



CHRISTCHURCH CITY COUNCIL  
BUILDING ACT 1991 [S.43(3)]  
CODE COMPLIANCE CERTIFICATE

FORM: BA10

PROJECT NO.  
96007392



PROJECT		PROJECT LOCATION	
New or relocated building	<input type="checkbox"/>	Street address: 126	
Alteration	<input type="checkbox"/>	HALSWELL JUNCTION ROAD	
Intended use(s):		WIGRAM	
2 DWELLING UNITS & ATTACHED GARAGES		Legal Description: Valuation Roll:	
		LOT 5 DP 68654	
Intended life:		COUNCIL CHARGES	
Indefinite but not less than 50 years	<input checked="" type="checkbox"/>	The Council's outstanding charges payable on the uplifting of the code compliance certificate, in accordance with the attached details are:	
Specified as          years			
Demolition	<input type="checkbox"/>	\$0.00	
		Receipt No : .....	

This is

- ☒ A final code compliance certificate issued in respect of all the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached .... page(s) headed "Conditions of Code Compliance Certificate No. 96007392 " (being this certificate).

Signed for and on behalf of the Council:

Name: .....  
Maria Fidow  
Position: ..... Compliance Clerk ..... Date: 26 August 1997



## CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address: 126 Halswell RoadDescription of Consent: Units 6 & 7

96/1392

## COMMENTS:

units 1 &amp; 2

Project work completed.

PROJECT COMPLETE	
SIGNED.....	<i>[Signature]</i>
DATE.....	22.8.97

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent. ✓	m8
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
SIGNED: <i>[Signature]</i>	DATE: 19.8.97



# CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address: D6 Halswell JunctionDescription of Consent: 2 Days Garage 9600'1592

## COMMENTS:

Unit 2

Sitting/cover - appears ok

Kerb - 2 DIBR 2 @ 600

- 120 filter at 600

*Delete that which is not applicable.*

## INSTRUCTION TO OWNER/OWNERS AGENT:

All work inspected is in accordance with the Building Consent. ///

Some work is not satisfactory as detailed above and rectification is required.

A formal notice to rectify will be issued.

## Inspection Type

M1SIGNED: [Signature]DATE: 15.1.5.97

112587



## CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address: 126 Halswell JunctionDescription of Consent: 2 Dregs / garage9607392

## COMMENTS:

UNIT 1

- Siting / Levels - appear ok
- New 2 Dregs + DIO at 600mm.
- No floor at 600mm

M2 - DPC Laid / TAPER- Floor tied / BOLT INTO SURF

Delete that which is not applicable.

## INSTRUCTION TO OWNER/OWNERS AGENT:

All work inspected is in accordance with the Building Consent ///Some work is not satisfactory as detailed above and rectification is required.A formal notice to rectify will be issued.

## Inspection Type

M1 + M2SIGNED: [Signature]DATE: 19.5.97



## CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address: 26 Halsbury JunctionDescription of Consent: 2 Day Garage

96007372

## COMMENTS:

Unit one

- DPC Laid / taped.
- Floor ties ~~to~~ bent into slabs
- OK to Pour

*Delete that which is not applicable.*

## INSTRUCTION TO OWNER/OWNERS AGENT:

All work inspected is in accordance with the Building Consent.

~~Some work is not satisfactory as detailed above and rectification is required.~~~~A formal notice to rectify will be issued.~~

## Inspection Type

M2

SIGNED: .....

DATE:

9.5.97

119696



# CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address: 126 Halswell JunctionDescription of Consent: 2 large garage

96007392

## COMMENTS:

- moisture - 12-24%
- Bars in walls / ceiling
- g.s / sur Boring - OK
- Framing / window - OK

Delete that which is not applicable.

## INSTRUCTION TO OWNER/OWNERS AGENT:

All work inspected is in accordance with the Building Consent. *///*~~Some work is not satisfactory as detailed above and rectification is required.~~~~A formal notice to rectify will be issued.~~

## Inspection Type

M4<sup>9</sup>.SIGNED: *[Signature]*DATE: 30.6.97



# CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address: 126 Halswell JunctionDescription of Consent: 2 Driveway garages 96007392

## COMMENTS:

Unit ONE

- o moisture - 12 - 24%
- o BATS in walls / ceiling
- o g.s. / sub Baseing - OK
- o framing / linings - OK

- o Battenline - Hot / cold
- o Header tank restrictions
- o TEMP Valve fitted
- o PIPES LARGON
- o OK to NCRB

Delete that which is not applicable.

Purer

G. BEU

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent <u>W</u>	M49/M4B
<del>Some work is not satisfactory as detailed above and rectification is required.</del>	
<del>A formal notice to rectify will be issued.</del>	
SIGNED: <u>[Signature]</u>	DATE: <u>23.7.97</u>

117610



# CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address: 126 Halswell AveDescription of Consent: Erect units

96007392

## COMMENTS:

from Existing lateral (V1) extend four-Water  
down for units.

from Existing storm-Water lateral extend down  
yet to be completed

Delete that which is not applicable.

## INSTRUCTION TO OWNER/OWNERS AGENT:

All work inspected is in accordance with the Building Consent. OK~~Some work is not satisfactory as detailed above and rectification is required.~~~~A formal notice to rectify will be issued.~~

## Inspection Type

116. 117

SIGNED: [Signature]DATE: 28.5.97

117614



# CHRISTCHURCH CITY COUNCIL SITE INSPECTION REPORT

PROJECT NO.

Site Address: 126 Halswell LaneDescription of Consent: Erect unit

96007392

## COMMENTS:

*complete S/water drain*

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:

All work inspected is in accordance with the Building Consent. *Ok*~~Some work is not satisfactory as detailed above and rectification is required.~~~~A formal notice to rectify will be issued.~~

Inspection Type

MM

SIGNED: *[Signature]*DATE: *29* / *5* / *97*



## CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address: 120 Halswell Junction RdDescription of Consent: 2 Dwellings

96007392

## COMMENTS:

UNIT 1

- STOVE TO INSTALL
- HWC TO RESTRAIN.
- FULL HEIGHT GLAZING TO HAVE SICKERS TO CONFIRM SAFETY.
- BATH TO SEAL.

3:30 PM

N/A • INSULATION TO BE TRIMMED AROUND DOWNLIGHTS (150mm min all round)

• JUNCTIONS IN CEILING PIPEWORK TO BE CAPPED.

X BUBBLE UP SUMP TO HAVE COVER.

• WASTE PIPES TO BE SEALED INTO GULLY TRAPS.

• YARD SUMP TO FINISH.

• CLADDING TO FINISH AROUND LAUNDRY AREA.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent.	M8
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
K. WALSH SIGNED: <u>[Signature]</u> DATE: <u>12/01/97</u>	



# CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address: 126 Halswell JunctionDescription of Consent: 2 Dog/garage9607372

## COMMENTS:

Unit 13.25 work still not completed*Delete that which is not applicable.*

<b>INSTRUCTION TO OWNER/OWNERS AGENT:</b>	<b>Inspection Type</b>
All <u>work</u> inspected is in accordance with the Building Consent.	<u>UG<sup>2</sup></u>
Some work is not satisfactory as detailed above and rectification is required.	
A <del>formal notice to rectify</del> will be issued.	
SIGNED: <u>[Signature]</u>	DATE: <u>13.8.97</u>

**THIS IS NOT A COMPLIANCE CERTIFICATE**



# CHRISTCHURCH CITY COUNCIL

## SITE INSPECTION REPORT

PROJECT NO.

Site Address:

Description of Consent:

126 Halswell Punch Rd

Bury G x 2

96/7392

## COMMENTS:

Unit 1  
 Secure seismic restraints to HWC.  
~~Cut insulation around down lights~~  
 Protect gully trap at kitchen area. ~~INTERNAL~~ CUT OUT  
 10 UNITS.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent.	M8
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
SIGNED: <i>Michael</i>	DATE: 19/8/97

THIS IS NOT A COMPLIANCE CERTIFICATE

# ESTIMATE OF CONSTRUCTION INSPECTIONS :

PROJECT NO. 96007392. DATE: \_\_\_\_\_

DESCRIPTION OF CONSENT: 2 DWS / GAMES.

SITE ADDRESS: 126 Halswell Junction

MANDATORY NOTICE INSPECTIONS		No	Cost	1	2	3	4	5	TOTAL
M1	Excavation/Foundation/Reinforcing			55.97	19.97				2
M2	Slab on Grade/DPC			19.59	21.59				2
M3	Frame Construction								
M4A	Pre-lining/MC/Bracing/Fixing			30.69	23.79				2
M4B	Pre-lining/Plumbing			23.79					1
M5	Fire Resistant Linings								
M6	Drains - Foulwater			28.59					1
M7	Drains - Stormwater			28.59	27.59				2
MH	Final								
M8	MH Heating Unit			12.89	13.89	19.89			3

## SUPPLEMENTARY INSPECTIONS

S1	Concrete Construction								
S2	Blockwork Construction								
S3	Steel Construction								
S4	Timber Construction								
S5	Exterior claddings and joinery								
S6	Interior finishes, fittings and joinery								
S7	Siteworks Supplementary								

## AUDIT INSPECTIONS

A1	Concrete Construction								
A2	Blockwork Construction								
A3	Steel Construction								
A4	Timber Construction								
A5	Exterior claddings and joinery								
A6	Interior finishes, fittings and joinery								
A7	Siteworks								

## SUB TOTALS

## RECTIFICATION INSPECTIONS

R1									
R2									
R3									
R4									

COMPLETED BY SBI's

TOTALS

13.

## INSPECTION COSTS:

- Mandatory Notice \$ 585
- Supplementary \$
- Rectification Inspections \$
- Total Cost of Inspections \$
- Less Prepaid Inspections \$
- Interim CCC \$

AMOUNT OWING

\$ 90

Special matters noted by Consent Team to assist Compliance Team —

PROJECT COMPLETE
SIGNED.....
DATE <u>22/8/97</u>

**ESTIMATE OF CONSTRUCTION INSPECTIONS : MINOR WORKS****DISTRICT: AR1****PROJECT NO. 96007392****DATE: 07 APR 1997****DESCRIPTION OF CONSENT: 2 DWELLING UNITS & ATTACHED GARAGES****SITE ADDRESS: 126 HALSWELL JUNCTION ROAD****OWNER'S NAME: JOHN LEEDER****OWNER'S ADDRESS: 202 KENNEDYS BUSH ROAD CHRISTCHURCH**

<b>MANDATORY NOTICE INSPECTIONS</b>	<b>No.</b>	<b>1</b>	<b>2</b>	<b>Cost</b>	<b>Total</b>
M1 Excavation/Foundation/Reinforcing	2	/	/	\$45.00	\$90.00
M2 Slab on Grade/DPC	2	/	/	\$45.00	\$90.00
M4A Pre-lining MC/Bracing/Fixing	2	/	/	\$45.00	\$90.00
M4B Pre-lining/Plumbing	2	/	/	\$45.00	\$90.00
M6 Drains - Foulwater Inspection	2	/	/	\$45.00	\$90.00
M7 Drains - Stormwater Inspection	2	/	/	\$45.00	\$90.00
M8 Final Inspection	1	/	/	\$45.00	\$45.00
				<b>Subtotal</b>	<b>\$585.00</b>

<b>SUPPLEMENTARY INSPECTIONS (Pursuant to S 76 (1)(a) of the Act)</b>	<b>No.</b>	<b>Cost</b>	<b>Total</b>
S2 Blockwork Construction Inspection	2	\$45.00	\$90.00
		<b>Subtotal</b>	<b>\$90.00</b>

<b>THESE INSPECTIONS ARE TO BE PRE-PAID</b>	<b>TOTAL</b>	<b>\$675.00</b>
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**Notes:**

- The above mandatory notice inspections will be carried out by the Council for which one day notice shall be given as required by Regulation 7(1)(b)(i-v).
- The number of supplementary inspections is dependent on the nature of the building work and the manner of construction. The Council may require prior notification of work proceeding before covering up or closing in, subject to arrangement with the Building Inspector.
- Inspections which are necessary due to non-complying or incomplete work or that arise as a result of a rectification notice are additional, and will be charged at the rate of \$60.00/hour and invoiced separately.

**For all inspection requests pertaining to this consent, please phone 3711904 or 3711922.  
Inspections for the following day must be booked prior to 4 pm.**



CHRISTCHURCH CITY COUNCIL  
BUILDING ACT 1991

BUILDING CONSENT

FORM: BA4

PROJECT NO.

96007392

OWNER/APPLICANT

Name: JOHN LEEDER  
Mailing Address: 202 KENNEDYS BUSH ROAD  
CHRISTCHURCH

Contact:  
B R SHARR  
136 HALSWELL JUNCTION RD  
CHRISTCHURCH

Application Received: 21 AUG 1996

PROJECT LOCATION

Street address: 126 HALSWELL JUNCTION ROAD  
WIGRAM

Legal Description:

Valuation Roll:

PROJECT

- ☒ New or relocated building  
☐ Alteration

Intended use(s):

HOUSING/2 DWELLING UNITS OUTBUILDINGS/2  
ATTACHED GARAGES

COUNCIL CHARGES

The Council's total charges payable on the uplifting  
of this building consent, in accordance with the  
letter of advice dated 7 Apr 1997 are:

Total	\$1,737.40
Building Research Levy:	\$196.00
Grand Total	\$1,933.40

Intended life:

- ☒ Indefinite but not less than 50 years  
☐ Specified as          years  
☐ Demolition

Being stage 1 of an intended 1 stages.

Estimated value (inclusive of GST):

\$196,000.00

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty (ie: this consent does not relieve the owner of his/her responsibilities under any other Act) or responsibility under any other Act nor permit any breach of any other Act.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

This Building Consent is issued subject to the conditions specified in the attached pages (if any) headed "Conditions of Project No.: 96007392."

Signed for and on behalf of the Council:

Name: ..... B. BIDDICK

Position: Consent Officer Senior

Date: 7 April 1997

# CHRISTCHURCH CITY COUNCIL

7 April 1997

B R SHARR  
136 HALSWELL JUNCTION RD  
CHRISTCHURCH

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT  
PROJECT NO. 96007392**

Your application for a Building Consent for the proposed 2 DWELLING UNITS  
& ATTACHED GARAGES at 126 HALSWELL JUNCTION ROAD WIGRAM refers.

Processing of this building consent application has been completed and the consent is now ready for issue. The fees associated with the consent are listed on the following page.

The Building Consent is to be uplifted from the SOCKBURN SERVICE CENTRE upon payment of these fees.

Note that the **Building Consent is not valid until the fees have been paid** and you are in possession of the consent document together with the Inspection Schedule and any Conditions of Consent. Therefore, do not commence building work on the basis of this letter as it serves only as notice that the building consent is available for issue.

Please ensure that you give the Council at least one full days notice prior to placing concrete or covering in any of the work requiring inspections as identified on the Inspection Schedule. Failure to do this may result in the issue of a "Notice to Rectify" by the Council and may also jeopardise the issue of the Code Compliance Certificate which you will require upon completion of the works.

.../2

CONTACT : AREA DEVELOPMENT OFFICER

SOCKBURN SERVICE CENTRE 149 MAIN SOUTH ROAD  
P O BOX 11-011 CHRISTCHURCH TELEPHONE (03) 348-5119 FAX (03) 343-0914

The outstanding fees associated with the Building Consent are:

To PIM:		
Process and Grant		\$ <u>155.00</u>
To Building Consent:		
Accept and Issue		\$ <u>65.00</u>
Process and Grant		\$ <u>280.00</u>
To Code Compliance Certificate:		
Inspections		\$ <u>675.00</u>
Grant and Issue		\$ <u>30.00</u>
Construction Related Fees:		
Consent Footpath Opening Fee		\$ <u>105.00</u>
Consent Vehicle Crossing Inspection Fee		\$ <u>60.00</u>
Consent Water Connection Fee		\$ <u>240.00</u>
Building Research Levy		\$ <u>196.00</u>
Building Industry Authority Levy		\$ <u>127.40</u>
<b>TOTAL</b>		<b>\$ <u>1,933.40</u></b>

You are requested to uplift the consent and pay the fees set out above **within 30 days of the date of this letter**. Please use the attached Fee Summary as a means of identification.

If you do not wish to proceed with the building project, please contact the Service Centre as all fees associated with acceptance, processing and granting of the consent are still due to be paid.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

Please quote the above Project Number in all communication with the Council.

Signed

*B. Sockburn*

for

**AREA DEVELOPMENT OFFICER SOCKBURN SERVICE CENTRE**

**CHRISTCHURCH CITY COUNCIL****FEE SUMMARY****PIM/BUILDING CONSENT****PROJECT NO. 96007392****OWNER/APPLICANT B R SHARR****DATE GRANTED 7 April 1997**

This document summarises the unpaid fees as identified on the attached letter. You are requested to pay these fees before the Consent can be uplifted. Please present this document for payment to the Cashier at the SOCKBURN SERVICE CENTRE.

RC023	\$280.00	Process/Grant Consent	05157/840
RC024	\$196.00	Building Research Levy	93090/851
RC025	\$705.00	Code Compliance Certificate	93085/801
RC027	\$155.00	Process/Grant Pim	05147/831
RC035	\$65.00	Accept/Issue Pim/Consent	05136/831
RC037	\$127.40	Building Industry Levy	93095/851
RC111	\$240.00	Water Connection	12800/821
RC121	\$60.00	Crossing Inspection Fee	25990/822
RC132	\$105.00	Footpath Opening Fee	93050/852

**Total****\$1,933.40****(Including GST)**

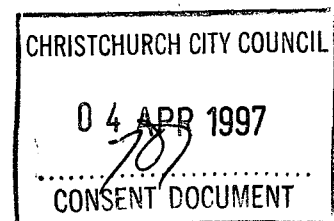
**PROPOSED RESIDENCES  
FOR**

JOHN LEEDER

126 HALSWELL JUNCTION RD

CHRISTCHURCH.

All building work shall comply with the  
New Zealand Building Code notwith-  
standing any inconsistencies which may  
occur in the drawings and specifications.



**FILE COPY**

SPECIFICATION

CONDITIONS AND EXTENT OF CONTRACT SHALL  
BE DETERMINED BY THE OWNERS; THESE  
SPECIFICATIONS ARE NOT INTENDED AS  
CONTRACT DOCUMENTS.

FILE COPY

HEADINGS

SPECIFICATIONS

- G. PRELIMINARY & GENERAL
- E. EXCAVATOR
- C. CONCRETOR
- D. DRAINLAYER
- CJ. CARPENTER & JOINER
- R. ROOFING CONTRACTOR
- P. PLUMBER
- CB. CONCRETE BLOCK LAYER
- B. BRICKLAYER
- EL. ELECTRICIAN
- PG. PAINTER & GLAZIER
- SP. SOLID PLASTER

VARIATIONS

## PRELIMINARY & GENERAL

### G.1. SCOPE:

This specification conforming with the attached Agreement and Conditions of Contract describes the work to be done and the materials to be used in the construction of the house shown on the attached drawings. The Contractor is expected to be familiar with the site and the Local Building Bylaws, especially where relevant clauses of NZS 3604 and N.Z.B.C 1971.

apply to the contract for purposes of supervision by the owner or his agent to ensure compliance of work during and on completion of the contract.

### G.2. PERMITS:

Contractor to comply with the Labour and Building bylaws of the district, to apply for and obtain all the necessary permits and to pay all fees for same, unless otherwise mentioned.

### G.3. CONSTRUCTION ACT:

The provision of the Construction Act 1959 and regulations are deemed to be part of this contract.

### G.4. PROVIDE & FIX:

The words "provide" and "fix" shall be construed to mean "provide" and "fix" where mentioned separately unless otherwise mentioned.

### G.5. INSURANCE/INDEMNITIES:

The Contractor to have all of his employees covered against accident by an Employers' Liability Policy and to take out insurance against fire and theft of materials off-site for a sum sufficient to cover the full amount of the Contract Sum, both policies to remain in force until the building is taken over by the Owner; the fire insurance to be in the joint names of the Owner and Contractor.

The Conditions of Contract shall be approved, or include "Special Conditions of Contract" issued by the Building Performance Guarantee Corporation as necessary to effect a formal indemnity agreement.

### G.6. INTERPRETATION:

Work of materials shown on the drawings or specified and not shown, must be supplied as though both shown and specified. Materials shown but not specified must be of the kinds commonly employed for the service they are intended to perform. All figured dimensions shall be taken in preference to scale. The Contractor shall be held responsible for the setting out of work and he shall make good at his own expense any errors that occur through his lack of checking or faulty workmanship. The drawings and specifications, together with the selections list duly completed by the Owner will be considered sufficient for the description of the works and each one will be read in conjunction with the others.

G.7. STABILITY:

The Contractor shall carefully brace and support all parts of his work against damage by wind and protect work from the elements as necessary during construction.

G.8. PROTECTION OF PROPERTY:

The Contractor shall protect adjoining properties during the contract and shall make good all damage at his own expense.

G.9. DAMAGE:

The Contractor shall make good at his own expense and to the satisfaction of controlling authorities, any damage done to footpaths, kerbs, drainage etc., or other property under control of such authorities. Each trade shall take care to prevent damage or disfigurement of the work of other trades and will be responsible for cost of restoring same.

G.10. PROTECTION OF WORKS AND MATERIALS:

During the construction the Contractor shall cover and protect the works during inclement or frosty weather and he shall be held responsible for any damage that may happen during the progress or in consequence of these works.

G.11. MAINTENANCE:

Period to be a minimum of sixty days or to a time agreed on by both parties and entered into the Agreement after the Owner has taken possession. Any defects in materials, workmanship or any part or parts that require replacing or adjusting, which have been included in the Contract, shall be adjusted or replaced at the Contractor's expense.

G.12. MATERIALS:

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, providing that the substituted materials conform to the Local Bylaws and with permission of the Owner. The Contractor is first to notify the Owner of any change proposed and at the completion of the Contract will adjust any difference in cost.

G.13. CONTINGENCIES:

Provision is to be made by the Builder and Owner to meet any contingencies that may arise due to the fluctuations in the price of various materials or labour. Should there be either a rise or fall in the price of labour or materials, from the date that the tender is submitted until final payment, an adjustment to the Contract Price, is to be made accordingly provided that the Contract Price has been affected by such rise or fall in prices. The sum of \$..... is allowed in the Contract Price as a Contingency Fund. The Owner will expect the Builder to submit proof of

any increases claimed for by way of invoices or labour costs.

G.14. VISIT SITE:

Tenderers shall visit the site and ascertain the nature and extent of the work and the rights and interests that may be interfered with and any other matter that may influence the making up of a tender or the carrying out of the Contract in its entirety. The levels shown on the drawings are approximately correct but tenderers shall verify these as no claims for extra will be allowed on the basis of incorrect levels shown.

G.15. WORKMANSHIP:

All work shall be carried out in accordance with the best trade practice, in strict conformity with the drawings and specification and to the satisfaction of the Owner. All defective or damaged work shall be removed and made good to the satisfaction of the Owner.

G.16. CLEANING:

The Contractor, at the conclusion of the Contract, shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass free from scratches, floors brushed and wiped down and the entire building left in a perfectly clean condition for occupation.

G.17. PRIME COST:

The owner reserves the right to select or purchase under the P.C. (Prime Cost) sum and the accounts will be adjusted accordingly on completion.

G.18. PROGRESS PAYMENTS:

To be arranged with the Contractor.

G.19. TELEPHONE INSTALLATION:

The Contractor is to contact Telecom and make arrangements for the pre-wiring of house for telephone connections before plaster is fixed. The Owner is to be contacted re positions of these items.

G.20. COMMENCEMENT OF WORK AND CONTRACT:

The Contractor shall commence work immediately after signing the Contract or on receiving instructions to do so. He shall complete the whole of the works under the Contract and in accordance with the terms and stipulations set out in the Contract Agreement and shall expediate the works to ensure the earliest possible completion of same.

## EXCAVATOR

- E.1. GENERAL:  
Strip all vegetation including roots, root zone, solid and soft black topsoil from site of building. The stripping shall be taken down to a sufficient depth to ensure a solid bearing for hardfill under floor slabs. Do not remove any other trees without the consent of the Owner. Deposit topsoil in heap as directed and avoid covering with subsoil subsequently excavated.
- E.2. FOUNDATION:  
Excavate as detailed on plans. Allow for formwork for full depth of foundations and vertical faces and on sloped faces that will not be stable while the concrete is being poured. All soft spots found in excavation shall be reported to the Building Engineer.
- E.3. SETTING OUT:  
Set out the work as shown on drawings. Check accuracy in terms of position, levels and square.
- E.4. HOUSEHOLD DRAINAGE:  
See Drainlayer.
- E.5. BACKFILL AND TOPSOIL:  
Backfill and well consolidate in 100mm layers to foundation walls, pile footings and service trenches. Spread previously excavated top soil as directed by the Owner. Do not damage any waterproof coatings or polythene protecting foundation walls from ground water entry.

## CONCRETOR

### C.1. FOUNDATION:

For extent of work see drawings. Reinforce as per drawings. All concrete, unless shown otherwise, to be high grade concrete with a minimum compressive strength of 17.5 mpa at 28 days having a slump of 50mm.

### C.2. METAL AGGREGATE:

Shall be an approved roundstone, free from dust or earthy matter and graded to best one inch mesh.

### C.3. STEEL:

Reinforcing steel shall be lapped at least 40 rod diameters for plain rods and not less than 30 bar diameters for deformed bars.

### C.4. DAMPCOURSE:

Moistop or similar approved moisture vapour barrier laid to makers specifications.

### C.5. FLOOR SLAB:

100mm concrete (reinforce as per drawings). Floor slab to be cast or sawcut into 4.0m squares. Accurately trowel slab ready for vinyl or cork flooring. Build in bolts and allow for all openings required for other trades. Slab surfaces shall be protected from damage at all times. Slabs damaged by weather, traffic or any other cause shall be repaired or remade to the satisfaction of the Owner. Slabs SHALL NOT be poured on a hot windy day. Immediately on completion of surfacing, spray with an approved plastic curing membrane.

### C.6. EXTERNAL WALLS AND PARTITIONS:

Bottom plates must be laid on 3 ply malthoid dampcourse.

### C.7. INSPECTIONS:

24 hour notice must be given for inspection and approval of work at the following stages -

(a) When the excavation of site is complete and the foundation wall is ready for pouring.

(b) When the filling is complete and the screed laid.

Notify the Local Body and/or Lending Authority Inspector 24 hours before pouring the concrete.

### C.8. PATHS:

Where shown on drawings, paths shall be laid not less than 75mm thick. Surface to be trowelled even with suitable drainage and left off with a wooden trowel.

### C.9. COMPLETION:

Leave all clean and tidy at finish and make good any defective work.

## DRAINLAYER

D.1. GENERAL:

Provide and fix all materials which must be the best of their several kinds in accordance with the N.Z.B.C. 1991. and with the specification of the Local Authority and Health Departments. Give all notices, pay all fees and arrange for inspection of work. Co-operate with the Concretor for the framing of openings in foundations for all pipes, wastes etc.

D.2. EXCAVATION:

Excavate as necessary for all drains to the depths required and for the lengths and direction shown on drawings, to ensure a complete job. Ensure a good bearing to drains.

D.3. CONNECTION TO EXISTING DRAINAGE:

The Drainlayer is responsible for verifying the position and depth of the connection and is to commence laying his drains from this point.

D.4. COMPLETION:

Properly backfill all trenches. Consolidate as filling proceeds and leave area in a tidy state.

...2...

## CARPENTER AND JOINER

CJ1. PRELIMINARY AND GENERAL:

Read and note all clauses of the Preliminary and General which apply to all works of this section.

CJ2. EXTENT OF WORK:

The work of this section shall include all labour, materials, equipment necessary to carry out and complete the carpentry as shown, or as further required by this specification. Together with any other items of work reasonably inferred as part of this section.

CJ3. ATTENDANCE AND PROTECTION:

Attend upon all other trades providing all blockings, fixings, trims, nogging as necessary for the full completion of their respective works and make good after all trades.

CJ4. MATERIALS AND WORKMANSHIP:

All material used shall be the best of their respective class and type specified. Any materials which in the opinion of the Owner, Loan Body or Local Authority are not up to standard, to be removed immediately from the site. All work shall be carried out in a workmanlike manner in accordance with best trade practice and as or where especially specified. Any work that is intended or implied but not specifically shown, mentioned or specified as necessary for the proper completion of the building shall be included. All work shall comply with the relevant NZS requirements, particularly NZS 3604. AND NZBC 1991

CJ5. TIMBER:

All timber used shall conform to NZS 3604 & NZBC 1991.

Timbers shown in the

Schedule of Timbers to be treated with an approved preservative process in plants licensed by the Timber Preservation Authority.

CJ6. DAMP PROOFING:

All timber to be protected from dampness with 3-ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork, except as provided for under Clause 2.1.4 of NZS 3604.

CJ7. PRIMING:

All exterior finishing timber, all timbers in contact with concrete blockwork and all external faces, rebate, etc. of all doors, windows, frames and all woodwork of sashes, shall be primed before fixing unless otherwise specified in Painter.

CJ8. CLEANING:

The Contractor at the conclusion of the contract shall have all ceilings, walls and woodwork carefully dusted and wiped down. Windows washed and glass free from scratches and paint. Floors brushed and the entire building and site left in a clean condition for occupation.

CJ9. FASTENING AND FABRICATION:

- (a) The Contractor should especially note that all aspects of fastening and fabrication of timber framing members and wood-based products on this contract shall accord with the following clauses of NZS 3604:-
  - Clause 2.5.1 - General
  - Clause 2.5.2 - Adhesives for timber & wood-based products.
  - Clause 2.5.3 - AND APPENDIX A - for nailing and use of wire dogs.
  - Clause 2.5.4 - for bolting and screwing.
- (b) Reference shall also be made to Appendix A of NZS 3604 for the proper fixing of sheet lining and cladding materials for walls and ceilings that are not wood-based e.g. Gibraltar, fibrous plaster or wood cellulose sheeting; especially where such materials are used as diaphragms and for wall bracing.
- (c) Mild steel structural components used in sub-floor spaces, exposed to the weather or in position where condensation or dampness will occur shall not be dipped galvanised after forming and shall provide the necessary "capacities" called for by NZS 3604 dependent on function and location.
- (d) In all other cases, select and use connectors according to manufacturers' literature conforming to NZS 3604 requirements.

CJ10. INSULATION:

All roofs, walls, outside walls, 75mm. FIBREGLASS BATTs....., ceilings, 100mm. FIBREGLASS BATTs....., and floors are to be insulated in accordance with NZS.C. 1001.

construction guide to home insulation). No insulation material shall be used that does not comply with NZS.C. 1001

All insulation materials are to be installed in accordance with manufacturer's recommendations.

CJ11. MOISTURE CONTROL:

Where a vapour barrier is required in the form of foil or polythene film, this barrier shall be fixed according to N.Z.S.C. 1001.

Foil or polythene film shall not be used as a substitute for building paper. Building paper shall be properly fixed to bottom plates, especially in veneer construction, to prevent entry of subfloor air into stud cavities. Brick veneer cavities shall be closed off at and by means of soffits so as not to connect with roof cavities. There should be no unsealed openings for service pipes and wiring etc. There should be no discharge from cooking extractors or clothes driers into any wall, roof, or floor cavity. Linings shall not be fixed until moisture content of framing has been tested and approved.

A proper solvent based paint or varnish finish must be used for plasterboard (Gibraltar board or fibrous

plaster) linings to 'wet' rooms, such as kitchens, bathrooms and laundry.  
Water based emulsion paints must not be used.

CJ12. GENERAL FRAMING:

All framing to be 100 x 50mm stud. Top and bottom plates to be same size as studs in long lengths, halved or nail plated at wall junctions and jointed over studs. All studs at 600mm c/s max. Provide two (2) rows of dwangs to full height each wall unless otherwise stated on drawings. All members shall be true to line and face. All work must be accurately set out and neatly executed and finished. Any work which develops defects shall be made good.

CJ13. WALL BRACING:

Provide all wall bracing as shown on drawings and wall bracing calculation sheets as is intended to satisfy the Local Building Authority. Keep strictly to the "Type", Lengths, and Locations shown on plan and elevations except that Type 1 can be substituted for Type 3 and Type 2 can be substituted for Type 4.

CJ14. WALL LININGS:

Generally shall be of 9.5mm Gibraltar Board and shall be fixed to external walls only after placement of thermal insulation (bulk insulants). All nailed or fixed as per Appendix A of NZS 3604 or manufacturers' instructions and stopped to manufacturers' instructions; in particular where contributing to wall bracing.

CJ15. ROOF CONSTRUCTION: (See Drawings and Schedule of Timbers for types).

(a) Trussed Roofs: Drawings showing clearly the type, pitch, span, spacing and overhangs of roof trusses and details of roof cladding shall be provided to the truss manufacturer ..... to allow him to comply with Clause 10.2.3 of NZS 3604. Thereafter, the Contractor shall match construction with the drawings and details provided by the truss manufacturer throughout all stages of fixing and bracing. The Contractor shall especially accord with the manufacturer's instructions for tying down where overhangs exceed 750mm. In all cases anchorage of all trusses to plates shall be with not less than 2/100mm skew nails plus 2 'Z' nails each end.

(b) Framed Roofs: Roof to be framed up to pitch indicated on plans and to detail properly checked, bird mouthed and well fixed. Fix valley board, ridge etc. Fix both underpurlins and collar ties where shown and where rafters exceed 10 degrees pitch. Collar ties are to be at 1.8m centres or to every 3rd set of rafters whichever is the closer.

Ceiling Joists to be generally 100 x 50mm spaced as required (refer to Plan) and to be well spiked to all plates. Provide adequate ceiling runners

to spans of 2400mm and over.

- (c) Monopitch, skillion and exposed rafter roofs:  
Construct as drawings in accord with NZS 3604.

CJ16. PURLINS, EAVES, GABLE ENDS:

Size of framing, spacing, overhangs and sheathing type as shown on plan.

CJ17. FASCIA BOARDS ETC.

Fix fascia, frieze etc. to suit roofing selected. (See ROOFING CONTRACTOR).

Fascia type .. ~~STRATCO~~ ~~FASCIA~~ ~~BUTTERFIE~~ .....

CJ18. POST AND BEAMS:

Where within maximum permitted by NZS 3604 secure in equivalent manner and with equivalent materials as in Clauses 7.1, and 7.2 and 7.3 thereof. Owner to provide "specific design" for all other posts and beams and contractor to fix as per details given.

CJ19. FLOORING:

Timber joisted ground floors shall be insulated with  
.....(brand)  
type  
perforated aluminium foil carefully laid, lapped and  
drooped 100mm between joists and stapled on top side  
all per manufacturers instructions before laying  
flooring.

- (a) Particle Board Flooring shall be 21mm High Density  
~~FLOORING GRADE~~. All aspects of handling, storage,  
sheet layout and fixing shall be to manufacturers'  
recommendations.  
Nailing or stapling of pre-laid particle board  
floorings shall be done in two (2) stages to  
reduce the risk of floors squeaking. First secure  
at perimeter of floor, along the bottom plate  
positions for internal walls and sufficient  
elsewhere to hold the sheets flat during  
construction. Complete remainder of fixing to  
manufacturers' specification after the house has  
been totally "closed-in" and just prior to  
sanding. The Contractor shall be responsible for  
any damage done and for cost of repair or  
replacement of the flooring if not closed-in  
sufficiently early (normally within 2 months of  
laying) or if the floor is not otherwise  
adequately protected up to completion of the  
house.

Heads of fixings shall be punched to allow a  
reasonable depth of stopping, unless otherwise  
stated. Ceilings below particle board (or any  
other flooring) shall not be secured until all  
nailing or stapling above has been done.

- (b) Finishing of Particle Board Flooring  
Contractor to follow manufacturer's  
recommendations and sequence in sanding, sealing,

stopping and application of coatings to provide a minimum 3 coat flat, smooth, hard wearing polyurethane finish. Contractor should also follow manufacturer's recommendations for floor areas to be covered with vinyl flooring or carpeting as advised by owner and such finish of the particle board to be approved before either is laid.

CJ20. TIMBER TERRACES:

If shown on plan construct to detail or best trade practice. All nail fixing with galvanised nails, all bolt fixing with galvanised bolts, and all timber to be treated to the correct preservative retention as specified by The Timber Preservation Authority.

CJ21. EXTERIOR WALL COVERINGS:

- (a) Breather type building paper and masonry veneer shown on drawings shall be as given under "BRICKLAYER".

NOTE 1. Other exterior wall covering shown on the drawings and mentioned in Section 8 of the NZS 3604 should be fixed in accordance with all requirements therefore. It is important to appreciate that reference is made to N.Z.B.C. 1991, wherein advice is given on width of timber weatherboard and finishing. Should the owner specify overwide boards and any finish other than paint and not adequately maintain, the responsibility for any resultant poor performance should not be apportioned to the "Contractor".

NOTE 2. Reference is made to wood cellulose flat sheets in NZS 3604 and should be taken to include such sheets that can be purchased with various finishes already applied, e.g. aggregate finish or imitation stone work and brick work finishes, as well as where sheets are used as a base for in situ finishes.

- (b) Other exterior wall coverings shown on the drawings shall be .....  
fixed in accord with .....  
and finished with .....

CJ22. EXTERIOR JOINERY:

All windows shall be to N.Z.B.C. 1991 to suit location.

- (a) Aluminium Joinery  
Provide P.C. sum of \$..... for windows and glazed doors to size, type and location shown on plan. Obtain joinery from .....  
complete with glazing, frictional restraints and catches, and fix plumb both ways and in correct alignment and flash all in accord with manufacturer's instructions. Sliding patio doors shall be safety glazed and fixed to timber sub frames as per Code.

NOTE: Owner should check with manufacturer regarding manner or type of safety glazing (also in shower screens).

(b) Timber Joinery

Unless otherwise specified sashes and frames shall be of finger-jointed radiata pine treated to the requirements of the Timber Preservation Authority, primed before leaving the factory, and to sizes and type shown on plan. Fix window frames plumb both ways to wall framing at not more than 750mm intervals with full width folding wedges, or to heart Totara dovetailed grounds in masonry walls. Cut all facings and scribes to fit neatly and fix quadrant under external sills. Provide and fix standard galvanised steel flashings unless otherwise specified.

Hang all sashes as required with suitable hinges or frictional restraints and fix stays and catches as supplied under P.C. sum (see Hardware).

CJ23. DOORS & FRAMES (TIMBER):

External door frames shall be of 40mm width material rebated, and internal shall be 40mm rebated or 25mm material with 12mm planted stops. Doors shall comply with NZSS 1158, where external shall be framed, ledged and braced or timber or glass panel as shown on drawings, all properly constructed with stiles and rails out of 50mm material. Internal doors shall not be under 40mm hollow-core faced with plywood or hardboard with clashing strips fixed to lock stiles. All timber core material shall be treated and doors shall be of approved manufacture. Doors over 1400mm in height shall be hung on one and one half pairs of 100 x 70mm antique butt hinges.

CJ24. GARAGE DOORS:

Tilta doors or roller doors of Owner's choice to be installed. P.C. sum \$.....

CJ25. CEILINGS:

Gibraltar Board: Fix painting quality 9.5mm gibraltar board to joists and rafters with 30mm flat head galvanised clouts, with nails punched and stopped and all joints flushed up to a true even smooth surface. In particular fix all ceilings serving as structural ceiling diaphragms under terms of NZS 3604. (See Winstone (Auck) Ltd. taped joint system). Check that each wall under or connected to has adequate bracing for a diaphragm.

CJ26. WARDROBES:

To be lined full height. Provide inside each with 300 x 25mm full width shelf at 1.7m from floor and 20mm galvanised pipe coat rail at 75mm below shelf. Provide cupboards over wardrobe where required.

CJ27. LINEN & COAT CUPBOARDS:

Lined full height inside and to have 25mm shelving. Full depth for linen at approximately 400mm c.c. Coat

cupboard to have hat shelf at 1800mm from floor and coat hooks to side and rear.

CJ28. KITCHEN CUPBOARDS:

Construct cupboards and dresser unit to sizes shown on plans, with doors and shelves to Owner's approval.

CJ29. SINK TOP:

Provide for standard sink top. Unit to have standard 450 x 300mm stainless steel sink. Confirm with Owner. Fix on unit either indicated on plan or to Owner's final approval. Units to be generally 900mm high and 600mm in depth. 100mm toe space. Provide flush cupboard doors to front and shelving to approval. Timber used in doors to be approved by Owner.

CJ30. HOT WATER CUPBOARD:

To be constructed where shown and fitted with slat shelving above cylinder spaced at 15mm apart.

CJ31. ARCHITRAVES. SKIRTINGS. ETC.

Finish all windows internally, door openings and wherever required with 50 x 12mm rounded or splayed architraves.

Finish at junction of floor and wall with 75 x 12mm skirtings neatly mitred at angles and scribed to floor. Supply and fix beads, half rounds and where required scotia mould at ceiling junction and all trim as required to complete the work.

CJ32. BATHROOM:

Provide and fix in bathroom vanity unit and shower as supplied. Bath to be built in and supported with 75 x 50mm framing on edge. Fix bath panels as agreed by Owner. Allow for toe space. All wall linings other than Gibraltar board to be fixed to manufacturers' specification. Provide for all sanitary fittings shown on plan and given under "Plumber".

CJ33. METER RECESS:

Provide recess for Electric Meter Board where directed to the satisfaction of the Local Electric Supply Authority.

CJ34. MANHOLE:

Provide manhole in ceiling 500 x 500mm where directed.

CJ35. HARDWARE:

Allow the P.C. sum of \$..... for the supply of all hardware required. Door handles, locks, window fittings, door and drawer pulls, stops, angles, vents, towel rails etc. Allow to take delivery and fix. The supply of hinges and butts for all doors and windows is not included in the P.C. sum.

CJ36. INTERNAL WOOD STAIRS:

Consult with Owner on construction of internal wooden stairs.

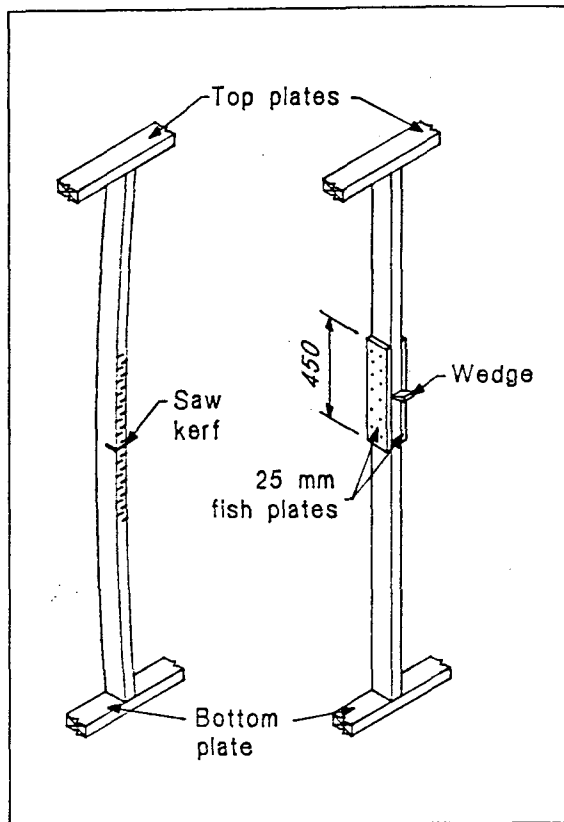


Fig. 6.6  
STRAIGHTENING STUDS

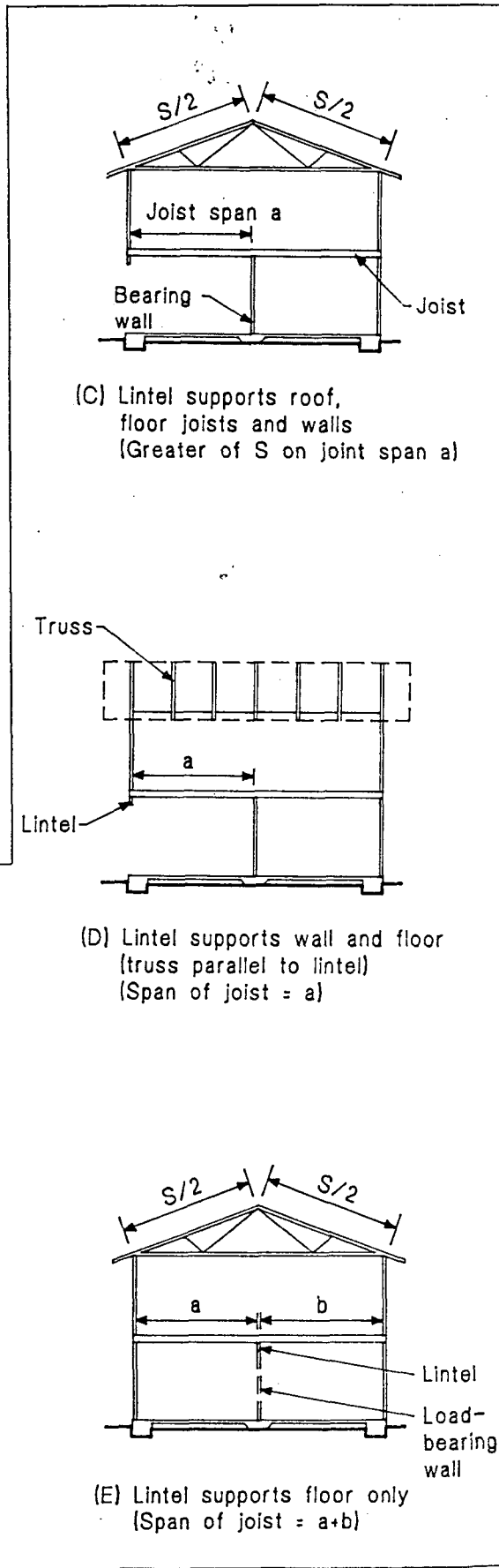


Fig. 6.7  
LINTEL LOADS FOR THE PURPOSES OF TABLE 6.8

Table 6.7 (cont'd)

## LINTELS

1.5 kPa and 2.0 kPa floor loads

Maximum clear width of opening (span of lintel)	Maximum span of member supported*†	Roof only or roof and walls only where lintel thickness (mm) is: (Fig. 6.7)			Depth of lintel supporting: Floor and walls only where lintel thickness (mm) is:			All other cases where lintel thickness (mm) is: (Fig. 6.7)		
		50	75	100	50	75	100	50	75	100
m	m	mm	mm	mm	mm	mm	mm	mm	mm	mm
<b>B Heavy roof</b>										
0.95	8.0	200	150	125	125	100	100	200	200	125
	12.0	200	200	125	125	125	100	225	200	150
1.25	8.0	200	200	125	150	125	125	225	200	150
	12.0	225	200	150	200	150	125	300	225	200
1.55	8.0	200	200	150	200	150	150	300	225	200
	12.0	250	200	200	200	200	200	-	300	225
1.85	8.0	250	200	200	225	200	200	-	300	225
	12.0	300	225	200	250	225	200	-	-	300
2.15	8.0	300	225	200	250	225	200	-	-	250
	12.0	-	300	225	300	250	225	-	-	300
2.45	8.0	300	250	225	300	250	225	-	-	300
	12.0	-	300	250	-	300	250	-	-	-
2.75	8.0	-	300	225	-	300	250	-	-	-
	12.0	-	-	-	-	-	-	-	-	-
3.05	8.0	-	-	250	-	-	300	-	-	-
	12.0	-	-	300	-	-	-	-	-	-
3.35	8.0	-	-	300	-	-	-	-	-	-
	12.0	-	-	-	-	-	-	-	-	-

\* The greater of roof dimension S (see 6.4.3), span of joists, span of underpurlins, or span of strutting beams, as appropriate.

† Refer to fig. 6.7 for lintel loads.

Table 6.8

## SILL AND HEAD TRIMMERS

See 6.6.2.1

Maximum clear width of opening	Thickness of sill and header trimmers	Maximum clear width of opening	Thickness of sill and header trimmers
m	mm	m	mm
2.0	40	3.0	75
2.4	50	3.6	100 (or two 50 mm)

Table 6.7

## LINTELS

1.5 kPa and 2.0 kPa floor loads

Maximum clear width of opening (span of lintel)	Maximum span of member supported* †	Roof only or roof and walls only where lintel thickness (mm) is: (Fig. 6.7)			Depth of lintel supporting: Floor and walls only where lintel thickness (mm) is:			All other cases where lintel thickness (mm) is: (Fig. 6.7)		
		50	75	100	50	75	100	50	75	100
m	m	mm	mm	mm	mm	mm	mm	mm	mm	mm
<b>A Light roof</b>										
0.95	8.0	200	125	100	125	100	100	200	150	125
	12.0	200	150	125	125	125	100	200	200	150
1.25	8.0	200	150	125	150	125	125	200	200	150
	12.0	200	200	150	200	150	125	250	200	200
1.55	8.0	200	150	125	200	150	150	250	225	200
	12.0	200	200	150	200	200	200	300	250	200
1.85	8.0	200	200	150	225	200	200	300	250	200
	12.0	250	200	200	250	225	200	-	300	250
2.15	8.0	225	200	150	250	225	200	-	300	250
	12.0	250	225	200	300	250	225	-	-	300
2.45	8.0	250	200	150	300	250	225	-	-	300
	12.0	300	250	200	-	300	250	-	-	-
2.75	8.0	300	225	200	-	300	250	-	-	300
	12.0	-	300	225	-	-	300	-	-	-
3.05	8.0	-	250	200	-	-	300	-	-	-
	12.0	-	300	250	-	-	-	-	-	-
3.65	8.0	-	-	250	-	-	-	-	-	-
	12.0	-	-	300	-	-	-	-	-	-

\* The greater of roof dimension *S* (see 6.4.3), span of joists, span of underpurlins, or span of strutting beams, as appropriate.

† Refer to fig. 6.7 for lintel loads.

CJ37. LETTERBOX:

Allow the P.C. sum of \$. . . . . for  
purchase of letterbox. Take delivery and install where  
directed by Owner.

CJ38. CLOTHESLINE:

Allow the P.C. sum of \$. . . . . for  
purchase of clothesline. Take delivery and install  
where directed by Owner.

## ROOFING CONTRACTOR

R.1. PRELIMINARY & GENERAL:

Read and note all clauses under Preliminary and General of this specification where they apply to this trade. (Also see Plumber).

R.2. ROOF FRAMING AND WALLS:

Roof framing shall provide adequate support and fixings for purlins (roofing battens). No member shall be overloaded by landing heavy, localised, stacks of cladding on them prior to fixing, and temporary braces as might be necessary shall be provided in walls below to sustain such loading until roof cladding is complete and wall linings subsequently fixed.

In roof types (B) and (C) of timber schedule, the size of purlins if not shown or stated shall be such as to accommodate the required thickness of thermal insulation to comply with the bylaws; advise and agree with Owner.

R.3. ROOFING UNDERLAY:

Underlay shall be breather type building paper to N.Z.S 3604 AND NZ-BC 51991 Run horizontally with upper sheets lapped 75mm over lower sheets and with bottom edges turned over fascia into gutters. Such underlay shall be provided under all metal roofs and be adequately supported unless self-supporting type.

Where other roof claddings are specified and where at less than 12 1/2 degree pitch undertake all work in accord with a method approved in writing from the cladding manufacturer for the particular job,

R.4. PREPARATORY WORK:

Provide all gutters, valleys and underflashings before cladding commences. Except where stated, valleys shall be of 0.6mm galvanised steel at least 400mm wide with folded edges and with lower end finishing well into spouting. Use 0.7mm aluminium valley for aluminium roofing. For profiled metal roofing set out purlins to give reduced span at eaves and between top purlin and ridge as recommended. For tiled roofs provide anti-ponding boards at eaves as shown to support building paper. Allow tiles to adequately project into spouting and set out so that when laid there is a full height course of tiles both at eaves and ridge.

Ensure all edges of roof cladding are adequately supported around projections such as pipes, ducting and roof lights.

R.5. SARKING TO ROOFS, DECKS AND GUTTERS:

Profiled metal roofing shall not be laid at less than 5 degree pitch except where shown and only when adequately supported by hit-and-miss type sarking so as to prevent ponding.

Sarking for roofs, decks and gutters that are to be covered by Nuralite or Butynol shall be of material and fixed in a manner approved by the manufacturer.

R.6. ROOF CLADDING MATERIALS AND COMPONENTS:

Roof cladding shall be. COLOR STEEL ROOFING TILES.....  
(nominated colour and type),  
manufactured by.....  
Materials selected shall be set out and fixed by  
approved FIXERS and all shall accord with the  
manufacturers' specification and in all cases with NZS  
Specifications or others where appropriate.

Thickness of materials unless otherwise specified shall  
not be less than the following:-

Aluminium cladding, valleys and flashings	0.7mm
Galvanised steel cladding, spouting, downpipes and overflows	0.6mm
Copper flashings, gutters and sumps	0.6mm
Lead flashings to small diameter vent pipe with PVC flashing cone	1.7mm
Other lead flashings and soakers	2mm

- R.7. RIDGING:  
All ridging to be adequate and neat.
- R.8. UNPAINTED GALVANISED STEEL ROOFING:  
Areas which are inaccessible for maintenance such as  
laps in the roofing cladding and between cladding and  
metal flashings and cappings shall be primed and top  
coated on both surfaces before fixing.
- R.9. FACTORY PREFINISHED MATERIAL:  
Treat all such material with great care and obtain  
matching colour for making good minor damage and  
covering fixings made through the face of the  
claddings.
- R.10. CAPPINGS AND OVERFLASHINGS: (ALSO SEE PLUMBER).  
Adequately and neatly secure all ridgings, cappings and  
overflashings wherever needed to make and keep roof  
watertight. As much as possible use only materials  
compatible with the roof cladding. If dissimilar  
metals are used keep from making contact.  
Sealants shall not be used except where approved.  
Remove all traces of flux after welding, soldering or  
brazing. Do not leave swarf, broken rivets, screws,  
nails or waste metal on roof, nor in gutters or  
spouting.
- R.11. BIRD PROOFING:  
Where indicated bird proof eaves with purpose-made foam  
plastic impregnated with bitumen.
- R.12. SPOUTING AND DOWNPIPES: SEE PLUMBER.
- R.13. GUARANTEES:  
On completion of all roofing thoroughly clean down and  
furnish Owner with written guarantees to watertightness  
and security of the roof cladding. Guarantees to be  
signed by the approved FIXER/FIXERS and run for a  
period of three (3) years from the date of completion  
of the building contract.

## ELECTRICIAN

- EL1. PRELIMINARY AND GENERAL:  
Read and note all clauses under Preliminary and General of this specification where they apply to this trade.
- EL2. FEES:  
Pay all fees and charges and obtain all necessary permits for this trade.
- EL3. SCOPE OF WORK:  
Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's By-Laws, and meter wiring diagrams.
- EL4. MATERIALS AND WORKMANSHIP:  
All materials used under this contract shall be of approved British or New Zealand Standard Specification. Allow for all materials necessary to complete the contract whether specified or not. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice and in a manner which will cause minimum inconvenience to other workmen and the work as a whole. Do all cutting away; drilling etc. and with timber cut the minimum only away for the entry of cables.
- EL5. CO-OPERATION:  
Co-operate with the Building Contractor and other sub-contractors in all phases of work. Give ample notice to enable the Contractor to arrange the necessary void, chase data etc.
- EL6. COMPLETION AND CONNECTION OF POWER:  
Leave work complete, pay all charges and arrange for all inspections and tests and for the connection of power to the works. It is the responsibility of the Electrical Contractor to ensure that no delay is occasioned to the job once the contract is completed.
- EL7. POWER BOARD SUPPLY:  
Arrange with the Power Board, allow for and pay all fees for the connection of an under-ground, or overhead, supply to the residence.
- EL8. METER BOX:  
Provide and install recessed meter box where shown on plan. Confer with Carpenter for trimming same.
- EL9. MAIN SWITCHBOARD:  
Provide and install in recess main switchboard complete with all necessary control and auxiliary equipment.
- EL10. ELECTRIC STOVE:  
Allow the P.C. sum of \$..... for the supply only of the stove. Provide and fix a 30-amp flush switch for stove and sufficient cable for connection and allow for installation.

EL11. WATER HEATER:

Allow for the permanent connection of the water heater to the electrical system. Provide and install 3 K/W element and thermostat to ~~300~~.... litres hot water cylinder provided by the Plumber. Refer clause 3 of this section.

EL12. POWER POINTS:

All wall plugs shall be 230v. 10 amp, 3 pin flush type. Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator 1200mm from floor. The exact position of all power points shall be determined on the job by the Owner.

EL13. LIGHTS:

All lights to be first quality, plastic batten holder shall be reinforced. All roses and holders not covered by fittings shall be white.

EL14. LIGHT SWITCHES:

Light switches shall be 10 amp, all insulated P.D.L. micro-gap type or equivalent. Where indicated fit flush type with plain bakelite flush plate. Fix switches generally 1200mm above floor.

EL15. SPECIAL FITTINGS:

Allow the sum of \$..... for fittings to be selected by Owner.

EL16. LIGHT POINTS:

Allow for installing a total of .....outlets in building.

EL17. POWER POINTS:

Allow for installing a total of .....power points in the building.

## PLUMBER

P.1. PRELIMINARY & GENERAL:

Read and note all clauses in the Preliminary and General of this specification which shall apply to all work in this section. (ALSO SEE ROOFING CONTRACTOR).

P.2. GENERAL:

Inclusion of roof flashings of roof drainage and other general flashing requirements in this section shall mean that all shall be of the quality expected of work customarily done by plumbers. The foregoing shall apply whether or not the ROOFING CONTRACTOR employs a plumber to execute or supervise, or if the builder himself fixes flashings to windows and external doors. All other work shall conform to the requirements of the N.Z.B.C 199).

No connections to sanitary fittings or main shall be made except by a Registered Plumber. Plumber shall arrange all permits, connection and testing fees.

P.3. FLASHINGS:

Wherever possible use flashings that are readily available but purpose-made by the roof cladding manufacturer to suit the roofing material and profile selected. Otherwise provide flashings as recommended but not supplied by cladding manufacturer and adequately secure. Flash wherever needed to make and keep roof watertight. Prime and topcoat both surfaces at laps with galvanised steel.

Flashings to each window head and door shall be provided in one piece, each 150mm longer than the head it is to protect.

P.4. SPOUTING AND DOWNPIPES:

Spouting shall be fixed as recommended with even fall to downpipes. Provide all necessary stopped ends, mitred returns and outlets and ensure all joints in metal spouting are adequately soldered or welded, or for P.V.C. are made with solvent cement except where joints provide for thermal movement. Connect outlets to 80mm diameter downpipes fixed at not more than 1200mm centres. Downpipes to discharge stormwater into soakways or street channel, NOT into foulwater drainage system UNLESS permitted by Local Authority.

P.5. COLD WATER SUPPLY:

Tap off from mains service pipe in .....mm COPPER/POLYBUTYLENE/U.P.V.C./ or TYPE 3 or TYPE 5 POLYETHYLENE (Polythene). Run pipe not less than 450mm below finished ground level to house with entry through or under the wall foundation. Supply and fix a water meter, box and cover when required by Local Authority.

Provide.....mm ..... pipe to hose taps at front and rear of building and to all fittings including hot water cylinder and washing

machine. All branches to be as short, straight and at as even gradient as possible with easybends used throughout (NOT ELBOW FITTINGS). Use only approved connections throughout. All pipes are to be adequately supported, well secured and where possible concealed. When using any form of plastic piping, plumber to discuss, and provide, means of ELECTRICAL EARTHING with electrician.

P.6. HOT WATER SUPPLY:

Supply one MAINS / ~~LOW~~ PRESSURE electrical hot-water cylinder 300 LITRE CAPACITY FITTED WITH A TEMPERATURE VALVE of approved make and type and install and connect all pipes to the approval of the Local Authority. Provide ..... mm COPPER or POLYBUTYLENE hot water supply pipes and branches to all fittings including washing machine.

CYLINDER TO BE FITTED WITH 50x60 GALV. STRAPS TOP AND BOTTOM IN COMPLIANCE WITH N.Z.B.C. 612/AS1 FIG.16.

P.7. SANITARY FITTINGS ETC.

Provide P.C. sum of \$..... for the following. Carefully note dimensions and install where shown on plan and to Owner's approval.

..... Bath/s ..... mm x ..... mm .....  
Vitreous China/Porcelain enamelled pressed steel.

..... W.C./s .....  
Vitreous china complete with ..... double flap plastic seat.

..... W.C. Cistern/s .....  
P.V.C. complete with ..... P.V.C. flush pipe or chrome plated flush pipe.

..... Basin/s (on wall brackets) (on pedestal) (or in vanity).  
..... mm x ..... mm  
Vitreous china/Porcelain enamel/Acrylic.

..... Shower tray/s (or Shub Tub) .....  
Stainless Steel/Porcelain enamel/Acrylic/G.R.P.

..... Sink/s and top .....with single or double drainer.  
As per plan with laminated top/stainless steel/ or tiled or mosaic top. Height .....mm.

..... Laundry tub ..... mm x ..... mm  
single or twin tub combination.  
Stainless steel/Porcelain enamelled, on stand, with cupboard below. Height .....mm.

P.8. TAPS, FAUCETS AND VALVES:

Allow P.C. sum \$..... Consult with Owner on choice of brands and fixing of all taps, faucets and mixing valves. Provide and fix all other water supply fittings as necessary.

P.9. WASTES AND VENTS:

Provide all necessary traps, waste pipes, soil stacks, back vents and terminal vents. Provide cleaning eyes to all waste pipes at junctions and all necessary over flow pipes.

0

## BRICKLAYER

### B.1. PRELIMINARY AND GENERAL:

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

### B.2. RELEVANT SPECIFICATIONS:

All work shall be in accordance with the requirements of NZS 3604 and N.Z.B.C 1991

### B.3. MATERIALS:

(a) Bricks: Bricks for external veneers and foundation walls shall be ~~70 SERIES BRICK VENEER~~..... of the colour and type selected and shall comply with NZBC 1991 Bricks

All fair face brickwork shall be laid with their best face outwards.

(b) Cement: Shall be ordinary Portland Cement and at the time of use shall comply with N.Z.B.C 1991

(c) Plasticizers: Plasticizers shall be used in accordance with the manufacturer's instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.

(d) Water: Water shall be drinking quality.

(e) Sand for Mortars: Sand used shall be Mercer No. 1 sand and/or shall comply with the relevant clauses of N.Z.B.C.1991 Sands for Mortar, Plasters and External Renderings.

### B.4. PREPARATION OF MORTAR:

Mortar shall be prepared by mixing in an approved mixer. Measurement of materials shall be by volume using suitable containers. Mortar shall be mixed until a homogenous mass is obtained but for not less than 5 minutes. All mortar whether on the boards or left in the mixer shall be used within 90 minutes. Mortar not used in this time shall be discarded.

### B.5. BRICKLAYING:

Bricks shall be laid in stretcher bond true to line level and plumb and in accordance with the best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900mm above wall line. Corners shall be racked back. On no account will toothing be permitted. All joints will be completely filled with mortar and the bricks shall be disturbed as little as possible after initial positioning. Joints shall, unless otherwise specified, be not more than 9.5mm thick and shall be tooled as directed as work proceeds. Where tapestry bricks are used care shall be taken to use a tool slightly smaller than joint width to prevent pushing mortar into the brick striations.

B.6. MASONRY VENEER:

- (a) Building Paper:  
Run ordinary black bituminous breather type BUILDING PAPER  
To NZS 3604 & N.Z.B.C 1991. (or fire resistant  
breather type) horizontally and well secure to  
outside face of framing from bearer to top plate.  
Repair tears and holes before constructing veneer.
  
- (b) Clay Brick Veneer:  
Construct brick veneer with approved face fixed  
ties at correct spacings in accordance with  
Appendix F of NZS 3604 and with materials and  
workmanship to N.Z.B.C: 1991  
A cavity of not less than 40mm and not more than  
75mm shall be maintained between building paper  
and veneer. Where necessary weep holes shall be  
left every third joint for the discharge of water,  
as under Concrete Blocklayer. Keep the cavity and  
upstand clean, free from mortar protrusions and  
droppings. Keep pipes or electrical wire,  
junction boxes etc. out of the cavity. Build in  
the required number of subfloor vents to provide  
not less than 3500mm sq. or ventilation per 1m  
sq. of floor area. Keep top of vents below  
bottom of bearers. Thoroughly clean down the face  
of work on completion and leave free of mortar  
stains and efflorescence.
  
- (c) Vermin Proofing:  
Secure galvanised wire mesh to bottom plates,  
slope downwards and across cavity and embed each  
length of mesh at least 25mm in mortar joints.  
Vermin proof dividing wall and wherever else  
necessary.
  
- (d) Sills:  
Sills to be brick on edge, brought to underside of  
wooden sills or aluminium joinery. Junction  
between to be filled with a suitable sealant as  
recommended by the Joinery Manufacturer and  
overpointed with cement mortar.
  
- (e) Split Stone or Concrete Veneer:  
Cement composite bricks for external veneer and  
foundation wall shall be .....  
.....  
of the colour and type selected and shall be  
manufactured in accordance with N.Z.B.C 1991.

Construction shall accord with all earlier clauses  
of this section.

## SOLID PLASTER

SP1. WORKMANSHIP:

All work to be carried out by a skilled tradesman in accordance with the best trade practice. It shall be the responsibility of the plasterer to ensure that a proper key is provided for all plastering.

SP2. EXTENT OF WORK:

All concrete terraces, entry porch and back door porch areas.

SP3. EXTERNAL PLASTERING:

All surfaces to be plastered shall be thoroughly wet first, slush with 1:2 cement, sand mortar and then render with 1:2 cement, sand mortar. Bring to a fine even finish with a wood float minimum thickness 12mm.

SP4. FOUNDATIONS:

Finish all external foundation surfaces with plaster, face with a coat of Splatterdash.

SP5. COMPLETION & CURING:

Leave all work complete and clear away all plaster droppings. Keep work damp and maintain all finishes to completion.

## PAINTER AND GLAZIER

PG1. PRELIMINARY AND GENERAL:

Note all clauses under Preliminary and General of this specification which shall apply to this section of work.

PG2. MATERIALS:

Generally all materials shall be of N.Z. manufacture of approved brands and of the paint selected respective coats shall be of the same brand.

PG3. WORKMANSHIP:

All work shall be carried out in accordance with good trade practice. Surfaces shall be clean and properly prepared before coating and work shall be in accordance with N.Z.B.C. 1991 - NZS 4223 PT 3.

PG4. COLOUR SCHEME:

The Owner will select from standard colour charts, colours he will require and Contractor is to allow for picking out sashes, doors, porches or any other reasonable colour change required.

PG5. STOPPING:

After priming, all nail holes or joints are to be stopped and cleaned off before undercoating for painted work and for varnished work, holes etc. are to be stopped with matching putty after first coat of sealer.

PG6. PAINTING OF EXTERNAL WOODWORK:

After priming all external woodwork and adjacent metal work such as flashings, spouting and downpipes are to be given one good coat of undercoat followed by finished coat of high gloss paint. Priming coat before painting shall be well brushed in and all faces shall be covered, ends of laps and tops and sides of sashes, doors etc.

PG7. PAINTING OF INTERIOR SURFACES:

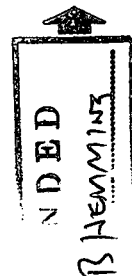
Refer to plan or separate instructions to accompany this specification. Wallboard and ceilings as required to be given one coat of sealer and finished with two coats of approved paint finishing flat or semi-gloss as required. Where full gloss is required such as kitchen and bathroom finishing coat shall be full gloss enamel.

PG8. VARNISHING:

Where varnishing is required such as doors, architraves and skirtings give one coat of approved P.V.A. sealer followed by two coats of clear varnish finishing egg-shell gloss and lightly sanding between coats.

PG9. CONCRETE:

To concrete base walls or concrete block work apply two coats of exterior quality P.V.A. paint of an approved type finishing semi-gloss.



PG10. ROOF:

Roof - if corrugated iron prime all laps before fixing. For corrugated iron or galvanised trough section roofing after fixing prime roof with calcium plumbate galv. iron primer and then apply one good coat of approved roof paint.

PG11. PAPERHANGING:

All rooms to be papered shall have paper hung to a value of \$..... per roll. Walls shall be properly prepared by sizing, paper hung straight and true with butt joints, and paste used shall have a fungicide incorporated.

PG12. GLAZIER:

Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and puttied or headed into rebates. Where required glazing shall be selected obscure patterned glass. *ALL GLAZING TO COMPLY WITH N.Z.B.C. 1991.*

PG13. MIRROR:

Provide a 6mm plate glass mirror and mount on bathroom wall in purpose made mirror fixings.

PG14. COMPLETION:

The Painter and Glazier are to do all that is required of their trades to leave the work complete and all must be left clean including all glass at completion.

PROVISION FOR VARIATION NO.1.

Cost of Variation Order No.1. \$. .....

Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.2.

Cost of Variation Order No.2. ....

Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.3.

Cost of Variation Order No.3. ....

Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.4.

Cost of Variation Order No.4. ....

Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.5.

Cost of Variation Order No.5. ....

Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.6.

Cost of Variation Order No.6. ....

Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.7.

Cost of Variation Order No.7. ....

Signatures: .....

Date: .....

## ESTIMATE OF CONSTRUCTION INSPECTIONS :

PROJECT NO. 96007392

DATE: \_\_\_\_\_

DESCRIPTION OF CONSENT

2 Dwelling units with GaragesSITE ADDRESS: 126 Halswell Junction Road

MANDATORY NOTICE INSPECTIONS	No	Cost	1	2	3	4	5	TOTAL
M1 Excavation/Foundation/Reinforcing	2							
M2 Slab on Grade/DPC	2							
M3 Frame Construction								
M4A Pre-lining/MC/Bracing/Fixing	2							
M4B Pre-lining/Plumbing	2							
M5 Fire Resistant Linings	-							
M6 Drains - Foulwater	2							
M7 Drains - Stormwater	2							
M8 Final	1							
MH MH Heating Unit								

## SUPPLEMENTARY INSPECTIONS

S1 Concrete Construction								
S2 Blockwork Construction	2							
S3 Steel Construction								
S4 Timber Construction								
S5 Exterior claddings and joinery								
S6 Interior finishes, fittings and joinery								
S7 Siteworks Supplementary								

## AUDIT INSPECTIONS

A1 Concrete Construction								
A2 Blockwork Construction								
A3 Steel Construction								
A4 Timber Construction								
A5 Exterior claddings and joinery								
A6 Interior finishes, fittings and joinery								
A7 Siteworks								
SUB TOTALS								

## RECTIFICATION INSPECTIONS

R1								
R2								
R3								
R4								

COMPLETED BY SBI's

TOTALS

## INSPECTION COSTS:

• Mandatory Notice	\$ 675.00
• Supplementary	\$
• Rectification Inspections	\$
• Total Cost of Inspections	\$
• Less Prepaid Inspections	\$
• Interim CCC	\$
AMOUNT OWING	\$

*Special matters noted by Consent Team to assist Compliance Team —*



CHRISTCHURCH CITY COUNCIL  
BUILDING ACT 1991  
APPLICATION FOR BUILDING CONSENT

FORM: BA3  
PROJECT NO:

96007392

Has a Project Information Memorandum been issued by the Council for this project? Yes ☒ No ☐

If YES, add the Project Information Memorandum number to the box above marked PROJECT NO.

<b>OWNER (OR PURCHASER OR LESSEE)</b> Name: <u>JOHN LEEDER</u> Mailing Address: <u>202 KENNEDYS BUSH RD</u> Street Address: <u>CH - CH</u> Phone: <u>3229606</u> Fax: <u>025-327-484</u>		<b>PROJECT LOCATION</b> Street Address: <u>126 HALSWELL JUNC. RD</u> Lot: <u>5</u> DP: <u>68654</u> Other: <u>UNDERLYING TITLE 107.1. DP. 18807</u> <u>C.T. 245/477</u>	
<b>APPLICANT (If not owner, purchaser or lessee)</b> Name: <u>S. P. SHARP</u> Company: _____ Mailing Address: <u>136 HALSWELL JUNC RD</u> Street Address: <u>CH - CH 3</u> Phone: <u>3228784</u> Fax: <u>3228784</u>		<b>PROJECT</b> Description of Work: <u>TWO OWNERSHIP UNITS WITH ATTACHED GARAGES</u> Intended Use: <u>HOUSING</u> Will the building undergo a change of use? <input type="checkbox"/> Yes <input type="checkbox"/> No Intended Life if less than 50 years: _____ years. Being stage <u>1</u> of an intended <u>1</u> stages.	
<b>BUILDING CONSENT FEES</b> The charges incurred by the Council in processing this application are payable whether or not the project proceeds. <b>Note:</b> Fees for some minor works (eg. drainage only works, detached, accessory buildings with a value less than \$5,000.00) are required at the time of application. Estimated Value (inclusive of GST) \$ <u>196,000</u> Building Consent to be picked up from: <input type="checkbox"/> <u>SOCK BURN</u> Service Centre <input type="checkbox"/> If prepaid post to Owner/Applicant (delete one) Signature: <u>[Signature]</u> Position: <u>DESIGNER</u> Date: <u>21.8.96</u>		<b>FLOOR AREA</b> Ground Floor): Existing _____ m <sup>2</sup> Additional <u>294</u> m <sup>2</sup> Other Floor: Existing _____ m <sup>2</sup> Additional _____ m <sup>2</sup> Accessory Building Area: Existing _____ m <sup>2</sup> Additional <u>294</u> m <sup>2</sup> <b>TOWN PLANNING</b> Total Area of Buildings over foundation Existing _____ m <sup>2</sup> Proposed <u>294</u> m <sup>2</sup>	
<b>FOR COUNCIL USE ONLY</b>			
Invalid Owner Recorded: <input checked="" type="checkbox"/> Date Received: _____ Prepaid Fee: \$ _____ Receipt No: _____ Receiving Officer: _____		<b>DRAINAGE INFORMATION</b> Not Required <input type="checkbox"/> Block Plan Only <input type="checkbox"/> Full PIM <input checked="" type="checkbox"/> Date Requested ____/____/____ Hazard - <input type="checkbox"/> Yes <input type="checkbox"/> No	

February 1996

Please Turn Over

CERTIFICATE OF COMPLIANCE R.C. 952213.

The information contained in this application may be made available to other units of the Council.

# PROJECT DETAILS

## A. Identify which of the following are involved:

		NAME	ADDRESS	PHONE NO.	REG. NO.
Designer	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	B.F. SHARP	136 HALSWELL JUNE RD	3228754	
Engineer	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	LEWIS & BARRAL	16 BOX 13 282	366 1320	
Builder	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	JOHN LEEDEK	202 KENNEDYS BUSBY RD.	3229446	
Registered Drainlayer	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	DIM MILNE			
Craftsman Plumber	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	MURRAY WRIGHT	38 HALSWELL JUNE RD.	3.228927	
Registered Building Certifier	<input type="checkbox"/> No <input type="checkbox"/> Yes				

## B. Identify Construction Arrangements:

Is the builder responsible for the completion of the project in accordance with the building consent drawings and specifications? ☐ No ☒ Yes

## C. Inspection Arrangements:

Does the project involve specialist consultant design? (eg, structural, civil or mechanical engineers) ☒ No ☐ Yes

## D. Producer Statements:

Are producer statements to be submitted in support of the application? (eg, for design or construction inspection) ☐ No ☒ Yes

If Yes provide details on Form BA20


## E. Mechanical Systems:

Does the project include mechanical systems, fire protection system or emergency warning systems for which a Compliance Schedule is required? ☒ No ☐ Yes

If Yes identify these features on Form BA21

**Notes:** This application must be accompanied by three (3) copies of drawings and (2) copies of specifications.

Guidelines showing acceptable standards of plans and specifications are available at any Service Centre or the Civic Offices.

 <p><b>CHRISTCHURCH</b> THE GARDEN CITY <i>The city that shines</i></p>	<p><b>CHRISTCHURCH CITY COUNCIL</b> <b>BUILDING ACT 1991</b></p> <p><b>BUILDING CONSENT APPLICATION CHECK SHEET</b></p> <p><b>SOCKBURN SERVICE CENTRE</b></p>	<p><b>PROJECT NO.</b></p> <p style="font-size: 1.2em;">96007392</p>
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**Applicant**

..... B. R. SHARR .....

**Project Location**

..... 126 HALSWELL JUNCTION ROAD .....

*Use this Check Sheet to ensure that the application is complete. It may not be necessary to supply all of these details but for further information refer to the Guidelines showing acceptable standards for plans and specifications available from the Council*

*Applicants Use*

*Council Use*

Supplied

Rec'd

Req'd

Copy of Project Information Memorandum if previously issued

Recent search copy of Certificate of Title

Plans of Proposal in triplicate and Specifications in duplicate

Complete, drawn to scale, floor plan and elevations of proposed building work

Fully dimensioned site plan to scale showing

- Position and use of all existing and proposed buildings in relation to legal boundaries including internal boundaries

- Building Areas (proposed and existing in square metres)

- Site levels - relating to top of kerb (existing and proposed)

- Sealed surfaces (falls to sumps etc)

- Hill sites. Drive gradients and heights

- Identification of recession planes

- Vehicle access, manoeuvre and parking area (incl. vehicle entrance form)

- Site plan showing all street trees and poles affecting vehicle access

- Living and service courts

- Landscape areas

For 2 or more residential units

- Nominate site boundary for each unit

- Identify land use for shared access

- Show the net site area and percentage coverage for each site containing a unit.

Identify significant/protected site trees or existing swimming pool location

Road opening/footpath opening application form

Water application form (including distance from LH/RH boundary)

Identify services • Foulwater

• Stormwater (lateral existing Y/N)

Fire Design Statement (for other than houses and garages)

Roof truss details and layout

Bracing schedule, description and layout plan

Cross sections of proposed work

Pegging certificate for two or more units on site

Foundation design and report on ground conditions

Producer Statements and Form BA20 completed and signed

Space Heater details (model, location)

Other - dangerous goods storage/signs etc.

**Note to the Applicant:** Your application will be delayed if the items indicated above as required are not submitted. Please forward these details to **Sockburn Service Centre**.

**No work shall start until a Consent is issued.**

*The detailed technical review of the application may reveal the need for you to supply further information*

Signed:

M. Pottenger  
(For Area Development Officer)

Date:

21/8/96

**P.T.O**  
GM/DMT: 4/96

## **CONTACT: Building Information Officer**

### **Fendalton Service Centre**

Cnr Jeffreys Road and Clyde Road, PO Box 29-183, Telephone 351-7109, Fax 372-2747

### **Sockburn Service Centre**

149 Main South Road, PO Box 11-011, Telephone 348-5119, Fax 348-9092

### **Linwood Service Centre**

180 Smith Street. PO Box 24-124, Telephone 389-1477, Frax 389-1093

### **Beckenham Service Centre**

66 Colombo Street, PO Box 12-033, Telephone 332-3099, Fax 332-3443

### **Shirley Service Centre**


Shirley Mall Car Park, Marshland Road, PO Box 27-043, Telephone 385-3079, Fax 385-4224

### **Papanui Service Centre**

Cnr Langdons Road and Restell Street, PO Box 5142, Telephone 352-8117, Fax 352-1308

### **Civic Offices**

163-173 Tuam Street, PO Box 237, Telephone 379-1660, Fax 371-1792

	<b>CHRISTCHURCH CITY COUNCIL</b> <b>BUILDING ACT 1991 [S.31]</b> <b>PROJECT INFORMATION MEMORANDUM</b>	<b>FORM: BA2</b>
		PROJECT NO.: 96007392

[Cross each applicable box and attach relevant documents in duplicate.]

<p align="center"><b>OWNER</b></p> <p>Name: JOHN LEEDER</p> <p>Mailing Address: 202 KENNEDYS BUSH ROAD CHRISTCHURCH</p> <p>Contact: B R SHARR 136 HALSWELL JUNCTION RD CHRISTCHURCH</p> <p>Phone:                      Fax:</p> <p>Application Received: 21 AUG 1996</p>	<p align="center"><b>PROJECT LOCATION</b></p> <p>Street address : No.: 126</p> <p>Street Name: HALSWELL JUNCTION ROAD</p> <p>Suburb/Locality: WIGRAM</p> <p>Legal Description: Valuation Roll:</p>
<p align="center"><b>COUNCIL CHARGES</b></p> <p>The Council's total charges payable in respect of this Project Information Memorandum are: \$155.00</p>	<p align="center"><b>PROJECT</b></p> <p><input checked="" type="checkbox"/> New or relocated building</p> <p><input type="checkbox"/> Alteration</p> <p>Intended use(s) (<i>In detail</i>): HOUSING/2 DWELLING UNITS OUTBUILDINGS/2 ATTACHED GARAGES</p> <p>Intended life:</p> <p><input checked="" type="checkbox"/> Indefinite but not less than 50 years</p> <p><input type="checkbox"/> Specified as                      years</p> <p><input type="checkbox"/> Demolition</p> <p>Being stage                      of an intended                      1 stages.</p>
<p>Receipt No.:</p>	

This Project Information Memorandum is:

- ☒ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the Building Consent.
- ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.
- ☐ Notification that other authorisations must be obtained before the project may commence (other than a building consent).

**This Project Information Memorandum includes:**

*(Cross each applicable box, attach relevant documents, and send a copy of any relevant network utility operators and organisations having the power to classify land and buildings.)*

- ☐ Information identifying relevant special features of the land concerned.
- ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- ☐ Details of relevant utility systems.
- ☐ Details of authorisations which have been granted.
- ☐ Details of authorisations which have been refused.
- ☐ Details of other authorisations required under any other Act or Regulation.

Signed for and on behalf of the Council:

Name: **KELVIN FARRANT**  
 Building Information Officer  
 Position: For Area Development Officer Date: 30 August 1996

**NB:** *A PIM shall lapse and be of no effect if the building consent for the building work concerned has not been issued within 24 calendar months after the date of issue of the PIM.  
 [S.5(3) of the Regulations refers]*



**CHRISTCHURCH CITY COUNCIL**  
**PROJECT INFORMATION MEMORANDUM**  
**SUPPLEMENTARY INFORMATION**

**PROJECT NO:**  
**96007392**

Address: 126 Halswell Junction Road

Owner:

Proposal: Ownership Unit/Attached garages

**1. PLANNING**

- (a) A Certificate of Compliance was granted on 21 June 1995 for a two unit development.

This information is correct as at date of issue, and is deemed to form part of the Project Information Memorandum

ISSUED 4 September 1996

Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PTM Number 96007392
--	------------------------

Street Address 126 HALSWELL JUNCTION ROAD  
Legal Info LOT 5 DP 68654

Applicant B R SHARR  
Address 136 HALSWELL JUNCTION RD  
CHRISTCHURCH  
Service Centre SOCKBURN SERVICE CENTRE  
Intended Use HOUSING/2 UNITS OUTBUILDINGS/2 ATTACHED GARAGES

Pursuant to sections 30,31 and 36 of the Building Act 1991, the owner is required to provide a plan showing the existing levels of the land on which the building work is to take place so that an assessment can be made of the likelihood of inundation to the site and for the purpose of setting minimum sanitary sewer and storm water levels.

The comments recorded below incorporate information held by these units and/or which is considered to be relevant to the design of this project. For any further information please contact the Water Services and Waste Managements Units, telephone: 3711318, fax: 3791802.

#### Supply Information On The Following

Yes/No Comments

Attachments

1	Any Council easement, pipeline, open drain, waterway or building line restriction.	N	None Shown	
2	The 'availability' or otherwise of the Council's drainage works to serve the property including swimming pool discharges.	Y		
3	Minimum Section level for stormwater purposes.		Satisfactory at existing levels.	
4	Minimum Section level for sanitary sewer purposes.		Check on Site	
5	Any information on river bank erosion, avulsion, alluvion or inundation.	N		
6	Any cost sharing scheme.	N		
7	Possible effect on adjoining properties.		Developer to mitigate any adverse affects on adjoining property	
8	Any other relevant information.	N		
9	Is further information required to be supplied.	N		
10	Trade waste involvement.	N		

#### Additional Comments

The above information refers only to the 'Intended Use' shown on the consent application.

552-1310

Researched By

NIGEL BAKER

Number of Attachments

1



**PH. 371 1277**  
**FAX. 371 1385**

**22 AUG 1996**

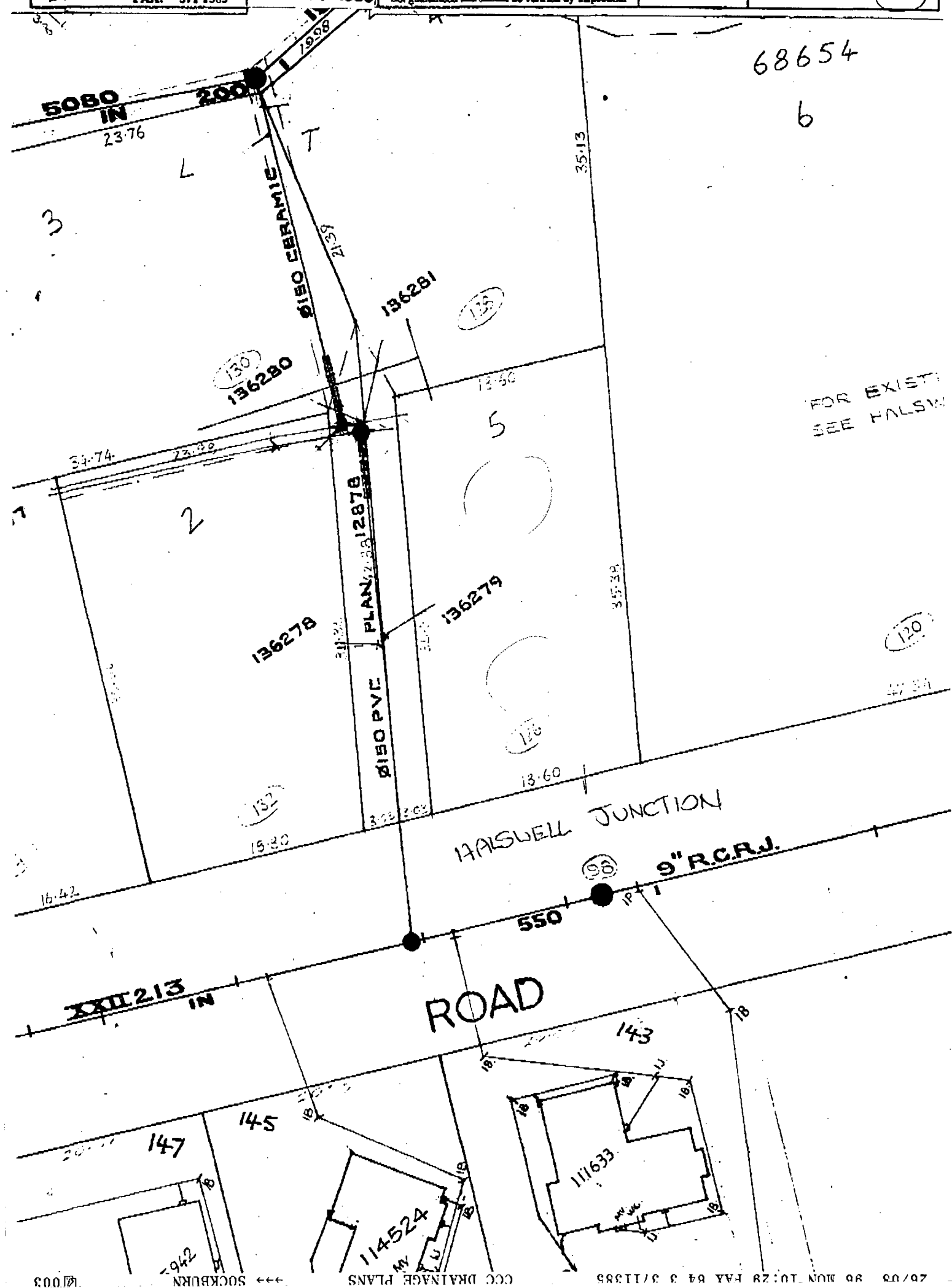
### CAUTION

The accuracy of this plan and the measurements are not guaranteed and should be verified by inspection.

© COPYRIGHT  
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PROHIBITED

UAL 23

1/2000 1/500 1/396



Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PIM Number 95007392
--	------------------------

Street Address 126 HALSWELL JUNCTION ROAD  
Legal Info LOT 5 DP 68654

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#### Additional Comments

The above information refers only to the 'Intended Use' shown on the consent application.

552-1310

Researched By

NIGEL BAKER

Number of Attachments

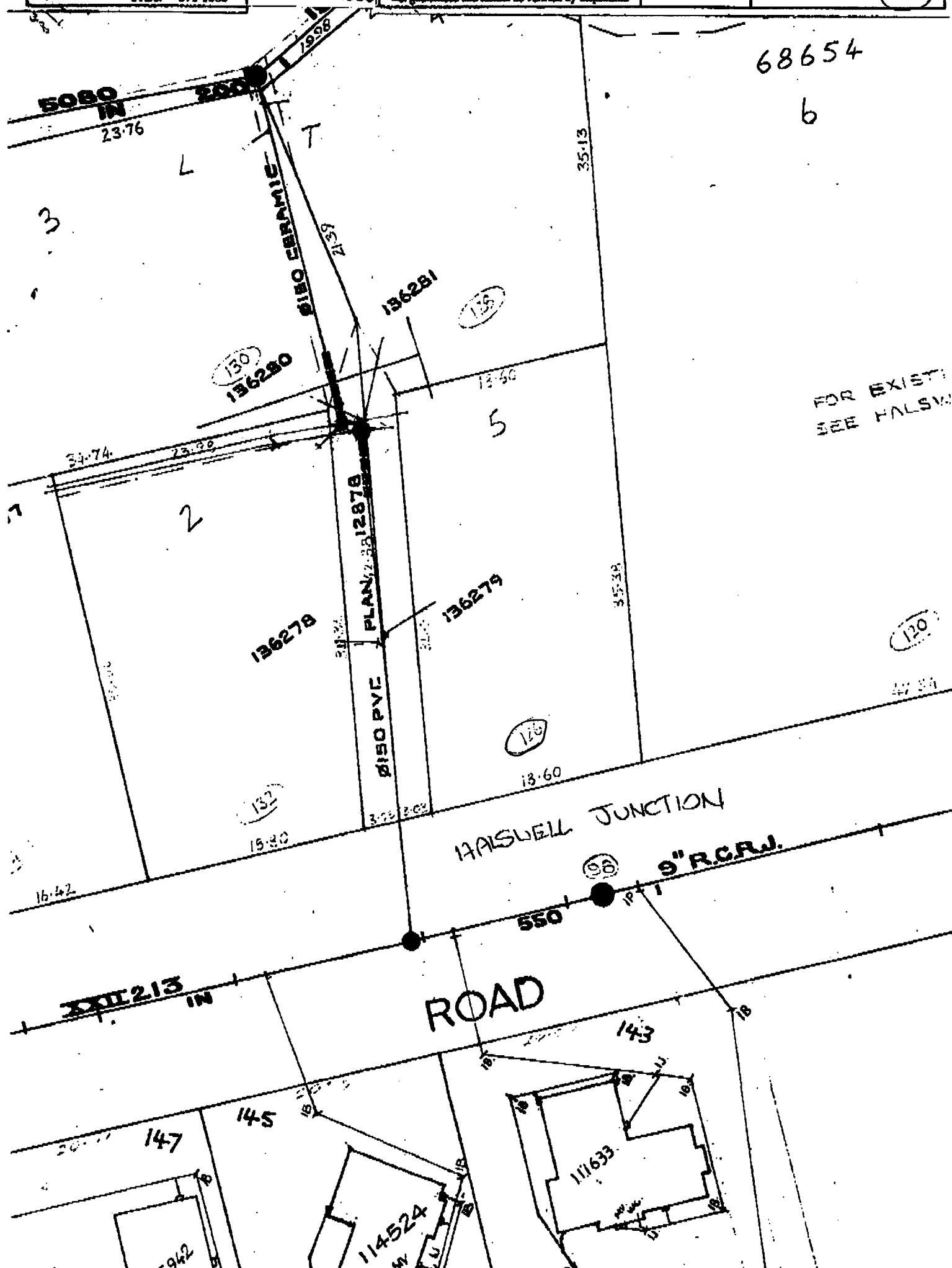
1

### CAUTION

**The accuracy of this plan and the measurements are not guaranteed and should be verified by inspection.**

WAL 23

1/2000 1/500 1/396



References

Prior C/T 60/198

Transfer No. 414833/1

N/C. Order No.

Land and Deeds 69



# REGISTER

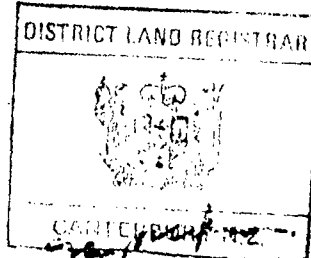
## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 16th day of December one thousand nine hundred and eighty two under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that ELIZABETH BRAKE of Christchurch, Widow and KEITH STEWART HADFIELD of Christchurch, Solicitor are —

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan here be the several admeasurements a little more or less, that is to say: All that parcel of land containing 6900 square

metres or thereabouts being part Lot 1 Deposited Plan 18807 —



for Assistant Land Registrar

Transfer A112640/1 to Elizabeth Brake,  
Widow and Timothy James Henry Trollope,  
Solicitor both of Christchurch - 17.5.1994  
at 11.41am

*C. Muir*  
for A.L.R.

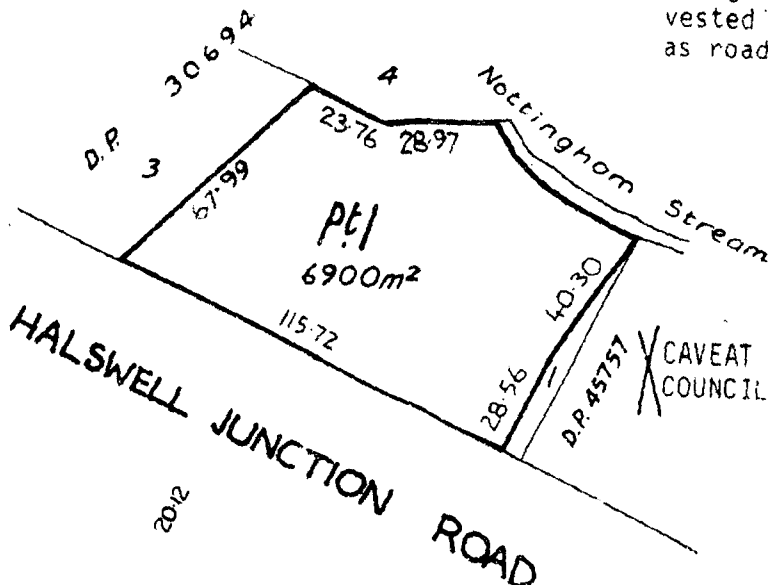
Transfer A112640/2 to Elizabeth Brake,  
Widow and Colin Ernest Walter Averill,  
Solicitor both of Christchurch - 17.5.1994  
at 11.41am

*Muir*  
for A.L.R.

Paparoa County

PLAN No. 6 54. LODGED, 2 119  
AND DEPOSITED

Pursuant to Section 238 Resource  
Management Act 1991 Lot 7 Plan 68654 is  
vested in the Christchurch City Council  
as road



A.L.R.  
Transfer A202423/1 to Proprietors  
of Wakatu Limited at Nelson -  
31.10.1995 at 1.26pm

CAVEAT A205073/1 BY THE CHRISTCHURCH CITY  
COUNCIL - 15.11.1995 at 11.32am

*C. Muir*  
for A.L.R.

Measurements are Metric

# Connell Wagner

Connell Wagner Limited  
Engineers • Surveyors • Planners • Valuers  
Telephone 0-3-366 0821  
Facsimile 0-3-379 6955

Torrens House  
195 Hereford Street  
P.O. Box 1061  
Christchurch, New Zealand

## Offices

Auckland  
Paraparaumu  
Wellington  
Christchurch  
Rangiora

Australia  
Hong Kong  
Indonesia  
Singapore  
Thailand  
United Kingdom

JOB REF: 4451

## PEGGING CERTIFICATE

In connection with Building Permit - Local Authority..... CHRISTCHURCH CITY COUNCIL  
- Application No..... 96007392  
- Application Date..... 21.8.96

NOTE: Certification date is required to be after the date of application.

## CERTIFICATE

I, Malcolm Grove Smith Registered Surveyor, hereby certify that the boundary  
pegs which define the property situated at No. 126 (Street) HANWELL LN ROAD  
more particularly described as Lot 5 D.P. 68654  
C.T. \_\_\_\_\_ have been checked and are in their correct position.

Dated this 17<sup>th</sup> day of December 19 96

Malcolm A.

Registered Surveyor

Managing Director:  
Resident Principals:  
Associates:

John M. Lauchera  
Michael G. Branthwaite Gavin C. Court  
Terence J. Burns Gilbert S. Gordon Barry A. Fairburn Malcolm G. Smith Craig H. Thompson



# CHRISTCHURCH CITY COUNCIL

FORM: BA20

## PRODUCER STATEMENT INFORMATION TO BE SUPPLIED BY THE APPLICANT

PROJECT NO.:

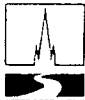
Project Address: 126 HATSWELL DIRECTION RD  
CH - CN 3.

Project Description: 2. OWNERSHIP UNITS

Subject to being acceptable to the Council the following parties are or will be providing producer statements in relation to this project.

Tick boxes to show which review statements are to be provided.	Consultants Firm and Contact Persons	<ul style="list-style-type: none"> <li>Postal Address</li> <li>Telephone No</li> <li>Facsimile No</li> </ul>	NZBC Clauses covered by Review
<b>Principal Designer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>			
<b>Architect</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>			
<b>Structural Engineer</b> Design <input checked="" type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>	LEWIS & BARROW	P.O BOX 13282 346 4320.	STEEL BEAMS GARAGE DOORS
<b>Fire Engineer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review <input type="checkbox"/>			
<b>Civil Engineer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>			
<b>Mechanical Engineer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>			
<b>Electrical Engineer</b> Design <input type="checkbox"/> Inspection <input type="checkbox"/> Design Review * <input type="checkbox"/>			
<b>Building Contractor</b> Construction <input type="checkbox"/>			

\* Note: Design review producer statements are usually by special arrangement with the Council.

 <p><b>CHRISTCHURCH</b> THE GARDEN CITY <i>the city that shines</i></p>	<p align="center"><b>CHRISTCHURCH CITY COUNCIL</b></p> <p align="center"><b>REQUIREMENTS FOR INSPECTION PROCEDURES AND PROJECTS INVOLVING SPECIALIST CONSULTANT DESIGN</b></p>	<p><b>FORM: BA20</b></p> <hr/> <p><b>PROJECT NO.:</b></p>
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## 1.0 PREAMBLE

The Building Act requires that an application for a building consent be accompanied by such 'plans and specifications' "as the territorial authority reasonably requires". The definition of 'plans and specifications' includes "proposed procedures for inspection during construction, alteration, demolition, or removal ...".

The following describes the preferred minimum procedure to be followed by the Owner with regard to the Owner's responsibilities for inspection and should be discussed and agreed at the time of building consent application. If agreement to these or similar procedures cannot be achieved, particularly with regard to provision of a statement upon completion, the Council will, in terms of its own responsibilities, supplement the inspections using own staff or other consultants. The true cost of such a method of operation including outside consultants charges will then form part of the charge for the building consent.

## 2.0 PREFERRED MINIMUM PROCEDURE

The Council requires that the following conditions of consent be agreed to before the consent will be issued:

- (i) That the owner's consultant(s) responsible for inspection of the building works provide a producer statement upon completion of the works to confirm that the appropriate inspections have been conducted and that the building work has been completed to the extent required by the building consent.
- (ii) That a record of each site visit made by the owner's consultant(s) is kept on site, where applicable, preferably in a folder in the builders shed for reference by City Council Inspector's carrying out audit compliance inspections.
- (iii) That the builder provide a producer statement upon completion of the works, confirming that construction has been completed to the extent required by the building consent.

Note: Condition (iii) is applicable to major projects only.

## 3.0 CONFIRMATION

Please confirm if you agree to adopt the preferred minimum procedure outlined above and list all the relevant details of the consultants on the reverse side of this sheet.

(signed by or for and on behalf of the owner)

Name (print): B. P. SHARP

Signature:  Date: 21. 8. 96.



# CHRISTCHURCH CITY COUNCIL

23 August 1996

B R SHARR  
136 HALSWELL JUNCTION RD  
CHRISTCHURCH

Dear Sir/Madam

**PROJECT NO. 96007392**  
**PROPOSED WORK AT 126 HALSWELL JUNCTION ROAD**

To enable the Council to consider your application you are requested to supply the following further information:

1. ✓ Roof truss design and layout plan complying with New Zealand Standard 3604:1990, cl 10.2, and specific design for any lintels required to support non-uniform concentrated loads (eg girder trusses) refer cl 6.6.1.2.

Final processing of the application will be delayed until this information is received. Please quote the above Project No. in all communication with the Council.

Yours faithfully

for  
AREA DEVELOPMENT OFFICER

PLEASE FORWARD ALL INFORMATION AND DIRECT ANY COMMUNICATIONS TO :

SOCKBURN SERVICE CENTRE 149 MAIN SOUTH ROAD  
P O BOX 11-011 CHRISTCHURCH TELEPHONE (03) 348-5119 FAX (03) 343-0914



# CHRISTCHURCH CITY COUNCIL

20 March 1997

B R SHARR  
136 HALSWELL JUNCTION RD  
CHRISTCHURCH

Dear Sir/Madam  
**APPLICATION FOR BUILDING CONSENT**  
**PROJECT NO. 96007392**

Your application for a building consent for the proposed 2 DWELLING UNITS & ATTACHED GARAGES at 126 HALSWELL JUNCTION ROAD refers.

On 11-SEP-1996 you were advised by letter/fax that further information was required before approval could be granted.

As no reply has been received would you please advise us if you intend to proceed with the work.

If it is your intention not to proceed with the work, please complete the attached declaration.

Processing costs to date are \$444.00 . If no reply is received within 14 days to resolve the outstanding items you will be invoiced for the Council's costs. If you require any further information please contact, in the first instance, our Reception Desk on 371-1675.

Yours faithfully

for  
ENVIRONMENTAL SERVICES MANAGER

PLEASE DIRECT ALL COMMUNICATIONS TO :

BUILDING CONSENT TEAM 1ST FLOOR, CIVIC OFFICES, 163 TUAM ST.  
P O BOX 237 CHRISTCHURCH TELEPHONE (03) 371-1675 FAX (03) 371-1920

# CHRISTCHURCH CITY COUNCIL

11 September 1996

B R SHARR  
136 HALSWELL JUNCTION RD  
CHRISTCHURCH

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT**  
**PROJECT NO. 96007392**

Your application for a building consent for the proposed erection of  
**2 DWELLING UNITS & ATTACHED GARAGES**  
at 126 HALSWELL JUNCTION ROAD refers.

To enable the Council to process your application, you are requested to supply further information in accordance with Section 34(2) of the Building Act.

Please supply the following further information to the Consent Section of the Environmental Services Unit:-

- ✓ 1. Pegging Certificate from a registered surveyor.
- ✓ 2. Advise what the framing, backing and reinforcing will be provided to the plaster gables. *COMING,*

Pending receipt of this information, we shall endeavour to process the remaining aspects of your application as best we can. However, any delay in supplying the information may affect the prescribed period for processing the consent.

Yours faithfully



for  
**ENVIRONMENTAL SERVICES MANAGER**

CONTACT

*Barry Hemmings*

FILE

BUILDING CONSENT TEAM

1ST FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

TELEPHONE (03) 371-1675

FAX (03) 371-1920

Q PERMITS CERT?

~~TEST~~

UNIT 1.

(A) B.V. LUNDAWY TUBS

(Q) PLASTER APPLIES ON WINDT.

(O.K.) STRUTTED FASCIA — SNOW LOAD

(A) FINISHING — SPECIFIED TO NZBC 1991.?

(A) OPENING SASH TO LUNDAWY

(A) TILE NON SLIP TO ENTRY

O.K. SOIL CONDITIONS — CHECKED WITH K.S.

TRUSSES 1.0M O.K. DONE.

~~✓ ISOLATED PRODUCE STATEMENT~~

(DONE) ✓ { TRUSS LAYOUT & CERTIFICATE  
SPECIFIC DESIGN OF LISTELS

UNIT 2

(A) TILE NON SLIP TO ENTRY

# CONSENT PROCESSING CHECK SHEET FOR HOUSING AND SIMILAR

Date: \_\_\_\_\_

Project Number: \_\_\_\_\_

Address: \_\_\_\_\_

RFI	Section 35:	Resource Consent	
NO.	36:	Land Subject to erosion, etc	
	37:	2+ Allotments	
	38:	Building Alterations	
	46:	Changes of Use	
	66:	Earthquake Prone	
		PIM Problems Resolved	
19	Value		✓
9	CT (and PA if required)		
31	Subdivision Conditions Certificate issued		
	Reserve/Development Fee		
26	Pegging Certificate		Q
12 or 40	Site Levels		✓
	Floor Levels: Masonry 150		✓
	Other 225 above FGL		
	BA21 Compl Schedule & Fee		
	Copy of Schedule and BA3 to Enforcement		
3	Producer Statements		✓
41	Inspection Procedures (BA20)		
	Credits for Consultants Inspections		
	Hill Site and other Hazards		
	Demolition — Use Condition 22, etc		
1	Foundation: Soils OK/Request Report		
	Report: Copy to Hazard File		
	Size/Steel		✓
	Slab: Ties/DPC/Mesh/Joints		✓
	Wall DPC: Top Edge Sealing		✓
10	Truss Design/Layout		Q
	High Points Loads on Lintels 3604 cl 6.6.1.2		Q
	Member Sizes: Roof/Floor/Wall		✓
	Cantilevers: Joists/Lintels		✓
	Offset Loadbearing Walls		—
	Trimmers (lintels) under LB Walls		
	Timber Species & Treatment		✓
11	Bracing		✓
	Dragon Ties/Ceiling Diaphragms		—
	Blockwork: Steel & Foundations 4229 App C		✓
	Fire Codes: Escape		—
	Spread of Fire		—
	External Wall Unprotected Area		—
	Woodburner		—
	Access Routes: Into and inside		✓
46	" " Antislip surfaces D1/AS1/Table 1A		A
	Accessible Parking/Routes/Entry D1		—
21	Stairs: Main Pvt: Tread 280+ Riser 190-		—


	Sec Pvt: Tread 250+ Riser 200-	—
	Minor Pvt: Tread 220+ Riser 220-	—
	Ramps	—
	Handrails to steps/stairs/ramp D1/AS1/6.0	—
	Lighting Stairs D1/AS1/4.6	—
	Surface & Subsoil Drainage/Outfalls	—
	Silt Traps E1/AS1/cl.3.6.1	✓
25	Roofing type & pitch E2/AS1/Table 1	✓
	Internal Gutters:	—
	Overflows, Snow boards E2.3.1	—
	Downpipes E1/AS1/Table 5	✓
	Claddings	Q
	Subfloor & Ventilation	—
16	Insulation: Floor/Wall/Clg	✓
	H3 ply to unventilated skillion roofs	—
15	Ventilation E3 and G4	✓
	Safety Glass F2 & NZS 4223:Pt3:1993	A
	Barriers B1/AS2 and F4	—
	Sound Insulation G6	—
	Sanitary Fixtures G1	✓
	Accessible Toilet/Shower Facilities G1	—
	Laundry Space G2/AS1/Fig 1	✓
86	Kitchen Space G3/AS1/Fig1	✓
	Water Storage (OPH) G12/AS1/3.1	—
	Backflow: (eg pools, dentist chairs)	—
13	Anti Scalding Device G12/AS1/4.13	✓
	Gas Appliances - Use Conditions 30, 34, 35	—
	Discharge: Wastes & Vents	✓
	Foul Drains/Vents	✓
	Pools	—
	Stormwater Drains	✓
	Septic Tanks	—
39	Common Drains	—
	Easements: Drains in, Buildings Over	—
	Forms/Fees: Water Connection	✓
	Road Opening	—
	Footpath Opening	—
	Vehicle Crossing	✓
	Specialist: Structural Check	—
	Plumbing Check	—
	Drainage Check	—
	Civil Check	—
	Fire Check	—
	Alternative Solutions — Mark on plans	

✓ = OK

— = Not Applicable

Q = Queried

A = Documents Amended

	<p align="center"><b>CHRISTCHURCH CITY COUNCIL</b></p> <p align="center"><b>BUILDING ACT 1991 [S.31]</b></p> <p align="center">PROJECT INFORMATION MEMORANDUM</p>	<p><b>FORM: BA2</b></p>
		<p>PROJECT NO.: 96007392</p>

[Cross each applicable box and attach relevant documents in duplicate.]

<p align="center"><b>OWNER</b></p> <p>Name: JOHN LEEDER</p> <p>Mailing Address: 202 KENNEDYS BUSH ROAD CHRISTCHURCH</p> <p>Contact: B R SHARR</p> <p>136 HALSWELL JUNCTION RD CHRISTCHURCH</p> <p>Phone:                      Fax:</p> <p>Application Received: 21 AUG 1996</p>	<p align="center"><b>PROJECT LOCATION</b></p> <p>Street address : No.: 126</p> <p>Street Name: HALSWELL JUNCTION ROAD</p> <p>Suburb/Locality: WIGRAM</p> <p>Legal Description: Valuation Roll:</p>
<p align="center"><b>COUNCIL CHARGES</b></p> <p>The Council's total charges payable in respect of this Project Information Memorandum are: \$155.00</p>  <p>Receipt No.:</p>	<p align="center"><b>PROJECT</b></p> <p><input checked="" type="checkbox"/> New or relocated building</p> <p><input type="checkbox"/> Alteration</p> <p>Intended use(s) (<i>In detail</i>): HOUSING/2 DWELLING UNITS OUTBUILDINGS/2 ATTACHED GARAGES</p> <p>Intended life:</p> <p><input checked="" type="checkbox"/> Indefinite but not less than 50 years</p> <p><input type="checkbox"/> Specified as                      years</p> <p><input type="checkbox"/> Demolition</p> <p>Being stage                      of an intended                      1 stages.</p>

This Project Information Memorandum is:

- ☒ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the Building Consent.
- ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.
- ☐ Notification that other authorisations must be obtained before the project may commence (other than a building consent).

## This Project Information Memorandum includes:

*(Cross each applicable box, attach relevant documents, and send a copy of any relevant network utility operators and organisations having the power to classify land and buildings.)*

- ☐ Information identifying relevant special features of the land concerned.
- ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- ☐ Details of relevant utility systems.
- ☐ Details of authorisations which have been granted.
- ☐ Details of authorisations which have been refused.
- ☐ Details of other authorisations required under any other Act or Regulation.

Signed for and on behalf of the Council:

Name: ..... **KELVIN FARRANT** .....  
 Position: ..... Building Information Officer .....  
 Position: ..... For Area Development Officer ..... Date: 30 August 1996

**NB:** *A PIM shall lapse and be of no effect if the building consent for the building work concerned has not been issued within 24 calendar months after the date of issue of the PIM.  
 [S.5(3) of the Regulations refers]*



**CHRISTCHURCH CITY COUNCIL**

**PROJECT INFORMATION MEMORANDUM**

**SUPPLEMENTARY INFORMATION**

**PROJECT NO:**

**96007392**

Address: 126 Halswell Junction Road

Owner:

Proposal: Ownership Unit/Attached garages

**1. PLANNING**

- (a) A Certificate of Compliance was granted on 21 June 1995 for a two unit development.

This information is correct as at date of issue, and is deemed to form part of the Project Information Memorandum

ISSUED 4 September 1996

## RESIDENTIAL/LIVING

## PIM APPLICATION CHECK SHEET

Location: 126 Hals. Jun. Rd.Project Number: 96007392Proposal: Ownership Unit / Att. Garages.

Checked	Comment	Officer	Date
<input type="checkbox"/> Building	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Planning	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Traffic	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Envir. Health	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Transitional District Plan</b>		<b>Proposed City Plan</b>	
Zoning		Zoning	
Designations		Designations	
Road widening		Footprint/Sam	
Protected Item		Protected Item	
Airport Noise		Airport Noise	
Site area		Site area	
Shape factor		Net site area	
Res. Site Density/Plot Ratio		Res. Site Density/Plot Ratio	
Site coverage		Site coverage	
Height		Height	
Recession Planes		Recession Planes	
Street scene		Street scene	
Garage setback		Garage setback	
Internal boundary setback		Internal boundary setback	
Waterway setback		Waterway setback	
Separation distance/windows/balcony		Window/balcony setback	
Outdoor living/service area		Outdoor living/service area	
Landscaping		Landscaping	
Storage space		Storage space	
Accessory building length		Accessory building length	
Accessory building area		Cont. building length	
Design and appearance		External appearance	
Other		Other	
<b>Traffic</b>			
Car parking/garageable spaces		Car parking/garageable space	
Visitor Park		Visitor Park	
Access/gradients		Access/gradients	
Manoeuvring		Manoeuvring	
Crossing separation		Crossing separation	
Crossing distance		Crossing distance	
Crossing width		Crossing width	
Other		Other	
<b>Other</b>		<b>Activity</b>	
Relocated buildings		Permitted	
Family Flat		Controlled	
Reserve Contrib/Dev Levy (Central)		Discretionary	
(Suburbs)		Non-complying	
Subdivision/Title issued			
Cross-lease Owners consent			
Resource Consents recorded			
Other			

## HAZARDS

A certificate of Compliance was granted on 21/6/95  
for a unit  
for ~~the~~ development



CHRISTCHURCH CITY COUNCIL  
BUILDING ACT 1991  
APPLICATION FOR BUILDING CONSENT

FORM: BA3  
PROJECT NO:

90007392

Has a Project Information Memorandum been issued by the Council for this project? Yes ☒ No ☐  
If YES, add the Project Information Memorandum number to the box above marked PROJECT NO.

<b>OWNER (OR PURCHASER OR LESSEE)</b> Name: <u>JOHN LEEDER</u> Mailing Address: <u>202 KENNEDYS BUSH RD</u> Street Address: <u>CH - CH</u> Phone: <u>32294662</u> Fax: <u>025-327-4844</u>		<b>PROJECT LOCATION</b> Street Address: <u>126 HALSWELL JUNC. RD</u> Lot: <u>5</u> DP: <u>68654</u> Other: <u>UNDEVELOPED TITLE LOT 1 DP 18867</u> <u>C.T. 24B/477</u>	
<b>APPLICANT (If not owner, purchaser or lessee)</b> Name: <u>S. P. SHARP</u> Company: _____ Mailing Address: <u>136 HALSWELL JUNC RD</u> Street Address: <u>CH - CH 3</u> Phone: <u>3228784</u> Fax: <u>3228784</u>		<b>PROJECT</b> Description of Work: <u>TWO OWNERSHIP UNITS WITH ATTACHED GARAGES</u> Intended Use: <u>HOUSING</u> Will the building undergo a change of use? <input type="checkbox"/> Yes <input type="checkbox"/> No Intended Life if less than 50 years: _____ years. Being stage <u>1</u> of an intended <u>1</u> stages.	
<b>BUILDING CONSENT FEES</b> The charges incurred by the Council in processing this application are payable whether or not the project proceeds. <b>Note:</b> Fees for some minor works (eg. drainage only works, detached accessory buildings with a value less than \$5,000.00) are required at the time of application. Estimated Value (inclusive of GST) \$ <u>196,000</u>		<b>FLOOR AREA</b> Ground Floor: Existing _____ m <sup>2</sup> Additional <u>294</u> m <sup>2</sup> Other Floor: Existing _____ m <sup>2</sup> Additional _____ m <sup>2</sup> Accessory Building Area: Existing _____ m <sup>2</sup> Additional <u>294</u> m <sup>2</sup>	
Building Consent to be picked up from: <input type="checkbox"/> <u>SOCK BUSH</u> Service Centre <input type="checkbox"/> If prepaid post to Owner/Applicant (delete one)		<b>TOWN PLANNING</b> Total Area of Buildings over foundation Existing _____ m <sup>2</sup> Proposed <u>294</u> m <sup>2</sup>	
Signature: <u>[Signature]</u> Position: <u>DESIGNER</u> Date: <u>21.8.96</u>			
<b>FOR COUNCIL USE ONLY</b>			
Invalid Owner Recorded: <input checked="" type="checkbox"/> Date Received: _____ Prepaid Fee: \$ <u>155-00</u> Receipt No: _____ Receiving Officer: _____		<b>DRAINAGE INFORMATION</b> Not Required <input type="checkbox"/> Block Plan Only <input type="checkbox"/> Full PIM <input checked="" type="checkbox"/> Date Requested <u>    </u> / <u>    </u> / <u>    </u> Hazard - <input type="checkbox"/> Yes <input type="checkbox"/> No	

February 1996

Please Turn Over

CERTIFICATE OF COMPLIANCE R.C. 952213.

The information contained in this application may be made available to other units of the Council.



# CHRISTCHURCH CITY COUNCIL

23 August 1996

B R SHARR  
136 HALSWELL JUNCTION RD  
CHRISTCHURCH

Dear Sir/Madam

**PROJECT NO. 96007392**  
**PROPOSED WORK AT 126 HALSWELL JUNCTION ROAD**

To enable the Council to consider your application you are requested to supply the following further information:

1. Roof truss design and layout plan complying with New Zealand Standard 3604:1990, cl 10.2, and specific design for any lintels required to support non-uniform concentrated loads (eg girder trusses) refer cl 6.6.1.2.

Final processing of the application will be delayed until this information is received. Please quote the above Project No. in all communication with the Council.

Yours faithfully

for  
AREA DEVELOPMENT OFFICER

PLEASE FORWARD ALL INFORMATION AND DIRECT ANY COMMUNICATIONS TO :

SOCKBURN SERVICE CENTRE 149 MAIN SOUTH ROAD  
P O BOX 11-011 CHRISTCHURCH TELEPHONE (03) 348-5119 FAX (03) 343-0914

PROJECT No. 96007392.



Warren R. Lewis  
Stephen W. Barrow  
Leslie J. Cotter

BE (Hons) MIPENZ Reg Eng. ANZIM  
BE (Hons) MIPENZ Reg Eng.  
BE MIPENZ Reg Eng.

**LEWIS & BARROW LTD**

08 July 1996

9609

183 Hereford Street  
P.O. Box 13-282  
Christchurch  
New Zealand  
Telephone (03) 366-4320  
Fax (03) 365-7089

*Consulting civil and structural engineers*

**PRODUCER STATEMENT - PS1 - DESIGN**

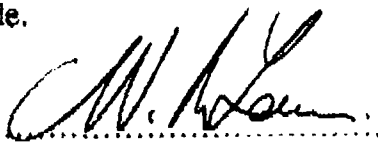
Issued By: Warren Richard Lewis  
To: Christchurch City Council  
In Respect Of: Two Ownership Units  
At: 126 Halswell Junction Road, Christchurch  
Lot 5 DP 68654

Lewis & Barrow Ltd has been engaged by B R Sharr to provide structural design of garage lintel beams, block firewalls and cantilevered floor slab in respect of the requirements of Clause B1 of the Building Regulations 1992 for those parts as specified above of the building work. The design has been prepared in accordance with VM1 of the approved documents issued by the Building Industry Authority and the work is described on B R Sharr drawings titled **Proposed Ownership Units Halswell Junction Road Lot 5 DP 68654** numbered 95/18 Sheets 1 to 8 and dated June 1995 according to the which the building is proposed to be constructed.

As an independent design professional currently a member of the Association of Consulting Engineers of N.Z., I believe on reasonable grounds that subject to:

- (i) the site verification of the following design assumptions - ground supporting foundations has a safe bearing capacity of at least 100kPa,
- (ii) all proprietary products meeting the performance specification requirements,
- and (iii) all work not otherwise specified complying with N.Z.S.3604:1990,

the drawings according to which those parts as specified above of the building are proposed to be constructed, comply with the relevant provisions of the building code.

  
.....  
BE (Hons) Reg. Eng.  
Director - Lewis & Barrow Ltd

ERB Reg No 5074  
Member ACENZ IPENZ



# CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991

## BUILDING CONSENT APPLICATION CHECK SHEET

SOCKBURN SERVICE CENTRE

PROJECT NO.

96007392

Applicant

B. R. SHARR

Project Location

126 HALSWELL JUNCTION ROAD

Use this Check Sheet to ensure that the application is complete. It may not be necessary to supply all of these details but for further information refer to the Guidelines showing acceptable standards for plans and specifications available from the Council

Applicants Use

Council Use

Supplied

Rec'd

Req'd

Copy of Project Information Memorandum if previously issued

Recent search copy of Certificate of Title

Plans of Proposal in triplicate and Specifications in duplicate

Complete, drawn to scale, floor plan and elevations of proposed building work

Fully dimensioned site plan to scale showing

- Position and use of all existing and proposed buildings in relation to legal boundaries including internal boundaries

- Building Areas (proposed and existing in square metres)

- Site levels - relating to top of kerb (existing and proposed)

- Sealed surfaces (falls to sumps etc)

- Hill sites, Drive gradients and heights

- Identification of recession planes

- Vehicle access, manoeuvre and parking area (incl. vehicle entrance form)

- Site plan showing all street trees and poles affecting vehicle access

- Living and service courts

- Landscape areas

For 2 or more residential units

- Nominate site boundary for each unit

- Identify land use for shared access

- Show the net site area and percentage coverage for each site containing a unit.

Identify significant/protected site trees or existing swimming pool location

Road opening/footpath opening application form

Water application form (including distance from LH/RH boundary)

Identify services • Foulwater

• Stormwater (lateral existing Y/N)

Fire Design Statement (for other than houses and garages)

Roof truss details and layout

Bracing schedule, description and layout plan

Cross sections of proposed work

Pegging certificate for two or more units on site

Foundation design and report on ground conditions

Producer Statements and Form BA20 completed and signed

Space Heater details (model, location)

Other - dangerous goods storage/signs etc.

Note to the Applicant: Your application will be delayed if the items indicated above as required are not submitted. Please forward these details to Sockburn Service Centre.

No work shall start until a Consent is issued.

The detailed technical review of the application may reveal  
the need for you to supply further information

Signed:

*M. Pottinger*  
(For Area Development Officer)

Date:

21/8/96

P.T.O.  
GM/DMT: 4/96

References

Prior C/T 6C/198

Transfer No. 414833/1

N/C. Order No.

Land and Deeds 69

REGISTER

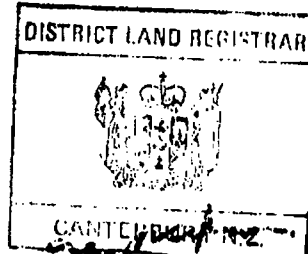


CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 16th day of December one thousand nine hundred and eighty two under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that ELIZABETH BRAKE of Christchurch, Widow and KEITH STEWART HADFIELD of Christchurch, Solicitor are —

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 6900 square metres or thereabouts being part Lot 1 Deposited Plan 18807 —



for Assistant Land Registrar

Transfer A112640/1 to Elizabeth Brake, Widow and Timothy James Henry Trollope, Solicitor both of Christchurch - 17.5.1994 at 11.41am

*C. Muir*  
for A.L.R.

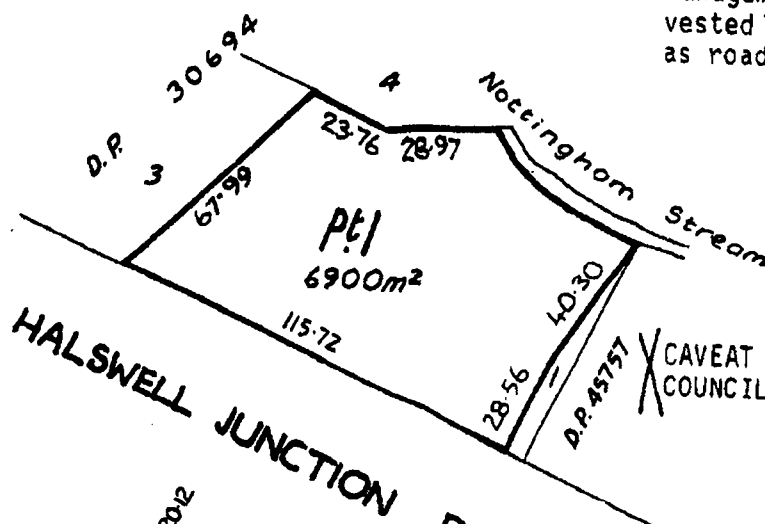
Transfer A112640/2 to Elizabeth Brake, Widow and Colin Ernest Walter Averill, Solicitor both of Christchurch - 17.5.1994 at 11.41am

*C. Muir*  
for A.L.R.

Paparoa County

PLAN No. 68654 LODGED 17/2/1995  
AND DEPOSITED

Pursuant to Section 238 Resource Management Act 1991 Lot 7 Plan 68654 is vested in the Christchurch City Council as road



A.L.R.  
Transfer A202423/1 to Proprietors of Wakatu Limited at Nelson - 31.10.1995 at 1.26pm

CAVEAT A205073/1 BY THE CHRISTCHURCH CITY COUNCIL - 15.11.1995 at 10.32am

for A.L.R.

*C. Muir*  
for A.L.R.

No. 24B / 477

477

Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PIM Number 96007392
--	------------------------

Street Address 126 HALSWELL JUNCTION ROAD  
Legal Info LOT 5 DP 68654

Applicant B R SHARR  
Address 136 HALSWELL JUNCTION RD  
CHRISTCHURCH  
Service Centre SOCKBURN SERVICE CENTRE  
Intended Use HOUSING/2 UNITS OUTBUILDINGS/2 ATTACHED GARAGES

Pursuant to sections 30,31 and 36 of the Building Act 1991, the owner is required to provide a plan showing the existing levels of the land on which the building work is to take place so that an assessment can be made of the likelihood of inundation to the site and for the purpose of setting minimum sanitary sewer and storm water levels.

*The comments recorded below incorporate information held by these units and/or which is considered to be relevant to the design of this project. For any further information please contact the Water Services and Waste Managements Units, telephone: 3711318, fax: 3791802.*

#### Supply Information On The Following

	Yes/No	Comments	Attachments
1 Any Council easement, pipeline, open drain, waterway or building line restriction.	N	None Shown	
2 The 'availability' or otherwise of the Council's drainage works to serve the property including swimming pool discharges.	Y		
3 Minimum Section level for stormwater purposes.		Satisfactory at existing levels.	
4 Minimum Section level for sanitary sewer purposes.		Check on Site	
5 Any information on river bank erosion, avulsion, alluvion or inundation.	N		
6 Any cost sharing scheme.	N		
7 Possible effect on adjoining properties.		Developer to mitigate any adverse affects on adjoining property	
8 Any other relevant information.	N		
9 Is further information required to be supplied.	N		
10 Trade waste involvement.	N		

#### Additional Comments

The above information refers only to the 'Intended Use' shown on the consent application.

552-1310

Researched By

**NIGEL BAKER**

Number of Attachments

1



CHRISTCHURCH CITY COUNCIL  
WATER SERVICES UNIT

PH. 371 1277  
FAX. 371 1385

22 AUG 1996

# DRAINAGE RECORD PLANS

## CAUTION

The accuracy of this plan and the measurements are not guaranteed and should be verified by inspection.

© COPYRIGHT  
RESERVED 1993  
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PROHIBITED

41AL 23

1/2000 1/500 1/396





# CHRISTCHURCH CITY COUNCIL

7 April 1997

B R SHARR  
136 HALSWELL JUNCTION RD  
CHRISTCHURCH

**COPY FOR YOUR  
INFORMATION**

Dear Sir/Madam

**APPLICATION FOR BUILDING CONSENT  
PROJECT NO. 96007392**

Your application for a Building Consent for the proposed 2 DWELLING UNITS  
& ATTACHED GARAGES at 126 HALSWELL JUNCTION ROAD WIGRAM refers.

Processing of this building consent application has been completed and the consent is now  
ready for issue. The fees associated with the consent are listed on the following page.

The Building Consent is to be uplifted from the SOCKBURN SERVICE CENTRE upon  
payment of these fees.

Note that the **Building Consent is not valid until the fees have been paid**  
and you are in possession of the consent document together with the Inspection Schedule and  
any Conditions of Consent. Therefore, do not commence building work on the basis of this  
letter as it serves only as notice that the building consent is available for issue.

Please ensure that you give the Council at least one full days notice prior to placing  
concrete or covering in any of the work requiring inspections as identified on the Inspection  
Schedule. Failure to do this may result in the issue of a "Notice to Rectify" by the Council  
and may also jeopardise the issue of the Code Compliance Certificate which you will require  
upon completion of the works.

.../2

CONTACT : AREA DEVELOPMENT OFFICER

SOCKBURN SERVICE CENTRE 149 MAIN SOUTH ROAD  
P O BOX 11-011 CHRISTCHURCH TELEPHONE (03) 348-5119 FAX (03) 343-0914

The outstanding fees associated with the Building Consent are:

To PIM:		
Process and Grant		\$ <u>155.00</u>
To Building Consent:		
. Accept and Issue		\$ <u>65.00</u>
. Process and Grant		\$ <u>280.00</u>
To Code Compliance Certificate:		
. Inspections		\$ <u>675.00</u>
. Grant and Issue		\$ <u>30.00</u>
Construction Related Fees:		
. Consent Footpath Opening Fee		\$ <u>105.00</u>
. Consent Vehicle Crossing Inspection Fee		\$ <u>60.00</u>
. Consent Water Connection Fee		\$ <u>240.00</u>
Building Research Levy		\$ <u>196.00</u>
Building Industry Authority Levy		\$ <u>127.40</u>
<b>TOTAL</b>		<b>\$ <u>1,933.40</u></b>

You are requested to uplift the consent and pay the fees set out above **within 30 days of the date of this letter**. Please use the attached Fee Summary as a means of identification.

If you do not wish to proceed with the building project, please contact the Service Centre as all fees associated with acceptance, processing and granting of the consent are still due to be paid.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

Please quote the above Project Number in all communication with the Council.

*Signed*



for  
**AREA DEVELOPMENT OFFICER SOCKBURN SERVICE CENTRE**

**CHRISTCHURCH CITY COUNCIL**  
**FEE SUMMARY**

**PIM/BUILDING CONSENT**

**PROJECT NO.**           **96007392**  
**OWNER/APPLICANT**   **B R SHARR**  
**DATE GRANTED**       **7 April 1997**

126 Halswell Junction

This document summarises the unpaid fees as identified on the attached letter. You are requested to pay these fees before the Consent can be uplifted. Please present this document for payment to the Cashier at the SOCKBURN SERVICE CENTRE.

RC023	\$280.00	Process/Grant Consent	05157/840
RC024	\$196.00	Building Research Levy	93090/851
RC025	\$705.00	Code Compliance Certificate	93085/801
RC027	\$155.00	Process/Grant Pim	05147/831
RC035	\$65.00	Accept/Issue Pim/Consent	05136/831
RC037	\$127.40	Building Industry Levy	93095/851
RC111	\$240.00	Water Connection	12800/821
RC121	\$60.00	Crossing Inspection Fee	25990/822
RC132	\$105.00	Footpath Opening Fee	93050/852

---

**Total**                           **\$1,933.40**   (Including GST)

R. 2032322  
18/4/97.

For Official Use Only		PROJECT NO.....41007392.....
Form W/W/1		DEPOSIT / FEE \$.....240.....RECEIPT No.....2032322.....
RC 111		CONST. COST.....A & E COST.....
Beck	Civ	Fen Lin Pap Shir Sock (Circle as appropriate)

**CHRISTCHURCH CITY COUNCIL**  
**APPLICATION FOR ORDINARY WATER CONNECTION**

I wish to apply for a water connection to be installed to the property as detailed below and agree to accept a supply in accordance with the requirements and provisions of the Christchurch City Water Related Services Bylaw 1992

**1. PROPERTY TO BE SERVICED**

Lot.....5.....D.P.....68654	Street and Number.....126 HALSWELL JUNE RD.....
-----------------------------	---

**2. PARTICULARS OF APPLICANT**

Name.....JOHN LEEDEK.....	Contact name.....JOHN LEEDEK.....
Postal address.....202 KENNEDYS BUSH.....	Contact phone No.....3229666 025-327-484
If you are not the owner of the property, are you authorised by the owner to submit this application ? YES/NO (delete as appropriate)	
Name of Owner .....	

**3. LOCATION OF CONNECTION (see Note D)**

1. <input type="checkbox"/> Upgrade Existing Connection	Measurement required for new position of Connection as per options 3,4 & 5.
2. <input type="checkbox"/> Unspecified ( Council will determine the position of connection)	
3. <input checked="" type="checkbox"/> New Connection	
4. <input type="checkbox"/> Upgrade & Relocate Existing Connection	
5. <input type="checkbox"/> Relocate Existing Connection	
Distance from LH/RH boundary (looking from street).....05.....Metres	
Street.....(nominate street if it is a corner site)	
<b>Note:</b> Unless consent under the Bylaw (see Note E) is granted, where a connection is to be .....relocated, the old existing connection will be removed after 14 days.	

**4. CONNECTION USE (tick as appropriate)**

<b>Residential</b>	
No. of proposed units.....2.....	
No. of existing units.....1.....	
Total units to be served by this connection.....2.....	
Is this an additional connection to a single parcel of land Yes / <del>No</del> ( See note E)	
<b>Other than residential</b>	
Please state use of connection	
.....	
.....	

**5. SIZE OF CONNECTION REQUIRED (Official use only).....mm**

**6. APPLICANT'S SIGNATURE.....DATE 21.8.96**

**7. Connection Details Correct.....for Area Development Officer**

**PLEASE READ THE NOTES ON THE BACK OF THIS FORM**

Please Photocopy

### Job Details

box 1

Name	DAM LEEDER		
Street and Number	126 HAWSWELL JUNG RD CH-CH3		
Lot and DP Number	LOT 5 S.P. 68654		
City/Town/District	CH-CH. 3		
Location of Storey:	single/upper of two floors of two		
Building height to apex	6.0 m	Roof weight	light/heavy
Roof height above eaves	3.5 m	Cladding weight	light/heavy
Stud height	2.4 m	Room in roof space	yes/no
Average roof pitch	30°		
Building length BL	15.3 m	Gross Building	
Building width BW	13.9 m	Plan Area	GFA 148 m <sup>2</sup>

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

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

### Wind Zone

box 2

Region:	<input checked="" type="checkbox"/> R1	Terrain:	<input checked="" type="checkbox"/> Inland	Exposure:	<input checked="" type="checkbox"/> Sheltered	Topography:	<input checked="" type="checkbox"/> Gentle
	0		0		0		0
	<input type="checkbox"/> R2		<input type="checkbox"/> Coastal		<input type="checkbox"/> Exposed		<input type="checkbox"/> Moderate
	1		1		1		1
							<input type="checkbox"/> Extreme
							3
Total points	<input checked="" type="checkbox"/>						
Wind zone:	<input checked="" type="checkbox"/> Low (0)		<input type="checkbox"/> Very High (3)				
	<input type="checkbox"/> Medium (1)		<input type="checkbox"/> Specific Design (4)				
	<input type="checkbox"/> High (2)						

### Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B C

### BU's required Wind

box 4

From Table W1A/W1B

W along  $60 \text{ BU's/m}$

W across  $60 \text{ BU's/m}$

Total wind load

W ALONG:  $W \text{ along} \times BW = 48 \times 13.9 \text{ BU's} = 667$

W ACROSS:  $W \text{ across} \times BL = 60 \times 15.3 \text{ BU's} = 918$

### BU's required Earthquake

box 5

From Table EQ1

$F = 3.4$  BU's/m<sup>2</sup>

Note: For a room in the roof space use F x 1

Total earthquake load

EQ ALONG and EQ ACROSS:

$F \times \text{GPA BU's} = 3.4 \times 148 = 503$

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY

UNIT (2)

Please Photocopy

# Wall Bracing Calculation Sheet B

## Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		A1	5	1.0	97	97		
		A2	5	0.8	97	76		
		B1	1	2.5	75	188		
		B2	2	2.5	150	200		
		C1	5	0.8	97	76		
		C2	2	2.5	150	200		
		D1	6	3.0	—	250		
		D2	1	2.5	55	139		

Totals Achieved		W	1228	E	
From Sheet A	Totals Required	W	667	E	502
Wreq/Ereq =					

\*If Wreq/Ereq is 1 or less complete E column only  
If Wreq/Ereq is 1.5 or more complete W column only  
Otherwise complete both W and E

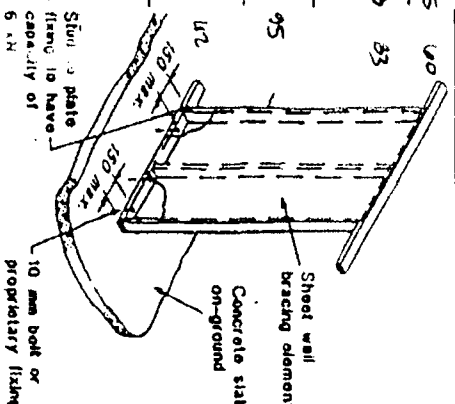
## Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M		M1	8	3.0	—	250		
		N1	5	0.6	97	58		
		N2	5	0.6	97	58		
		N3	2	2.0	75	150		
		O1	2	1.8	75	135		
		O2	3	1.2	65	78		
		O3	2	2.5	150	200		
		P1	1	1.8	55	99		
		P2	5	1.0	97	97		
		P3	5	0.6	97	58		

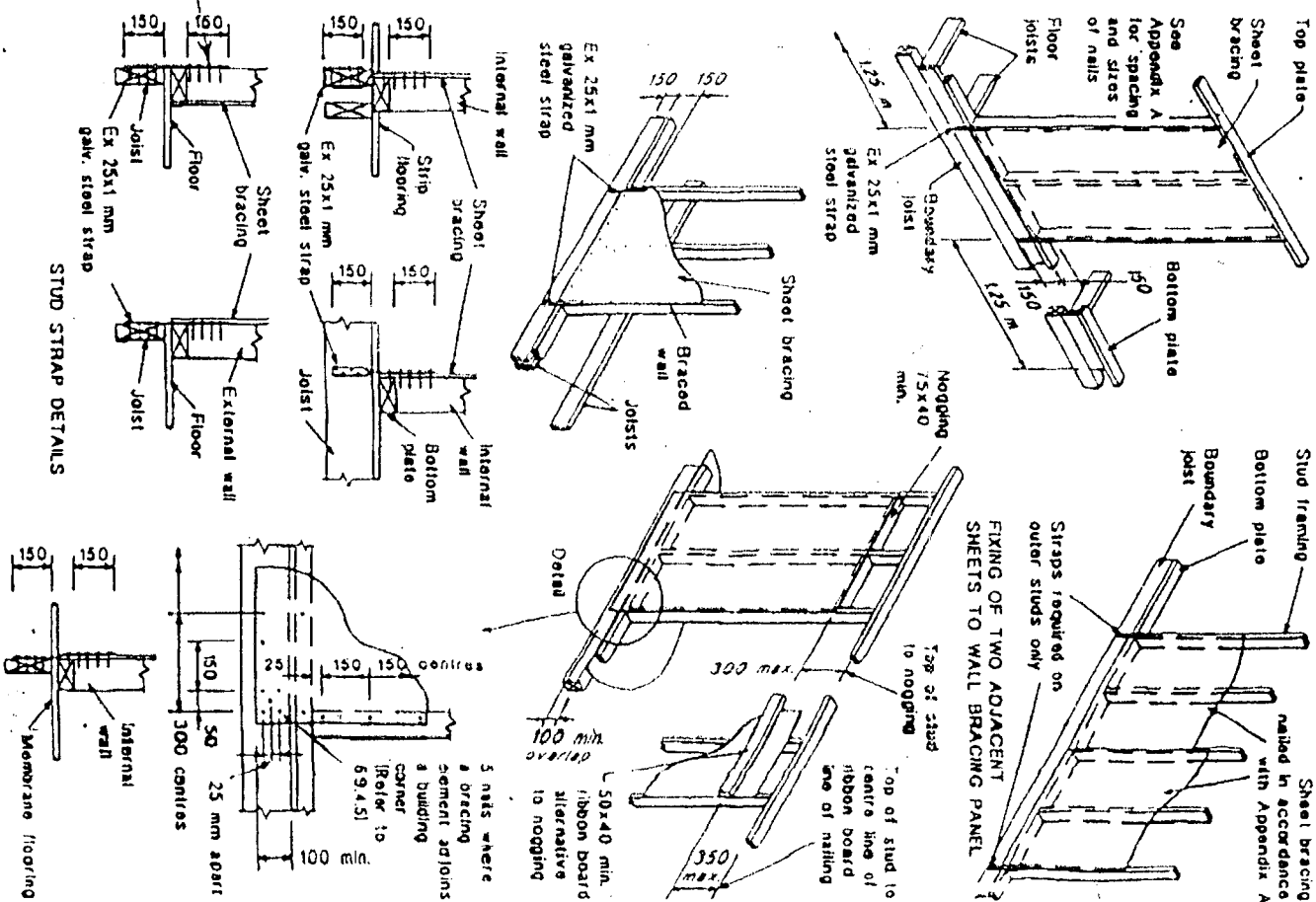
Totals Achieved		W	1183	E	
From Sheet A	Totals Required	W	918	E	502
Wreq/Ereq =					

Diagram of a wall brace labeled "A1". The brace is shown as a circular end view attached to a horizontal line representing a wall. Handwritten notes include "Wall" with an arrow pointing to the wall line, and "22 No. of type of brace." written below the brace.

BRACING KEY

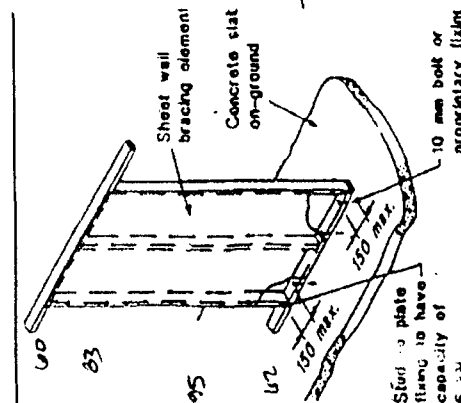


**Fig. E 8**  
**FIXING OF SHEET WALL BRACING**  
**ELEMENTS TO CONCRETE SLABS**



**Fig. E 8**  
**FIXING OF SHEET WALL DRACING**  
**ELEMENTS TO CONCRETE SLABS**

**Fig. E 8**  
**FIXING OF SHEET WALL DRACING**  
**ELEMENTS TO CONCRETE SLABS**



**Fig. E 8**  
**FIXING OF SHEET WALL DRACING**  
**ELEMENTS TO CONCRETE SLABS**



Please Photocopy

### Job Details

box 1

Name DAVID LEEDER  
Street and Number 126 HANSEN JUNE RD CH-CH3  
Lot and DP Number 207. S S.P. 68654  
City/Town/District CH-CH. 3  
Location of Storey: single/upper of two/lower of two  
Building height to apex 6.0 m Roof weight light/average  
Roof height above eaves 3.5 m Cladding weight light/heavy  
Stud height 2.4 m Room in roof space yes  
Average roof pitch 30°  
Building length BL 15.3 m Cross Building  
Building width BW 13.9 m Plan Area, GPA 148 m<sup>2</sup>

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

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

### Wind Zone

box 2

Region: ☒ R1 0 ☒ Terrain: Inland 0 ☒ Exposure: Sheltered 0 ☒ Topography: Gentle 0 ☒  
R2 1 ☐ Coastal 1 ☐ Exposed 1 ☐ Moderate 1 ☐  
Extreme 3 ☐  
Total points ☒  
Wind zone: ☒ Low (0) ☐ Very high (3)  
☐ Medium (1) ☐ Specific Design (4)  
☐ High (2)

### Earthquake zone

box 3

From figure EQ1 select Earthquake Zone:

A

B

C

### BU's required Wind

box 4

From Table W1A/W1B  
W along 60 BU's/m  
W across 60 BU's/m  
Total wind load  
W ALONG:  
W along x BW 48 x 13.9 BU's = 667  
W ACROSS:  
W across x BL 60 x 15.3 BU's = 918

### BU's required Earthquake

box 5

From Table EQ1  
E 3.4 BU's/m<sup>2</sup>  
Note: For a room in the roof space use E x 1  
Total earthquake load  
EQ ALONG and EQ ACROSS:  
E x GPA BU's 3.4 x 148

CHRISTOPHER H. V. COULTE

04 SEP 2003

CC

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY

UNIT (2)

Please Photocopy

# Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake		
1	2	3	4	5	6 W	7 W	6 E	7 E	
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E	
A		A1	5	1.0	97	97			
		A2	5	0.8	77	77			
		B1	1	2.5	75	108			
		B2	2	2.5	150	200			
		C1	5	0.8	97	70			
		C2	2	2.5	150	200			
		D1	6	3.0	—	250			
		D2	1	2.5	85	130			
Totals Achieved					W	1228	E		
From Sheet A Totals Required					W	667	E	503	
Wreq/Ereq =									

\*If Wreq/Ereq is 1 or less complete E column only  
 If Wreq/Ereq is 1.5 or more complete W column only  
 Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M		M1	8	3.0	—	250		
		M2	5	0.6	97	58		
		M3	5	0.6	77	58		
		M4	2	2.0	75	150		
		P1	2	1.0	75	135		
		P2	3	1.2	65	78		
		P3	2	2.5	150	200		
		P4	1	1.0	55	99		
		P5	5	1.0	97	97		
		P6	5	0.6	97	58		
Totals Achieved					W	1183	E	
From Sheet A Totals Required					W	918	E	503
Wreq/Ereq =								

Job: 2164-2

Client: P/M L/S

Site: JOHN LEEDER

Description:

126 HALSWELL JUNCTION ROAD

MiTek 2000 2 027 g7 (99)

Gang-Nail NZ Ltd

Wed Sep 25 11 17 35 1996

**PRODUCER STATEMENT**  
**MITek 2000(tm) ROOF TRUSS DESIGN**

**Certification of MiTek 2000(tm) Design Program**

The MiTek 2000(tm) roof truss design program has been developed by Gang-Nail NZ Ltd for the design of Gang-Nail timber roof trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1, Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

**Summary of MiTek 2000(tm) Design Data and Output**

The MiTek 2000(tm) computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

**Job Details**

Roof Material  
TC Dead Load  
TC Restraints  
Roof Live Load

Metal Tiles  
0.210 kPa  
400 mm centres  
Lu = 0.250 kPa  
Lc = 1.0 kN

Ceiling Material  
BC Dead Load  
BC Restraints  
Truss Spacing  
Standard Overhang

Standard  
0.200 kPa  
400 mm centres  
900 mm  
600 mm

Building Wind Zone:  
Design Wind Speed  
Pressure Coefficient

Medium  
37.0 m/s  
Cpe = -0.9  
Cpi = 0.3  
Christchurch  
100 m  
0.444 kPa

These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640.

**Truss List**

Legend: \* detail only ? input only, Xk failed design, Unmarked trusses: designed successfully

Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)
EN01	3900	30.00	900	J03D	2926	30.00	900	T01A	3700	30.00	900	TG01	7700	30.00	900
ETB01	5343	30.00	900	J04	2026	30.00	900	T02	3900	30.00	900	TG02	7700	30.00	900
J01	1826	30.00	900	J05	1701	30.00	900	T02A	3900	30.00	900	TG03	5250	30.00	900
J01A	1826	30.00	900	J05A	1701	30.00	900	T03	3900	30.00	900	TG03A	5250	30.00	900
J01B	1826	30.00	900	J05B	1701	30.00	900	T04	3900	30.00	900	V01	2376	30.00	900
J02	2926	30.00	900	J05C	1701	30.00	900	T05	7700	30.00	900	V02	1476	30.00	900
J02A	2926	30.00	900	J05D	1701	30.00	900	T05A	7700	30.00	900	V03	1801	30.00	900
J02B	2926	30.00	900	J05E	1701	30.00	900	T05B	7700	30.00	900	V04	901	30.00	900
J02C	2926	30.00	900	J05F	1701	30.00	900	T05C	7700	30.00	900	V05	3226	30.00	900
J03	2926	30.00	900	J05G	1701	30.00	900	T05D	7700	30.00	900	V06	1426	30.00	900
J03A	2926	30.00	900	J05H	1701	30.00	900	T06	7700	30.00	900				
J03B	2926	30.00	900	J05I	1701	30.00	900	T07	5250	30.00	900				
J03C	2926	30.00	900	T01	3700	30.00	900	T07A	5250	30.00	900				

The computer design input has been carried out by:

Signed

VERN KILGUSSEN

Date

24/9/96

Name of Computer Operator

Qualifications and Title

Company

Southern Building Supplies Ltd

All building work shall comply with the  
New Zealand Building Code notwith-  
standing any inconsistencies which may  
occur in the drawings and specifications.

**Verification / Acceptance of Input Data:**

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed

Date

Name

Company

CHRISTCHURCH CITY COUNCIL

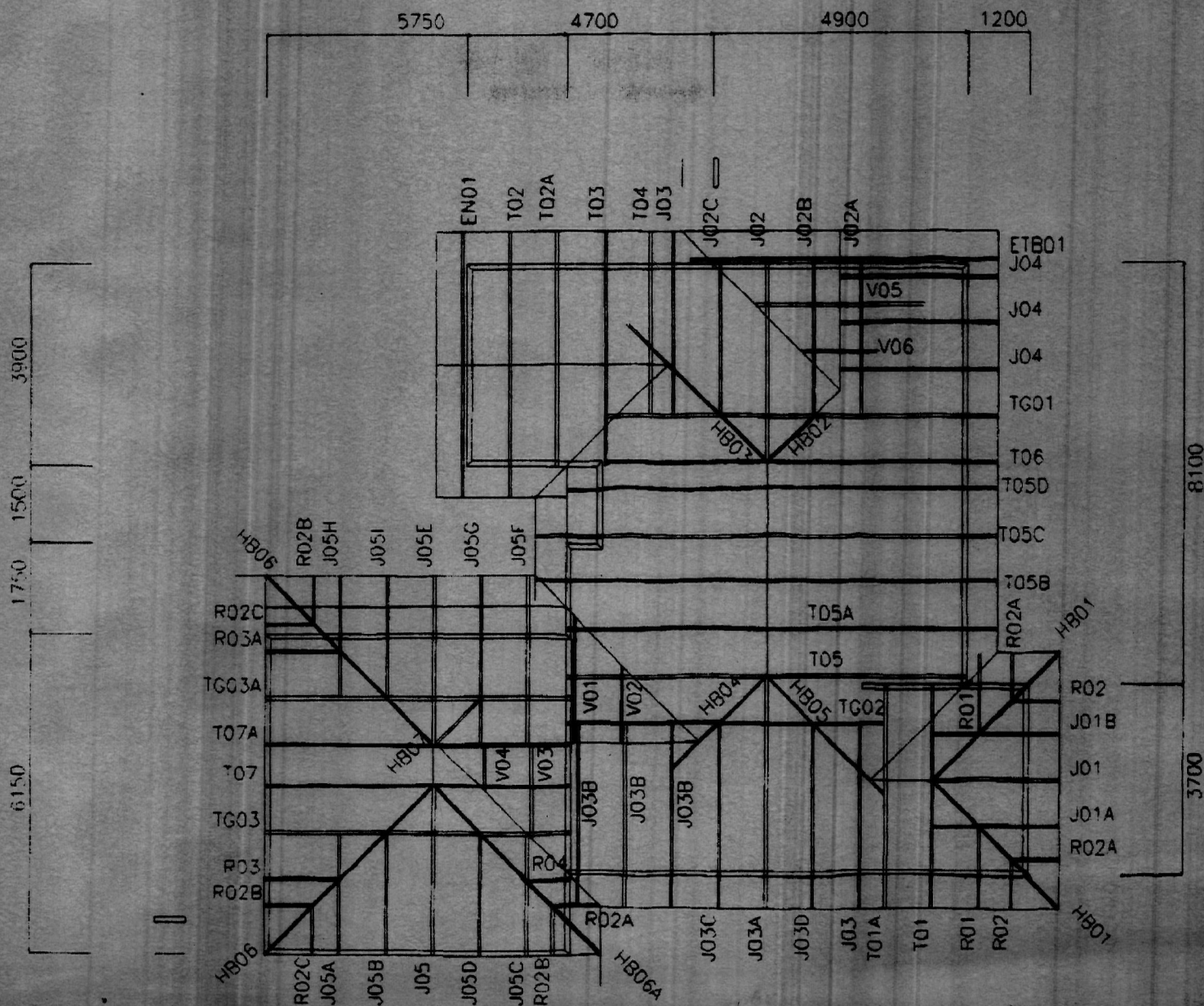
04 APR 1997

CONSENT DOCUMENT

FILE COPY

# Southern Building Supplies Ltd

	Name: P/M L/S	Description:		
	Address: JOHN LEEDER UNIT 2 126 HALSWELL JUNCTION ROAD	Job: 2164-2		
	Telephone:	Scale: 1 : 119	Date: 20/09/96	Drawn By:



## Job Details:

Snow Zone:	Christchurch	5850	Snow Altitude:	100m	8800
Ext. Pressure Coeff.:	-0.9	Int. Pressure Coeff.:	0.3		
Wind Area:	Medium	Design Wind Speed:	37.0m/s		
TC Restraints:	400mm	BC Restraints:	400mm		
Roof Material:	Metal Tiles	Ceiling Material:	Standard		
Roof Live Load:	0.250kPa	Snow Load:	0.444kPa		
Roof Pitch:	30.00deg	Truss Centres:	900mm		

Job: 2164

Client: P/M L/S

Site: JOHN LEEDER

Phone:

126 HALSWELL JUNCTION ROAD

Description:

Phone:

MITek 2000 2 027 07 (99)

Gang Nail NZ Ltd.

Fri Sep 20 09:32:53 1996

**PRODUCER STATEMENT**  
**MITek 2000(tm) ROOF TRUSS DESIGN****Certification of MITek 2000(tm) Design Program**

The MITek 2000(tm) roof truss design program has been developed by Gang-Nail NZ Ltd for the design of Gang-Nail timber roof trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1 Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

**Summary of MITek 2000(tm) Design Data and Output**

The MITek 2000(tm) computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

**Job Details**

Roof Material	Metal Tiles	Ceiling Material	Standard	Building Wind Zone	Medium
TC Dead Load	0.210 kPa	BC Dead Load	0.200 kPa	Design Wind Speed	37.0 m/s
TC Restraints	400 mm centres	BC Restraints	400 mm centres	Pressure Coefficient	C <sub>pe</sub> = -0.8
Roof Live Load	L <sub>r</sub> = 0.250 kPa	Truss Spacing	900 mm	Snow Load Zone	C <sub>pi</sub> = 0.3
	L <sub>c</sub> = 1.0 kN	Standard Overhang	600 mm	Altitude	Christchurch
				Snow Load	100 m
					0.444 kPa

These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640.

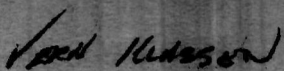
**Truss List**

Legend: detail only, ? input only, T= failed design, Unmarked trusses designed successfully

Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)
CJ01	3054	22.21	900	J02A	1576	30.00	900	J07	2126	30.00	900	T07	3600	30.00	900
ETB01	5343	28.57	900	J03	2476	30.00	900	J08	1267	30.00	900	TG01	10400	30.00	900
ETB02	4643	28.35	900	J04	2226	30.00	900	J08A	1267	30.00	900	TG02	10398	30.00	900
J01	2476	30.00	900	J04A	2226	30.00	900	J09	367	30.00	900	TG03	6300	30.00	900
J01A	2476	30.00	900	J04B	2226	30.00	900	J09A	367	30.00	900	TR01	10400	30.00	900
J01B	2476	30.00	900	J04C	2226	30.00	900	T01	10400	30.00	900	TR02	10400	30.00	900
J01C	2476	30.00	900	J04D	2226	30.00	900	T02	6300	30.00	900	TR02A	10400	30.00	900
J01D	2476	30.00	900	J05	1326	30.00	900	T03	4300	30.00	900	TR03	10400	30.00	900
J01E	2476	30.00	900	J05A	1326	30.00	900	T04	4300	30.00	900	V01	1900	30.00	900
J01F	2476	30.00	900	J05B	1326	30.00	900	T05	4300	30.00	900				
J02	1576	30.00	900	J06	1326	30.00	900	T06	4300	30.00	900				

The computer design input has been carried out by:

Signed



Date

25/9/96

Name of Computer Operator

Qualifications and Title

Company

Southern Building Supplies Ltd

**Verification / Acceptance of Input Data**

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job

Signed

Date

Name

Company

# Southern Building Supplies Ltd

Name: P/M L/S  
 Address: JOHN  
 LEEDER  
 126 HALSWELL  
 JUNCTION ROAD  
 Job: 2164  
 Scale: 1 : 1191 Date: 19/09/9 Drawn By:

## Job Details:

Snow Zone:	Christchurch	Snow Altitude:	100m
Ext. Pressure Coeff.:	-0.9	Int. Pressure Coeff.:	0.5
Wind Area:	Medium	Design Wind Speed:	37.0m/s
IC Restraints:	400mm	BC Restraints:	400mm
Roof Material:	Metall Tiles	Ceiling Material:	Standard
Roof Live Load:	0.250kPa	Snow Load:	0.444kPa
Roof Pitch:	30.00deg	Truss Centres:	900mm

