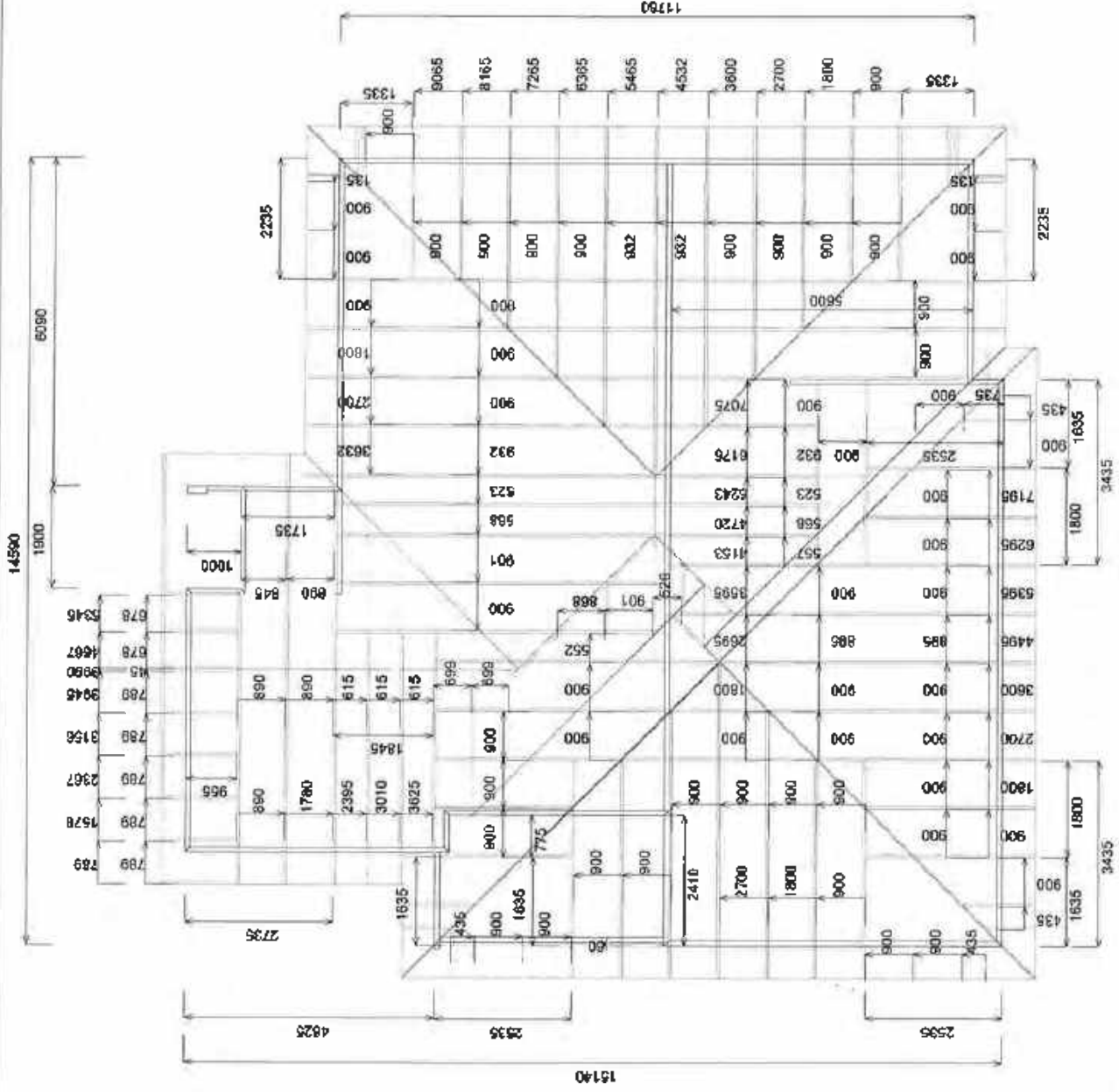


Fix through very top plate or capping plate using STUD-LOK SL170 (@ stud crs.)



RAFTER/TRUSS TO TOP PLATE CONNECTIONS





Consent Number : BC190059

Truss Dimension Layout

Drawn: **Nick Bishop**
 Date: **3 Apr. 2019**

CPT Ref: **162805**
 Branch Ref: **19-162805**

Ground Floor

GJ Gardner North
 Cross Residence
 7 Claremont Crescent
 Amberley

PM Frames & Trusses
 1 Roy Place
 Herwood
 Christchurch
 Ph: 03-350-9560
 Fax: 0277-223400



PlaceMakers
 Know how. Can do.

nick.bishop@placemakers.co.nz

Asbuilt Layout

Roof Pitch	25.000
Roof Material	Galv from 5mm
TG Restraints	900
Overhang	600
Wind Zone	High
Roof Snow	0.441
BC Restraints	600
Ceiling Material	Metal battens fixed to BC
Trusses And Rafter At 900 Centres	Unless Stated Otherwise

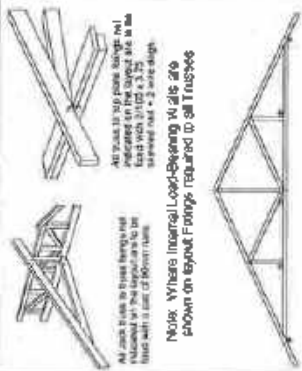
Fixings

- CT200 (LH & RH) Pair
- ⊙ 8kn TTP
- ⊗ 16kn TTP
- ⊘ 47x90 JH
- ⊙ 47x120 JH
- ⊙ 47x190 JH
- ⊙ 95x165 JH
- Multigrrips
- S83-400
- ⊙ Split Hanger SP160
- ⊙ Nail On Plate

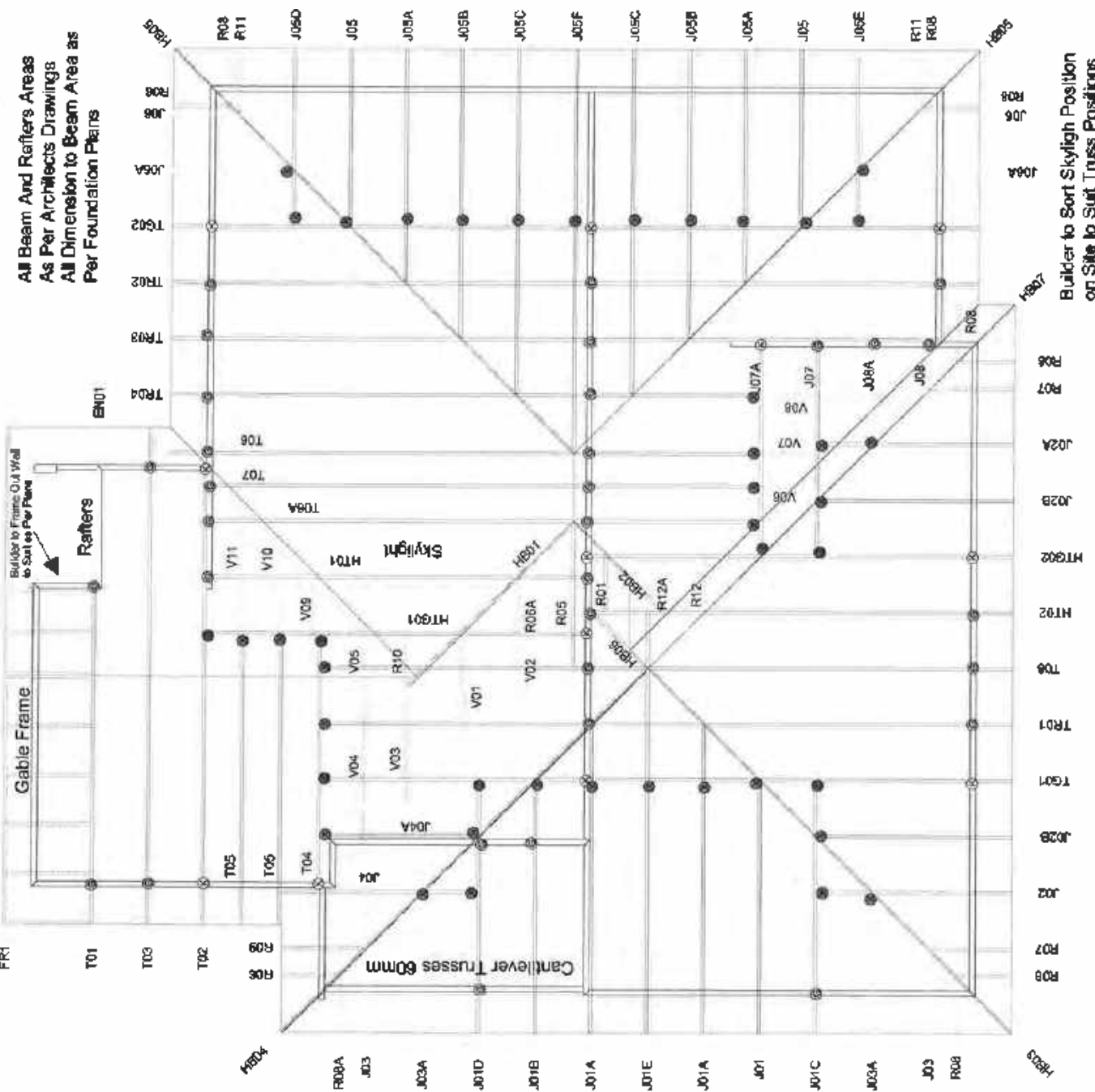
Weldings Fixing Per Drawing/Note Below

Please contact PlaceMakers Frame & Truss Manufacturing if any of the immediate work is required. They will be in communication for work done without PlaceMakers Frame & Truss Manufacturing within a 48hourly

Job No. 162805
 Job Name GJ Gardner North
 Address Cross Residences
 7 Clarendon Crescent
 Amblerley
 Consent # BC:180059
 Drawn Nick Bishop
 Date 3 Apr 2019
 Main Ph 03-359-8560
 Cell Ph 0277229400
 Email nick.bishop@placemakers.co.nz



Rafter and Purlin Details as per Architect



All Beam And Rafters Areas As Per Architects Drawings All Dimension to Beam Area as Per Foundation Plans

Builder to Sort Skylight Position on Site to Suit Truss Positions

These plans are provided solely to enable the builder to erect the precast on site. They are not intended for any other purpose and PlaceMakers will not accept any liability arising from any other use of these plans.

PLEASE CONTACT PLACEMAKERS FRAME & TRUSS IF ANY ON SITE REMEDIAL WORK IS REQUIRED.

THERE WILL BE NO COMPENSATION FOR WORK DONE WITHOUT PLACEMAKERS FRAME & TRUSS WRITTEN AUTHORITY.

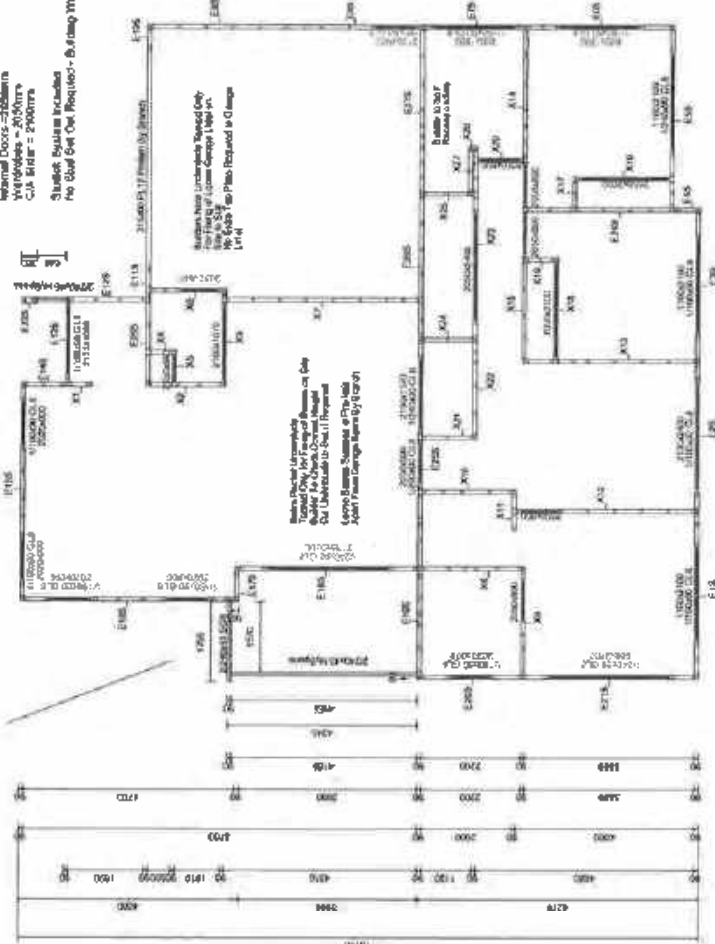
ALL WALLS WITH DOUBLE TOP PLATE DO NOT HAVE CEILING PLATE

Builder Note: Floor and Beam Area Double By Architect At These Positions as per Foundation Plans. All of Sets for beams on the Plans.

Frameless Full LVL Timber Frame, 250mm Top Flange Fixed in Slightly 240mm to underside of Trusses. Lintel = 230mm

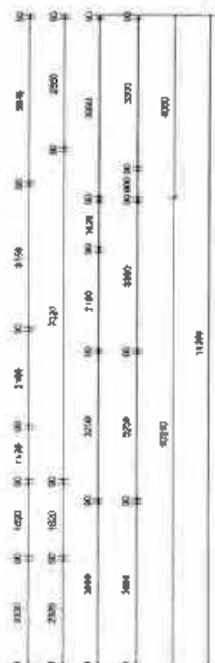
Internal Doors - 2100mmx2100mm - 2000mmx2100mm - 2000mmx2100mm

Standard Section Includes No Solid Core On Required Full temp Vinyl Only



Guide To Read All Notes on Layouts. Please Note Some Bed Sizes Tolerant Only For Filing on Site.

All Door and Windows Profiles are Set to 2000mm Dimensional Deviance Where Possible.



PlaceMakers Frame & Truss provides this information as their recommendation only. All building contractors or their subcontractors are responsible for ensuring in particular that appropriate additional bracing and ties, where required, to ensure compliance with the building code and that appropriate additional bracing and ties, where required, to ensure compliance with the building code and that appropriate additional bracing and ties, where required, to ensure compliance with the building code.

All building contractors or their subcontractors are responsible for checking frames are correct before the manufacture or installation of complementary building products.

Consent Number : EC180059

Frame Dimension Layout

Drawn : Nick Bishop

Date : 3 Apr 2018

Project Name : C177 NAFE

Project No : N162805

Branch Name : 19-162805

Ground Floor

GJ Gardner North

Cross Residence

7 Claremont Crescent

Antebayley

PM Frame & Truss

1 Kona Place

Haweswood

Chesham

Ph : 03-359-6560

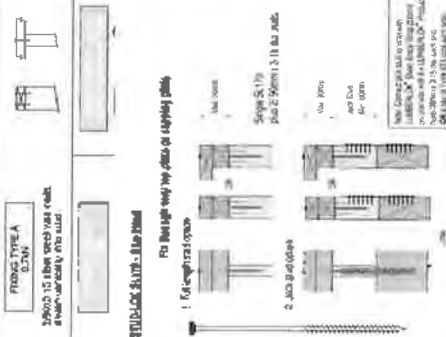
Fax : 0277 223400



nick.bishop@placemakers.co.nz

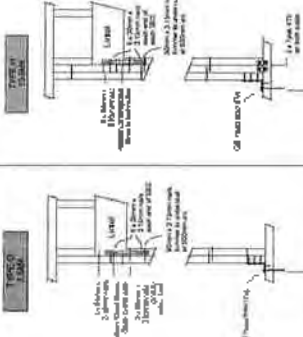
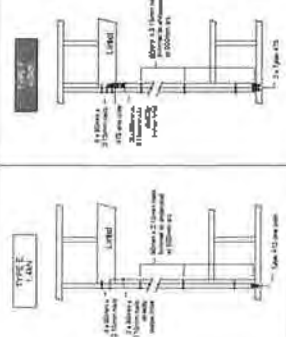
Stud to top plate

For alternative fixing see also 'Stud Connect Sheet 2012'



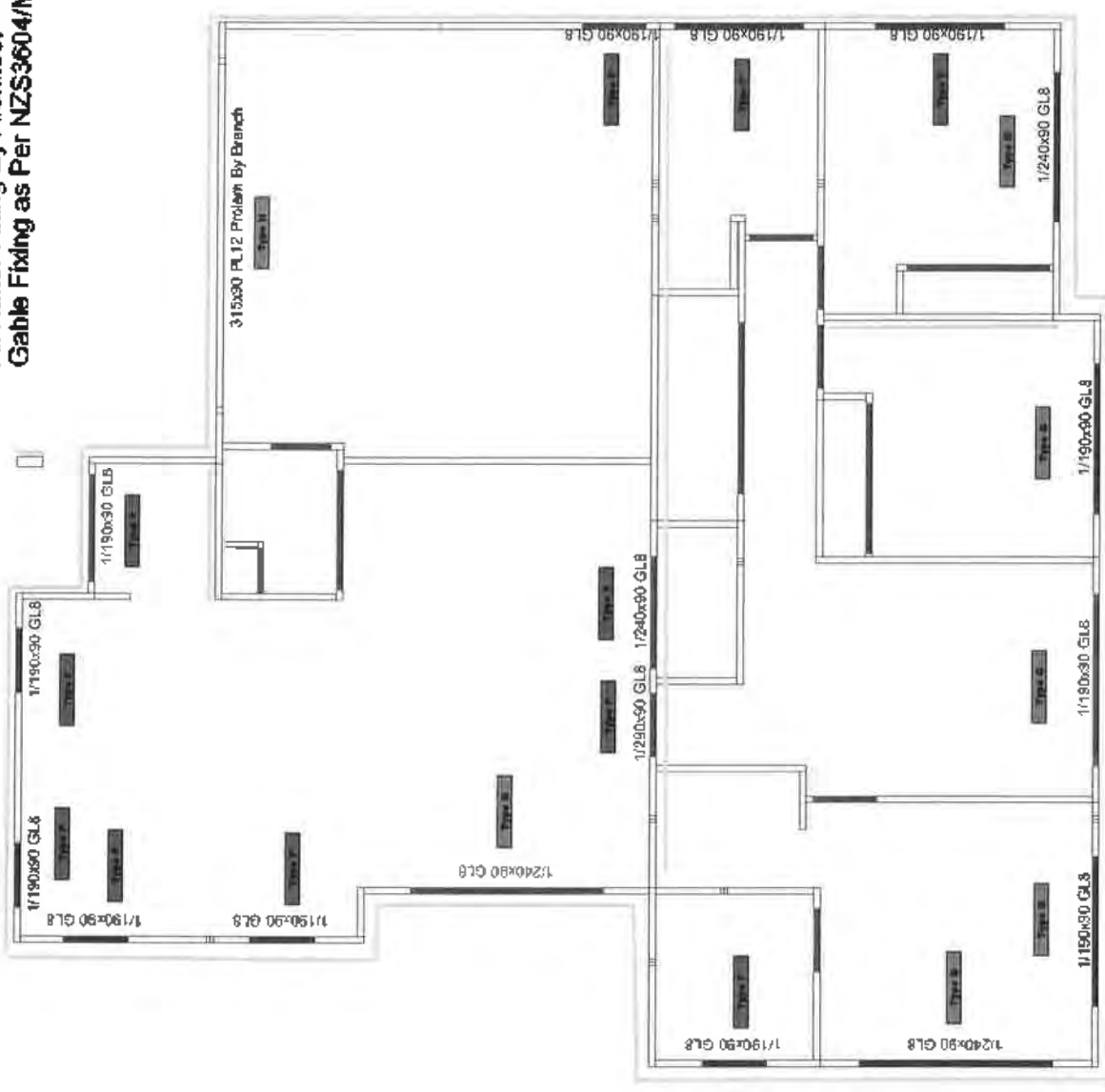
Lintel Fixing

- For alternative fixing see the 'Stud Connect Sheet 2012'
- 3000 ALLWOOD requires only 800N. Table B 1023, 2002, 2011
- Minimum length to be fixed: 6. Other alternative locations:
- Fix the gables top plates as per detail to top plate fixing
- Where gables above is fixed:
- Use the top plate fixing pattern on the 100x100 studs
- Use the 100x100 studs as per detail which will be connected up per gable end



Please Note
All Frames That Require Fixing Have Been Done As Per Mitek Studlok Sheets Attached With Full As-Built Layouts
All Fixing Have Been Completed In the Factory at PlaceMakers CFT
All Studlok Stamps Will Be On Framing as Per Mitek Sheets
This Applies To External and Internal Load Bearing Walls Shown With Green Lines

All Loose Beam Fixing By Architect
All Rafter Fixing By Architect
Gable Fixing as Per NZS3604/Mitek



Ground Floor
 GJ Gardner North
 Cross Residence
 7 Claremont Crescent
 Amberley

PM Frame & Truss
 1 Kowhai Place
 Harewood
 Christchurch
 Ph: 03-359-6600
 Fax: 0277223400

PlaceMakers
 Know how. Can do.
 nick.bishop@placemakers.co.nz

FRAME & TRUSS

Consent Number : BC-190059
Stud To Top Plate And Lintel Fixings
 From : Nick Bishop
 Date : 3 Apr 2019
 CPT Ref : N162805
 Stamp Date : 19-162805

GABLE END BRACING OVER ROOF SECTION OF END WALLS



- ★ **Covers bracing of the roof section on gable end construction.**
- ★ **Includes bracing on extra high gables.**
- ★ **All timber to be minimum grade SG8 as defined in NZS 3604:2011 apart from gable end webs which are either SG6 or SG8 (see Tables 1A & 1B).**
- ★ **Tables cover gable end truss installed as single component 45mm thick, double component 90mm thick, 45x70mm or 45x90mm webs on flat.**
- ★ **Design assumes restraints are provided at the ceiling and roof lines.**
- ★ **Bracing covers loading conditions as per NZS 3604:2011 up to Extra High wind and includes full height brick veneer gables.**

TABLE 1A - STRONGBACK LOCATION FOR WEBS @ 600MM CRS.

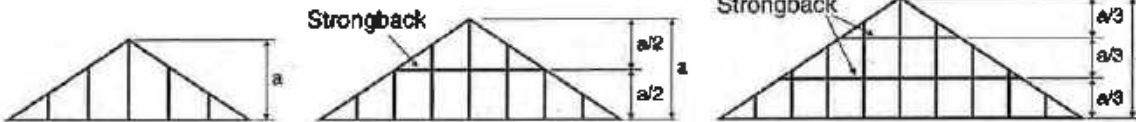
WIND ZONE	MAXIMUM STRONGBACK HEIGHT (h)											
	70x45 Web		90x45 Web		Double Component Gable End Webs				45x70 on flat		45x90 on flat	
	SG6	SG8	SG6	SG8	2/ 70x45		2/ 90x45		SG6	SG8	SG6	SG8
LOW	1800	2000	2000	2200	2900	2550	2600	2750	2450	2700	3150	3450
MEDIUM	1650	1800	1800	2000	2100	2300	2250	2500	2150	2450	2800	3150
HIGH	1450	1600	1600	1750	1850	2050	2000	2200	1800	2150	2350	2600
VERY HIGH	1300	1500	1450	1600	1700	1850	1850	2050	1600	1900	2050	2450
EXTRA HIGH	1150	1350	1300	1500	1600*	1750*	1750*	1900*	1450	1700	1850*	2200*

TABLE 1B - STRONGBACK LOCATION FOR WEBS @ 400MM CRS.

WIND ZONE	MAXIMUM STRONGBACK HEIGHT (h)											
	70x45 Web		90x45 Web		Double Component Gable End Webs				45x70 on flat		45x90 on flat	
	SG6	SG8	SG6	SG8	2/ 70x45		2/ 90x45		SG6	SG8	SG6	SG8
LOW	2100	2300	2250	2500	2650	2900	2850	3150	2800	3100	3600	3900
MEDIUM	1900	2100	2050	2250	2400	2650	2600	2850	2550	2800	3300	3600
HIGH	1700	1850	1850	2000	2100	2350	2300	2550	2250	2500	2850	3200
VERY HIGH	1550	1700	1700	1850	1950	2150	2100	2350	1950	2300	2550	2950
EXTRA HIGH	1400	1600	1550	1750	1850*	2000*	2000*	2200*	1800	2100	2300*	2700*

*Use these values for full height brick veneer attached to gable end.
Please note that the maximum height of brick veneer on a gable end wall is 5.5m.

SELECTION PROCESS



- Where (a) is less than or equal to (h) - no strongback required.
- Where (a) is greater than (h) but less than 2(h) - lower strongback is required.
- Where (a) is greater than 2(h) but less than 3(h) - lower and upper strongbacks are required.

STRONGBACK OPTIONS

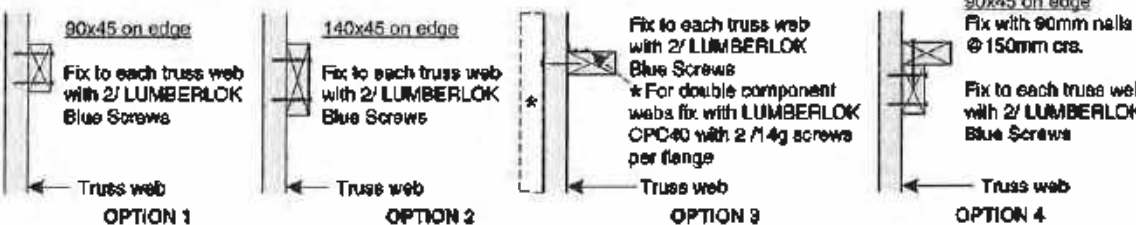
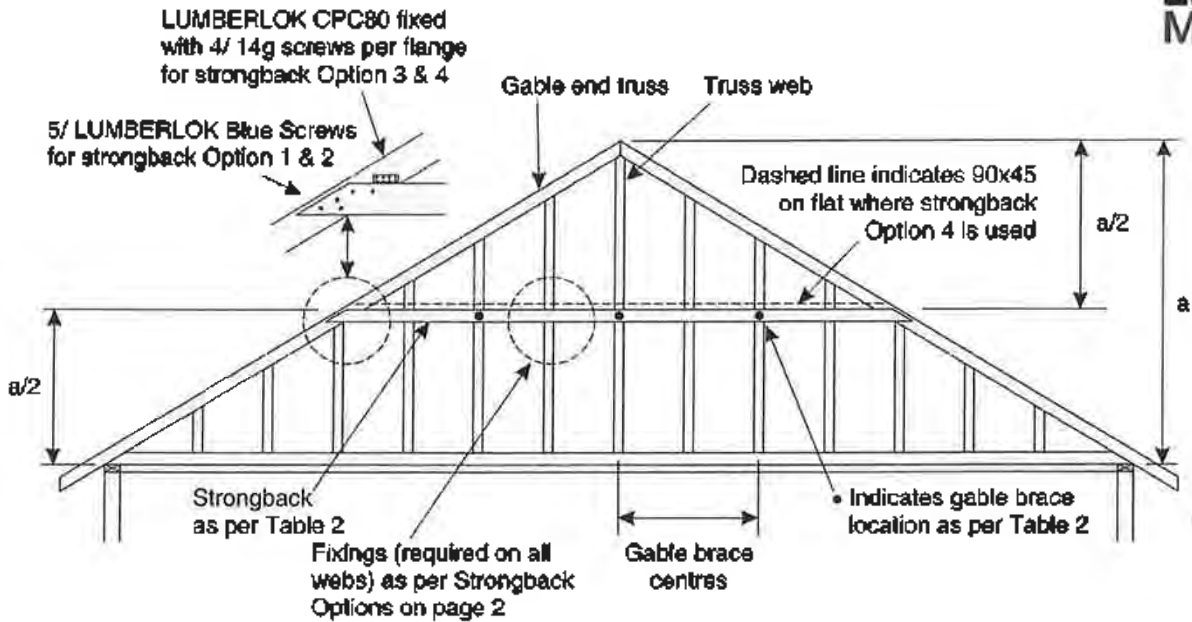
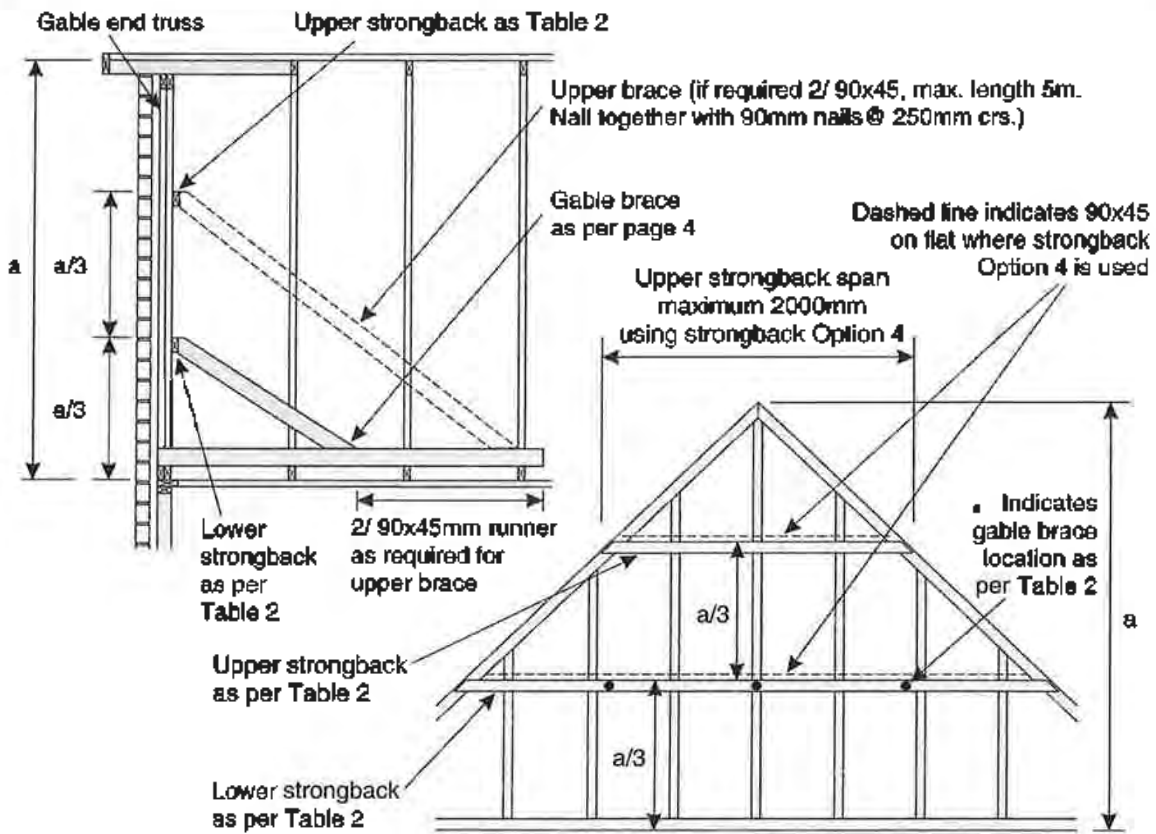


TABLE 2 - STRONGBACK SPAN AND GABLE BRACE LOCATION

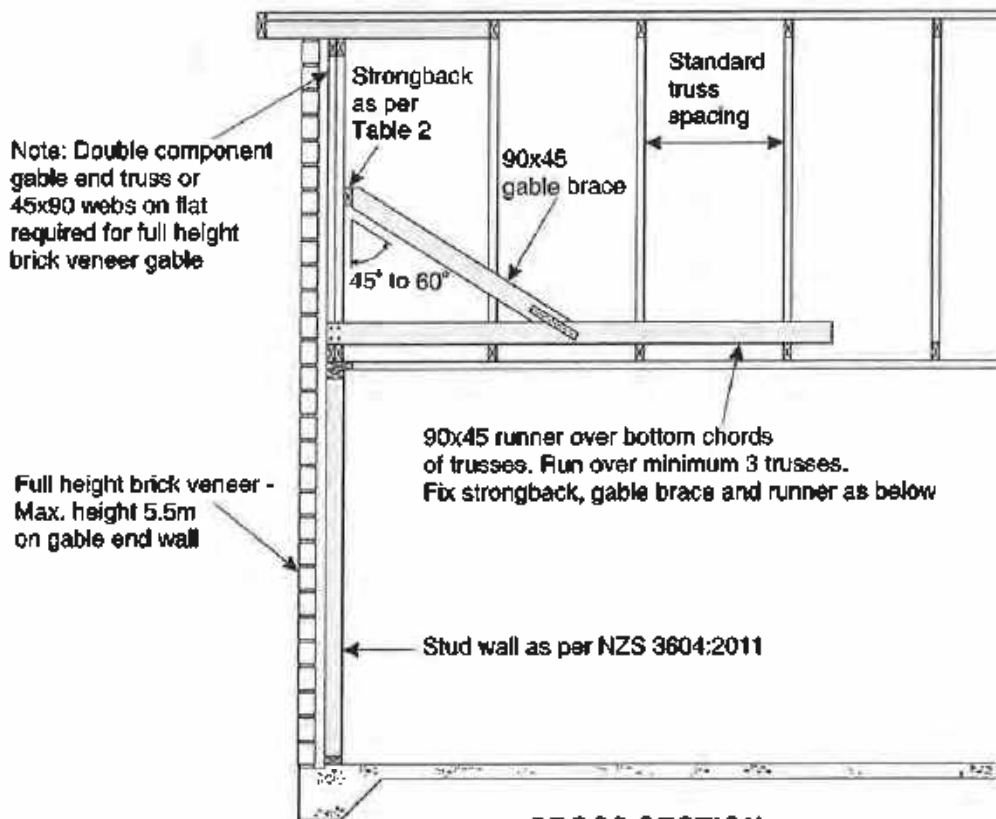
OPTION 1	OPTION 2	OPTION 3	OPTION 4
90x45 on edge	140x45 on edge	90x45 on flat	90x45 on flat plus 90x45 on edge
Max. span and/or gable brace location 1200mm	Max. span and/or gable brace location 1400mm	Max. span and/or gable brace location 1600mm	Max. span and/or gable brace location 2000mm



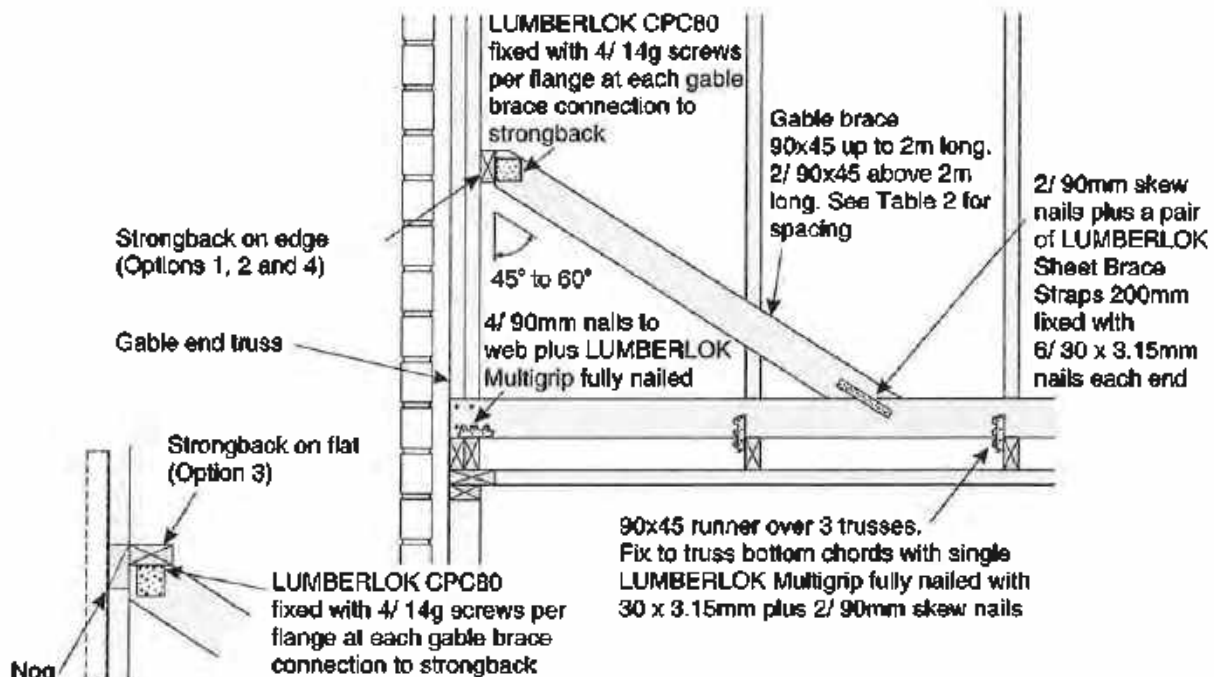
SINGLE STRONGBACK DETAILS



**DOUBLE STRONGBACK DETAILS FOR ALL GABLE END OPTIONS
(full height brick veneer option shown)**



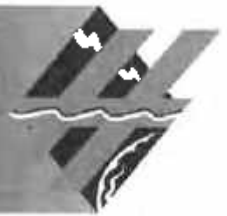
CROSS SECTION
(full height brick veneer option shown)



GABLE BRACE DETAIL FOR ALL GABLE END OPTIONS
(full height brick veneer option shown)

HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314 8816 | Fax 03 314 9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc



FORM 6 CODE COMPLIANCE CERTIFICATE APPLICATION

Section 92, Building Act 2004

APPLICATION

Building Consent No : **190059** Consent issued by Hurunui District Council

THE OWNER	AGENT - APPLICANT	N/A <input checked="" type="checkbox"/> (leave section blank)
Owner's Name : Norman & Rosemary Cross	Agent's Name : AG & LM McCarthy Ltd T/A GJ Gardner Homes Christchurch North	
Contact Person : Norman Cross <small>(if owner is not an individual)</small>	Contact Person : Kelly Somerville	
Mailing Address : 7 Claremont Crescent, Amberley Postcode : 7410	Mailing or Billing Address : PO Box 21-382 Edgeware, Christchurch Postcode : 8143	
Street Address or Registered Office : As above Postcode :	Street Address or Registered Office : 293 Cranford Street, St Albans, Christchurch Postcode :	
Mobile Phone : 027 975 3200	Mobile Phone :	
Phone :	Phone : 03 323 9154	
After Hours Phone :	After Hours Phone : 021 110 6664	
Landline number :	Landline number : 03 323 9154	
Daytime phone :	Daytime phone : as above	
Fax number :	Fax number :	
E-mail Address :	E-mail Address : kelly.somerville@gjgardner.co.nz	
Website :	Website :	

Note - The Agent (if appointed) will be the first point of contact for communications with the Council / Building Consent Authority regarding this application / building work and will receive all correspondence including all invoices

The Code Compliance certificate should be sent to : Owner Agent

All building work carried out under the above Building Consent was completed on - Date : 20/8/2019

The following evidence of ownership is attached to this application : Certificate of Title
 Sale and Purchase Agreement (only if new purchase)

SIGNATURE

I request that the Hurunui District Council Building Consent Authority issue a Code Compliance Certificate for this work (under section 95 of the Building Act 2004)

Signature of owner / or agent on behalf of and with the authority of the owner

Owner

Agent

Date : 20/8/2019

Note : If acting "for and on behalf", please read the following declaration before signing :

"I hereby declare that I am authorised to act as Agent of the Owner"

THE PERSONNEL WHO CARRIED OUT WORK OTHER THAN RESTRICTED BUILDING WORK

Name of Builder : Starkey Builders Ltd	Phone Number :
Postal Address : 61 Bairds Road, Rd7, Rangiora	021 732 595
E-mail Address : starkey.builders@gmail.com	Registration Number :
	101830
Name of Craftsman Plumber : Rohland Plumbing Ltd	Phone Number :
Postal Address : 157a Wairakei Road, Bryndwr, Christchurch	022 0977 559
E-mail Address : rpl2004@xtra.co.nz	Registration Number :
	17338
Name of Craftsman Gasfitter :	Phone Number :
Postal Address :	
E-Mail Address :	Registration Number :
Name of Registered Drain-layer : Newfield Drainage Ltd	Phone Number :
Postal Address : 71 Penruddock Rise Westmorland, Christchurch	03 338 8362
E-mail Address : t.newfield@xtra.co.nz	Registration Number :
	08059
Name of Electrician : Seda Electrical Ltd	Phone Number :
Postal Address : PO Box 27 266 Shirley, Christchurch	021 176 2724
E-mail Address : kynan@seda.co.nz	Registration Number :
	E14278
Name of solid / liquid fuel burner installer :	Phone Number :
Postal Address :	
E-mail Address :	Registration Number :
Name of other Contractor / Tradesperson :	Phone Number :
Postal Address :	
E-mail Address :	Registration Number :

Add any additional persons on another (separate) sheet.

ATTACHMENTS

The following supporting documents are attached to this application :

- Certificates / other documents from the personnel who carried out the work
- Certificates that relate to the energy work
- Evidence that Specified Systems are capable of performing to the performance standards set out in the building consent
- Memoranda from Licensed Building Practitioner(s) stating what Restricted Building Work they carried out or supervised

Notes by applicant: (Other notes or comments which you as the applicant may wish to add)

RESTRICTED BUILDING WORK

Did the Building Consent work include any restricted building work Yes No

If yes, provide the following details of all licensed building practitioners who were involved in the carrying out or supervising the restricted building work

Licensing Class	Name and address	Licensed building practitioner number (or registration number treated as being licensed under section 291 of the building Act 2004)	Description of particular work carried out or supervised
Foundations	Starkey Builders Ltd 61 Bairds Road, Rd7, Rangiora	101830	Foundations on new dwelling
Carpentry	Starkey Builders Ltd 61 Bairds Road, Rd7, Rangiora	101830	Construction of a new dwelling
Exterior Plasterer	TK Plastering 2014 Ltd 891 Main North Road Belfast, Christchurch	128802	Exterior Cladding to new dwelling
Brick-layer			
Block-layer			
Roofer	Metacraft Roofing Ltd 2/297 Mound Road, Rd2, Broomfield Amberley 7482	105507	Installation of new roof

SPECIFIED SYSTEMS

Are there specified systems associate with this project? Yes (as listed below) No

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent.

SS1 Automatic systems for fire-suppression	SS11 Laboratory fume cupboards
SS2 Emergency warning systems	SS12/1 Audio loops
SS3/1 Automatic doors	SS12/2 FM radio and infrared beam transmission systems
SS3/2 Access controlled doors	SS13/1 Mechanical smoke control
SS3/3 Interfaced fire or smoke doors and / or windows	SS13/2 Natural smoke control
SS4 Emergency lighting systems	SS13/3 Smoke curtains
SS5 Escape route pressurisation systems	SS14/1 Emergency power systems
SS6 Riser Mains	SS14/2 Sign44s for SS1-13
SS7 Automatic back flow preventers	SS15/1 Spoken information intended to facilitate evacuation
SS8/1 Passenger carrying lifts	SS15/2 Final exits
SS8/2 Service lifts	SS15/3 Fire separations
SS8/3 Escalator and moving walks	SS15/4 Signs for facilitating evacuation
SS9 Mechanical ventilation or air conditioning systems	SS15/5 Smoke separations
SS10 Building maintenance units	SS16 Cable cars

Additional Information to Note

1. A final inspection must have been completed prior to this application being sought.
2. The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented and approved prior to the work being carried out.
3. A Code Compliance Certificate will not be issued until all of the information required on this form that is relevant to the job is provided to the Council. This includes all names, certificates from personnel who carried out the work, registration numbers, producer statements, or any other required documents



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 688474
Land Registration District Canterbury
Date Issued 28 July 2015

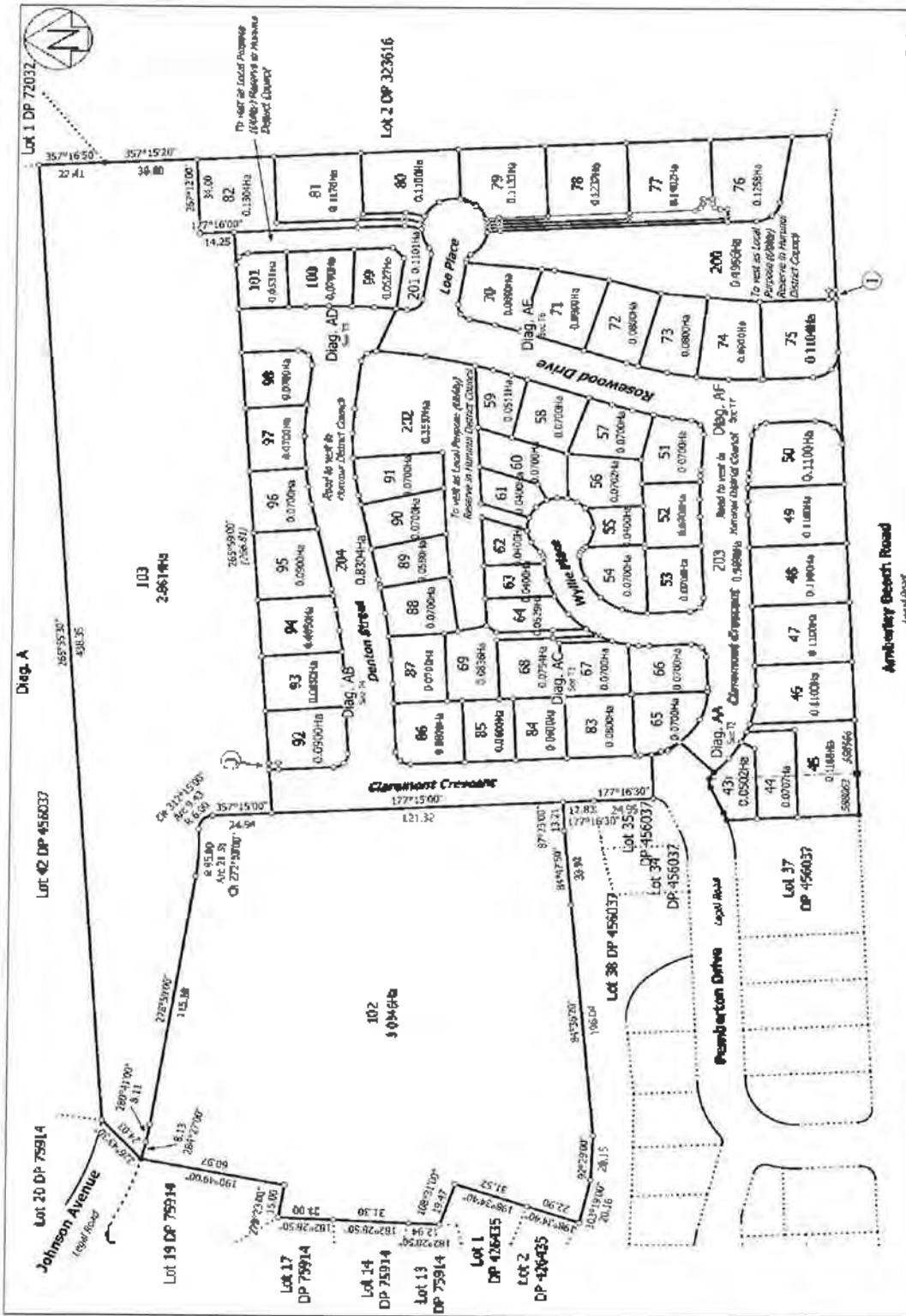
Prior References
588566

Estate Fee Simple
Area 1100 square metres more or less
Legal Description Lot 46 Deposited Plan 485034

Registered Owners
Norman Cross and Rosemary Cross

Interests

Appurtenant hereto is a right to drain sewage specified in Easement Certificate A324953.8 - 5.11.1997 at 11:22 am
The easements specified in Easement Certificate A324953.8 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer A324953.17 - 5.11.1997 at 11:22 am (Limited as to duration)
7792570.1 Court Order modifying the Land Covenant in Transfer A324953.17 - 22.4.2008 at 9:00 am
Land Covenant in Easement Instrument 10128020.8 - 28.7.2015 at 11:34 am
10128020.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.7.2015 at 11:34 am



T 18

Ambulatory Access Road
Legal Road

Lot 43 - 108 & 204 Being Subdivision of Lots 95 and 41 DP 456037

Surveyor: Robert 705
Firm: Access Land Surveying
Approved on: 16/08/2015

Title Plan
LT 456034
Approved on: 16/08/2015

Land District: Canterbury
Digitally Generated Plan
Generated on: 14/08/2015 09:06 AM Page 8 of 15



WAIMAKARIRI DISTRICT COUNCIL

Private Bag 1905, Rangiora 7440
Ph 03 311 8900, 03 327 6834 Fax 03 313 4432
www.waimakariri.govt.nz

PRODUCER STATEMENT PIPEWORK TESTING

BC No. BC 190059

Issued by (Plumber):
C. J. ROHLAND

At (address):
LOT 46, YCLAIRMONT CR
OAKFIELDS, AMBERLEY

For (Owner):
N + R CROSS

In respect of the testing of water pipe work prior to concealment.

I hereby state that I have personally tested the water pipe work installed in the building authorised under this Building Consent by the method indicated hereunder.

- By pressurising the pipe work to 1500 kPa for a period of not less than 15 minutes for the hot and cold water supply and checking to see there are no leaks. (NZBC G12/AS1 7.5.1 (a), (b))
- By pressurising the uPVC pipe work to 1.5 times the maximum working pressure for a period of not less than 15 minutes and checking that there are no leaks. (NZBC G12/AS1 7.5.2, NZS 7643).
Max working pressure was:

By pressurising the pipe work to 1500 kPa for a period of not less than 5 minutes and checking to see there are no leaks. (NZBC G12 VM1, AS3600:Part 1.2 1998)
And believe on reasonable grounds that the pipe work has passed that test.

All work complies with the NZBC

I also understand that Waimakariri District Council in accepting this producer statement will be relying on it to issue the Code Compliance Certificate at the completion of the building work.

SIGNATURE OF LICENSED CERTIFYING PLUMBER:

Signature: [Signature]

Registration Number: 17338
Company Name: ROHLAND PLUMBING LTD

Date: 9-8-2019

ROHLAND PLUMBING
P.O BOX 39002
HAREWOOD 8045

Producer Statement Construction PS3

For guidance on how to use this template, please refer to information Sheet B-388 – Requirements for the Acceptance of PS3 Producer Statements and Construction Statements which is available from our website (www.ccc.govt.nz).

Companies Letterhead or Author's Name:

- Tick applicable Contractor for:
- | | | |
|--|---|--|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Cladding |
| <input checked="" type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Lift / Escalator (delete one) |
| <input type="checkbox"/> Other (Specify): | | |

Issued by: Haus Of Tiles Ltd..... to Hurunui District Council.

SECTION 1: OWNER

Owner: GJ Gardner Homes

Project Address: Lot 46, 7 Claremont Crescent Amberley.....

Description of Building Work: Waterproofing to bath only.....

Scope of work covered by statement: Waterproofing to bath only.....

System / Product used (if applicable): Mapei Mapegum WPS.....

I (Constructor): Hayden Ellis..... have been engaged by GJ Gardner Homes..... (building consent applicant) to construct:

- All Part only

As specified in the attached particulars of Building Consent Number: BCN 190059..... and its attached conditions and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Consent.

Specific reference to the Building Code:	B1	B2√	C1	C2	C3	C4	D1	D2	E1	E2
What clauses of the Building Code are covered by the Producer Statement?	E3√	F1	F2	F3	F4	F5	F6	F7	F8	G1
(Circle applicable clauses)	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11
	G12	G13	G14	G15	H1					

I understand that this Producer Statement, if accepted, will be relied upon by Hurunui District Council for the purpose of establishing compliance with the Building Consent.

SECTION 2: CONSTRUCTOR'S DETAILS

Name: Hayden Ellis..... Registration Number: 1112..... or N/A

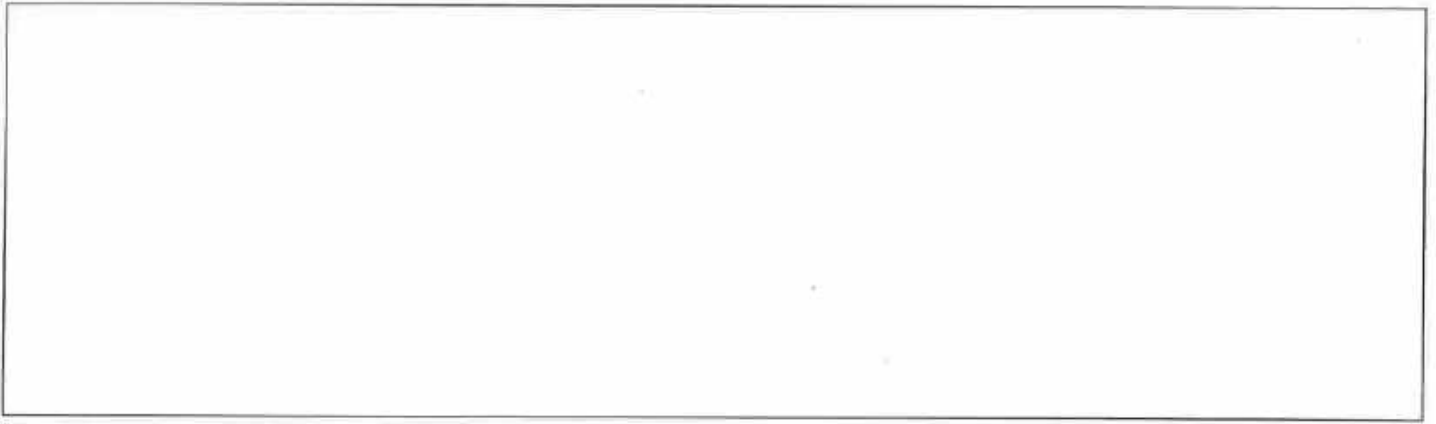
Qualifications / Experience: Approved applicator.....

Address: 18 Wales Street, Halswell.....

Phone Number: HOME:..... WORK:..... MOBILE:0276303202.....

Fax:..... Email:hausoftiles@gmail.com.....

Signature: *HREllis*..... Date: 1/8/2019



NB: All sections of this PS3 must be completed.

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

Street address: 7 Claremont Cres	
Suburb: Amberley	
Town/City:	Postcode:


Building consent number: 190059

Name(s):	
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address:

PRIMARY STRUCTURE		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Walls <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Roof <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams <input checked="" type="checkbox"/>	Garage door Lintel	<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Bracing <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input checked="" type="checkbox"/>	Plastic under Slab	<input checked="" type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.	
Name: <u>Todd Starkey</u>	LBP number: <u>101830</u>
Class(es) licensed in: <u>Carpentry</u>	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: <u>61 Bairds Rd</u>	
Suburb: <u>R07 Rangioma</u>	Town/City:
PO Box/Private Bag	Postcode: <u>7477</u>
Phone number:	Mobile: <u>021732595</u>
After hours:	Fax:
Email address: <u>starkeybuilders@gmail.com</u>	Website:

DECLARATION	
<u>Todd Starkey</u>	carried out or supervised the restricted building work recorded on this form.
Signature: 	
Date: <u>13/8/19</u>	

Memorandum from licensed building practitioner: Record of building work Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: Lot 46, 7 Claremont Cres	
Suburb	
Town/City: Amberley	Postcode

THE PROJECT
Building consent number: Bc 190059

THE OWNER(S)	
Name(s): Cross	
Mailing address:	
Suburb:	PO Box/Private Bag
Town/City:	Postcode
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>		<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work:

Name: **Chris Manning**LBP number: **BC 104495**

Class(es) licensed in:

Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from label):

Street address/Registered office: **17 Monterey Pl**Suburb: **Forest Park**Town/City: **Christchurch**

PO Box/Private Bag:

Postcode: **8083**

Phone number:

Mobile: **0212285533**

After hours:

Fax:

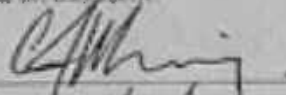
Email address: **mc3@outlook.co.nz**

Website:

DECLARATION

Chris Manning carried out or supervised the restricted building work recorded on this form.

Signature:



Date:

12/8/2019



MULTICLAD SOLUTIONS

PRODUCER STATEMENT CONSTRUCTION (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

Building

Waterproof Membrances

Mechanical (HVAC)

Emergency Lighting

Drainlayer

Solar Heating

Cladding

Fire Alarm

Other (specify):

Escalator

Lift

Author Name:

Chris Manning.

Author Company:

MCS Multi Clad Solutions.

Site address:

Lot 46, 7 Claremont Cres.

Description of building work:

Small feature clad with Linea weatherboard as per Spa

Owners Details:

Scope of work covered by statement:

Installation of linea weatherboard on small feature.

System/Product used (if applicable):

James Hardies Linea

I (constructor): Chris Manning Multi Clad Solutions have been engaged by G.J. Gardner Homes (applicant, designer, main contractor etc) to construct part all.

As specified in the attached particulars of Building Consent Number: 190059 and its attached conditions I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses: B1 B2 C1 C2 C3 C4 C5 C6 D1 D2 D2 E1 E2
(select as applicable) E3 F1 F2 F3 F4 F5 F6 F7 F8 G1 G1 G2 G3
 G4 G5 G6 G7 G8 G9 G10 G11 G12 G13 G13 G14 G15
 H1

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No:

Or

N/A

Qualifications/Experience:

LBP BC104495

Address:

17. Monterey Pl. Christchurch

Phone:

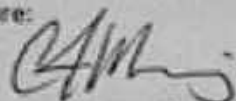
Mobile:

0212285533

Email:

mc3@outlook.co.nz

Signature:



Date:

12/8/19

Exterior & Feature Cladding Specialists

Chris Manning 021 228 5533 | Martin Ellis 021 617 047 | mc3@outlook.co.nz



Electrical Certificate of Compliance Electrical Safety Certificate

009308
www.eirn.co.nz/cocesc.pdf
CUSTOMER COPY



Blue text = Certificate of Compliance, Red text = Electrical Safety Certificate, Green text = Required for both certificates

WORK TYPE Low-risk (Maintenance Replacement) General High-risk (Requires Inspection)

Has the work been done in compliance with AS/NZS 3000 Part 1 or Part 2
 Has the work been done in accordance with the certified design for the electrical installation Yes No
 Does the work rely on any manufacturer's instructions and suppliers' declarations of conformity Yes No
 Tested in accordance with AS/NZS 3000 Yes No
 The installation connected to the electricity supply is safe to use Yes No
 The work done has not adversely affected any other part of the installation. Yes No

Other Standards used

Customer Cross Site ref. _____

Address of installation 7 Cleveburn Cres, Amberly

Type of system the installation is safe to connect to 230 V MEN

Number of electrical installations safe to connect to electricity supply 29 Power outlets 35 Light fittings/control 1 HWC 1 Ranges 1

Date work done Start _____ Finish _____

Description of work done and by whom / Work related to ESC
New dwelling - Includes 1x Oven 1x Hob
1x Ducted Heat pump system
3x Extract fans. 2x Tunnel rails
2x Bathroom heaters. 1φ 16mm²
internal mains. Meter box & slab
banding. Main earth connection in
the Meter box.

Test Results
 Visual Inspection
 Polarity
 Correct Circuit Connections
 Insulation Resistance
 RCD

Earth fault-loop Impedance

Service mains & buried main earth by others.

Other Electrical workers involved

Full name	registration	date
<u>Ben Scantell</u>	<u>E266200</u>	
<u>Taine Tillou</u>	<u>E140626</u>	

Issuing Electrician J. U. McGregor
 Full name J. U. McGregor registration E14278
 Phone 021 1762724 company Sedra Electrical

The work on this certificate has been done lawfully and correctly, and the information on the certificate is correct
 signed J. U. McGregor date 1/8/19

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another page and attach the additional sheet(s) to this form.

THE BUILDING	
Street address of building: 7 Claremont Crescent	
Suburb: Lot 46	
Town / City: Amberley	Postcode:

THE PROJECT
Building consent number: 190059

THE OWNER(S)	
Name(s): GJ Gardner Chch Nth	
PO / Reference: 6500570/250	
Mailing address:	
Suburb:	P O Box: 21362
Town / City: Christchurch	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Foundations and subfloor framing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Walls <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Bracing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Damp proofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof cladding or roof cladding system <input checked="" type="checkbox"/>	Installation of Longrun Roofing and Flashings. 1 x Skylight	<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Ventilation system (for example, <input type="checkbox"/> subfloor or cavity)		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Wall cladding or wall cladding <input type="checkbox"/> system		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

Note: continue on another page if necessary.

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work

Name: **Mark James**LBP number: **105507**Class(es) licensed in: **Roofing R2**

Plumbers, Gasfitters and Drainlayers Board registration number (if applicable):

Mailing address (if different from below):

Street address / Registered office: **2/297 Mound Road, RD 2, Broomfield, Amberley 7482**Phone number: Landline: **03 314 7774**Mobile: **021 460 400**Daytime: **021 460 400**After hours: **021 460 400**

Fax:

Email address: **admin@jamesroofing.nz**

Website:

DECLARATION

I, **Mark James**, [name of practitioner] carried out or supervised the restricted building work recorded on this form.

Signature: Date: **25/06/2019**

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|--|------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input checked="" type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): | |

Author name:

Tyson Keats

Author company:

TK Plastering 2014 Ltd

Site address:

7 Claremont Crescent Oakfields Amberley

Description of building work:

Hebel 50mm Power Panel installed over 24 mm horizontal Rondo batten using Galv Screws, applied 2 coats of Dulux Acratex masonry render with fiberglass mesh, 1 coat of Dulux Acratex Renderwall Float finish 1.5mm. Finished with Dulux Acratex Paint System.

Engaged by:

AG & LM McCarthy Ltd T/As GJ Gardner Homes Christchurch North

(owner's name)

Scope of work covered by statement:

Plaster Cladding and painting

System/Product used (if applicable):

Dulux System

I (constructor): Tyson Keats

have been engaged by

AG & LM McCarthy Ltd T/As GJ Gardner Homes Christchurch North

(building consent applicant) to construct: part all

As specified in the attached particulars of Building Consent Number: BC:190059 and its attached conditions and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Consent.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|-----------------------------|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|--|
| <input type="checkbox"/> B1 | <input checked="" type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input checked="" type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No: _____ Or N/A
LBP128802

Qualifications/Experience:
Full qualified Exterior plaster, BCITO

Address: 891 Main North Rd Postcode: 8051

Phone: _____ Fax: _____

Mobile: 0278400033 Email: tyson@tkplastering.co.nz

Signature:  Date: 30/06/2019

Memorandum from licensed building practitioner: Record of building work Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: Lot 46, 7 Claremont Crescent	
Suburb: Oakfields	
Town/City: Amberley	Postcode: 7410

THE PROJECT
BC:190059

THE OWNER(S)	
Name: Norman & Rosemary Cross	
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input checked="" type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>		<input checked="" type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: TK Plastering 2014 LTD

LBP number: 128802

Class(es) licensed in:

Modified Plaster

Plumbers, Gasfitters and Drain layers registration number (if

applicable); Mailing address (if different from below):

Street address/Registered office: 891 Main North Road

Suburb: Belfast

Town/City: Christchurch

PO Box/Private Bag

Postcode:

Phone number: 0278400033

Mobile:

After hours:

Fax:

Email address: tyson@tkplastering.co.nz

Website:

DECLARATION

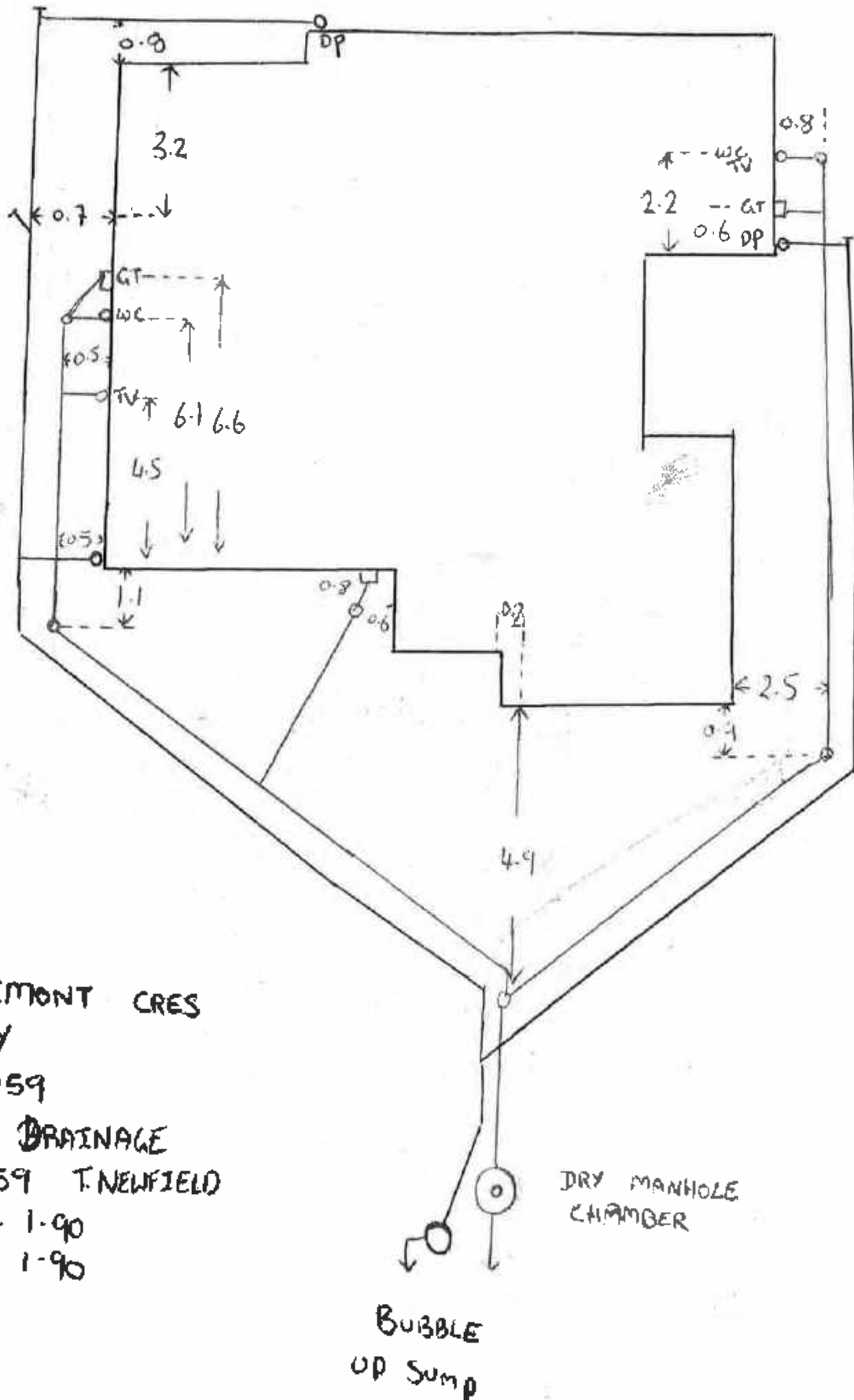
I, Tyson Keats of TK Plastering 2014 LTD carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: 30/06/2019

AS-BUILT DRAINAGE PLAN

14-5-2019



7 CLAREMONT CRES
 AMBERLEY
 BC-190059
 NEWFIELD DRAINAGE
 REG-08059 T.NEWFIELD
 SEWER 1-90
 ST/WATER 1-90

DRY MANHOLE
 CHAMBER

BUBBLE
 UP Sump



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.: GJG712M

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

7 Claremont Cres, Amberley

Contact Details:
(Name and address)

G J Gardner Homes Christchurch

Name of Electrical worker:

Josh Samson

Registration/Practising licence number:

E18285

Organisation/company:

Wilpower Electrical (1998) Ltd

Phone & email:

admin@mjcompleteservices.co.nz PH 021 2302612

Name of person(s) supervised:

Josh Dolan E-TLC 139910

CoC

Type of work:

- Additions Alterations New work

The prescribed electrical work is:

- Low risk General High-risk (Specify):

Reference Standards:

- Part 1 of AS/NZS 3000 Part 2 of AS/NZS 3000

Additional Standards:

Description of Work (including date/s of work and type of supply system):

Lay New Mains and buried earth 25mm single earth only
 Cable size = 25mm 1 core N/S
 Cable meters = 38m

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation.

Select those that apply:

- Has been installed in accordance with the specified certified design¹
 Has an earthing system that is correctly rated (where applicable)
 Contains fittings that are safe to connect to a power supply
 Relies on a supplier Declaration of Conformity¹
 Relies on a manufacturer's instructions¹
 Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
 Is safe to connect

Electronic/Other reference: www.jarussell.co.nz

Certifier's signature:

Date:

14/5/2019

¹ Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

Test Results	
Polarity (Independent earth):	
Insulation resistance:	
Earth Continuity:	
Bonding:	
Fault Loop impedance	
Other (specify):	

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Registration/Practising licence number:

Certifier's signature:

Certificate Issue Date:

Connection Date:

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

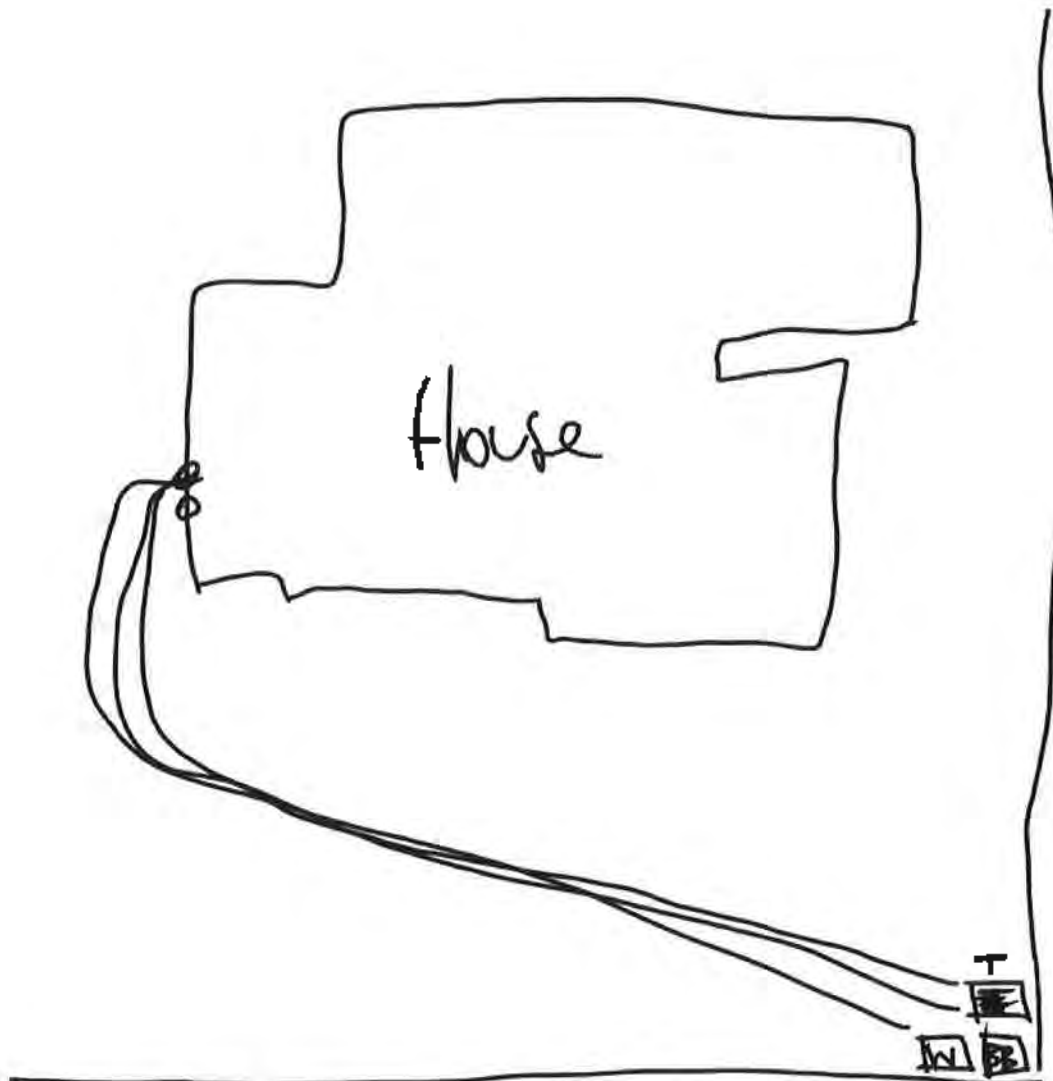
This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

As Built Form: - G J Gardner

Job Location: 7 Claremont Cres, Amberley

Cable Meters	38m	Single ϕ size	25mm	Three ϕ size
--------------	-----	--------------------	------	-------------------

Phone ---T
Water ---W
Power ---P
Enable ---E

Map



Correspondence from : AUCKLAND
40 Neales Road, East Tamaki 2013
PO Box 58-014, Bolony 2183
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.mitek.nz

MiTek 20/20 Engineering 4.7.334.0

Printed: 15:33:38 03 Apr 2019

PRODUCER STATEMENT for MiTek 20/20[®] TRUSS DESIGN - Version 4.7

ISSUED BY: MiTek New Zealand Limited
TO: PlaceMakers - Frame & Truss
IN RESPECT OF: MiTek[®] Truss Designs

This producer statement covers the MiTek 20/20[®] truss design and the structural performance of the GANG-NAIL[®] connector plate for the job reference **162605** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20[®] truss design program has been developed by MiTek New Zealand Limited for the design of MiTek[®] timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20[®] are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence
- vi) Timber is graded to the requirements of NZS 3603:1993
- vii) Minimum timber treatment for these MiTek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20[®] truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Limited,

Date: Wednesday, 3 April 2019

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

PlaceMakers - Frame & Truss

Job: 162905
 Description: Building Consent No. BC100659
 Client: #16290501
 Site: GJ Gardner North Otago Roadhouse 7 Glenwood Crescent Amberley
 Phone: 03 325 0222

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MITek accredited fabricator PlaceMakers - Frame & Truss, being licensed to use the MITek 20/20[®] software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MITek 20/20[®] TRUSS DESIGN DATA

The MITek 20/20[®] computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MITek[®] trusses.

Job Details	Importance Level: 2	Design Working Life: 50 years
Roof Truss		
Timber Group: CTF Pine	Pitch: 25.000 deg	Nominal Overhang: 600 mm
Roof Material: Galv Iron 5mm	Ceiling Material: Metal battens fixed to BC	Wind Area: High (44.0 m/s)
Dead Load: 0.210 kPa	Dead Load: 0.200 kPa	Pressure Coeff: Cpe = varies; Cpl = -0.30, 0.20
Restraints: 900 mm centres	Restraints: 600 mm centres	Snow Location: Amberley (N4) at 100 m
Live Load: Q ₀ = 1.100 kN	Live Load: Q _c = 1.400 kN	Open Ground Load: 0.900 kPa
		Basic Roof Load: 0.441 kPa

The minimum timber treatment for these MITek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MITek[®] trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fittings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

MITek[®] Truss List

Legend: * = detail only, ? = input only, Fier = failed design, Q = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required, GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
TG02	1	11780	25.000	900	J01A	2	3435	25.000	900	*HB02	1	1975	18.249	900
TR02	1	11780	25.000	900	J01B	1	3435	25.000	900	V01	1	1768	25.000	900
TR04	1	8880	25.000	900	J01C	1	3435	25.000	900	J03	2	1635	25.000	900
T06A	1	8880	25.000	900	J01D	1	3435	25.000	900	J03A	2	1635	25.000	900
T06	1	8880	25.000	900	J01E	1	3435	25.000	900	J08	1	1635	25.000	900
T07	1	8880	25.000	585	J07	1	3435	25.000	900	J08A	1	1635	25.000	900
TR03	1	11780	25.000	900	J07A	1	3435	25.000	900	V09	1	1635	25.000	900
T08	1	10515	25.000	900	V11	1	2820	25.000	900	*OR1	9	1360	0.000	900
TG01	1	10515	25.000	900	V04	1	2891	25.000	698	J06	2	1335	25.000	900
TR01	1	10515	25.000	900	J02	1	2536	25.000	900	J06A	2	1335	25.000	900
*HB05	2	9124	18.249	900	J02A	1	2536	25.000	900	*R07	2	1326	25.000	900
*HB03	1	8229	18.249	900	J02B	2	2536	25.000	900	*R09	1	1326	25.000	900
*HB04	1	8229	18.249	900	J04	1	2535	25.000	900	*HB09	1	1160	18.249	900
*HB07	1	8222	18.249	900	J04A	1	2535	25.000	900	V07	1	1068	25.000	900
*FR1	1	7860	25.000	900	*R05	1	2308	25.000	900	*R11	2	1026	25.000	900
T04	1	4087	25.000	900	J05	2	2235	25.000	900	*R01	1	900	25.000	900
T05	2	4087	25.000	615	J05A	2	2235	25.000	900	V02	1	900	25.000	900
T01	1	4880	25.000	900	J05B	2	2235	25.000	900	*R12A	1	895	25.000	900
T02	1	8760	25.000	900	J05C	2	2235	25.000	900	*R06	1	891	25.000	900
T03	1	8760	25.000	890	J05D	1	2235	25.000	900	*R06A	1	891	25.000	900
HT02	1	8270	25.000	900	J05E	1	2235	25.000	900	*R08	8	891	25.000	900
HTG02	1	8270	25.000	900	J05F	1	2235	25.000	900	*R08A	1	891	25.000	900
HT01	1	6180	25.000	900	V10	1	2205	25.000	900	*R12	1	891	25.000	900
HTG01	1	6180	25.000	900	V08	1	2000	25.000	900	V05	1	846	25.000	900
*HB01	1	3888	18.249	900	V03	1	1991	25.000	900	*R10	1	677	25.000	900
J01	1	3435	25.000	900	EN01	1	1990	25.000	900	V06	1	545	25.000	900

Total quantity: 197

The computer design input has been carried out by:

Signed: 

Name of Detailer: Nick Bishop

On behalf of:

PlaceMakers - Frame & Truss

Date: Wednesday, 3 April 2019

Qualifications and Title: Detailer





PROLAM SUMMARY

Customer/Project: 19162605
 Physical Address: 7 Claremont Crescent
 Designer: Jack Rance, Placemakers
 319 Cranford Street, St Albans, Christchurch 8052
 E: jack.rance@placemakers.co.nz P: 0275012731

Garage Lintel

Prolam Lintels Supporting Girder/Setback Trusses

Building Type	House	Roof Weight	Light with Ceiling
Timber	Pine, Machined	Roof Load	0.40 kPa
Treatment	H1.2	Live Load	0.25 kPa uniform
Visual	No		1.10 kN concentrated
Exposed	No	Wind Zone	High (44.0 m/s)
Roof Pitch	25 °	Snow Region	Region N4
Eaves	600 mm	Altitude	100 m
Position of Girder Truss on Lintel	1.67 m	Ground Snow Load	0.90 kPa
Setback	2.27 m	Roof Snow Load	0.63 kPa
Supported Truss Span	6.18 m		
Lintel Span	4.80 m		

Use Prolam PL12H1-350100 315 x 90mm PL12

Capacity Ratio	1.4
Long Term Deflection	3.2 mm
Max. Bearing Reaction	13.5 kN
Load Combination	1.2G + Su
Minimum Bearing Length	35 mm
Uplift Fixing Requirements	8.875 kN Characteristic Load

PRODUCER STATEMENT



Tasman Consulting Engineers Limited has been engaged by Prowood to provide design services for the development of the Prolam Online calculator.

The design has been carried out using sound and widely accepted engineering principles to the requirements of AS/NZS1170:2002, NZS3603:1993 and NZS3604:2011 using the timber properties for GL8, GL12 and GL17 glulam and LVL15.

I believe on reasonable grounds that the above design will meet the requirements of clauses B1/VM1 of the Building Code Documents.

David King
David King

ME (civil, MIPENZ CPEng (no 145511) hntPE

For Tasman Consulting Engineers, PO Box 3631, Richmond, NELSON 7050

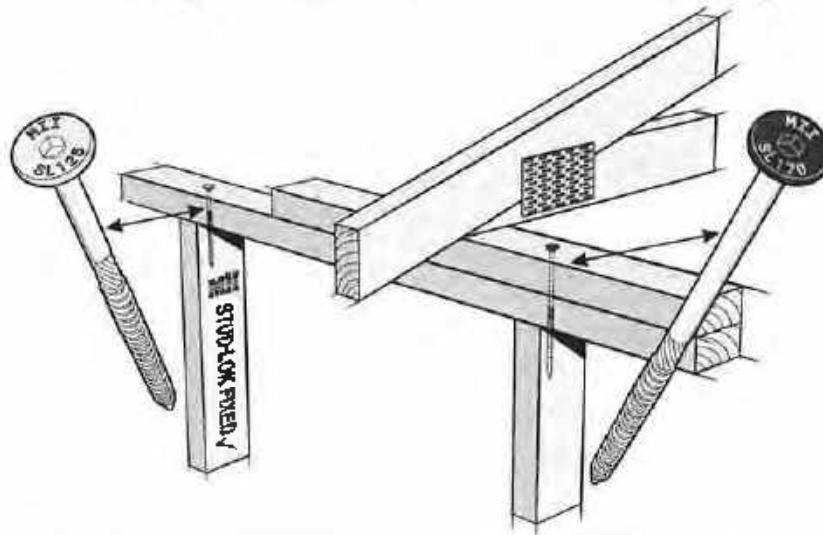
13 February 2019

283 Waiwhero Rd P O Box 413 Motueka New Zealand Phone 03 526 7436 Fax 03 526 7437

Email: info@prowoodnz.com • www.prolamnz.com

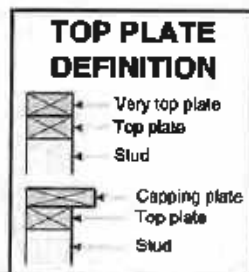
NOTICE

BOWMAC® STUD-LOK Top Plate to Stud Fixing

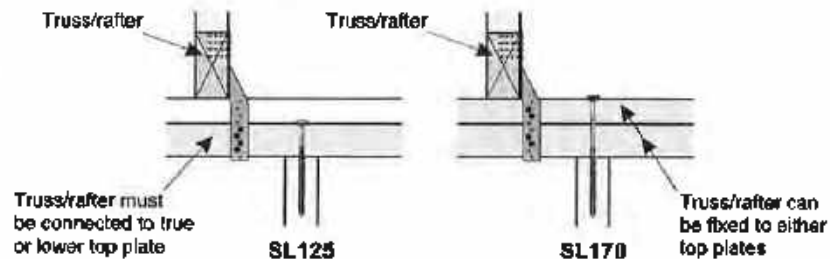


Inspection Note:

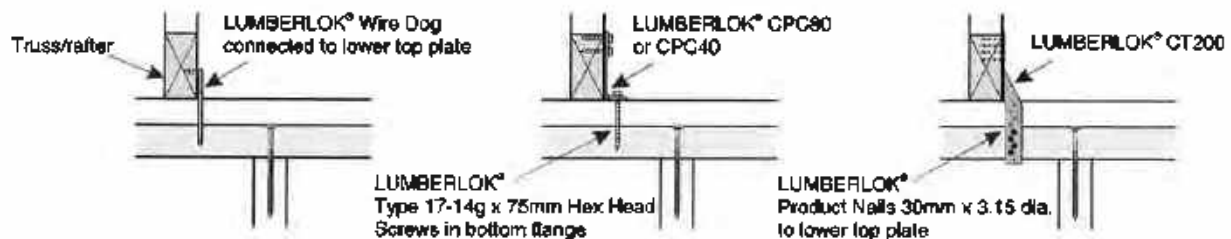
This wall frame has used the BOWMAC® STUD-LOK SL125 or SL170 as a method of fixing the top plate to the stud in place of the LUMBERLOK® Stud Strap or Type B fixings as shown on the MiTek 'Stud to Top Plate Fixing' template on the accompanying truss and frame design. Where the BOWMAC® STUD-LOK SL125 or SL170 has been applied in the factory by an accredited MiTek Fabricator, identification of this is by the "STUD-LOK✓" noted on the load bearing walls around the structure.



TRUSS/RAFTER TO TOP PLATE CONNECTIONS



TRUSS/RAFTER TO TOP PLATE CONNECTIONS WHERE BOWMAC® STUD-LOK SL125 IS USED



Where the BOWMAC® STUD-LOK SL170 is used to fix through the 'Very Top Plate' or 'Capping Plate', the truss fixings can be connected to any of these plates.



WUCHLAND
PO Box 58-014, Boxxy 2163
Phone: 03-274 7109
Fax: 03-274 7100

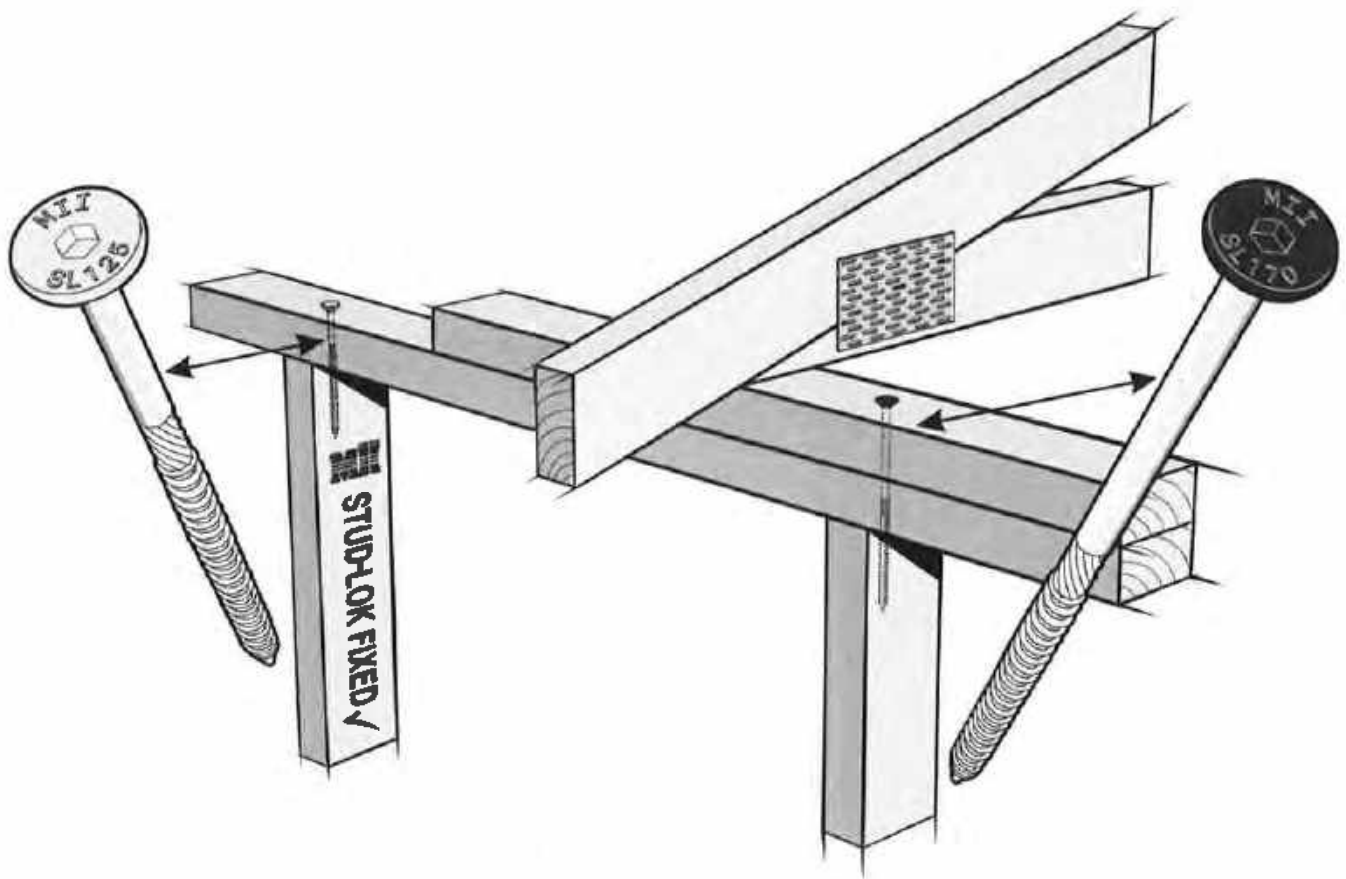
CHRISTCHURCH
PO Box 5387, Riccarton 8440
Phone: 03-349 0691
Fax: 03-349 0314

www.mitek.co.nz

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STUD-LOK

Provides a solution for top plate to stud fixings for residential timber frame buildings



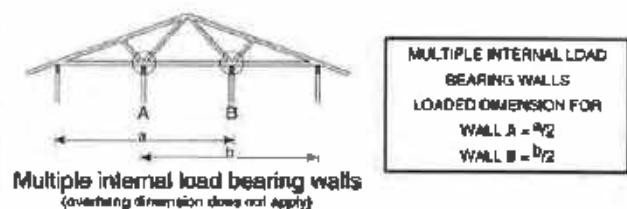
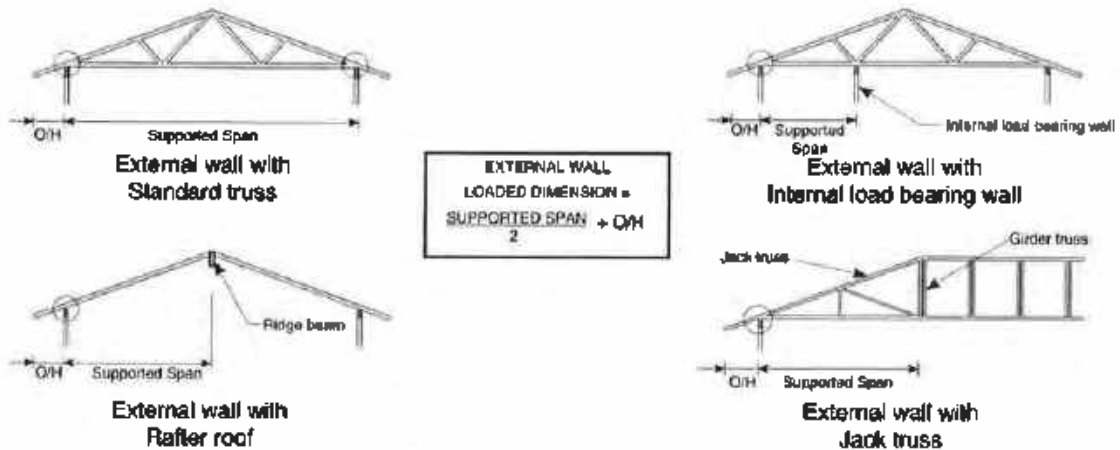
- ★ Complies with fixing requirements in Section 8 NZS 3604:2011
- ★ The BOWMAC® STUD-LOK forms an integral part of the MiTek Truss & Frame design and layout
- ★ Available in 2 lengths allowing for connections from stud to single top plate (SL125) and stud to double top plates (SL170)
- ★ Can be applied in the factory or on-site
- ★ Is a completely internal connection avoiding any clashes with wall linings

- NOTE:**
- ★ The STUD-LOK fixing is designed to resist vertical loads only.
 - ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
 - ★ The STUD-LOK connections assume that the correct choice of rafter/truss fixings have been made.
 - ★ Wall framing arrangements under girder trusses are not covered in this schedule.
 - ★ All timber selections are as per NZS 3604:2011 and include LVL8 timber grades.

DOUBLE TOP PLATES DEFINITION



LOAD DIMENSION DEFINITION



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm c/s.)

Wind Zones L, M, H, VH, EH as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
4.0	3.0	2.0	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
5.0	3.8	2.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
6.0	4.5	3.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
7.0	5.3	3.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
8.0	6.0	4.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
9.0	6.8	4.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
10.0	7.5	5.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
11.0	8.3	5.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
12.0	9.0	6.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL

2N = 2/ 90mm x 3.15 dia. nails

SL = Single STUD-LOK
plus 2/ 90mm x 3.15 dia. nails

NOTE:

To calculate the number of STUD-LOK fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

TOP PLATE TO STUD FIXING OPTIONS

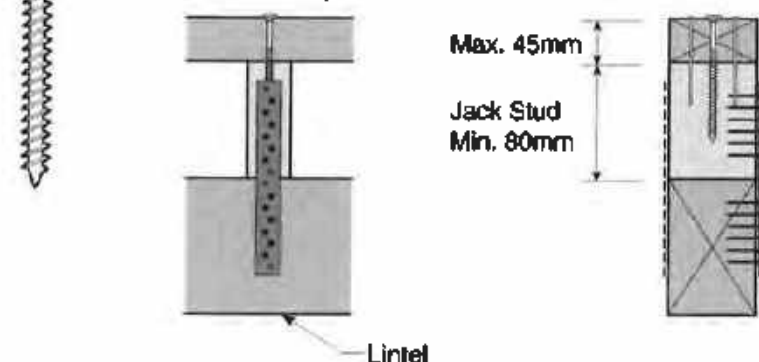
STUD-LOK SL125 - Yellow Head

Fix through single top plate

1. Full length stud option



2. Jack stud option



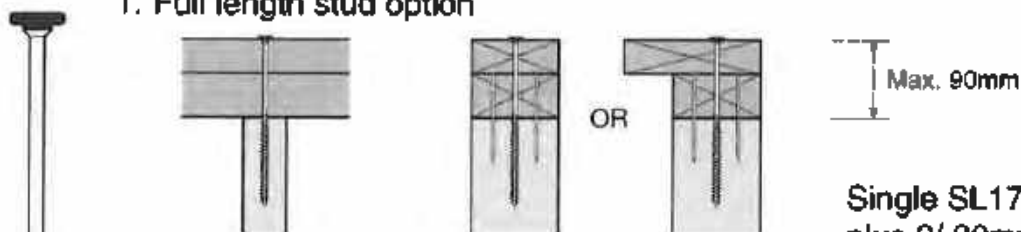
Single SL125
plus 2/ 90mm x 3.15 dia. nails

Note: Connect jack stud to lintel with LUMBERLOK® Sheet Brace Strap 200mm on one side with 6 x LUMBERLOK® Product Nails 30mm x 3.15 dia. each end, OR a pair of Tylok 6T5 (one each side)

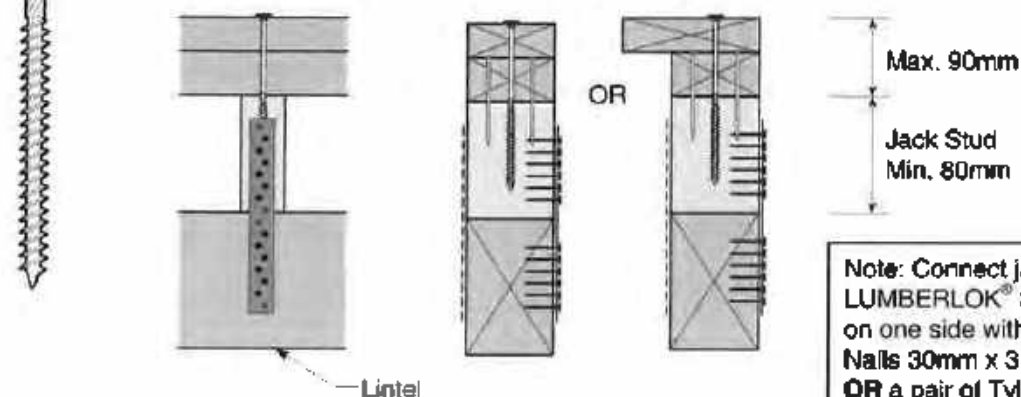
STUD-LOK SL170 - Blue Head

Fix through very top plate or capping plate

1. Full length stud option



2. Jack stud option

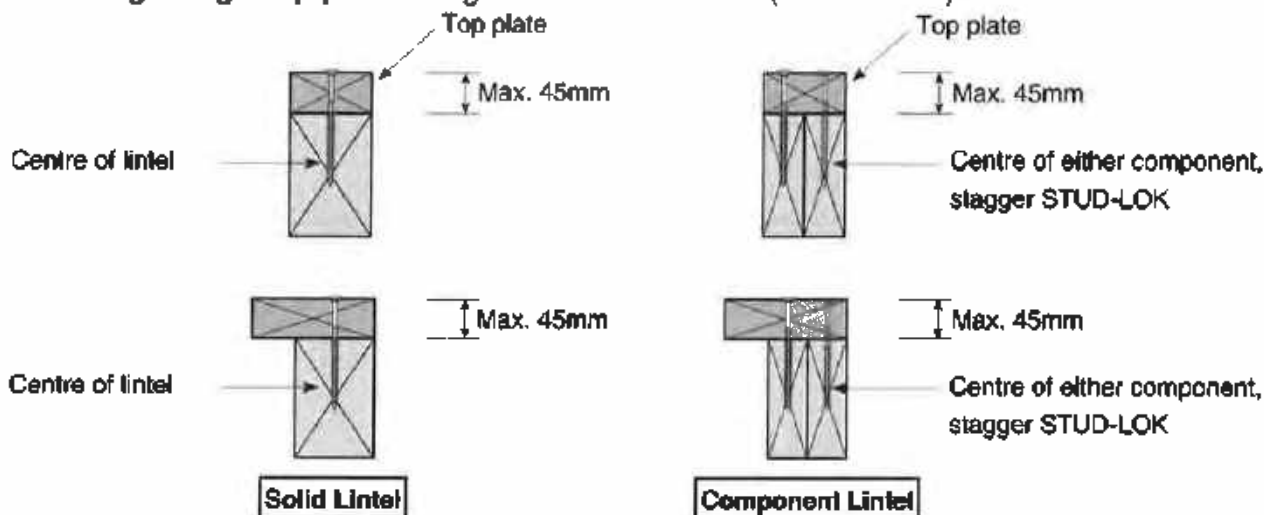


Single SL170
plus 2/ 90mm x 3.15 dia. nails

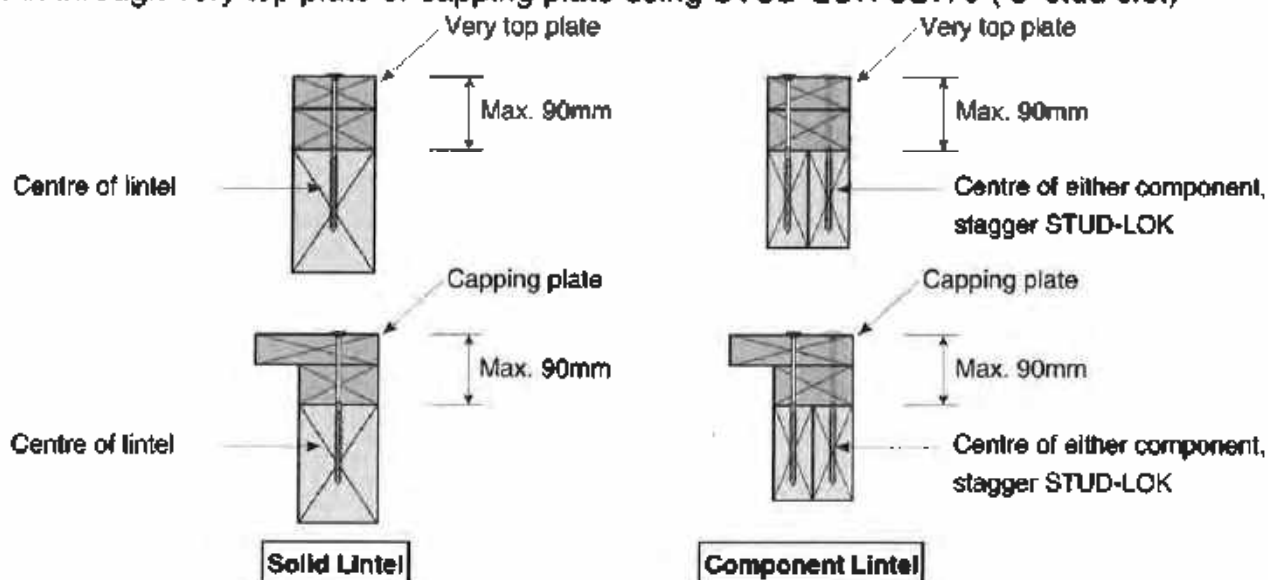
Note: Connect jack stud to lintel with LUMBERLOK® Sheet Brace Strap 200mm on one side with 6 x LUMBERLOK® Product Nails 30mm x 3.15 dia. each end, OR a pair of Tylok 6T5 (one each side)

TOP PLATE DIRECT TO LINTEL FIXING OPTIONS

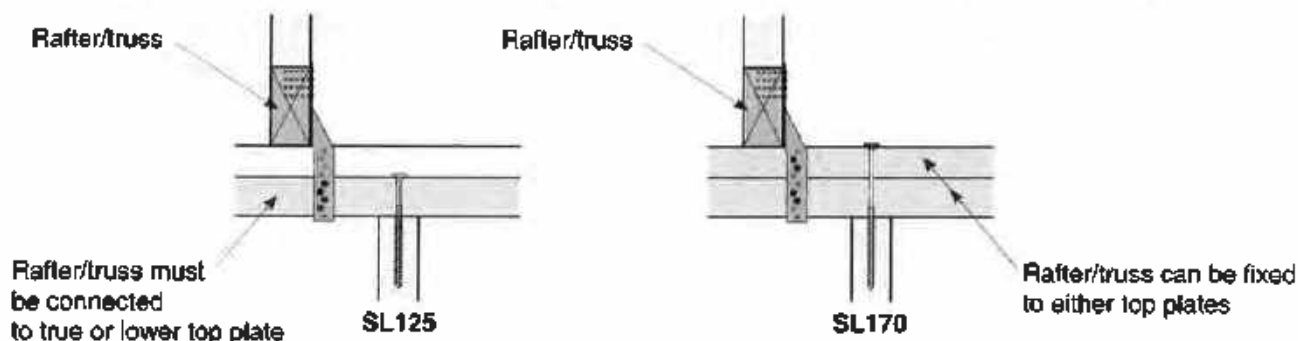
Fix through single top plate using STUD-LOK SL125 (@ stud crs.)

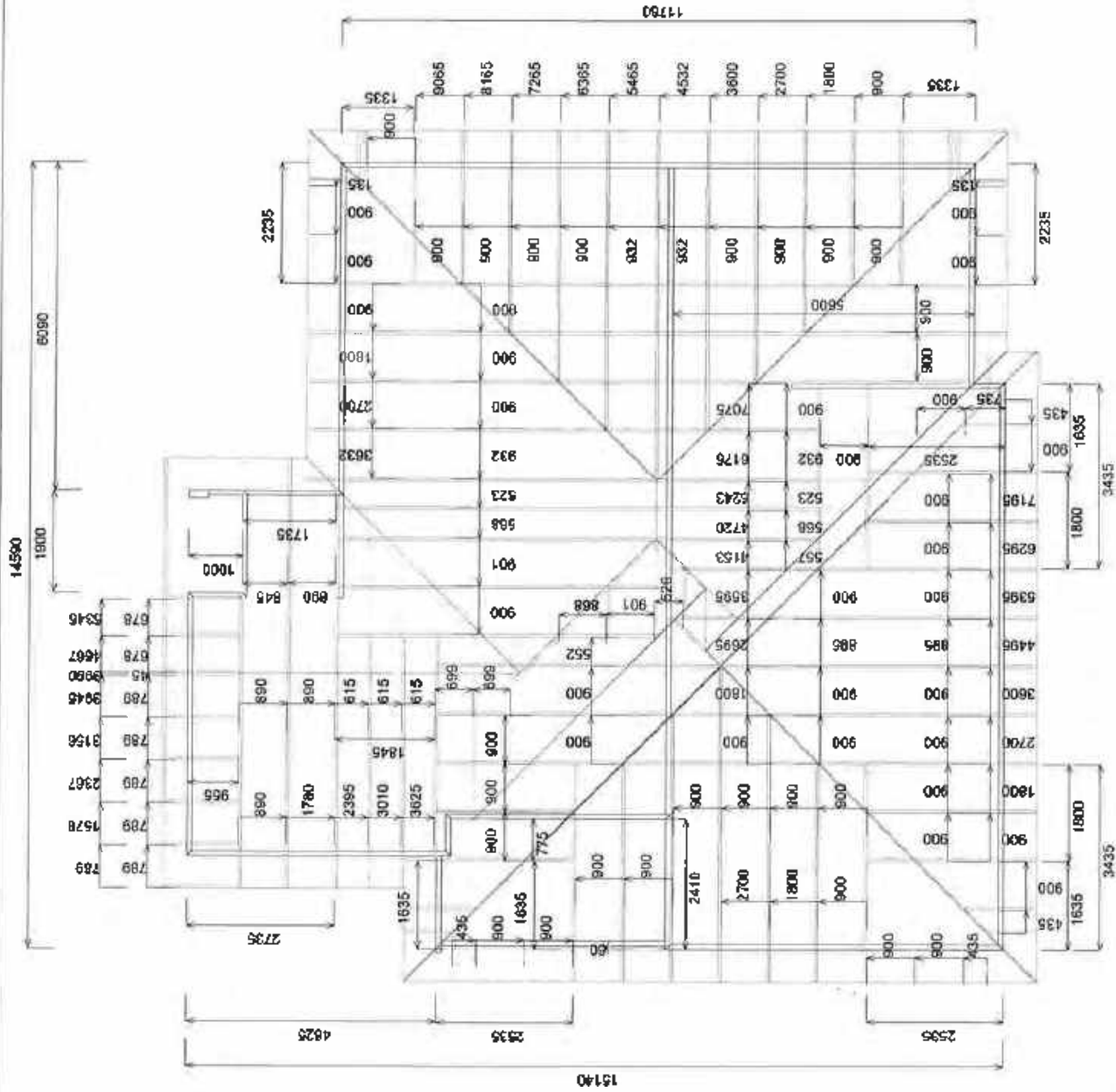


Fix through very top plate or capping plate using STUD-LOK SL170 (@ stud crs.)



RAFTER/TRUSS TO TOP PLATE CONNECTIONS





Consent Number : BC190059

Truss Dimension Layout

Drawn: **Nick Bishop** CPT Ref: **162805**
 Date: **3 Apr 2019** Branch Ref: **19-162805**

Ground Floor

GJ Gardiner North
 Cross Residence
 7 Clarendon Crescent
 Amberley

PM Frames & Truss
 1 Roy Place
 Herwood
 Christchurch
 Ph: 03-350-9560
 Cell: 0277223400



nick.bishop@placemakers.co.nz

Asbuilt Layout

Roof Pitch	25.000
Roof Material	Galv from 5mm
TG Restraints	900
Overhang	600
Wind Zone	High
Roof Snow	0.441
BC Restraints	600
Ceiling Material	Metal battens fixed to BC
Trusses And Rafter At 900 Centres	Unless Stated Otherwise

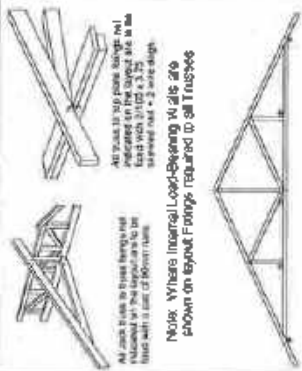
Fixings

- CT200 (LH & RH) Pair
- ⊙ 8kn TTP
- ⊗ 16kn TTP
- ⊘ 47x90 JH
- ⊙ 47x120 JH
- ⊙ 47x190 JH
- ⊙ 95x165 JH
- Multigrrips
- S83-400
- ⊙ Split Hanger SP160
- ⊙ Nail On Plate

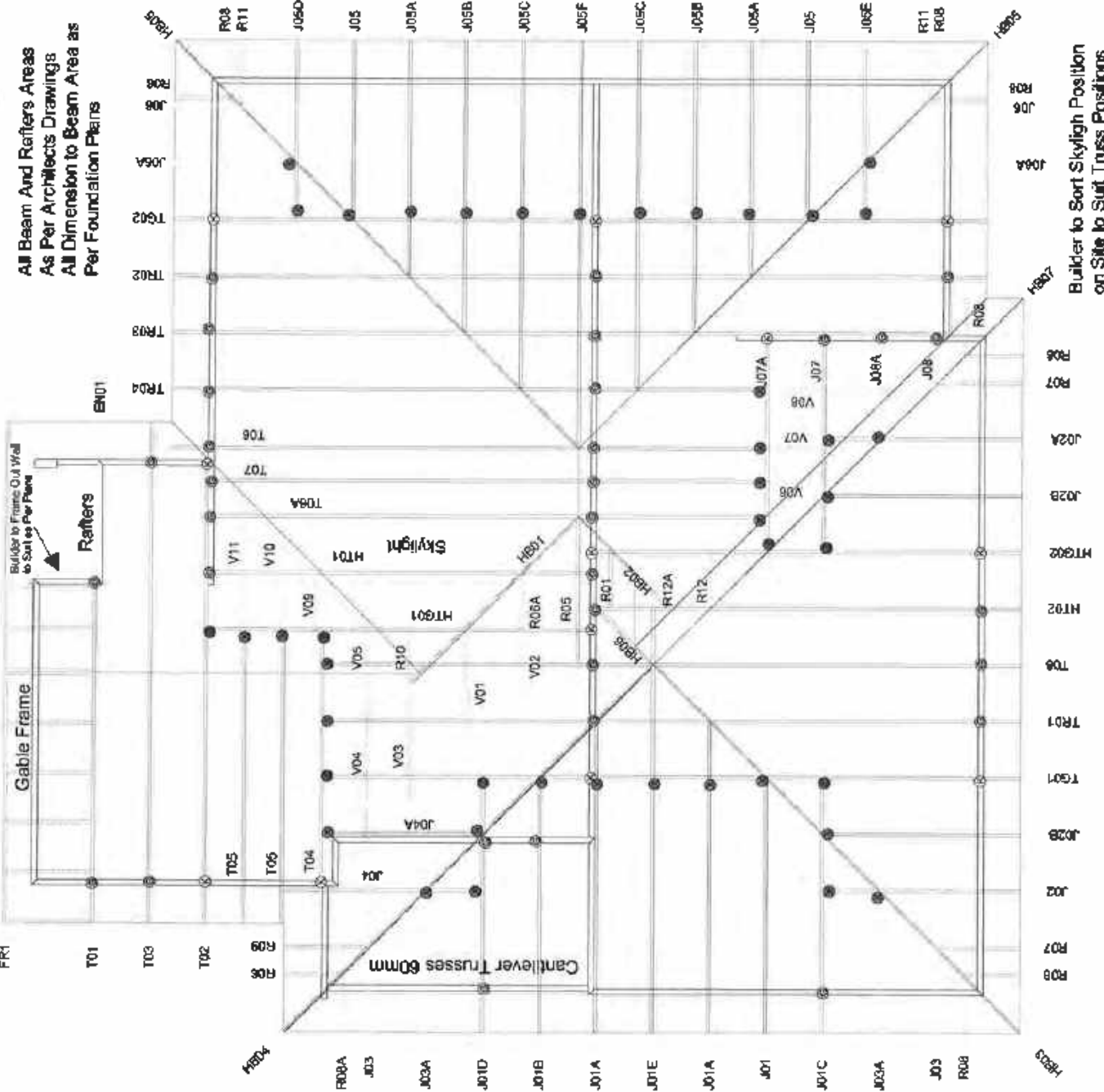
Fixings Fixing Per Drawing/Note Below

Please contact PlaceMakers Frame & Truss Manufacturing if any of the immediate work is required. They will be in contact for work done without PlaceMakers Frame & Truss Manufacturing within a draw.

Job No.	162805
Job Name	GJ Gardner North
Address	Cross Residences 7 Clarendon Crescent Ambury
Consent #	BC:180059
Drawn	Nick Bishop
Date	3 Apr 2019
Main Ph	03-359-8560
Cell Ph	0277229400
Email	nick.bishop@placemakers.co.nz



Rafter and Purlin Details as per Architect



All Beam And Rafters Areas As Per Architects Drawings All Dimension to Beam Area as Per Foundation Plans

Builder to Sort Skylight Position on Site to Suit Truss Positions

GABLE END BRACING OVER ROOF SECTION OF END WALLS



- ★ **Covers bracing of the roof section on gable end construction.**
- ★ **Includes bracing on extra high gables.**
- ★ **All timber to be minimum grade SG8 as defined in NZS 3604:2011 apart from gable end webs which are either SG6 or SG8 (see Tables 1A & 1B).**
- ★ **Tables cover gable end truss installed as single component 45mm thick, double component 90mm thick, 45x70mm or 45x90mm webs on flat.**
- ★ **Design assumes restraints are provided at the ceiling and roof lines.**
- ★ **Bracing covers loading conditions as per NZS 3604:2011 up to Extra High wind and includes full height brick veneer gables.**

TABLE 1A - STRONGBACK LOCATION FOR WEBS @ 600MM CRS.

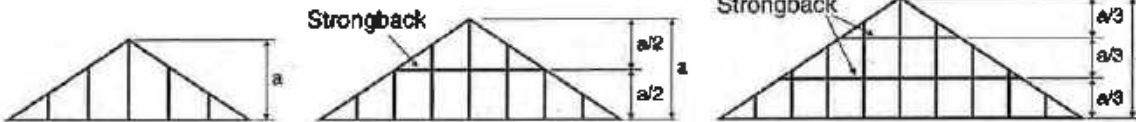
WIND ZONE	MAXIMUM STRONGBACK HEIGHT (h)											
	70x45 Web		90x45 Web		Double Component Gable End Webs				45x70 on flat		45x90 on flat	
	SG6	SG8	SG6	SG8	2/ 70x45		2/ 90x45		SG6	SG8	SG6	SG8
LOW	1800	2000	2000	2200	2900	2550	2600	2750	2450	2700	3150	3450
MEDIUM	1650	1800	1800	2000	2100	2300	2250	2500	2150	2450	2800	3150
HIGH	1450	1600	1600	1750	1850	2050	2000	2200	1800	2150	2350	2600
VERY HIGH	1300	1500	1450	1600	1700	1850	1850	2050	1600	1900	2050	2450
EXTRA HIGH	1150	1350	1300	1500	1600*	1750*	1750*	1900*	1450	1700	1850*	2200*

TABLE 1B - STRONGBACK LOCATION FOR WEBS @ 400MM CRS.

WIND ZONE	MAXIMUM STRONGBACK HEIGHT (h)											
	70x45 Web		90x45 Web		Double Component Gable End Webs				45x70 on flat		45x90 on flat	
	SG6	SG8	SG6	SG8	2/ 70x45		2/ 90x45		SG6	SG8	SG6	SG8
LOW	2100	2300	2250	2500	2650	2900	2850	3150	2800	3100	3600	3900
MEDIUM	1900	2100	2050	2250	2400	2650	2600	2850	2550	2800	3300	3600
HIGH	1700	1850	1850	2000	2100	2350	2300	2550	2250	2500	2850	3200
VERY HIGH	1550	1700	1700	1850	1950	2150	2100	2350	1950	2300	2550	2950
EXTRA HIGH	1400	1600	1550	1750	1850*	2000*	2000*	2200*	1800	2100	2300*	2700*

*Use these values for full height brick veneer attached to gable end.
Please note that the maximum height of brick veneer on a gable end wall is 5.5m.

SELECTION PROCESS



- Where (a) is less than or equal to (h) - no strongback required.
- Where (a) is greater than (h) but less than 2(h) - lower strongback is required.
• Locate the strongback at height of (a/2).
- Where (a) is greater than 2(h) but less than 3(h) - lower and upper strongbacks are required.
• Locate strongbacks at height increments of (a/3).

STRONGBACK OPTIONS

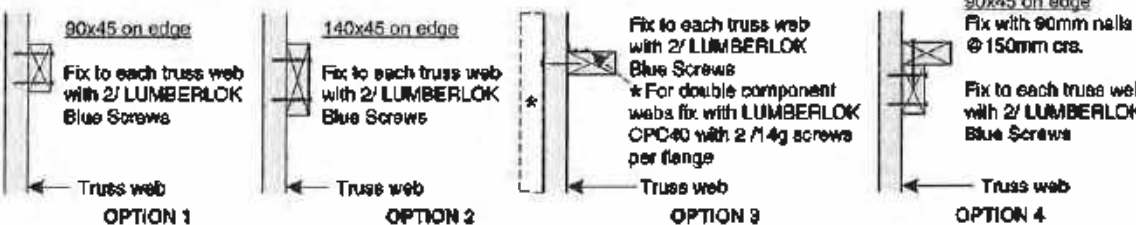
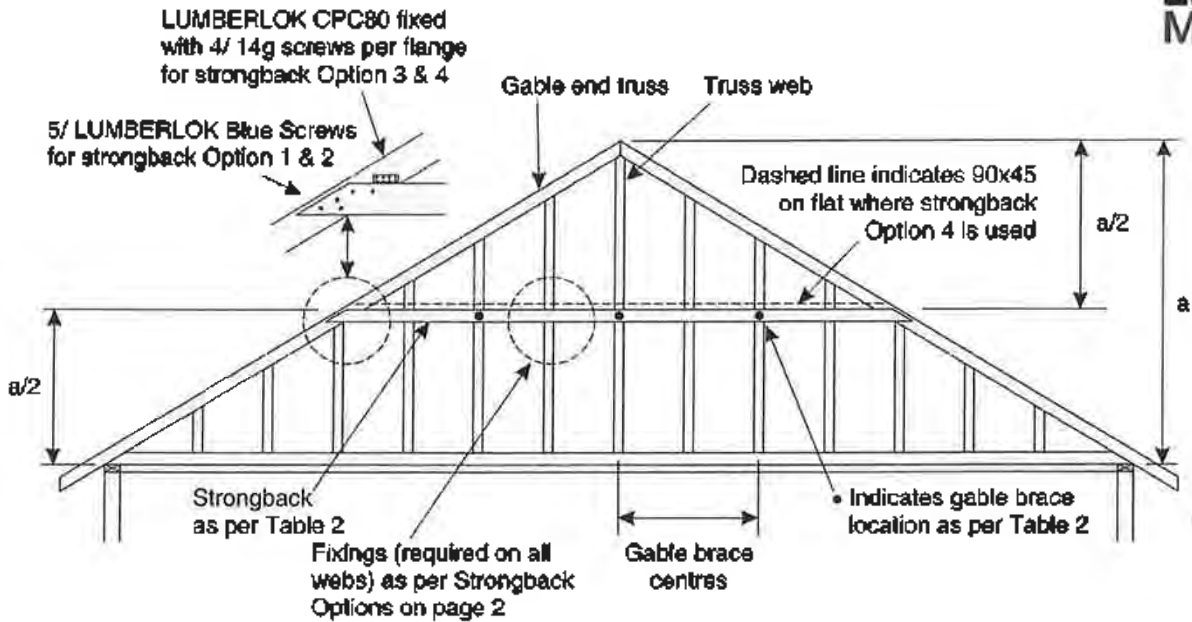
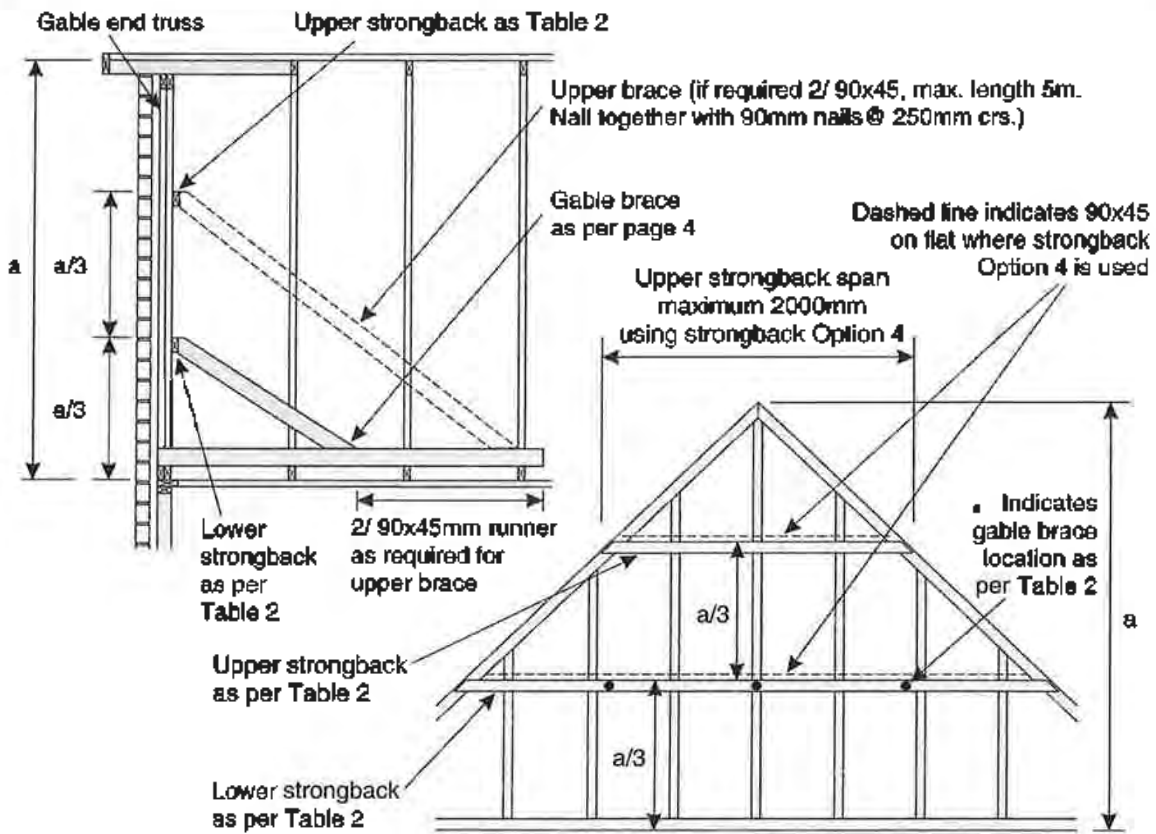


TABLE 2 - STRONGBACK SPAN AND GABLE BRACE LOCATION

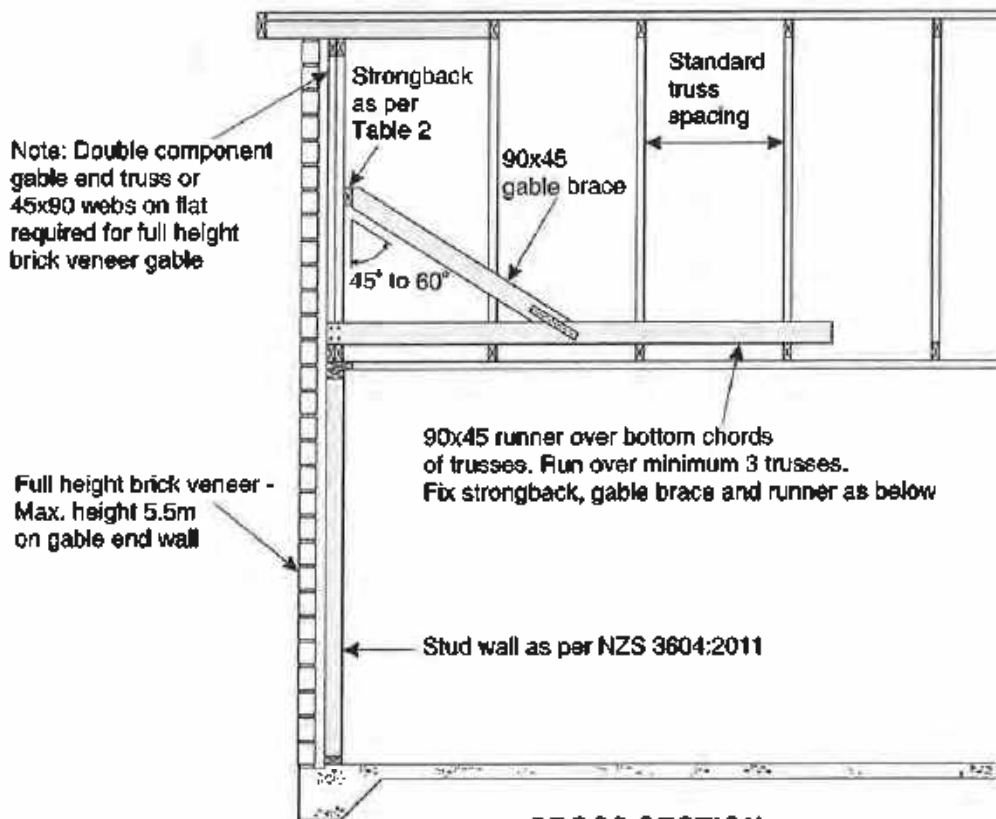
OPTION 1	OPTION 2	OPTION 3	OPTION 4
90x45 on edge	140x45 on edge	90x45 on flat	90x45 on flat plus 90x45 on edge
Max. span and/or gable brace location 1200mm	Max. span and/or gable brace location 1400mm	Max. span and/or gable brace location 1600mm	Max. span and/or gable brace location 2000mm



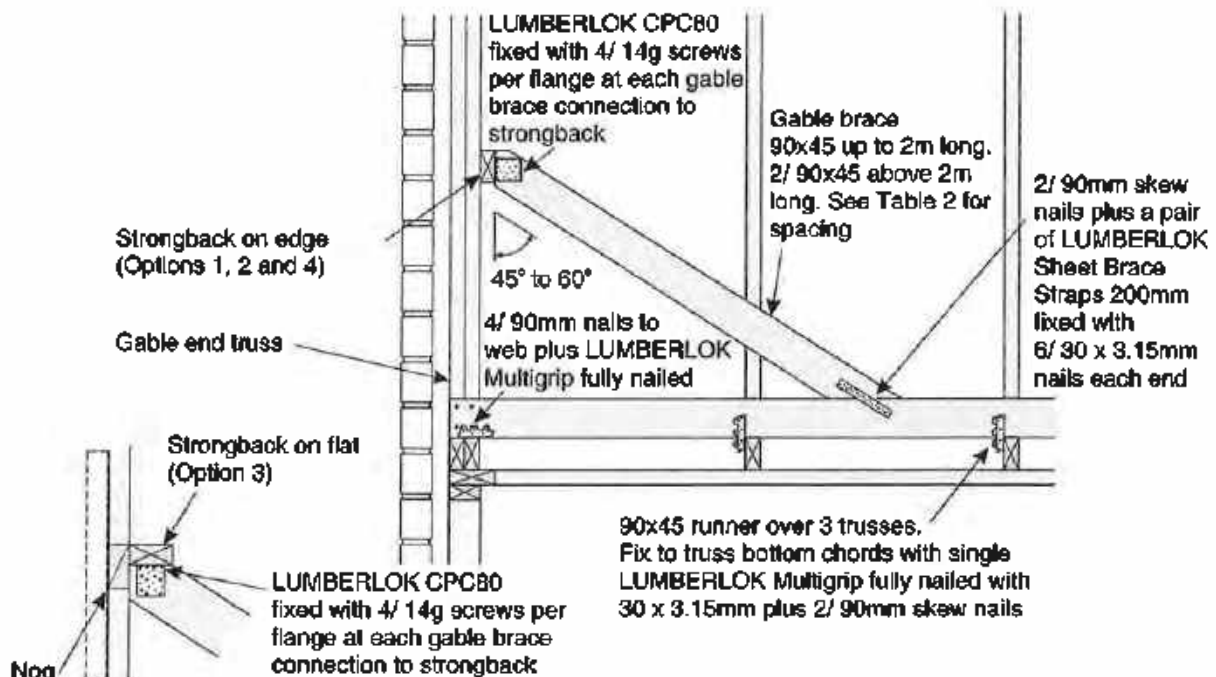
SINGLE STRONGBACK DETAILS



**DOUBLE STRONGBACK DETAILS FOR ALL GABLE END OPTIONS
(full height brick veneer option shown)**



CROSS SECTION
(full height brick veneer option shown)



GABLE BRACE DETAIL FOR ALL GABLE END OPTIONS
(full height brick veneer option shown)

LEGAL DESCRIPTION

Lot: 46 Oakfields Subdivision
 DP: 485034
 Site area: 1100 m²

PLANNING

Living zone: Residential 1 (Amberley)
 Site coverage area (Only): 197.36 m²
 Site coverage: 17.94 %

ZONES

Earthquake: Zone 2
 Wind: High
 Corrosion: Zone B
 Altitude above sea: 40 m

NOTES

- All dimensions taken to foundation edge unless otherwise stated
 - Strip drain & type 1 sump may require.

SEDIMENT CONTROL

All adjacent groundcover to be retained in building phase
 Sediment fence (filter fabric) preventing run off from excavation & gravel washdown where required.

- To boundaries and street frontage
- Containing surplus soils & gravel

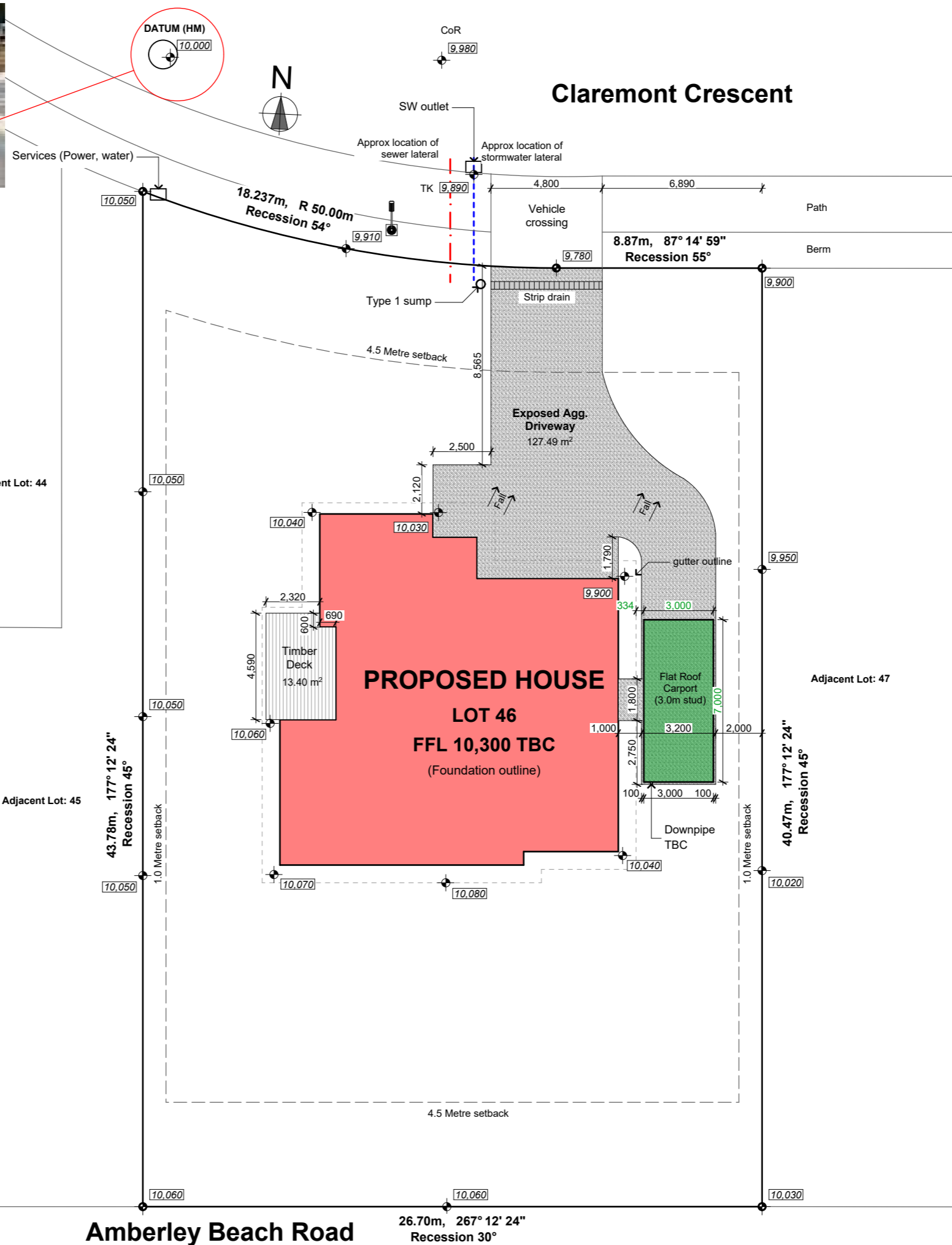
Downpipes to be connected as soon as roof fitted & drains laid.
 Temporary arrangements are to be made when exterior claddings are not fitted

Construction supervisor to oversee sediment control

Stockpiles of clay material to be covered with impervious material

HARD SURFACE DRAINAGE

Convey surface water from sealed driveway areas to approved outfall / away from any building & neighbours boundaries. Falls from paths should be directed away from any buildings & neighbours boundaries. Driveway @ 1:100 fall min.



G.J. Gardner. HOMES

AG and LM McCarthy Ltd
 Canterbury North Franchisee for
 G.J. Gardner Homes
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 Christchurch
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 F 03 323 9164
 www.gjgardner.co.nz

Cross
 7 Claremont Crescent
 Amberley (HDC)



1 Location Plan NTS Site Location

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











Site Plan

Job No: 6500570
 Sheet Size: A3
 Scale: 1:200
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

AREAS

Roof:	234.01 m ²
Over cladding:	185.63 m ²
Over framing/foundation:	181.68 m ²
Inside framing:	176.24 m ²

KEY

-  Meter box
-  Switchboard
-  Data box (Only if Required)
-  Hose tap
-  Smoke detector (With test & hush buttons)
-  Extract fan (Vent to soffit)
-  Exterior framing
-  Interior framing
-  Thermal break (Insulated to NZBCH1)
-  AAC panel cladding
-  Linea Oblique (Vertical)
-  Vinyl planking
-  Downpipe
-  Shower Rose

FRAMING

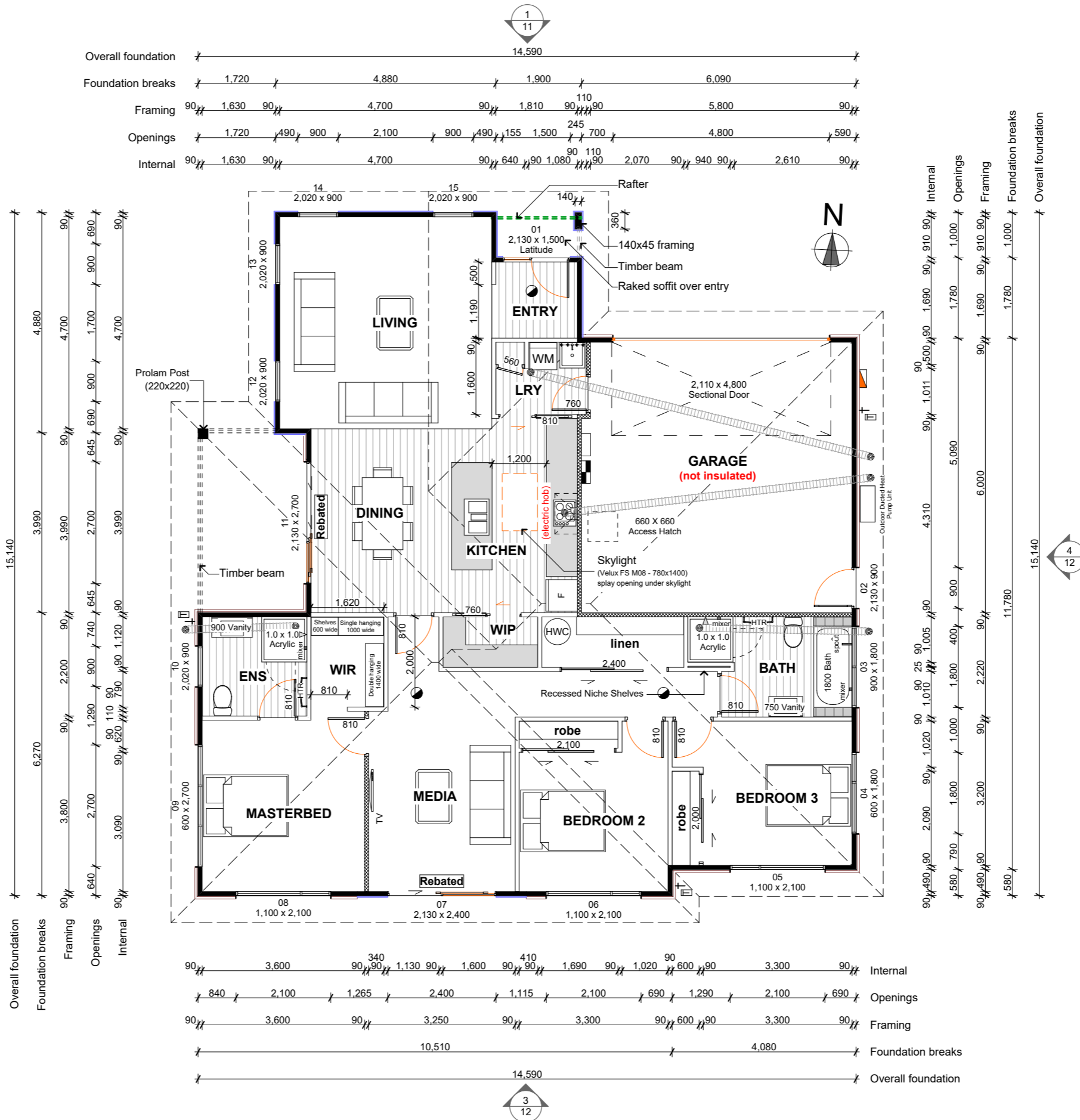
- Timber wall framing to comply with NZS 3604:2011
- 90 x 45mm Studs @ 600 centres
- 2 rows of dwangs @ 800 centres (AAC Panel Cladding)
- 3 rows of dwangs @ 600 centres (Linea Oblique Vertical)
- Lintels as per truss plan
- Double studs under all concentrated point loads (Refer to truss plan for specific location)
- Check measurements for alcove shower framing top to bottom to ensure shower fits
- Tyvek straps placed horizontally between dwangs @ 300 crs.

ENTRY

Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE

- 2,020 window sit on double bottom plate



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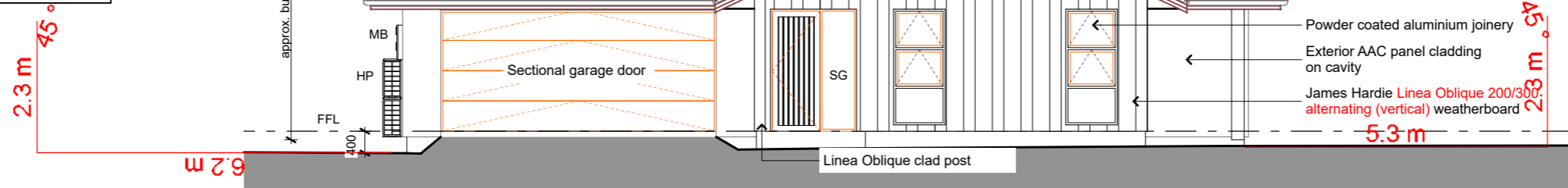
Cross
 7 Claremont Crescent
 Amberley (HDC)

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Ground Floor Plan

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100, 1:500
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

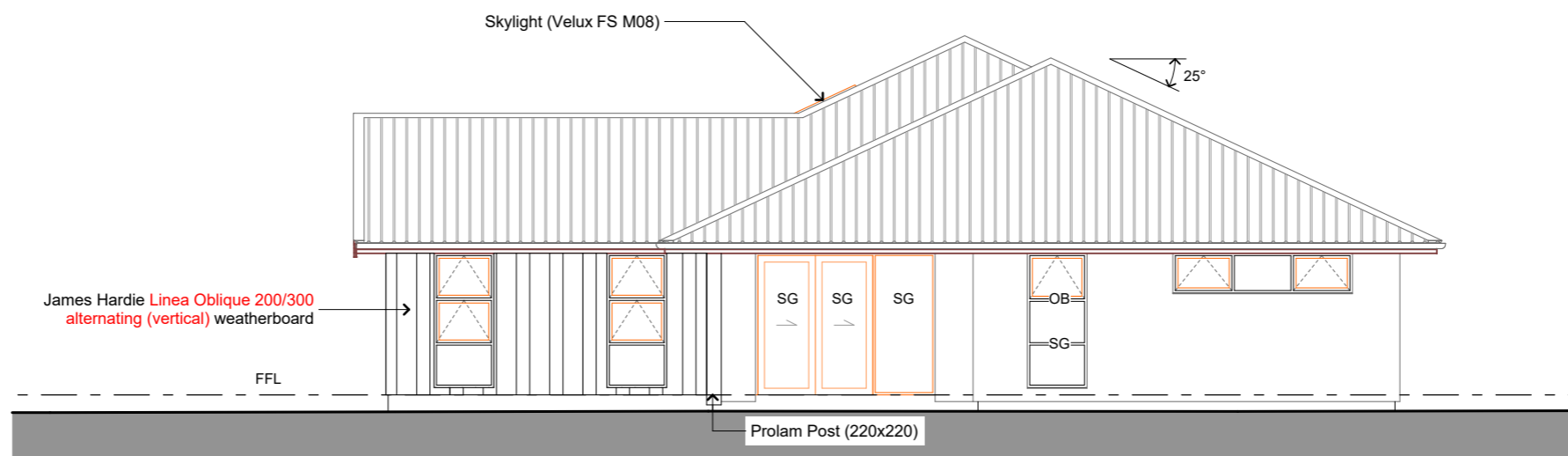


1 North Elevation

KEY

- FFL Finished floor level
- MB Meter box
- OB Obscure glass
- SG Safety glass
- HP Heat pump - on metal brackets

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



2 West Elevation

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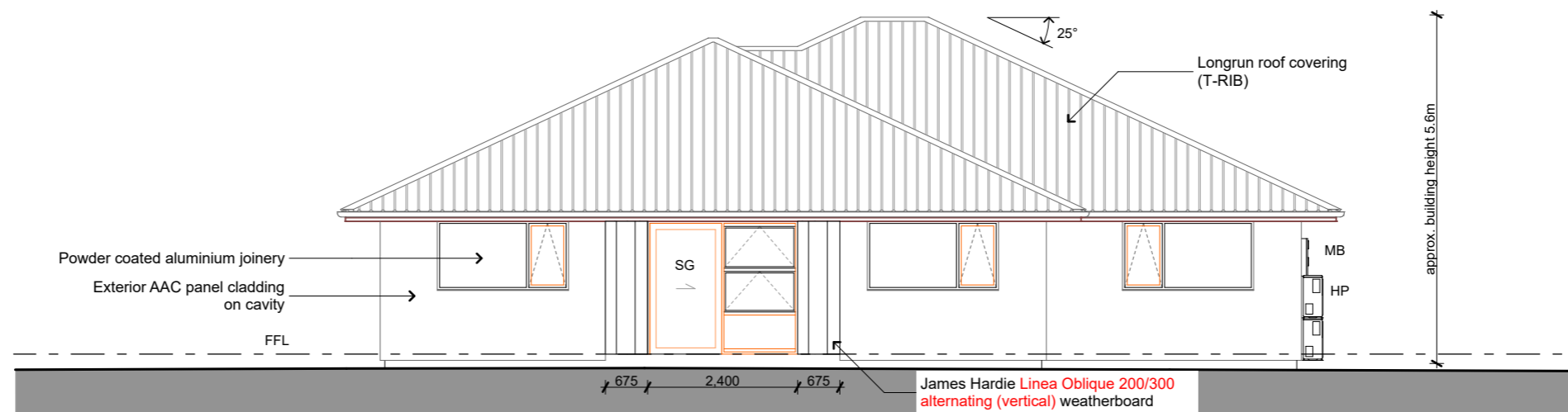
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Cross
 7 Claremont Crescent
 Amberley (HDC)

Elevations

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
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Eaves width	Low risk	0
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		1

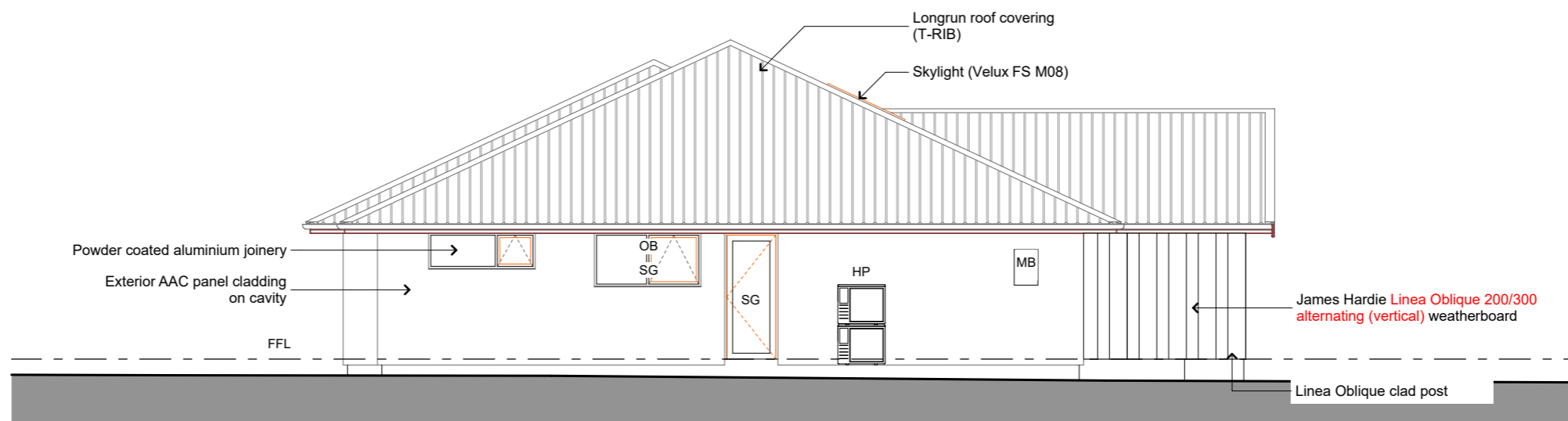


3 South Elevation

KEY

- FFL Finished floor level
- MB Meter box
- OB Obscure glass
- SG Safety glass
- HP Heat pump - on metal brackets

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



4 East Elevation

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Water Supply

-  Urban Service Connection
-  Urban Sub Main

Water Supply Points

-  Toby




Sewer

-  Service

Stormwater

-  Service
-  Swale

Other

-  Parcel
-  Assessment Boundary
-  Urban Boundary



HDC, HDC, LINZ, Environment Canterbury

Three Waters

190036 - PIM - Utilities Service Plan

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Date:	14/02/2019
Scale:	1:282
Print Size:	A4 Landscape
Projection:	NZTM
Produced by:	



LEGAL DESCRIPTION

Lot: 46 Oakfields Subdivision
 DP: 485034
 Site area: 1100 m²

PLANNING

Living zone: Residential 1 (Amberley)
 Site coverage area (Only): 197.36 m²
 Site coverage: 17.94 %

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Earthquake: Zone 2
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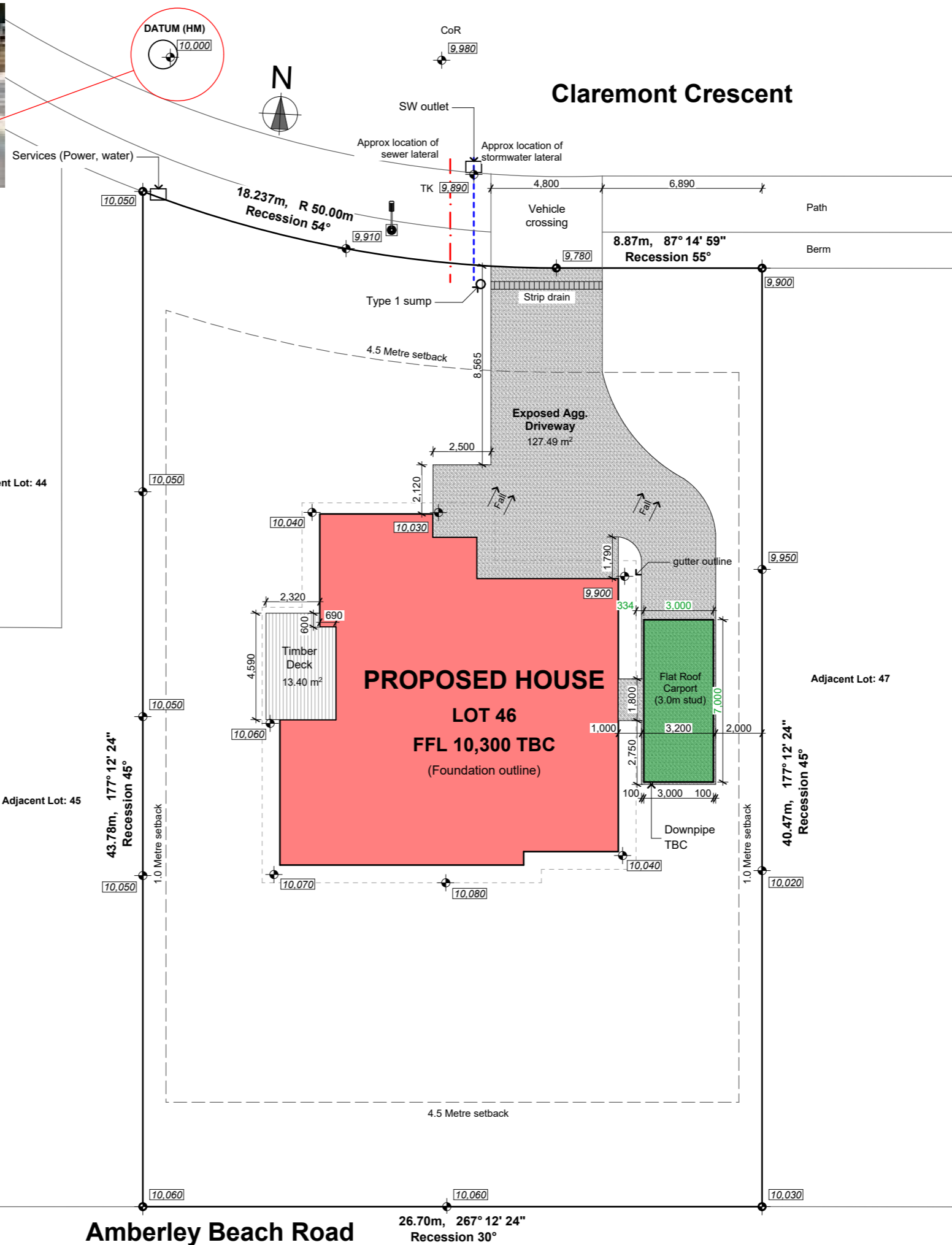
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1 Location Plan NTS Site Location

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Site Plan
 Job No: 6500570
 Sheet Size: A3
 Scale: 1:200
 Drawn: JJu
 Cad File: Cross V21.pln
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AREAS

Roof:	234.01 m ²
Over cladding:	185.63 m ²
Over framing/foundation:	181.68 m ²
Inside framing:	176.24 m ²

KEY

- Meter box
- Switchboard
- Data box (Only if Required)
- Hose tap
- Smoke detector (With test & hush buttons)
- Extract fan (Vent to soffit)
- Exterior framing
- Interior framing
- Thermal break (Insulated to NZBCH1)
- AAC panel cladding
- Linea Oblique (Vertical)
- Vinyl planking
- Downpipe
- Shower Rose

FRAMING

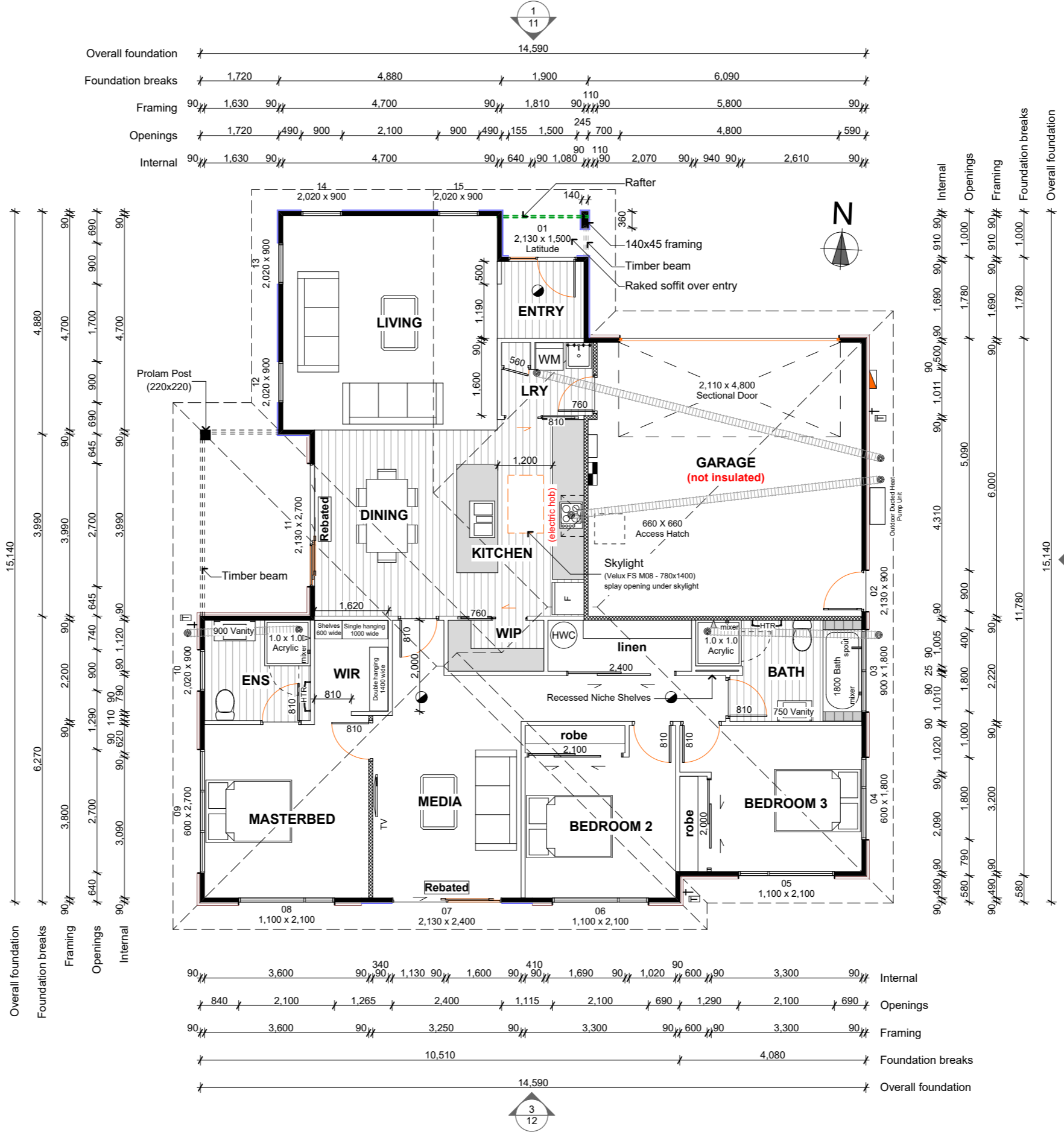
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ENTRY

Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE

- 2,020 window sit on double bottom plate



Overall foundation	14,590	
Foundation breaks	1,720	4,880
Framing	1,630	4,700
Openings	1,720	4,800
Internal	1,630	4,700

Overall foundation	15,140
Foundation breaks	6,270
Framing	3,800
Openings	2,700
Internal	3,090

Overall foundation	15,140
Foundation breaks	11,780
Framing	6,000
Openings	5,090
Internal	4,310

Internal	3,600	1,130	1,600	1,690	1,020	600	3,300
Openings	840	2,100	1,265	2,400	1,115	2,100	690
Framing	3,600	3,250	3,300	900	600	3,300	900
Foundation breaks	10,510			4,080			
Overall foundation	14,590						

G.J. Gardner. HOMES

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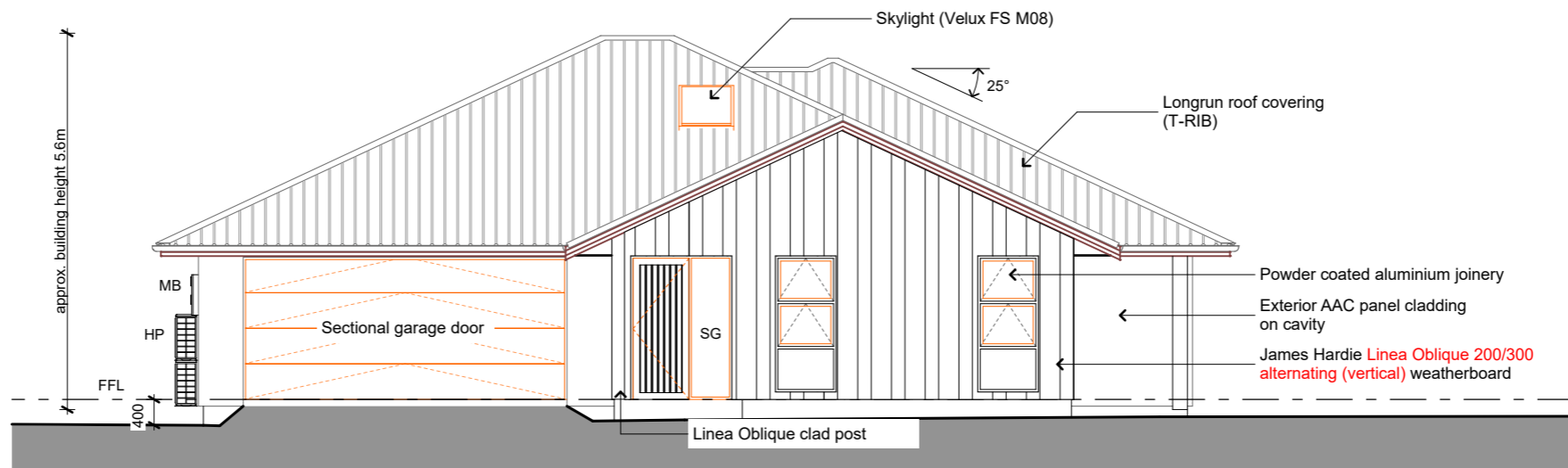
Cross
 7 Claremont Crescent
 Amberley (HDC)

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Ground Floor Plan

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100, 1:500
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

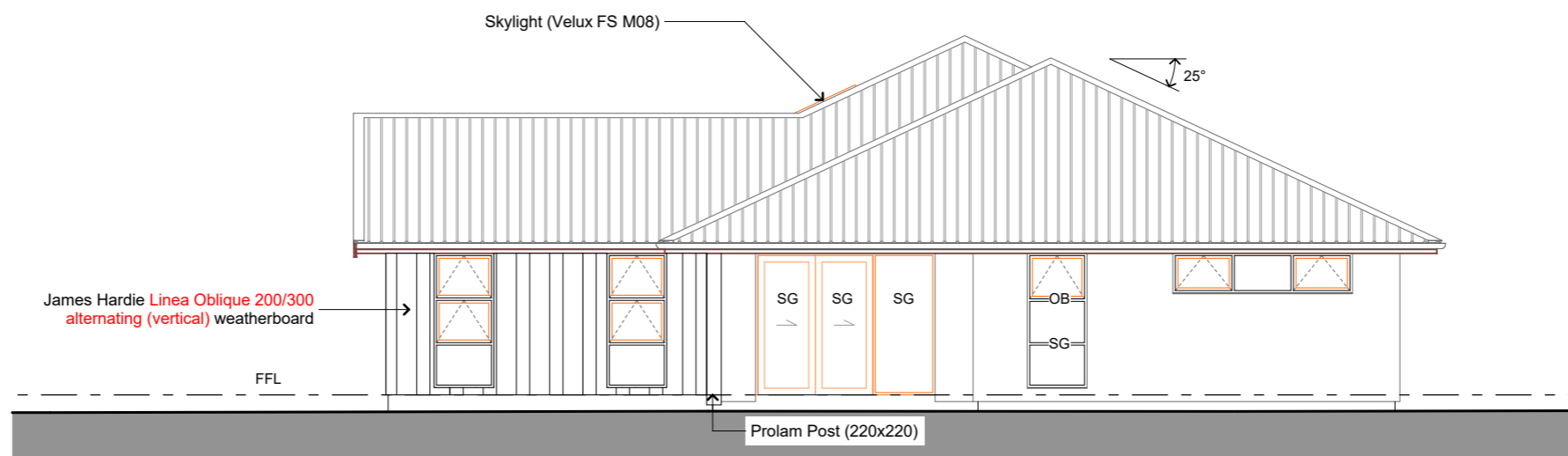


1 North Elevation

KEY

- FFL Finished floor level
- MB Meter box
- OB Obscure glass
- SG Safety glass
- HP Heat pump - on metal brackets

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



2 West Elevation

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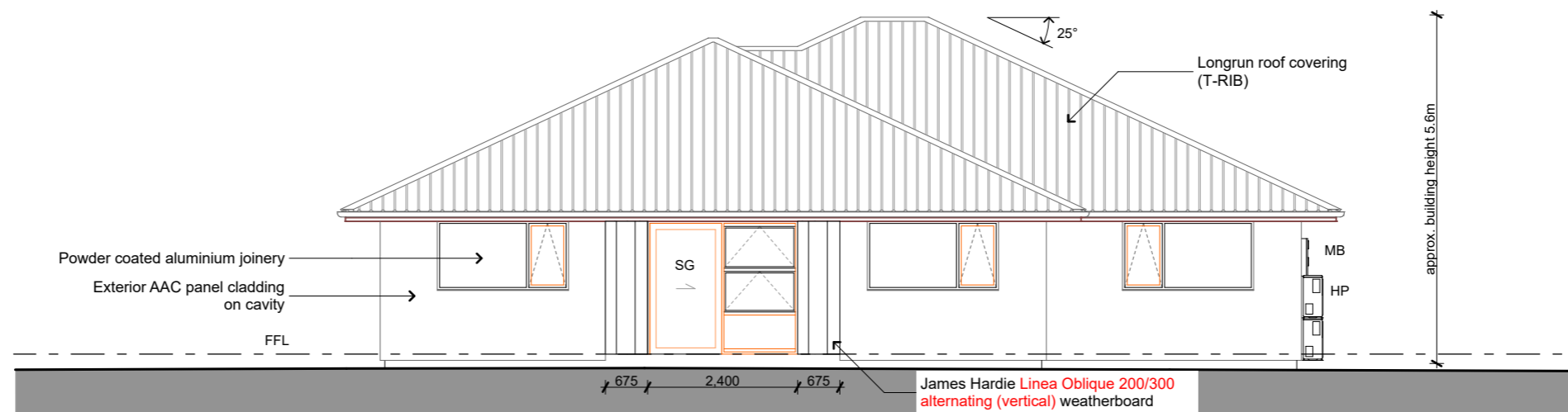
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Cross
 7 Claremont Crescent
 Amberley (HDC)

Elevations

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		1

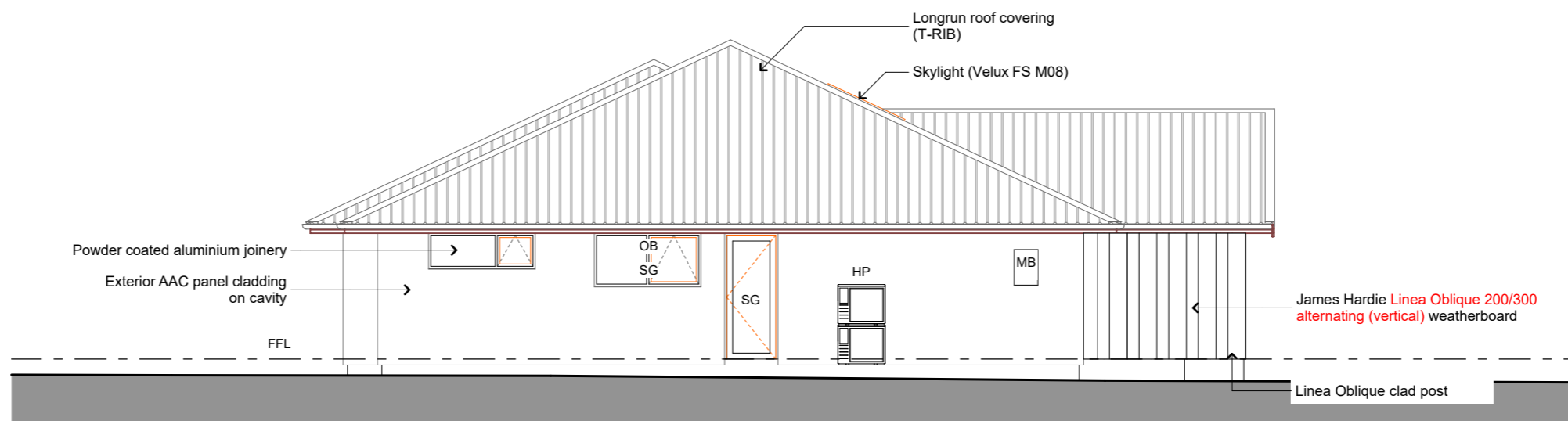


3 South Elevation

KEY

- FFL Finished floor level
- MB Meter box
- OB Obscure glass
- SG Safety glass
- HP Heat pump - on metal brackets

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



4 East Elevation

G.J. Gardner. HOMES

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Elevations

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

Petersen Construction Ltd
Trading as:
Totalspan North Canterbury
P O Box 58, Woodend
127 Main North Road, Woodend, 7610,
New Zealand
Phone 03 310 0247
Fax 03 310 0248
Email northcanterbury@totalspan.co.nz

12 February 2019

GJ Gardner ChCh North
Attn: Tony Drake
293 Cranford Street
Christchurch, New Zealand, 8052

Dear Tony,

Thank you for your interest in the Totalspan Building System and for the opportunity to work with you on your new building project.

We have enclosed plans, elevations and a detailed proposal for you and generally this proposal includes everything you'll need to complete your new Totalspan building. There are, however, a couple of points which need to be clarified.

- 1) We have assumed that the building site is flat and easily accessible and that the ground bearing capacity is suitable for our standard concrete foundation/floor detail.
- 2) Totalspan standard engineering only has been allowed - no allowance has been made for any extra engineering required by the local council or by any other relevant authority.
- 3) At this stage we have not allowed for any services, such as stormwater drainage and electrical supply, to this building. As stormwater disposal in particular, needs to be indicated on the permit application, some thought needs to be given to this point.

Every Totalspan building provides the best combination of quality, strength and affordability - our aim is to ensure you get the best value from your project. So, if you'd like any further details on any aspect of this proposal, please do not hesitate to contact me.

Every Totalspan building is backed by our 25 - year structural guarantee and 5 - year Workmanship Warranty. We design your building to suit your needs - ensuring we have the best possible control over quality. We're also part of a team that has been around for over 40 years - so we can proudly say we stand behind all our buildings.

Thank you once again for your interest in the Totalspan building system and for the opportunity to provide you with this quotation.

Yours sincerely

John Humm
Sales Consultant
Totalspan North Canterbury

COLORSTEEL



john.humm@totalspan.co.nz
03 3100 247

colorsteel



BUILDING SPECIFICATIONS (Project Reference: 1964136)

Model: Flat Roof Carport Erected
Size & Stud Height: 7.000m long x 3.200m wide, with 3.200m stud height
Foundation: Not Included. Floor Design: Concrete Slab
Footing Type: Set In Concrete
Roof Details: 7 Rib Profile
Design Wind Speed: 0m/s
Cladding Type: N/A
Downpipes: PVC located rear
**Building Options: TBC

COLOUR

Downpipes: Titania	Doors: TBC
Roof: TBC	Main Door: n/an/a
Gutters&Barge: TBC	

QUOTE OPTIONS

Building Importance Levels: This building is designated an Importance Level 1 as per the NZ Building Code ie buildings not for human habitation, for storage/workshop useage only. It is an offence to knowingly permit the use of this building for a use for which it is not designed. ie IL1 building being used as a habitable building. Instant and ongoing fines can be enforced by the local Council who are obliged to act when these situations arise.

Wind Speed: This building is designed for high wind speeds.

Delivery: Delivery to building site is included.

Building Consent: Totalspan will provide producer statements to support the building consent application.

Building Consent Amendment(s):: Any changes to the plans and specifications of the Building must be made and agreed to in writing by the Customer and a duly authorised manager of Totalspan. Totalspan shall be entitled to recover any additional cost it incurs as a result of the changes from the Customer and the Price will be varied accordingly.

Build Option: Your building will be fully erected including reinforced concrete pile foundations. Your building will be fully erected complete with a 25 year structural warranty plus a 5 year workmanship warranty.

Concrete Piles: Totalspan will drill pile holes as required.
Totalspan will provide reinforced concrete foundation piles as required.

Colours: This price is for our standard range of colour options only.

Scaffold: Totalspan to supply scaffolding.

Drainage: Drainage is not included in your contract.

Gutters / Downpipes: Steel gutters and pvc downpipes are fitted, but no allowance for connecting to a stormwater system.

Snow Load: .90 kpa snow load is allowed for.

Engineer: Any additional materials and labour costs resulting from design engineering, will be additional to this contract.

Cladding: .35 7 rib cladding allowed for roof and walls.

Insurance: We have Builder's Contract Works insurance which is in place until we have completed the erection of your building, however if ownership has been taken of the building then our cover is no longer valid regardless if our work has been completed. If the cost of your building project exceeds \$100,000.00 incl GSTand is in the Kaiapoi area we have to get confirmation from our insurance company for the additional cover. Generally there will be no added expense involved with this but if we are to provide a Geo Tech report then this charge will be added to your contract. We would notify you first if we are required to do this.

Snow Straps: Snow straps at 600 centres are included

Sub Total: \$6,869.57

COLORSTEEL

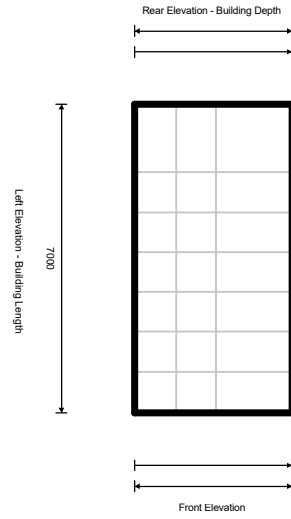


G.S.T.(15%): \$1,030.43
Total Investment: \$7,900.00

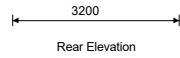
COLORSTEEL



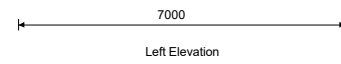
Consent Version: 1



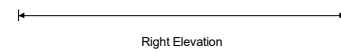
Right Elevation



3000



3200





Project Information Memorandum 190036

Section 34, Building Act 2004

Issued in accordance with Building Consent No. 190036

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent attached.

This project information memorandum includes:

___ Details of authorizations which have been granted

1. There is a consent notice registered against the Certificate of Title related to the vehicle crossing. Vehicle crossing to be constructed in accordance with KF Consilium drawings 1023/1300 - 1203/130. A reduced bond and a temporary crossing will be required before any building works can start at building consent stage. NO BUILDING WORK TO PROCEED UNTIL CONSENT NOTICE COMPLIED WITH.
2. Water: Connection to Amberley Township Water Supply available upon application. \$650 connection fee applies.
3. For a full chemical analysis of your water supply please visit our website:
<http://www.hurunui.govt.nz/services/water-and-sewerage-services/water-testing-reports/>
4. Please note that your water supply is rated as moderately hard. For further information and advice, head to our website: <http://www.hurunui.govt.nz/services/water-and-sewerage-services/hard-water/>
5. Wastewater: Connection to Amberley Township Sewerage available upon application. \$100 connection fee applies.
6. Stormwater: Soakage not viable or permitted. All stormwater to lateral for disposal in drainage swale as per RC120123. An inspection chamber will need to be installed less than one metre inside the property boundary before connection of the sewer drain into the Council lateral. See Drawing D05 of the HDC Development Engineering Standards for details.
7. This structure must withstand the following:
 - a. Wind Region: A
 - b. Snow Zone: N4 – Altitude 40
 - c. Earthquake zone: 3
 - d. Exposure Zone: B
 - e. Liquefaction Zone: 3

Signature

Position Building Support Officer

On behalf of: Hurunui District Council

Date: 8/03/19



Form 4

Certificate attached to project information memorandum 190036

Section 37, Building Act 2004

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

- There is a consent notice registered against the Certificate of Title related to the vehicle crossing. Vehicle crossing to be constructed in accordance with KF Consilium drawings 1023/1300 - 1203/130. A reduced bond and a temporary crossing will be required before any building works can start at building consent stage. **NO BUILDING WORK TO PROCEED UNTIL CONSENT NOTICE COMPLIED WITH.**

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:

A handwritten signature in black ink, appearing to be 'J. J. [unclear]'. The signature is written in a cursive style.

Position: Building Support Officer

On behalf of: Hurunui District Council

Date: 8/03/19

HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7420
Phone 03 314 0006 | Fax 03 334 9100 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | Facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc



Agent Nomination

I NORMAN & ROSEMARY CROSS
(Name of owner)

Being the owner of 7 CLAREMONT CRESENT, AMBERLEY
(Property address)

Hereby give consent for GJ GARDNER
(Name of agent)

To act as my agent for this building project.

Signed N. Cross R. Cross

Date 8/01/19



Form 5

Building consent 190036

Section 51, Building Act 2004

The building

Street address of building: 7 Claremont Crescent, Amberley
Legal description of land where building is located: LOT 46 DP 485034
Building Name:
Location of building within site/block number:
Level/unit number:

The owner

Name of owner: Norman and Rosemary Cross
Contact person: Norman Cross
Mailing address: 42 Onslow Road, Queenstown 9304
Street address/registered office:
Phone number: Daytime: Mobile: 0279753200
Landline: Fax number:
Email: Website:
First point of contact for communications with the council/building consent authority:
Full Name: G J Gardner homes
Mailing Address: PO Box 21382, Edgeware, Christchurch 8143
Phones:: 033239154: 033239154
Email: penny.wade@gjgardner.co.nz

Building work

The following building work is authorised by this building consent:
Project: PIM - Construction of a residential dwelling with attached garage and carport.
Current, lawfully established, use: Detached Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

CONDITIONS OF BUILDING CONSENT

Section 90 – Inspections by building consent authorities

This building consent is issued subjected to the condition that agents authorised by the BCA for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect –

- a) Land on which building work is being or is proposed to be carried out; and
- b) Building work that has been or it being carried out on or off the building site; and
- c) Any building

BUILDING CONSENT ADVICE NOTES

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Project Information Memorandum
- Certificate attached to project information memorandum
- Required Items Letter (***refer to this for inspection and CCC documentation requirements***)

Signature:



Position: Building Support Officer

On behalf of: Hurunui District Council

Date: 8/03/19



Address: PO Box 13, Amberley
Telephone: (03) 314 8816
Facsimile: (03) 314 9181

G J Gardner homes
PO Box 21382
Edgware
Christchurch 8143

Customer No BC190036
Date 4/03/19
GST Reg No 53-915-477

Tax Invoice 34764

190036 : 7 Claremont Crescent, Amberley
PIM - Construction of a residential dwelling with attached
garage and carport.
Owner: Norman and Rosemary Cross

Planning/PIM Processing	405.00 *
-------------------------	----------

(* Incl GST \$52.83)

Sub Total	\$405.00
Cash Received	405.00CR

Total incl GST

\$0.00

Council's bank account 03-0802-0946666-00

G J Gardner homes

Customer No BC190036
Date 4/03/19
Invoice No 34764
Total Due \$0.00



View Instrument Details

Instrument No. 10128020.9
Status Registered
Date & Time Lodged 28 Jul 2015 11:34
Lodged By McCormick, Nicola Helen
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers Land District

688471	Canterbury
688474	Canterbury
688475	Canterbury
688476	Canterbury
688477	Canterbury
688478	Canterbury
688479	Canterbury
688480	Canterbury
688481	Canterbury
688482	Canterbury
688483	Canterbury
688484	Canterbury
688485	Canterbury
688486	Canterbury
688487	Canterbury
688488	Canterbury
688489	Canterbury
688490	Canterbury
688491	Canterbury
688492	Canterbury
688493	Canterbury
688494	Canterbury
688498	Canterbury
688499	Canterbury
688500	Canterbury
688501	Canterbury
688502	Canterbury
688503	Canterbury
688507	Canterbury
688508	Canterbury
688511	Canterbury
688512	Canterbury
688513	Canterbury
688514	Canterbury
688515	Canterbury
688516	Canterbury
688517	Canterbury
688518	Canterbury
688519	Canterbury
688520	Canterbury
688521	Canterbury

Affected Computer Registers	Land District
688522	Canterbury
688523	Canterbury
688524	Canterbury
688525	Canterbury
688526	Canterbury
688527	Canterbury
688528	Canterbury
688529	Canterbury

Annexure Schedule: Contains 7 Pages.

Signature

Signed by Toby Ross Giles as Territorial Authority Representative on 23/07/2015 01:01 PM

***** End of Report *****

HURUNUI DISTRICT COUNCIL

P.O. Box 11 | Amberley | 7411 | 65 Carrers Road | Amberley | 7410
Phone 03 374 8816 | Fax 03 374 9181 | Email info@hurunui.govt.nz
Website: hurunui.govt.nz | Facebook: hurunui | Twitter: hurunuidc
Service: info_customer_services@hurunuidc.govt.nz



IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Subdivision Consent RC 120123 and 150036
51 Amberley Beach Road, Amberley

CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

To: The Registrar-General of Lands
Canterbury Land Registration District

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to the subdivision consents **RC 120123 and 150036** as follows:

THAT with regard to Lots 43, 46 – 49, 50 – 66, 70 – 75, 79, 80 and 83 - 101 under Plan number DP 485034

32a) The owners of Lots 43, 46 – 49, 50 – 66, 70 – 75, 79, 80 and 83 - 101 shall construct a vehicle crossing in accordance with KF Consilium drawings 1023/1300 – 1203/1304 as appropriate at the time of building on the lots.

THAT with regard to Lot 50 under Plan number DP 485034

32c) The vehicle crossing to be constructed on Lot 50 shall be located on the northern road frontage and constructed in accordance with condition 32a).

THAT with regard to Lot 75 under Plan number DP 485034.

32e) The vehicle crossing to be constructed on Lot 75 shall be located on the northern part of the western boundary and constructed in accordance with condition 32a).

DESCRIPTION OF LAND AFFECTED BY CONSENT NOTICE

All that piece of land containing:

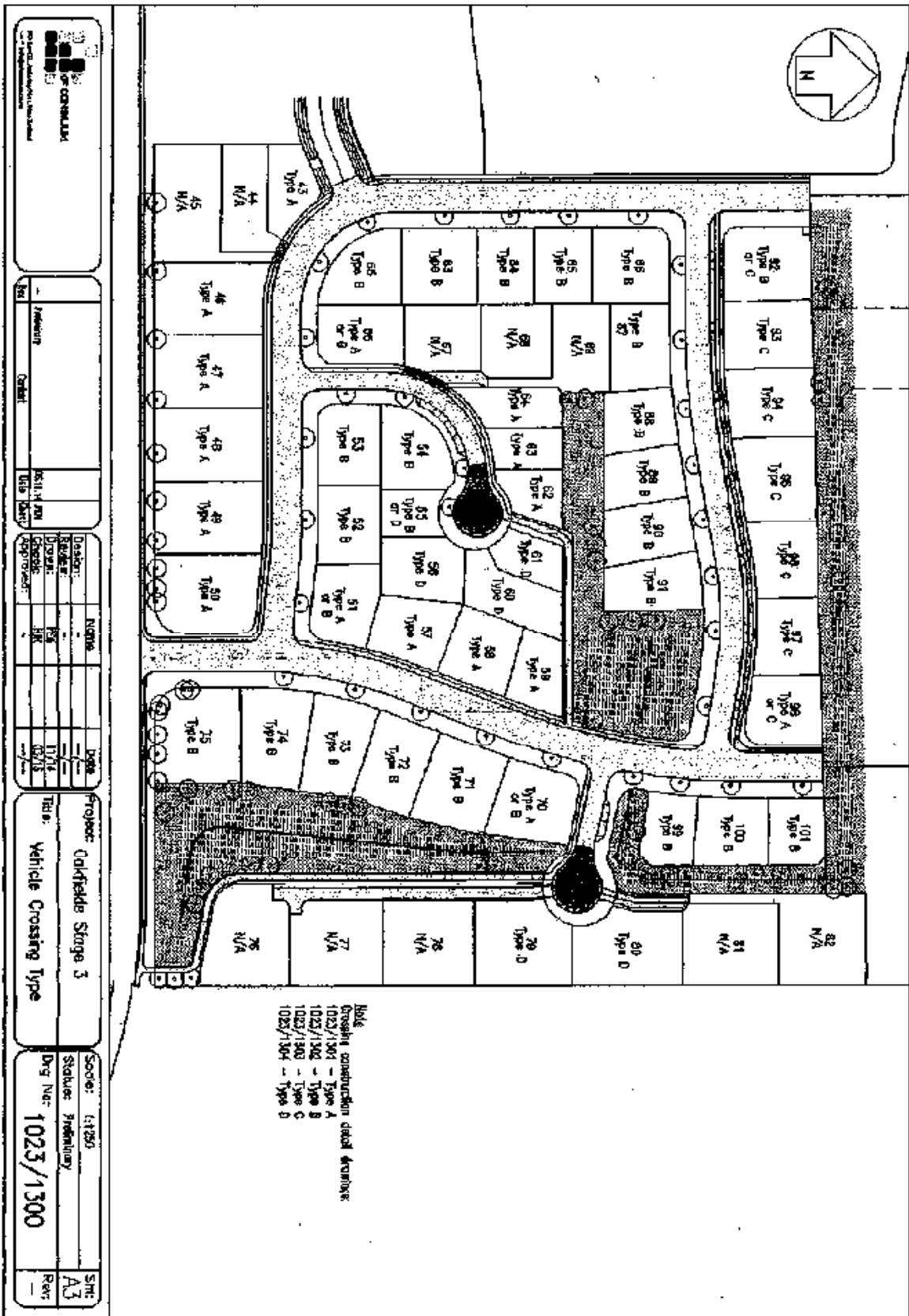
0,0502 hectares being Lot 43 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 46 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 47 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 48 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 49 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 50 DP 485034 (Canterbury Registry)
0,0700 hectares being Lot 51 DP 485034 (Canterbury Registry)
0,0700 hectares being Lot 52 DP 485034 (Canterbury Registry)

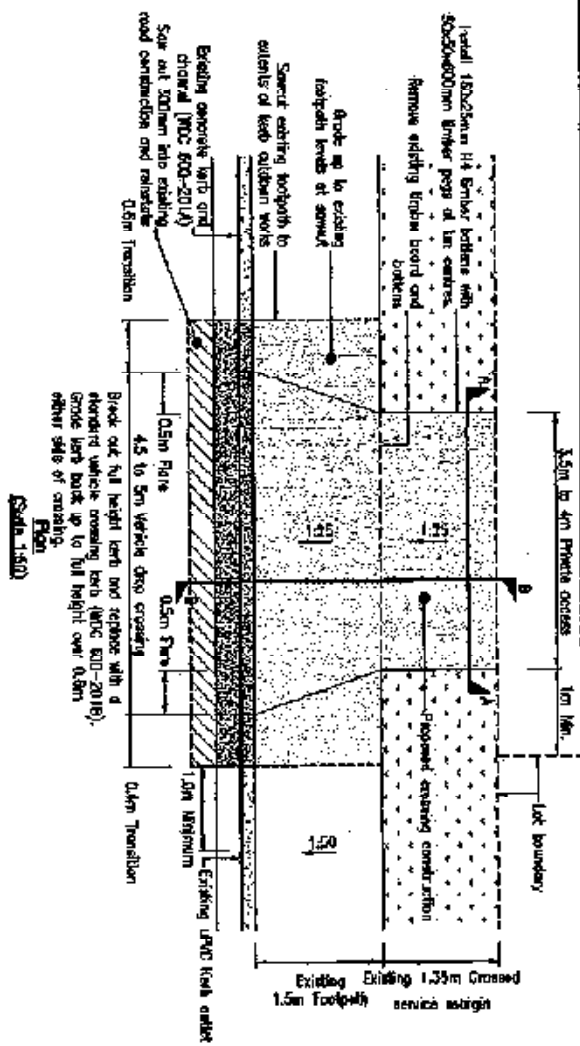
- 0.0700 hectares being Lot 53 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 54 DP 485034 (Canterbury Registry)
- 0.0400 hectares being Lot 55 DP 485034 (Canterbury Registry)
- 0.0702 hectares being Lot 56 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 57 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 58 DP 485034 (Canterbury Registry)
- 0.0511 hectares being Lot 58 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 60 DP 485034 (Canterbury Registry)
- 0.0400 hectares being Lot 81 DP 485034 (Canterbury Registry)
- 0.0400 hectares being Lot 82 DP 485034 (Canterbury Registry)
- 0.0400 hectares being Lot 83 DP 485034 (Canterbury Registry)
- 0.0529 hectares being Lot 84 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 85 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 86 DP 485034 (Canterbury Registry)
- 0.0800 hectares being Lot 70 DP 485034 (Canterbury Registry)
- 0.0900 hectares being Lot 71 DP 485034 (Canterbury Registry)
- 0.0800 hectares being Lot 72 DP 485034 (Canterbury Registry)
- 0.0800 hectares being Lot 73 DP 485034 (Canterbury Registry)
- 0.0900 hectares being Lot 74 DP 485034 (Canterbury Registry)
- 0.1104 hectares being Lot 75 DP 485034 (Canterbury Registry)
- 0.1133 hectares being Lot 79 DP 485034 (Canterbury Registry)
- 0.1100 hectares being Lot 80 DP 485034 (Canterbury Registry)
- 0.0800 hectares being Lot 83 DP 485034 (Canterbury Registry)
- 0.0800 hectares being Lot 84 DP 485034 (Canterbury Registry)
- 0.0600 hectares being Lot 85 DP 485034 (Canterbury Registry)
- 0.0800 hectares being Lot 86 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 87 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 88 DP 485034 (Canterbury Registry)
- 0.0580 hectares being Lot 89 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 90 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 91 DP 485034 (Canterbury Registry)
- 0.0900 hectares being Lot 92 DP 485034 (Canterbury Registry)
- 0.0850 hectares being Lot 93 DP 485034 (Canterbury Registry)
- 0.0850 hectares being Lot 94 DP 485034 (Canterbury Registry)
- 0.0900 hectares being Lot 95 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 96 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 97 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 98 DP 485034 (Canterbury Registry)
- 0.0527 hectares being Lot 99 DP 485034 (Canterbury Registry)
- 0.0700 hectares being Lot 100 DP 485034 (Canterbury Registry)
- 0.0531 hectares being Lot 101 DP 485034 (Canterbury Registry)

DATED this 20 day of July 2015

SIGNED for and on behalf of
THE HURUNUI DISTRICT COUNCIL
Pursuant to Section 221 of the
Resource Management Act 1991

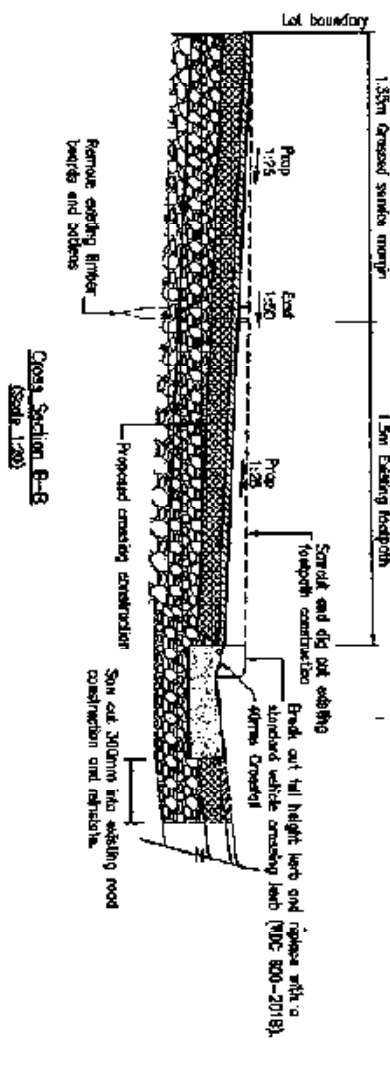
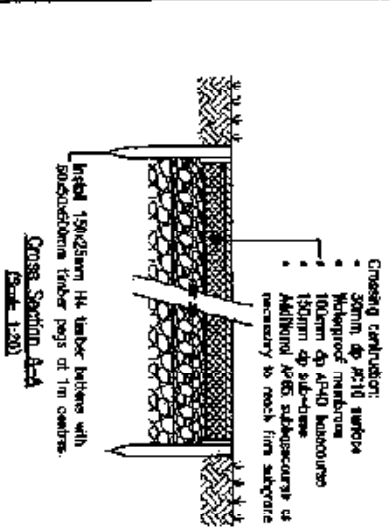

Authorised Officer (for the purposes of
Section 221 Resource Management Act 1991)





- Notes:
1. Single access, 3.5m minimum width, 4m maximum depth.
 2. Minimum 5m between edge of kerb and channel sideflow and the nearest kerb outlet.
 3. Barbed wire to be used on disturbed grassed areas.
 4. Barbed wire construction with:
 - 300mm AC rib sub-base
 - 100mm AC rib sub-base
 - 200mm AC sub-base

Lot No.	Existing Type
43	Type A
44	Type A
47	Type A
48	Type A
49	Type A
51	Type A or B
51	Type A
51	Type A
55	Type A
55	Type A
59	Type A
62	Type A
63	Type A
64	Type A
68	Type A or B
70	Type A or B
81	Type A or C



No.	Name	Role	Date	Signature

DESIGNER	DATE	REVIEWER	DATE	APPROVED

Project: Outlets Stage 3

Title: Vehicle Crossing A

Barri & Footpath Crossing

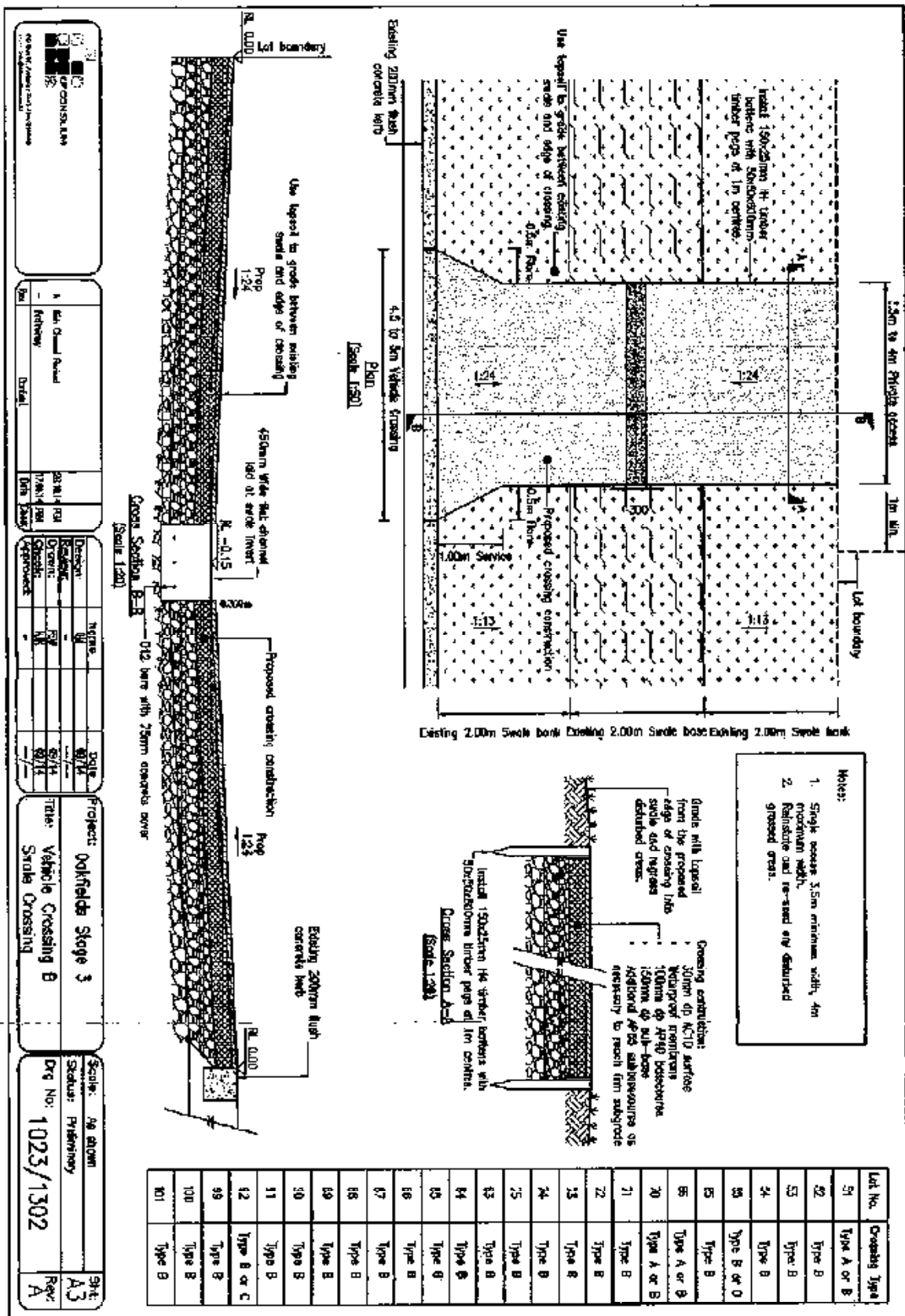
Scale: As shown

Status: Preliminary

Draw No: 1023/1301

Sheet: A3

Rev:



CONSULTANT

1023/1302

Project: Oakfields Stage 3

Title: Vehicle Crossing B

Scale: 1:200

Status: Preliminary

Draw No.: 1023/1302

Sheet: A3

Rev: A

Author: [Name]

Check: [Name]

Drawn: [Name]

Scale: 1:200

Project: Oakfields Stage 3

Title: Vehicle Crossing B

Scale: 1:200

Status: Preliminary

Draw No.: 1023/1302

Sheet: A3

Rev: A

Author: [Name]

Check: [Name]

Drawn: [Name]

Scale: 1:200

Project: Oakfields Stage 3

Title: Vehicle Crossing B

Scale: 1:200

Status: Preliminary

Draw No.: 1023/1302

Sheet: A3

Rev: A

Author: [Name]

Check: [Name]

Drawn: [Name]

Scale: 1:200

Project: Oakfields Stage 3

Title: Vehicle Crossing B

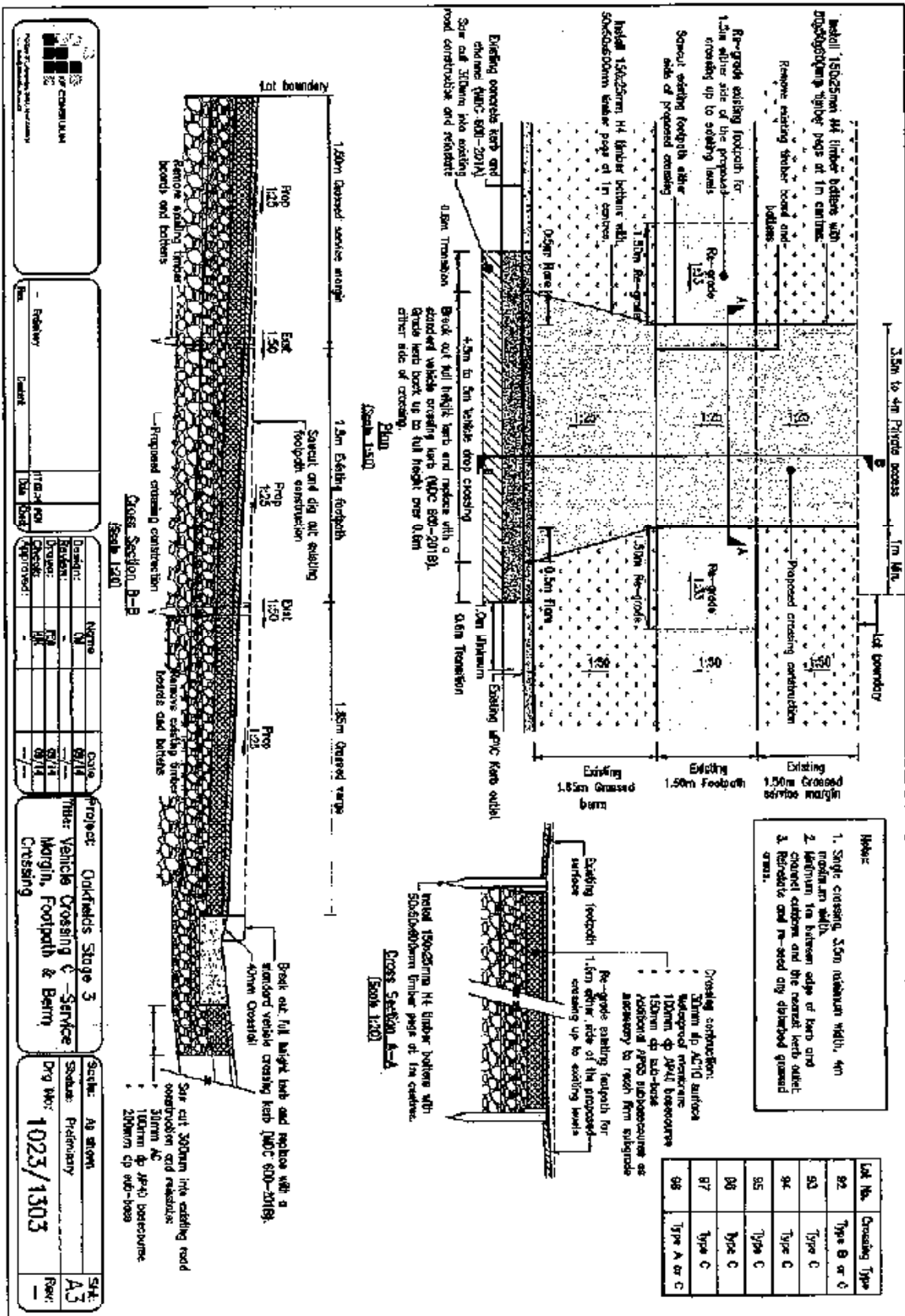
Scale: 1:200

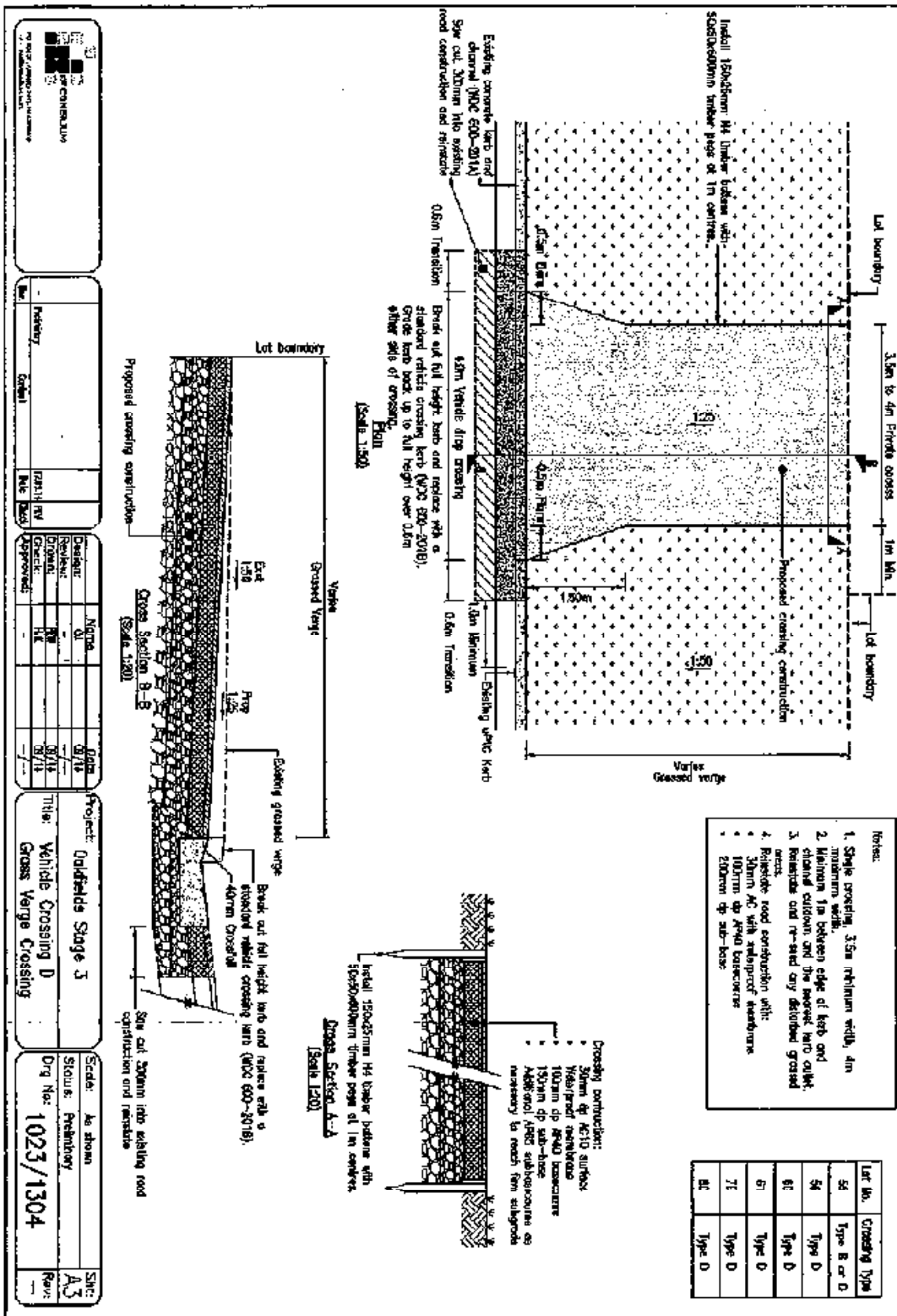
Status: Preliminary

Draw No.: 1023/1302

Sheet: A3

Rev: A







**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



Identifier 688474
Land Registration District Canterbury
Date Issued 28 July 2015

Prior References

588566

Estate	Fee Simple
Area	1100 square metres more or less
Legal Description	Lot 46 Deposited Plan 485034

Registered Owners

Norman Cross and Rosemary Cross

Interests

Appurtenant hereto is a right to drain sewage specified in Easement Certificate A324953.8 - 5.11.1997 at 11:22 am

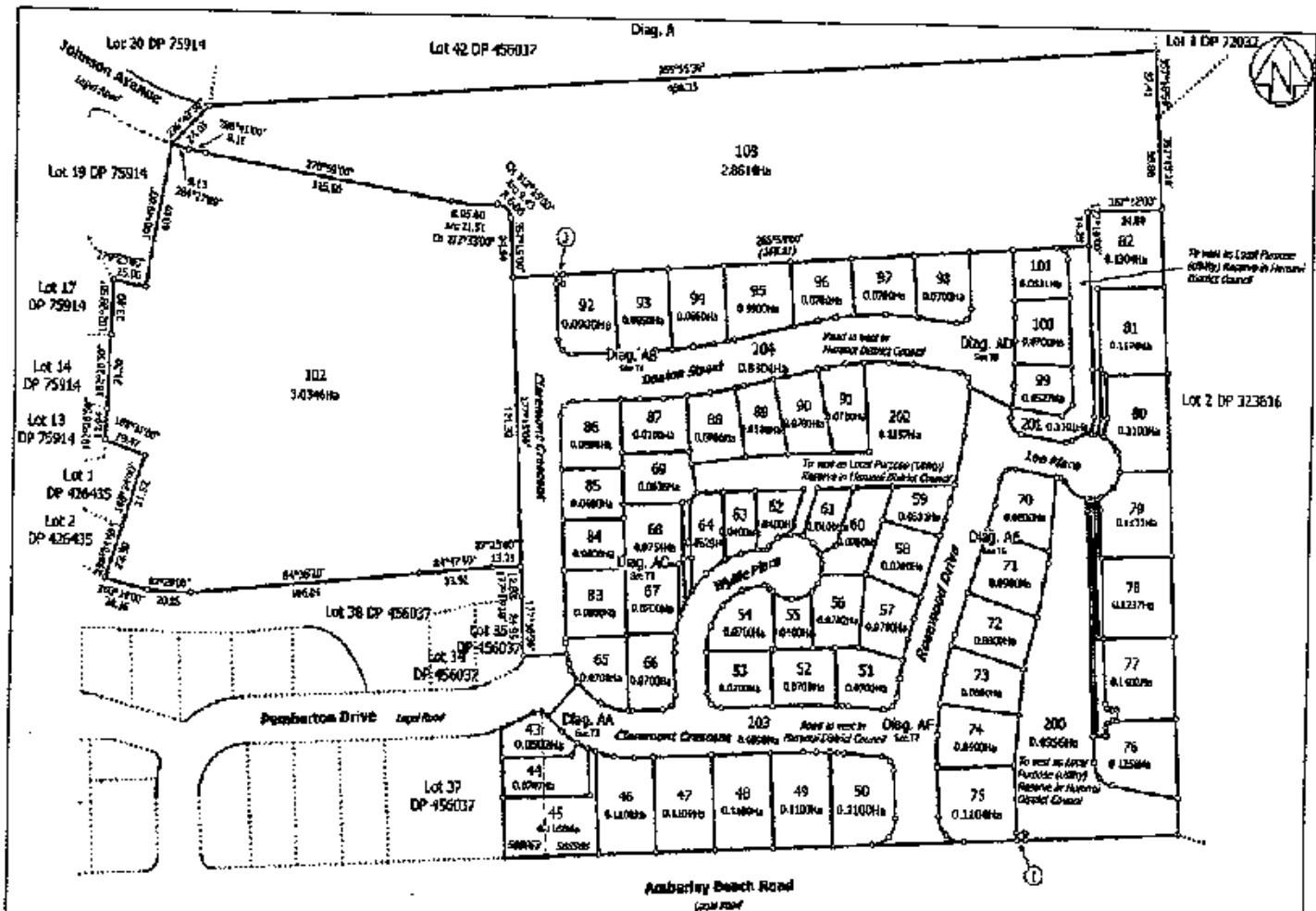
The easements specified in Easement Certificate A324953.8 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer A324953.17 - 5.11.1997 at 11:22 am (Limited as to duration)

7792570.1 Court Order modifying the Land Covenant in Transfer A324953.17 - 22.4.2008 at 9:00 am

Land Covenant in Easement Instrument 10128020.8 - 28.7.2015 at 11:34 am

10128020.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.7.2015 at 11:34 am



Unit District: Canterbury	Lots 48-103 & 200-204 Being Subdivision of Lots 36 and 41 DP 456037	Survey: Rafter 405 Firm: Accura Land Surveying	Title Plan LT 465034
Digitally Generated Plan Generated on: 18/08/2015 10:01 am Page 6 of 11			Approved on: 18/08/2015

Approved by the District Land Registrar, South Auckland No. 351560
 Approved by the District Land Registrar, North Auckland, No. 4380/81
 Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

A324953.8 EC

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We

SEAVALE FARMING COMPANY LIMITED

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Christchurch on the day of 19 97 under No. 75914 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

**SCHEDULE
 DEPOSITED PLAN NO.**

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
				20B/422 41A/998
Right of Way Right to drain water, Right to convey water, telephonic communications and electric power	23 24 25 25 24	A B C E F	Lots 24, 25 Lots 23, 25 Lots 23, 24 Lot 24 Lot 25	
Right to drain Sewage	25 24 2 17 1 16 6	D, E F J, K S L, M T P	Lots 24, 29 Lot 25 Lot 1 Lot 14 Lot 2 Lots 14, 17 Lot 7	
Right to drain Water	14	R	Lot 17	

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 20th day of August

Signed by the above-named

SEAVALE FARMING COMPANY LIMITED

in the presence of

Witness

Occupation

Address



[Handwritten signature]
[Handwritten signature]

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the
Land Transfer Act*



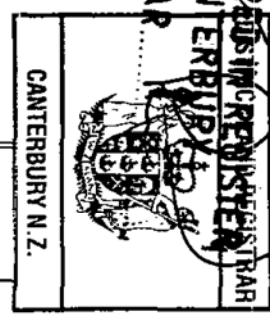
Solicitor for the registered proprietor

THE WITHIN EASEMENTS WHEN CREATED WILL BE SUBJECT TO SECTION
243 (a) RESOURCE MANAGEMENT ACT 1991

REGISTER



11.22 05.NOV97 A 324958.8
PARTICULARS ENTERED IN THE
LAND REGISTRY CANTE
ASST. LAND REGISTRAR



FRASER VENNING & CRERAR
SOLICITORS
RANGIORA

GoGet Processing Summary Report

Consent No: 190059

Site Address: 7 Claremont Crescent, Amberley

Description: Residential dwelling with attached garage

Checklist/Elements	Status	Notes	Processed By
Vetting	Pass		Angus Malcolm
Exemption	N/A		AXM3
Certificate of Acceptance (Building)	N/A		AXM3
Building consent/PIM	Pass		AXM3
Client Checklist *	Pass		AXM3
Earthquake Fast Track Queue	N/A		AXM3
PIM only check	N/A		AXM3
ED buildings - ODP Waiver	N/A		AXM3
Deposit/Fee	Pass		AXM3
HDC Project Payment (Lomonga)	N/A		AXM3
Application Form - Building Consent*	Pass		AXM3
Building Code Assessment	Pass		AXM3
Compliance schedule information	N/A		AXM3
Planning Check / PIM Declaration form *	Pass		AXM3
Certificate of Title *	Pass		AXM3
Agent Nomination form *	Pass		AXM3
Any relevant Resource Consents *	N/A		AXM3
Design Memorandum (Form 2A)	Pass		AXM3
Heritage Building Status - Internal Only alterations	N/A		AXM3
DRAWINGS/SPECS:	N/A		AXM3
Site plan *	Pass		AXM3
Floor plan *	Pass		AXM3
Elevations *	Pass		AXM3
Drainage plan*	Pass		AXM3
Bracing Plan & Schedule/Calculations	Pass		AXM3
Cross sections	Pass		AXM3
Construction details	Pass		AXM3
Risk Score (Weathertightness Matrix)	Pass	4	AXM3
Building Category	Pass	R1 - RESIDENTIAL 1:	AXM3
Lighting Plan	Pass		AXM3
Written specifications	Pass		AXM3
Roof Truss Design & PS1	Pass		AXM3
Producer Statements	N/A		AXM3
Liquefaction Assessment received?	N/A		AXM3
Amendment to Building consent	N/A		AXM3
Solid & Liquid Fuel Burner	N/A		AXM3
Marquee Checklist	N/A		AXM3
1 Storey Dwelling	Pass		Liz Ashwin
General	Pass		LSA
Property File Information Considered	Pass	Considered. No issues noted.	LSA
Building Complexity	Pass	R1 - Residential outbuilding & ancillary building; Single storey detached dwelling (SH) designed to a common standard (NZS 3604, NZS 4229) risk matrix score less than or equal to 6 Risk score <6	LSA
PIM Information Considered	Pass	Considered. PIM complete and PIM Notes added to consent.	LSA

Checklist/Elements	Status	Notes	Processed By
Service Plan Review	Pass	Services locations & type correct as per plans provided	LSA
Earthquake zone	Pass	3 Bracing EQ zone correct	LSA
Altitude	Pass	0-100m 39m	LSA
Snow zone & load	Pass	N4 <100m - Up to 1kPa Snow load correct on Truss design	LSA
Wind zone	Pass	A	LSA
Exposure zone	Pass	B	LSA
Ground	Pass	3 (VL) Geotech investigation provided confirming good ground Alternative solution proposed for foundation design with supporting PS1 provided by CPEng designer	LSA
Wind speed	Pass	H A/T1/open/ exposed Truss design correct Bracing demand correct	LSA
Importance level	Pass	2	LSA
Schedule 2 building use	Pass	SH	LSA
Procedure for inspections included	Pass	No	LSA
Building Act 2004 Sections	Pass		LSA
Sec 28 - Cases Involving Bans	Pass	N/A none identified in documents	LSA
Sec 46(3) - NZ Fire Service Commission	Pass	Not required - proposal does not need to be reviewed by FENZ	LSA
Sec 67 - Waivers or Modifications	Pass	None requested/ required	LSA
Sec 71-74 - Building on Land Subject to Natural Hazards	Pass	Site of proposed building clear of natural hazard areas mapped on YourMaps	LSA
Sec 75 - Building on 2 or More Allotments	Pass	Proposed building work sited clear of legal boundaries and easements	LSA
Sec 112 - Alterations to Existing Buildings	Pass	New building - no requirements	LSA
Sec 113 - Specified Intended Life	Pass	Indefinite but not less than 50 years	LSA
Sec 114 Change of use	Pass	New building - no requirement	LSA
Sec 118 - Access and Facilities for persons with disabilities	Pass	Private residence - not required	LSA
NZ Building Code Handbook	Pass		LSA
A1 Classified Use	Pass	Housing - Detached dwelling	LSA
		The plans provided also include a carport - please confirm if this structure is to be covered by this consent. if so please also provide the supporting PS1 referred to on Sh 01 --- Response - LSA 15 Mar 2019 8:46am --- RFI response confirms that carport is included in consent; info added to file and processed	
<u>Request for Further Information:</u>			
Request:		The plans provided also include a carport - please confirm if this structure is to be covered by this consent. if so please also provide the supporting PS1 referred to on Sh 01	LSA
Response:		RFI response confirms that carport is included in consent; info added to file and processed	LSA
B1 Structure	Pass		LSA
Foundations	Pass	Means of compliance - Engineer designed; Specific design - refer Engineer's drawings and PS1	LSA
Floor Slab and mesh	Pass	Means of compliance - NZS 3604:2011 100mm 500E mesh reinforced concrete	LSA
DPM	Pass	Means of compliance - NZS 3604:2011 250 micron 1 ply polyethylene sheet	LSA

Checklist/Elements	Status	Notes	Processed By
Mesh laps	Pass	Means of compliance - NZS 3604:2011 1 ... laps, laced together Product specs on file SE62 res	LSA
Laced to starters	Pass	Means of compliance - NZS 3604:2011 Yes	LSA
Steel concrete cover	Pass	Means of compliance - NZS 3604:2011 Adequate support, min 30mm to concrete top surface	LSA
Supplementary bars	Pass	Means of compliance - NZS 3604:2011 Positions comply (Fig. 7.18) Sh03	LSA
Shrinkage control	Pass	Means of compliance - NZS 3604:2011 Saw-cuts - positions comply (Fig 7.19) Crack inducer - positions comply (Fig 7.19) Sh03	LSA
Slab thickenings (see truss design data)	Pass	Means of compliance - Engineer designed; FP1 - comply with NZS 3604:2011 - Refer drawings Detailed on Foundation plan Sh 03 where required by truss plan	LSA
Piles (incl. bracing)	N/A		LSA
Bearers	N/A		LSA
Floor joists	N/A		LSA
Load-bearing walls	Pass	Means of compliance - NZS 3604:2011 All loads transferred to exterior walls/footings with Ext.footings/slab thickenings in place where required	LSA
Stud centres (ground level)	Pass	Means of compliance - NZS 3604:2011 90 x 45mm @ 600mm c/c max 2.4m high Complies table 8.1	LSA
Long studs	Pass	Please confirm the size and spacing of the long studs to the framing supporting the entry rafters --- Response - LSA 19 Mar 2019 12:44pm --- Notation added to Sh 19 - jack studs detailed on top of top plate 90 x 45mm @ 600mm c/c	LSA
<u>Request for Further Information:</u>			
Request:		Please confirm the size and spacing of the long studs to the framing supporting the entry rafters	LSA
Response:		<i>Notation added to Sh 19 - jack studs detailed on top of top plate 90 x 45mm @ 600mm c/c</i>	LSA
Lintels	Pass	Means of compliance - Engineer designed; By truss manufacturer - see drawings and PS1 The truss plan does not include lintels to the internal load bearing walls between the dining & media rooms and into the pantry - please provide details of the lintels to these openings --- Response - LSA 15 Mar 2019 8:48am --- Revised truss plan provided with lintels in internal LB walls detailed Added to file	LSA
<u>Request for Further Information:</u>			
Request:		The truss plan does not include lintels to the internal load bearing walls between the dining & media rooms and into the pantry - please provide details of the lintels to these openings	LSA
Response:		<i>Revised truss plan provided with lintels in internal LB walls detailed Added to file</i>	LSA
Garage lintel	Pass	Means of compliance - Engineer designed; By truss manufacturer - see drawings and PS1 PL12 315 x 90mm	LSA
Bracing (ground level)	Pass	Means of compliance - Alternative Solution based on NZS 3604:2011 GIB "Ezybrace" system	LSA

Checklist/Elements	Status	Notes	Processed By
Brace calculations	Pass	Means of compliance - NZS 3604:2011 See tech data - calculations all OK	LSA
Bracing distribution	Pass	Means of compliance - NZS 3604:2011 Sufficiently even bracing distribution - complies Sh05	LSA
Ceiling Diaphragms	N/A	Not specified	LSA
Support beams	N/A	Not specified	LSA
Trusses	Pass	Means of compliance - Engineer designed; Proprietary timber trusses - refer manufacturer's details and PS1	LSA
Trusses - Truss point loads	Pass	Means of compliance - Engineer designed; Refer truss manuf. details and PS1 for specific design	LSA
Trusses - Truss fixings	Pass	Means of compliance - Engineer designed; Proprietary manufacturer's fixings - see dwgs and PS1	LSA
Timber rafters	Pass	Means of compliance - Engineer designed; Rafters to raked soffit to entrance covered on truss design - detailed as 2/90 x 45mm @ 450mm c/c span of member noted as approx 2.2m (scaled from elevation Sh 09) This differs to how they are detailed on the truss plan Rafters to entry porch do not comply with NZS 3604:2011 table 10.1 and are detailed differently on Sh 04 & Sh 19 to how they are shown on the truss plan - please either amend the truss plan to cover the rafters as detailed on Sh 04 & Sh 19 or amend the rafters on Sh 04 to comply with NZS 3604 --- Response - LSA 19 Mar 2019 12:44pm --- Rafters still detailed as outriggers on truss plan - the detail on Sh 19 shows these being pitched differently Discussed with applicant - truss design provides certificate for the size of the raked rafters - okay Fixing details noted Sh 19 - CPC80 each side Jack studs detailed above top plate to support rafters Sh 19 - noted as 90 x 45mm framing @ 600mm c/c with double top plate	LSA
<u>Request for Further Information:</u>			
Request:		The rafters to the entry porch do not comply with NZS 3604:2011 table 10.1 and are detailed differently on Sh 04 & Sh 19 to how they are shown on the truss plan - please either amend the truss plan to cover the rafters as detailed on Sh 04 & Sh 19 or amend the rafters on Sh 04 to comply with NZS 3604	LSA
Response:		<i>Rafters still detailed as outriggers on truss plan - the detail on Sh 19 shows these being pitched differently Discussed with applicant - truss design provides certificate for the size of the raked rafters - okay Fixing details noted Sh 19 - CPC80 each side Jack studs detailed above top plate to support rafters Sh 19 - noted as 90 x 45mm framing @ 600mm c/c with double top plate</i>	LSA
Rafter fixings	Pass	Means of compliance - NZS 3604:2011 Detailed Sh 19 as 2/90 x 3.15 + CPC 80 each side	LSA
Purlins/tile battens	Pass	Means of compliance - NZS 3604:2011 SG8 70 x 45mm on flat @ 900mm crs less than or equal to 900mm span	LSA
Purlin/batten fixings	Pass	Means of compliance - NZS 3604:2011 1/10g self-drilling screw, min 80mm long	LSA
Roof bracing	Pass	Means of compliance - NZS 3604:2011 Lumberlok "Multi-brace" cross bracing (complies with Sec. 10.4) Sh 06	LSA
Gable braces	Pass	Not specified Low height gable with lumberlok strap bracing detailed	LSA

Checklist/Elements	Status	Notes	Processed By
Ceiling battens/restraints	Pass	Means of compliance - NZS 3604:2011 Proprietary metal ceiling batten system to manuf. requirements @ 600mm c/c 13mm Gib detailed Sh 11	LSA
Entry columns/beams	Pass	Means of compliance - NZS 3604:2011 Sh 16 Concrete nib cast to achieve ground clearance Standard timber construction for 360 x 140mm timber column - 140 x 45mm framing Please confirm the top plate to stud connection for the entry column (strap over plate) and also detail a bracing element on this column as the roof plane bracing is connected to the top plate at this point --- Response - LSA 19 Mar 2019 12:39pm --- Top plate connection confirmed as Mitek Studlok covered by truss certificate Sh 19 amended to include Ecoply to the column	LSA
<u>Request for Further Information:</u>			
Request:		Please confirm the top plate to stud connection for the entry column and also detail a bracing element on this column as the roof plane bracing is connected to the top plate at this point	LSA
Response:		Top plate connection confirmed as Mitek Studlok covered by truss certificate	LSA
<i>Sh 19 amended to include Ecoply to the column</i>			
Verandah framing	Pass	Means of compliance - NZS 3604:2011	LSA
Verandah Posts	Pass	Means of compliance - NZS 3604:2011 180 x 180mm Prolam post Sh 18	LSA
Footing sizes (uplift)	Pass	Means of compliance - NZS 3604:2011 Sh 18 0.8 x 0.8 x 0.6 deep Complies table 9.1	LSA
Verandah beams	Pass	Means of compliance - NZS 3604:2011 8.8 kN post to beam connection required Table 9.2 2/M12 bolts detailed per beam - but fixings on different beams are detailed very close together and beams are not seated on post so rely entirely on bolts for transfer of loads Please review the post to beam connection for the veranda post detailed on Sh 18 - the beams should be seated on the post in line with the details in NZS 3604 Fig 9.3 --- Response - LSA 19 Mar 2019 12:38pm --- RFI response confirms that this is not required for light roof coverings in NZS 3604 - Fig 9.3 notes this for detail C but this relates to 45mm wide beams - the beams detailed are 90mm and Fig 9.3 shows all 90mm beams seated on the posts - please amend Detail amended to include one beam seated on post	LSA
<u>Request for Further Information:</u>			
Request:		Please review the post to beam connection for the veranda post detailed on Sh 18 - the beams should be seated on the post in line with the details in NZS 3604 Fig 9.3	LSA
Response:		RFI response confirms that this is not required for light roof coverings in NZS 3604 - Fig 9.3 notes this for detail C but this relates to 45mm wide beams - the beams detailed are 90mm and Fig 9.3 shows all 90mm beams seated on the posts - please amend Detail amended to include one beam seated on post	LSA
Timber rafters	N/A		LSA

Checklist/Elements	Status	Notes	Processed By
Purlins/tile battens	Pass	Means of compliance - NZS 3604:2011 SG8 70 x 45mm on flat @ 900mm crs less than or equal to 900mm span	LSA
Purlin/batten fixings	Pass	Means of compliance - NZS 3604:2011 1/10g self-drilling screw, min 80mm long	LSA
Verandah roof bracing	Pass	As per main roof	LSA
Deck piles	N/A		LSA
Deck Bearers	N/A		LSA
Deck joists	N/A		LSA
Decking	N/A		LSA
Retaining walls	N/A		LSA
Siting/surcharge	N/A		LSA
Footings and construction	N/A		LSA
Solid fuel heater compliance	N/A		LSA
Non Clean-Air-approved burner model	N/A		LSA
Clean-air approved burner model	N/A		LSA
Clean air approved number	N/A		LSA
Hearth/Slab	N/A		LSA
Chimney/flue	N/A		LSA
Fire/Flue Durability applications	N/A		LSA
Generic materials	N/A		LSA
B2 Durability	Pass		LSA
Fixings	Pass	Means of compliance - NZS 3604:2011 Post fixings detailed as SS where exposed - Sh 18	LSA
Durability evaluation	Pass	Quality materials from reputable manufacturers	LSA
Durability; materials suitable for application	Pass	Durability of all materials specified suitable for proposed applications - OK	LSA
Timber treatments - In ground	N/A	Not specified	LSA
Timber treatments - Sub-floor	N/A		LSA
Timber treatments - Floor	N/A		LSA
Timber treatments - Ext. trims	Pass	Not specified	LSA
Timber treatments - Cavities	Pass	Means of compliance - NZS 3602:2003; H3.1 Sh 11	LSA
Timber treatments - Plywood	N/A	Not specified	LSA
Timber treatments - Interior wall framing	Pass	Means of compliance - NZS 3602:2003; H1.2 Sh 11	LSA
Timber treatments - Exterior wall framing	Pass	Means of compliance - NZS 3602:2003; H1.2 & H5 posts Sh 11	LSA
Timber treatments - Roof framing	Pass	Means of compliance - NZS 3602:2003; H1.2 Sh 11	LSA
Timber treatments - Exterior deck piling	N/A		LSA
Timber treatments - Exterior deck framing	N/A		LSA
C1 - C6 Protection from Fire	Pass		LSA
Solid Fuel heater (heat transfer)	N/A	Means of compliance - AS1	LSA
Risk group assessed	Pass	SH Means of compliance - AS1	LSA
Fire protection system	Pass	Means of compliance - AS1 Type 1 - Domestic smoke alarms only	LSA
Escape path lengths	Pass	Means of compliance - AS1 Match protection system Yes	LSA

Checklist/Elements	Status	Notes	Processed By
Distance to boundary (1m min)	Pass	Means of compliance - AS1 5.91m min Sh 01 Carport noted as 235mm away from dwelling - no sleeping risk in carport so no notional boundary required	LSA
Life/Property rating system	Pass	Means of compliance - AS1 Rating correct	LSA
D1 Access Routes	Pass		LSA
Slip resistance to external access	Pass	Means of compliance - AS1 Notation Sh 04 confirms min slip resistance of external access routes	LSA
Slip resistance to internal entry	N/A	Not required (Codewords Issue 19)	LSA
Stair	N/A	Not specified	LSA
Tread and risers	N/A		LSA
Handrails	N/A		LSA
Ramps	N/A		LSA
D2 Mechanical Access	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
E1 Surface Water	Pass		LSA
Minimum FFLs	Pass	Means of compliance - AS1 320mm above COR on Claremont Cres Sh 01	LSA
Protection from flooding	Pass	Means of compliance - AS1 Adequate contours to direct surface water away - OK	LSA
Gutters	Pass	Means of compliance - AS1 Quad/box ext gutters - comply with E1 Fig. 15	LSA
Down pipes	Pass	Means of compliance - AS1 Sh 06 - 3 to dwelling roof & 1 to carport	LSA
Discharge pipe size	Pass	Means of compliance - AS1 Sh 02 100mm diameter	LSA
Pipe gradients: mains	Pass	Means of compliance - AS1 1:120 minimum	LSA
Soak pit/other	Pass	Means of compliance - AS1 SW connection to extg lateral - as per PIM notes	LSA
Retaining wall drainage	N/A		LSA
E2 External Moisture	Pass		LSA
Floors	Pass	Means of compliance - AS1 320mm above COR on Claremont Cres Sh 01	LSA
Weathertightness risk factors	Pass	Means of compliance - AS1 See Risk Matrix calcs - all complies Sh 09 & 10 - max risk score 4	LSA
Building Wrap type / Sill tape	Pass	Means of compliance - AS1 Tekton "House-wrap" Notation Sh 11	LSA
Sill tape type	Pass	Means of compliance - AS1 Please confirm the sill tape to be used --- Response - LSA 15 Mar 2019 8:55am --- Sill tape confirmed as Aluband	LSA
<u>Request for Further Information:</u>			
Request:		Please confirm the sill tape to be used	LSA
Response:		<i>Sill tape confirmed as Aluband</i>	LSA
Cladding systems	Pass	Means of compliance - AS1 Multiple cladding systems - refer dwgs and spec Hardies "Linea" board - fixed on cavity Hebel 50mm panel system	LSA
Cladding on frame - bare GL	Pass	Means of compliance - AS1 225mm to unpaved ground	LSA

Checklist/Elements	Status	Notes	Processed By
Clad on frame - paved GL	Pass	Sh 12 Means of compliance - AS1 150mm to unpaved ground Sh 12	LSA
Cav. veneer clad - bare GL	N/A		LSA
Cav. Veneer clad - paved GL	N/A		LSA
Flashings	Pass	Means of compliance - Alternative Solution Means of compliance - AS1 Flashings to wall & roof cladding generally in line with E2/AS1 & manufacturers installation details (provided) - see separate RFI for velux flashings Cladding junctions & meter box details accepted as an alternative solution Sh 13 Please amend the meterbox penetration detail on Sh 14 to include a metal angle sealed and riveted to the meterbox and sealed behind the flashing tape to reflect E2/As1 Fig 69 --- Response - LSA 19 Mar 2019 12:36pm --- RFI response confirms that the detail is in accordance with the Hebel installation guide detail 3.45 but this detail includes a head flashing which is not included on the detail on Sh 14? Standard Hebel meterbox head details provided and added to plan	LSA
<u>Request for Further Information:</u>			
Request:		Please amend the meterbox penetration detail on Sh 14 to include a metal angle sealed and riveted to the meterbox and sealed behind the flashing tape to reflect E2/As1 Fig 69	LSA
Response:		RFI response confirms that the detail is in accordance with the Hebel installation guide detail 3.45 but this detail includes a head flashing which is not included on the detail on Sh 14? Standard Hebel meterbox head details provided and added to plan	LSA
Roofing systems	Pass	Means of compliance - AS1 Longrun coated metal - tray profile The floor plan and section detail a Velux skylight - this is not indicated on the roof plan - please amend, including the soaker flashing required by E2/AS1 Fig 55. please also provide installation details to comply with E2/A1 --- Response - LSA 15 Mar 2019 9:03am --- Skylight detail added to roof plan; manufacturers installation instructions provided and added to file	LSA
<u>Request for Further Information:</u>			
Request:		The floor plan and section detail a Velux skylight - this is not indicated on the roof plan - please amend, including the soaker flashing required by E2/AS1 Fig 55. please also provide installation details to comply with E2/A1	LSA
Response:		Skylight detail added to roof plan; manufacturers installation instructions provided and added to file	LSA
Roof pitch	Pass	Means of compliance - AS1 Greater than or equal to 0°less than or equal to 25°	LSA
Roofing underlay type	Pass	Means of compliance - AS1 Self supporting paper - Sh 11	LSA
E3 Internal Moisture	Pass		LSA
Surface finishes	Pass	Means of compliance - AS1 Spec pg 10	LSA
Fungal growth prevention	Pass	Means of compliance - AS1 Appropriate surfaces/finishes installed/applied	LSA
Overflow	N/A	No adjacent household units - not required	LSA

Checklist/Elements	Status	Notes	Processed By
Water splash	Pass	Means of compliance - AS1 At risk surfaces finished/protected appropriately	LSA
Wet area shower	Pass	Means of compliance - AS1 Proprietary shower cubicle with doors detailed Sh 04 & Sh 22	LSA
F1 Hazardous Agents	Pass		LSA
F1 Hazardous Agents	Pass	Means of compliance - AS1 Site not recorded as a HAIL site on YourMaps	LSA
F2 Hazardous Building Materials	Pass		LSA
Hazardous building materials	Pass	Means of compliance - AS1 Glazing only to consider; issues addressed OK Side panel to sliding doors drawn as <0.75m2	LSA
F3 Hazardous Substances	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
F4 Safety from Falling	Pass		LSA
Opening windows	Pass	Means of compliance - AS1 FFL - GL <1m - protection not required	LSA
Barriers	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
F5 Construction Hazards	Pass		LSA
F5 Construction Hazards	Pass	The site is noted as being in close proximity to an early childcare centre - please confirm that site safety fencing to comply with F5/AS1 will be erected --- Response - LSA 19 Mar 2019 12:29pm --- Site safety confirmed as being installed; notation to be added to Site plan to confirm Sh 01 amended to include notation to confirm	LSA
<u>Request for Further Information:</u>			
Request:		The site is noted as being in close proximity to an early childcare centre - please confirm that site safety fencing to comply with F5/AS1 will be erected	LSA
Response:		Site safety confirmed as being installed; notation to be added to Site plan to confirm Sh 01 amended to include notation to confirm	LSA
F6 Visibility in Escape Routes	N/A	This code clause is limited in application No requirement to consider this code clause for the classified use of the building	LSA
F7 Warning Systems	Pass		LSA
Locations	Pass	Means of compliance - AS1 3m max from all bedroom doors - OK Sh 04	LSA
F9 Means of restricting access to residential pools	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
G1 Personal Hygiene	Pass		LSA
No. of sanitary fixtures	Pass	Means of compliance - AS1 2	LSA
No. of sanitary fixtures - Baths	Pass	Means of compliance - AS1 1	LSA
No. of sanitary fixtures - Showers	Pass	Means of compliance - AS1 2	LSA
No. of sanitary fixtures - Basins	Pass	Means of compliance - AS1 2	LSA
No. of sanitary fixtures - Sinks	Pass	Means of compliance - AS1 2	LSA
Location	Pass	Means of compliance - AS1 Main bathroom; sep. WC; En-Suite; Kitchen; laundry	LSA
Basin in WC space	Pass	Means of compliance - AS1 Yes	LSA

Checklist/Elements	Status	Notes	Processed By
G2 Laundering	Pass		LSA
Laundering facilities	Pass	Means of compliance - AS1 Wash tub; washing machine connection provided Sh 04	LSA
G3 Food Prep and Prevention of Contamination	Pass		LSA
Appliances and Facilities	Pass	Means of compliance - AS1 Prep sink/Cooktop/Storage/Refrigerator Sh 04	LSA
G4 Ventilation	Pass		LSA
Ventilation	Pass	Means of compliance - AS1 Natural openings + extract to Bathrooms and Kitchen & laundry	LSA
Ventilation rate	Pass	Means of compliance - AS1 Natural - min. 5% of floor area opening windows	LSA
G5 Interior Environment	N/A	This code clause is limited in application No requirement to consider this code clause for the classified use of the building	LSA
G6 Airborne and Impact Sound	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
G7 Natural Light	Pass		LSA
Vertical windows in external walls	Pass	Means of compliance - AS1 Worst case = bed 2 - area of glazing = 24% floor area	LSA
Outside environment awareness	Pass	Means of compliance - AS1 Sufficient natural light levels and outside env. awareness	LSA
G8 Artificial Light	Pass		LSA
Illuminance	Pass	Means of compliance - AS1 Lighting plan provided - Sh 08 Sufficient electrical light fitting detailed in access ways	LSA
G9 Electricity	Pass		LSA
Electrical installation	Pass	Means of compliance - AS1 Sh 07 & 08 & spec pg 7	LSA
G10 Piped Services	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
G11 Gas as an Energy Source	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
G12 Water Supply	Pass		LSA
Water supply - source	Pass	Means of compliance - AS1 Connected to Local Authority supply	LSA
Water supply - quantity	Pass	Means of compliance - AS1 Connected to Local Authority supply	LSA
Water supply - quality	Pass	Means of compliance - AS1 Connected to Local Authority supply	LSA
HW Storage size (l)	Pass	Means of compliance - AS1 Detail for seismic restraints provided confirms size of hwc > 200l	LSA
Safe tray installed	Pass	Means of compliance - AS1 Yes Sh 23	LSA
HW Tempering	Pass	Means of compliance - AS1 Output max 55°C Sh 23	LSA
Seismic restraints/ tank supports	Pass	Means of compliance - AS1 Standard restraints - Fig.14 Sh 23	LSA

Checklist/Elements	Status	Notes	Processed By
Drain/relief vent material	Pass	Means of compliance - AS1 Suitably sized copper pipe to outside building Sh 02	LSA
Solar heating system	N/A		LSA
Solar support/fixing	N/A		LSA
Materials - supply	Pass	Means of compliance - AS1 20mm HDPE main supply - OK Spec	LSA
Materials - pipe-work	Pass	Means of compliance - AS1 Polybutylene to hot and cold reticulation	LSA
G13 Foul Water	Pass		LSA
Effluent disposal system (EDS)	Pass	Means of compliance - AS1 Connected to local authority services	LSA
ECAN rule 5.8	N/A		LSA
Bedroom numbers	Pass	Means of compliance - AS1 Three bedrooms; system complies - OK	LSA
EDS tank size	N/A		LSA
EDS daily flow	N/A		LSA
Gully traps	Pass	Means of compliance - AS1 See drainage plan for locations Sh02	LSA
Support and thermal movement	Pass	Means of compliance - AS1 Adequate support and thermal movement allowed for - OK Spec pg 9	LSA
Discharge pipe size	Pass	Means of compliance - AS2 100mm diameter Sh 02	LSA
Drain ventilation	Pass	Means of compliance - AS1 80mm TV/MV at head of drain 40mm BV at head of drain - complies G13/AS1 table 6 for 10 Discharge units	LSA
Pipe/joint materials	Pass	Means of compliance - AS1 PVC	LSA
Pipe gradients: mains	Pass	Means of compliance - AS2 1:120 minimum - okay for DUs	LSA
Pipe gradients: fittings	Pass	Means of compliance - AS1 40mm@1:40 40mm@1:30 50mm@1:40 100mm@1:60	LSA
Sanitary plumbing	Pass	Means of compliance - AS1 Refer fitting layout on designer's drawings Sh 02	LSA
Bedding and backfill	Pass	Means of compliance - AS2 Bedded in adequate fill, to Fig. 7 - OK Sh 24	LSA
Drains under buildings	N/A	Not specified	LSA
G14 Industrial Liquid Waste	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
G15 Solid Waste	N/A	This code clause is limited in application No requirement to consider this code clause for the classified use of the building	LSA
H1 Energy Efficiency	Pass		LSA
Means of Compliance	Pass	The H1 assessment provided does not allow for the skylight detailed; please amend --- Response - LSA 15 Mar 2019 9:05am --- Revised H1 assessment provided with area of roof	LSA

Checklist/Elements	Status	Notes	Processed By
		glazing included; shows that proposal complies with the Schedule method Added to file	
<u>Request for Further Information:</u>			
Request:		The H1 assessment provided does not allow for the skylight detailed; please amend	LSA
Response:		<i>Revised H1 assessment provided with area of roof glazing included; shows that proposal complies with the Schedule method Added to file</i>	LSA
Thermal Envelope	Pass	Means of compliance - AS1 Insulation R values: Floor: not insulated Wall: R2.6 Pink batts Ceiling: R4 Pink batts	LSA
Hot water system	Pass	Means of compliance - AS1 HWC and pipework suitably insulated Spec pg 9	LSA
Changes to external envelope	Pass		LSA
Changes to external envelope	Pass	Changes notified to Planning carport addition email forwarded to Scott r	LSA
Domestic Garage	Pass	All general clauses & SW processed with dwelling prompt sheet	Liz Ashwin
General	N/A	Refer to single storey dwelling processing prompt sheet	LSA
Building Act 2004 Sections	N/A	Refer to single storey dwelling processing prompt sheet	LSA
NZ Building Code Handbook	Pass		LSA
A1 Classified Use	Pass	Outbuilding	LSA
B1 Structure	Pass		LSA
Foundations	Pass	Means of compliance - Engineer designed; Specific design - refer Engineer's drawings and PS1 1000mm x 450DN post footings	LSA
Floor slab and mesh	N/A	Not detailed on the SED design	LSA
DPM	N/A		LSA
Mesh laps	N/A		LSA
Laced to starters	N/A		LSA
Mesh chairs	N/A		LSA
Supplementary bars	N/A		LSA
Shrinkage control	N/A		LSA
Slab thickenings (see truss design data)	N/A		LSA
Load-bearing walls	N/A		LSA
Stud centres	N/A		LSA
Long studs	N/A		LSA
Lintels	N/A		LSA
Garage lintel	N/A		LSA
Bracing (ground level)	Pass	Means of compliance - Engineer designed; Specific design - refer Engineer's drawings and PS1 Braced post in ground	LSA
Brace calculations	Pass	Means of compliance - Engineer designed;	LSA
Bracing distribution	Pass	Means of compliance - Engineer designed;	LSA
Ceiling diaphragms	N/A		LSA
Support beams	N/A		LSA
Trusses	N/A		LSA
Truss point loads	N/A		LSA
Truss fixings	N/A		LSA

Checklist/Elements	Status	Notes	Processed By
Roof framing	N/A		LSA
Timber rafters	N/A		LSA
Rafter fixings	N/A		LSA
Purlins/tile battens	N/A		LSA
Purlin/batten fixings	N/A		LSA
Roof bracing	N/A		LSA
Gable braces	N/A		LSA
Ceiling battens/restraints	N/A		LSA
Entry columns/beams	N/A		LSA
Verandah framing	N/A		LSA
Posts	Pass	Means of compliance - Engineer designed; 75 x 75 x 2 SHS	LSA
Footing sizes (uplift)	Pass	Means of compliance - Engineer designed; 1000mm x 450DN post footings	LSA
Verandah beams	Pass	Means of compliance - Engineer designed; Specific design - refer Engineer's drawings and PS1	LSA
Timber rafters	Pass	Means of compliance - Engineer designed; SED metal rafters Specific design - refer Engineer's drawings and PS1	LSA
Rafter fixings	Pass	Means of compliance - Engineer Designed; Specific design - refer Engineer's drawings and PS1	LSA
Purlins/tile battens	Pass	Means of compliance - Engineer designed; Specific design - refer Engineer's drawings and PS1	LSA
Purlin/batten fixings	Pass	Means of compliance - Engineer Designed; Specific design - refer Engineer's drawings and PS1	LSA
Roof bracing	Pass	Means of compliance - Engineer Designed; Specific design - refer Engineer's drawings and PS1	LSA
Retaining walls	N/A		LSA
Siting/surcharge	N/A		LSA
Footings and construction	N/A		LSA
Producer Statements	Pass	See separate PS1 processing checksheet completed for proposal	LSA
B2 Durability	Pass		LSA
Fixings	Pass	Means of compliance - AS1 Quality materials from reputable manufacturers	LSA
Durability evaluation	Pass	Quality materials from reputable manufacturers - OK	LSA
Durability: materials suitable for application	Pass	Durability of all materials specified suitable for proposed applications - OK	LSA
Timber treatments	N/A		LSA
C1 - C6 Protection from Fire	Pass		LSA
Risk group assessed	Pass	SH	LSA
Occupant load	Pass	Means of compliance - AS1 Max allowed: as per dwelling - assume 6 for 3 bed dwelling Actual assessed: 6	LSA
Firecell floor area	Pass	Means of compliance - AS1 Max allowed: unlimited Actual assessed: 22.4m2	LSA
Fire safety systems	Pass	Means of compliance - AS1 None required for outbuilding with no sleeping activity	LSA
Fire resistance ratings	Pass	Means of compliance - AS1 Clearance to dwelling on the same site noted as 235mm to eaves - no notional boundary required as no sleeping risk in carport Boundary clearance noted as 2m	LSA

Checklist/Elements	Status	Notes	Processed By
No. of escape routes	Pass	Means of compliance - AS1 Open sided structure	LSA
Escape route height/width requirements	Pass	Means of compliance - AS1	LSA
Escape route max length requirements	Pass	Means of compliance - AS1	LSA
Control of internal fire and smoke spread	Pass	Means of compliance - AS1	LSA
Control of external fire spread	Pass	Means of compliance - AS1 Boundary clearance distances observed: Yes	LSA
Exit signage	N/A		LSA
Lighting in escape routes	N/A		LSA
E1 Surface Water	N/A	Refer to single storey dwelling processing prompt sheet	LSA
E2 External Moisture	Pass		LSA
Floors	Pass	Means of compliance - AS1 Adequate FFL height above road crown - OK	LSA
Weatertightness risk factors	N/A	n/a - non habitable car port outside the scope of E2/AS1	LSA
Building Wrap type	N/A		LSA
Sill tape type	N/A		LSA
Cladding systems	N/A		LSA
Cladding on frame - bare GL	N/A		LSA
Clad on frame - paved GL	N/A		LSA
Cav. veneer clad - bare GL	N/A		LSA
Cav. veneer clad - paved GL	N/A		LSA
Flashings	Pass	Means of compliance - Alternative Solution Barge flashings only	LSA
Roof pitch	Pass	Means of compliance - Engineer designed; Greater than or equal to 0° less than or equal to 25° Drawings show flat roof at 1:100 fall - covered by SED design	LSA
Roofing systems	Pass	Means of compliance - Alternative Solution Longrun coated metal - corrugated	LSA
Roofing underlay type	N/A		LSA
Garage Door Wind rating	N/A		LSA
E3 Internal Moisture	N/A		LSA
F1 Hazardous Agents	N/A	Refer to single storey dwelling processing prompt sheet	LSA
F2 Hazardous Building Materials	N/A		LSA
F4 Safety from Falling	N/A	Refer to single storey dwelling processing prompt sheet	LSA
F5 Construction and Demolition Hazards	N/A	Refer to single storey dwelling processing prompt sheet	LSA
F7 Warning Systems	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
G1 Personal Hygiene	N/A	No work detailed in this proposal requiring consideration under this code clause	LSA
G2 Laundering	N/A		LSA
G4 Ventilation	N/A		LSA
G9 Electricity	N/A		LSA
G10 Piped Services	N/A		LSA
G11 Gas as an Energy Source	N/A		LSA
G12 Water Supply	N/A		LSA
G13 Foul Water	N/A		LSA

Checklist/Elements	Status	Notes	Processed By
H1 Energy Efficiency	N/A		LSA
Validation	N/A		LSA
Producer Statement Assessment 1	Pass	Eliot Sinclair	Liz Ashwin
		John Aramowicz	
		Structural engineering of foundation to dwelling	
Producer statement category	Pass		LSA
Category	Pass	PS 1	LSA
Producer statement content	Pass		LSA
Heading	Pass	Headed with Producer Statement	LSA
Address details	Pass	The Producer Statement is addressed for the attention of Hurunui District Council	LSA
Author details	Pass	Clear identification of the person who has completed the design work - Yes The author's name and signature - John Aramowicz - signature included Qualifications suitable for work undertaken - Yes Address of author - included Registration number - 1008112 - confirmed current civil & Geotech on IPENZ website Membership of professional organisation - not noted	LSA
Written statement	Pass	That clearly identifies the building consent work covered by the Producer Statement - foundation design for dwelling The product name and specifications for application of products used - as detailed on Sk 451304 The parts/clauses of the Building Code that the work relates to B1 The appropriateness of the Producer Statement for site specific conditions - geotech investigation provided	LSA
Date	Pass	Date the PS1 was produced 31/1/19	LSA
Professional indemnity insurance	Pass	The sum of Professional Indemnity Insurance held is identified \$200K	LSA
Decisions and outcome	Pass		LSA
Acceptance	Pass	I have accepted this Producer Statement because the documentation is COMPLETE	LSA
Producer Statement Assessment 2	Pass	Mitek NZ Limited	Liz Ashwin
		Truss design software	
		In Ling ng	
Producer statement category	Pass		LSA
Category	Pass	PS 1	LSA
Producer statement content	Pass		LSA
Heading	Pass	Headed with Producer Statement	LSA
Address details	Pass	The Producer Statement is addressed for the attention of Hurunui District Council No - generic PS1 intended for use by all BCA in NZ	LSA
Author details	Pass	Clear identification of the person who has completed the design work - yes The author's name and signature - In Ling Ng - signature included	LSA

Checklist/Elements	Status	Notes	Processed By
		Qualifications suitable for work undertaken - yes Address of author - included Registration number - 146585 - confirmed current structural on IPENZ website Membership of professional organisation - MIPENZ	
Written statement	Pass	That clearly identifies the building consent work covered by the Producer Statement - Truss design The product name and specifications for application of products used - as per truss design The parts/clauses of the Building Code that the work relates to - B1 The appropriateness of the Producer Statement for site specific conditions - wind speed & snow load confirmed	LSA
Date	Pass	Date the PS1 was produced 14/02/19	LSA
Professional indemnity insurance	Pass	The sum of Professional Indemnity Insurance held is identified \$500K	LSA
Decisions and outcome	Pass		LSA
Acceptance	Pass	I have accepted this Producer Statement because the documentation is COMPLETE	LSA
Producer Statement Assessment 3	Pass	Transparency Consulting Ltd Andrew J Horton	Liz Ashwin
		Structural engineering of carport	
Producer statement category	Pass		LSA
Category	Pass	PS 1	LSA
Producer statement content	Pass		LSA
Heading	Pass	Headed with Producer Statement	LSA
Address details	Pass	The Producer Statement is addressed for the attention of Hurunui District Council	LSA
Author details	Pass	Clear identification of the person who has completed the design work - Andrew J Horton The author's name and signature - included Qualifications suitable for work undertaken - yes Address of author - Included on supporting info Registration number - 181283 - Confirmed current structural on IPENZ register Membership of professional organisation - MIPENZ	LSA
Written statement	Pass	That clearly identifies the building consent work covered by the Producer Statement - drwgs provided The product name and specifications for application of products used - as detailed on Sh S1 & 3 The parts/clauses of the Building Code that the work relates to - B1 The appropriateness of the Producer Statement for site specific conditions - confirmed - wind load noted as 37.3 m/s - wind speed assessed as high using NZS3604 but this is an IL1 structure designed using NZS 1170 with reduction in loads	LSA
Date	Pass	Date the PS1 was produced 6/3/19	LSA
Professional indemnity insurance	Pass	The sum of Professional Indemnity Insurance held is identified \$200K	LSA
Decisions and outcome	Pass		LSA
Acceptance	Pass	I have accepted this Producer Statement because the	LSA

Checklist/Elements	Status	Notes	Processed By
		documentation is COMPLETE	
Validation BC Checklist	Pass		Mark Milnes
Validation	Pass		MSM
Validation	Pass	Restricted Building work - YES Purpose Group - SH Complexity confirmed - R1	MSM
Review of PIM requirements	Pass	Proposal confirmed as requiring RC - condition added to Magiq	MSM
Resource consent required	N/A		MSM
Review of processing correspondence	Pass	All relevant code clauses considered by processing officer All RFI items signed off	MSM
Processing decisions justified	Pass	Processing decisions reviewed	MSM
Alternative solutions reviewed	Pass	Alternative solutions reviewed : flashings: velux window & Hebel meterbox = OK	MSM
Client copy correct	Pass	Approved documents stamped and added to folder	MSM
Environment risk assessment	Pass	Site factors considered by processor wind speed checked as per NZS3604:2011	MSM
Design and environment risk assessment	Pass	Design appropriate for site factors	MSM
Construction risk assessment	Pass	Structural risks: Geotech investigation confirmed good ground. foundations: CPEng PS1 Fire Safety: complies with purpose group	MSM
Inspection	Pass	Inspections loaded to consent record	MSM
Annotations made permanent	Pass		MSM
Timesheet completed	Pass	Time Cost - hours added to working file	MSM
Naming conventions	Pass	Naming conventions correct	MSM
Consent approved for issue	Pass	Required Items letter saved to Approvals folder as pdf Conditions added to Magiq	MSM

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 22 August 2019 11:52 am
Adele Patchett

LEGAL DESCRIPTION

Lot: 46 Oakfields Subdivision
 DP: 485034
 Site area: 1100 m²

PLANNING

Living zone: Residential 1 (Amberley)
 Site coverage area (Only): 197.36 m²
 Site coverage: 17.94 %

ZONES

Earthquake: Zone 2
 Wind: High
 Corrosion: Zone B
 Altitude above sea: 40 m

NOTES

- All dimensions taken to foundation edge unless otherwise stated
 - Strip drain & type 1 sump may require.

SEDIMENT CONTROL

All adjacent groundcover to be retained in building phase
 Sediment fence (filter fabric) preventing run off from excavation & gravel washdown where required.

- To boundaries and street frontage
- Containing surplus soils & gravel

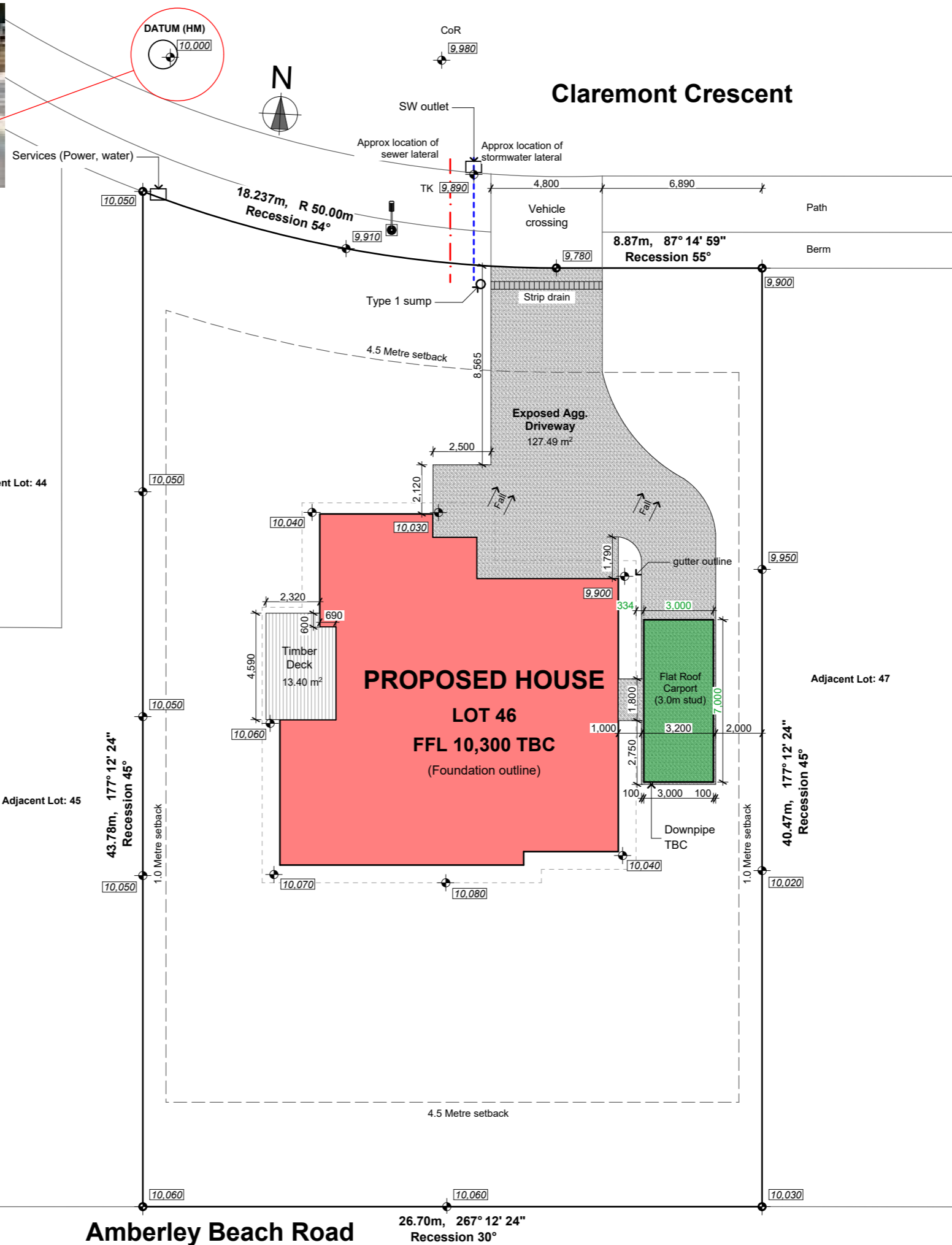
Downpipes to be connected as soon as roof fitted & drains laid.
 Temporary arrangements are to be made when exterior claddings are not fitted

Construction supervisor to oversee sediment control

Stockpiles of clay material to be covered with impervious material

HARD SURFACE DRAINAGE

Convey surface water from sealed driveway areas to approved outfall / away from any building & neighbours boundaries. Falls from paths should be directed away from any buildings & neighbours boundaries. Driveway @ 1:100 fall min.



G.J. Gardner. HOMES
 AG and LM McCarthy Ltd
 Canterbury North Franchisee for
 G.J. Gardner Homes
 293 Cranford St, St Albans
 PO Box 21382, Edgware 8143
 Christchurch
 P 03 323 9154
 F 03 323 9164
 www.gjgardner.co.nz

Cross
 7 Claremont Crescent
 Amberley (HDC)

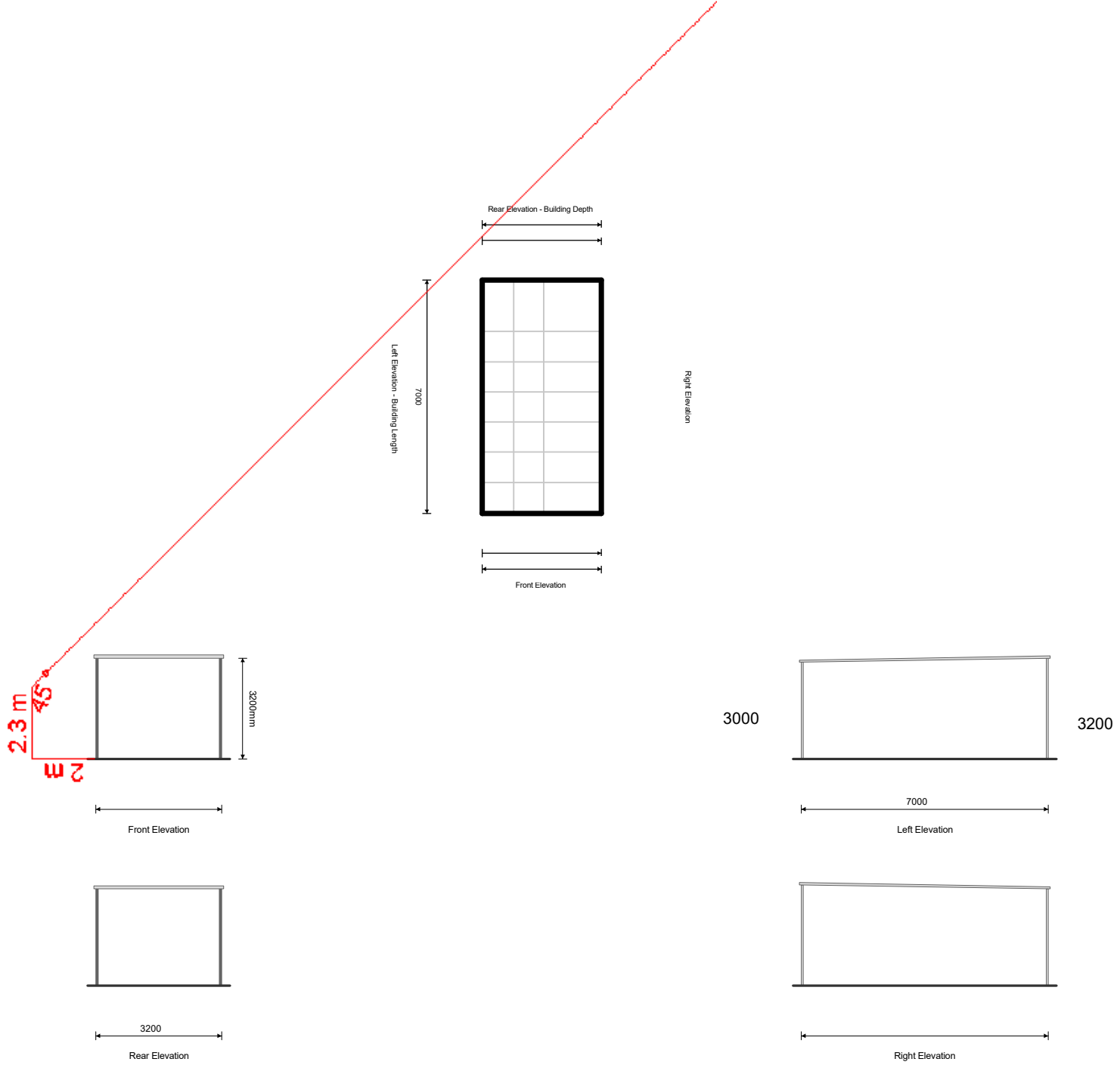


1 Location Plan NTS Site Location

Copyright - This drawing remains the property of G.J. Gardner Homes and is provided for the use described above and may not be used or reproduced in whole or in part without written permission

Site Plan
 Job No: 6500570
 Sheet Size: A3
 Scale: 1:200
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

Consent Version: 1



Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register



Visit www.ecan.govt.nz/HAIL for more information about land uses.

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	13 February 2019	
Land Parcels:	Lot 46 DP 485034	Valuation No(s): 2143015145



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ228254.

Disclaimer: *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Listed Land Use Register

What you need to know



What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



Everything is connected

Promoting quality of life through balanced resource management.

www.ecan.govt.nz

E13/101

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier 688474
Land Registration District Canterbury
Date Issued 28 July 2015

Prior References

588566

Estate	Fee Simple
Area	1100 square metres more or less
Legal Description	Lot 46 Deposited Plan 485034

Registered Owners

Norman Cross and Rosemary Cross

Interests

Appurtenant hereto is a right to drain sewage specified in Easement Certificate A324953.8 - 5.11.1997 at 11:22 am

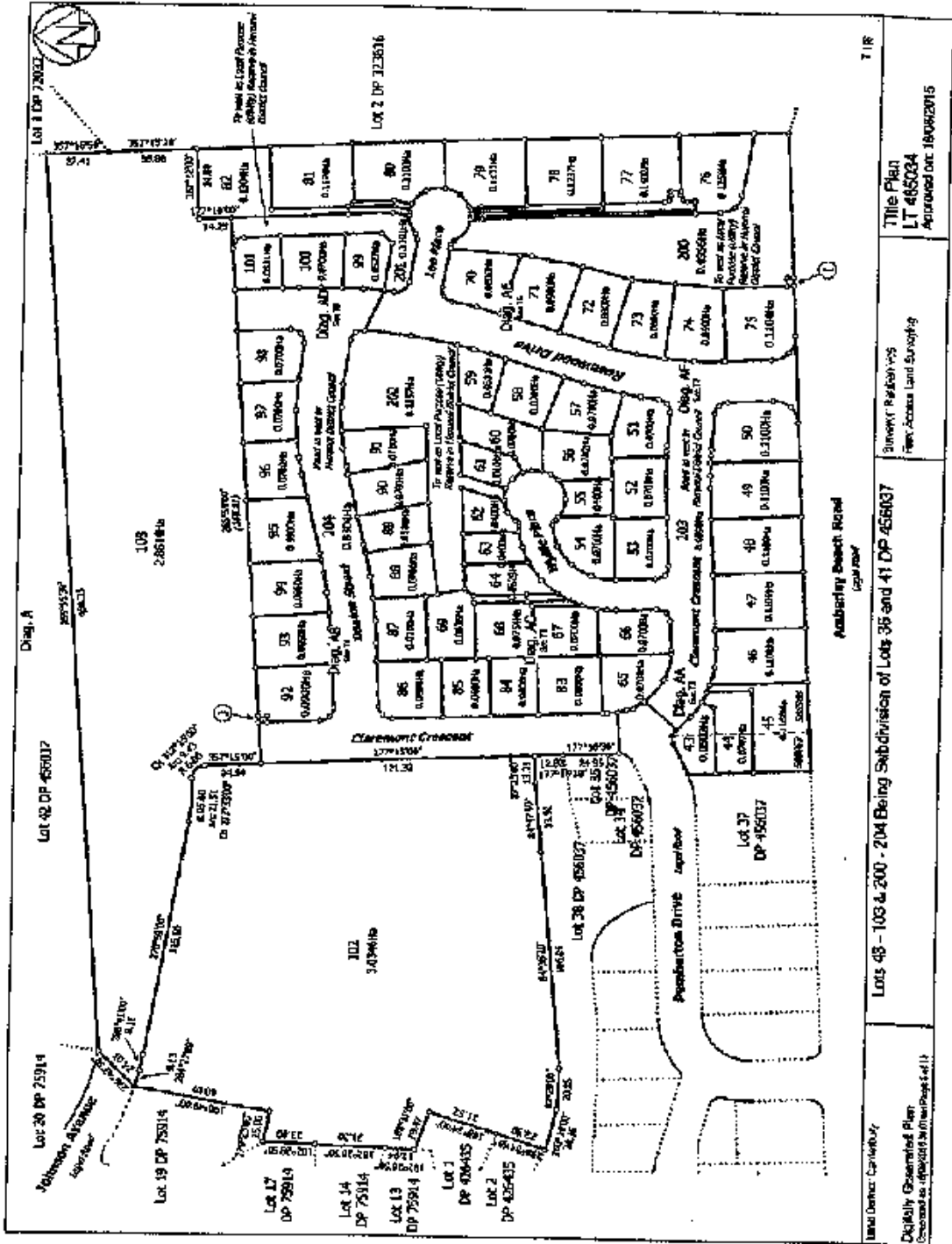
The easements specified in Easement Certificate A324953.8 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer A324953.17 - 5.11.1997 at 11:22 am (Limited as to duration)

7792570.1 Court Order modifying the Land Covenant in Transfer A324953.17 - 22.4.2008 at 9:00 am

Land Covenant in Easement Instrument 10128020.8 - 28.7.2015 at 11:34 am

10128020.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.7.2015 at 11:34 am



Title Plan LT 485034 Approved On: 19/06/2015	Title Plan LT 485034 Approved On: 19/06/2015	Title Plan LT 485037 Approved On: 19/06/2015	Title Plan LT 485037 Approved On: 19/06/2015
--	--	--	--

[NB: B2 aspects to be covered by Totalspan's Manufacturers Durability Statement, page 3]

Building Code Clause(s) B1

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: Transparency Consulting Ltd (Design Firm)

TO: GJ Gardner - Tony Drake / Totalspan Buildings (Owner/Developer)

TO BE SUPPLIED TO: Hurunui District Council (Building Consent Authority)

IN RESPECT OF: Flat Roof Carport (IL = 1, DL = 50yrs, Sg = 0.9kPa, Vdes theta = 37.31m/s, A7, TC2) (Description of Building Work)

AT: 7 Cleamont Crescent, Amberley, New Zealand (Address)

LOT: DP: SO:

We have been engaged by the owner/developer referred to above to provide Structural Design services in respect of the requirements of Clause(s) B1 of the Building Code for All [X] or Part only [] (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

[X] Compliance Documents issued by the Ministry of Business, Innovation & Employment. B1/VM1, AS/NZS 1170 NZS 3101, AS/NZS 4600 (verification method / acceptable solution) OR [] Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled Single Flat Roof Carport and numbered S1 & S3 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions 300kPa Geotechnical Ultimate Bearing Capacity Soil Non-liquefiable, Non-Silt, Non-Plastic Clay, Non-Organic Soil
(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:-

[X] CM1 [] CM2 [] CM3 [] CM4 [] CM5 (Engineering Categories) OR [] as per agreement with owner/developer (Architectural)

I, Andrew James Horton am: [X] CPEng 181283 # [] Reg Arch #

I am a Member of: [X] IPENZ [] NZIA and hold the following qualifications: BE (Hons) The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

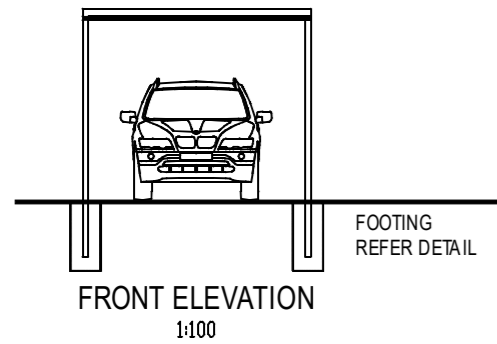
The Design Firm is a member of ACENZ: []

SIGNED BY Andrew James Horton ON BEHALF OF Transparency Consulting Ltd (Design Firm)

Date 06/03/2019 (signature)

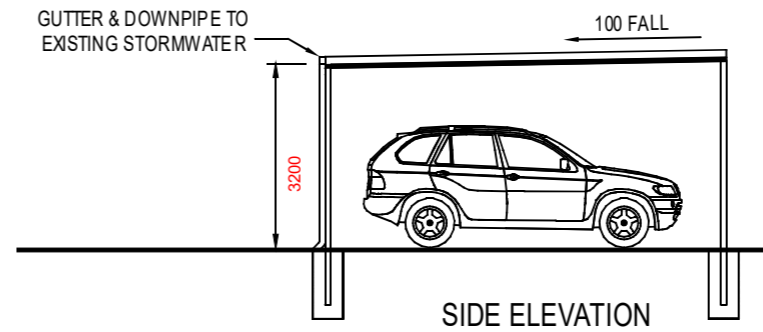
Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.



Transparency has been through and marked up this set in red to make it specific to this geometry and location

Carlos Fabie
Senior Structural Engineer
06 March 18



GENERAL NOTES

1. DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS.
2. AT SETOUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE.

LOADINGS

1. WIND LOAD * IN ACCORDANCE WITH AS/NZS 1170.2

REGION A7 (TC2) $V_{des, \theta} = 37.3 \text{ m/s}$

$M_t = 1.00$

2. ROOF LIVE LOAD; - 0.25 kPa GENERALLY IN ACCORDANCE WITH AS/NZS 1170.1
3. GROUND SNOW LOAD (S_g) OF 0.9 kPa.

CONCRETE

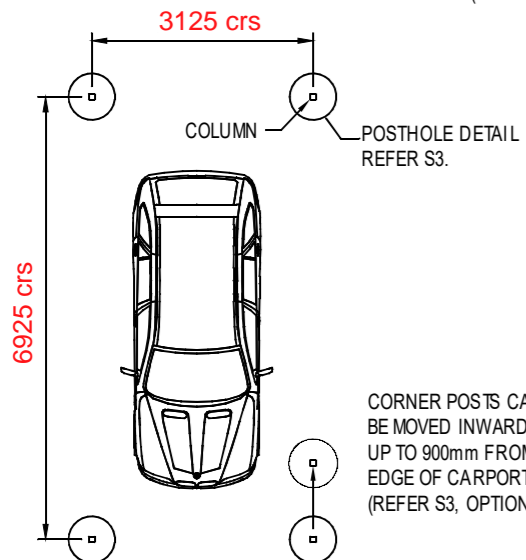
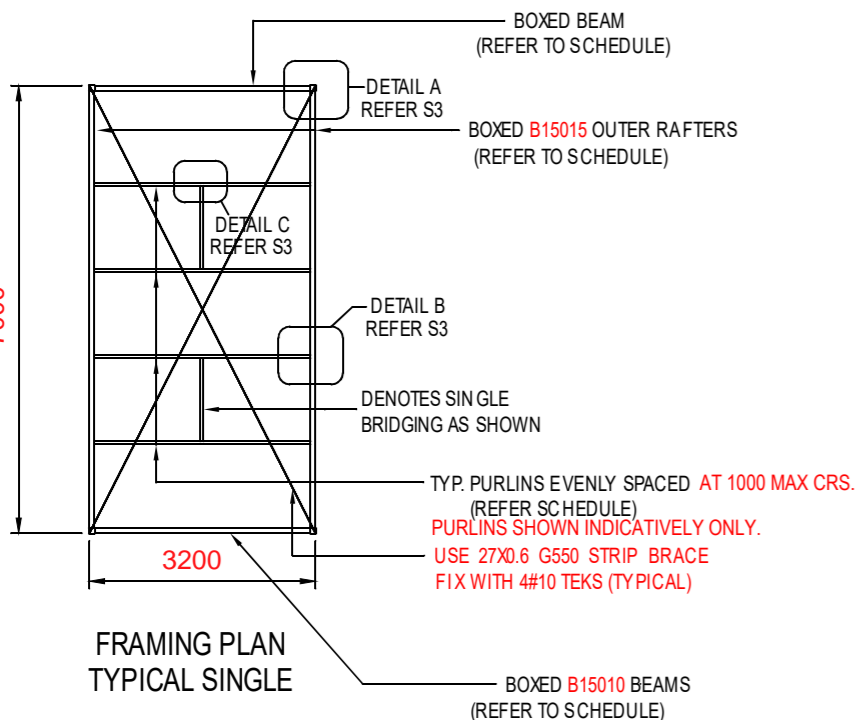
1. SERVICES OF AN EXPERIENCED CONSULTING ENGINEER SHOULD BE ENGAGED TO ADVISE ON SUITABILITY OF SOIL CONDITIONS.
2. CONCRETE SHALL HAVE MAXIMUM AGGREGATE SIZE OF 20mm, SLUMP OF 120+/-20 AND ULTIMATE COMPRESSION STRENGTH AT 28 DAYS OF 20 MPa
3. CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION AND BE COMPACTED BY EXTERNAL VIBRATION OR HAND TAMPING.
4. FOOT EXCAVATIONS SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL BEFORE PLACING CONCRETE.
5. FOUNDING MATERIAL SHALL HAVE AN ULTIMATE BEARING CAPACITY OF 300kPa (NON-ORGANIC, NON-SILT, NON-LIQUEFIABLE & NON-PLASTIC CLAY).
6. POUR SLAB (NON-STRUCTURAL) INFILL IF REQUIRED ON 50mm COMPACTED SAND AND 200 MICRON POLYTHENE WATERPROOF MEMBRANE (LAPPED 200 AND SEALED WITH APPROPRIATE TAPE). - OPTIONAL BUT RECOMMENDED

1. ALL C8040 AND C15010 SECTIONS SHALL BE G550. ALL C15015 SECTIONS SHALL BE G500. ALL POSTS SHALL BE G450 75X75X2.0 SHS. CLEATS SHALL BE G450 GRADE STEEL GALVANISED TO MIN Z275.

2. ALL BOXED C150 RAFTERS TO BE CONNECTED BY #10 TEK SCREWS EVERY 600mm (MAX) CENTRED AT TOP & BOTTOM FLANGES
3. 6-RIB, 7-RIB OR CURRUGATE ROOF SHEETING SHALL BE G550 GRADE STEEL PROTECTED WITH ZINCALUME AZ150. ROOF SHEETING CAN BE REPLACED WITH CLEAR ROOF 1800GSM PANEL FIXED TO MANUFACTURERS SPECIFICATIONS.

4. PURLINS & BRIDGING TO BE EX 80x40 LIPPED CRIMPED CHANNELS 0.75mm B.M.T.
5. CLADDING SHEET IS TO BE FIXED AS FOLLOWS:-
AT ENDS OF SHEETS WITH 1 SCREW EVERY RIB AND AT OTHER PURLINS WITH 1 SCREW EVERY RIB.
ALL SCREWS INTO ROOF SHEETING TO HAVE NEOPRENE WASHERS.

6. NOTCH PURLINS AND FIX TO RAFTERS WITH 2#10 TEKS PER FLANGE EACH END
7. SCREWS CONNECTING STRUCTURAL MEMBERS TO BE WAFERTEKS No10 U.N.O MANUFACTURED BY DEUTSCHER (OR EQUIVALENT) WITH MIN. EDGE DISTANCE OF 10mm AND MIN. PITCH OF 12mm.
8. RIDGES, BARGES AND ALL PENETRATIONS TO BE FLASHED WITH 0.4mm ZINCALUME FINISHED STEEL.
9. GUTTER AND DOWNPIPES TO BE FITTED AND DISCHARGED TO EXISTING STORMWATER SYSTEM. SPLICE GUTTER AT CENTRE OF BUILDING. PROVIDE TWO SCREWS INTO EACH WEB AND SEAL WITH SILICONE.
10. STEELWORK SHALL ALL COMPLY WITH THE REQUIREMENTS OF:
AS/NZS 1170 PARTS 1&2 LOADING CODES
AS 4100 & NZS 3404 STEEL STRUCTURE CODES
AS/NZS 4600 COLD FORMED STEEL STRUCTURE CODE
AS 1562 DESIGN AND INSTALLATION OF METAL ROOFING
AS 1111/1112 METRIC HEXAGON COMMERCIAL BOLTS AND SCREWS
AS 2313 GUIDE TO THE PROTECTION OF IRON AND STEEL
AS 3566 SELF DRILLING SCREWS FOR THE BUILDING & CONSTRUCTION INDUSTRIES
11. TEMPORARY WATERPROOF COVER, e.g. PLASTIC PLUG, TO BE PROVIDED TO CORNER POSTS UNTIL ROOFING IS ON.



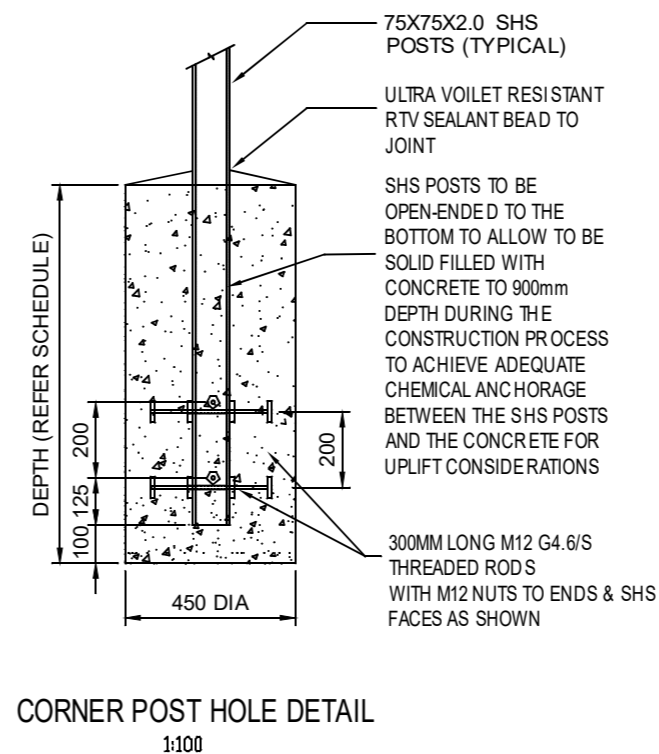
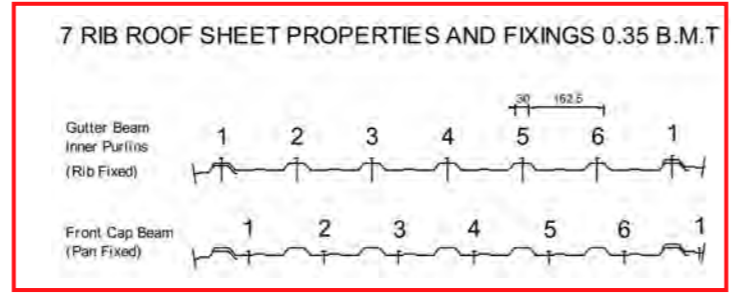
SINGLE CARPORT SCHEDULE					POST HOLE DEPTH
WIND LOAD	SNOW LOAD	BEAM	RAFTER	PURLINS	
$V_{des, \theta} = 37.3 \text{ m/s}$ (Region A7, TC2)	$S_g = 0.9 \text{ kPa}$	B15010	B15015	B8075 (1) 6 PURLINS	1000

TYPICAL B8040 BOXED PURLIN (40 Flange)

TYPICAL B150 BOXED RAFTER (64 Flange)

TYPICAL B220 BOXED RAFTER (64 Flange)

ALL SECTIONS TO BE BOXED WITH #10X16 PHILLIPS TEK SCREWS @ 600mm CENTRES MAX TO BOTH FLANGES



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.
DO NOT SCALE OFF DRAWINGS

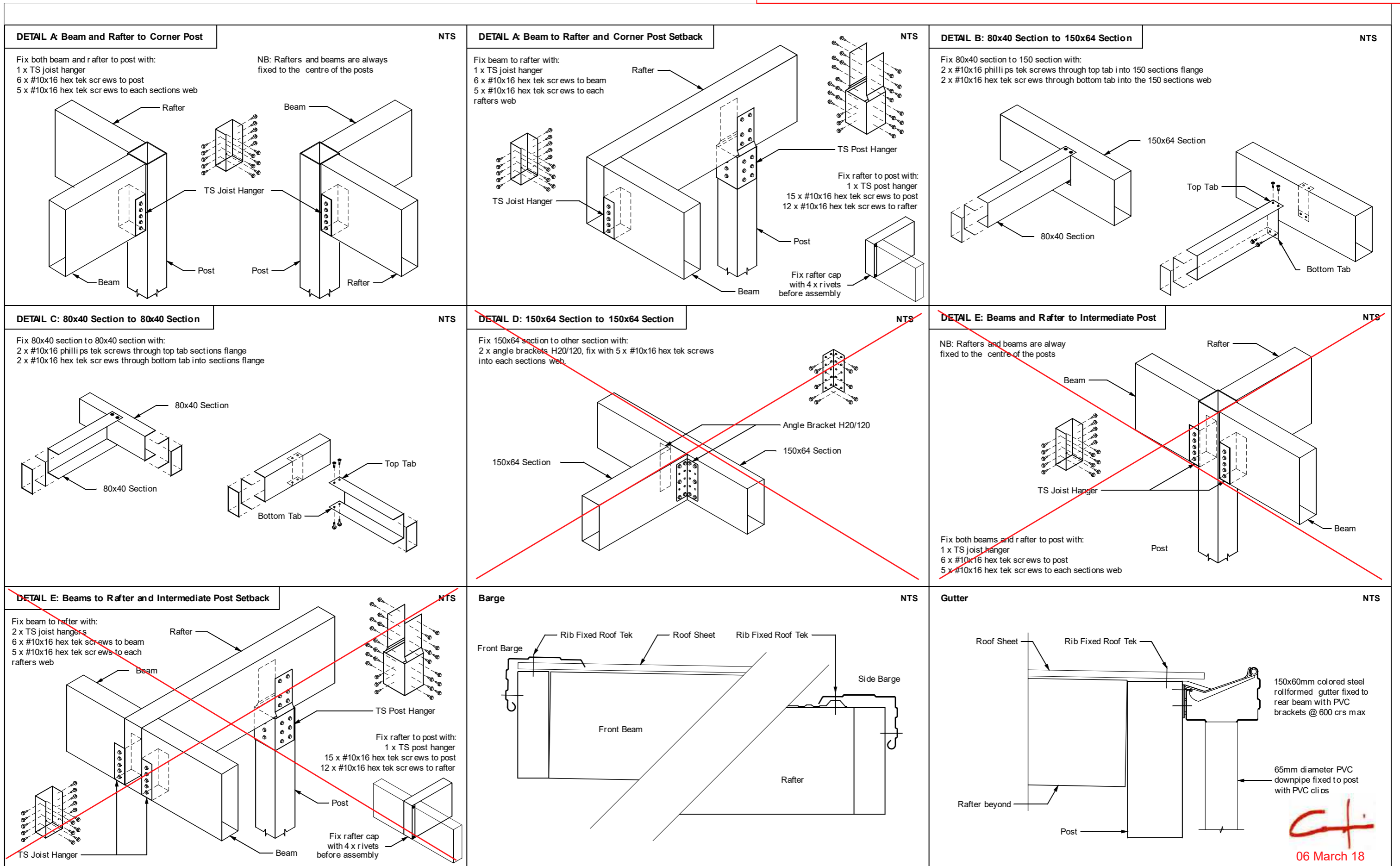
JOB TITLE:
**DOUBLE
FLAT ROOF CARPORT
(50 YEAR DESIGN LIFE)**

DRAWING TITLE:
FRAMING & NOTES

REVISION HISTORY

NO	DESCRIPTION	DATE
R01	50 YEAR DESIGN LIFE	8Jul12
R02	MISC UPGRADES	13Mar14
R03	MISC UPGRADES	15Mar16

SCALE:	NTS	
DATE:	13 Mar 14	
DRAWN BY:	ET	
CHECKED BY:	AJH	
JOB No	SHEET No S1	REVISION#02



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES. DO NOT SCALE OFF DRAWINGS

JOB TITLE:
DOUBLE FLAT ROOF CARPORT (50 YEAR DESIGN LIFE)

DRAWING TITLE:
DETAILS

REVISION HISTORY		SCALE:	NTS
R01	50 YEAR DESIGN LIFE	8Jul12	19 Mar 14
R02	MISC UPGRADES	13Mar14	
R03	MISC UPGRADES	15Mar16	
JOB No	SHEET No S3	REVISION#02	

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	13 February 2019	
Land Parcels:	Lot 46 DP 485034	Valuation No(s): 2143015145



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ228254.

Disclaimer: *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Listed Land Use Register

What you need to know



What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



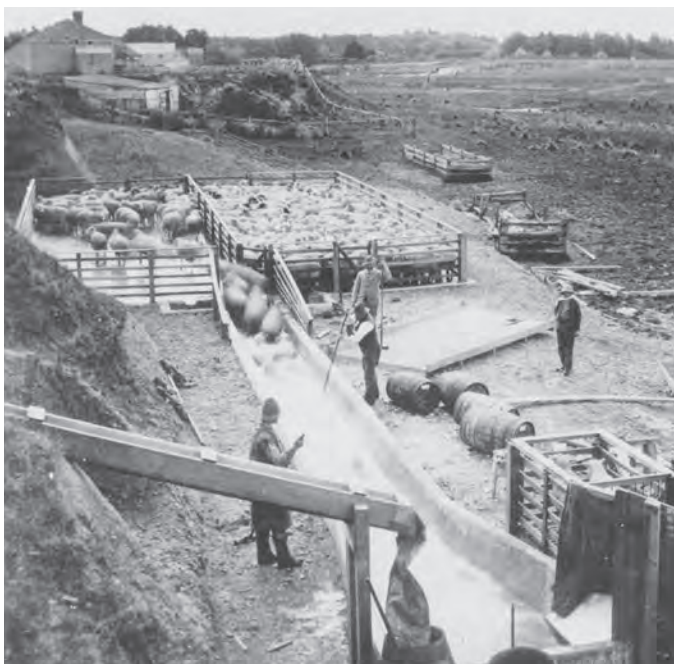
I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



Everything is connected

Promoting quality of life through balanced resource management.

www.ecan.govt.nz

E13/101

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

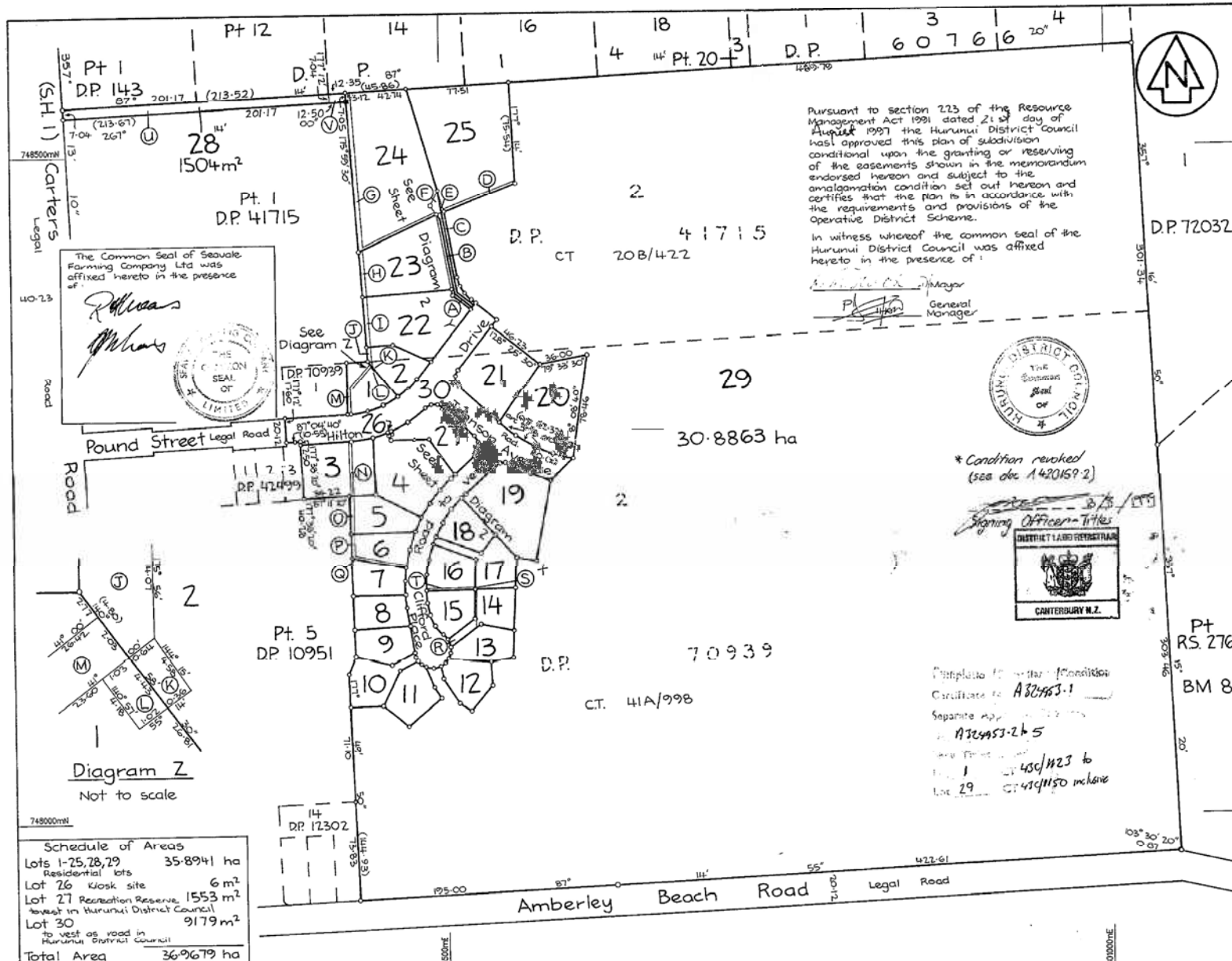
If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz



Approvals
 Pursuant to section 223 Resource Management Act 1991 dated 3rd day of August 1997 the Hurunui District Council has approved this plan of subdivision and certifies that the plan is in accordance with the requirements and provisions of the Operative District Scheme.
 In witness whereof the common seal of the Hurunui District Council was affixed hereto in the presence of:
 Mayor
 General Manager

*** Amalgamation Condition**
 That Lots 24 and 25 hereon be held in the same certificate of title. (See A729747/1)

Memorandum of Easements

Nature	Serv. Ten.	Dom. Ten. Grantee Document
R.O.W. Right to drain water, Right to convey water, telephonic communications and electric power	Lot 23	Lots 24, 25 Lots 23, 24 Lot 24 Lot 25
	24	
	25	
	26	
Right to drain sewage	24	Lots 24, 25 Lot 15 Lot 1 Lot 14 Lot 2 Lots 14, 17 Lot 7
	25	
	26	
	27	
Right to drain water	24	Lot 17
	25	
Right to drain sewage in gross	24	Hurunui District Council
	25	
	26	
	27	
Right to convey electric power in gross	24	Mackaypower
	25	

Schedule of Easements

Nature	Serv. Ten.	Dom. Ten. Grantee Document
Right to drain sewage	Lot 1	Lot 1 of 70939
	Lot 2	

Existing Easements

Nature	Serv. Ten.	Dom. Ten. Grantee Document
R.O.W.	28	U V T18619 EC 232050/1

Total Area 36.9679 ha
Comprised in Cst. 20B/422 & 41A/998

I, David Owen Fox, of Christchurch, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Christchurch this 3rd day of June 1997 Signature *David Owen Fox*

Field Book p. Traverse Book p.
 Reference Plans D.P. 145, 4439, 3103, 4715, 1096, 12302, 16314, 10927, 20129, 25144, 25223, 10009, 14242, 25145, 50716, 63725, 64763, 70323, 72257, BM 8, 5016675, 10712
 Examined by *W. G. G. G.* Correct

Approved as to Survey
 10.9.1997 *J. M. Wilson* Deputy Chief Surveyor

Deposited this 3rd day of November 1997
 District Land Registrar

TERRITORIAL AUTHORITY Hurunui District
 Surveyed by Fox & Associates Ltd 1315M
 Scale 1:2000 Date Mar-May 1997
 File Received 19.6.97
 Instructions **DP 75914**

LAND DISTRICT Canterbury
 Survey Blk. & Dist. VIII Teviotdale
 NZMS 261 Sheet Record Map No.

Lots 1-30 being subdivision of
 Lot 2 D.P. 41715 and Lot 2 D.P. 70939

Schedule of Areas

Lots 1-25, 28, 29	35.8941 ha
Residential lots	6 m ²
Lot 26 Kiosk site	1553 m ²
Lot 27 Recreation Reserve	9179 m ²
Lot 30 to vest as road in Hurunui District Council	
Total Area	36.9679 ha



HURUNUI
District Council

Address: PO Box 13, Amberley
Telephone: (03) 314 8816
Facsimile: (03) 314 9181

G J Gardner homes
PO Box 21382
Edgeware
Christchurch 8143

Customer No BC190036
Date 12/02/19
GST Reg No 53-915-477

Tax Invoice 34448

BC190036 - Cross - Deposit Invoice	405.00 *
(* Incl GST \$52.83)	
Sub Total	\$405.00

Total incl GST

\$405.00

Council's bank account 03-0802-0946666-00

G J Gardner homes

Customer No BC190036
Date 12/02/19
Invoice No 34448
Total Due \$405.00



Building Consent / PIM Check Sheet (T-02-PS-01)

Ref : T-02-PS-01

Version: 13

Issued: 6 July 2017

Check Sheet – Documents required before Application can be formally received	Applicant	Council
Deposit supplied <i>(See current "Fees & Charges" list for required amount)</i> <i>HDC A/C # for direct online payment : 03-0802-0946666-00</i>		
Building Consent Application - Form 2 <i>(signed and correctly / fully completed)</i>		
Planning check/PIM declaration form <i>(required for all new building work)</i>		
Certificate of Title <i>(relevant to property & no more than 6 months old)</i>		
Agent Nomination form <i>(required if applicant is not the property owner)</i>		
Any relevant Resource Consents <i>(copy of decision letter / info)</i>		
Design Memorandum – Form 2A <i>(if project involves Restricted Building Work)</i>		
Project details / drawings required (to scale) :		
Site plan <i>(showing boundaries, site coverage, distances)</i>		
Floor plan		
Elevations		
Cross sections <i>(through main construction areas requiring detail)</i>		
Construction details <i>(including weather tightness details)</i>		
Drainage Plan		
Bracing Plan & Schedule / Calculations		
Weathertightness Risk Matrix		
Written specifications		
Roof truss design and Producer Statement		
Other Producer Statements <i>(appropriate to site & drawings produced, by suitably qualified person)</i>		
Liquefaction Assessment <i>(required for Zones 1 & 2 – see report on HDC website)</i>		
Compliance Schedule information <i>(draft compliance schedule, for commercial applications)</i>		
Approved consent documentation will be available to download from our website. Printed copies will only be sent upon request and will incur printing and postage charges.		

For Building Consent Authority Use Only:

This application is _____ as all relevant information _____ been supplied

Signed :

Name :

Date :

Notes :

KEY: √ = Receive X = Missing or inaccurate NA = Not Applicable

HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc



PAYMENT REQUEST

Supplier Name and Address
Norman Cross
7 Claremont Cres
Amberley

Customer # (or attach new supplier request)	044216
Supplier #	5141
Purchase order #	140967

Bank Account Number (Attach deposit slip)	
---	--

Details	GL Code	Amount	
Refund of vehicle crossing bond for BC190059	733007256	\$ 2,500	00
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
TOTAL	GST Inclusive	\$ 2,500	00

Only required if No PO for an exceptional reason

Date	Prepared By	Authorised By

GoGet Inspection Audit Report

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**

Inspection Type: **Pre-Line**
Inspection Outcome: **Pass**
Inspected By: **Robbie Brannen**
Inspection Date: **26 June 2019 4:25 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection carried out	Pass
Inspection carried out	
Insulation has been fitted	
Other	Pass
Insulation Placement	Pass
Good - tidy	



SITE NOTICE

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**
Building Category: **R1**

Inspection Type: **Pre-Plaster Exterior**
Inspection Outcome: **Pass**
Inspected By: **Robbie Brannen**
Inspection Date: **17 June 2019**

Passed Items

General

Inspection carried out

**Inspection carried out
Tech data reviewed**

Hebel AAC panel

OK to continue

Construction

Substrate fixing

Galv screw fixings as per spec

Support Documentation

	Status
As-built drainage plan	Accepted
Design statement (truss manufacturer)	Accepted
Under-slab hardfill compaction certificate	Accepted
Application for CCC	Required
Electrical safety certificate	Required
Plumbers pressure test declaration	Required
Proprietary exterior cladding certificate	Required

Licensed Building Practitioners

	Status
Designer In Ling Ng - Truss	Accepted
Designer J Aramowicz - Foundation	Accepted
Designer Min Kyoo Jun - design	Accepted
Carpentry	Required
Foundations	Required
External Plastering	Required
Roofing	Required



SITE NOTICE

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**
Building Category: **R1**

Inspection Type: **Foundation - Piles (House)**
Inspection Outcome: **Pass**
Inspected By: **Robbie Brannen**
Inspection Date: **1 May 2019**

Passed Items

General

Inspection carried out

**Inspection carried out - for house post footings -front entry and verandah
Plans reviewed**

Site Factors

Survey Pegs

Sighted - locations OK

Boundary Clearances

Distances equal to / greater than on plan

Site Stability

Level site

Ground Bearing

Firm, gravelly soil

Holes

Excavations - Depth

All as shown on plans

Excavations - Width/Diameter

All sized as shown on plans

Excavations - Level Bottom

Foundation bottom level and as per consented plans

Inspection Type: **Foundation - Concrete footings**
Inspection Outcome: **Pass**
Inspected By: **Robbie Brannen**
Inspection Date: **1 May 2019**

Passed Items

General

Inspection carried out

**Inspection carried out
Consent documents reviewed**

Site fencing installed

OK to pour

Site Factors

Survey Pegs

Sighted - locations OK

Boundary Clearances

Distances equal to / greater than on plan

Site Stability

Level site

Ground Bearing	Firm, gravelly soil
Vegetation	Stripped
Excavations	
Horizontal Rods	2 x D16 - as drawn
Starters/Floor Ties	D10 @ 600mm crs - as drawn
Steel Identified	Seismic 300 E
Bottom Cover	>75 & <=100mm
Side Cover	>100mm
Lapping	600mm min
Tying	Wire tied - OK
Depth	min 300mm; to solid bearing
Width	min 240mm - foundation wall 300mm footing
Formwork	Constructed timber
Level Bottom	Yes - OK
Other items	
Waste Ducts	In place - OK

Support Documentation

Support Documentation	Status
Design statement (truss manufacturer)	Accepted
Application for CCC	Required
Electrical safety certificate	Required
As-built drainage plan	Required
Plumbers pressure test declaration	Required
Under-slab hardfill compaction certificate	Required
Proprietary exterior cladding certificate	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Designer	Accepted
Designer	Accepted
Designer	Accepted
Carpentry	Required
Foundations	Required
External Plastering	Required
Roofing	Required

Water Supply

- Urban Service Connection
- Urban Sub Main

Water Supply Points

- Toby

Sewer

- Service

Stormwater

- Service
- Swale

Other

- Parcel
- Assessment Boundary
- Urban Boundary



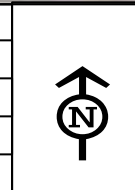
HDC, HDC, LINZ, Environment Canterbury

Three Waters

190059 - PIM - Utilities Service Plan

Hurunui District Council does not guarantee that the data in this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted. Cadastral and topographic data sourced from LINZ. Crown Copyright Reserved.

Date:	12/03/2019
Scale:	1:282
Print Size:	A4 Landscape
Projection:	NZTM
Produced by:	



G.J. Gardner. HOMES

New Zealand's favourite home builders

AG & LM McCarthy Ltd
FRANCHISEE
FOR G.J. GARDNER HOMES
293 Cranford St, St Albans
PO BOX 21382, Edgware 8143
Christchurch
P 03 323 9154
F 03 323 9164
www.gjgardner.co.nz

Sheet Index

Sheet ID	Layout Name
	Cover Sheet
01	Site Plan
02	Plumbing & Drainage Plan
03	Foundation Plan
04	Ground Floor Plan
05	Bracing Plan
06	Roof Plan
07	Electrical Plan
08	Lighting Plan
09	Elevations
10	Elevations
11	Section A
12	Details Eaves & Foundation
13	Details Gable & Junction
14	Details Hebel
15	Details Hebel
16	Details Hebel Garage
17	Details Linea Oblique (Vertical)
18	Details Post
19	Details Entry Post
20	Details Framing
21	Details T-RIB Roof Details
22	Details Wet Area
23	HWC.
24	Trenches & Pipe Details
25	Durability

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Amberley (HDC)

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LEGAL DESCRIPTION

Lot: 46 Oakfields Subdivision
 DP: 485034
 Site area: 1100 m²

PLANNING

Living zone: Residential 1 (Amberley)
 Site coverage area (Only): 197.36 m²
 Site coverage: 17.94 %

ZONES

Earthquake: Zone 3
 Wind: High
 Corrosion: Zone B
 Altitude above sea: 40 m

NOTES

- All dimensions taken to foundation edge unless otherwise stated
- Driveway to be confirmed under construction (before the formwork to check the maneuvering)
- Detached timber deck is not part of this building consent.

SEDIMENT CONTROL

All adjacent groundcover to be retained in building phase
 Sediment fence (filter fabric) preventing run off from excavation & gravel washdown where required.

1. To boundaries and street frontage
2. Containing surplus soils & gravel

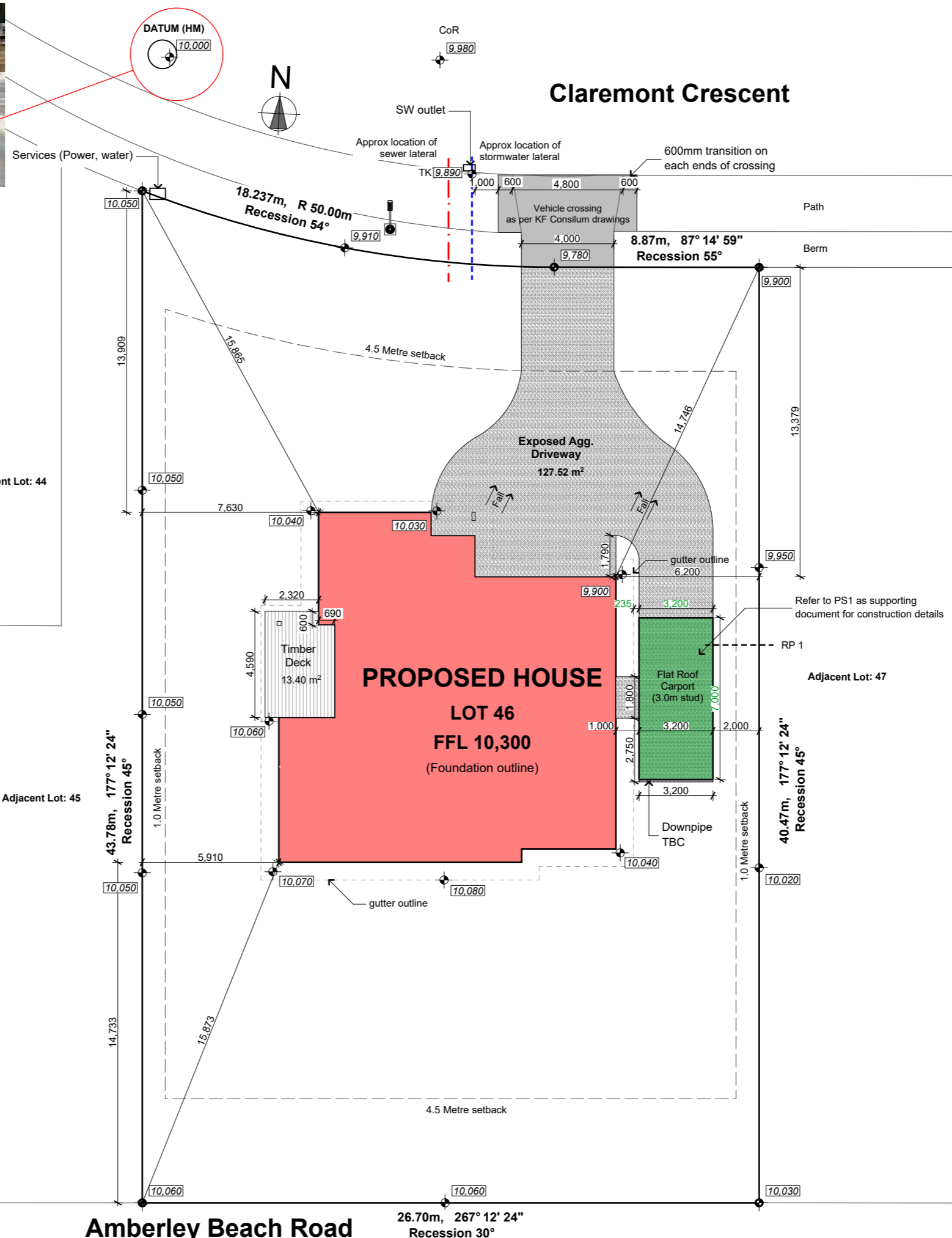
Downpipes to be connected as soon as roof fitted & drains laid. Temporary arrangements are to be made when exterior claddings are not fitted.
 Construction supervisor to oversee sediment control.
 Stockpiles of clay material to be covered with impervious material.

HARD SURFACE DRAINAGE

Convey surface water from sealed driveway areas to approved outfall / away from any building & neighbours boundaries. Falls from paths should be directed away from any buildings & neighbours boundaries. Driveway @ 1:100 fall min.

SITE SAFTY AND ENVIRONMENTAL COMPLIANCE

Site safety fencing in the form of 2m high galvanised chain link netting shall be erected in accordance with NZBC F5/AS1.



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Site Plan
 Job No: 6500570
 Sheet Size: A3
 Scale: 1:200
 Drawn: JJu
 Cad File: Cross V21.pln
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1 Location Plan NTS Site Location

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An inspection chamber will need to be installed less than one metre inside the property boundary before connection of the sewer drain into the Council lateral. See Drawing D05 of the HDC Development Engineering Standards for details.

- KEY**
- ☒ Gully trap
 - TV 80mm ø terminal vent
 - IP Inspection point
 - DP Downpipe
 - ORG Overflow relief gully
 - AAV Air admittance valve
 - BV 40mm ø branch vent

Laterals

Drainlayer to confirm existing foul drain & stormwater lateral position & depth on site before any work commences, to ensure correct falls can be achieved. Pipes to be min. 100mm Ø

Min. Drains clearance to floor slab

All drains under floor slab to have 50mm min. clearances to underside of floor slab. Drains to be laid straight with even gradient along length of drain

Acceptable solution

NZBC G13 AS1 Sanitary plumbing
 NZBC G13 AS2 Drainage

Kitchen gully

Connection to gully by strap boss on gully riser above water trap

Vanity/ Laundry stiffners

For plumbing systems ducting through wall at vanity/ laundry reinforced by lumberlok stiffner (stud/plate)

Underground drainage

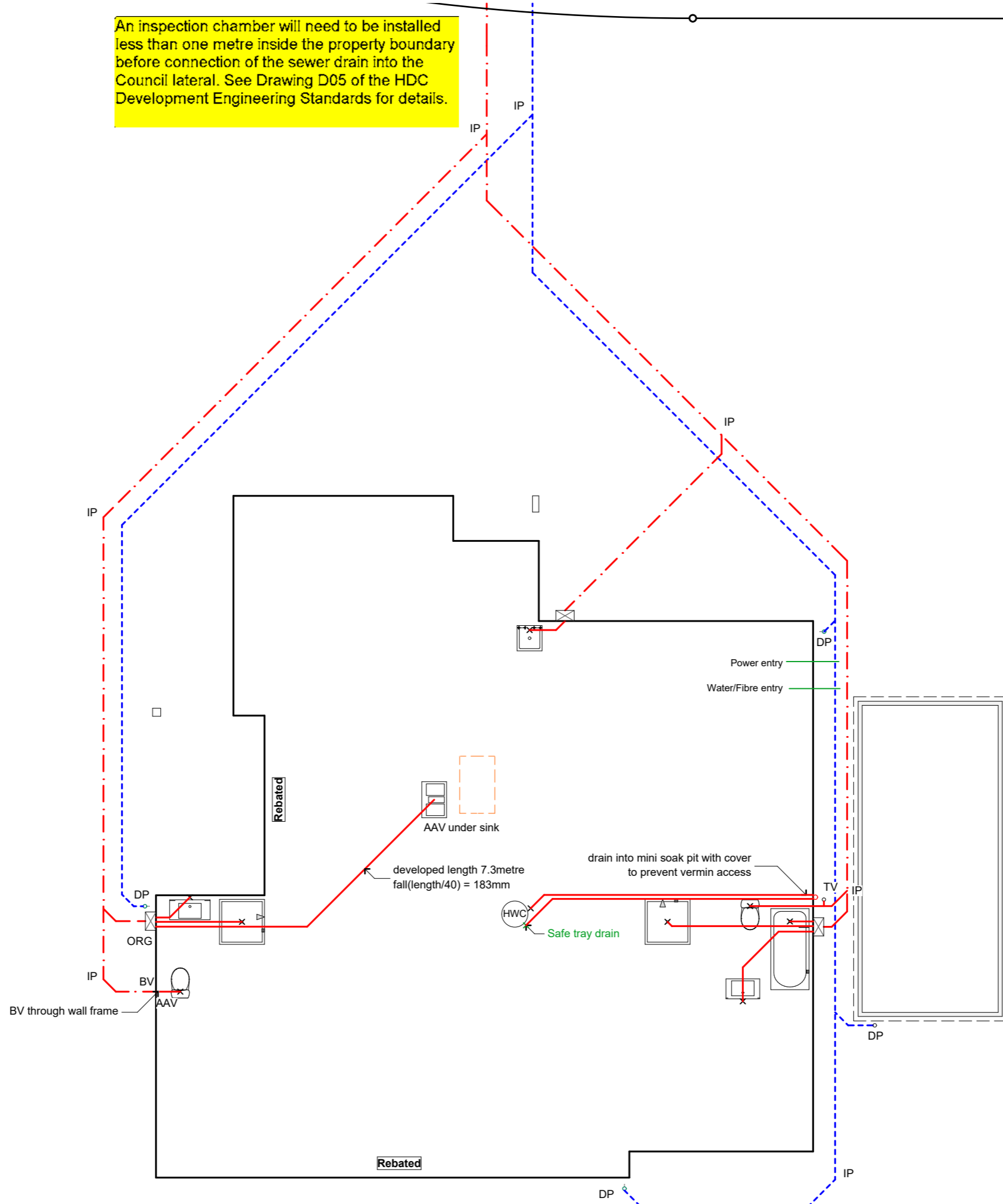
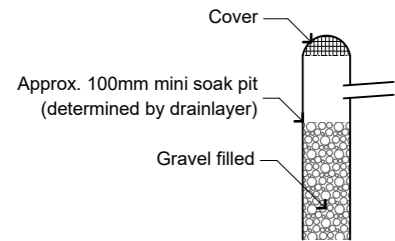
Foul water drain	100mm Ø min. 1:120 fall	---
Stormwater drain	100mm Ø min. 1:120 fall or 90mm Ø min. 1:90 fall	----

In-slab waste pipes

Vanity, bath, shower	40mm Ø min. 1:40 fall
Laundry	40mm Ø min. 1:30 fall
Kitchen & dishwasher wastes	50mm Ø min. 1:40 fall
WC waste	100mm Ø min. 1:60 fall
HWC drain	22mm Ø min. copper and
HWC Safe Tray	40mm Ø min. uPVC with continuous fall, such as 1:80 fall.

Mini soak pit (HWC)

Approx. 100mm diameter imbeded 500mm into ground with gravel filled and covered top to prevent vermin access. Size and depth determined by drainlayer on site.



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Plumbing & Drainage Plan

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 28/02/2019

02

FOUNDATION TYPE

TC1 NZS 3604:2011 Foundation.
Refer to Geotechnical Report (Eliot Sinclair Job # 451304 dated on 31 January 2019)

- Concrete Slab & Foundation strength to be 20Mpa
- Concrete Slab thickness to be 100mm

SETOUT

Refer to floor plan to ensure foundation dimensions are consistent before setout. If any inconsistencies occur contact GJ Gardner Homes Christchurch North

LOAD BEARING WALLS & POINT LOAD

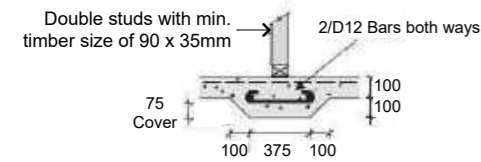
Please refer to truss plan in supporting documentation for location of load bearing walls & confirmation of point load locations

KEY

Saw cut - Shall extend to a quarter of the slab

Supplement reinforcing bars
-2/D10 1200mm bars

SLAB THICKENING

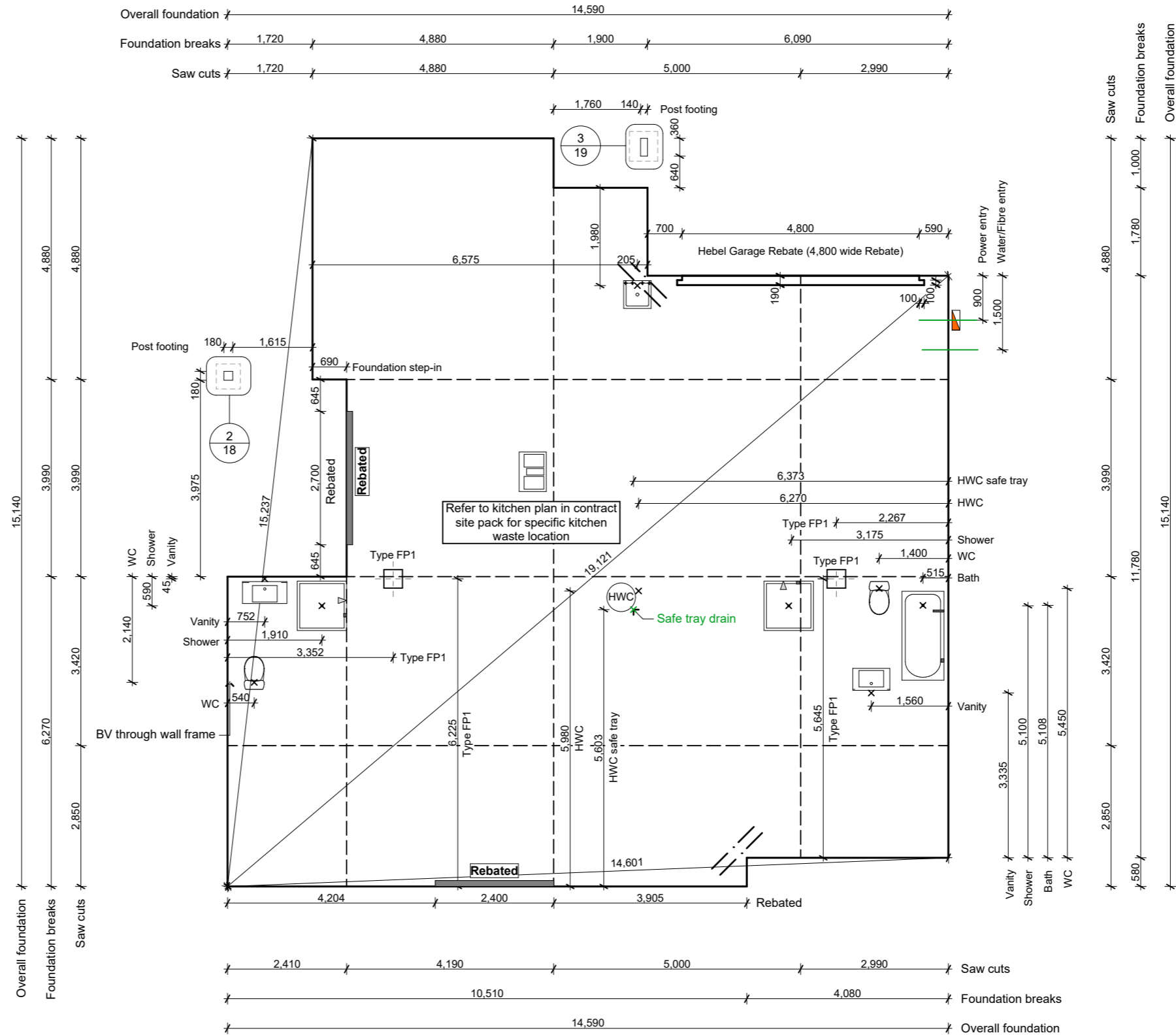


Mitek Type FP1
(Up to 20kN Bearing Reaction)

* Shall be supported on mass concrete filled pads of the same area excavated through the topsoil layer & bear onto firm gravel 300mm below ground level. These shall be placed at the time of pouring the perimeter footing

REBATED SLIDING DOOR

- Sliding doors are rebated into floor by 25mm deep as shown on plan. (120 width)



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











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Foundation Plan	
Job No:	6500570
Sheet Size:	A3
Scale:	1:100
Drawn:	Jju
Cad File:	Cross V21.pln
Printed:	28/02/2019

AREAS

Roof:	234.01 m ²
Over cladding:	185.63 m ²
Over framing/foundation:	181.68 m ²
Inside framing:	176.24 m ²

KEY

-  Meter box
-  Switchboard
-  Data box (Only if Required)
-  Hose tap
-  Smoke detector (With test & hush buttons)
-  Extract fan (Vent to soffit)
-  Exterior framing
-  Interior framing
-  Thermal break (Insulated to NZBCH1)
-  AAC panel cladding
-  Linea Oblique (Vertical)
-  Vinyl planking
-  Downpipe
-  Shower Rose

FRAMING

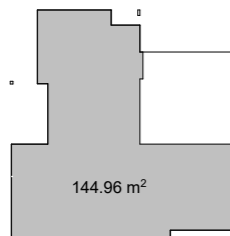
- Timber wall framing to comply with NZS 3604:2011
- 90 x 45mm Studs @ 600 centres
- 2 rows of dwangs @ 800 centres (AAC Panel Cladding)
- 3 rows of dwangs @ 600 centres (Linea Oblique Vertical)
- Lintels as per truss plan
- Double studs under all concentrated point loads (Refer to truss plan for specific location)
- Check measurements for alcove shower framing top to bottom to ensure shower fits
- Tyvek straps placed horizontally between dwangs @ 300 crs.

ENTRY

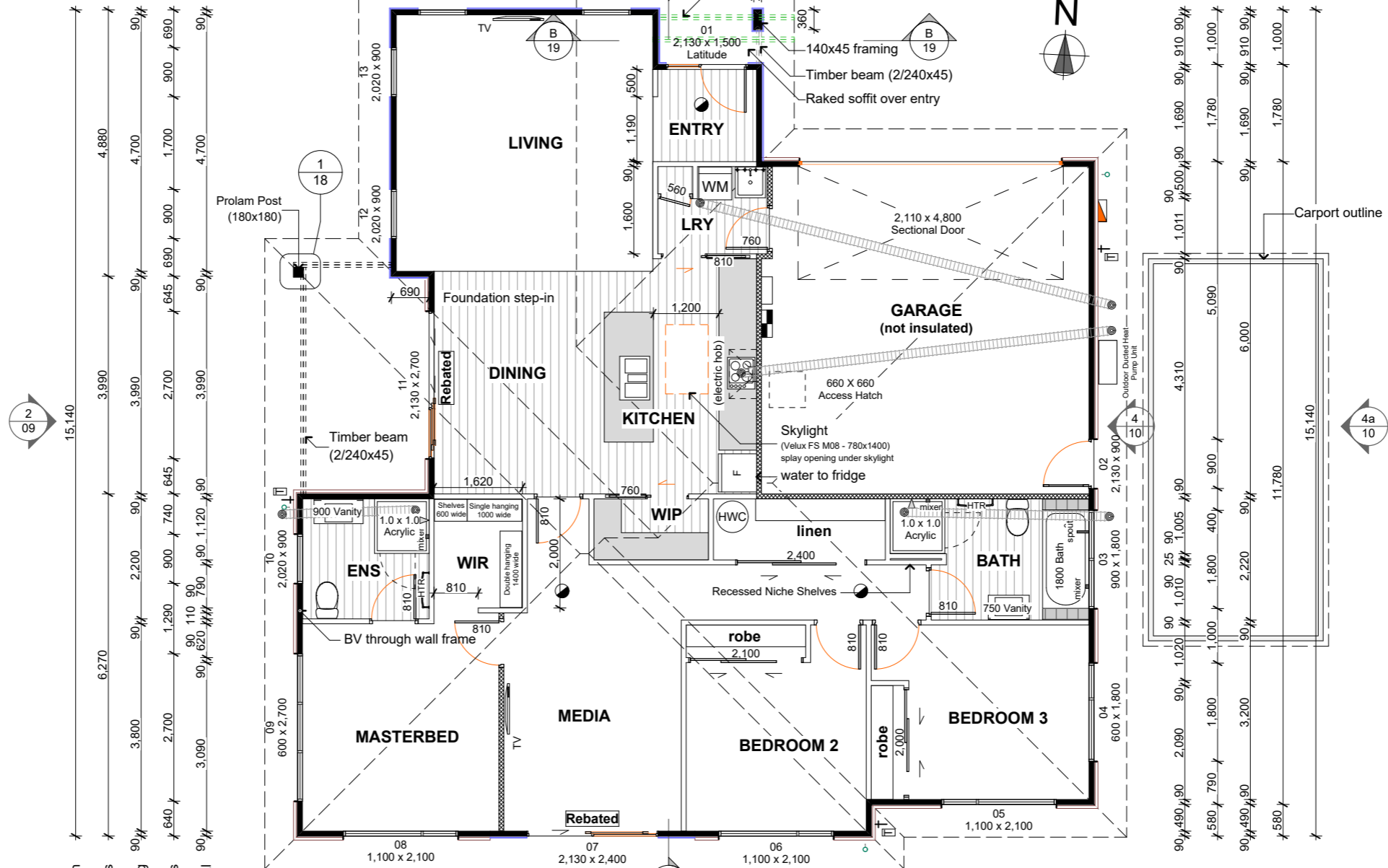
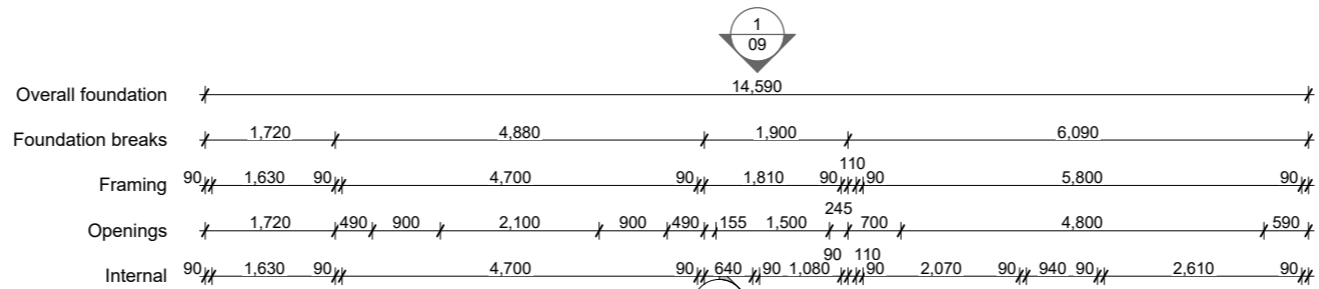
Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE

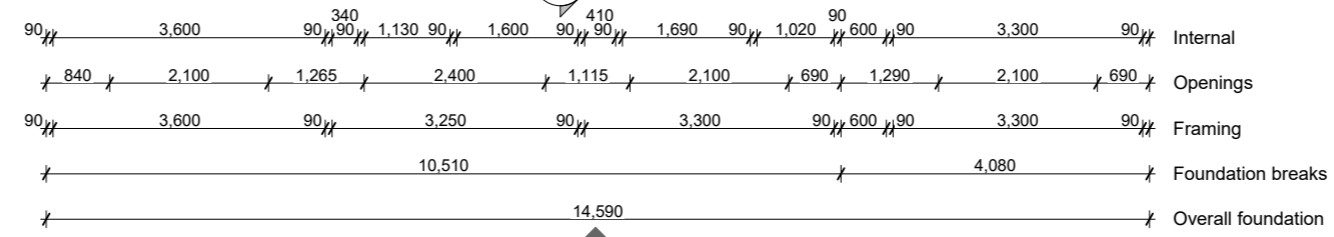
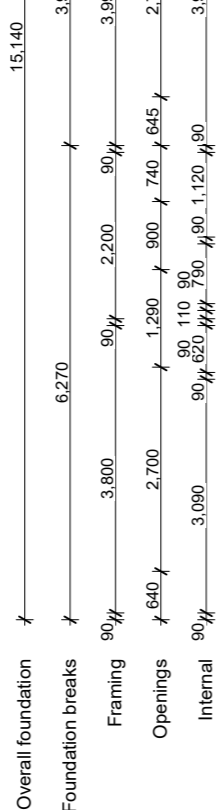
- 2,020 window sit on double bottom plate



1 H1 Area 1:500



2 09



2 Floor Plan 1:100

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Ground Floor Plan

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100, 1:500
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 18/03/2019

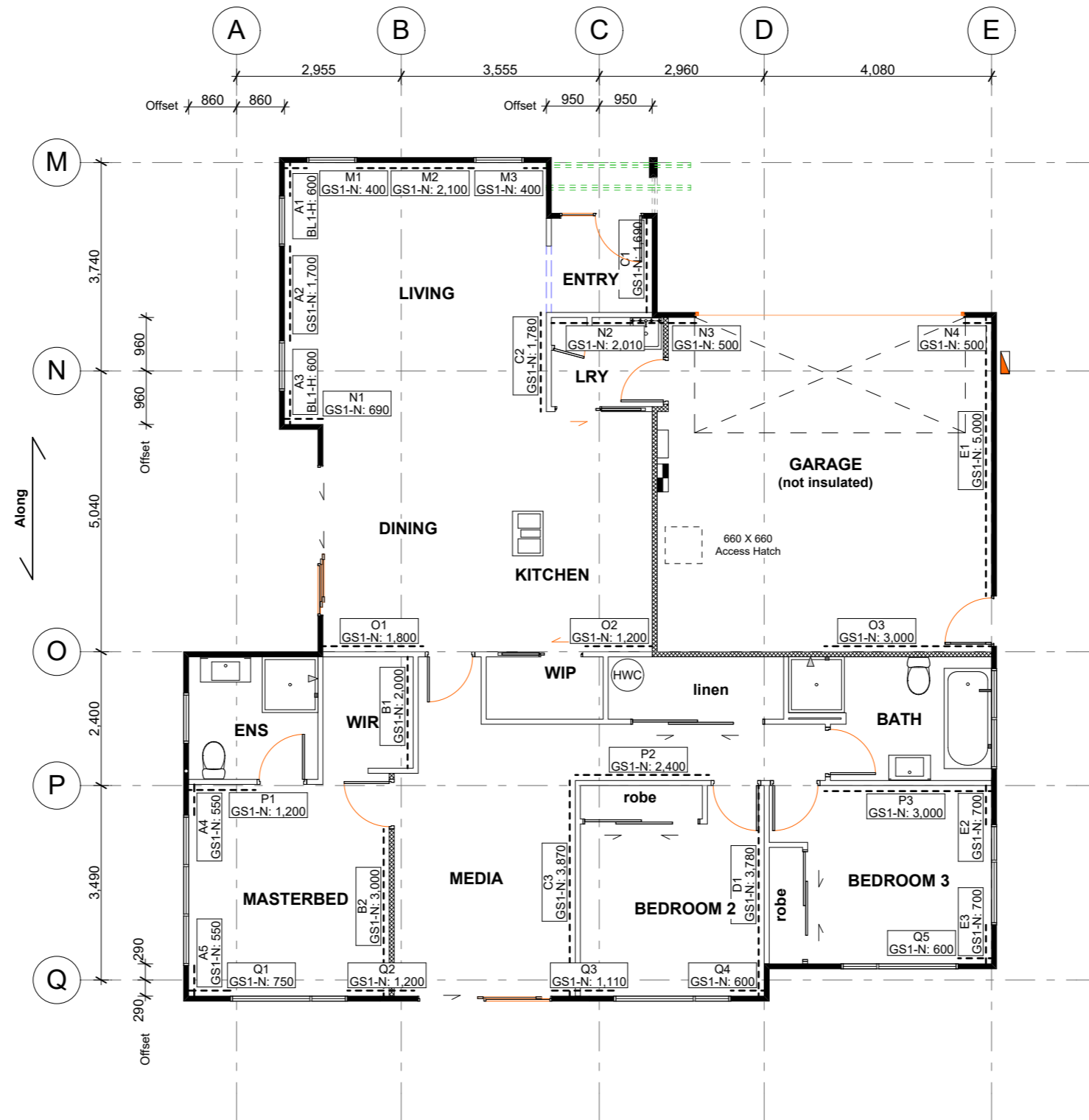
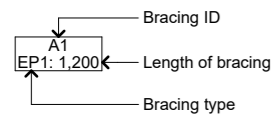
BRACING NOTES

- All small openings (e.g. power outlets) of 90 x 90mm max. to be placed no closer than 90mm to the edge of braced element.
- Refer to support docs. (Length of GIB EzyBrace elements) for method of calculating element lengths & position of GIB fixings
- Fixing of top plates to external walls to be in accordance with NZS 3604:2011 section 8.7.3.3 & 8.7.3.4. Refer to sheet 19. Refer also to BRANZ Build 138 figures 3 & 4.
- Bottom plate cut out should be less than 100mm on bracing element

BRACING KEY

GS1-N _10/13mm Standard GIB plasterboard to one side only (Min. length- 0.4m)

BL1-H _10/13mm GIB Braceline to one side only (Min. length - 0.4m)



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Bracing Plan

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 28/02/2019

PROFILED COLORSTEEL ROOFING

Roof plan area: 234.01m²
 Roof cladding: Longrun colorsteel 0.4 BMT Min. Trapezoidal (E2/AS1)
 Eaves: 600mm off framing - except where noted
 Bracing: Light roof

ROOF STRUCTURE

See Mitek producer statement for truss details & fixings

PURLINS

70 x 45mm H1.2 Purlins (600 at end span, 900 at intermittent span) to E2/AS1 Table 11.
 Fixing type T to NZS 3604 Table 10.10- 1/10 gauge self drilling screw, 80mm long

ROOF FIXINGS/ENDS

Main roof: 12 Gauge Screw bolt on neoprene washer
 Crest fixing: Trapezoidal profile - Fix sides, & T1 pattern to NZBC E2/AS1 Table 14 (Fix every crest ...)
 Stopends: To upper ends
 Soft edge flashing: To ridge, hip & apron flashing to NZBC E2/AS1

ROOF PENETRATIONS

All penetrations to be flashed to E2/AS1 8.4.17

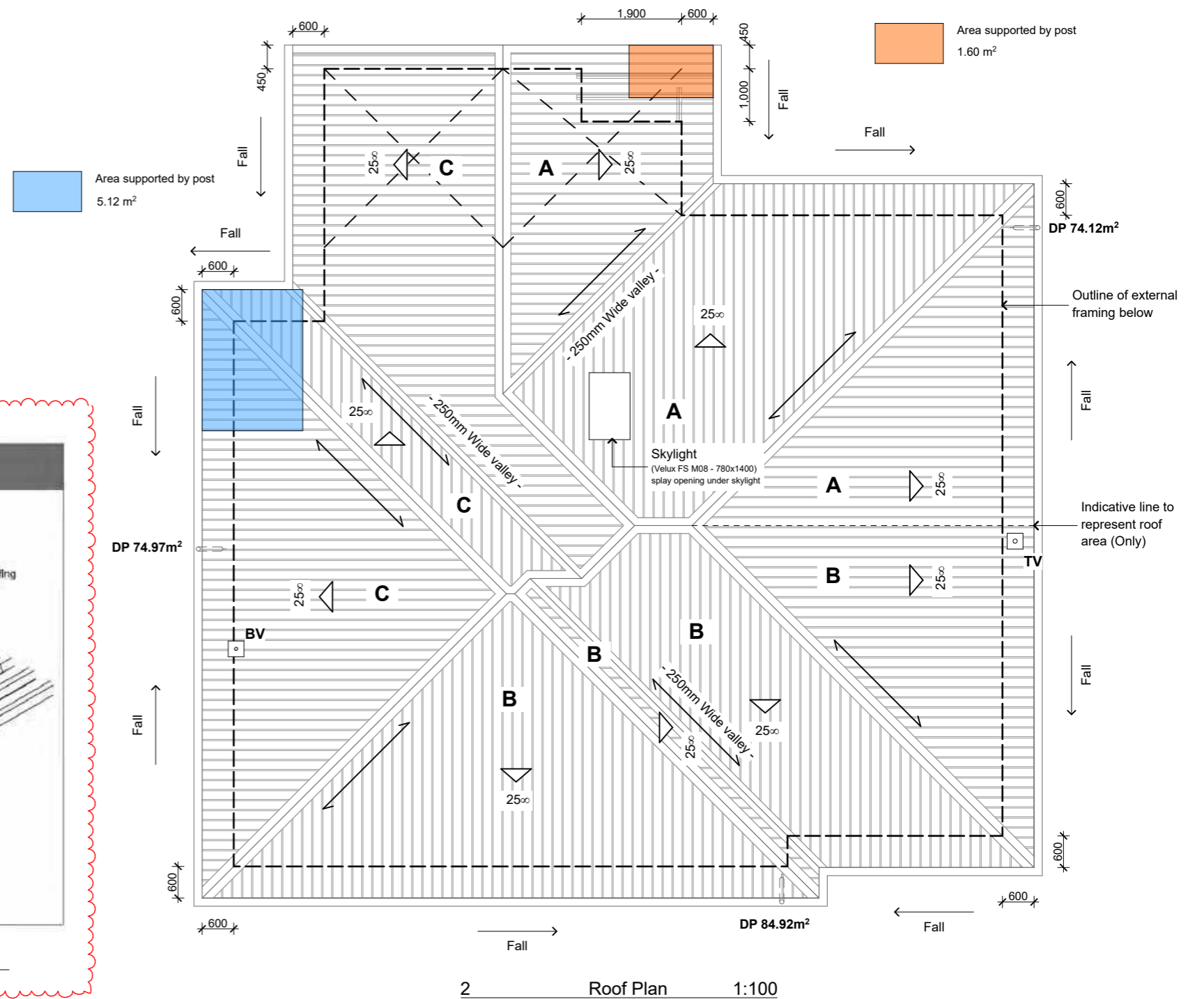
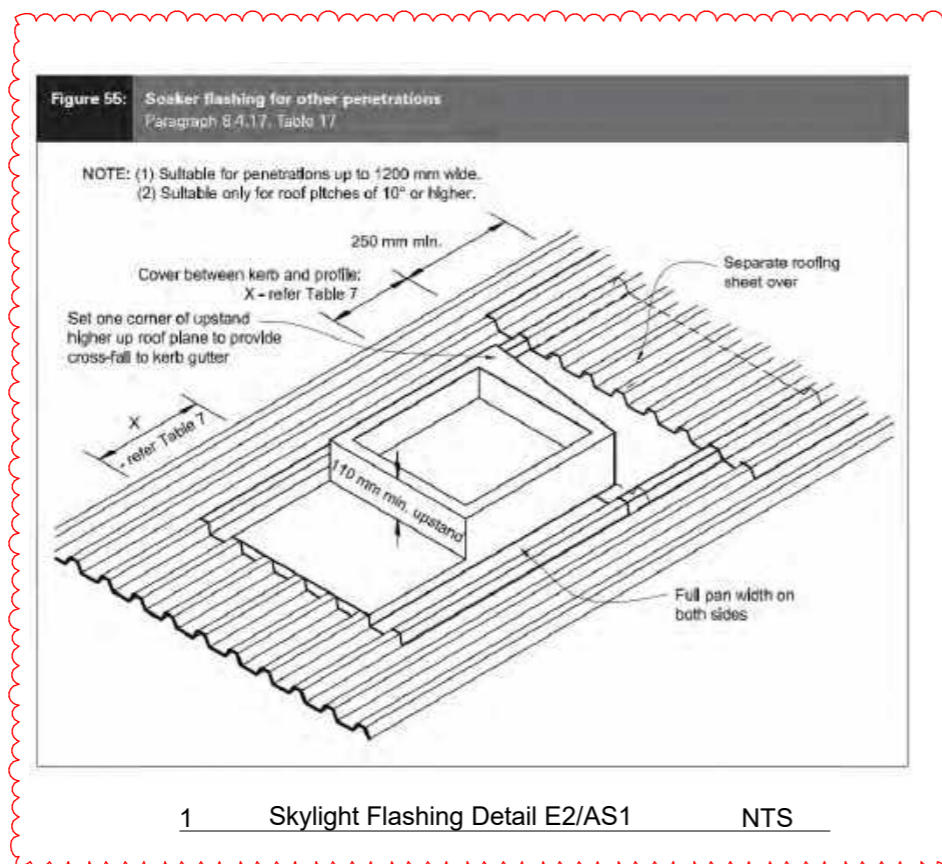
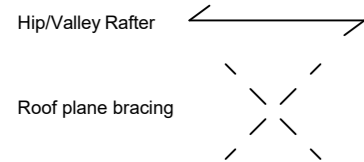
GUTTER

Metalline quad gutter x section 5550mm²

DOWNPIPES

Max. Roof area 80Ø downpipe = 85m²
 234m² = Min. 3 Downpipes (Actual 3 downpipes)
 85m² Fixings @ 1200 crs.

BRACING KEY



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Roof Plan
 Job No: 6500570
 Sheet Size: A3
 Scale: 1:100
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 14/03/2019




SAMPLE LAYOUT ONLY

LEGEND





General

-  Single power socket
-  Double power socket
-  Isolator (Oven/Hob/Rangehood)
-  Outdoor plug




Mains/ Services/ Switchboard

-  Meter Box
-  Switchboard
-  Data Box

Televison/Phone/Data/Media

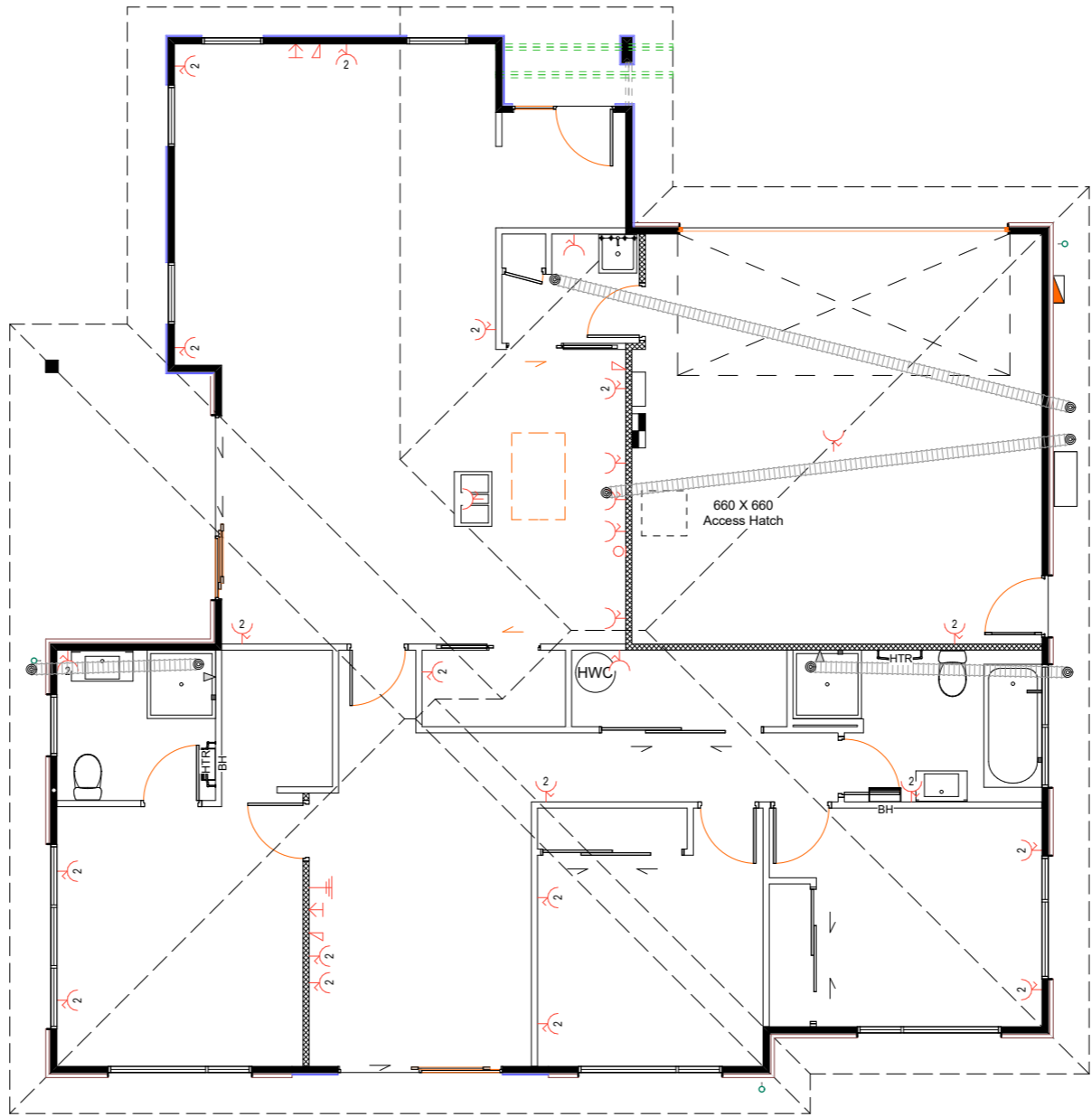
-  Telephone outlet
-  TV outlet
-  Aerial
-  Sky capable outlet

Heating/ Ventilation

-  Bathroom Heater
-  Heated towel rail
-  Extract fan

NOTE












- Single power points to be installed for kitchen appliances includes kitchen connections. ie: microwave, fridge, waste, dishwasher, garage door openers and rangedhood.
- Confirm all points, including hob and oven, with kitchen designer prior to placement
- All locations TBC on site



SAMPLE LAYOUT ONLY

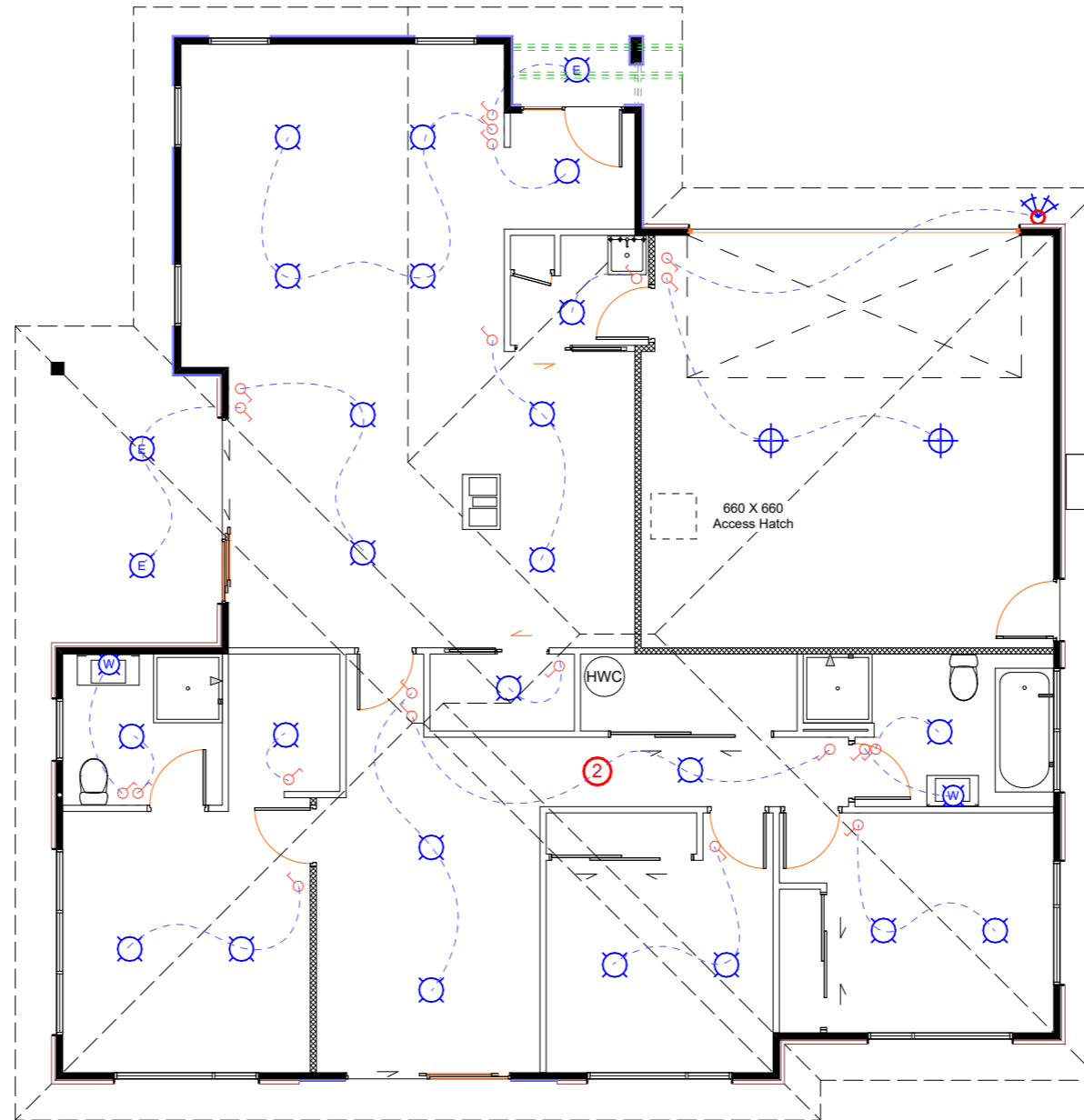
LEGEND

Light Fittings

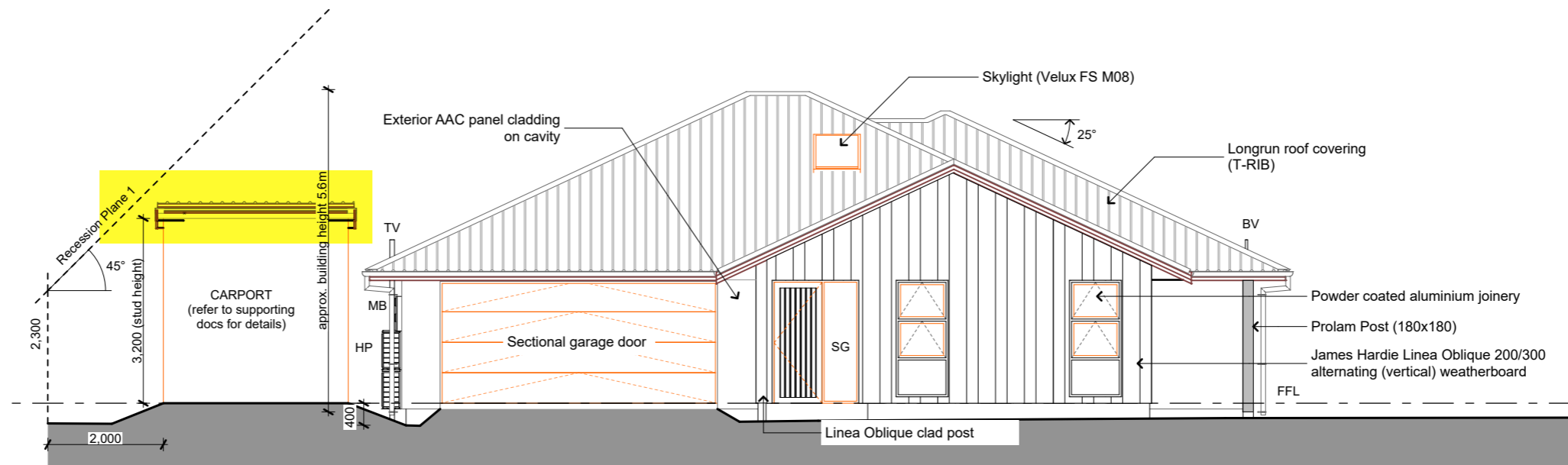
-  LED down lights
-  Vanity lights (Wall mounted)
-  Batten holder
-  Security lights
-  Hanging pendant light
-  Exterior down light
-  Exterior wall light
-  Light Switch
-  Two way light circuit
-  Three way light circuit
-  Dimmer control to circuit

NOTE

- Install single batten holder and switch to attic space in Garage if applicable
- All locations TBC on site



BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

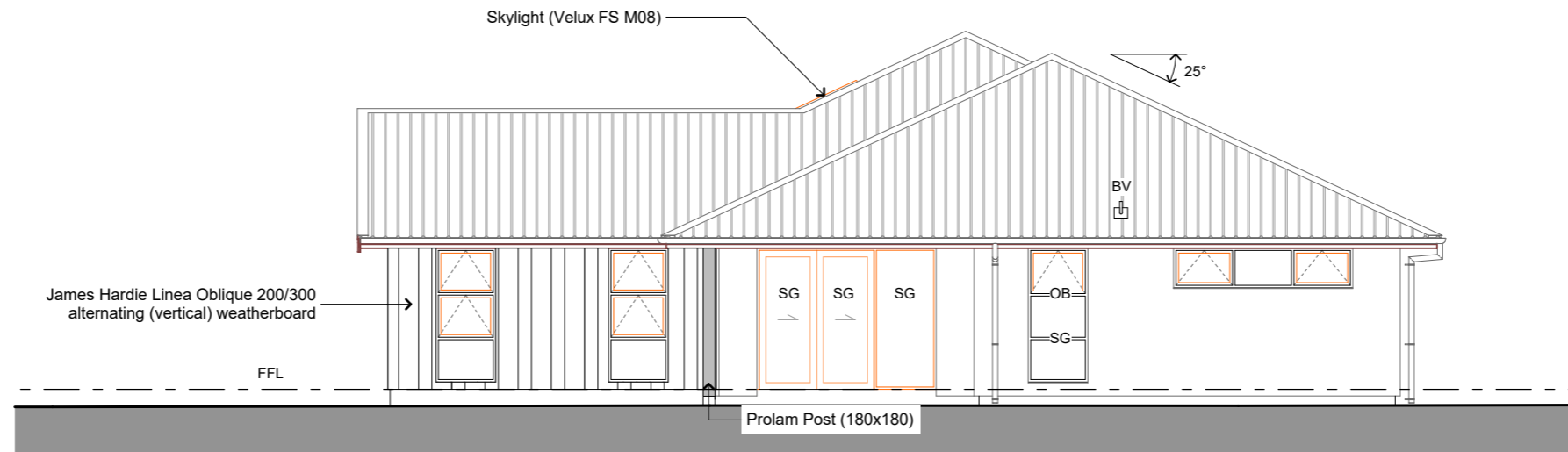


KEY

FFL	Finished floor level
MB	Meter box
OB	Obscure glass
SG	Safety glass
HP	Heat pump - on metal brackets
TV	Terminal vent
BV	Branch vent

1 North Elevation

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



2 West Elevation

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Elevations

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BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		1

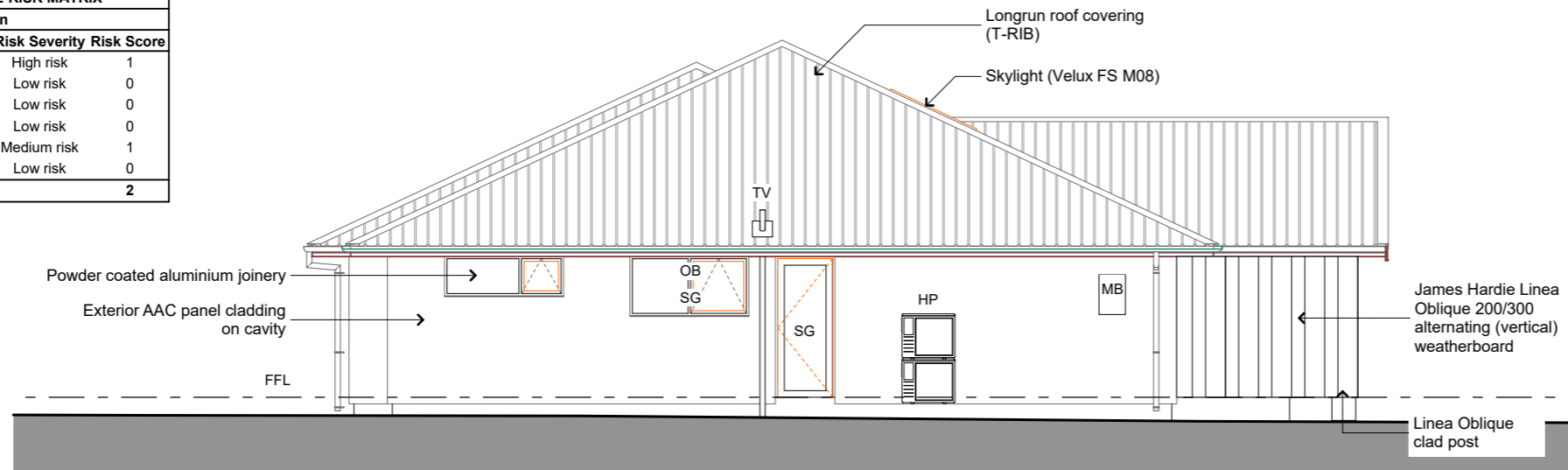


3 South Elevation

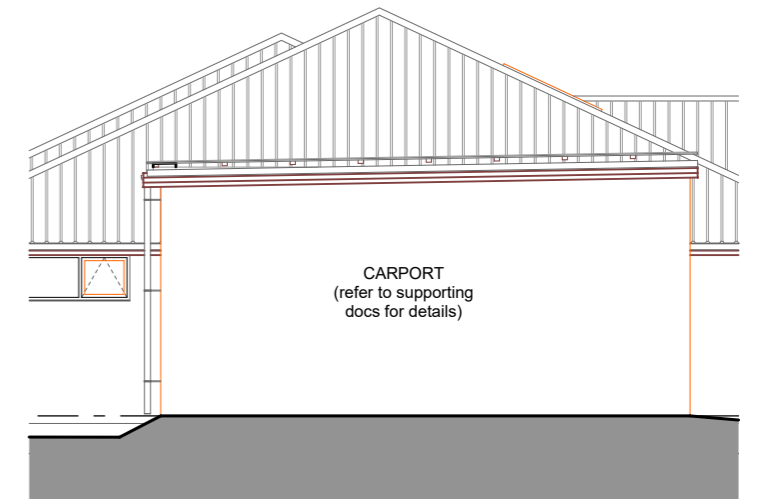
KEY

FFL	Finished floor level
MB	Meter box
OB	Obscure glass
SG	Safety glass
HP	Heat pump - on metal brackets
TV	Terminal vent
BV	Branch vent

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



4 East Elevation



4a East Elevation

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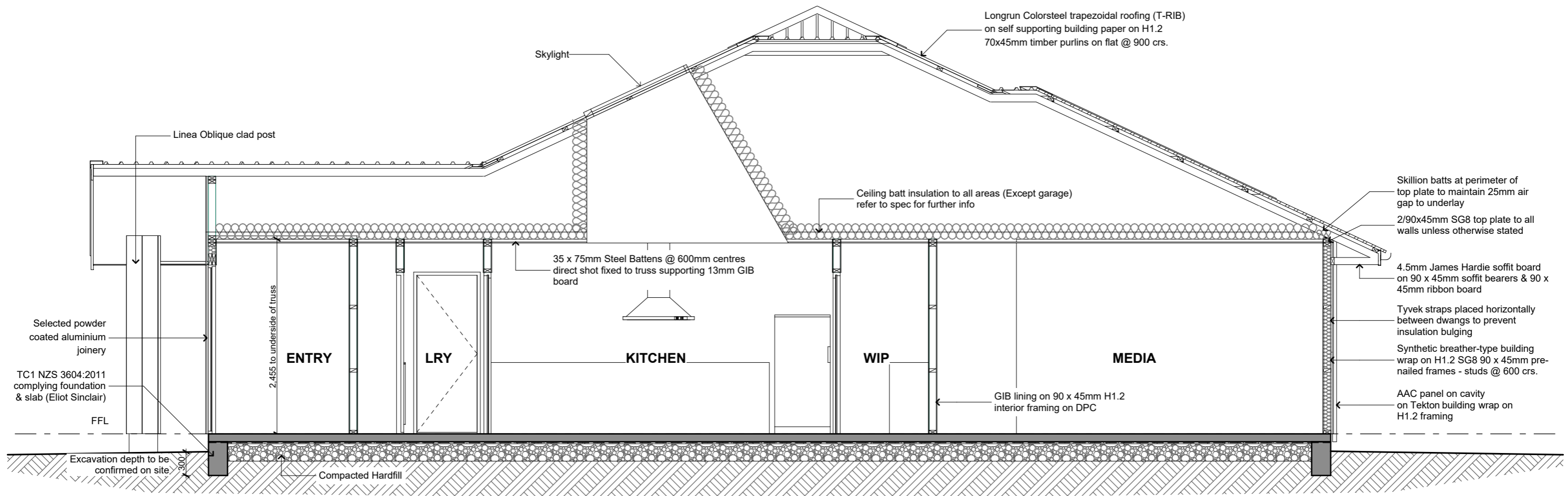
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Elevations

Job No: 6500570
 Sheet Size: A3
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Refer to technical spec for full details of materials, insulation, linings etc



Element	Specific schedule of timber treatment	Species	Treatment	Element
1	Exterior wall framing (Refer to NZS 3604 for clarification)	Radiata pine	H 1.2	All timber used to be treated as required by NZS 3602. This table is intended as a summary of these requirements only. Treatment levels shown are the minimum level required. Higher treatment levels may be used if appropriate. Timber type All wall framing = SG 8 Lintels = SG 8 Trusses = SG 8
2	Interior wall framing	Radiata pine or douglas fir	H 1.2	
3	Wall cavity battens	Radiata pine	H 3.1	
4	External door & window reveals	Radiata pine dressing grade	H 3.1	
5	Exposed beams	Radiata pine	H 3.2	
6	Purlins/battens	Radiata pine	H 1.2	
7	Roof framing	Radiata pine or douglas fir	H 1.2	
8	Exposed roof framing	Radiata pine or douglas fir	H 3.2	
9	Posts	Laminated	H 5	

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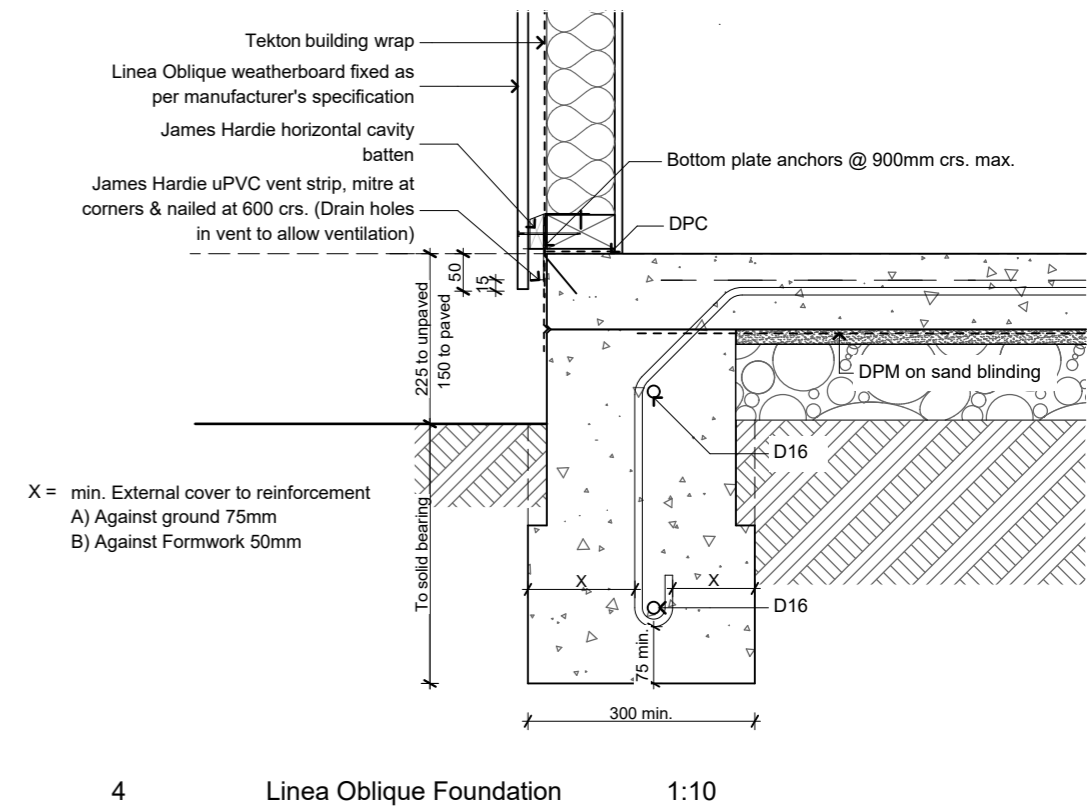
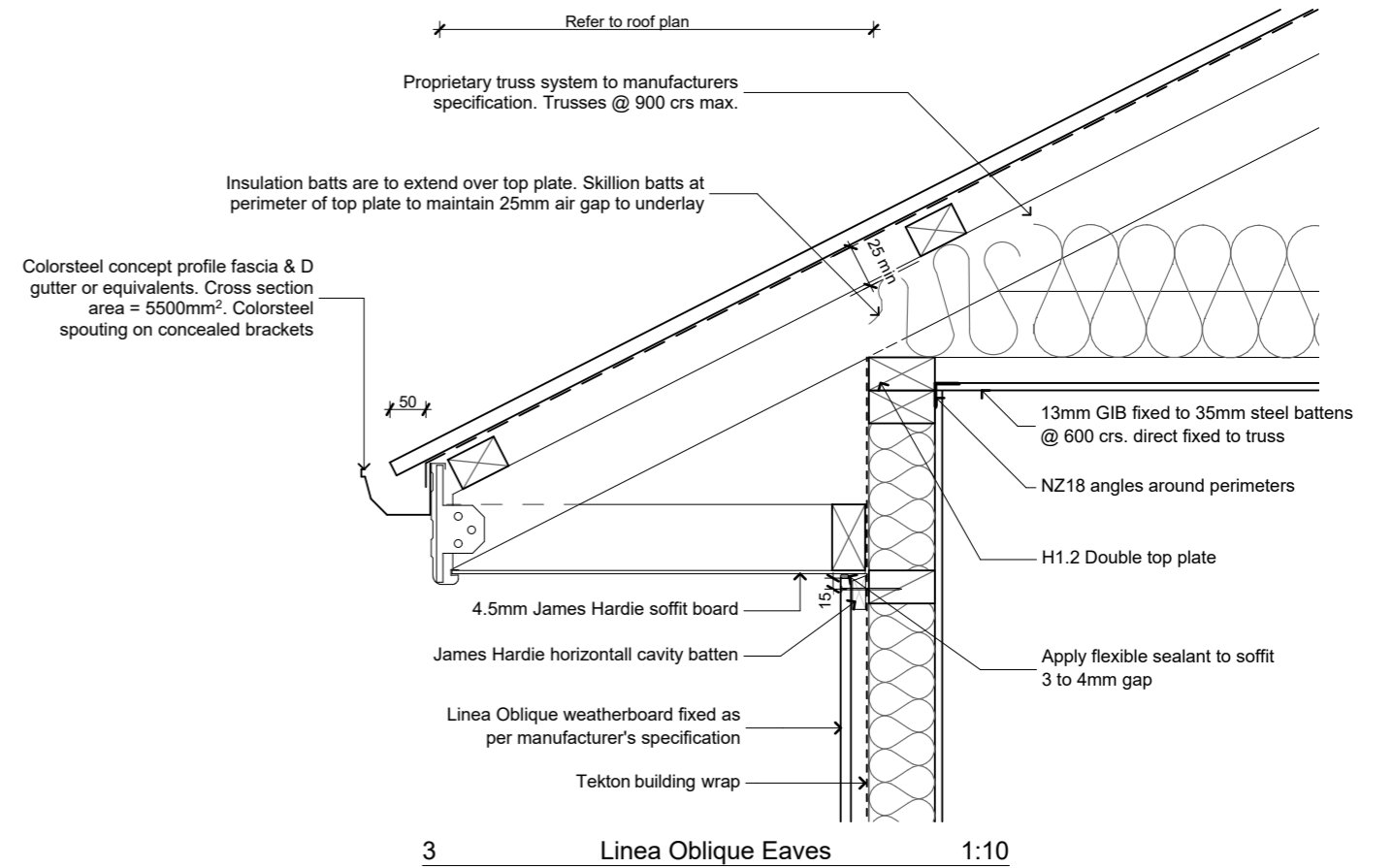
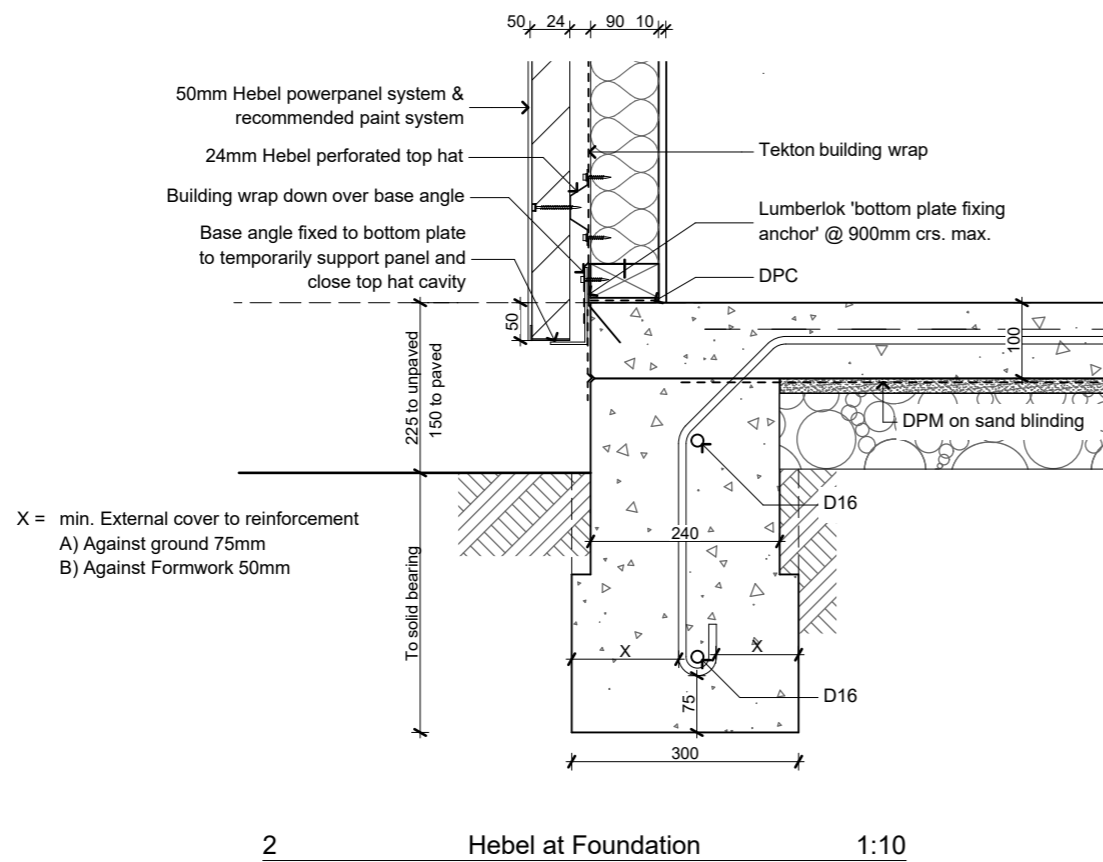
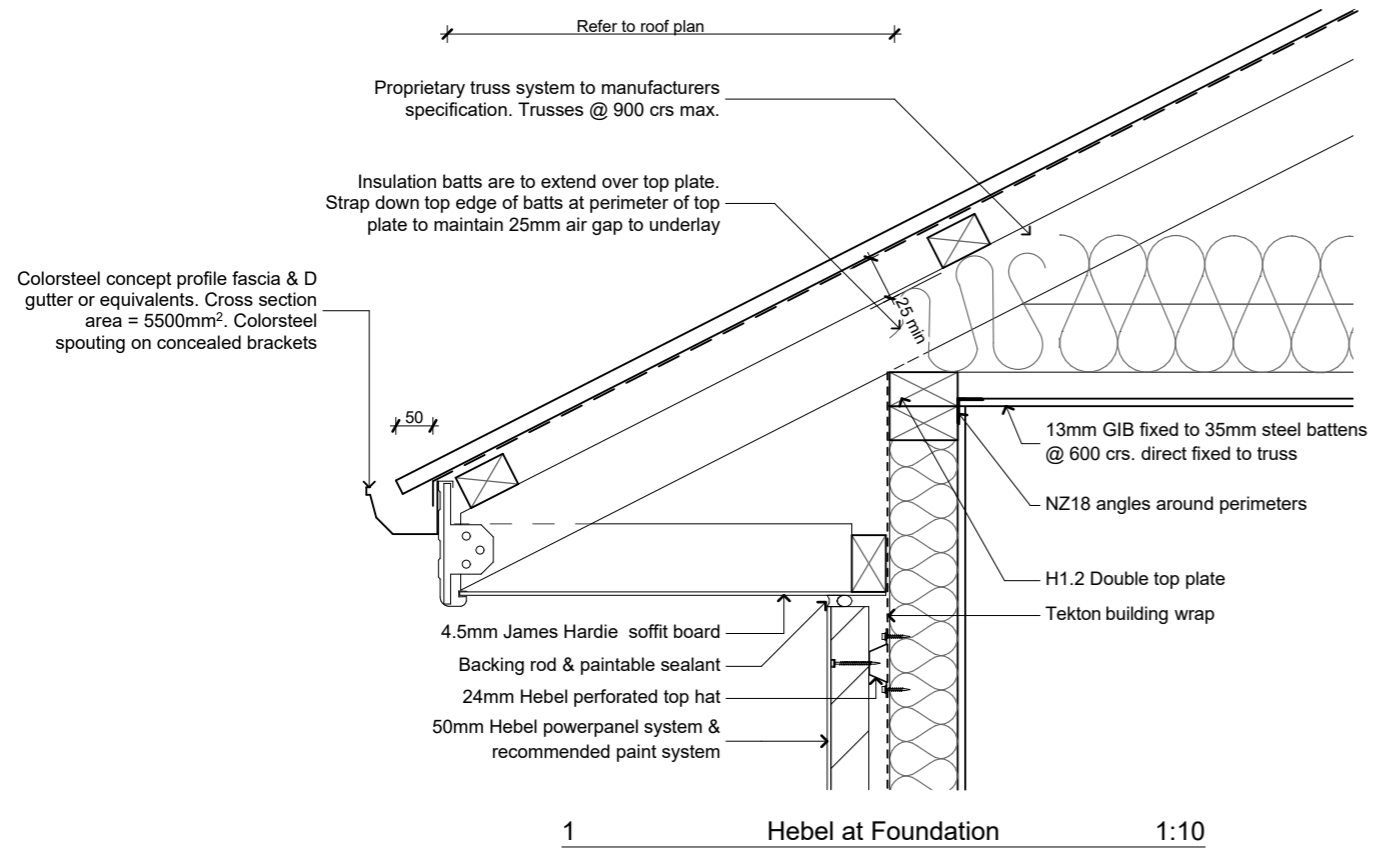
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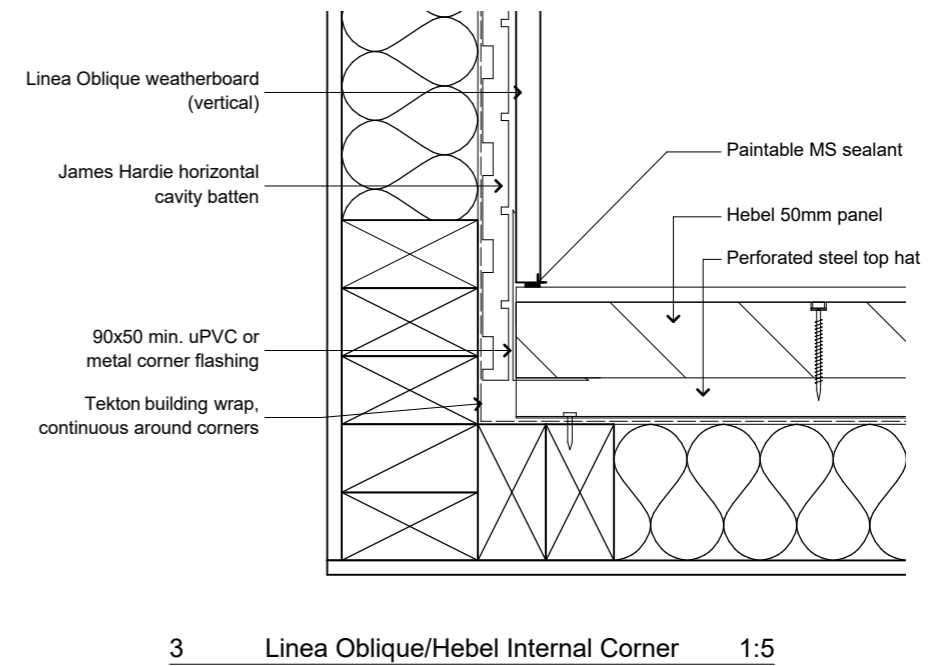
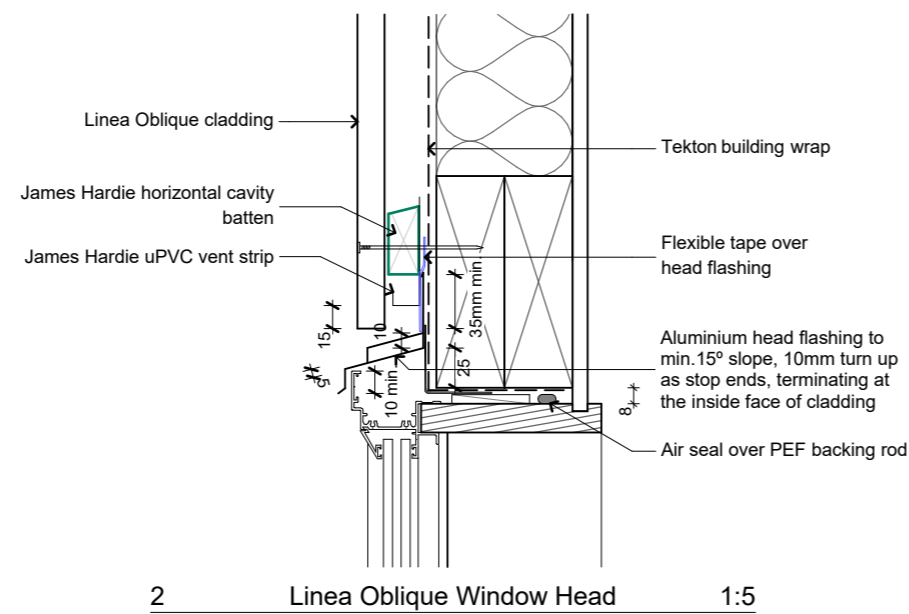
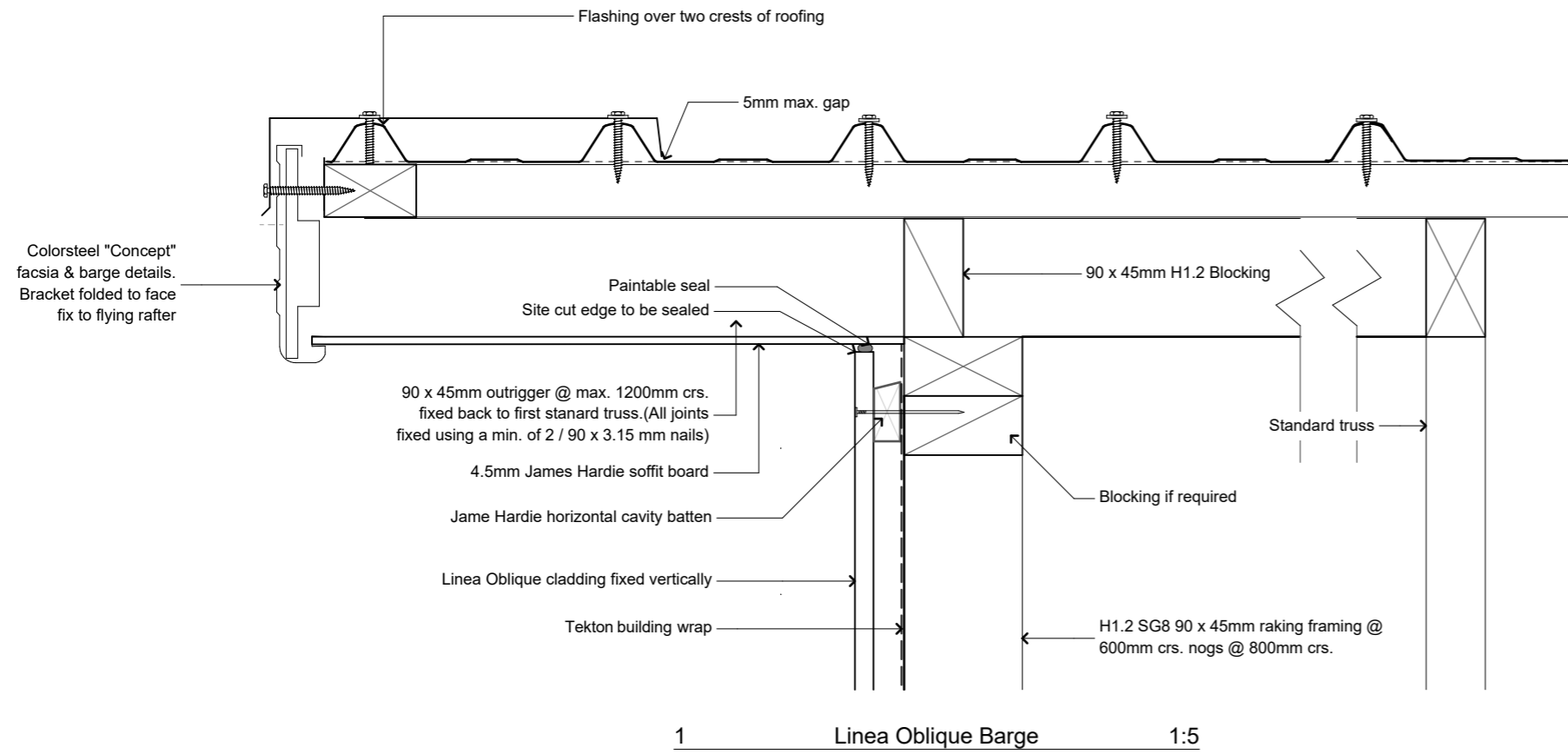
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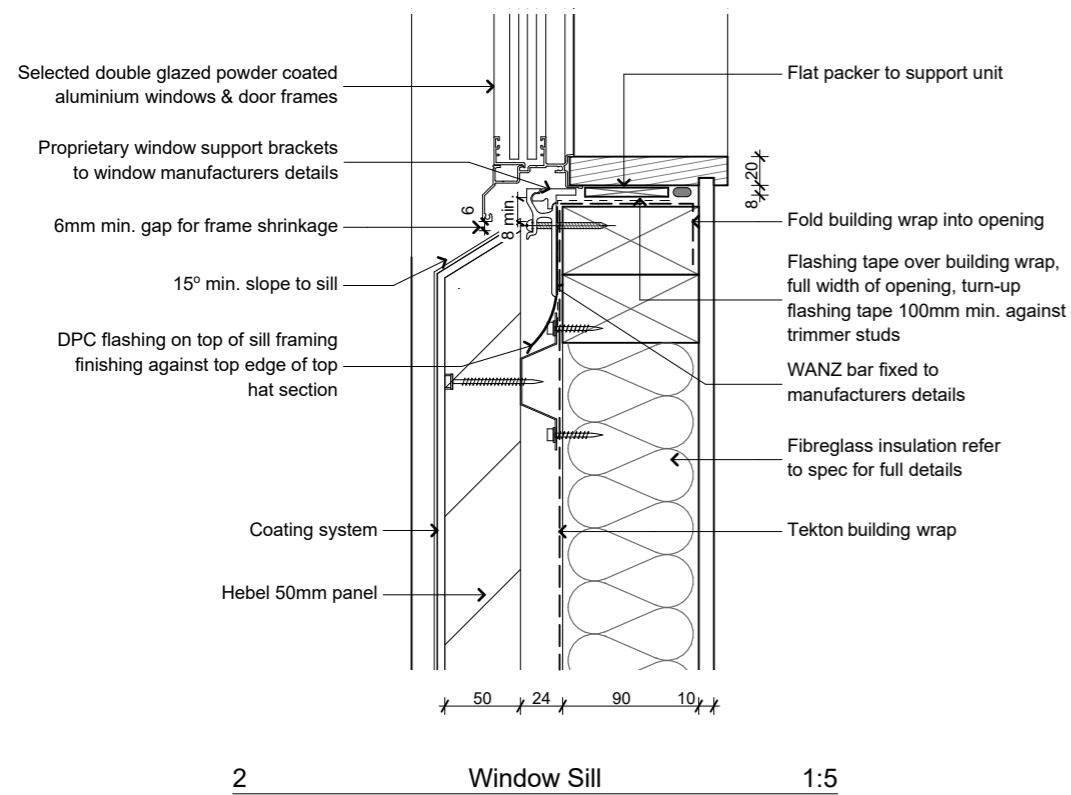
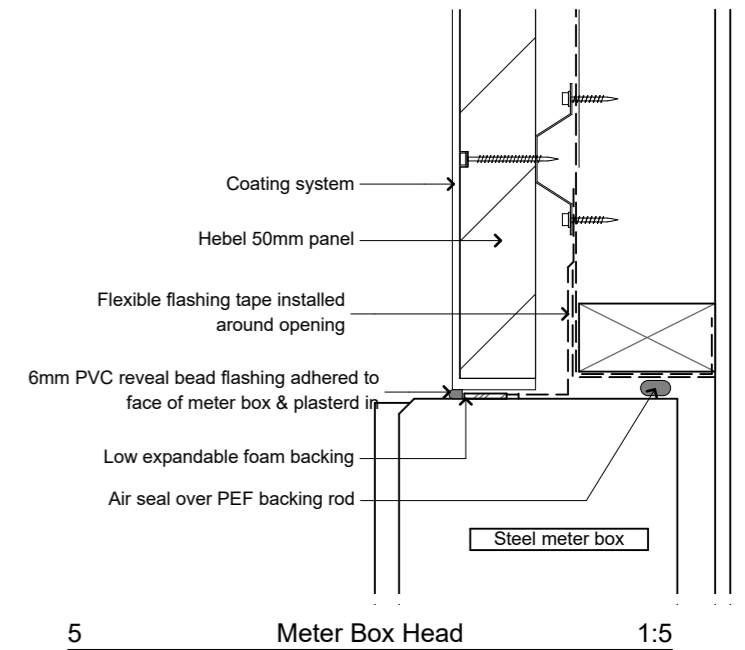
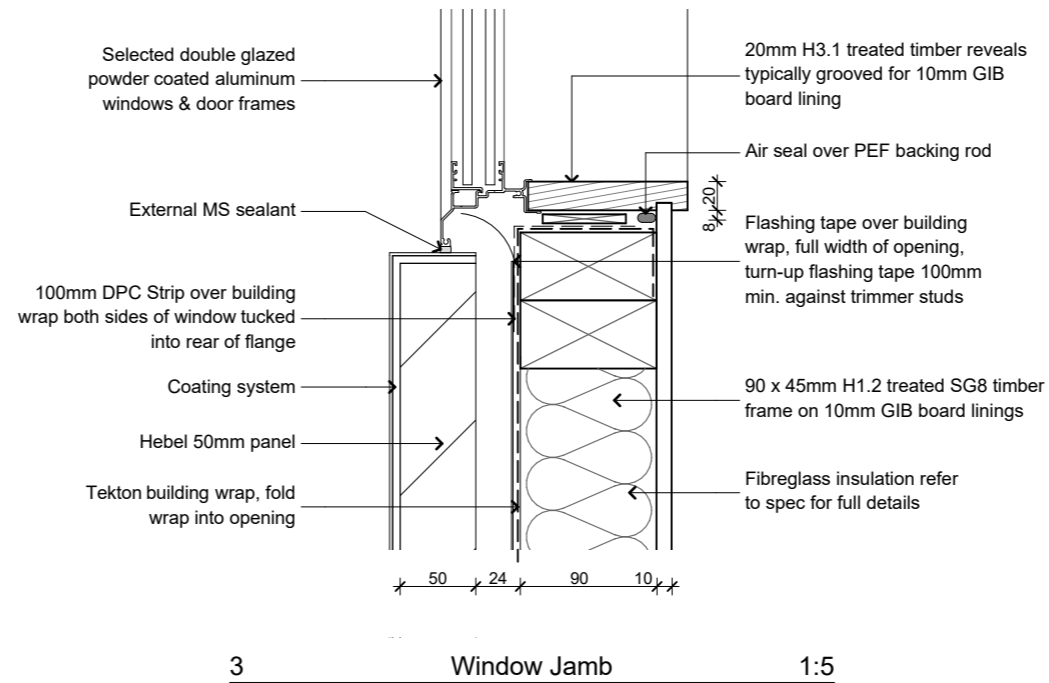
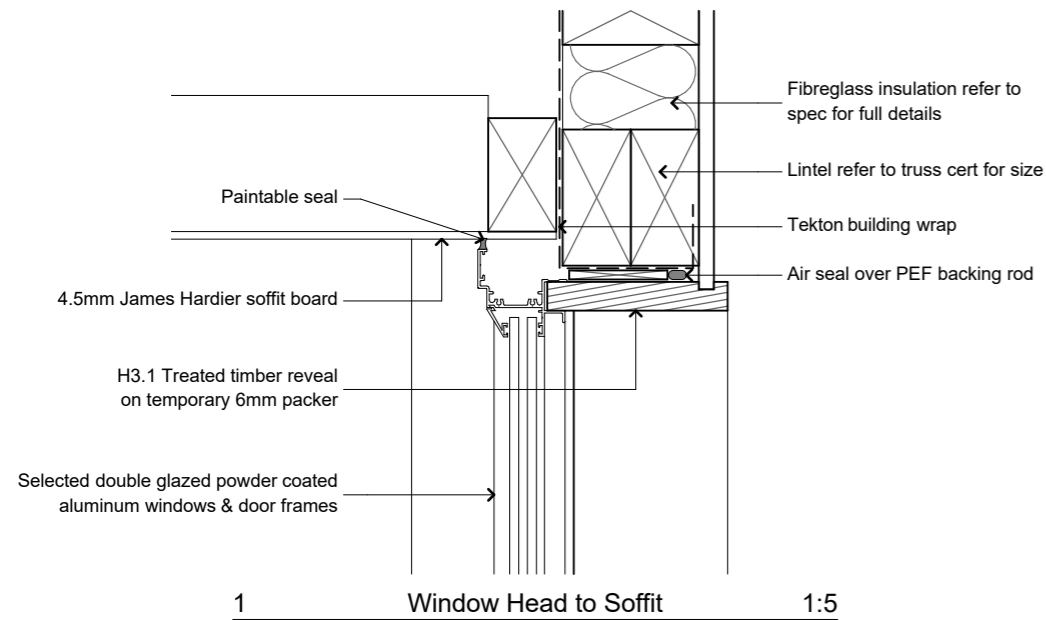
Cross 7 Claremont Crescent Amberley (HDC)

Section A

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 Scale: 1:50
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 28/02/2019

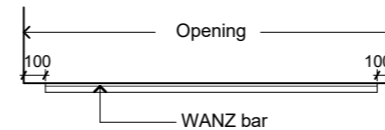






WANZ BAR COMMENT

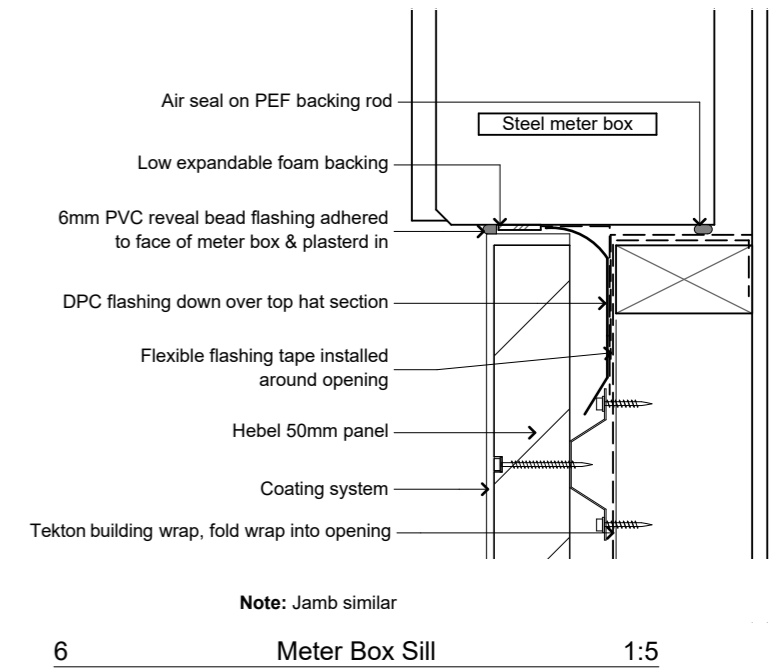
WANZ bars to all windows/doors. Bars location indicated as below

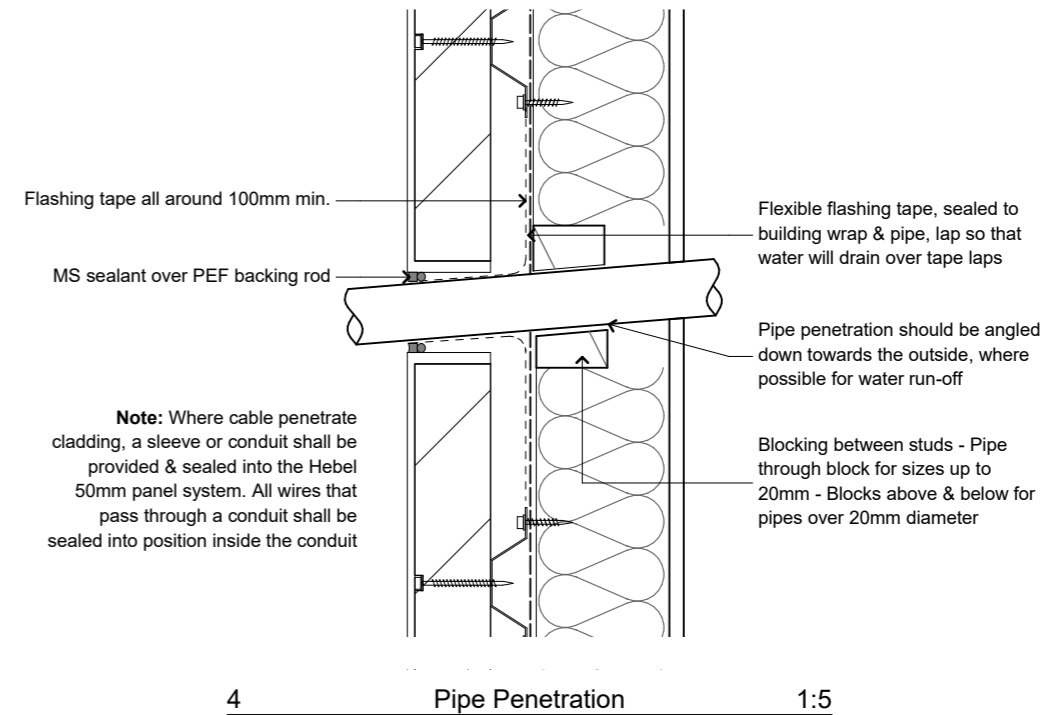
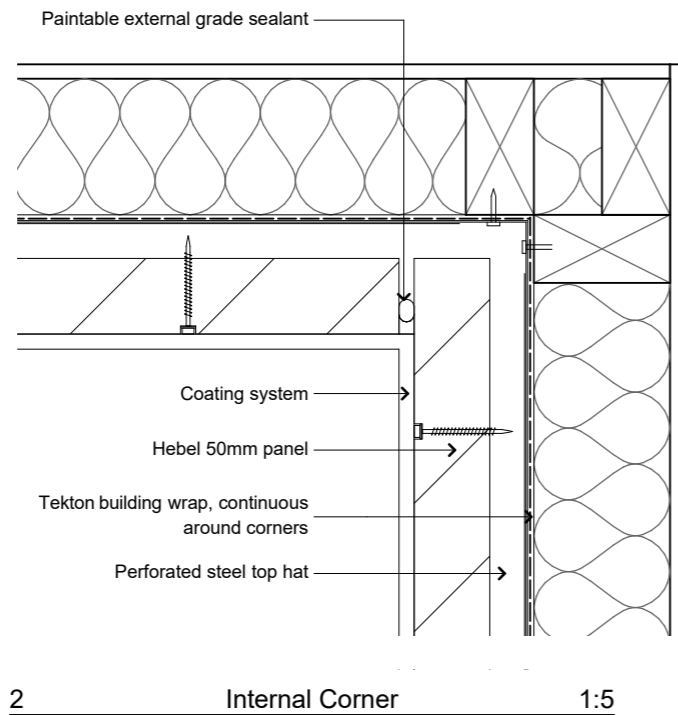
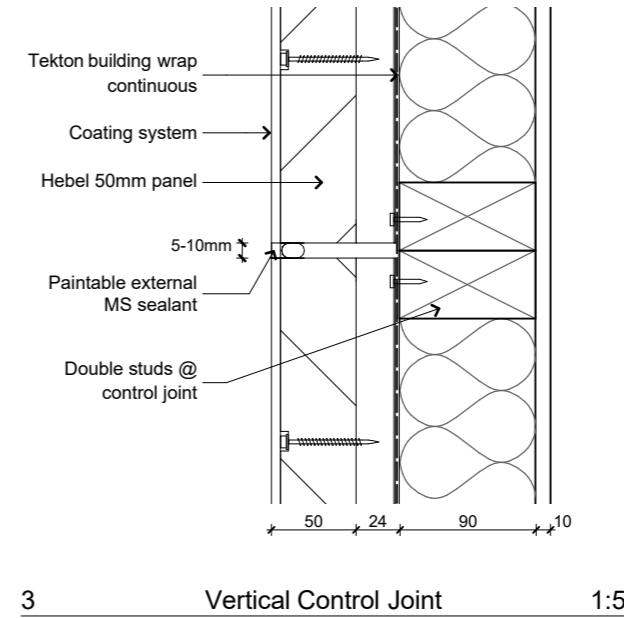
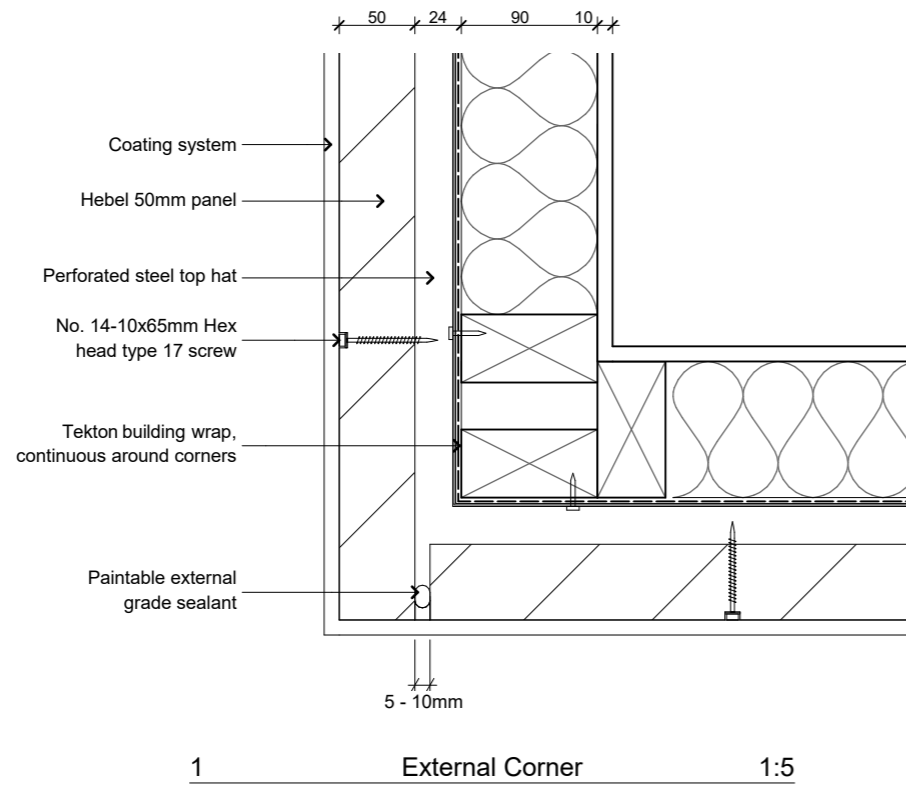


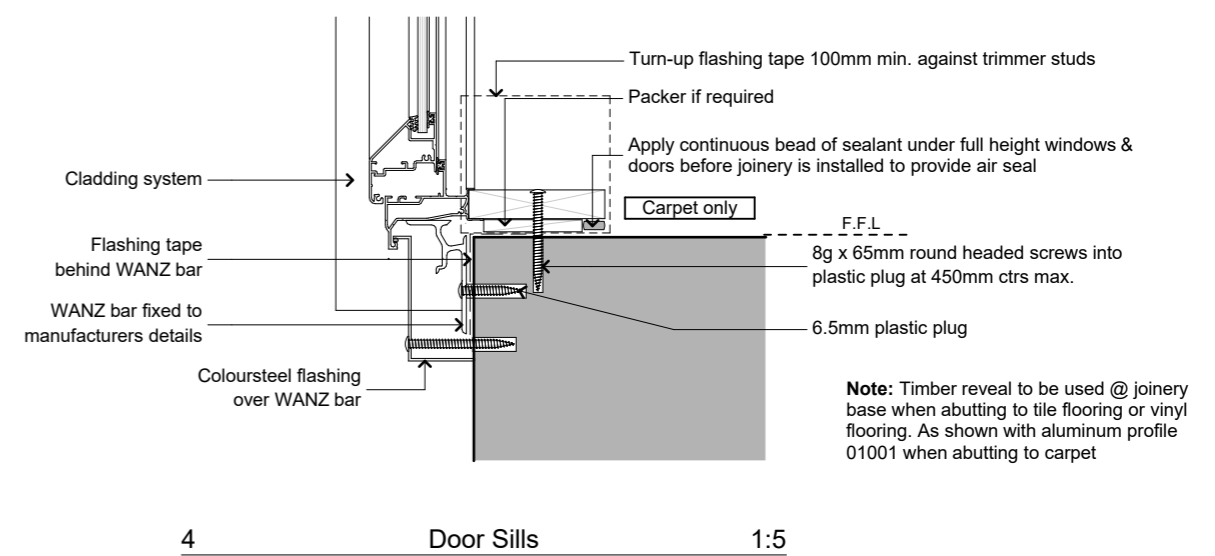
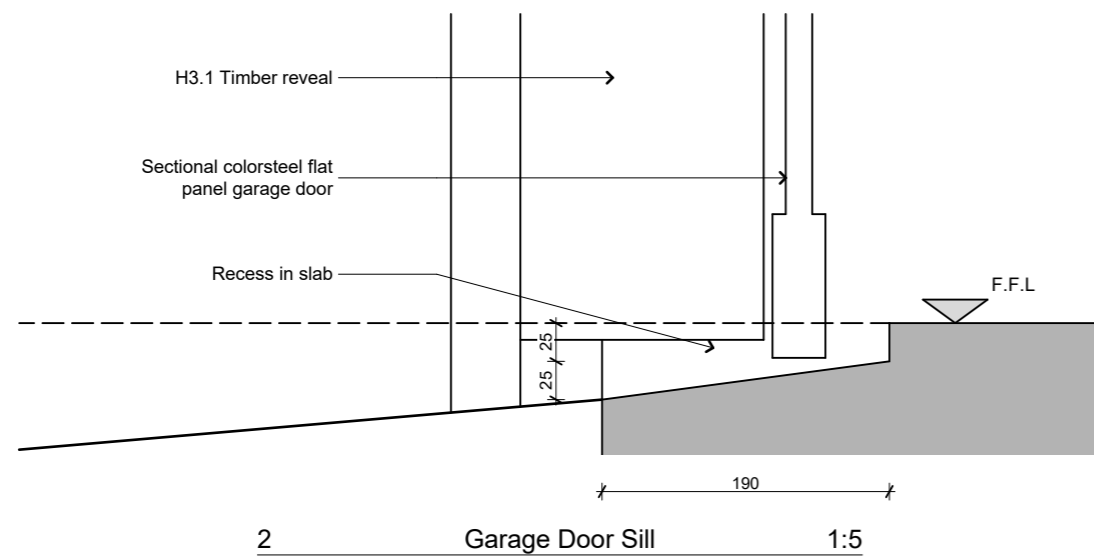
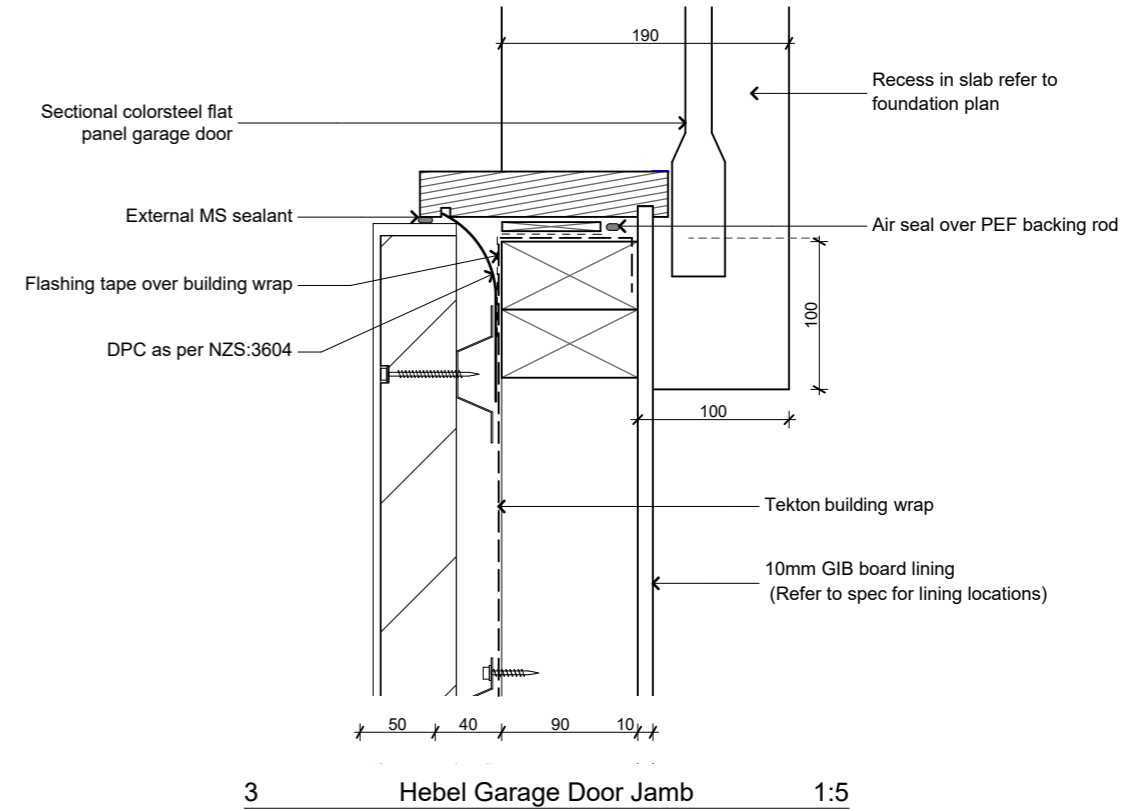
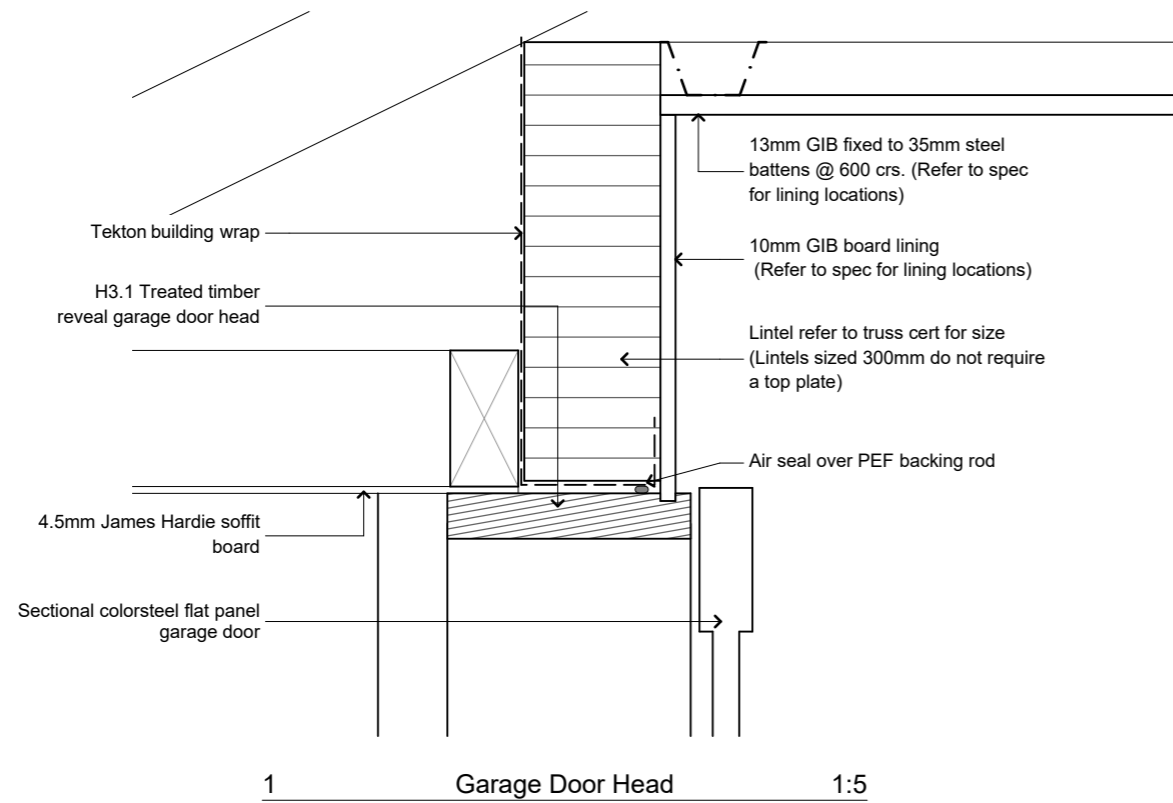
Fixings

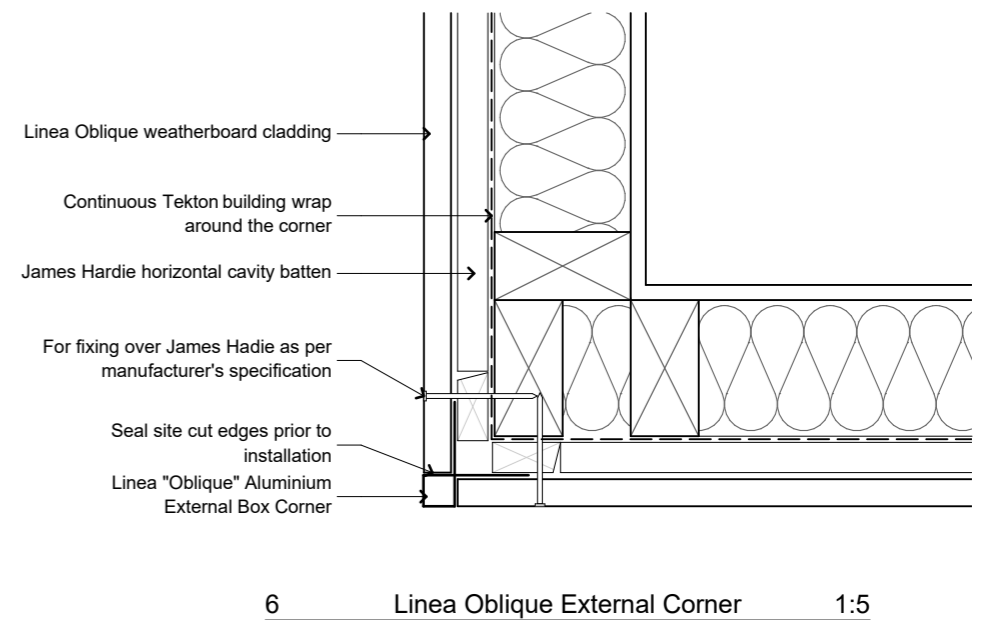
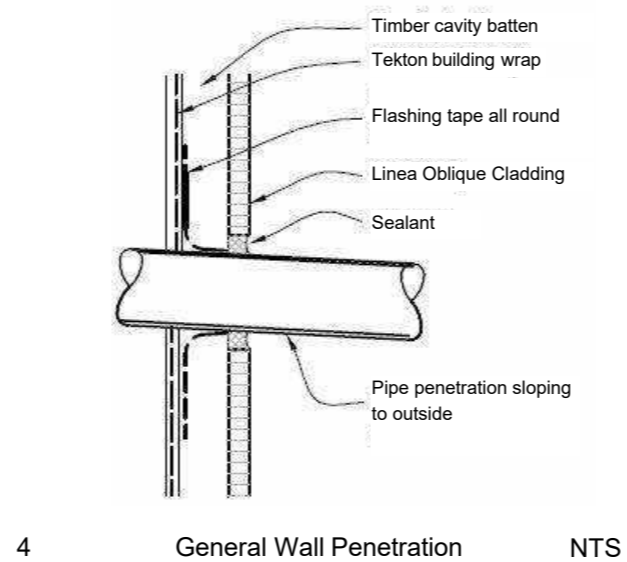
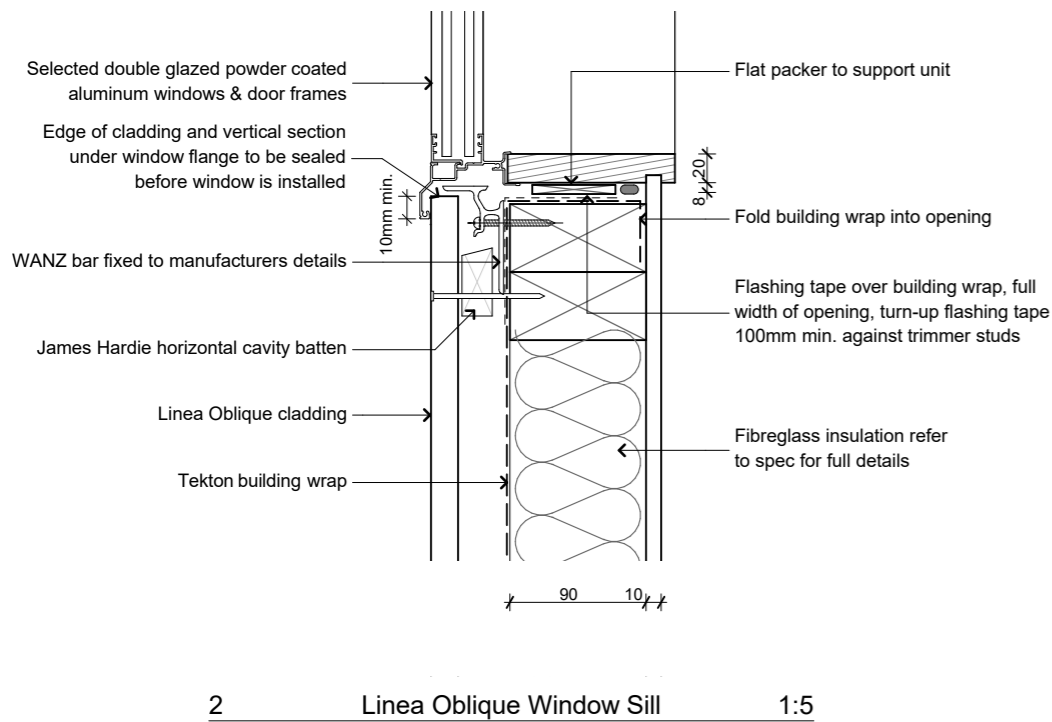
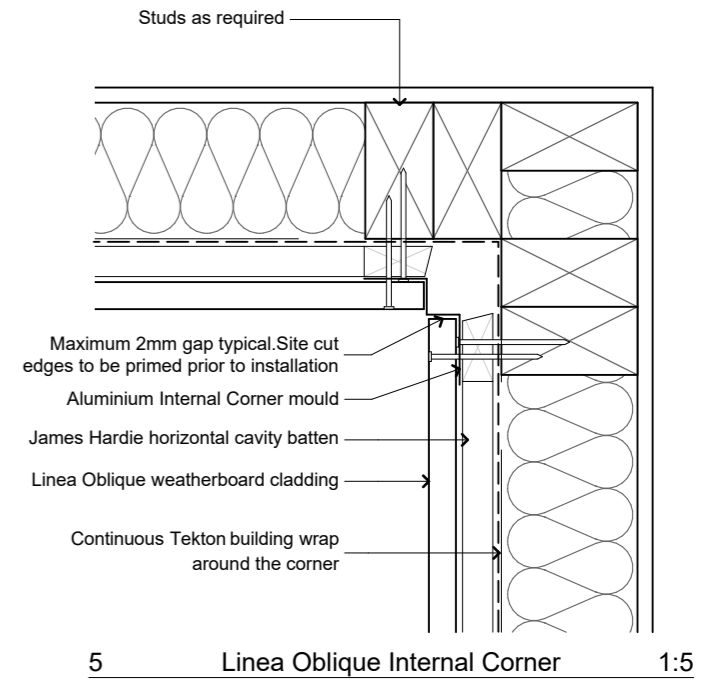
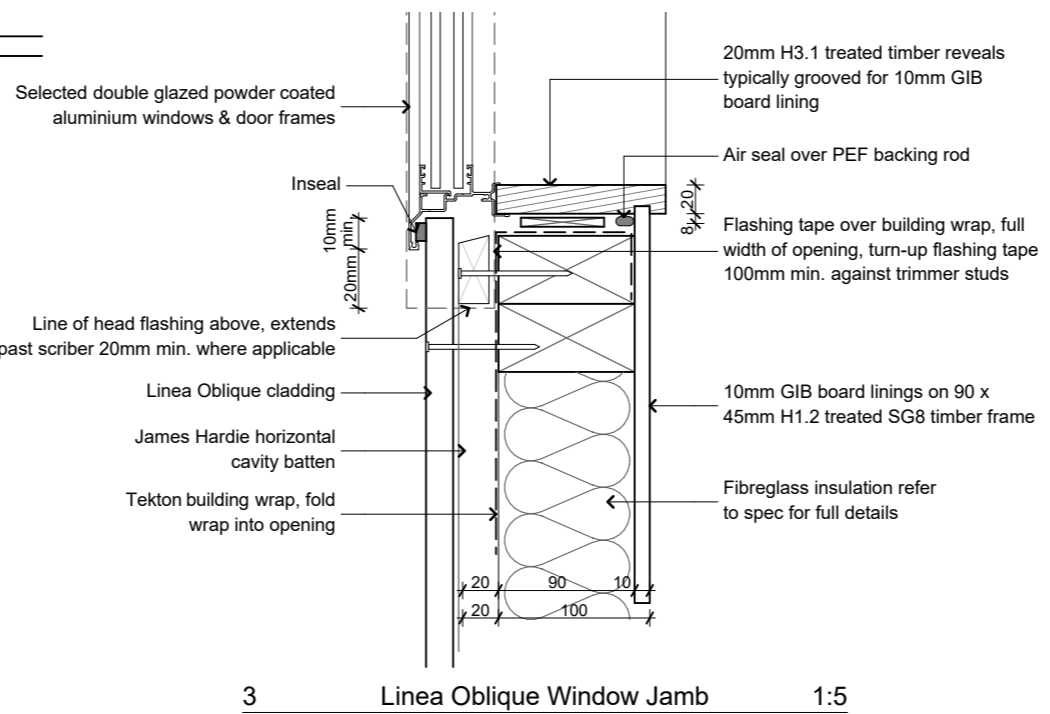
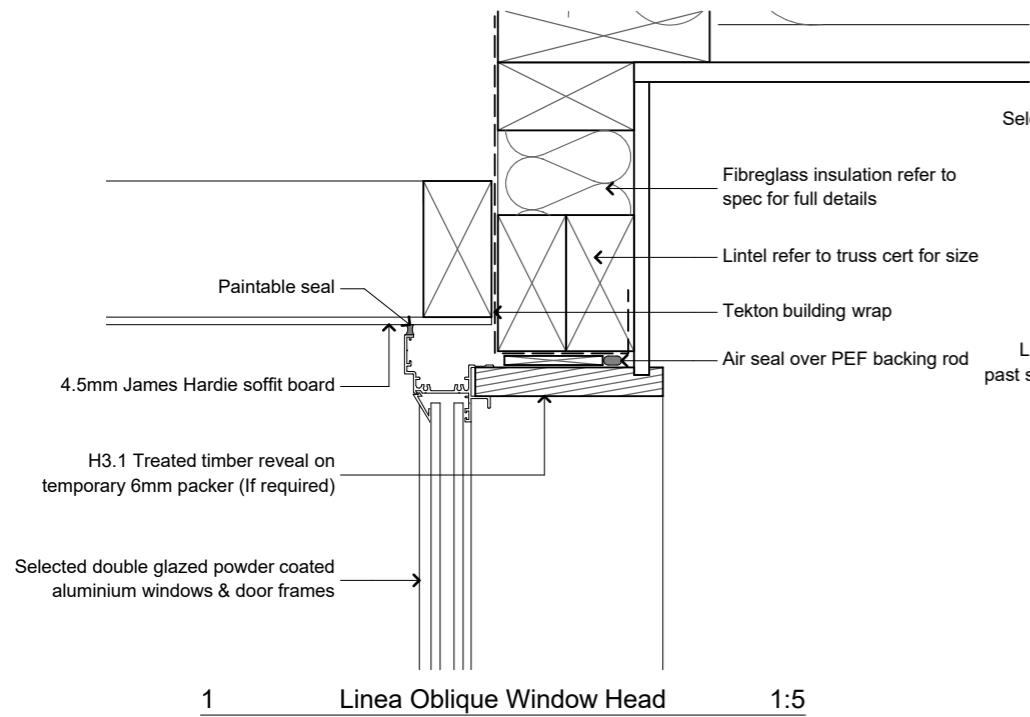
- at each end of the bar and at a max. 300mm centres between.
- into timber: 10g x 50mm SS screws
- into concrete: driven into plastic plugs or similar. may be substituted for 6mm masonry anchors. pre-fill fixing holes with silicon sealant

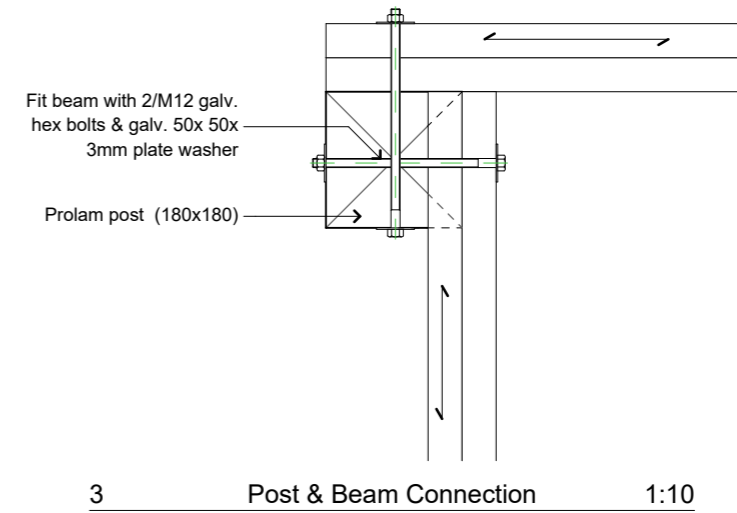
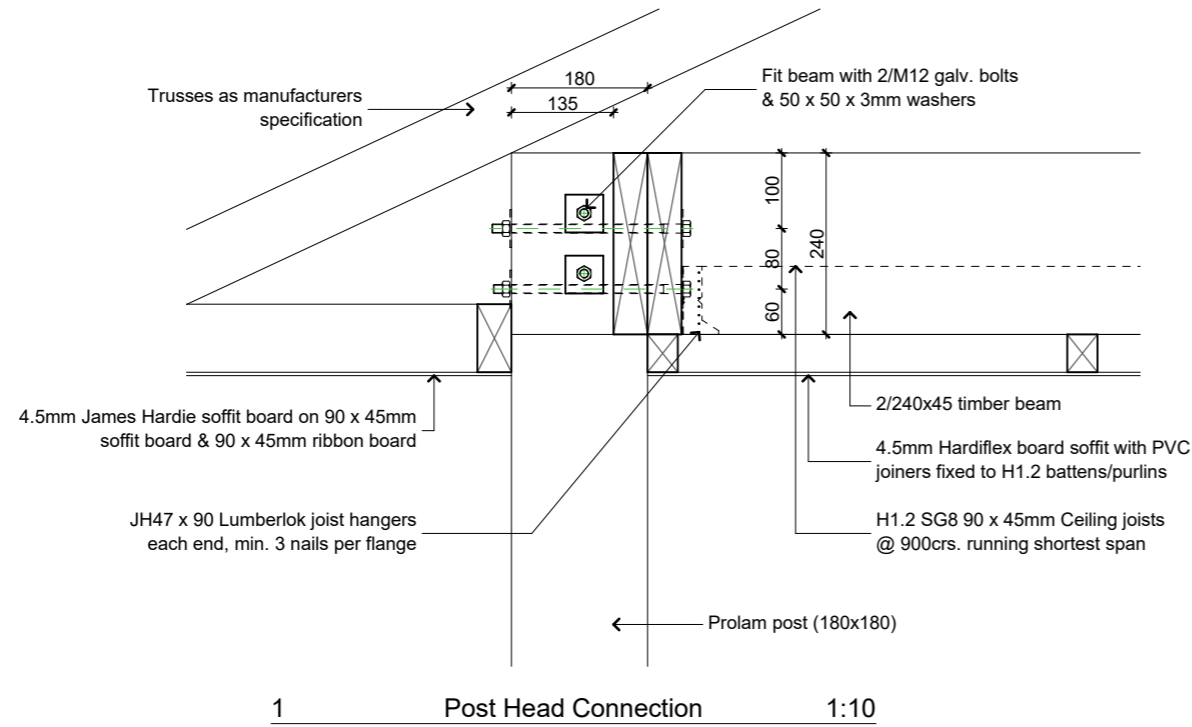
4 WANZ Bars NTS



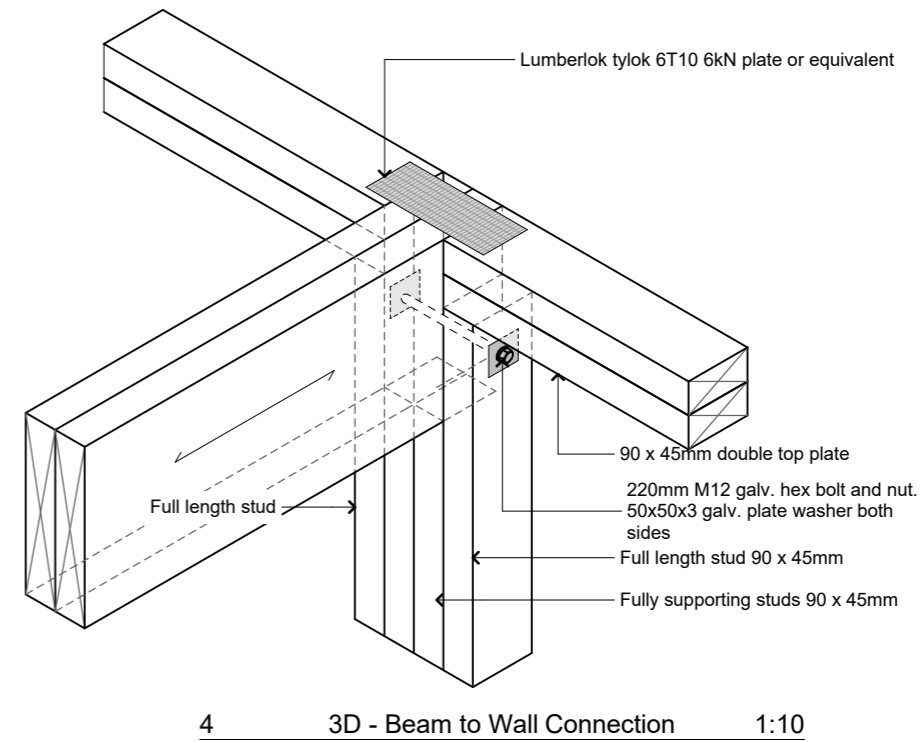
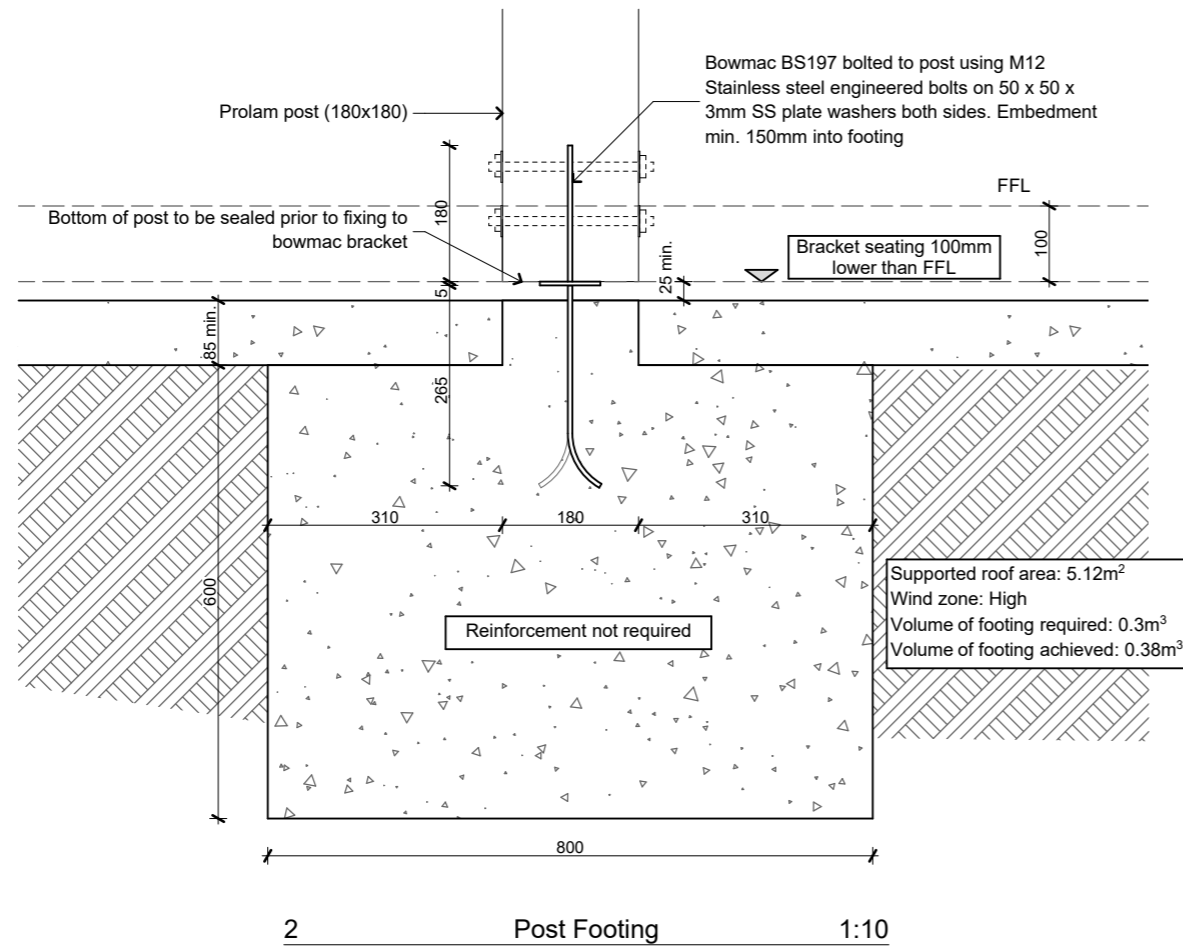


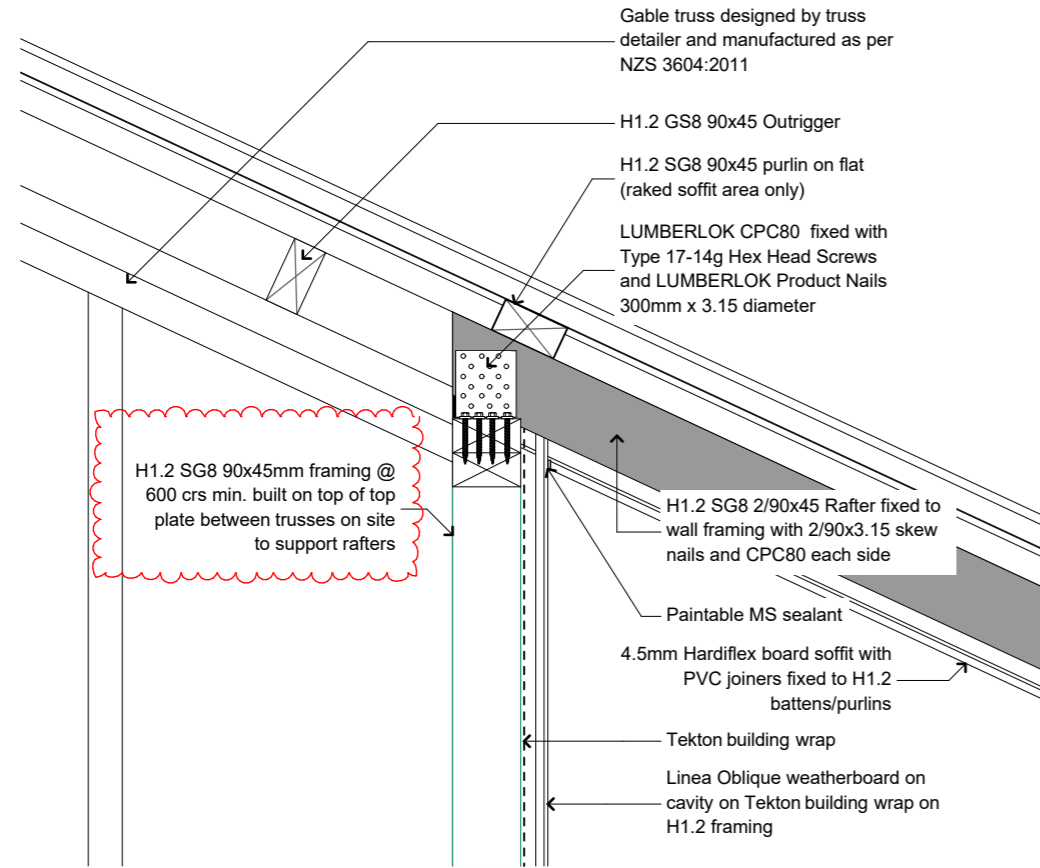




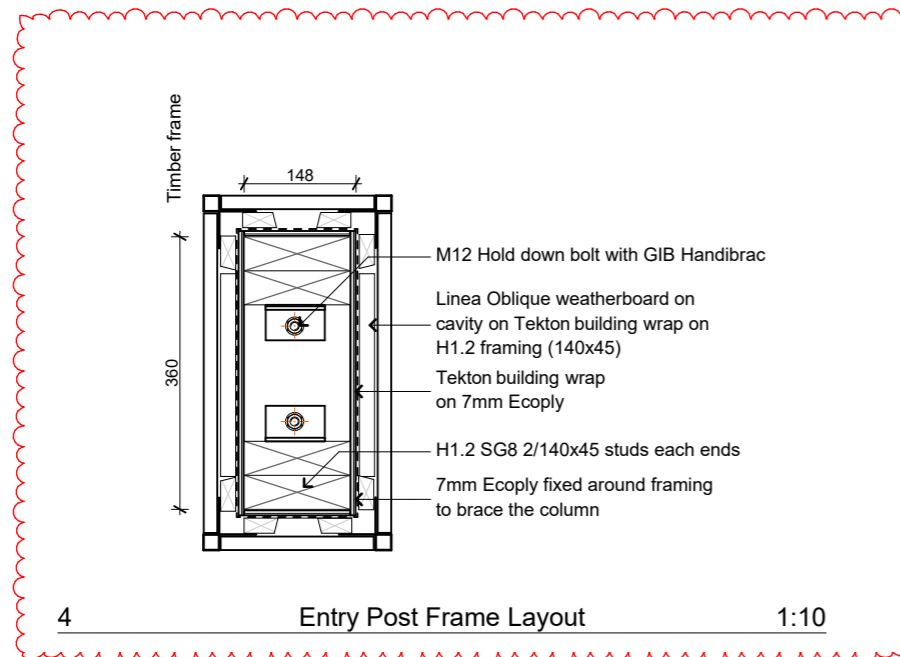


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During
Processing
19/03/2019

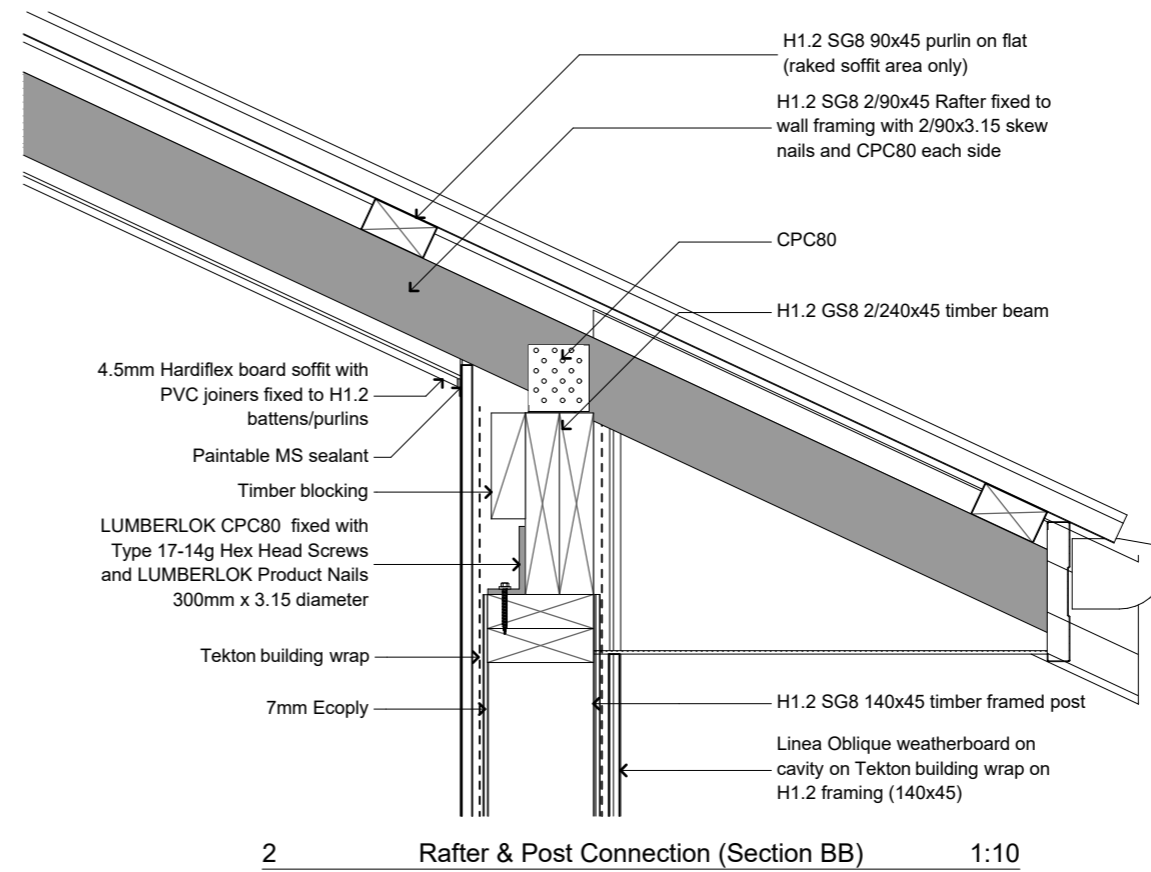




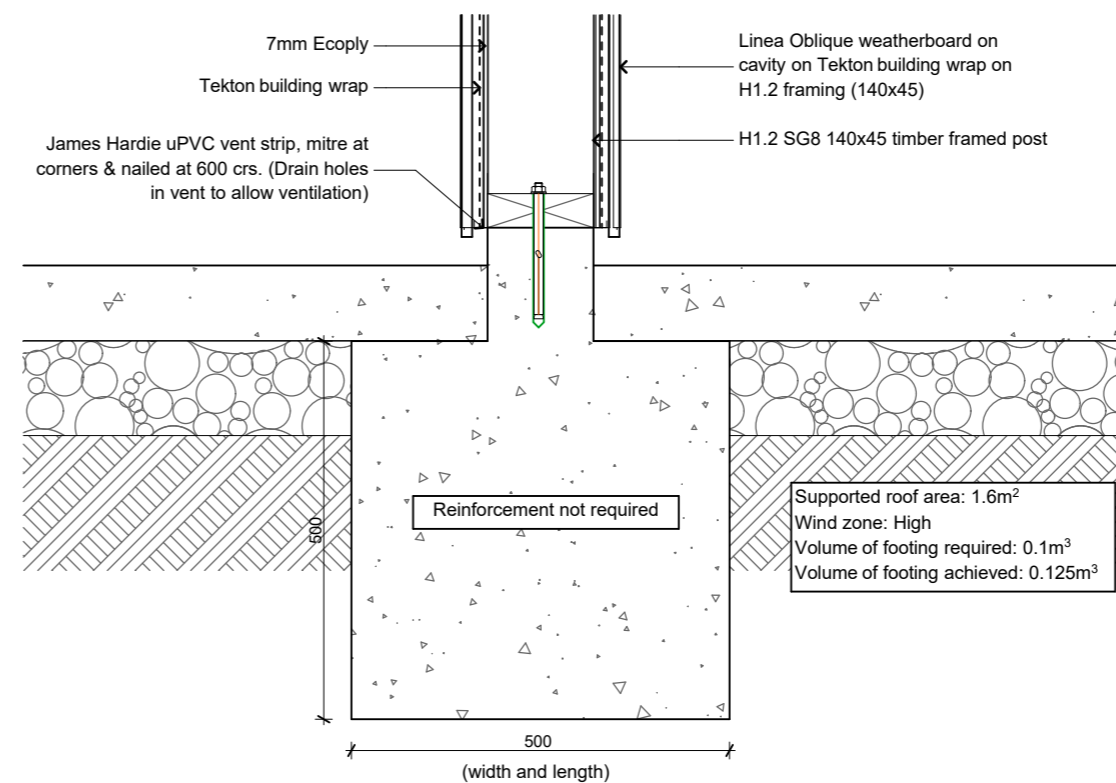
1 Rafter & Wall Connection (Section BB) 1:10



4 Entry Post Frame Layout 1:10



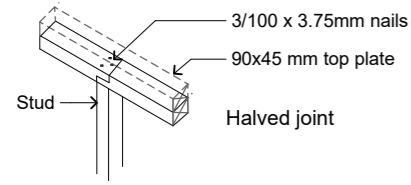
2 Rafter & Post Connection (Section BB) 1:10



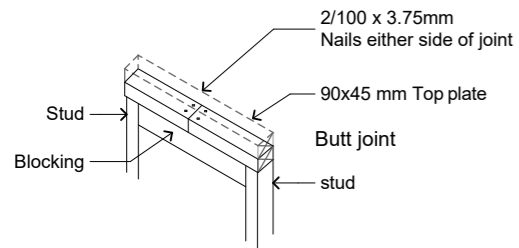
3 Post & Footing Connection (Section BB) 1:10

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During
Processing
19/03/2019

Top Plate Connections & Uplift Prevention

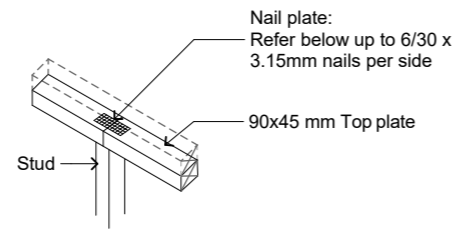


1 Stud To Top Plate Connection NTS

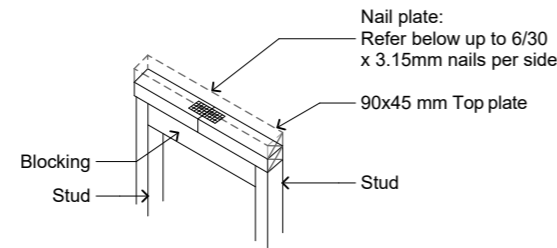


2 Top Plate Join Between Studs NTS

Walls Not Containing Bracing

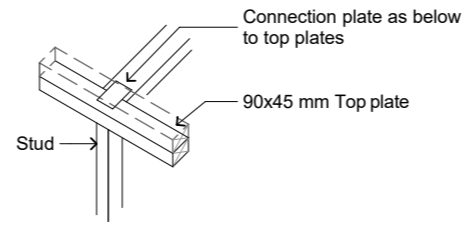


3 Stud To Top Plate Connection NTS



4 Top Plate Join Between Studs in Braced Wall NTS

Walls Containing Bracing



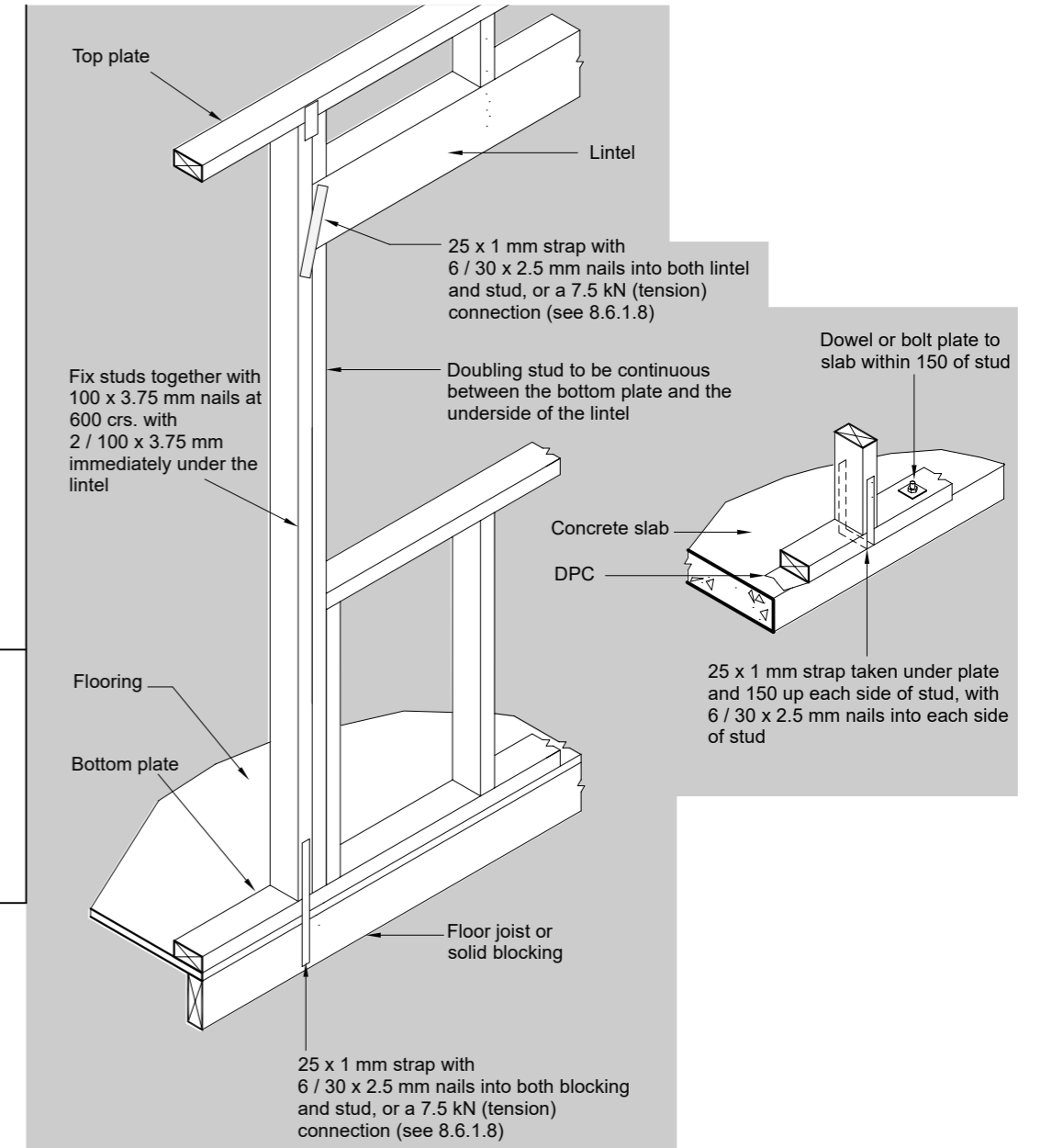
5 Top Plate to Wall Connection NTS

Right angle top plate connection
 Total bracing capacity of wall <125BU:
 6kN connection to 1 external wall.
 Total bracing capacity of wall >125 <250 BU 6kN
 connection to 2 external walls.
 Total bracing capacity of wall >250 BU 2.4kN per
 100BU connection to at least 2 walls.

3/30 x 3.15mm nails per side up to 3kN plates
 6/30 x 3.15mm nails per side up to 6kN plates

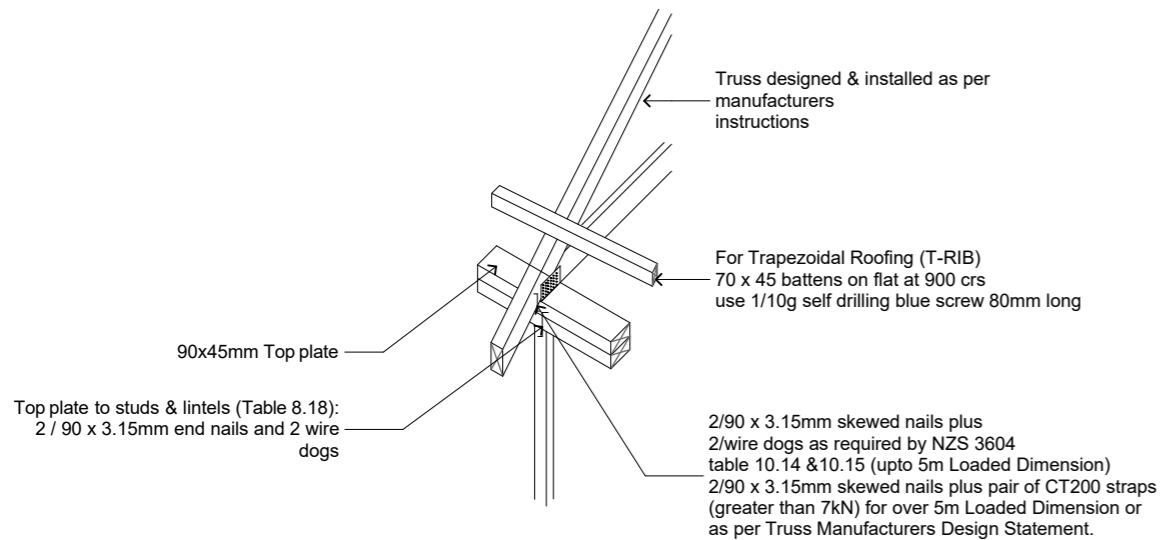
In-line top plate connection
 Highest individual bracing element <100BU:
 3kN connection.
 Highest individual bracing element >100BU or ceiling
 diaphragm attached to top plate:
 6kN connection.

3/30 x 3.15mm nails per side upto 3kN plates
 6/30 x 3.15mm nails per side upto 6kN plates



7 Lintel Fixing to Prevent Uplift NTS

Source: NZS 3604 P8-29 Figure 8.12



6 Connecting Trusses to Top Plate NTS

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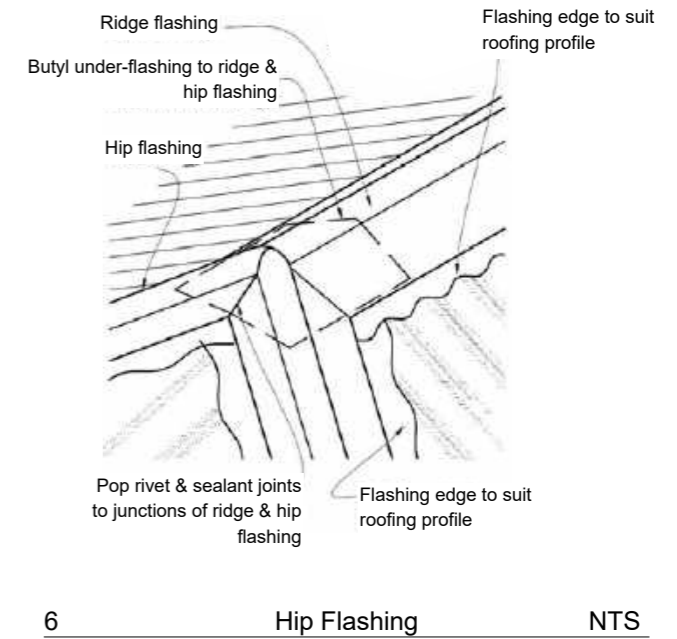
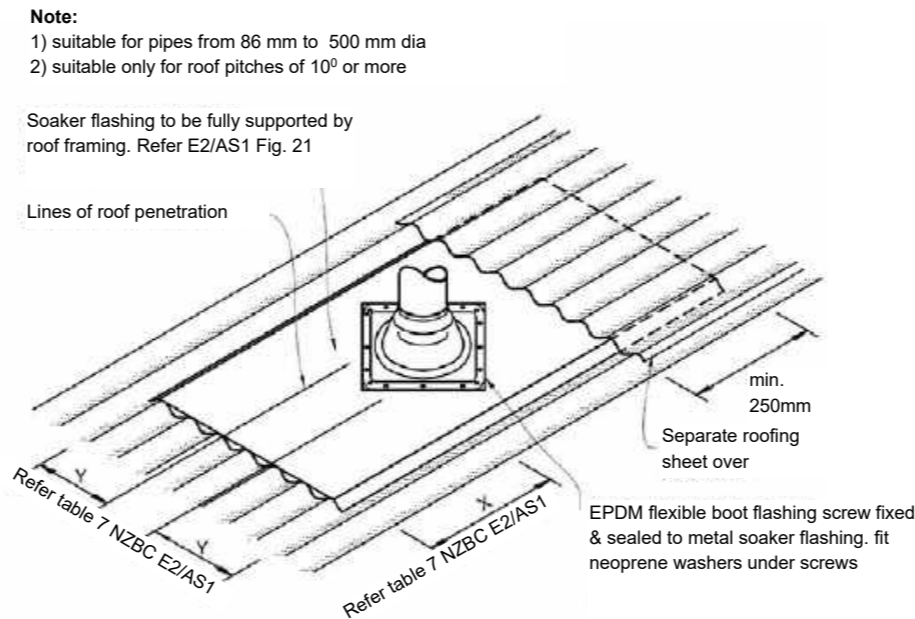
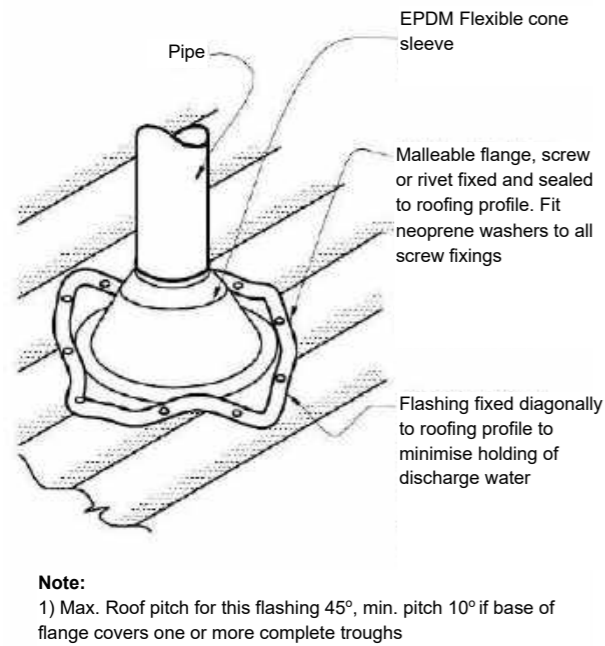
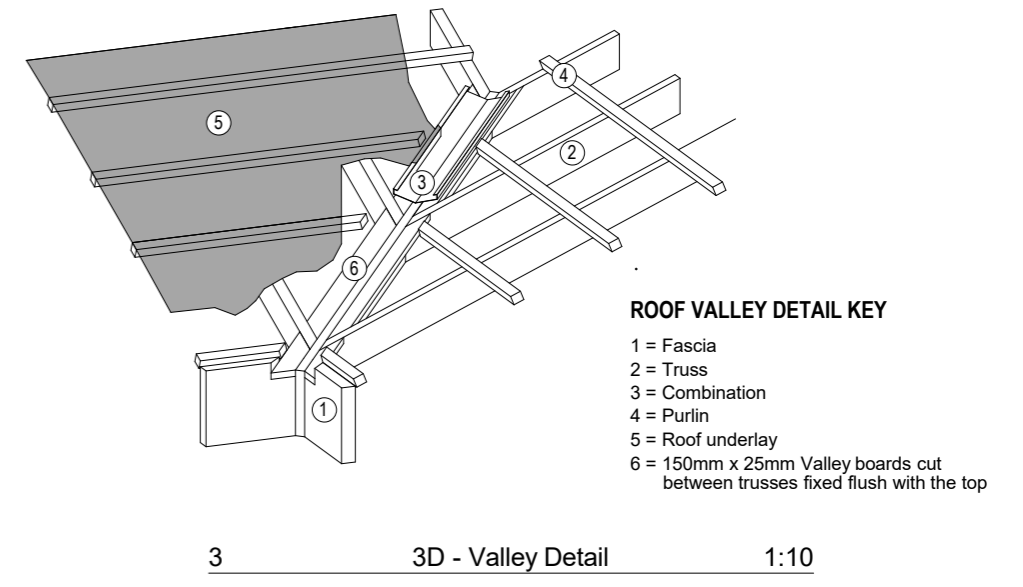
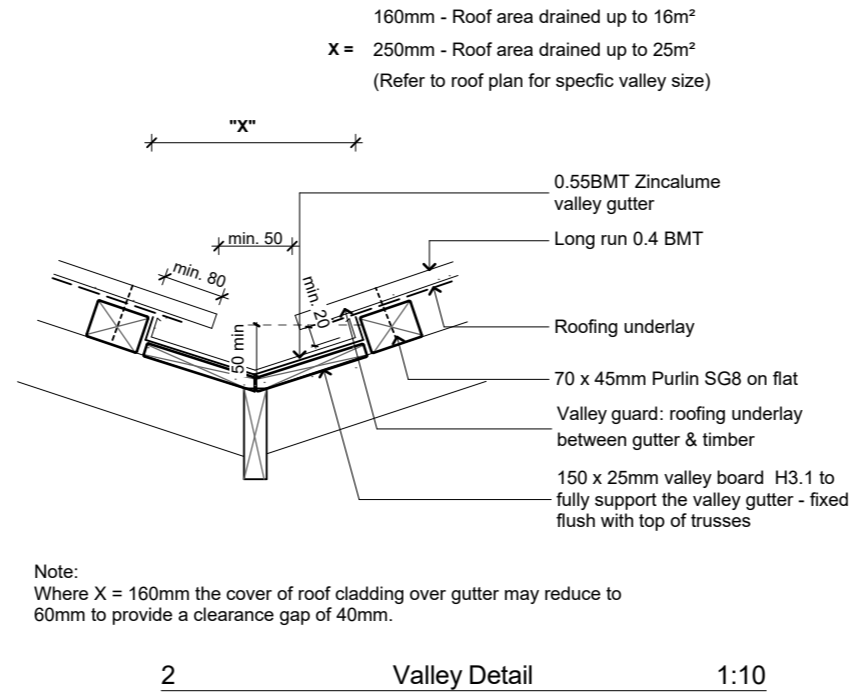
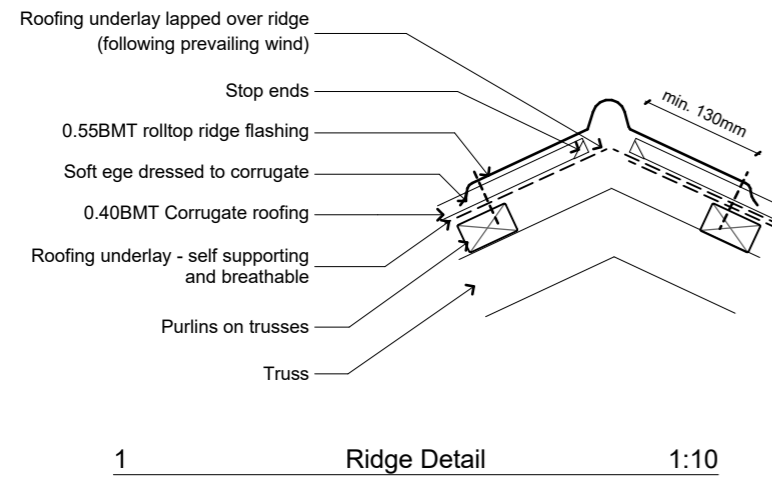
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Cross
 7 Claremont Crescent
 Amberley (HDC)

Details Framing

Job No: 6500570
 Sheet Size: A3
 Scale: NTS
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 28/02/2019



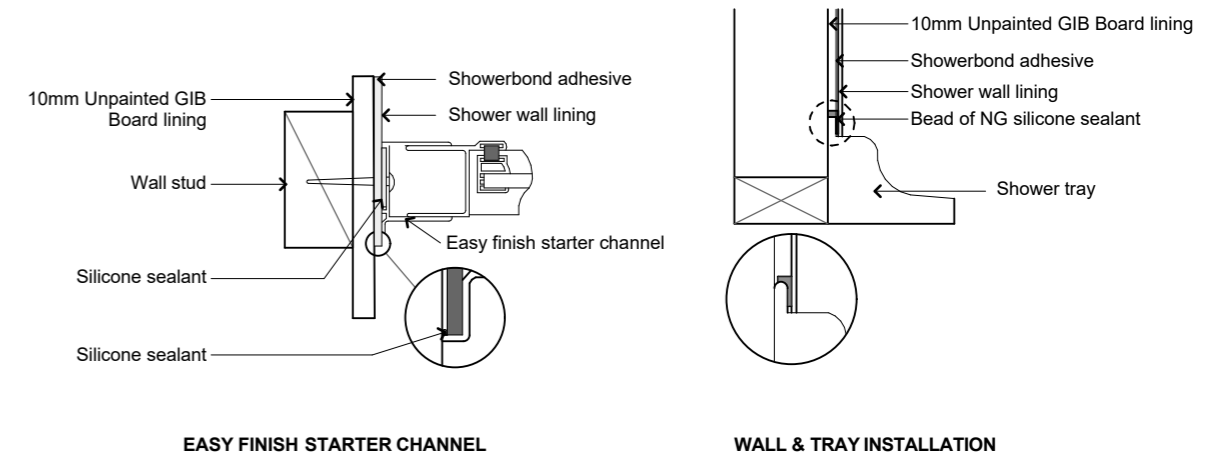
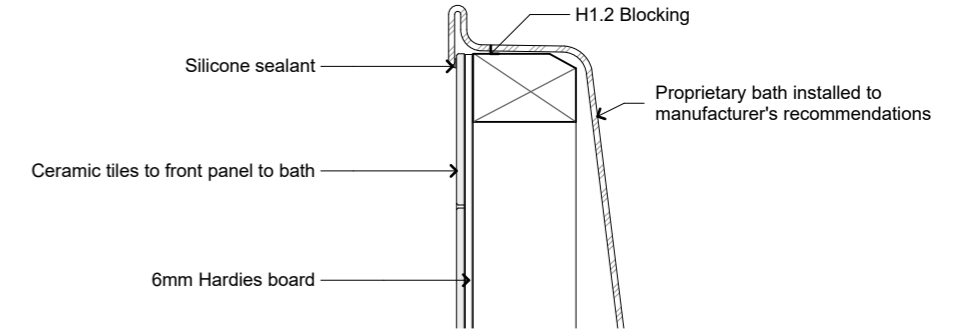
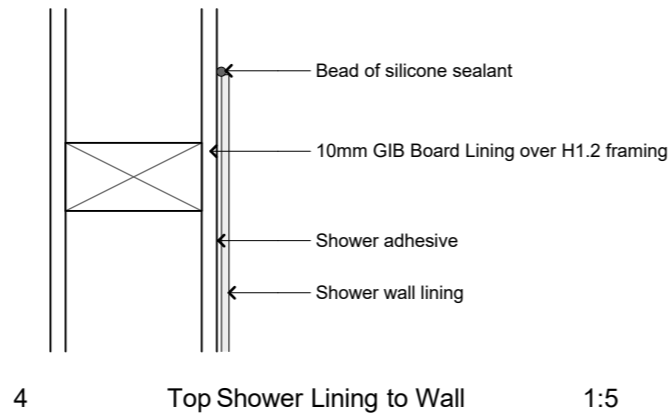
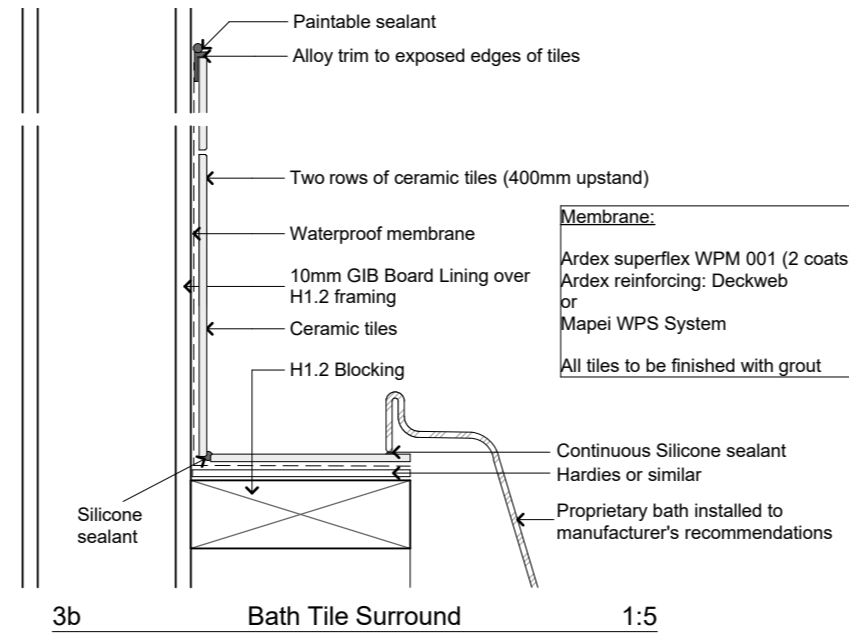
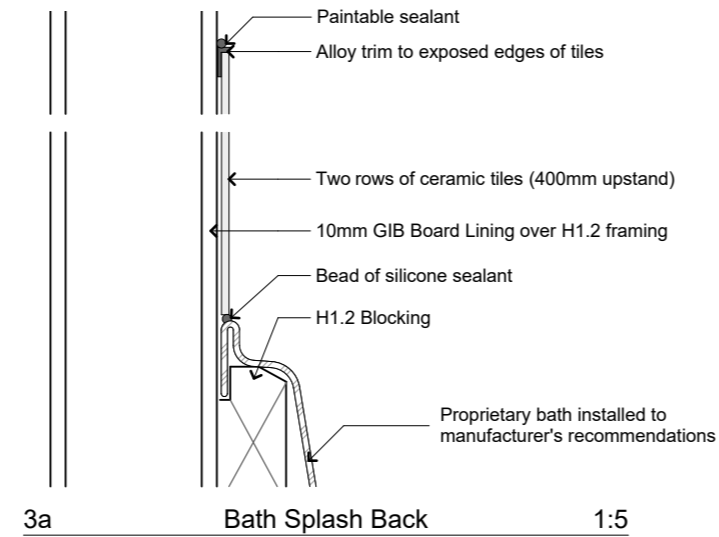
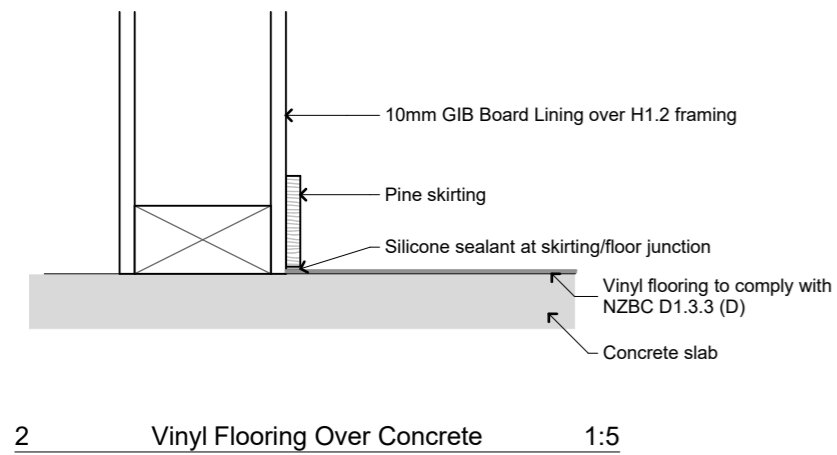
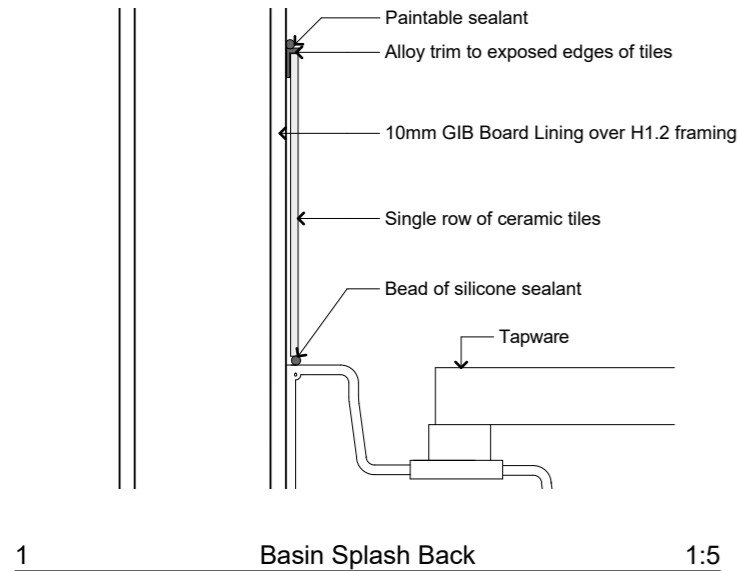
SURFACES

Splash backs

(Including kitchen) Shall be sealed to the bench

Tiles

Ceramic or stone tiles having 6% maximum water absorption, grouted joints (Mapei or Ardex FG8 or equivalent) , and bedded with an adhesive specified by the tile manufacture as being suitable for tiles substrate material and the environment of use



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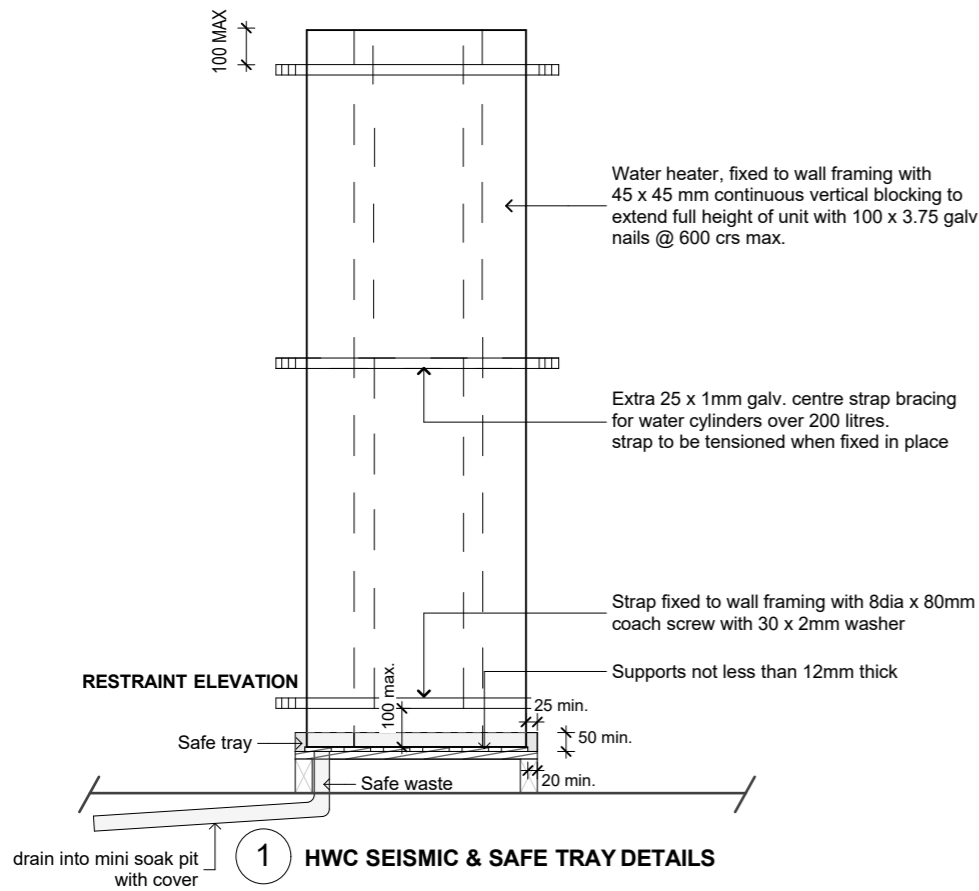
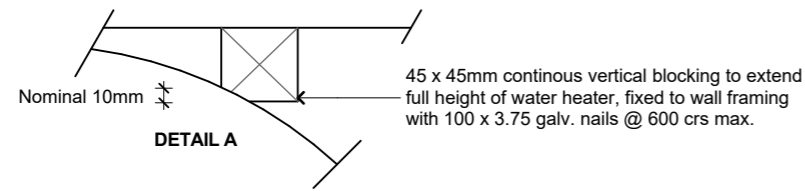
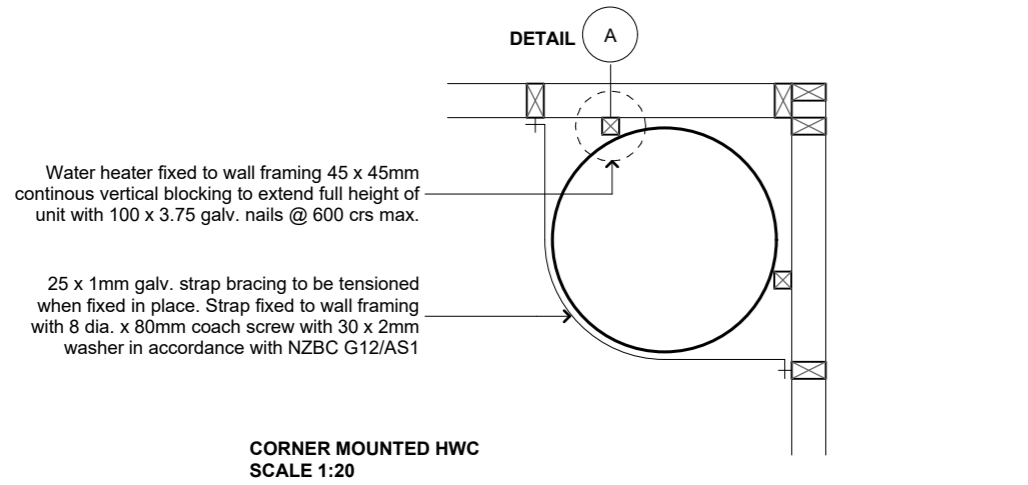
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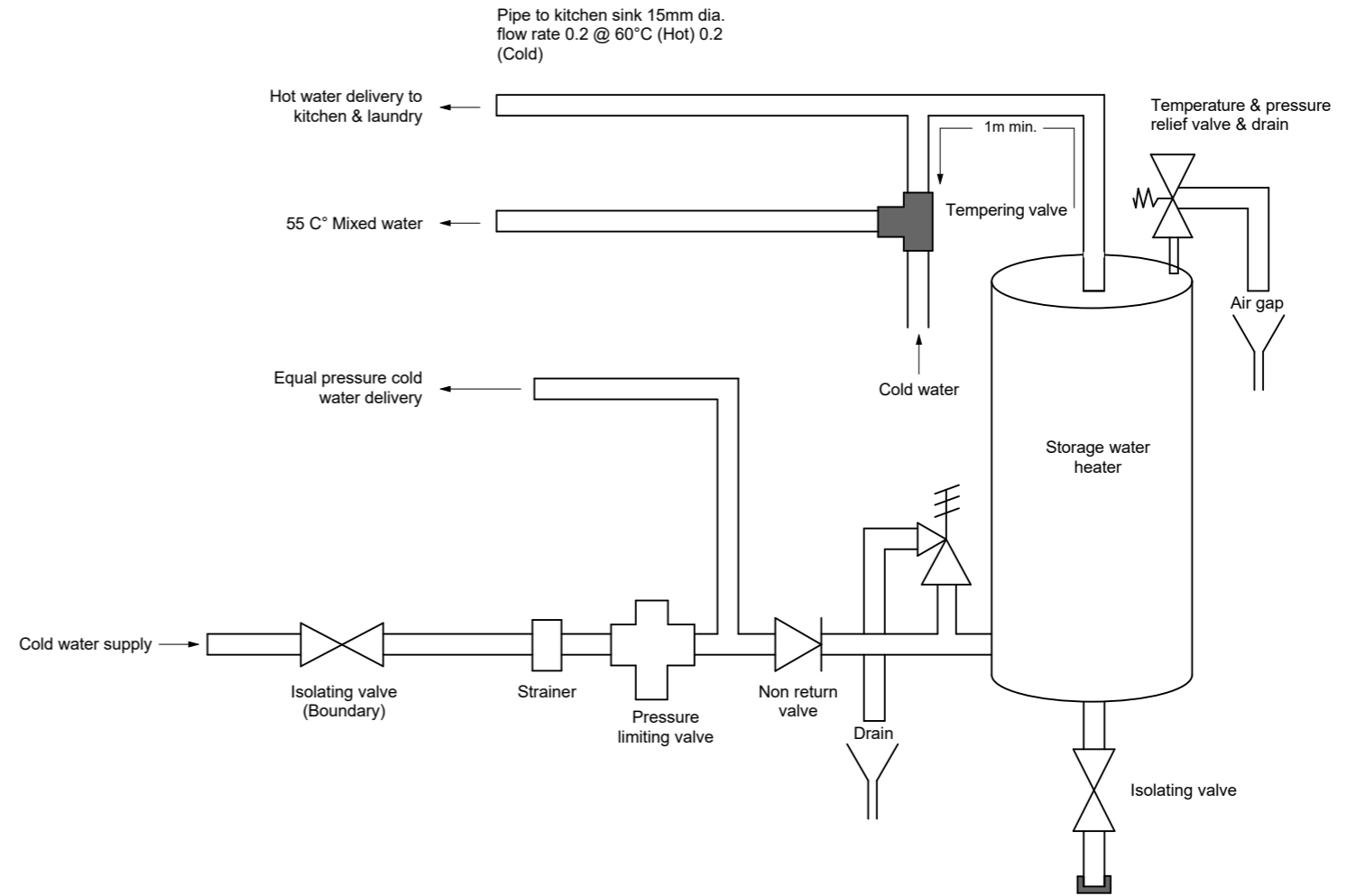
Cross
7 Claremont Crescent
Amberley (HDC)

Details Wet Area

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Scale: 1:5
Drawn: JJu
Cad File: Cross V21.pln
Printed: 28/02/2019



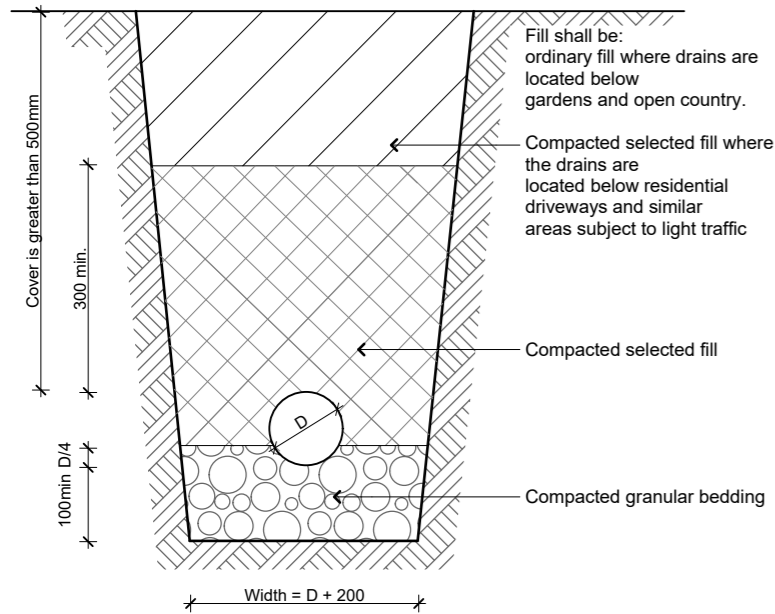
This detail to be read in conjunction with NZBC G12/AS1 figure 14 & paragraph 6.11.4



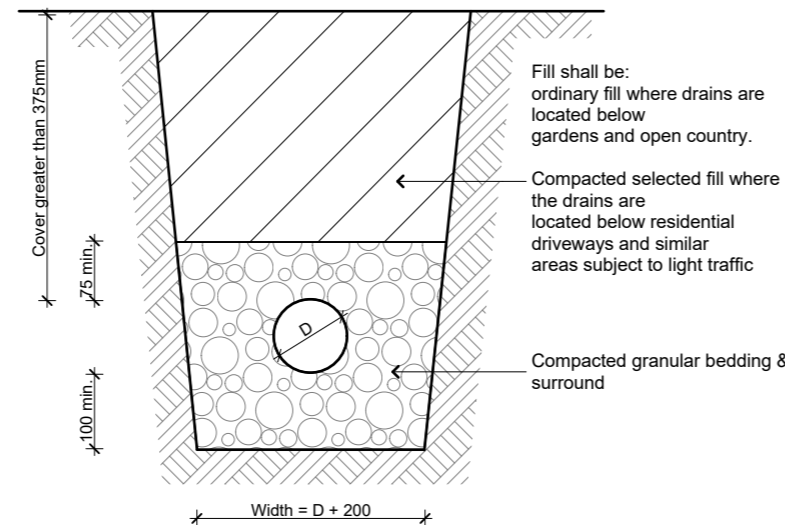
2 HWC VALVES

Hot water cylinder notes

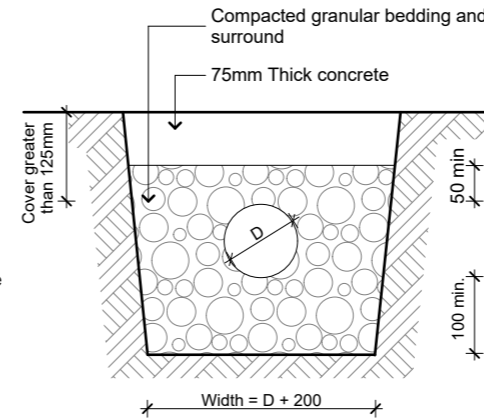
Hot water cylinder, installation (complete with seismic restraints) shall comply with manufacturers instructions & NZBC G12/AS1 water supplies. Provide outlet for hwc relief valve



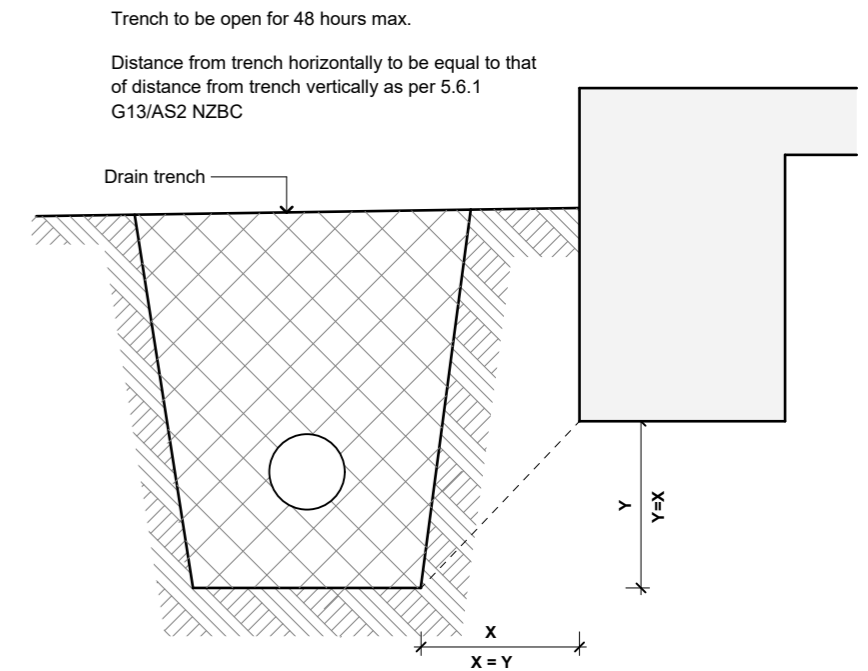
1 Bedding Type 'B' of NZS 7643
Cover greater than 500mm



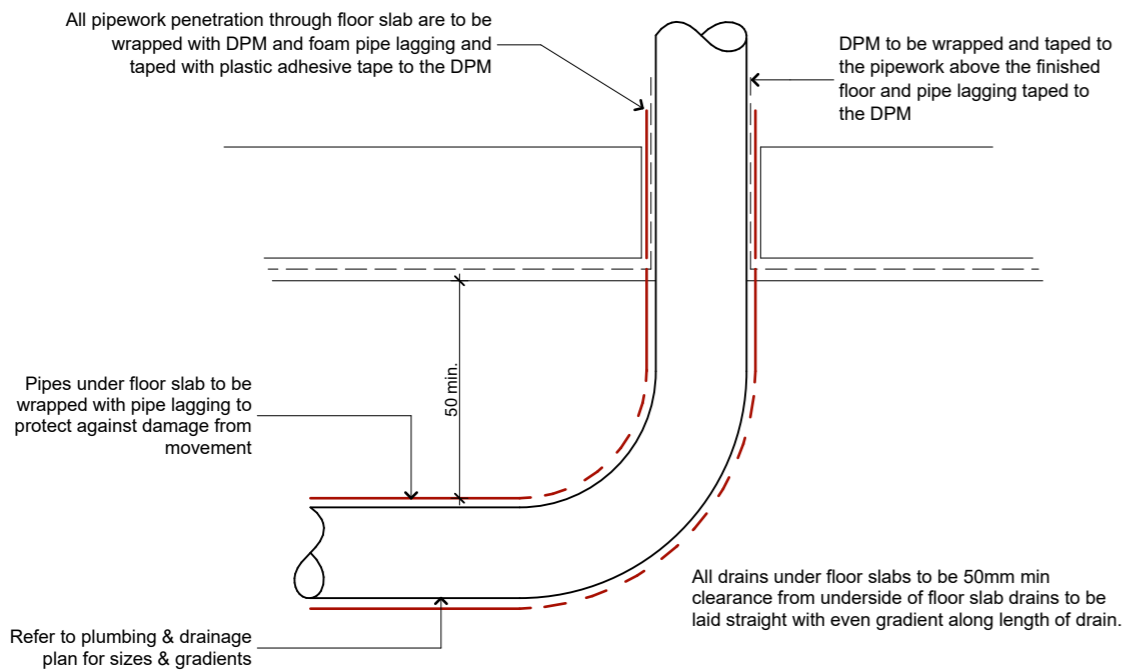
2 Bedding Type 'D' of E1/AS1
Cover greater than 375mm



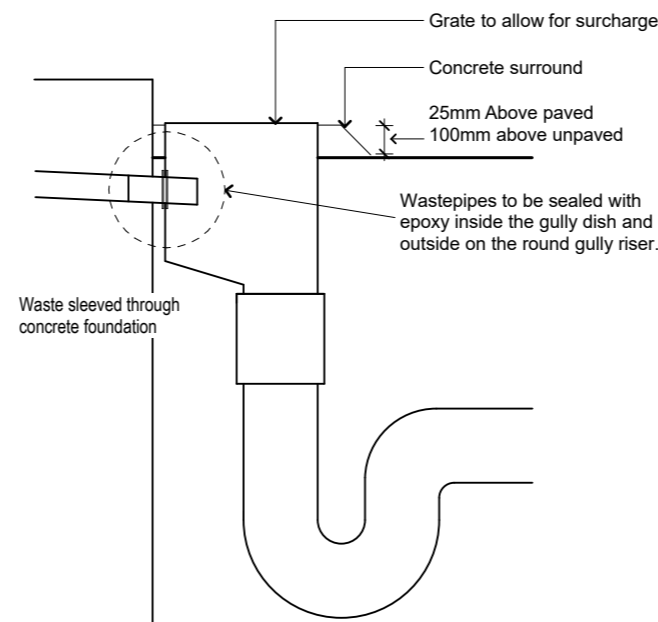
3 Cover Between 125 & 375mm



4 Drain & Foundation Detail



5 Pipe Through Floor Slab Penetrations 1:10



6 Waste Discharging to Rear of GT

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Cross
7 Claremont Crescent
Amberley (HDC)


Trenches & Pipe Details

Job No: 6500570
Sheet Size: A3
Scale: NTS
Drawn: JJu
Cad File: Cross V21.pln
Printed: 28/02/2019

Table 4.1 – Protection required for steel fixings and fastenings excluding nails and screws⁽¹⁾ (see 4.4.1)

ZONES	FIXING FASTENING	ENVIRONMENT	MATERIAL	
ALL ZONES	Nail plates	CLOSED AND ROOF SPACES	Continuously coated galvanized steel ⁽²⁾	
	Wire dogs & bolts		Hot-dipped galvanized steel ⁽³⁾	
	All other structural fixings	CLOSED	Mild steel (uncoated, non-galvanized) ⁽³⁾	
ZONE D	All structural fixings	SHELTERED ⁽⁴⁾ AND EXPOSED	Type 304 stainless steel ⁽⁵⁾	
ZONES B AND C	Treated timber pile connections more than 600 mm from the ground and all subfloor connections	Subfloors vented 7000 mm ² or less	SHELTERED ⁽⁴⁾	Hot-dipped galvanized steel ⁽³⁾
		Subfloors vented more than 7000 mm ²	EXPOSED	Type 304 stainless steel ⁽⁵⁾
	Treated timber pile connections within 600 mm of the ground	SHELTERED ⁽⁴⁾ AND EXPOSED		Type 304 stainless steel ⁽⁵⁾
	All other structural fixings, except fabricated brackets ⁽⁶⁾	SHELTERED ⁽⁴⁾	Hot-dipped galvanized steel ⁽³⁾	
EXPOSED		Type 304 stainless steel ⁽⁵⁾		

- (1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3).
- (2) All galvanizing weights to steel shall be as given in table 4.2.
- (3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.
- (4) "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. See figure 4.3(a) and (b).
- (5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
- (6) "Fabricated brackets" shall be made from 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

 Denotes the fixings protective coatings Required as per NZS 3604:2011 Section 4 Durability

CORROSION ZONE = ZONE B

Table 4.2 – Galvanizing of steel components other than nails and screws (see 4.4.2)

Component	Standard	Protection required
Bolts in any location that require galvanizing (see table 4.1)	AS/NZS 4680 and AS 1214	600 g/m ² average
Nail plates used in sheltered locations Nail plates used in exposed locations	AS 1397 AS/NZS 4680	Z275 pre-galvanized sheet 390 g/m ²
Brackets used in sheltered locations Brackets used in exposed locations	AS/NZS 4680 AS/NZS 4680	390 g/m ² 600 g/m ²
Nail plates used in roof spaces	AS 1397	Z275 pre-galvanized sheet
Wire dogs in any location that require galvanizing (see table 4.1)	AS/NZS 4534	150 g/m ² (Zn + 5 % Al)

4.4.3 Nails

The materials for nails and screws shall be as given in table 4.3.

Table 4.3 – Steel items such as nails and screws used for framing and cladding (see 4.4.3)

Building location	Nail or screw use				
	Cladding that acts as bracing (50-year durability)	Non-structural cladding (15-year durability)	Framing in "Closed" areas ⁽¹⁾ including roof spaces	Framing in "Sheltered" areas ⁽¹⁾	Framing in "Exposed" areas ⁽¹⁾
Zone D	Stainless steel ⁽²⁾ or silicon bronze or protected galvanized steel ⁽³⁾	Galvanized steel ⁽⁴⁾	Mild steel ⁽⁵⁾	Galvanized steel ⁽⁶⁾	Stainless steel ⁽²⁾
Zones B & C	Galvanized steel ⁽⁴⁾	Galvanized steel ⁽⁴⁾	Mild steel ⁽⁵⁾	Galvanized steel ⁽⁶⁾	Galvanized steel ⁽⁶⁾

- (1) For definitions of "closed", "sheltered", and "exposed" see table 4.1 and figure 4.3(a) and (b).
- (2) Stainless steel nails shall be minimum Type 304 and shall have annular grooves to provide similar withdrawal resistance to hot-dipped galvanized nails.
- (3) Protection of galvanized steel nails shall consist of putty and an exterior painting system consisting of a primer undercoat and 2 top coats of oil-based or acrylic paint.
- (4) Where the cladding is a corrosive timber, such as western red cedar or redwood, or is treated with copper-based ACQ or CuAz preservatives, use stainless steel⁽²⁾ or silicon bronze.
- (5) Steel fixings in timber treated with copper-based preservatives shall be as per 4.4.4.
- (6) Irrespective of the above, nails and screws shall be compatible with any fixing plate that is used with them.
- (7) Nails and screws and other fixings into piles within 600 mm of the ground shall be stainless steel.
- (8) Galvanized nails shall be hot-dipped galvanized to a minimum of 320 g/m²; galvanized screws shall be mechanically zinc plated in accordance with AS 3565: Part 2, Class 4.
- (9) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.

G.J. Gardner. HOMES

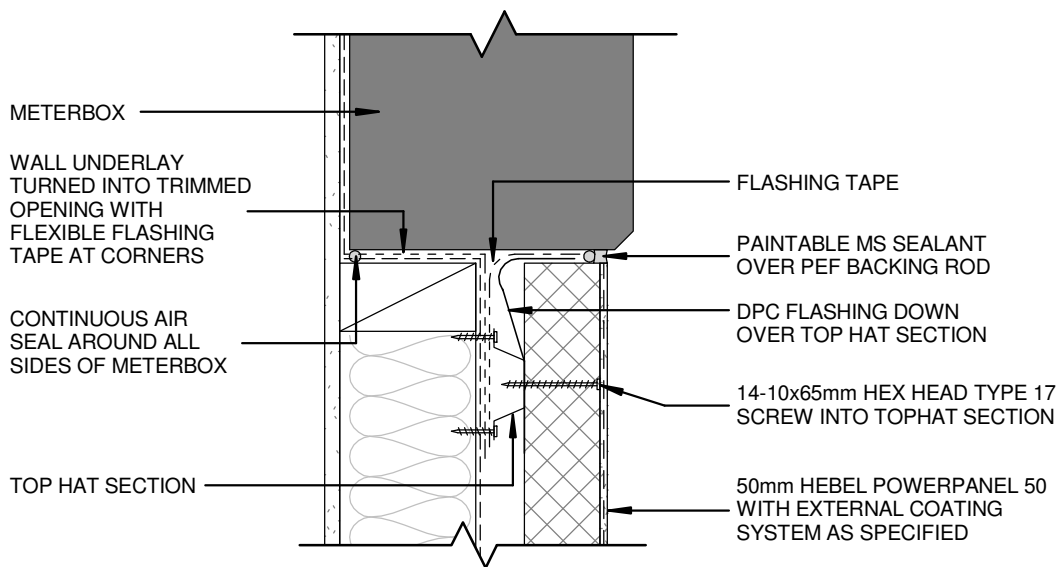
AG and LM McCarthy Ltd
 Canterbury North Franchisee for
 G.J. Gardner Homes
 293 Cranford St, St Albans
 PO Box 21382, Edgeware 8143
 Christchurch
 P 03 323 9154
 F 03 323 9164
 www.gjgardner.co.nz

Copyright - This drawing remains the property of G.J. Gardner Homes and is provided for the use described above and may not be used or reproduced in whole or in part without written permission

Cross
 7 Claremont Crescent
 Amberley (HDC)

Durability

Job No: 6500570
 Sheet Size: A3
 Scale: NTS
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 28/02/2019



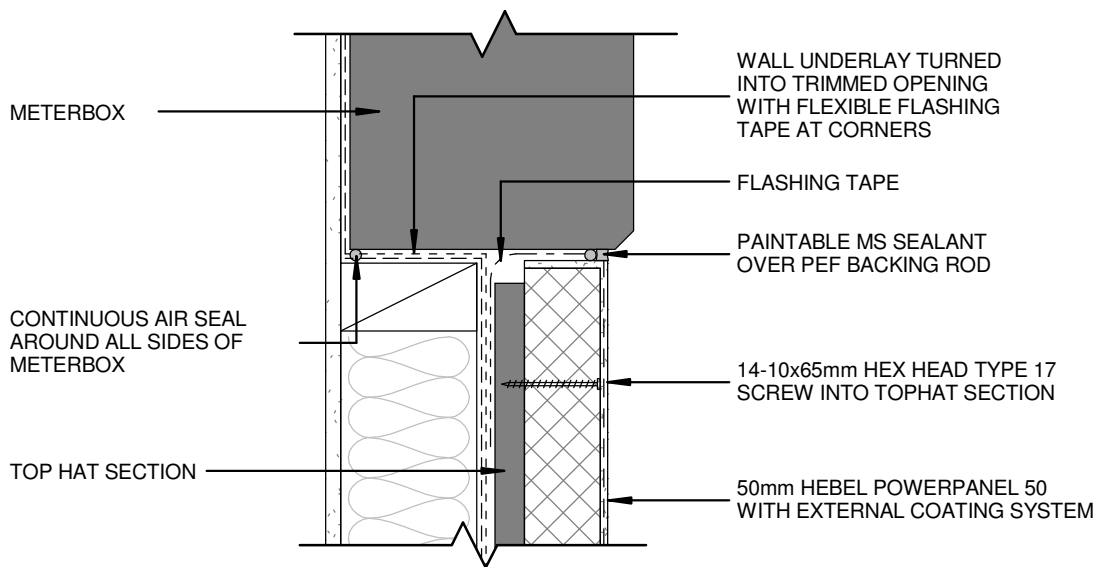
Unit 3, 38b Birmingham Drive
 P O Box 29354
 Christchurch 8540, New Zealand

Phone: 0800 443 235
 Email: admin@hebel.co.nz
 Web: www.hebel.co.nz



CSR Hebel is a division of CSR Building Products (NZ) Ltd.

TITLE METERBOX PENETRAION-SILL			
SCALE 1:5 @ A4	SHEET SIZE A4	DRAWN JP	DATE 16/03/2016
FIGURE 15	SHEET NO. -	CHECK -	REVISION -



Unit 3, 38b Birmingham Drive
 P O Box 29354
 Christchurch 8540, New Zealand

Phone: 0800 443 235
 Email: admin@hebel.co.nz
 Web: www.hebel.co.nz

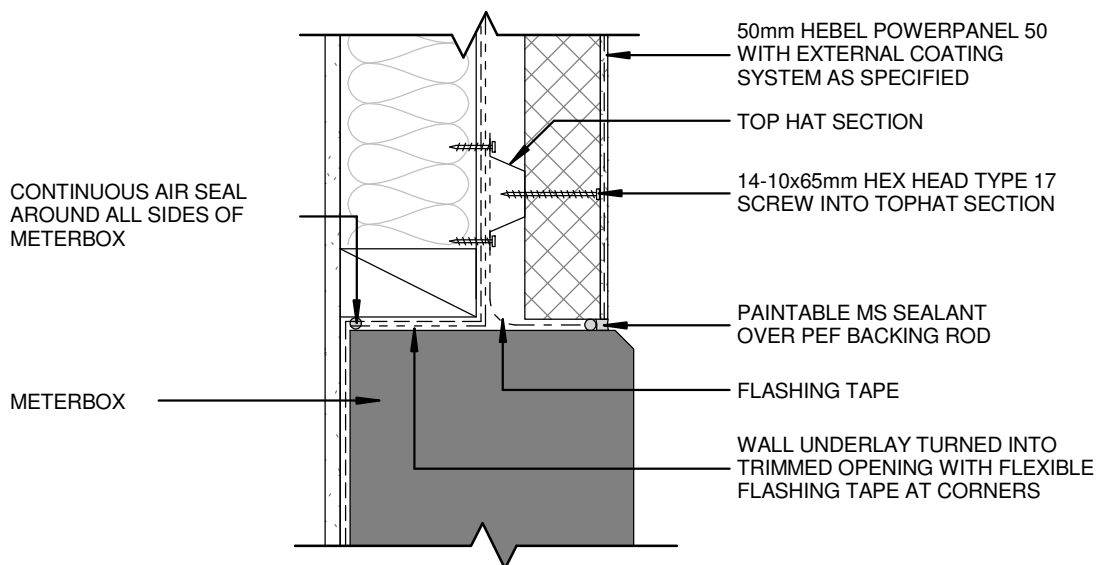


CSR Hebel is a division of CSR Building Products (NZ) Ltd.

TITLE METERBOX PENETRATION-JAMB

SCALE 1:5 @ A4	SHEET SIZE A4	DRAWN JP	DATE 16/03/2016
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FIGURE 17	SHEET NO. -	CHECK -	REVISION -
--------------	----------------	------------	---------------



Unit 3, 38b Birmingham Drive
 P O Box 29354
 Christchurch 8540, New Zealand

Phone: 0800 443 235
 Email: admin@hebel.co.nz
 Web: www.hebel.co.nz



CSR Hebel is a division of CSR Building Products (NZ) Ltd.

TITLE METERBOX PENETRATION-HEAD

SCALE 1:5 @ A4	SHEET SIZE A4	DRAWN JP	DATE 16/03/2016
FIGURE 20	SHEET NO. -	CHECK -	REVISION -

GoGet Inspection Audit Report

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**

Inspection Type: **Final - Garages or Farm sheds**
Inspection Outcome: **Pass**
Inspected By: **John Arthur**
Inspection Date: **20 August 2019 9:14 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection carried out	Pass
Yes	
Exterior/interior	Pass
FFI above GL	N/A
Exterior cladding	N/A
Flashings correct	Pass
All as designed	
Penetrations sealed	N/A
Bracing completed	Pass
Steel strap cross bracing in place as designed	
Post fixing	Pass
Cast-in - previously inspected	
Truss/rafter fixing	N/A
Purlin fixing	Pass
Steel cleats as per design	
Bottom plate fixing	N/A
DPC to bottom plate	N/A
Fire walls (if required)	N/A
S/W discharge location	Pass
From DP's through drains to lateral	
S/W sumps/strip drain	N/A
Downpipes clipped	Pass
YES - 2 x clips each	
MV/BV size/location	N/A
Effluent tank/field	N/A
Plans align with consent documents	Pass
YES - all work as drawn & designed	
Exterior photos taken	Pass
YES - All relevant photos taken	

Support Documentation

PS3 - Cladding Required
 P/S required for ext plaster cladding system



Required Items for Building Consent No 190059

Proposal: Residential dwelling with attached garage
Site Address: 7 Claremont Crescent, Amberley

Before Council can issue a Code Compliance Certificate, you will need to ensure the following inspections are completed and that you have provided the paperwork requested.

Inspections Required

2	Foundation - Piles	1 x Post foundations (entry & veranda to dwelling) 1 x post foundations (carport)
1	Foundation - Concrete footings	
1	Foundation - Slab	
1	Pre-Roof	
1	Pre-Cladding - Wrap	
1	Pre-Plaster Exterior	
1	Pre-Cladding - Mid Cladding	
1	Pre-Line	
1	Pre-Stop	
1	Drains	
1	Final - Residential	
1	Final - Garages or Farm sheds	
13	Total Inspections	

Documentation Required

Application for CCC
Electrical safety certificate
As-built drainage plan
Plumbers pressure test declaration
Design statement (truss manufacturer)
Under-slab hardfill compaction certificate
Proprietary exterior cladding certificate

Licensed Building Practitioner Forms Required

Designer J Aramowicz - Foundation
Designer In Ling Ng - Truss
Designer Min Kyoo Jun - design
Carpentry
Foundations
External Plastering
Roofing

Your application for Code Compliance Certificate and all requested documents will be required prior to booking a final inspection.

How do I book an inspection?

- Please give at least 24 hours' notice prior to any inspection
- HDC will make every attempt to book inspections when required. However, this is not always possible - flexibility is often required. Please note that inspections are not available in all areas every day, please check the table below to see when an inspector will be in your area
- When you call to book an inspection, please supply: Your building consent number, site address, type of inspection, contact name and phone number
- To make a booking for inspection, email building@hurunui.govt.nz or telephone 03 314 8816
- Standard inspections are included in the consent fee.

Hurunui District Council Building Inspection - days/areas

- | | |
|--|---------------------------|
| - Amberley/Leithfield/Waipara areas: | Monday - Friday, all days |
| - Hanmer Springs/Waiiau/Culverden/Waikari areas: | Monday, Wednesday, Friday |
| - Omihi/Scargill/Cheviot/Parnassus areas: | Tuesday & Thursday |

What does the inspector require on site?

- The council approved building consent documents must be on site at the time of the inspection
- The work to be inspected must be completed
- Once the inspection is completed, the inspector will email a copy of the site notice to the email address provided

What happens when the building project is finished?

On completion of the project, please download and complete the Code Compliance Application (Form 6) and arrange for a final inspection. The Form 6 is an important legal document and indicates that consented building work has been completed in accordance with the consent documents

We look forward to working with you during the construction of your project. Please feel free to contact the Hurunui District Council Building Department to discuss any aspect of your project. Our contact details are Ph: 03 314 8816 or email: building@hurunui.govt.nz.



Hurunui District Council
66 Carters Road
PO Box 13
Amberley 7441
Phone (03) 314 8816

SITE NOTICE

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**
Building Category: **R1**

Inspection Type: **Pre-Stop**
Inspection Outcome: **Pass**
Inspected By: **Steven Laird**
Inspection Date: **1 July 2019**

Passed Items

General

Inspection carried out

OK to plaster

Bracing

Locations

All as drawn

Types

All GIB systems - as drawn

Edge Nailing

Wall bracing fixings

Holes in elements

All OK

Materials

Wet Areas

Proprietary approved plasterboard product - as drawn

Wet Area Ceilings

Proprietary approved plasterboard product - as drawn

Other Walls

Proprietary approved plasterboard product - as drawn

Other Ceilings

Proprietary approved plasterboard product - as drawn



View Instrument Details

Instrument No. 10128020.9
Status Registered
Date & Time Lodged 28 Jul 2015 11:34
Lodged By McCormick, Nicola Helen
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers Land District

688471	Canterbury
688474	Canterbury
688475	Canterbury
688476	Canterbury
688477	Canterbury
688478	Canterbury
688479	Canterbury
688480	Canterbury
688481	Canterbury
688482	Canterbury
688483	Canterbury
688484	Canterbury
688485	Canterbury
688486	Canterbury
688487	Canterbury
688488	Canterbury
688489	Canterbury
688490	Canterbury
688491	Canterbury
688492	Canterbury
688493	Canterbury
688494	Canterbury
688498	Canterbury
688499	Canterbury
688500	Canterbury
688501	Canterbury
688502	Canterbury
688503	Canterbury
688507	Canterbury
688508	Canterbury
688511	Canterbury
688512	Canterbury
688513	Canterbury
688514	Canterbury
688515	Canterbury
688516	Canterbury
688517	Canterbury
688518	Canterbury
688519	Canterbury
688520	Canterbury
688521	Canterbury

Affected Computer Registers	Land District
688522	Canterbury
688523	Canterbury
688524	Canterbury
688525	Canterbury
688526	Canterbury
688527	Canterbury
688528	Canterbury
688529	Canterbury

Annexure Schedule: Contains 7 Pages.

Signature

Signed by Toby Ross Giles as Territorial Authority Representative on 23/07/2015 01:01 PM

***** End of Report *****

HURUNUI DISTRICT COUNCIL

P.O. Box 11 | Amberley | 7411 | 65 Carrers Road | Amberley | 7410
Phone 03 374 8816 | Fax 03 374 9181 | Email info@hurunui.govt.nz
Website: hurunui.govt.nz | Facebook: hurunui | Twitter: hurunuidc
Service: info_customer_services@hurunuidc.govt.nz



IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Subdivision Consent RC 120123 and 150036
51 Amberley Beach Road, Amberley

CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

To: The Registrar-General of Lands
Canterbury Land Registration District

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to the subdivision consents **RC 120123 and 150036** as follows:

THAT with regard to Lots 43, 46 – 49, 50 – 66, 70 – 75, 79, 80 and 83 - 101 under Plan number DP 485034

32a) The owners of Lots 43, 46 – 49, 50 – 66, 70 – 75, 79, 80 and 83 - 101 shall construct a vehicle crossing in accordance with KF Consilium drawings 1023/1300 – 1203/1304 as appropriate at the time of building on the lots.

THAT with regard to Lot 50 under Plan number DP 485034

32c) The vehicle crossing to be constructed on Lot 50 shall be located on the northern road frontage and constructed in accordance with condition 32a).

THAT with regard to Lot 75 under Plan number DP 485034.

32e) The vehicle crossing to be constructed on Lot 75 shall be located on the northern part of the western boundary and constructed in accordance with condition 32a).

DESCRIPTION OF LAND AFFECTED BY CONSENT NOTICE

All that piece of land containing:

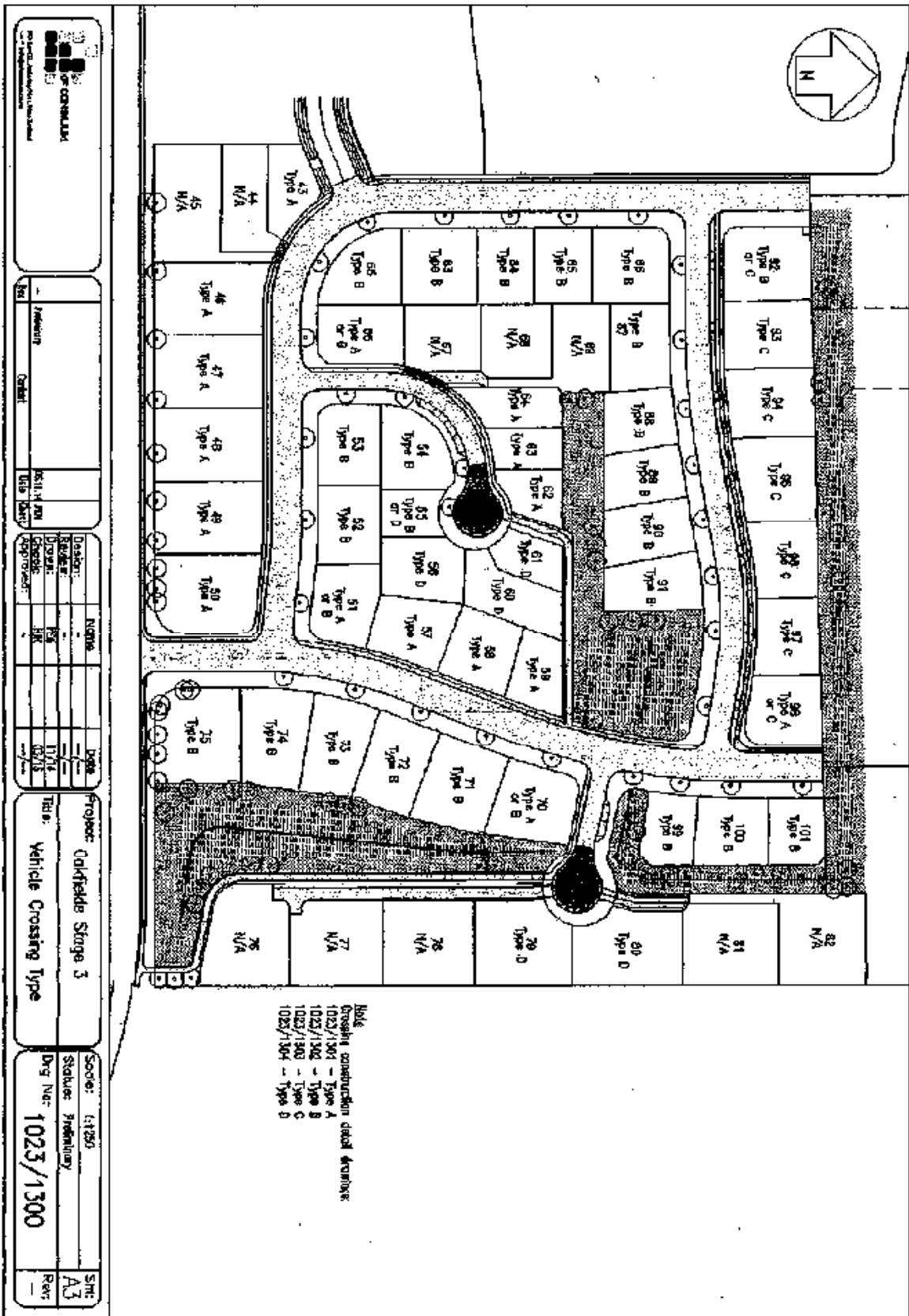
0,0502 hectares being Lot 43 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 46 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 47 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 48 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 49 DP 485034 (Canterbury Registry)
0,1100 hectares being Lot 50 DP 485034 (Canterbury Registry)
0,0700 hectares being Lot 51 DP 485034 (Canterbury Registry)
0,0700 hectares being Lot 52 DP 485034 (Canterbury Registry)

0.0700 hectares being Lot 53 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 54 DP 485034 (Canterbury Registry)
0.0400 hectares being Lot 55 DP 485034 (Canterbury Registry)
0.0702 hectares being Lot 56 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 57 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 58 DP 485034 (Canterbury Registry)
0.0511 hectares being Lot 58 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 60 DP 485034 (Canterbury Registry)
0.0400 hectares being Lot 81 DP 485034 (Canterbury Registry)
0.0400 hectares being Lot 82 DP 485034 (Canterbury Registry)
0.0400 hectares being Lot 83 DP 485034 (Canterbury Registry)
0.0529 hectares being Lot 84 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 85 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 86 DP 485034 (Canterbury Registry)
0.0800 hectares being Lot 70 DP 485034 (Canterbury Registry)
0.0900 hectares being Lot 71 DP 485034 (Canterbury Registry)
0.0800 hectares being Lot 72 DP 485034 (Canterbury Registry)
0.0800 hectares being Lot 73 DP 485034 (Canterbury Registry)
0.0900 hectares being Lot 74 DP 485034 (Canterbury Registry)
0.1104 hectares being Lot 75 DP 485034 (Canterbury Registry)
0.1133 hectares being Lot 79 DP 485034 (Canterbury Registry)
0.1100 hectares being Lot 80 DP 485034 (Canterbury Registry)
0.0800 hectares being Lot 83 DP 485034 (Canterbury Registry)
0.0800 hectares being Lot 84 DP 485034 (Canterbury Registry)
0.0600 hectares being Lot 85 DP 485034 (Canterbury Registry)
0.0800 hectares being Lot 86 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 87 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 88 DP 485034 (Canterbury Registry)
0.0580 hectares being Lot 89 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 90 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 91 DP 485034 (Canterbury Registry)
0.0900 hectares being Lot 92 DP 485034 (Canterbury Registry)
0.0850 hectares being Lot 93 DP 485034 (Canterbury Registry)
0.0850 hectares being Lot 94 DP 485034 (Canterbury Registry)
0.0900 hectares being Lot 95 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 96 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 97 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 98 DP 485034 (Canterbury Registry)
0.0527 hectares being Lot 99 DP 485034 (Canterbury Registry)
0.0700 hectares being Lot 100 DP 485034 (Canterbury Registry)
0.0531 hectares being Lot 101 DP 485034 (Canterbury Registry)

DATED this 20 day of July 2015

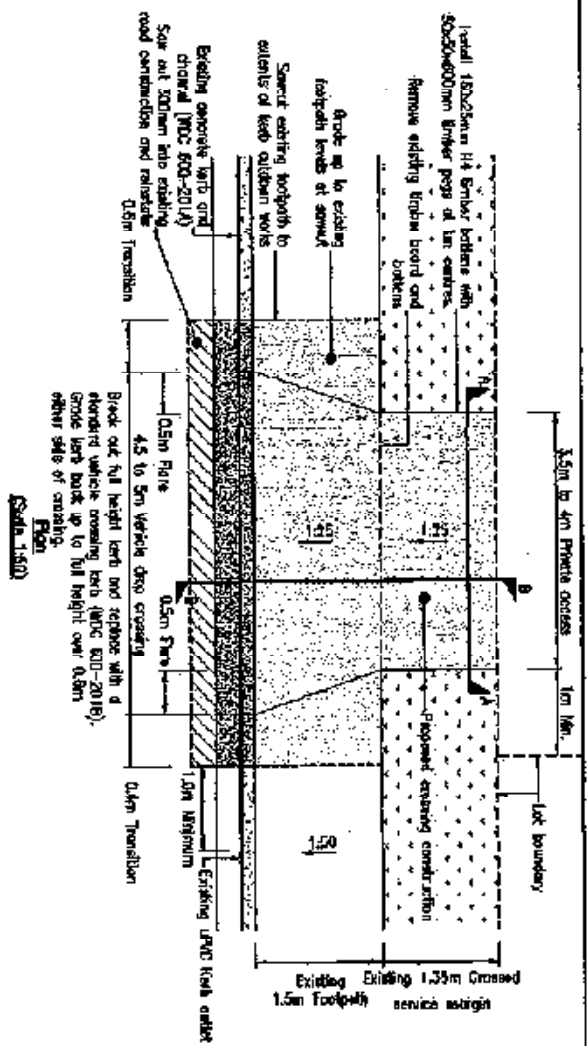
SIGNED for and on behalf of
THE HURUNUI DISTRICT COUNCIL
Pursuant to Section 221 of the
Resource Management Act 1991


Authorised Officer (for the purposes of
Section 221 Resource Management Act 1991)



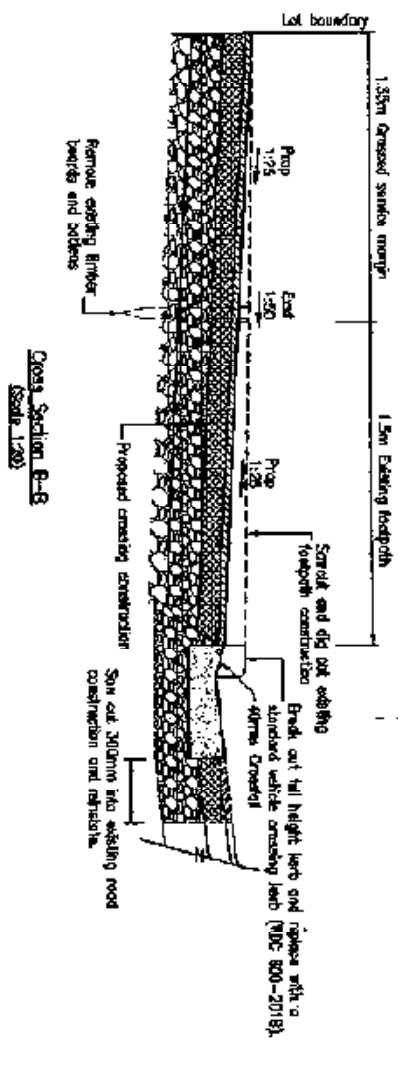
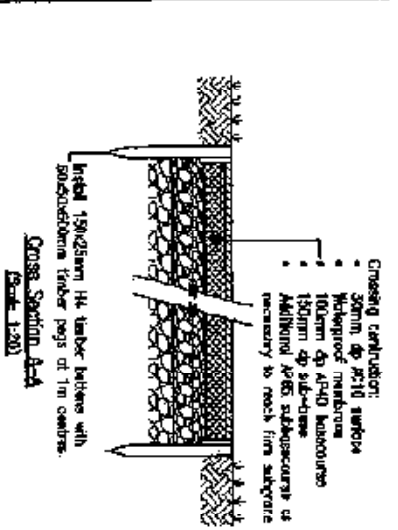
Note:
 Cross-hatched construction detail markers:
 1023/1301 - Type A
 1023/1302 - Type B
 1023/1303 - Type C
 1023/1304 - Type D

		Position: _____ Date: _____ Drawn: _____ Checked: _____ Approved: _____	
Project: Calfields Stage 3 Title: Vehicle Crossing Type		Scale: 1:1250 Status: Preliminary Dwg No: 1023/1300	
Site: _____ Rev: _____		Date: _____ Drawn: _____ Checked: _____ Approved: _____	



- Notes:**
1. Single access, 3.5m minimum width, 4m maximum depth.
 2. Minimum 5m between edge of kerb and channel sideflow and the nearest kerb outlet.
 3. Barriadoes can be used any duration of proposed access.
 4. Barriadoes road construction with:
 - 100mm AC with sub-base
 - 100mm AC with sub-base
 - 200mm AC sub-base

Lot No.	Existing Type
42	Type A
43	Type A
44	Type A
45	Type A
46	Type A
47	Type A
48	Type A
49	Type A
50	Type A
51	Type A or B
52	Type A
53	Type A
54	Type A
55	Type A
56	Type A
57	Type A
58	Type A
59	Type A or B
60	Type A or B
61	Type A or C



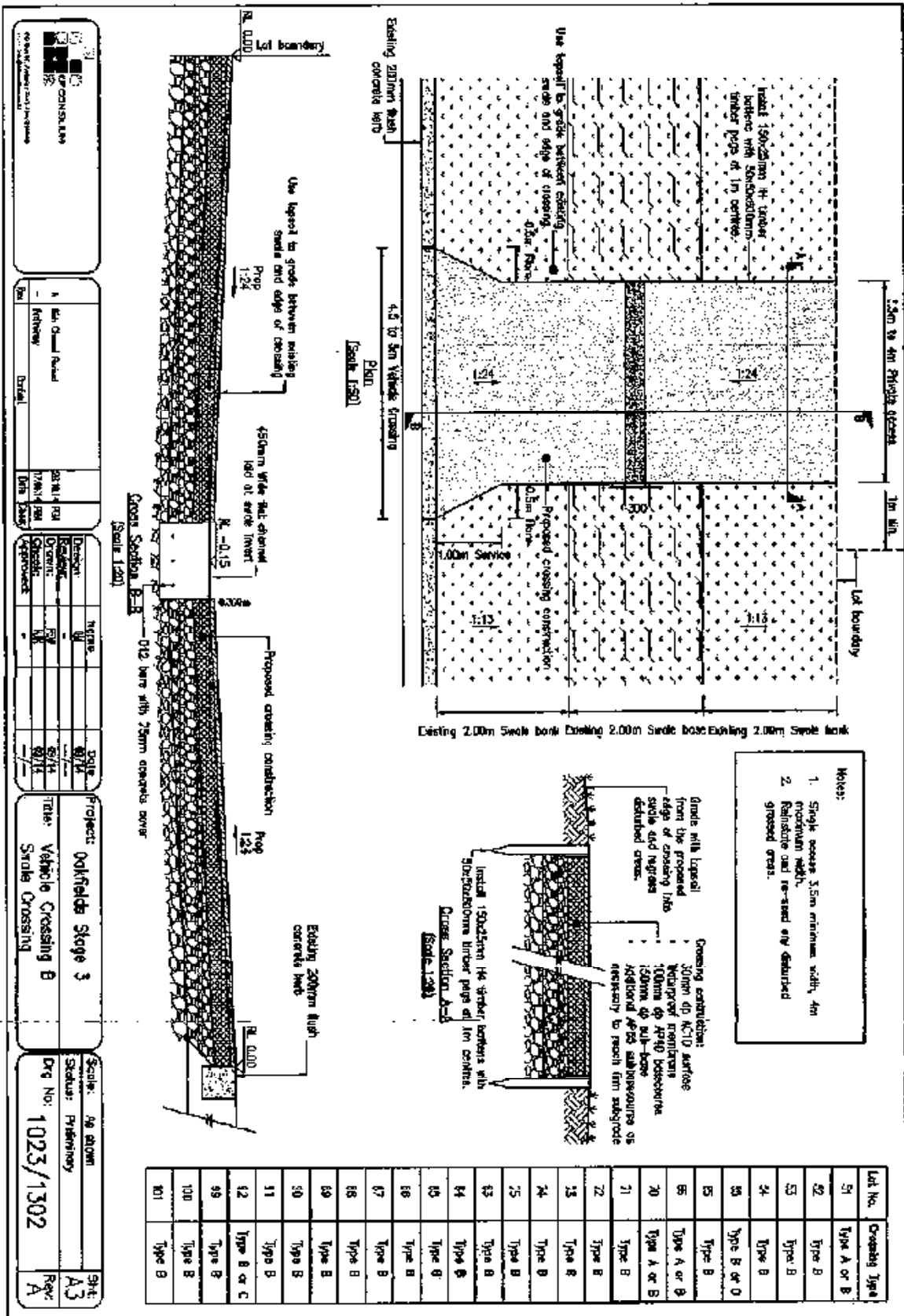
Project Information:
 Project: Outlets Stage 3
 Title: Vehicle Crossing A
 Berm & Footpath Crossing

Design:	MM	Date:	08/14
Review:	MM	Date:	08/14
Drawn:	MM	Date:	08/14
Check:	MM	Date:	08/14
Approved:	MM	Date:	08/14

Author:	MM
Check:	MM
Approved:	MM

Scale:	As shown
Status:	Preliminary
Doc No:	1023/1301

Sheet:	A/3
Rev:	—



- Notes:
1. Single access 3.5m minimum width, 4m maximum width.
 2. Reinforce and re-seed any disturbed ground areas.

Grade with topsoil from the proposed edge of crossing into sole and re-plant disturbed areas.

Gravel construction:
 300mm of AC10 surface
 100mm minimum 100mm of 4x40 below
 100mm of sub-base
 Additional 40mm sub-base as necessary to reach firm subgrade

Install 150x25mm H timber posts with 50x25x25mm timber pegs at 1m centres.

Drain Section A-B (Scale 1:20)

Lot No.	Crossing Type
51	Type A or B
52	Type B
53	Type B
54	Type B
55	Type B or C
56	Type B
57	Type A or B
58	Type A or B
59	Type B
60	Type B
61	Type B
62	Type B
63	Type B
64	Type B
65	Type B
66	Type B
67	Type B
68	Type B
69	Type B
70	Type B
71	Type B
72	Type B
73	Type B
74	Type B
75	Type B
76	Type B
77	Type B
78	Type B
79	Type B
80	Type B
81	Type B
82	Type B
83	Type B
84	Type B
85	Type B
86	Type B
87	Type B
88	Type B
89	Type B
90	Type B
91	Type B
92	Type B or C
93	Type B
94	Type B
95	Type B
96	Type B
97	Type B
98	Type B
99	Type B
100	Type B
101	Type B

Project: **Dokkalea Stage 3**

Title: **Vehicle Crossing B**

Scale: **As shown**

Status: **Preliminary**

Draw No: **1023/1302**

Sheet: **A3**

Rev: **A**

Client: **CONSTRUCTION**

Design: **17/01/2011**

Check: **17/01/2011**

Issue: **17/01/2011**

Drawn: **17/01/2011**

Checked: **17/01/2011**

Issued: **17/01/2011**

Scale: **1:50**

Project: **Vehicle Crossing B**

Title: **Vehicle Crossing B**

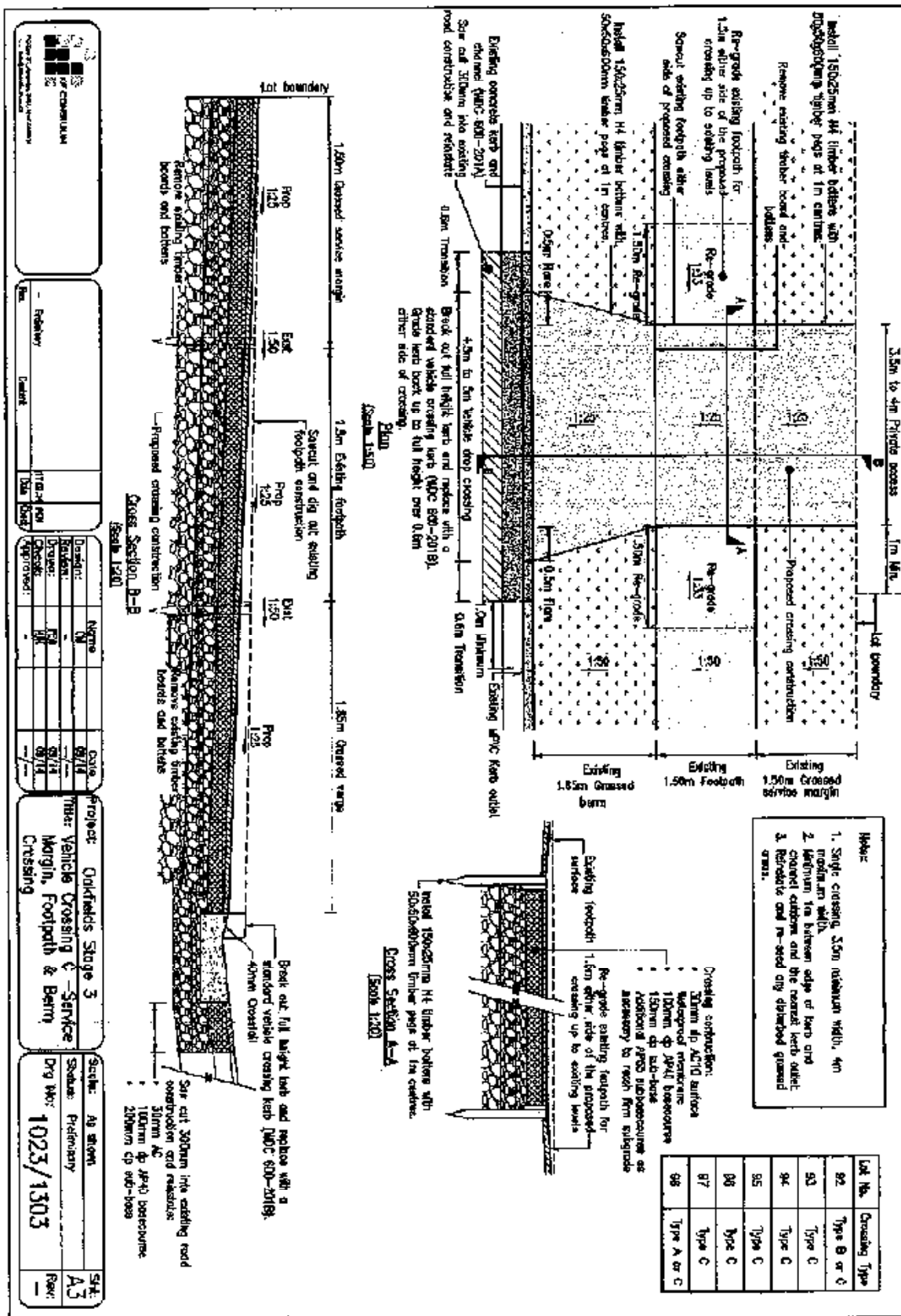
Scale: **As shown**

Status: **Preliminary**

Draw No: **1023/1302**

Sheet: **A3**

Rev: **A**



- Notes:**
1. Single crossing, 3.5m minimum width, 4m maximum width.
 2. Minimum 1m between edge of kerb and channelization and the nearest kerb outlet.
 3. Retainable and re-seed city dispersed grassed areas.

Lot No.	Crossing Type
92	Type B or C
93	Type C
94	Type C
95	Type C
96	Type C
97	Type C
98	Type A or C

- Crossing construction:**
- 150mm AC (T10) surface
 - 100mm CP JWC basecourse
 - 150mm CP sub-base
 - Additional 150mm sub-basecourse as necessary to reach firm subgrade

Re-grade existing footpath for 1.5m either side of the proposed crossing up to existing levels.

Cross Section A-A
Scale 1:20

Break out full height kerb and replace with a standard vehicle crossing kerb (NOC 600-2019).

Remove existing timber boards and battens.

Remove existing timber boards and battens.

Proposed crossing construction.

Scale 1:20

Cross Section B-B
Scale 1:20

Project: Oakfields Stage 3

Other Vehicle Crossing & Service Margin, Footpath & Berm Crossing

Scale: As shown

Stage: Preliminary

Draw No: 1023/1303

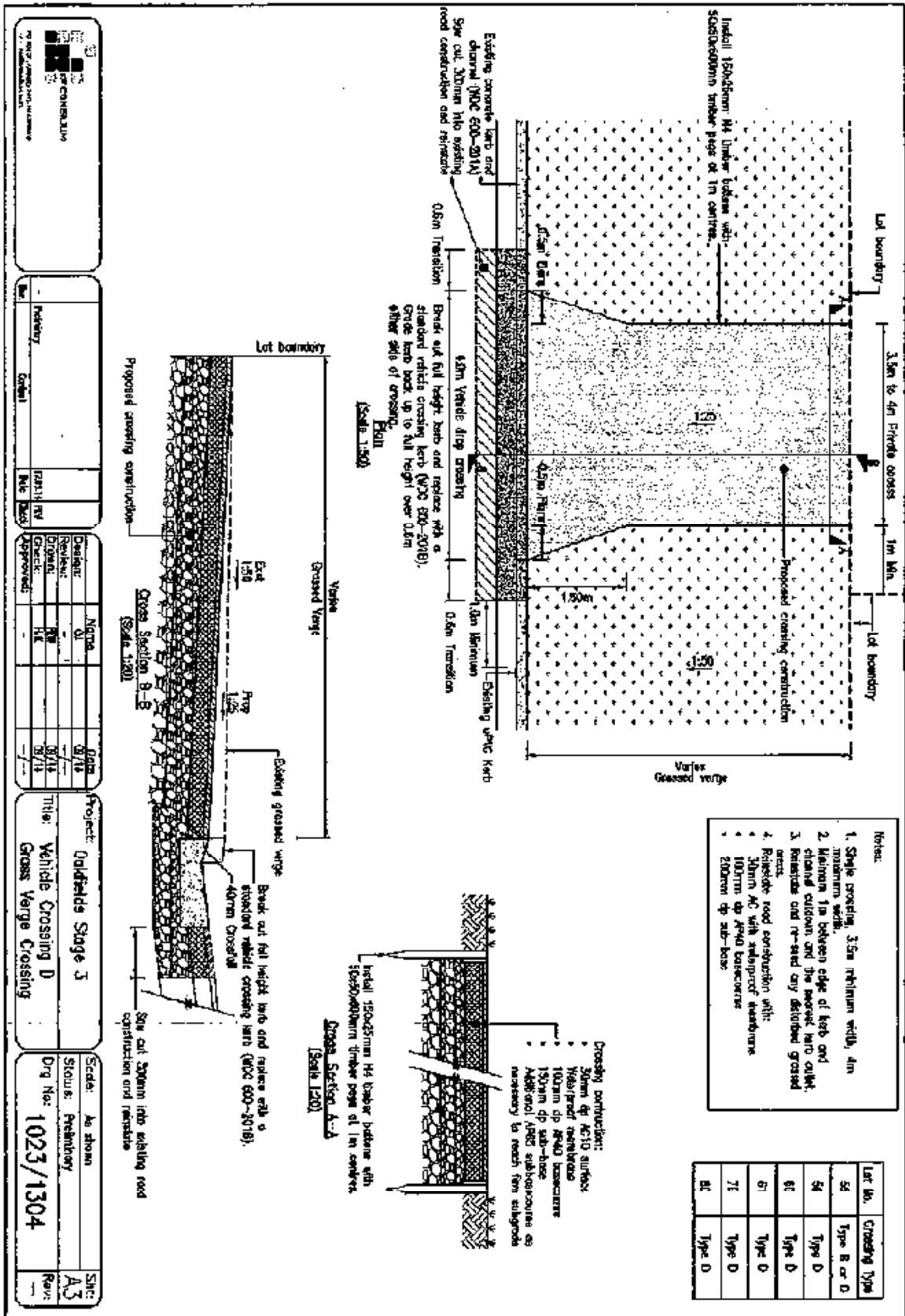
Rev: -

Date	By	As
08/14	MM	DR
08/14	MM	DR

Drawn	Checked	Approved
MM	MM	MM

Rev	Description
1	Issue





CONTRIBUTOR

1023/1304

PREPARED BY

1023/1304

DATE

1023/1304

PROJECT

1023/1304

SCALE

1023/1304



FORM 2 APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND / OR BUILDING CONSENT

Section 33 or Section 45, Building Act 2004

APPLICATION

I request that you issue a:

Project Information Memorandum only (PIM)

Building Consent (including Project Information Memorandum)

Building Consent only, and the existing PIM No. (if applicable) is : _____

Amendment to an existing Building Consent and the existing BC No is : _____

THE BUILDING

Street Address (or rapid number if applicable) :
(for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

Number of levels :
(include ground level and any levels below ground)

Level/Unit No :

Floor Area (all floors included):

Legal description of land where building is located :
(state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)

Total / Existing : _____ m²

New / Additional : _____ m²

Affected / Altered : _____ m²

(indicate area affected by the building work if less than the total area)

Building Name *(if applicable)* :

Year first constructed :

Location of building within site/block number :
(include nearest street access)

Current lawfully established use :

(include number of occupants per level and per use if more than 1. If use was changed by the building work this application relates to, state previous use)

THE PROJECT

Description of Building Work:
(Provide sufficient information for scope of work to be fully understood, e.g. "3 bedroom dwelling with attached garage and wood burner" or "3 bay domestic farm shed" or "Commercial shop fit-out")

Intended life of the building :

Indefinite but not less than 50 years

or specified as _____ years

Intended Use :

List building consents previously issued for this project (if any)
(i.e. is this project being constructed in stages? Is this consent for a relocated or transportable building?)

Will the building work result in a change of use of the building? Yes No

Estimated Value of the building work (inc GST) :

\$ _____

(Refer to Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005 if in doubt)

on which building levy will be calculated (including GST). State estimated value as defined in section 7 of the Building Act 2004.

If "Yes", provide details of the new intended use :

Water requirements:

New connection to Hurunui District Council Supply (if available)

Existing connection to Hurunui District Council Supply

Own private supply (well or community scheme)

THE OWNER	AGENT – APPLICANT	N/A <input type="checkbox"/> (leave section blank)
Owner's Name :	Agent's Name :	
Contact Person : <small>(if owner is not an individual)</small>	Contact Person :	
Mailing Address :	Mailing or Billing Address :	
Postcode :	Postcode :	
Street Address or : Registered Office	Street Address or : Registered Office	
Postcode :	Postcode :	
Mobile Phone :	Mobile Phone :	
Phone :	Phone :	
After Hours Phone :	After Hours Phone :	
Landline number :	Landline number :	
Daytime phone :	Daytime phone :	
Fax number :	Fax number :	
E-mail Address :	E-mail Address :	
Website :	Website :	
The following evidence of ownership is attached to this application: Certificate of Title Sale and Purchase Agreement (only if new purchase)	Relationship to owner : <small>(State details of authorisation from the owner to make the application on the owner's behalf)</small> Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application / Building Work and will receive all correspondence including all invoices.	

RESTRICTED BUILDING WORK

Will the building work include any restricted building work Yes No

If yes, provide the following details of all licensed building practitioners who will be involved in the carrying out or supervising the restricted building work - *[if these details are unknown at the time of the application, they must be supplied before the work begins]*

Licensing Class	Name and address	Licensed practitioner number <small>(or registration number treated as being licensed under section 291 of the building Act 2004)</small>
Foundations		
Carpentry		
Exterior Plasterer		
Brick-layer		
Block-layer		
Roofer		

REQUIRED ATTACHMENTS

Complete and attach the following checklist (tick to confirm item / form completed), and provide an electronic copy of all information on plans requested on that checklist: Form T-02-PS-01

Application Fee : (Deposit paid) : application Fee of \$ (refer to fees and charges sheet)

SIGNATURE

Signature of owner / or agent on behalf of and with the authority of the owner :

Owner

Agent

Date :

P. C. ...
1/3/19

Note : If acting "for and on behalf", please read the following declaration before signing :

"I hereby declare that I am authorised to act as Agent of the Owner"

KEY PERSONNEL

Name of Builder : This information will be provided before work begins

Postal Address :

E-mail Address :

Phone Number :

Registration Number :

Name of craftsman Plumber : This information will be provided before work begins

Postal Address :

E-mail Address :

Phone Number :

Registration Number :

Name of registered Gasfitter :

Postal Address :

E-Mail Address :

Phone Number :

Registration Number :

Name of registered Drain-layer : Newfield Drainage Ltd

Postal Address : 71 Penruddock Rise Westmoreland CHCH

E-mail Address : t.newfield@extra.co.nz

Phone Number :

0274 326015

Registration Number :

D8069

Name of Designer : Min Kyoo Jun

Postal Address : 293 Cranford Street St Albans CHCH

E-mail Address : joe.jun@gjgardner.co.nz

Phone Number :

03 323 9154

Registration Number :

BP123346

Name of Engineer :

Postal Address :

E-mail Address :

Phone Number :

Registration Number :

Name of registered Electrician : Seda Electrical Ltd

Postal Address : PO Box 27 266 Shirley CHCH

E-mail Address : kyanan@seda.co.nz

Phone Number :

021 176 2724

Registration Number :

E14278

BUILDING CODE ASSESSMENT (Not required for PIM only applications)

Producer Statements: It is intended that the following Producer Statement(s) will be relied upon to certify or verify compliance of the plans, specifications or completed works with the Building Code. **Note:** Applications including a PS 1 or PS 2 must be supplied with a copy of any design calculations.

PS 1 (Design) **PS 2 (Design Review)** **PS 3 (Construction)** **PS 4 (Construction Review)**

The building work will comply with the building code as follows:

Building Code Clause (Identify which clauses will be involved in the building work)		Means of Compliance (note that a project may include both Acceptable and Alternative solutions)		
		Acceptable Solution / Verification Method (AS1, AS2, VM1, VM2 etc)	Alternative Solution (details verifying compliance required)	Waiver/ Modification (Provide sep. details for justification of acceptance)
B1	Structure	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1 <input type="checkbox"/> AS2 <input type="checkbox"/> VM2 <input type="checkbox"/> AS3 <input type="checkbox"/> VM3 <input type="checkbox"/> AS4 <input type="checkbox"/> VM4	<input type="checkbox"/> YES	<input type="checkbox"/> YES
B2	Durability	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
C1-6	Protection from fire	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> AS2 <input type="checkbox"/> AS3 <input type="checkbox"/> AS4 <input type="checkbox"/> AS5 <input type="checkbox"/> AS6 <input type="checkbox"/> AS7 <input type="checkbox"/> C/VM2	N/A	<input type="checkbox"/> YES
D1	Access Routes	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
D2	Mechanical Installations for Access	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1 <input type="checkbox"/> AS2 <input type="checkbox"/> VM2 <input type="checkbox"/> AS3 <input type="checkbox"/> VM3	<input type="checkbox"/> YES	<input type="checkbox"/> YES
E1	Surface water	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
E2	External moisture	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1 <input type="checkbox"/> AS2 <input type="checkbox"/> AS3	<input type="checkbox"/> YES	<input type="checkbox"/> YES
E3	Internal moisture	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F1	Hazardous agents on site	<input type="checkbox"/> N/A <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F2	Hazardous building materials	<input type="checkbox"/> N/A <input type="checkbox"/> AS1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F3	Hazardous substances and processes	<input type="checkbox"/> N/A <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F4	Safety from falling	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F5	Construction and demolition hazards	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F6	Lighting for emergency	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F7	Warning systems	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F8	Signs	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
F9	Fencing of swimming pools	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> AS2	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G1	Personal hygiene	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G2	Laundrying	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G3	Food preparation and prevention of contamination	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G4	Ventilation	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G5	Interior environment	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G6	Airborne and impact sound	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G7	Natural light	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G8	Artificial light	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G9	Electricity	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G10	Piped services	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G11	Gas as an energy source	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G12	Water supplies	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> AS2 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G13	Foul water	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1 <input type="checkbox"/> AS2 <input type="checkbox"/> VM2 <input type="checkbox"/> AS3 <input type="checkbox"/> VM4	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G14	Industrial liquid waste	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
G15	Solid waste	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES
H1	Energy efficiency provisions	<input type="checkbox"/> N/A <input type="checkbox"/> AS1 <input type="checkbox"/> VM1	<input type="checkbox"/> YES	<input type="checkbox"/> YES

COMPLIANCE SCHEDULE (Inspection, Maintenance and Reporting Procedures)

Do not fill in this section if this application is only for a project information memorandum

Are there specified systems in the building? Yes No *(If there are no specified systems, do not complete this section)*

If existing building, please state the Building Warrant of Fitness Number :

Are any specified systems affected by this application? Yes No *(If yes, continue completing this section; if no, do not complete this section)*

Hazard Category : N/A – no longer applicable Total Occupancy Numbers :

Purpose Group *(select all relevant)*

CS	CL	CO	CM	SC	SD	SA	SR	SH	WL	WM	WH	WF	IA	ID

The following systems are existing, being altered, added to, or removed in the course of the building work	Existing	New	Altered	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency	COUNCIL USE - CONFIRMED
1: Automatic Systems for Fire Suppression								
2: Automatic or Manual Emergency Warning systems								
3/1: Electromagnetic or Automatic Doors and / or Windows								
3/2: Access Control Doors								
3/3: Automatic Fire Doors or Windows forming part of a Firewall								
4: Emergency Lighting systems								
5: Escape Route Pressurisation systems								
6: Riser Mains for use by Fire Services								
7: Automatic Backflow Preventers								
8: Lifts and / or Escalators								
9: Mechanical Ventilation or Air Conditioning systems								

10: Building Maintenance Units								
11: Laboratory Fume Cupboards								
12: Audio Loops or other Assistive Listening systems								
13: Smoke Control systems								
14/1: Emergency Power systems								
14/2: Signs relating to a system or feature specified in any clauses above								
15/1: Systems for communicating spoken information intended to facilitate evacuation								
15/2: Final Exits and other Exit Doors								
15/3: Fire Separations protecting a Means of Escape								
15/4: Signs for communicating information intended to facilitate evacuation								
15/5: Smoke Separations								
16: Cable cars								



Form 4

Certificate attached to project information memorandum 190059

Section 37, Building Act 2004

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

- There is a consent notice registered against the Certificate of Title related to vehicle crossing required. A bond will need to be entered into with the Council or the vehicle crossing constructed to the Consent Notice requirements prior to building work starting. Access is to be via an approved Type B vehicle crossing in accordance with KF Consilium drawings 1023/1300 & 1203/1301 which should be excavated and metaled before works start. Please contact the duty planner on 03 314 8816 to arrange a preconstruction meeting before excavation. Note that anyone working within the road reserve will first need to obtain a Work Access Permit (by applying for a Corridor Access Permit from Council via the beforeudig service - apply at beforeudig.co.nz or ph 0800248344)

****VC letter sent, Effective once dug out, metalled and inspected by Council's Consent Engineer** NO BUILDING TO COMMENCE UNTIL ADDRESSED**

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:

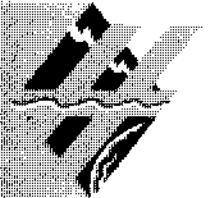
Position: Building Administration Officer

On behalf of: Hurunui District Council

Date: 22/03/19

HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | [facebook.com/HurunuiDistrictCouncil](https://www.facebook.com/HurunuiDistrictCouncil)
Skype [hdc_customer_services](https://www.skype.com/en/customer-services) | twitter.com/hurunuidc



18 March 2019

N & R Cross
C/- GJ Gardner Homes
PO Box 21-382
Edgeware
Christchurch 8143

Attn: P Wade

Dear Penny,

BUILDING CONSENT BC190059 - VEHICLE CROSSING CONSTRUCTION

Please note that in order to promote the safe and efficient use and development of the transportation network, the District Plan has rules for vehicle access onto properties. No activity, including the construction of a dwellinghouse, can be commenced unless the property is provided with adequate site access in terms of Rule 8.4.3 of the Hurunui District Plan. In this case the specifications of the vehicle crossing are conditioned by Consent Notice registered to the Certificate of Title. The Consent Notice requires the new vehicle crossing to be formed in accordance with KF Consilium drawing 1023/1300 and 1023/1301 Vehicle Crossing A.

In order for the Council to allow the building work to proceed, you have three options as follows:

1. You shall construct the vehicle crossing in accordance with the requirements of the Consent Notice before the Council will allow the building work to proceed. This will require you to contact the Council prior to construction commencing to arrange the required inspections. Confirmation that the vehicle crossing meets the design and construction standards of the Consent Notice will be discussed with the Consents Engineer at your pre-construction meeting. Please find attached the relevant design and construction requirements of the Consent Notice.
2. You may enter into a cash bond agreement with the Council to secure compliance with the vehicle crossing standards of the Consent Notice. Once the bond agreement has been entered into, and the Council has issued the building consent, the building works may proceed. The Bond will not be deemed to be entered into until the vehicle crossing is dug out and inspected by the Council's engineer. As such, the hold will remain on the consent until this time. Please find attached a copy of the bond documents should you choose to enter into the bond agreement with the Council. Please complete two copies and return one copy to the Council with **\$3,025**. The cash bond includes a non-refundable fee of \$525 for administration and inspections. The construction of the vehicle crossing shall be undertaken within 12 months of the bond being entered into or before the use of the proposed activity commences, whichever is the lesser. Should you complete the work in accordance with the Consent Notice, then the cash bond will be refunded less the administration and inspections fee.
3. You may choose to do nothing, in which case a certificate under section 37 of the Building Act will be attached to the Building Consent. This will require you to apply for resource consent

to defer the construction of the vehicle crossing to a specified date. A resource consent application has a flat fee of \$945.00. No building work may proceed until resource consent has been granted. It is very uncommon Council to grant a resource consent for no vehicular access to a site.

Please advise the Council at your earliest convenience as to how you wish to proceed.

Please do not hesitate to contact me should you wish to discuss the options available to you in further detail.

Yours faithfully

A handwritten signature in black ink, appearing to be 'S. Rose', written in a cursive style.

Scott Rose
Planner

Encl.

- vehicle crossing design and construction standards (separate attachment)
- bond documentation

ACCESSWAY CONSTRUCTION BOND
BUILDING CONSENT BC190059

BY THIS BOND made the 15 day of April 2019

BETWEEN the Hurunui District Council (called "the Council") of the one part

AND Norman Cross and Rosemary Cross (the "Owners") of 42 Onslow Road, Qussenstownen (with his/her/their successors and assigns called "the Owners")

BACKGROUND:

- A. The Owners wishes to undertake building works on the property situated at 7 Claremont Crescent, Amberley, legal description – Lot 45 DP 485034 (hereinafter called "the Land").
- B. The Council's District Plan for the Land provides that the creation of any new vehicle crossing, or the use of an existing vehicle crossing for a new activity, (including the relocation of such) shall meet the standards of Rule 8.4.2 of the Hurunui District Plan. In this instance the vehicle crossing specifications are set out in the Consent Notice registered to the Certificate of Title.
- C. The Applicant has applied for a building consent (BC190059) under the Building Act 2004. The proposed activity complies in all other aspects with District Plan requirements with the exception of the vehicle crossing formation and construction. In order for the Council to issue a Building Consent for a permitted activity, the Owner agrees to provide a Bond to secure the carrying out of the vehicle crossing construction. The construction of the vehicle crossing shall be undertaken within 12 months of the bond being entered into or before the use of the proposed activity commences, whichever is the lesser.
- D. The estimated cost of the construction and formation of the vehicle crossing to the required standard under the Consent Notice is estimated to be the sum of \$2500.

CONDITIONS OF BOND:

Urban Vehicle Crossing

A vehicle crossing shall be provided to the Land in accordance with a formed in accordance with KF Consilium drawing 1023/1300 and 1023/1301 Vehicle Crossing A to the Consent Notice registered to the Land's Certificate of Title.

Notes:

1. District Plan rules set out the location and sight distance requirements.
2. The Bond will not be deemed to be given effect to until the accessway is dug out and inspected by the Council's engineer. As such, the hold will remain on the consent until this time.
3. Note that anyone working in the road reserve will first need to obtain a Corridor Access permit from Council via the beforeUdig service (online at beforeUdig.co.nz or by phone at 0800 248 344).

THIS AGREEMENT RECORDS:

1. The Owners has deposited with the Council the sum of **\$3,025** as surety for this Bond and agree that the Council may hold the said sum of money until the conditions of this Bond have been fully met or the moneys shall have otherwise been disbursed in accordance with the terms of this Agreement.
2. The Owners acknowledges that the following vehicle crossing inspections are compulsory and the owner is required to give the Councils engineer 48 hours' notice prior to any inspection.
 - Pre-construction
 - Excavation to sub grade
 - Pre Seal
 - Final
3. The Owners shall complete the Work to the reasonable satisfaction of the Council within 12 months of the date of this bond or within such longer period as the Council may approve.
4. The sum deposited with the Council includes a non-refundable fee of \$525 for administration and inspection costs incidental to the preparation and release of this Bond.
5. The Owners acknowledges that their liability under this Agreement shall not be released, varied or affected in any way by any delay, extension of time, or other indulgence suffered or permitted by the Council or by any failure or neglect by the Council to enforce the terms of this Agreement.
 - 5.1 If the Owners shall be in breach of any of the obligations under this Agreement, it shall be lawful for the Council, at the sole option of the Council to arrange for the satisfactory completion of all of the works and for this purpose the Council may employ its servants or agents or such contractors as the Council may see fit.
 - 5.2 The Owners shall pay all costs incurred by the Council in arranging for the completion of those works and the Owners shall be liable for any sum so expended by the Council or any expenses incurred by the Council in excess of the sum bonded.
 - 5.3 The Council may apply the moneys deposited with the Council towards payment of all such costs and expenses and in the event that the sum deposited with the Council is not sufficient to carry out the said works the Council may recover any excess from the Owner as a liquidated debt.
 - 5.4 In the event that costs and expenses incurred by the Council for the formation of the vehicle crossing are less than that sum deposited with the Council then the Owners shall be entitled to the repayment of the balance in accordance with the provisions in Clause 5.
6. Upon completion of the work being competed to the reasonable satisfaction of the Council in accordance with the Consent Notice the Owners shall be entitled to repayment to them of the moneys deposited with the Council but without any entitlement to interest and any of the costs payable under clause 5 of this bond.
7. In the event of the Owner not proceeding with the building works then the sum bonded will be refunded to them in accordance with Clause 5.

8. The Owners shall pay any costs and disbursements incurred by the Council for additional inspections and in the enforcement by the Council of any of its rights under this Agreement.
9. If there is dispute between the parties arising out of, or in connection with, this bond, neither of the parties is to commence any proceedings relating to that dispute until the following procedure had been complied with:
- 9.1 The party claiming a dispute has arisen must give written notice to the other party specifying the nature of the dispute.
- 9.2 The parties will endeavour, in good faith to resolve the dispute referred to in the notice by using informal dispute resolution techniques.
- 9.3 If the parties do not agree on a dispute resolution technique within 14 days after the date notice of a dispute was given, the dispute is to be mediated according to the standard Bond of LEADR New Zealand Incorporated (Lawyers Engaged in Alternative Dispute Resolution), and the Chair of LEADR (or the Chair's nominee) will select the mediator and determine the mediator's remuneration.
- 9.4 A party seeking urgent interlocutory relief may, by notice to the other party, elect not to comply with the provisions of this clause, but only to the extent of the relief sought, and only for the period required to dispose of the application for interlocutory.
- 9.5 Pending resolution of the dispute, this Bond will remain in full effect without prejudicing the parties' respective rights and remedies.

SIGNED by



and

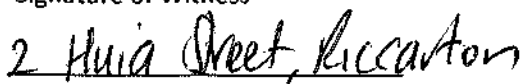
in the presence of:



Name of Witness



Signature of Witness



Address of Witness



Occupation of Witness



SITE NOTICE

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**
Building Category: **R1**

Inspection Type: **Pre-Line**
Inspection Outcome: **Fail**
Inspected By: **Robbie Brannen**
Inspection Date: **25 June 2019**

Failed Items

Other

Insulation Placement

Insulation on site but not installed at time of inspection

Passed Items

General

Inspection carried out

**Inspection carried out
Bracing plan reviewed**

Building weathertight

Framing

Framing Moisture

<16%

Ceiling Batten Material

Steel - Rondo

Ceiling Batten Size

Rondo - 35 x 40mm trapezoidal

Ceiling Batten Centres

600mm

Bracing location and type

Previously checked

Bracing clear of wet areas

Bracing fixings/connections

Previously checked

Brace openings

All OK

Other

Safety Glazing

In place - as drawn & required - OK

Window/joinery Rating

Joinery displays correct ID rating for site wind speed

Internal Ventilation

Natural - opening windows & doors

Insulation Material

Pink Batts®

R Value Walls

R2.6 - as designed

R Value Ceilings

R4.0 - as designed

Opening Air Seals

Good, tidy

Water Services

Pipework

Polybutylene to hot & cold

Jointing

Polybutylene, crimped

Support/Clipping

Good - secure - OK

Lagging	Inside insulation & lagged outside
Shut Off Valve	In place, as required (in Garage)
Pressure Test	Pipework at working pressure
	Plumber to provide pressure test declaration
Equipotential Bonding in place	Bonding installed and connected
Waste Services	
Pipework	PVC
Sizes	All as drawn
Support	
Gradients	All in slab - prev. inspected - appear OK

Support Documentation

	Status
As-built drainage plan	Accepted
Design statement (truss manufacturer)	Accepted
Under-slab hardfill compaction certificate	Accepted
Application for CCC	Required
Electrical safety certificate	Required
Plumbers pressure test declaration	Required
Proprietary exterior cladding certificate	Required

Licensed Building Practitioners

	Status
Designer In Ling Ng - Truss	Accepted
Designer J Aramowicz - Foundation	Accepted
Designer Min Kyoo Jun - design	Accepted
Carpentry	Required
Foundations	Required
External Plastering	Required
Roofing	Required



SITE NOTICE

Consent No: **190059**
Applicant: **G J Gardner homes**
Site Address: **7 Claremont Crescent, Amberley**
Work Type: **Residential dwelling with attached garage**
Building Category: **R1**

Inspection Type: **Pre-Cladding - Wrap**
Inspection Outcome: **Pass**
Inspected By: **John Arthur**
Inspection Date: **11 June 2019**

Passed Items

General

Inspection carried out **Yes**

Wrap/tape

Wrap/Barrier type **Tekton HouseWrap**

Wrap/Barrier fixing **Good - well fixed with blue banding**

Wrap overhang to founds

Sill tape type **Thermakraft Aluband foil tape throughout (BRANZ No. 614)**

Roof Underlay **Bitumac 750 self supporting**

Flashings

Flashing tape sill fixing **Full length as per manuf. specs with corner soakers**

Flashing tape head fixing **Fitted at corners as per manuf. specs**

Flashing tape jamb fixing

Wrap Penetrations **Taped & sealed appropriately**

Meter box flashing **Flashing tape behind veneer - fitted OK**

Support Documentation

	Status
As-built drainage plan	Accepted
Design statement (truss manufacturer)	Accepted
Under-slab hardfill compaction certificate	Accepted
Application for CCC	Required
Electrical safety certificate	Required
Plumbers pressure test declaration	Required
Proprietary exterior cladding certificate	Required

Licensed Building Practitioners

	Status
Designer In Ling Ng - Truss	Accepted
Designer J Aramowicz - Foundation	Accepted

Designer	Accepted
Min Kyoo Jun - design	
Carpentry	Required
Foundations	Required
External Plastering	Required
Roofing	Required