SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

BUILDING PERMIT CHRISTCHURCH CITY COUNCIL

Sockburn	Res 1A	91 2478
AREA	ZONE	CONSEC. NO.

The building for which this permit is issued to be commenced within SIX months and completed within 12 months of date of this permit.

9109/8819

DESIGNER: NAME ADDRESS

Date Issued 9/8/91

OWNER/PROPRIETOR

Name: Merritt Homes Ltd
Mailing Address: P O Box 25101
Christchurch

BUILDER

Name: As owner
Mailing Address:

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.: 60
Street Name: Lancewood Drive
Town/District:

LEGAL DESCRIPTION

Valuation Roll No.:
Lot: 4 D.P.: 58895
Section: Block:
Survey District:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Two Units

FLOOR AREA

Whole Sq. Metres: 278

DWELLING UNITS

Number: 2

ESTIMATED VALUE $

Building	193,000	00
Plumbing		
Drainage		
TOTAL	193,000	00

NATURE OF PERMIT (TICK BOX)

- [x] NEW BUILDING - exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED, - include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

Permission is hereby granted for the work described above as proposed in the application, and in accordance with the plans, particulars and other documents submitted to me, such work to be subject at anytime during progress to my inspection, and to be carried out in strict conformity with all requirements of the Christchurch City Building Bylaw and other Bylaws for the time being in force and of all other regulations respectively affecting such work.

M. Drake
(For City Engineer)

I solemnly declare the estimated value of the building to be under $ and agree to comply and ensure compliance with all Bylaws and Civic Regulations, it being expressly understood that the issuing of a Permit does not dispense with any obligation to comply with all said Bylaws and Regulations though not called for in the specification or shown on the plans submitted.

Signature: Montas
(Owner/Proprietor or Authorised Agent)

Receipt No. 44659
Value of Work $ 193,000.00
Value of Fee (INCLUDING GST) $ 1,038.30
Value of Levy (INCLUDING GST) $ 217.10

I/We agree to pay the full cost of reinstatement of any damage to the roads (including carriageways, kerbs, channels, culverts and crossings, footpaths, berms, verges and services) which results from the execution of the work authorised by this permit.

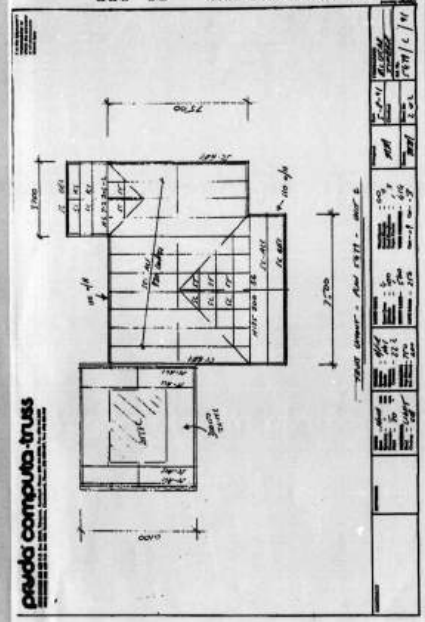
Signature: Montas
(Owner/Proprietor or Authorised Agent)

Application and Agreement for Water Supply
In accordance with the requirements of the Christchurch City By-Law No. 107 (Water Supply and Plumbing) I hereby apply for a (metered) water supply to serve the premises the subject of the above building permit and agree to accept a supply in accordance with the requirements and provisions of the Christchurch City By-Law No. 107 (Water Supply and Plumbing).

Signature: Montas
(Consumer or Authorised Agent)

WILKLIFFE PRESS 38040

06-09-91 12:09 MOVIGOR TIMBER-CHCH N.Z. 597946 002



pavda computa-truss

G. C. OSBORN & Co.
REGISTERED SURVEYORS
LAND DEVELOPMENT & TOWN PLANNING CONSULTANTS

TELEPHONE 647-371

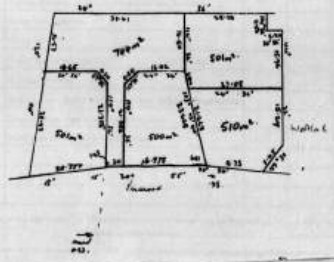
3rd Floor
Easton Chambers
190-192 Hereford Street
Christchurch

Fax: 794-200

FACSIMILE

DATE: 4-7-91
TO: Edwin Brooth
COMPANY: Merritt Homes Ltd.
FAX NO.:
FROM: Darryn Badger
TOTAL NO. OF PAGES (including cover page): 1

MESSAGE: This is the change that would need to be made to allow your turning circle



CHRISTCHURCH CITY COUNCIL Sockburn S3.

BUILDING PERMIT APPLICATION

To: The Building Control Manager, Christchurch City Council

I/We hereby apply for a Building Permit for the work described below and in accordance with the plans and specifications deposited herewith in duplicate to erect/alter/repair/relocate

Description of Work: Fwd 2 Units

Propose Use: Private Residence

OFFICE USE ONLY
Application No: 04/2819
Date Received: 7/7/91
Zone: Res 1/A
Ward: W/C
Valuation Roll No:

SITE AND LEGAL DESCRIPTION
Site Address: 60 Lancewood Drive
Lot No: 4a DP No: 58895
Site Area: 744 CT No: 28E/433

BUILDER
Name: MERRITT HOMES LTD
P.O. BOX 25-101, CHRISTCHURCH
Address:
Telephone No: 797 820

EMPLOYER FOR WHOM WORK IS TO BE CARRIED OUT
Name: MERRITT HOMES LTD
P.O. BOX 25-101, CHRISTCHURCH
Address:
Telephone No: 797 820

DESIGNER
Name:
Address: MERRITT HOMES LTD
P.O. BOX 25-101, CHRISTCHURCH
Telephone No: 797 820

OWNER OF SITE
Name: MERRITT HOMES LTD
Address: P.O. BOX 25-101, CHRISTCHURCH
Telephone No: 797 820

Plumber/Drainlayer: N/A Mahoney

Ground Flr: Existing ..... m² Proposed 224 m²
Other Flrs: Existing ..... m² Proposed ..... m²
Accessory Building Area: Existing ..... m² Proposed ..... m²
Total Area of all Buildings (over foundations): Existing and Proposed 224 m²

Estimated Value: $173,000 Inc GST

I wish to uplift this building permit at the Sockburn Service Council West Approved.

Name of Applicant: L Hutton (block letters)

Signature: MERRITT HOMES LTD P.O. BOX 25-101, CHRISTCHURCH

9/09/88.19
Sub To
2, 5, 11 13 14

FEES:		
Lock Up/Composite Box Fee	3	
Building Permit Fee	3	1038.30
Building Research Fee	3	217.10
Vehicle Crossing Fee	1	50.00
Footpath/Reserve Fee	1	
Water Connection Fee	3	44.00
Total GST Incl	3	1550.40

P GRIFFITHS

BUILDING PERMIT CHRISTCHURCH CITY COUNCIL

Sockburn Box 14 S91 2478
AREA ZONE COUNCIL NO.

The building for which this permit is issued to be commenced within 24 months and completed within 12 months of date of this permit.

"SOA/88.19"

Date Issued: 9.8.91

OWNER PROPERTY
Name: Merritt Homes Ltd
Mailing Address: P.O Box 25101
Christchurch

BUILDER
Name: As OWNER
Mailing Address:

PROPERTY ON WHICH BUILDING IS TO BE ERECTED OR MOVED
SITE
Street No: 60
Street Name: Lancewood Drive
Town/Suburb:

LEGAL DESCRIPTION
Valuation Roll No:
Lot: A D.P. 58895
Section: Block:
Survey District:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE
Two Units

FLOOR AREA
Gross Sq. Metres: 224 Number: 2

ESTIMATED VALUE $
Building: 193,000.00
Plumbing:
Drainage:
Other:
TOTAL: 193,000.00

NATURE OF PERMIT FOR BOX:
[X] NEW BUILDING (include detached garages and domestic outbuildings)
[ ] ALTERATIONS ONLY
[ ] ALTERING REPAIRS (EXTENSIONS, CONVERSIONS, REPAIRS, include installation of heating appliance)
[ ] NEW CONSTRUCTION OTHER THAN BUILDINGS (include demolitions)
[ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

For reasons or bonds granted for the work described above as associated in the application, and in accordance with the plans, particulars and other documents submitted to me, such work to be subject to anyone having access to my inspection, and to be carried out in strict conformity with all requirements of the Christchurch City Building Bylaw and other Bylaws for the time being in force and all other regulations respecting affecting such work.

Dale
For Engineer

Receipt No. 44659
Value of Work $ 193,000.00
Value of Fee included item 4 1,038.30
Value of Levy included item 4 217.10

I hereby decide the estimated value of the building to be under 1 and that it is proper and ensure compliance with all Bylaws and Civic Regulations. I being experts authorised by the Council in a Permit does not dispense with any obligation to comply with all said Bylaws and Regulations though not cited in it the same as shown on the plans submitted.

Signature: Hutton
Owner/Proprietor or Authorised Agent

I/We agree to pay the full cost of reinstatement of any damage to the roads including carriageways, kerbs, channels, footpaths and roadways footpaths, berms, verges and services) which results from the execution of the work authorised by this permit.

Signature: Hutton
Owner/Proprietor or Authorised Agent

Application and Agreement for Water Supply
In accordance with the requirements of the Christchurch City By-Law No. 121 Water Supply and Plumbing I hereby apply for a metered water supply to serve the premises the subject of the above building permit and agree to arrange supply in accordance with the requirements and provisions of the Christchurch City By-Law No. 121 Water Supply and Plumbing.

Signature: Hutton
Owner/Proprietor or Authorised Agent

BOUNDARY PEG CERTIFICATE
FOR UNIT TITLES

In connection with Building Permit Application No. 04/2819
Application Date / /

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

This certificate is required before the Building Permit can be approved. Please complete and return to this office as soon as possible to avoid any delay.

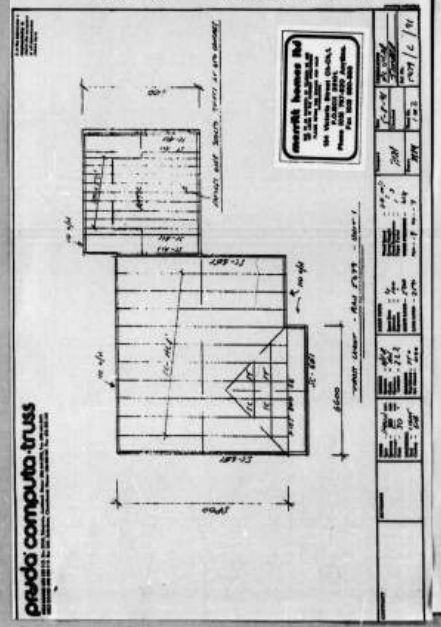
CERTIFICATE

I, Hayden J Winter Barrymore Registered Surveyor, hereby certify that the boundary pegs which define the property situated at No. 60A (street) Lancewood Dr more particularly described as Lot 4 D.P. 58895 C.T. 28E/433 have been checked and are in their correct positions.

DATED this 2nd day of August 1991.

Registered Surveyor

06-09-91 12:10 MOVIGOR TIMBER-CHCH N.Z. 597946 001



pavda computa-truss

CHRISTCHURCH CITY COUNCIL OFFICE USE ONLY

BUILDING PERMIT APPLICATION ADDENDUM

GENERAL FEATURES SUMMARY

Predominant comment by District Building Inspector on initial site inspection:

Where appropriate — Tick appropriate

Peat		Floor	✓	Corner	
Street Number		OK		Check	✓
ROW Access		Yes	✓	No	
CT Attached	✓	Required		Letter Sent	
Pegging Certificate	✓				

App No 910/88.19
Zone

Topography	Sloping		Flat	✓	
Site Coverage	OK		Check	✓	
Crossing	Existing OK		3rd Length		m
	Required	✓	Position	Indicate	
Street	Pole/Obstruction		Position	Indicate	
Sealed Areas	Existing		Required		
Vehicle Surface	Existing		Required		
Landscaping	Existing		Required		
Trees	Site Street OK		Refer to TP		

Boundary Pegs	Yes	✓		No	
Earthworks Permit	Yes			No	
Site Levels	Below Kerb		0-100 above kerb	200 and above	✓
Ground Conditions	OK	✓		Request	
Stormwater	P & D			Seek PS	
Under Channel	To site channel	✓		Via existing (Ind)	

Fire Zone			
Wiring			
Light & Vent	Cu	✓	
Room & Shed		✓	
Heat & Stove	Cu		
WC & Laundry		✓	
Insulation		✓	
Levels		✓	
Commercial			
Entrance Level			
Projectiveath			
Verandahs			
Hoardings			
Structural Risk			
Egress			
Fixth Opening Reqd			

Approved subject to conditions
Reinspection required for above item and subsequent inspection

---

CHRISTCHURCH CITY COUNCIL

Merritt Homes Ltd
P.O. Box 25-101 Tenders 18 91

CHRISTCHURCH re Building Application No. 100-8819

Dear Sir/Madam, your application for permission to ERECT TWO UNITS at 60 LANCEWOOD DRIVE has now been approved. Before the work is commenced the undermentioned fees must be paid and a building permit uplifted from Sockburn.

Value of Work $100,000.00
Water Connection Charge ..... nil
Building Permit Fee 240.00
Building Research Levy 1038.30
Vehicle Crossing 217.10
Footpath Opening Fee 50.00
Total GST Inclusive 1550.40

The Building Permit Application is approved subject to the following amendments to your proposal.

1. The foundation being taken down to an approved solid bearing.
2. The approved plans and specifications being kept on site during construction.
3. Clean-out pockets being provided in the reinforced masonry walls at the base of all vertically reinforced cells, or alternatively, the concrete filling being poured to maximum lifts of 1.200m.
4. The lounge or living area being provided with a heating system in compliance with the Christchurch City Bylaw 1990.
5. Light and ventilation being provided to all habitable rooms to comply with the Christchurch City Bylaw 1990 i.e. ventilation being five percent of the room's floor area.

PLEASE NOTE:
If the ground or soil uncovered within three months of the date the application will be cancelled and the plans disposed of.

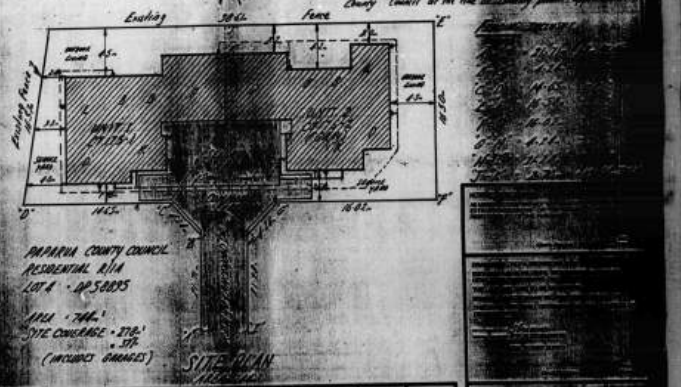
Yours faithfully
Dale
for Engineer

S91 2478 1/4

DO NOT SCALE

SALES AND PERMIT PLAN ONLY

NOTE: All measurements are approximate and are subject to final survey. This is shown other than and therefore has been constructed. It will then be subject to the final survey and land schemes and will have part of the cost been approved.
All sidings are subject to the approval of the Banks Peninsula County Council at the time of finishing permit application.



PAPAKURA COUNTY COUNCIL
RESIDENTIAL BLDG
LOT 4 - DP 58895

AREA - 744m²
SITE COVERAGE - 278m² = 37%
(INCLUDES GARAGES)

branz

SHEET A
(CIRCLE whichever is applicable)

NAME: CT 175-1 (UNIT 1)

ADDRESS: LOT 4 - DP 58895 LAKEWOOD DRIVE HARTWELL - CH-CH

STOREY: Single or Upperstorey / Lower of two or middle of three / Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 20° / 20° - 45°

WIND AREA: High / Medium / Low — W = .53 B.U.'s/m

EARTHQUAKE ZONE: A / B / C — E = .3 B.U.'s/m²

ROOF OR BUILDING LENGTH — BL = 16.0 m

ROOF OR BUILDING WIDTH — BW = 10.1 m

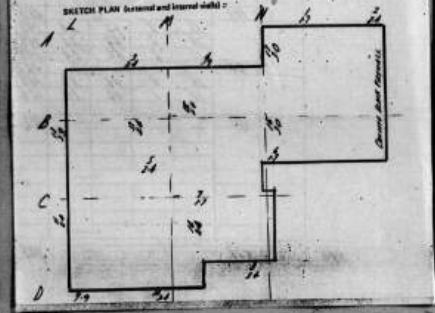
GROSS ROOF OR BUILDING PLAN AREA — GPA = 137 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS — E x GPA .3 x 137 = 411 B.U.'s

WIND: B.U.'s ALONG — W x BW .53 x 10.1 = 535 B.U.'s

WIND: B.U.'s ACROSS — W x BL .53 x 16.0 = 848 B.U.'s

SKETCH PLAN (external and internal walls) :



SEARCH COPY 17 JUL

Reference
Prot CT 288/103

Search No.
NZ. Gaz No. 1987/54/3

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate issued the 23rd day of April [illegible] under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that PERMALOT HOMES LIMITED at Christchurch

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial endorsement or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, for the sums of consideration or value stated on this, but it is my duty to say: All that parcel of land containing [illegible] more or less

BEING all that Unit [illegible] on Unit Plan [illegible]

DEPOSIT LAND IN DEFICIT

ADDITIONAL LAND DESCRIPTION

CONSTRUCTION, INGRESS AND EGRESS RIGHTS TO DRAIN SEWAGE, DRAIN SURFACE WATER, ELECTRIC POWER AND TELEPHONE OVER COMMON LAND OVER PART LOT 320 DP 68328 (570/201) AS SPECIFIED IN MEMORANDUM [illegible]

A.L.R.

Papanui County

WESTLAKE DRIVE

207 672m²

208 [illegible]

209 [illegible]

304 [illegible]

294 [illegible]

LAKEWOOD DRIVE

Measurements are Metric

28F/472

branz

SHEET A
(CIRCLE whichever is applicable)

NAME: CT 176-2 (GRAY) (UNIT 2)

ADDRESS: LOT 4 - DP 58895 LAKEWOOD DRIVE HARTWELL - CH-CH

STOREY: Single or Upperstorey / Lower of two or middle of three / Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 20° / 20° - 45°

WIND AREA: High / Medium / Low — W = .53 B.U.'s/m

EARTHQUAKE ZONE: A / B / C — E = .3 B.U.'s/m²

ROOF OR BUILDING LENGTH — BL = 16.3 m

ROOF OR BUILDING WIDTH — BW = 11.8 m

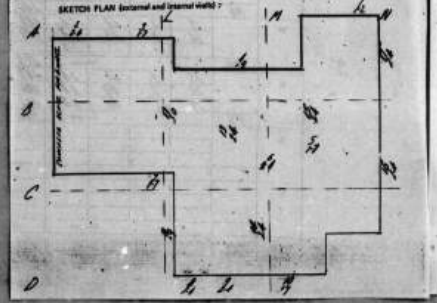
GROSS ROOF OR BUILDING PLAN AREA — GPA = 142 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS — E x GPA .3 x 142 = 426 B.U.'s

WIND: B.U.'s ALONG — W x BW .53 x 11.8 = 625 B.U.'s

WIND: B.U.'s ACROSS — W x BL .53 x 16.3 = 864 B.U.'s

SKETCH PLAN (external and internal walls) :



FROM GENERAL CHING TO:NZL JUL 17. 1991 4:28PM P.02

389/103.

Transfer 865138/1 to Merrick Homes Limited at Christchurch - 3.8.1988 at 11.17a.m.

The within land is subject to and has the benefit of a Restrictive Covenant affecting all other lots on D.P.68825 and D.P.68826 contained in Transfer 865138/1.

For A.L.R.

For A.L.R.

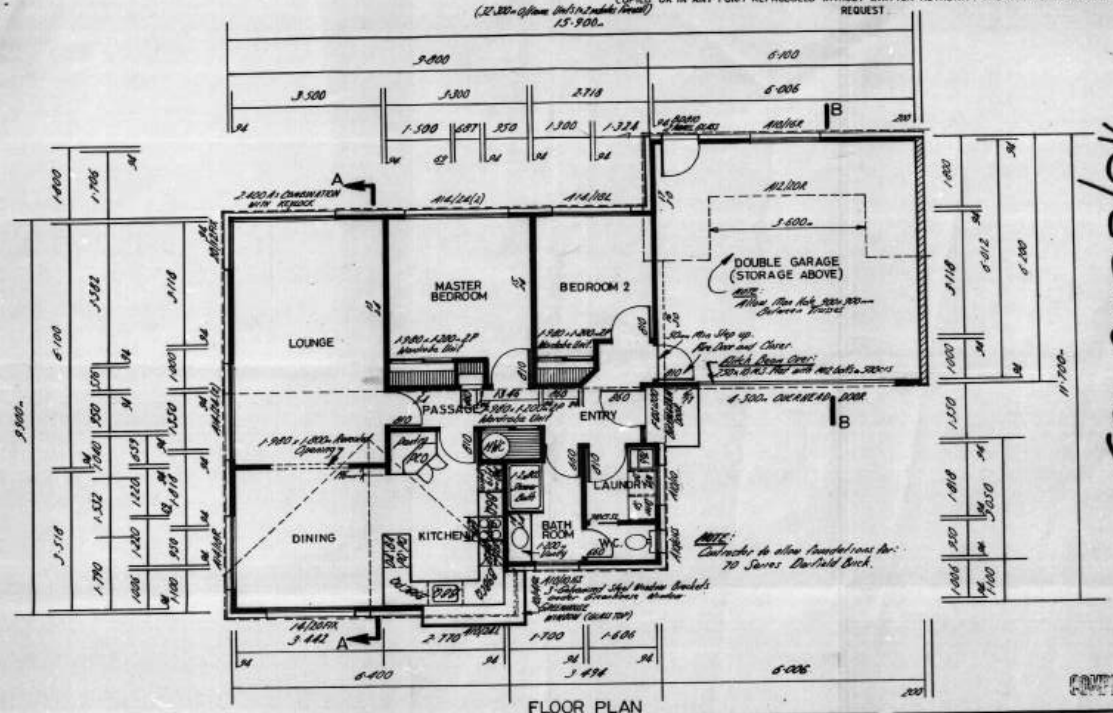
PLAN No. [illegible] LODGED 17/4/91
AND DEPOSITED

SITE: 14 MPL
FROM: CHCH Legal Services Bureau Ltd
PH. 0800 700-100 FAX 779-118
No. PAGES: 2

S91 2478/2/4

DO NOT SCALE

THE COPYRIGHT OF THIS DRAWING IS VESTED IN MERRITT HOMES LTD. IT CANNOT LEGALLY BE USED, COPIED OR IN ANY FORM REPRODUCED WITHOUT WRITTEN AUTHORITY AND MUST BE RETURNED ON REQUEST.



FLOOR PLAN

S91 2478/3/4

COMPLETED

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIAL
DRAWN: ALLEN MILLER
DRAWN BY: G.L. SMITH.
PROPOSED REFERENCE FOR: C.T. 175-1 (UNIT 1)
SITE: LOT 4 • DP58895 • LANCEWOOD DRIVE • HALSWELL • CH-CH
AREA OVER WALLS: 136.86m² (1475ft²)
AREA OVER FRAME: 132.1m² (1422ft²)
SCALE: 1:50
DATE: 24 May 1991
5479 SHEET 1 OF 4

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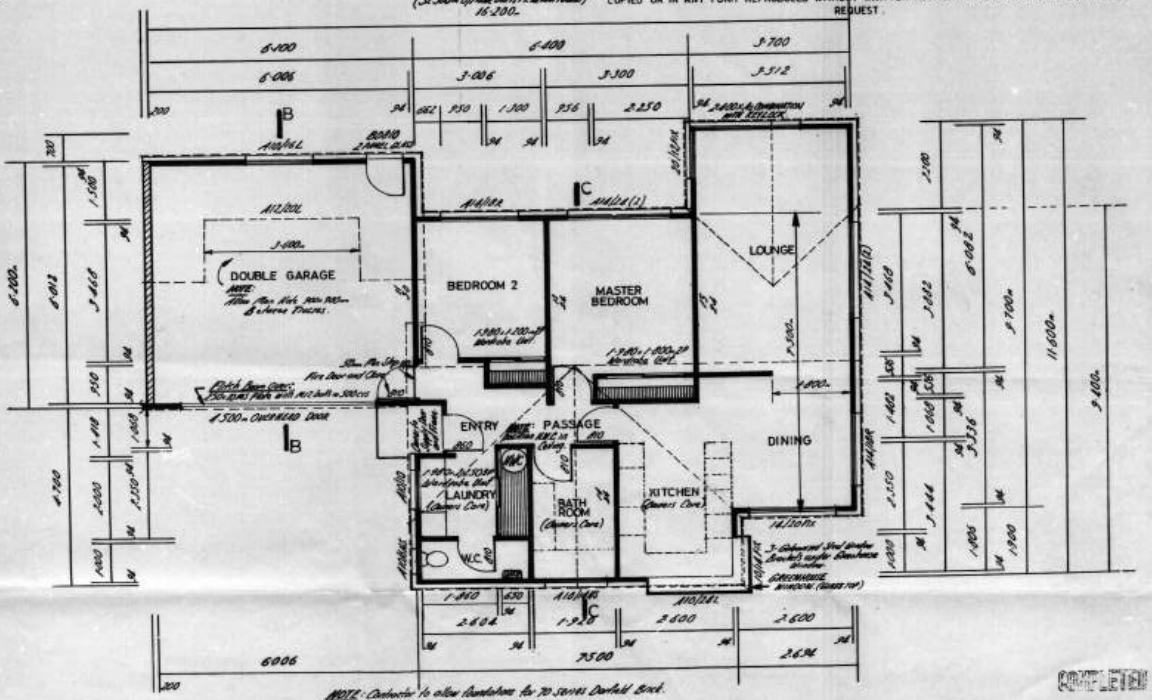

NOTE: Contractor to allow foundations for 70 series Durlaid Brick.

FLOOR PLAN

COMPLETED

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIAL
DRAWN: ALLEN MILLER
DRAWN BY: G.L. SMITH.
PROPOSED REFERENCE FOR: C.T. 176-2 (UNIT 2 GRAY)
SITE: LOT 4 • DP58895 • LANCEWOOD DRIVE • HALSWELL • CH-CH
AREA OVER WALLS: 141.72m² (1526ft²)
AREA OVER FRAME: 136.91m² (1474ft²)
SCALE: 1:50
DATE: 24 May 1991
5479 SHEET 2 OF 4

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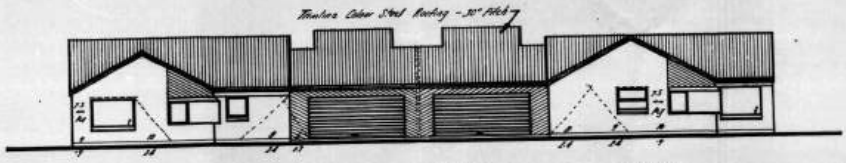
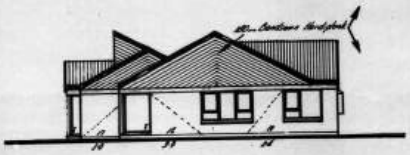
S91 247844

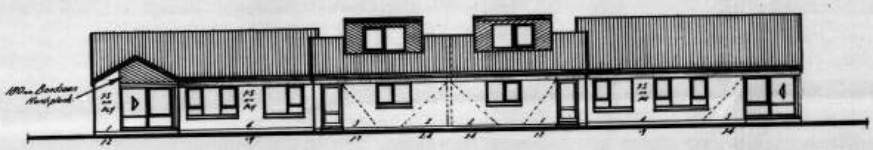


UNIT 1 EAST ELEVATION UNIT 2



SOUTH ELEVATION
UNIT 1

NORTH ELEVATION
UNIT 2



UNIT 2 WEST ELEVATION UNIT 1

COMPLETED

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIAL	PROPOSED RESIDENCE FOR: C.T.175-1 & C.T176-2 (GRAY)	AREA OVER BRICK	
DRAWN: ALLEN MILLER		AREA OVER FRAME	
DRAWN BY: G.L. SMITH	SITE: LOT 4 • DP58895 • LANCEWOOD DRIVE • HALSWELL • CHCH	SCALE: 1:100	DATE: 11.7.91 SHEET: 1/4

AMENDMENTS: DATE:

5479 SHEET 3 OF 4

DATE: 11th JULY 1991.

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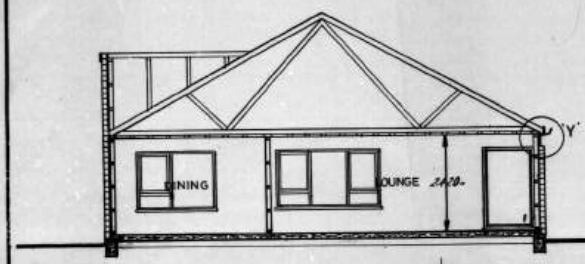
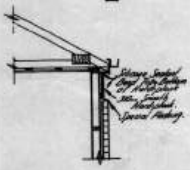
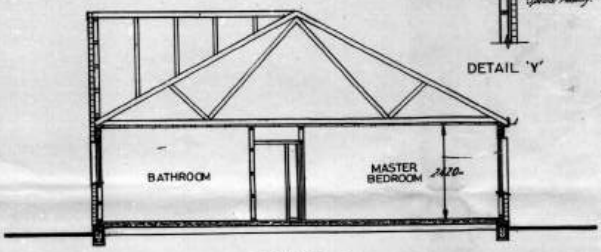


SECTION A-A



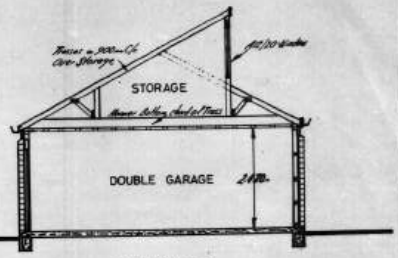
DETAIL 'Y'



SECTION C-C

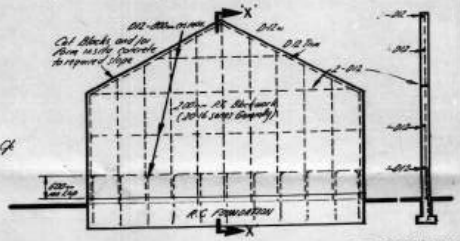
SCHEDULE

Colour Steel Roofing
30° Pitch
Self Supporting Underlay
75 x 50 mm Purlins @ 750 mm Ctr
Plate Trusses @ 900 mm Ctr
Ripple plates or Gang Nail
144 x 38 mm Top plate } Combined
94 x 47 mm Top plate }
69 x 38 mm Ceiling Battens @ 400 mm Ctr
Metal Fascia & Spouting system
Veneer lined - 40 mm Cavity.
94 x 47 mm Studs @ 600 mm Ctr
Metal 'T' Braces
94 x 47 mm Dwangs @ 600 mm Ctr
150 mm Brick ties
300 mm Vertical
600 mm Horizontal
94 x 47 mm Bottom plate with
Malthoid D.P.C under
100 mm Concrete Floor
Mortlap D.P.C
Mesh No 665 to House
Mesh No 668 to Garage
200 mm - 17.5 mm Hardfill
250 mm Foundation
4-12 mm ø M.S. Rods
10 mm ø M.S. Stirrup @ 600 mm Ctr
WINDOW LINTEL SIZES
TO NZ STANDARDS 3604
ELECTRICAL SCHEDULE
No of Lights 16 } per unit
No of plugs 16 }



SECTION B-B

NOTE:
Blocks to be 20-15 series (open end, bond beam) unless through air.
Lintel ties specified at ends and doors, overhangs.
Lintel bottom course of blocks and provide chain tie pockets and vertical steel to permit cleaning out.
Grout fill using high lift grout method (1.0m max height) and 175mm concrete fill wall in 200mm increments to allow consolidation.
Pencil indicate every 'as reinforced' vertical cell during filling.



FIREWALL DETAIL SECTION X-X

COMPLETED

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIAL	PROPOSED RESIDENCE FOR: C.T.175-1 & C.T.176-2 (GRAY)	AREA OVER BRICK	
DRAWN: ALLEN MILLER		AREA OVER FRAME	
DRAWN BY: G.L. SMITH	SITE: LOT 4 • DP58895 • LANCEWOOD DRIVE • HALSWELL • CHCH	SCALE: 1:50	DATE: 11.7.91 SHEET: 2/4

AMENDMENTS: DATE:

5479 SHEET 4 OF 4

DATE: 11th JULY 1991.

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

CHRISTCHURCH CITY COUNCIL

Merritt Homes Ltd 7 August 19 91

P.O Box 25-101

CHRISTCHURCH re Building Application No. 109-8815

Dear Sir/Madam, your application for permission to ERECT TWO UNITS

ON LANCASTER DRIVE

has now been approved. Before the work is commenced the undermentioned fees must be paid and a building permit uplifted from Lyttelton

Value of Work $ 100,000.00	
Water Connection Charge ..... mm	265.00
Building Permit Fee	1038.30
Building Research Levy	217.10
Vehicle Crossing ..... m	50.00
Footpath Opening Fee	
Total GST Inclusive	1550.40

The Building Permit Application is approved subject to the following amendments to your proposal.

1. The foundation being taken down to an approved solid bearing.

2. The approved plans and specifications being kept on site during construction.

3. Clean-out pockets being provided in the reinforced masonry walls at the base of all vertically reinforced cells, or alternatively, the concrete filling being poured in maximum lifts of 1.200m.

4. The lounge or living area being provided with a heating system in compliance with the Christchurch City Bylaw 1990.

5. Light and ventilation being provided to all habitable rooms to comply with the Christchurch City Bylaw 1990 i.e. ventilation being five percent of the room's floor area.

PLEASE NOTE:

If the permit is not uplifted within three months of this date the application will be cancelled and the plans disposed of.

Yours faithfully

M Drake

For Engineer

S91 2478 1/4

P.W.A. Ltd. 40576

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

CHRISTCHURCH CITY COUNCIL

Marshall Homes Ltd. 7 August 19 91

P.O. Box 25-161

CHRISTCHURCH re Building Application No. 100 [illegible]

Dear Sir/Madam, your application for permission to erect two units

on Lot [illegible] DP [illegible]

has now been approved. Before the work is commenced the undermentioned fees must be paid and a building permit uplifted from Sockburn

Value of Work $ 103,000.00		
Water Connection Charge	mm	245.00
Building Permit Fee		1038.30
Building Research Levy		217.10
Vehicle Crossing	m	50.00
Footpath Opening Fee		
Total GST Inclusive		1550.40

The Building Permit Application is approved subject to the following amendments to your proposal.

1. The foundation being taken down to an approved solid bearing.

2. The approved plans and specifications being kept on site during construction.

3. Clean-out pockets being provided in the reinforced masonry walls at the base of all vertically reinforced cells, or alternatively, the concrete filling being poured in maximum lifts of 1.200m.

4. The lounge or living area being provided with a heating system in compliance with the Christchurch City Bylaw 1990.

5. Light and ventilation being provided to all habitable rooms to comply with the Christchurch City Bylaw 1990 i.e. ventilation being five percent of the room's floor area.

PLEASE NOTE:

If the permit is not uplifted within three months of this date the application will be cancelled and the plans disposed of.

Yours faithfully

M Drake

For Engineer

P.W.A. Ltd. 40576

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

CHRISTCHURCH CITY COUNCIL

Sockburn

BUILDING PERMIT APPLICATION

S3.

To: The Building Control Manager, Christchurch City Council

I/We hereby apply for a Building Permit for the work described below and in accordance with the plans and specifications deposited herewith in duplicate to erect/alter/repair/relocate.

Description of Work: Erect 2 Units

Propose Use: Private Residence

OFFICE USE ONLY

Application No: 91-8819

Date Received: 17/7/91

Zone: Res 1/A

Ward: W/C

Valuation Roll No:

SITE AND LEGAL DESCRIPTION

Site Address: 60 Lancewood Drive

Lot No: 4 DP No: 58895

Site Area: 744 CT No: 28F/422

BUILDER

Name: MERRITT HOMES LTD

Address: P.O. BOX 25-101, CHRISTCHURCH

Telephone No: 797-820

P. GRIFFITHS

EMPLOYER FOR WHOM WORK IS BEING CARRIED OUT

Name: MERRITT HOMES LTD

Address: P.O. BOX 25-101, CHRISTCHURCH

Telephone No: 797-820

DESIGNER

Name:

Address: MERRITT HOMES LTD P.O. BOX 25-101, CHRISTCHURCH

Telephone No: 797-820

OWNER OF SITE

Name: MERRITT HOMES LTD

Address: P.O. BOX 25-101, CHRISTCHURCH

Telephone No: 797-820

Plumber/Drainlayer: N2 Mechanical

Estimated Value: $193000 Inc GST

Ground Flr: Existing ..... m2 Proposed 278.68 m2

Other Flrs: Existing ..... m2 Proposed m2

Accessory Building Area: Existing ..... m2 Proposed m2

Total Area of all Buildings: (over foundations) Existing and Proposed 278.68 m2

I wish to uplift this building permit at the Sockburn Service Centre when approved.

Name of Applicant: L Hunter (please print)

Signature of Applicant: MERRITT HOMES LTD P.O. BOX 25-101, CHRISTCHURCH

Office Use Only

REC OFF			TRAF	MB 6/8/91		FEES:	
DBI site insp	19/7/91		CIVIL (E.Works)			Unit T/Composite Req Fee	$
TP	6/8/91		STR			Building Permit Fee	$ 1038.30
PDI	5/8/91		EGR			Building Research Fee	$ 217.10
EHO			P&R			Vehicle Crossing Fee INSP	$ 50.00
DBI	6/8/91		ABI	D 6/8		Footpath Opening Fee	$ —
						Water Connection Fee	$ 245.00
						Total (GST Inc)	$ 1550.40

9,09/88,9
Sub To
2, 5, 11, 13 14

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

CHRISTCHURCH CITY COUNCIL

OFFICE USE ONLY

BUILDING PERMIT APPLICATION ADDENDUM

GENERAL FEATURES SUMMARY

Predominant comment by District Building Inspector on initial site inspection:

Where appropriate — Tick appropriate

SITE

Front	☐	Rear	☑	Corner	☐	App No 910 9/88/9
Street Number		OK	☐	Check	☑	
ROW Access		Yes	☑	No	☐	Zone
C/T Attached ✓		Required	☐	Letter Sent	☐	
Pegging Certificate ✓			☐			

DISTRICT SCHEME

Topography	Sloping	☐	Flat	☑
Site Coverage	OK	☐	Check	☑
Crossing	Existing OK	☐	3x4 Length	☐ m
	Required	☑	Position	Indicate
Street	Poles/Manholes	☐	Position	Indicate
Sealed Areas	Existing	☐	Required	☐
Vehicle Barriers	Existing	☐	Required	☐
Landscaping	Existing	☐	Required	☐
Trees	Site Street OK	☐	Refer to TP	☐

BUILDING INSPECTORS CHECK

Fire Zone	☐
Siting	☐
Light & Vent Com	☑
Room & Stud	☑
Heat & Store Com	☐
WC & Laundry	☑
Insulation	☑
Levels	☑
Commercial	☐
Entrance Level	☐
Projections/St	☐
Verandahs	☐
Hoardings	☐
Structural Stab	☐
Egress	☐
Fipth Opening Reqd	☐

BYLAWS

Boundary Pegs	Yes	☑			No	☐
Earthworks Permit	Yes	☐			No	☑
Site Levels	Below Kerb	☐	0-100 above kerb	☐	200 and above	☑
Ground Conditions	OK	☑			Suspect	☐
Stormwater	P & D	☐			Soak Pit	☐
Under Channel	☐	To side channel	☑		Via existing (Ind)	☐

Building Control	
Town Planning	Approved, NJN: Wrg/20/9/91 ~~Dispensation required for vacation plane. Infringement addressed~~ by phone 25/7/91
Traffic Operations	
Plumbing & Drainage	

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

SEARCH COPY 17 JUL 1991

No. 28F/422

References
Prior C/T 28B/933

Land and Deeds 69

Transfer No.
N/C. Order No. 598755/5

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of April one thousand nine hundred and eighty-six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that MERRITT HOMES LIMITED at Christchurch ——

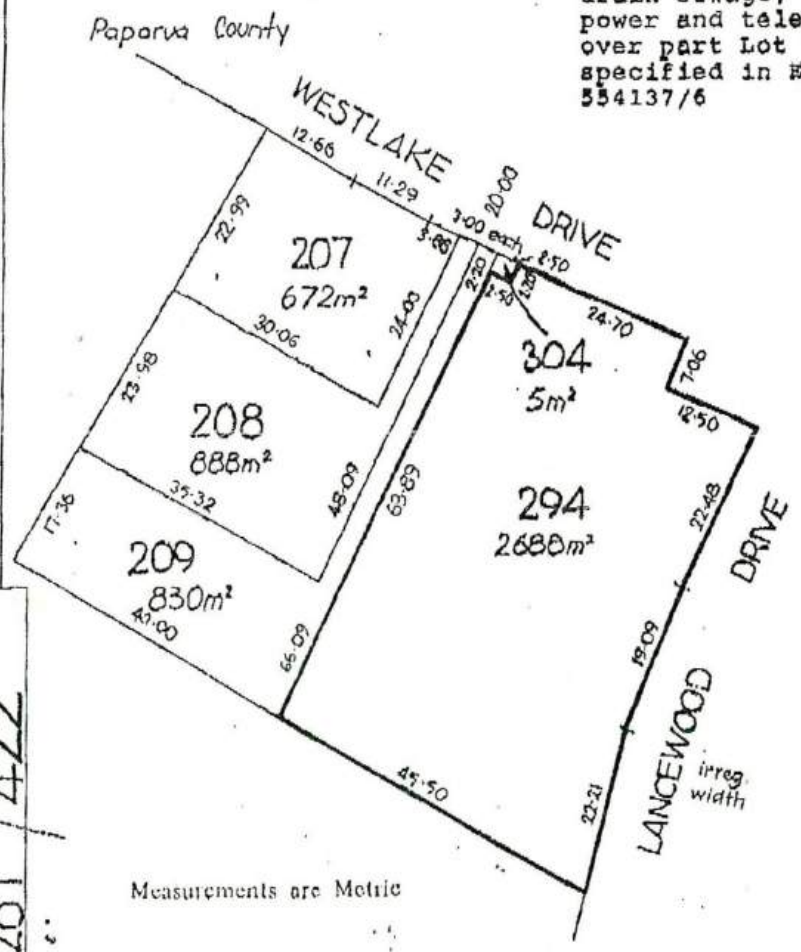
is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2688 square metres or thereabouts being Lot 294 on Deposited Plan 49564 ——

DISTRICT LAND REGISTRAR
CANTERBURY N.Z.

ASSISTANT LAND REGISTRAR

Appurtenant hereto are rights to drain sewage, to convey water, electric power and telephonic communications over part Lot 232 DP 48126 (27F/32) as specified in Easement Certificate 554137/6

A.L.R.



- OVER -

Measurements are Metric

No. 28F/422

With the compliments of

merritt homes ltd

134 Victoria Street Christchurch 1
P.O. Box 25101 Telephone 797820

RECEIVED
18 JUL 1991

CT for Building Permit

Application No 09/8819

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

branz

SHEET A

(CIRCLE whichever is applicable)

NAME: C.T. 175-1 (UNIT 1)

ADDRESS: LOT 4 · DP 58895 LANCEWOOD DRIVE HALSWELL · CH-CH

STOREY: (Single) or Uppermost / Lower of two or middle of three / Lower of three

ROOF TYPE: (Light) / Heavy

ROOF PITCH: 0° – 25° / (26° – 45°)

WIND AREA: High / (Medium) / Low — W = 53 B.U.'s/m

EARTHQUAKE ZONE: A / (B) / C — E = 3 B.U.'s/m²

ROOF OR BUILDING LENGTH — BL = 16·0 m

ROOF OR BUILDING WIDTH — BW = 10·1 m

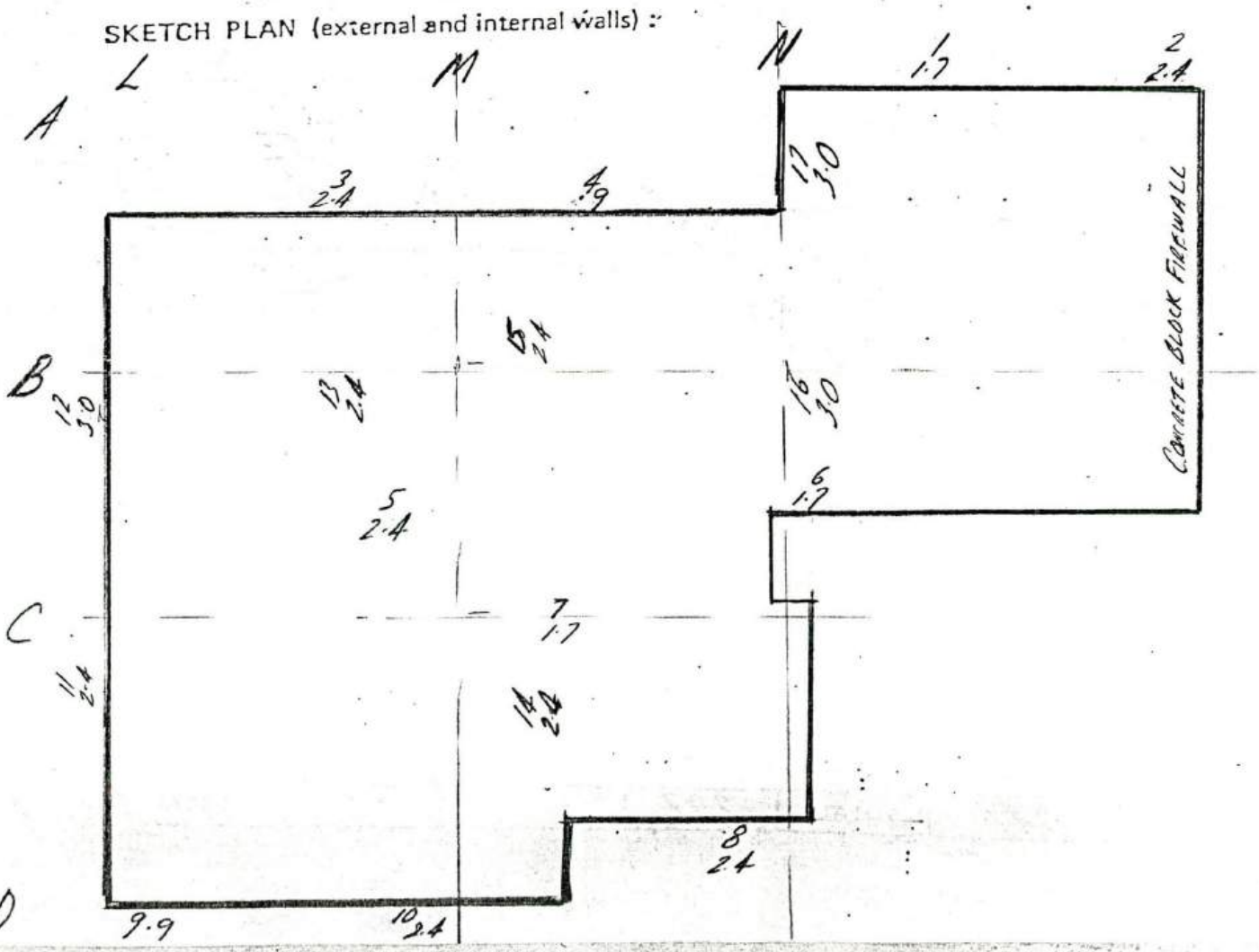
GROSS ROOF OR BUILDING PLAN AREA — GPA = 137 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS — E x GPA 3 = x 137 = 411 B.U.'s

WIND: B.U.'s ALONG — W x BW 53 = x 10·1 = 535 B.U.'s

WIND: B.U.'s ACROSS — W x BL 53 = x 16·0 = 848 B.U.'s

SKETCH PLAN (external and internal walls) :



SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
			Wall Bracing Elements Provided				
	Label	Minimum B.U.'s — Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provide
ALONG	A		1	1	42	1.7	71
			2	1	42	2.4	100
			3	1	42	2.4	100
			4	8	67	.9	60
		70	Sub-total				331
	B		5	2	62	2.4	149
			6	2	62	1.7	105
		100	Sub-total				254
	C		7	2	62	1.7	105
			8	1	42	2.4	100
		70	Sub-total				205
	D		9	8	67	.9	60
			10	1	42	2.4	100
		100	Sub-total				160
848	TOTAL	340	TOTAL				950
ACROSS	L		11	1	42	2.4	100
			12	1	42	3.0	126
		101	Sub-total				226
	M		13	2	62	2.4	149
			14	2	62	2.4	149
			15	2	62	2.4	149
		70	Sub-total				447
	N		16	2	62	3.0	186
			17	1	42	3.0	126
		101	Sub-total				312
	O						
			Sub-total				
	P						
			Sub-total				
848	TOTAL	272	TOTAL				985

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

28F/422.

Transfer 601120/1 to Merritt Homes Limited at Christchurch - 2.5.1986 at 11.47a.m.

for A.L.R.

The within land is subject to and has the benefit of a Restrictive Covenant affecting all other lots on D.P.49563 and D.P.49564. contained in Transfer 601120/2.

for A.L.R.

PLAN No. 58895 ISSUED 17/6/91
AND DEPOSITED

ATTN: Re MFL
FROM:
ChCh Legal Services Bureau Ltd
PH. (03) 794-424 FAX 772-113
No. PAGES: 2

591 2478/2/4

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

branz

SHEET A

(CIRCLE whichever is applicable)

NAME: C.T. 176-2 GRAY. (UNIT 2)

ADDRESS: LOT 4 • DP58895 LANCEWOOD DRIVE HALSWELL • CH-CH

STOREY: (Single) or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: (Light) / Heavy

ROOF PITCH: 0° – 25° / (26° – 45°)

WIND AREA: High / (Medium) / Low — W = 53 B.U.'s/m

EARTHQUAKE ZONE: A / (B) / C — E = 3 B.U.'s/m²

ROOF OR BUILDING LENGTH — BL = 16.3 m

ROOF OR BUILDING WIDTH — BW = 11.8 m

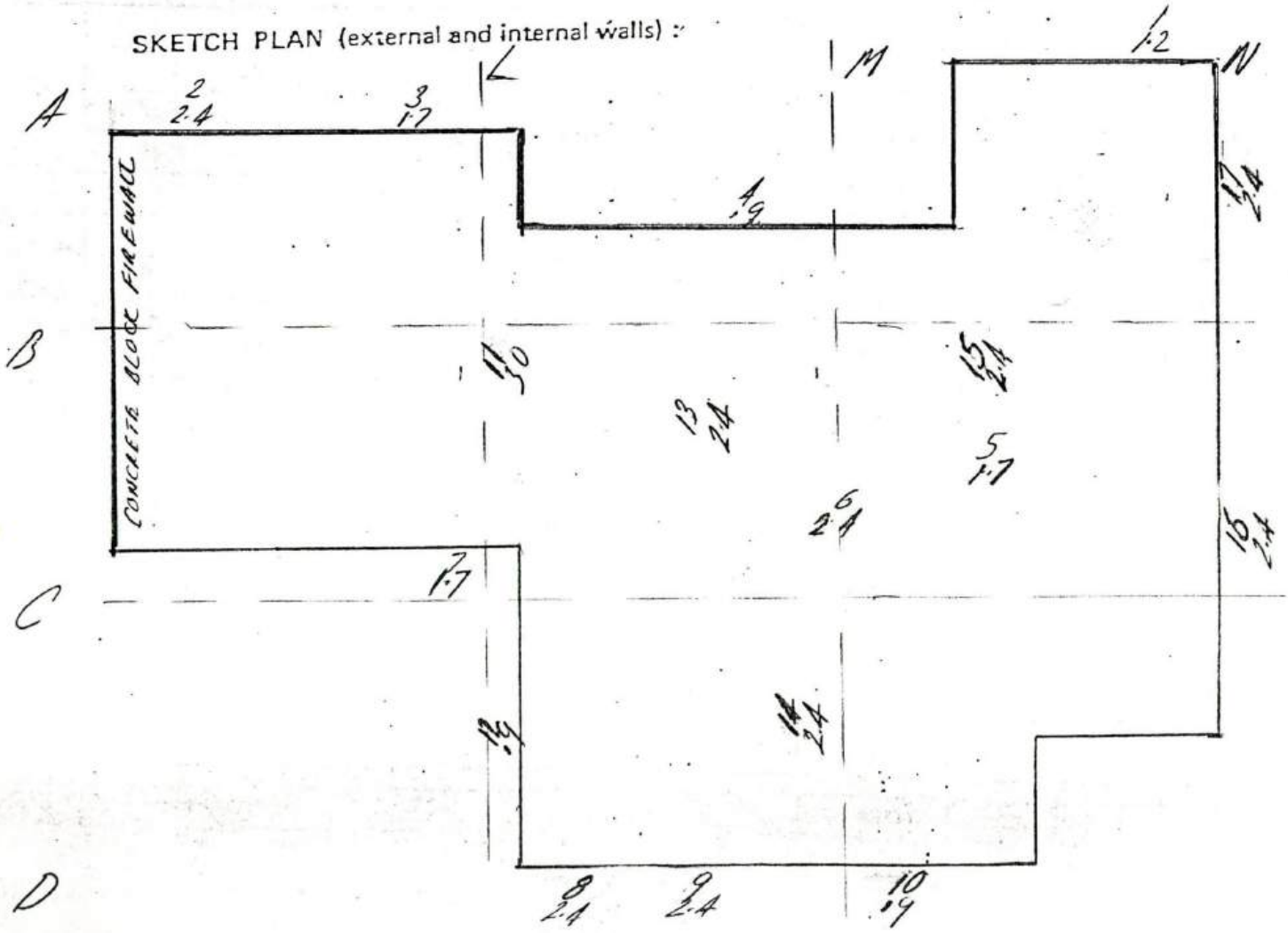
GROSS ROOF OR BUILDING PLAN AREA — GPA = 142 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS — E x GPA 3 = x 142 = 426 B.U.'s

WIND: B.U.'s ALONG — W x BW 53 = x 11.8 = 625 B.U.'s

WIND: B.U.'s ACROSS — W x BL 53 = x 16.3 = 864 B.U.'s

SKETCH PLAN (external and internal walls) :



SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

1	2	3	4	5	6	7	8
Total B.U.'s Required	Wall Line		Wall Bracing Elements Provided				
	Label	Minimum B.U.'s — Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provide
ALONG	A		1	8	67	1·2	80
			2	1	42	2·4	100
			3	1	42	1·7	71
		163	Sub-total				251
	B		4	8	67	·9	60
			5	2	62	1·7	105
		70	Sub-total				165
	C		6	2	62	2·4	149
			7	1	42	1·7	71
		70	Sub-total				220
	D		8	1	42	2·4	100
			9	1	42	2·4	100
			10	8	67	·9	60
		101	Sub-total				260
864	TOTAL	404	TOTAL				896
ACROSS	L		11	2	62	3·0	186
			12	8	67	·9	60
		96	Sub-total				246
	M		13	2	62	2·4	149
			14	2	62	2·4	149
		70	Sub-total				298
	N		15	2	62	2·4	149
			16	1	42	2·4	100
			17	1	42	2·4	100
		99	Sub-total				386
	O						
			Sub-total				
	P						
			Sub-total				
864	TOTAL	265	TOTAL				930

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

G. C. OSBORN & Co.
REGISTERED SURVEYORS
LAND DEVELOPMENT & TOWN
PLANNING CONSULTANTS

LAND DEVELOPMENT AND PLANNING
RONALD LIONEL BODGER

REGISTERED SURVEYOR
ROBIN WILLIAM SUTHERLAND M.N.Z.I.S.

TELEPHONE 667-373

3rd Floor
Kenton Chambers
190-192 Hereford Street
Christchurch

Fax: 794-389

FACSIMILE

DATE: 4-7-91

TO: Edwin Brandt.

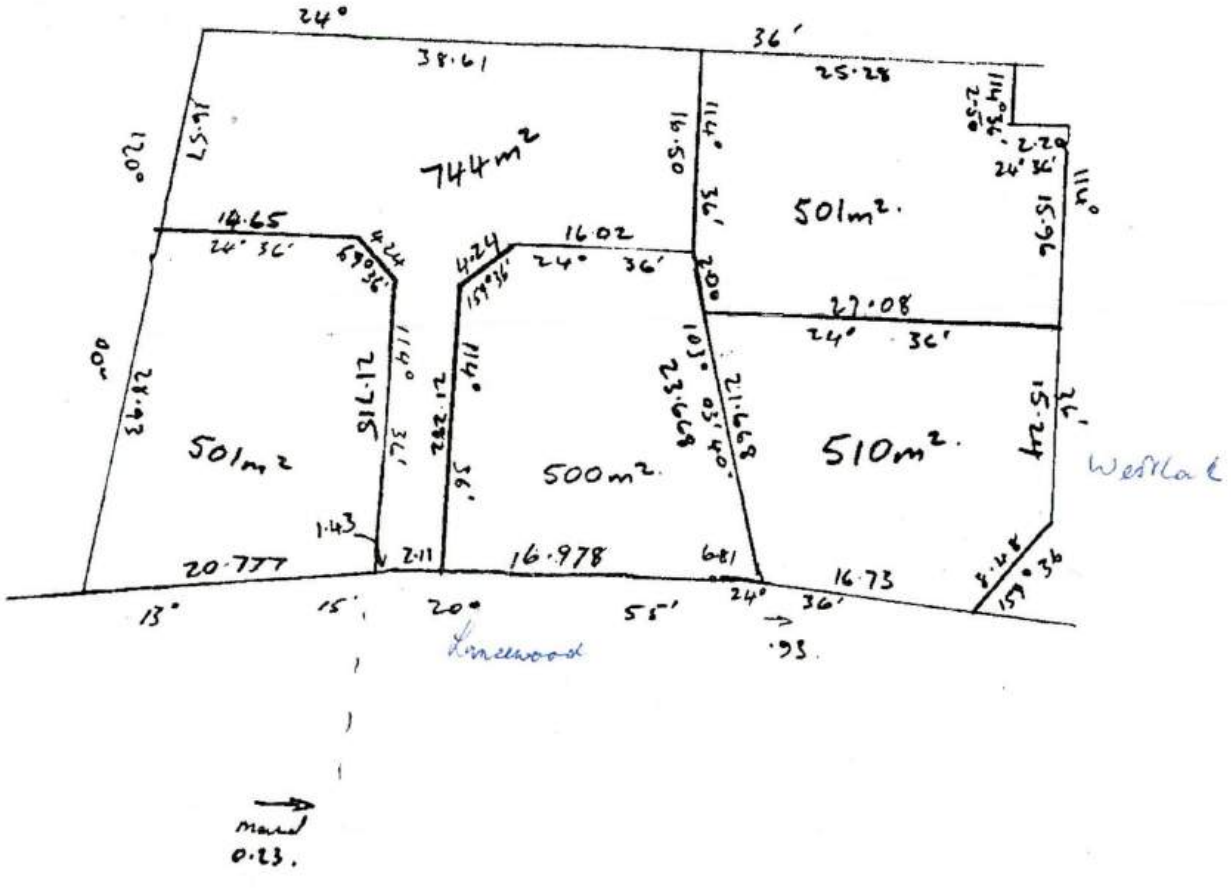
COMPANY: Merritt Homes Ltd.

FAX NO.:

FROM: Darryn Bodger

TOTAL NO. OF PAGES (including cover page): 1

MESSAGE: This is the change that would need to be made to allow your turning circle



SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

CHRISTCHURCH CITY COUNCIL

PRELIMINARY APPLICATION DETAIL CHECK

Further Enquiries Please Quote
Application No: 07-8819

Building Permit Application to erect 2 flats
at 15 Rosewood Ave is acknowledged.

You have nominated to uplift your permit at the Hornby
Service Centre when approved.

		Received	Required
1.	Building Permit Application Form Fully Completed	✓	✓
2.	Duplicate: Plans, Elevations, Cross Section, Specifications	✓	
3.	Duplicate: Fully Detailed Site Plan, including site levels	✓	
4.	Recent Copy of Certificate of Title and Pegging Certificate		✓
5.	Foundation Design and Report on Ground	✓	
6.	Duplicate: Roof Truss Details and Layout	✓	
7.	Duplicate: Bracing Schedule and Description	✓	
8.	Design Details other than Foundations, Calcs, Design Certificate	✓	
9.	Water Connection Application form Fully Completed	✓	
10.	Duplicate: Plumbing and Drainage Details (Foulwater/Stormwater)	✓	
11.	Development Application)	✓	
12.	Parking Provisions) (refer	✓	
13.	Notified Application/Dispensation) Town Planning)		
14.	Landscape Treatment)		
15.	Swimming Pool - Application to Discharge Water, - Back Flow Prevention (PDI)		
16.	Dangerous Goods/Signs (General Bylaws Inspection)		
17.	Vehicle Entrance - Application Fully Completed	✓	
18.			
19.			
20.			

Note to the Applicant: Your building permit may be delayed if the above required items are not submitted.

Please forward these details to the ✓ Service Centre.

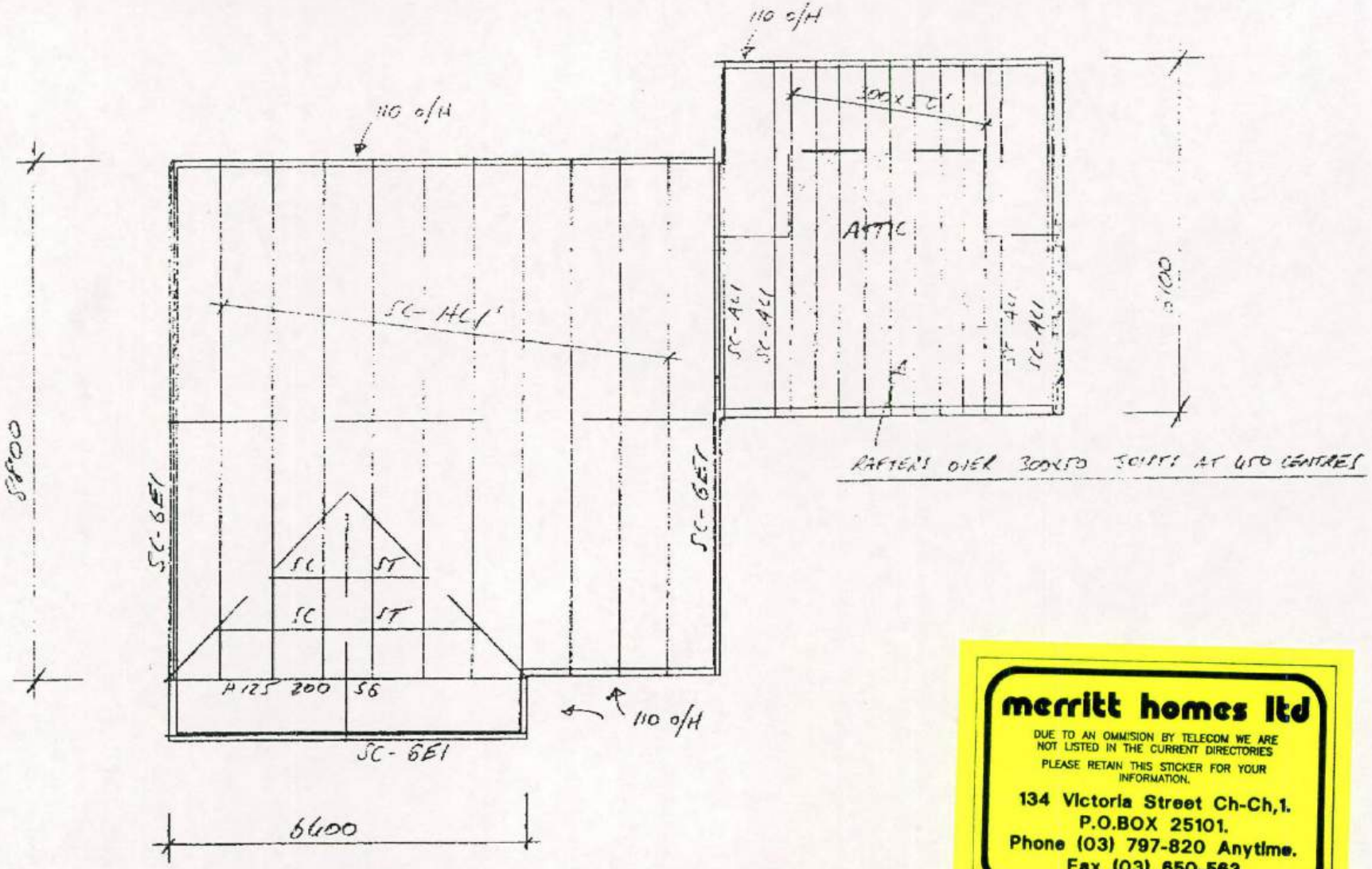
A more detailed investigation of the above application may reveal the need for you to supply further information.

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

pryda computa·truss

ABLE COOKE (NZ) LTD P.O. Box 33146, Takapuna, Auckland. Phone: (09) 444-3702, Fax: (09) 444-2473
ABLE COOKE (NZ) LTD P.O. Box 7323, Sydenham, Christchurch. Phone: (03) 662-067, Fax: (03) 663-340

It is the fabricator's responsibility to check the accuracy of all dimensions shown here



TRUSS LAYOUT - PLAN 5479 - UNIT 1

merritt homes ltd
DUE TO AN OMMISION BY TELECOM WE ARE NOT LISTED IN THE CURRENT DIRECTORIES
PLEASE RETAIN THIS STICKER FOR YOUR INFORMATION.
134 Victoria Street Ch-Ch,1.
P.O.BOX 25101.
Phone (03) 797-820 Anytime.
Fax (03) 650-563

CONTRACT	REVISIONS	TRUSS	TIMBER	LOAD DATA		Designed	Date	FABRICATOR
		Span – SHOWN mm Spacing – 900 mm Carriage – mm Pitch – 30 °	Species – D/FIR Grade – No1 Moisture Content – 22%	Snow Zone – 4 Altitude – 100 Exposure – 1 SNOW LOAD – 500	Wind Speed – 40 m/s Eaves Height – 3 Grnd Roughness – 3 Topo Factor – 1 WIND PRESSURE – 414	TAM	5-8-91	M/c VICAR TIMBER
		MATERIAL Roof – LIGHT Ceiling – GIB	BRACING Top Chord – 750 Bot. Chord – 400	LIVE LOAD – 250	Cpe – .9 Cpi – .3	Drawn TAM	Checked Sheet No. 1 OF 2	Ref. No. 5479 / 2 / 91

Copyright Reserved

06/08/91 12:08 MCVICAR TIMBER,CHCH N.Z. 597946 001

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

BOUNDARY PEG CERTIFICATE
FOR UNIT TITLES

In connection with Building Permit Application No. 09/8819

Application Date / /

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

This certificate is required before the Building Permit can be approved. Please complete and return to this office as soon as possible to avoid any delay.

CERTIFICATE

I, Herbert Winston Barrymore Craig Registered Surveyor, hereby certify that the boundary pegs which define the property situated at No. 624 (street) Lancewood Dr. more particularly described as Lot 4 D.P. 58895 C.T. Pt 28F/472 have been checked and are in their correct positions.

DATED this 2nd day of August 1991.

Registered Surveyor

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

Davis Ogilvie
& PARTNERS LIMITED

Consulting Civil and Structural Engineers
Registered Surveyors Planning Consultants

Fourth Floor BNZ Building
137 Armagh Street Christchurch
P.O. Box 579 Fax (03) 792-348
Telephone (03) 661-653

DIRECTORS
PETER YEOMAN BE, MIPENZ, MPMI
BARRY GREIG MNZIS, MPMI
ALAN FAZACKERLEY MNZIS, MPMI
VAUGHAN McMILLAN BE (Hons), MIPENZ

ASSOCIATE
GUY CARNABY AMNZIS

File No 15352

2 August 1991

The Chief Building Inspector
Christchurch City Council
Sockburn Service Centre
P O Box 11-011
Sockburn
CHRISTCHURCH

Dear Sir

RE: MERRITT HOMES LTD - LOT 4 LANCEWOOD DRIVE -

PERMIT APPLICATION 09/8819

Please find herewith our Pegging Certificate for the above property to enable the building permit to be uplifted.

Yours faithfully

G R Carnaby
DAVIS OGILVIE & PARTNERS LTD

RECEIVED
- 4 AUG 1991

c c Merritt Homes Ltd
P O Box 25-101
Victoria Street
CHRISTCHURCH

Attention: Mr E Brandt

Enc

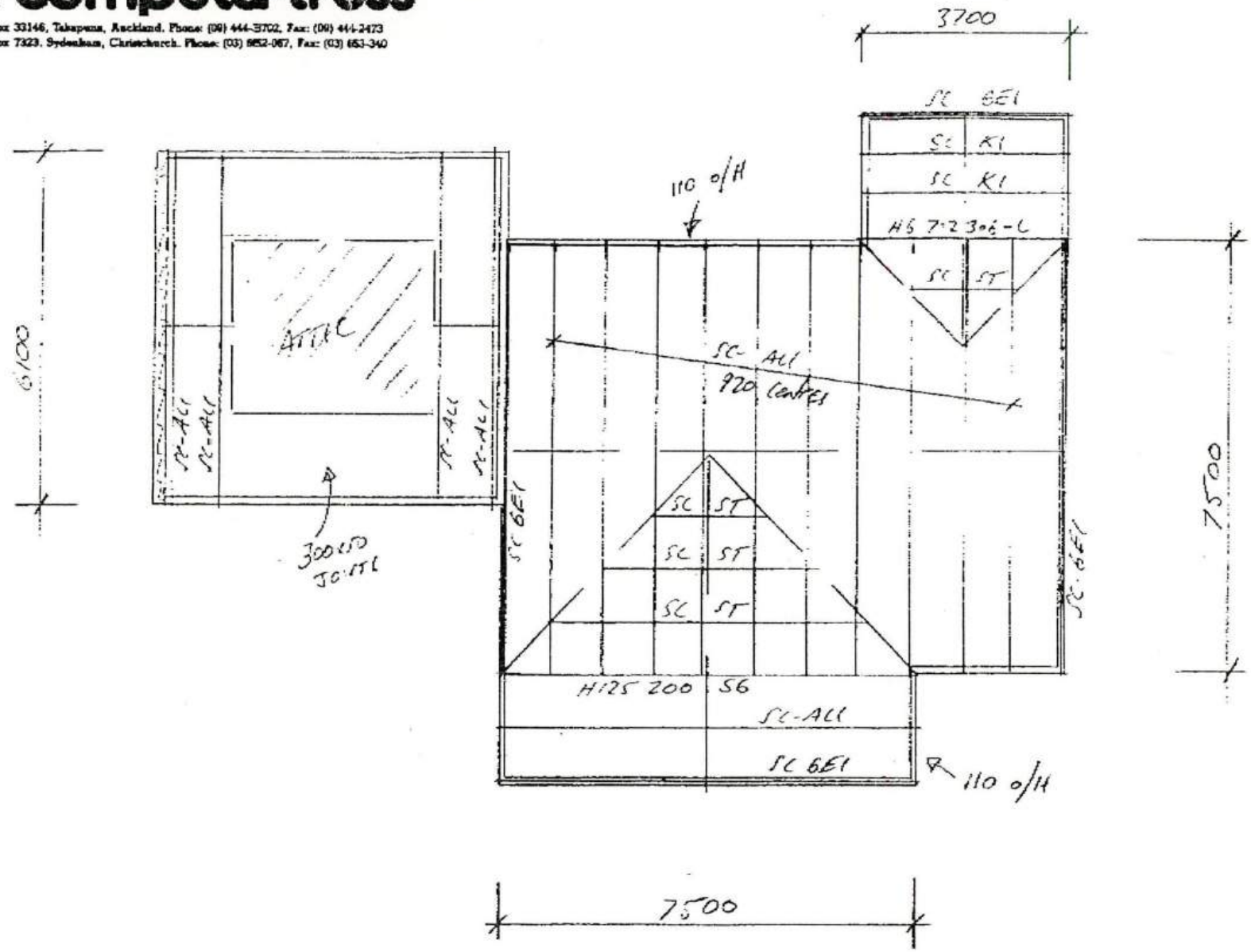
MR.
MR.
MR.
MR.
MR.
MR.
ACTION | INFO | INIT | DATE
REPLY | SENT | NIL | to FOLLOW

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

pryda computa·truss

ABLE COOKE (NZ) LTD P.O. Box 33146, Takapuna, Auckland. Phone: (09) 444-3702, Fax: (09) 444-2473
ABLE COOKE (NZ) LTD P.O. Box 7323, Sydenham, Christchurch. Phone: (03) 652-067, Fax: (03) 653-340

It is the fabricator's responsibility to check the accuracy of all dimensions shown here



TRUSS LAYOUT - PLAN 5479 - UNIT 2

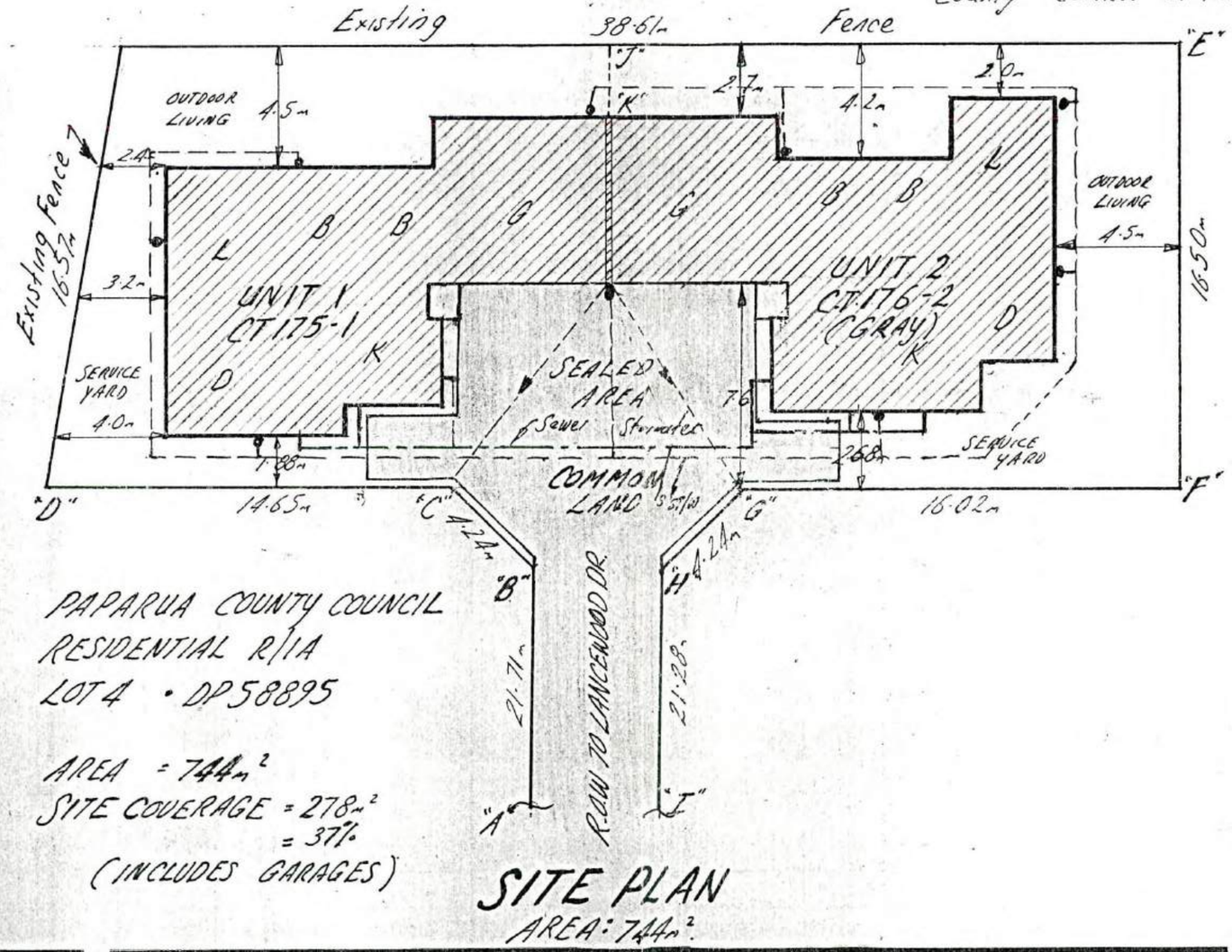
CONTRACT	REVISIONS	TRUSS	TIMBER	LOAD DATA		Designed	Date	FABRICATOR
		Span – ABOVE mm Spacing – 4 mm Carriage – — mm Pitch – 30 ° MATERIAL Roof – LIGHT Ceiling – GIB	Species – D/FIR Grade – No 1 Moisture Content – 22 % BRACING Top Chord – 750 Bot. Chord – 400	Snow Zone – 4 Altitude – 100 Exposure – 1 SNOW LOAD – 500 LIVE LOAD – 250	Wind Speed – 60 Eaves Height – 3 Gend Roughness – 3 Topo. Factor – 1 WIND PRESSURE – 414 Cpe – .9 Cpi – .3	MM Drawn MM	5-8-91 Checked Sheet No. 2 of 2	MCVICAR TIMBER Ref. No. 5479/C/91

06/08/91 12:09 MCVICAR TIMBER,CHCH N.Z. 597946 002

DO NOT SCALE

SALES AND PERMIT PLAN ONLY.

NOTE: All measurements are approx only and are subject to a final survey plan to be drawn after the new dwelling has been constructed. It will then be lodged with the Dept of Survey and Land information and will form part of the cross lease agreement.
All sitings are subject to the approval of the Paparua County Council at the time of Building permit applications.



PAPARUA COUNTY COUNCIL
RESIDENTIAL R/1A
LOT 4 · DP 58895

AREA = 744m²
SITE COVERAGE = 278m²
= 37%
(INCLUDES GARAGES)

SITE PLAN
AREA: 744m²

FENCING INCLUSIVE

"A"–"B"	= 21·71m	1·8m PALING
"B"–"C"	= 4·24m	" "
"C"–"D"	= 14·65m	" "
"E"–"F"	= 16·50m	" "
"F"–"G"	= 16·02m	" "
"G"–"H"	= 4·24m	" "
"H"–"I"	= 21·28m	" "
"J"–"K"	= 2·70m	= 101·34m TOTAL

NOTE TO PURCHASER:
AS MERRIT HOMES WAS NOT THE VENDOR OF THIS SECTION ANY EXTRA FOUNDATIONS OR REPEGGING COSTS ARE THE RESPONSIBILITY OF THE PURCHASER

Client's Signature ..... 198 Date

DRAINAGE IS ONLY A PROVISIONAL SUM
ESTIMATED MEASUREMENTS, STORMWATER AND SEWER DETAILS ARE APPROXIMATE ONLY.
THE LAND MAY HAVE TO BE DE-WATERED.
SEWER CONNECTION MAY BE VERY DEEP OR SHALLOW.
THE DRAINLAYER SHALL DETERMINE THE FINAL POSITION OF DRAINAGE PIPES

36 m SEWER
97 m STORMWATER
POWER SUPPLY

Client's Signature ..... 198 Date

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIALS	PROPOSED RESIDENCE FOR: C.T.175-1 & C.T.176-2 (GRAY)	SCALE: 1:200	CHECKED:
AGENT: ALLEN MILLER			
DRAWN BY: G.L. SMITH	SITE: LOT 4 · DP 58895 · LANCEWOOD DRIVE · HALSWELL · CH-CH.		

AMENDMENTS: DATE:

3874

DATE: 16th JULY 1991

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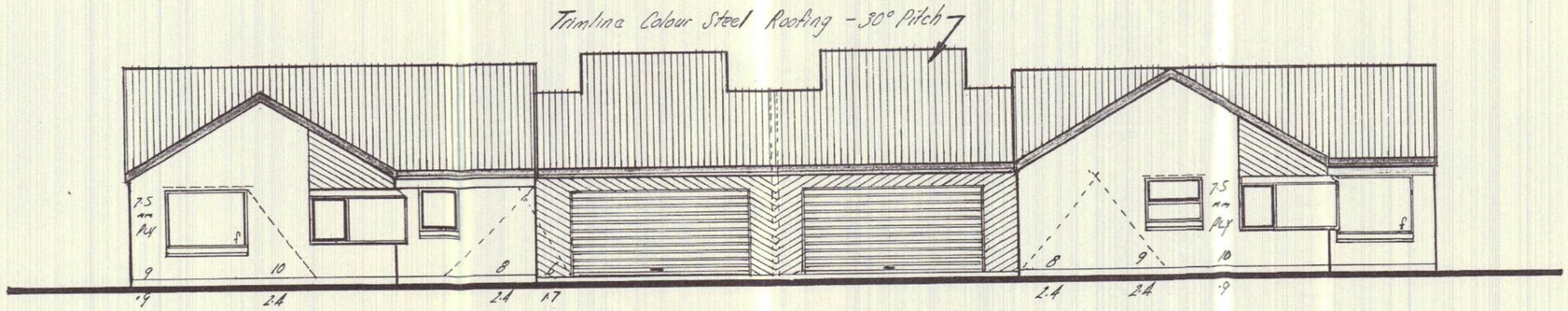
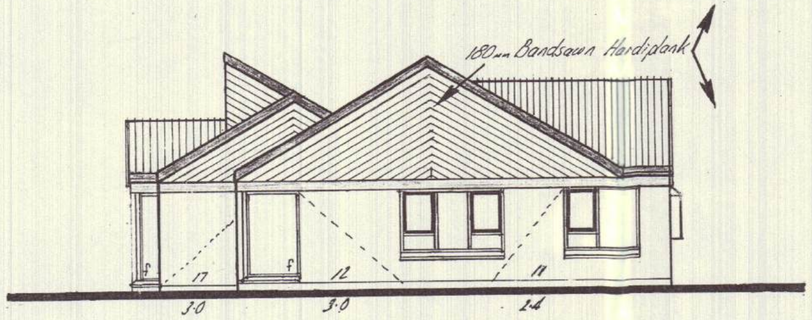
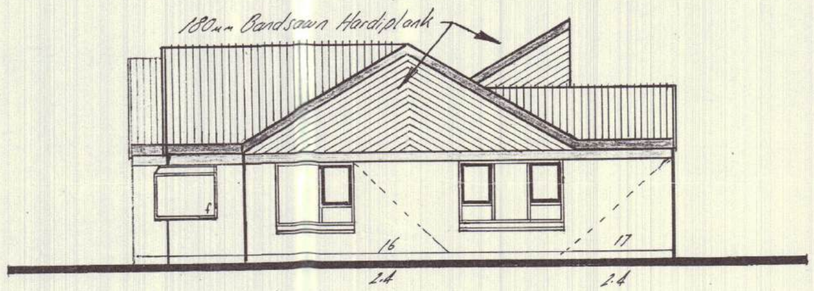


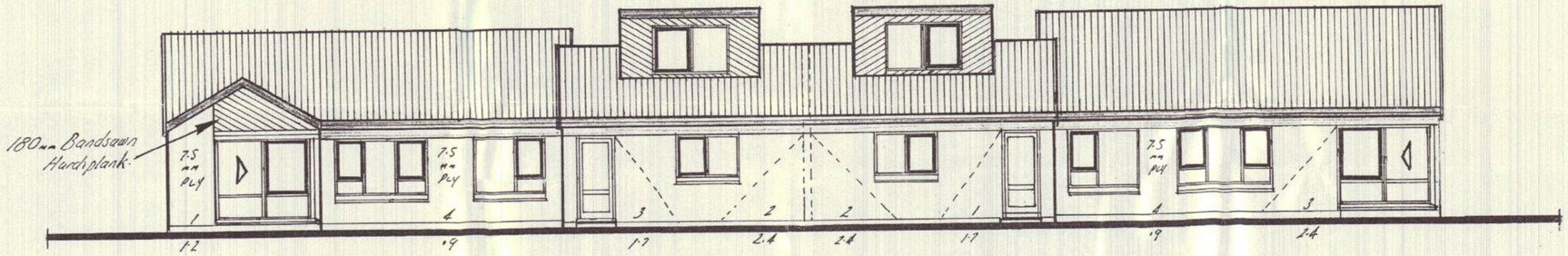
UNIT 1 EAST ELEVATION UNIT 2



SOUTH ELEVATION
UNIT 1



NORTH ELEVATION
UNIT 2



UNIT 2 WEST ELEVATION UNIT 1

COMPLETED

5479 2478444

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIAL	PROPOSED RESIDENCE FOR: C.T.175-1 & C T176-2 (GRAY)	AREA OVER BRICK:	
AGENT: ALLEN MILLER		AREA OVER FRAME:	
DRAWN BY: G.L. SMITH.	SITE: LOT 4 • DP58895 • LANCEWOOD DRIVE • HALSWELL • CH-CH	SCALE: 1:100	17-7-91 CHECKED: E.B.

AMENDMENT:	DATE:	5479	SHEET 3 OF 4
		DATE: 11th JULY 1991.	

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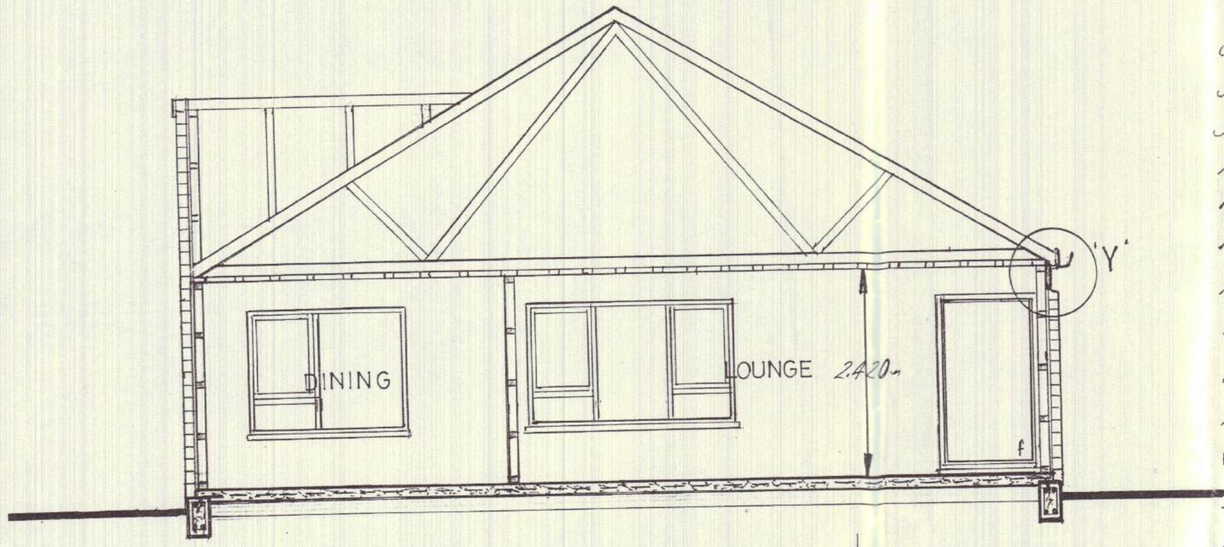
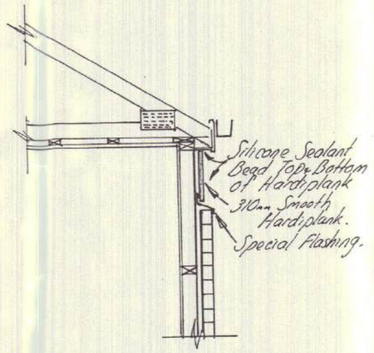
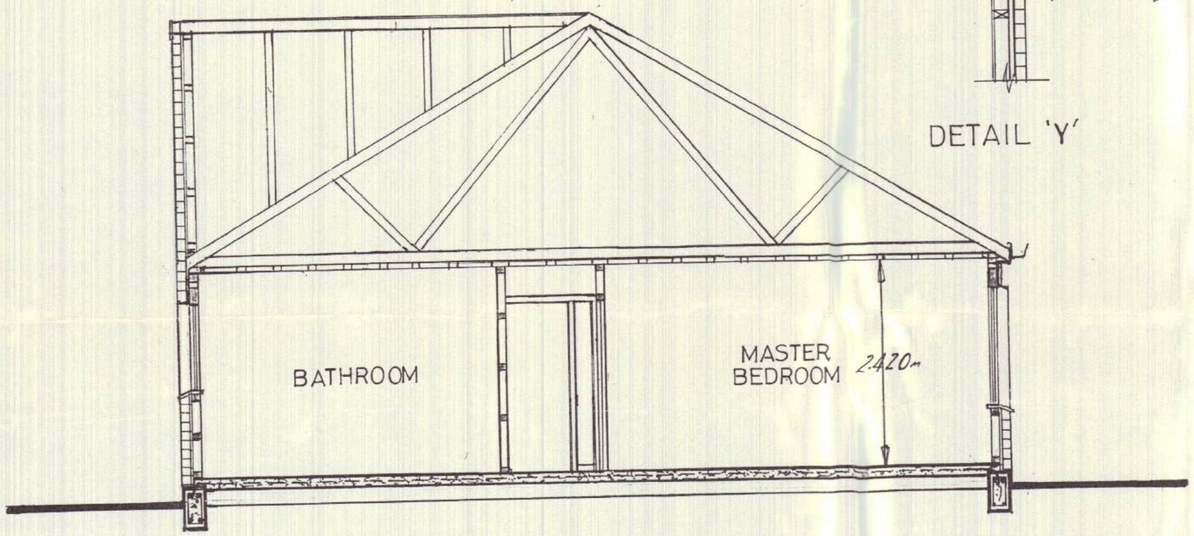


SECTION A-A



DETAIL 'Y'



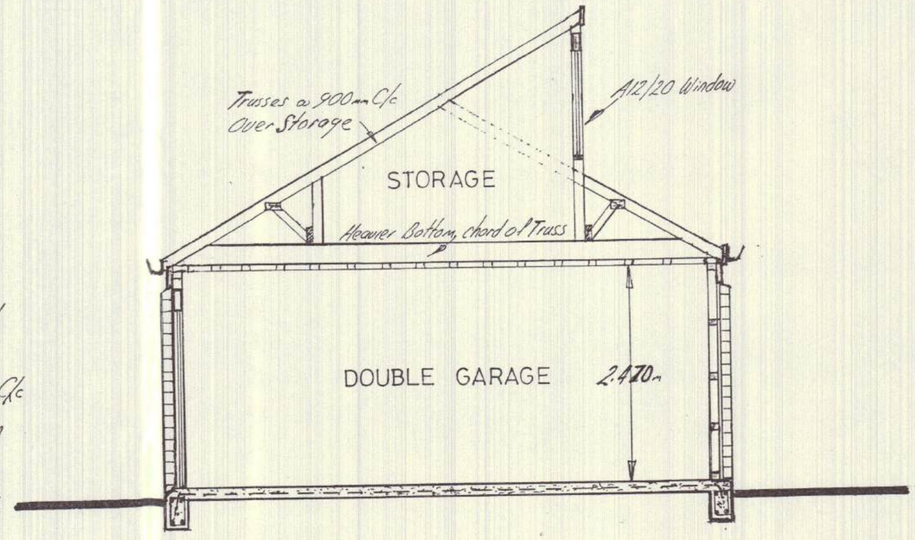
SECTION C-C

SCHEDULE

Colour Steel Roofing
30° Pitch
Self Supporting Underlay
75 x 50mm purlins @ 750mm C/c
Plate Trusses @ 900mm C/c
Pryda plates or Gang Nail
144 x 31mm Top plate } Combined
94 x 47mm Top plate
69 x 31mm Ceiling Battens @ 400mm C/c
Metal Fascia & Spouting system
Veneer tied - 40mm Cavity.
94 x 47mm Studs @ 600mm C/c
Metal 'T' Braces
94 x 47mm Dwangs @ 600mm C/c
60mm Brick ties
300mm Vertical
600mm Horizontal
94 x 47mm Bottom plate with
Malthoid D.P.C under
100mm Concrete Floor
Marstop D.P.C
Mesh No 665 to House
Mesh No 668 to Garage
200mm - 17.5mm Hardfill
250mm Foundation
4-12mm ϕ M.S. Rods
10mm ϕ M.S. Stirrup @ 600mm C/c

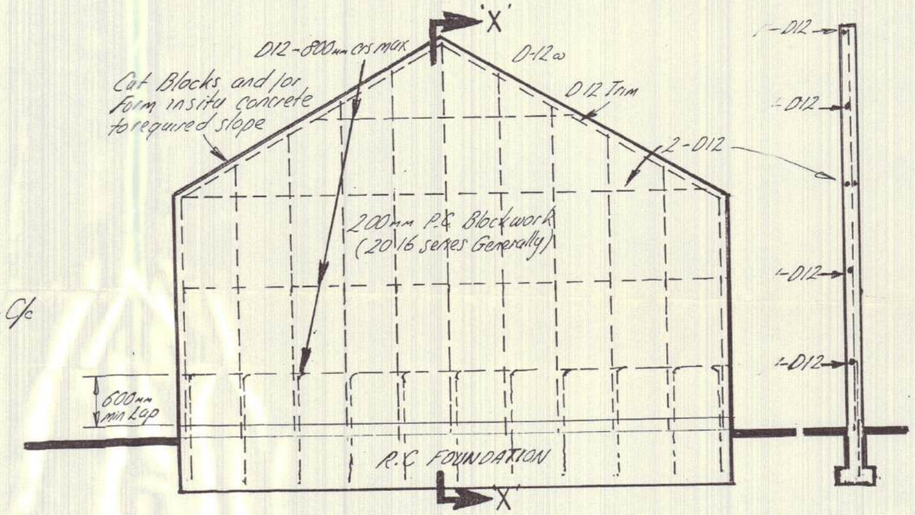
WINDOW LINTEL SIZES
TO N.Z. STANDARDS 3604

ELECTRICAL SCHEDULE
No of Lights 16 } per unit.
No of plugs 16



SECTION B-B

NOTE:-
Blocks to be 20-16 series (open end Bond Beam) units throughout.
Except use specials at ends and eaves overhangs.
Invert Bottom course of Blocks and provide clean out pockets and vertical steel to permit cleaning out.
Grout Fill using 'High Lift' Grout method (3.0m max heights) and 17.5mpa concrete. Fill wall in 200mm increments to allow consolidation.
Pencil vibrate every 'un reinforced' vertical cell during filling.



FIREWALL DETAIL

SECTION X-X

COMPLETED

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIAL	PROPOSED RESIDENCE FOR: C.T.175-1 & C.T.176-2 (GRAY)	AREA OVER BRICK:	
AGENT: ALLEN MILLER		AREA OVER FRAME:	
DRAWN BY: G.L. SMITH.	SITE: LOT 4 • DP58895 • LANCEWOOD DRIVE • HALSWELL • CH-CH	SCALE: 1 : 50	17-7-91 CHECKED: EB

AMENDMENT:	DATE:	5479	SHEET 4 OF 4
		DATE: 11th JULY 1991.	

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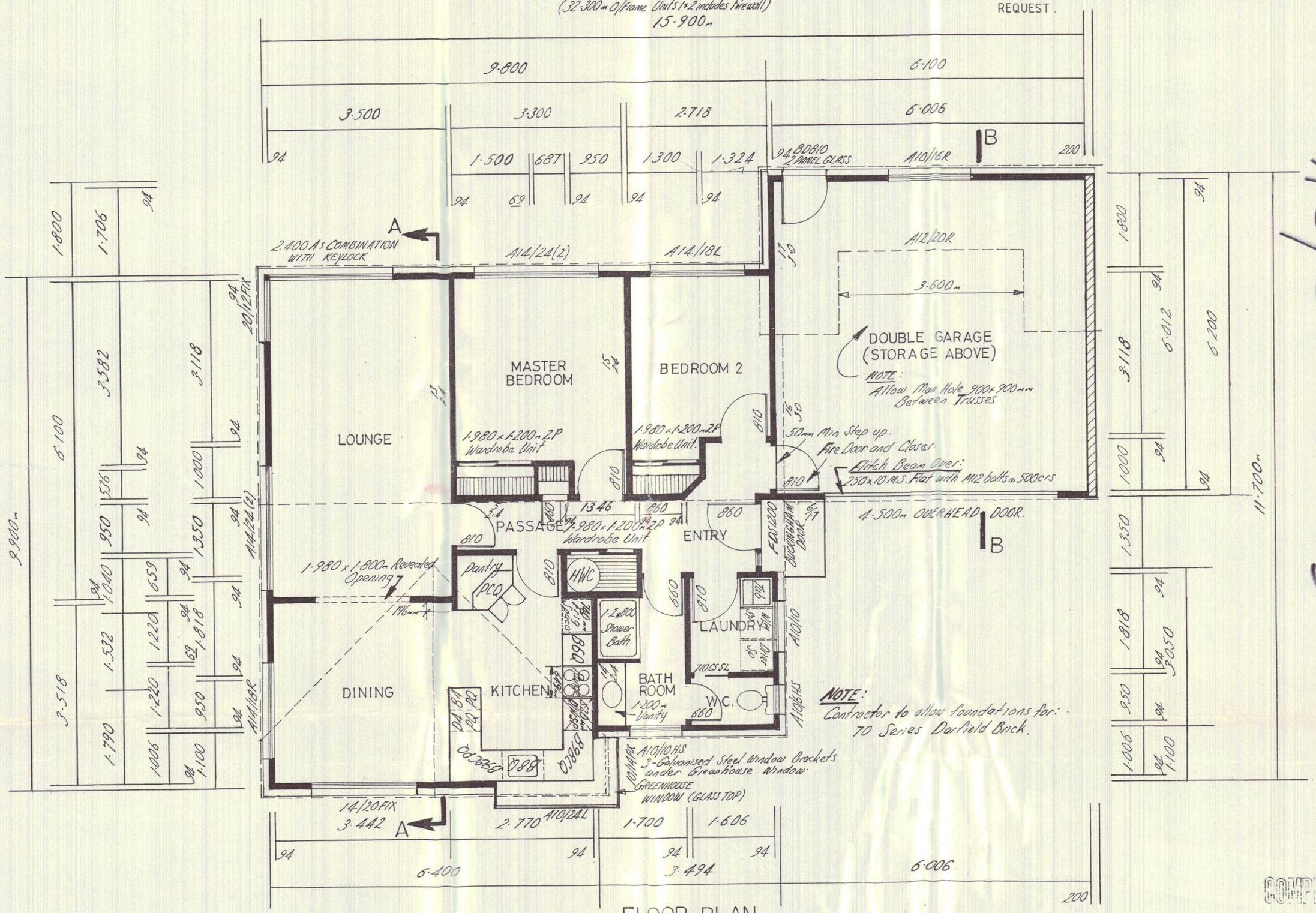

FLOOR PLAN

COMPLETED

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIAL	PROPOSED RESIDENCE FOR: C.T. 175-1 (UNIT 1)	AREA OVER BRICK: 136.96m² (1475ft²)	AMENDMENT: DATE:
AGENT: ALLEN MILLER		AREA OVER FRAME: 132.1m² (1422ft²)	5479 SHEET 1 OF 4
DRAWN BY: G.L. SMITH.	SITE: LOT 4 • DP58895 • LANCEWOOD DRIVE • HALSWELL • CH-CH	SCALE: 1:50 CHECKED: 17-7-91	DATE: 10th JULY 1991

DO NOT SCALE

(32.300m O/frame Units 1 & 2 includes Firewall)

16.200m

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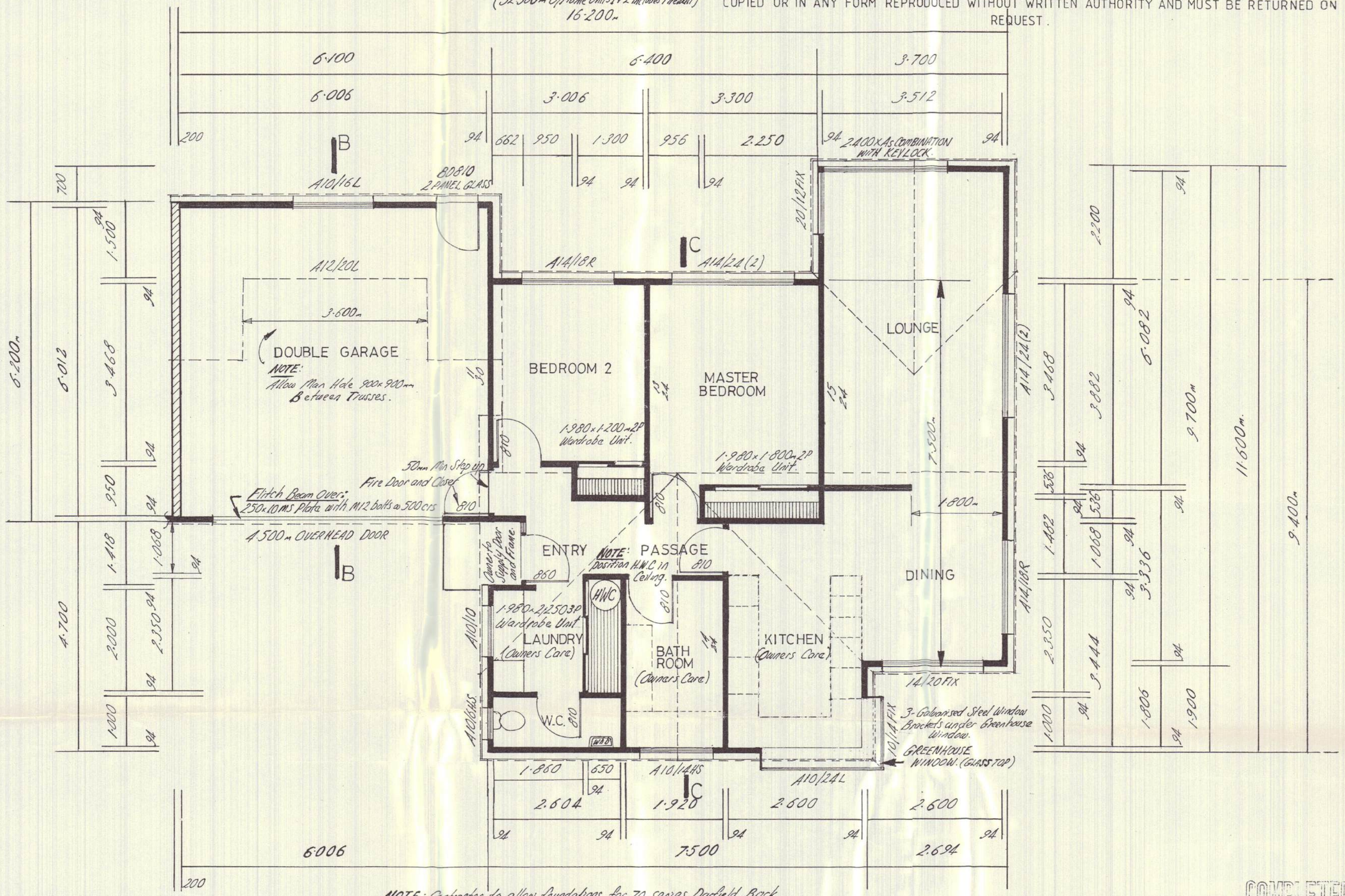

NOTE: Contractor to allow foundations for 70 series Darfield Brick.

FLOOR PLAN

COMPLETED

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIAL	PROPOSED RESIDENCE FOR: C.T. 176-2 (UNIT 2 GRAY)	AREA OVER BRICK: 141.72m² (1526°)	
AGENT: ALLEN MILLER		AREA OVER FRAME: 136.91m² (1474°)	
DRAWN BY: G.L. SMITH.	SITE: LOT 4 • DP 58895 • LANCEWOOD DRIVE • HALSWELL • CH-CH.	SCALE: 1:50	17-7-91 CHECKED:

AMENDMENT:	DATE:	5479	SHEET 2 OF 4
		DATE: 9th JULY 1991	

MERRITT HOMES LTD

standard SPECIFICATIONS

60 Lancewood Dr.

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

GENERAL

This Specification covers the materials to be supplied and work to be done to complete the dwelling house in accordance with this Specification and Plans herewith. All work shall strictly conform to the New Zealand standards and lending authorities. All materials listed shall be fixed to the manufacturers instructions and in a thorough and tradesman-like manner.

The Contractor will always assume that normal building foundations will apply to each building site. Any variations will be an extra and be quoted for.

Any variations in material or finish required by the owners from that specified hereunder, shall be listed. The list shall be known as the Addendum and shall be read as part of the signed contract.

All figured dimensions will take procedence over scaled drawings. Should any discrepancy be discovered between this Specification and any other documents, then the following shall be the order of precedence:-

1) The Building Contract
2) Addendum to Specifications
3) Detailed portions of any part of scaled plan
4) This Specification
5) The scaled House Plan

INSURANCE:

The Contractor shall insure the works in an approved Fire Office and such insurance shall cover the full value of the premises when completed. The Contractor will also affect an insurance with an approved Company to cover liability of the owner for accidents or Workman's Compensation for any accidental injury or death to any worker in the course of his employment. The Contractor shall be held responsible for the damage or loss by fire to the works and such things are covered by the 'policy' until the completion of the contract.

PERMITS:

The Contractor shall apply for and pay for all necessary permits and comply with the local body by-laws giving adequate notice to the local authorities for inspection and testing of any work.

P.C. SUMS:

The P.C. Sums quoted in this contract are to be read as Provisional Sums and will be adjusted when the true cost has been ascertained.

MAINTENANCE:

The Contractor shall maintain the dwelling for a period of 30 days during which time any complaints of damage caused by faulty workmanship or materials should be forwarded to enable the contractor to rectify these before the 30 day maintenance period expires.

COMPLETION:

On completion all trade debris shall be removed from the site and the building left clean and ready for occupancy, with all services and mechanical goods in working order.

TEMPORARY SERVICES:

The Contractor shall arrange for all temporary services he requires, pay all fees relating to same, and remove temporary services on completion of the contract.

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

MATERIALS:

All materials shall be of best quality. Where a specified material is not procurable at the time it is required, a substitute of similar quality will be used to avoid delay. Any such substitute material shall comply with local authorities and the satisfaction of the owner with a price adjustment relative to both parties.

EXTRAS:

No additional work will be undertaken or guaranteed without written agreement between the Contractor and the Employer.

ADJUSTMENT TO CONTRACT PRICE:

The Contract price is based on current rates of labour and materials, any authorised alterations to these items will be before the said alteration is commenced and must be paid prior to possession being given.

EXCAVATIONS

The owner will be responsible for the clearance of any trees, shrubs, stumps or debris from the area to be built on. Excavate for foundations to depths and widths specified, or to engineers requirements. All footings must be free from loose material and be taken down to solid bearing. Backfill earth around foundations after formwork has been removed. Any surplus soil will be the owners responsibility.

FOUNDATIONS

All construction and reinforcement shall conform to N.Z.S. 3604. Concrete shall be 17.5 mpa at 28 days.

FOR VENEER:

Continuous concrete wall for veneer shall be 230 x 525mm minimum with footing being a minimum of 225mm deep. Set in 190 x 90 x 90mm concrete block sleeper support, with (10mm) bolt or dowel, (75mm) into foundation. Reinforce foundation wall to comply with local body requirements.

.....

.....

FOR SHEATHING:

Continuous concrete wall for sheathing shall be 150 x 525mm minimum with footing being a minimum of 225mm deep. Set in 190 x 90mm concrete block sleeper support, with (10mm) bolt or dowel, (75mm) into foundation. Reinforce foundation wall to comply with local body requirements.

.....

.....

FOUNDATION PILES:
Set precast concrete piles in concrete 300 x 300 x 225mm deep in minimum base.
Space as set down in Table 5 N.Z.S. 3604.

FOR CONCRETE FLOOR:

Continuous concrete wall for concrete floors shall be 240 x 375mm minimum with footing being a minimum of 225mm deep. Reinforce foundation wall to local body requirements.

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CONCRETE FLOOR SLABS:

Remove all vegetation from the building area - refer to excavations. Place granular fill material (19mm) rounded stones to a minimum depth of 150mm. Cast 100mm thick concrete slab on an approved moistop d.p.c. with minimum lap of 50mm. Seal laps, joints and penetrations with (48mm) 'blaxstrap' tape. Lay 665 welded mesh, lapped at 225mm, at a position of not less than 35mm cover to the top surface of the floor slab. Provide chases in floor for waste pipes to be installed by the plumber at a later stage. Finish surface with steel trowel or power float to a dense smooth surface fit to receive subsequent floor coverings.
Fix bottom plates, on (100mm) D.P.C. to N.Z.S. 3604 specifications.

TERRACES:

All slabs must be 100mm minimum thick, reinforced with 668 HRC mesh if over 2.5 square metres. Provide expansion joints of at least one for every 2.4 metres. All terraces shall be plastered.

PATIOS:

All patios shall be 100mm minimum thick with no reinforcing. Provide expansion joints of at least one for every 2.4 metres. All patios shall be trowel finished and not plastered.

CARPENTER & JOINER

DAMPCOURSE:

All timber work abutting concrete masonry or brickwork shall be protected with 3 ply malthoid D.P.C.

SUBFLOOR FRAMING:

Bearers to be in long lengths halved over piles where joined. Set 94 x 69mm bearers on edge at not more than 1300mm centres. Bolted at each end to the foundation and securely fixed with No.8 galvanised wire to piles.
Fix 94 x 47mm floor joists on edge, set out to suit flooring sheets with double floor joists under all internal braced walls and at each end wall. Alternative timber sizes and spacings may be used, refer to N.Z.S. 3604 Table 8.

FLOORING:

Prelay high density particle board continuously supported on all edges with floor joists or dwangs cut between floor joists. Tightly fit and align joints both ways. Nail 60 x 2.8mm jolt head galvanised nails at 125mm centres on the joints and 200mm centres on intermediate floor joists. On completion of contract punch all floor nails and clean off with one cut of machine sanding - fine finish is an extra. Care must be taken during construction that the floor is not stained by rust marks, tea or coffee, paint etc.

WALL FRAMING:

Assemble walls with studs at 600mm centres and three rows of dwangs. Straighten bottom plates and fix firmly into joists. Plumb corners both ways and straighten top plates to a line with temporary bracing. Brace walls with cut in diagonal metal bracing as per schedule. Install metal meterbox where directed by local authority.

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ROOF FRAMING:
Construct roof with conventional framing on engineer designed pride or gangnail trusses fixed plumb and secured to the top plate with 'Z' nail framing anchors. Position trusses directly over studs or supporting dwang fixed between studs directly under plate. Brace each end truss. Fix ceiling braces at 1800mm from corners on the diagonal.

EXPOSED RAFTER/BEAM CEILINGS:

All exposed rafters or beams will be of rough sawn N.Z. Oregon stained. Fix 9.5mm gibraltar board on top of rafters and cover with clear polythene sheet sufficiently lapped and taped with polythene tape. All exposed rafters shall be checked 12mm into main ridge beam. Exposed beam ceilings shall be lined with 9.5mm gibraltar board fixed between beams.

MATERIALS SCHEDULE:

Material	Size	Grade	Remarks
Bearers	(94x69mm)	Rad P.T.	Wire & Bolted
Floor joists	(94x47mm)	Rad P.T.	(400mm) crs
Solid dwangs	Joist depth x (50mm)	Rad P.T.	(2400mm) crs
Top & bottom plates	(94x47mm)		
Studs	(94x47mm)	Rad P.T.	(600mm) crs
Trimmer Studs		Rad P.T.	See NZS Table 17
Lintel		Rad P.T.	See NZS Table 16
Dwangs	(94x47mm)		
Bracings (Ply)			Nailed to NZSS
Bracings (Metal)			Cut in diagonal
Ceiling batten plate	(144x37mm)	Rad P.T.	Fixed on T. Plate
Ceiling dwangs	(94x47mm)	Rad P.T.	
Ceiling battens	(69x37mm)	Rad P.T.	(400mm crs max.
Rafters	(94x47mm)	Rad P.T.	(900mm) crs (iron)
Ridges & Hip rafters	(194x23mm)	Rad P.T.	
Valley rafters	(144x37mm)	Rad P.T.	
Valley boards	(144x23mm)	Rad P.T.	
Underpurlins	(94x69mm)	Rad P.T.	
Roof struts	(94x47mm)	Rad P.T.	(1.5m) crs max.
Collar ties	(144x23mm)	Rad P.T.	(1.5m) crs max.
Purlins (iron roof)	(69x47mm)	Rad P.T.	(750mm) crs max.
Roof trusses	Prydenail or	Gangnail	(900mm) crs
Eaves framing	(94x37mm)	Rad P.T.	
Fascia boards	(180x32mm)	T.W.P.	Grooved
Barge boards	(180x32mm)	T.W.P.	Grooved
Weatherboards	(140x18mm)	as specified on sales advice	
Vertical boards	(140x18mm)	as specified on sales advice	

SCANNED: 13/10/2025 15:13:27 BATCH: 47468 DOC: CCCBBPZO Box: 823

VARIATIONS:

The builder may alternatively use heart Rimu subfloor and Rimu B.A. Framing or any other timbers conforming with Local Body or Lending Institution requirements.

NOTE: N.Z. Oregon if used may split.

SOFFITS & VERGES:

Allow rafter to overhang as shown on plan and cut off plumb. Frame down soffit with (100 x 37mm) bearer and ribbon plate. Frame verge overhang with 100 x 50mm flyrafter securely nailed to 100 x 50mm outriggers on flat. (Refer to Std. Details). Line under with 4.5mm Hardiflex using suitable P.V.C. mould evenly spaced.

FASCIA & BARGE:

METAL TYPE: Stratco prefinished metal fascia and gutter system to be fixed by the manufacturers specialists.
TIMBER: Shall be dressed (140 x 32mm) or (180 x 32mm) T.W.P. grooved to take 4.5mm Hardiflex sheets.
Mitre all joints and fix to level and straight line.

EXTERIOR FINISH:

All joinery, timber linings, trim and end grain shall be given a generous coat of primer or stain prior to fixing.
Behind all asbestos and timber wall sheathing fix breather type building paper with minimum lap of 100mm.
All timber boarding shall be fixed with (60 x 2.8) galvanized jolt head nails. Vertical boarding to be fixed plumb and in single lengths.

EXTERIOR DOORS:

Casement type out of Paint Grade Redwood, Cedar or Mahogany hung on one and one half pair of 100mm loose pin F.B. Butt Hinges in 50mm solid rebated D.A.H. Rimu frame.
Rebate bottom rail of back door over (30 x 4.75mm) aluminium weather bar, grooved and screwed into door sill.
Doors hung by joiner and glazed where required.

ALUMINIUM WINDOWS AND DOORS:

Shall be delivered to site and stored on edge.
All reveals shall be grooved and must be protected from damage.
All awning sashes must be 1200mm deep in windows of 1200mm depth or more. Install to Manufacturers instructions.
Fit 100mm D.P.C. flashing to sides and base of frame in slots provided.

HEAD BOARDS & FACINGS:

Pack trimmer to cover veneer cavity and fix treated timber or other where stated to form window headboard.
Corner window facings shall be dressed (200 x 25mm) T.D.A. Rimu neatly butted. See standard details.

INTERIOR FINISH:

Dwang and build in the various joinery fitments as supplied by joiner. Butt neatly to walls, floor and or ceiling, using (15mm) bungalow mould only where necessary.
Fix (60 x 10mm) bevelled edge skirting to all rooms. Scribe all internal angles and mitre external angles.

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Build in and trim for switchboard supplied by electrician.
Trim around baths with Englefield acrylic panels. Tub trim to be Seratone. All interior finishing timbers shall be sanded to remove all machine marks and on completion shall be free from all hammer marks, slits or other defects. Punch all nails in exposed work.

CEILINGS:

To be lined with 9.5mm gibraltar board sheets glued and nailed to manufacturers instructions.
Stop all joints, nail holes and other imperfections as for walls.
Leave ready for the application of a textured coating. Apply texture coating (with a pattern of the owners choice) in chalk white finish.

WALL LININGS:

Generally to be lined with 9.5mm gibraltar board sheets glued and nailed with Gib Clouts to manufacturers instructions.
To all joints lay in 'Gib Bedding Compound' and 'Gib Reinforcing Tape'. Lightly scrape joint and apply second application. Leave to dry then lightly sand joint ready to receive wallpaper.
Apply two applications of Gib Bedding Compound to nail holes and other imperfections and finish as for joints.
All external corners shall be reinforced with 'Gib Slim Line Angle' fixed and stopped to the manufacturers instructions. Corners must be left true and smooth.

ACCESSWAYS:

Trim 600 x 500mm manway through ceiling of passage providing a texture coated partical board cover panel.
Form 600 x 400mm manway through floor of wardrobe.

SHOWER LININGS:

SHOWER CABINETS: To be lined with selected Hardiglaze sheets and finished with plastic mouldings - refer to standard details.
SHOWER OVER BATHS: Line walls with Seratone or Riotone sheets using plastic jointers and bath mould.

KITCHEN CABINETS:

Construct and assemble modules into units as indicated on the plan. Check all dimensions. Care must be taken to ensure no damage is done to prefinished doors when taking delivery and during installation.
All doors will be fitted with self-closing hinges and handles supplied by the joiner.

WARDROBES:

To single wardrobes hang 1980 x 660mm mahogany door. To double wardrobes install a sliding unit as supplied to the dimensions on the plan in a revealed opening 1980mm high.
Provide 300mm full length shelf fixed 1750mm above floor with 19mm galvanized pipe hanging rail. Support with (110 x 18mm) D.A. Rimu cleats.

LINEN CUPBOARD:

Form four shelves from (60 x 18mm) battens spaced at 12mm apart. Build in stand to hold cylinder - refer to addendum for size.

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INTERIOR DOORS:

Shall be stock flush panel prehung in D.A. Rimu Merson jambs .
Hang on one and one half pairs of 85mm F.B. loose pin butt hinges.

MAIN DOORS:	(1980 x 810 or 760)	- hollow core
WC & BATHROOM DOORS:	(1980 x 660 or 760)	- hollow core
FIRE DOOR:	(1980 x 810)	- solid core

INTERIOR:

TIMBER: ALL D.A. Rimu is generally of a paint grade quality. If the Purchaser requests to varnish either his stairs, balustrade, newel posts, reveals, door jambs or skirting, Merritt Homes accept no responsibility for the positioning of knots or imperfections in the timber graining or finish.
SELECTED TIMBERS: Should the owner request 'selected timbers' for the finishing timber work as such and shown and costed on sales advice as such, the timber will be reasonably clear of the above imperfections, and be of a quality to varnish or stain.
NOTE: Customwood is to be painted unless staining is requested by the owner in writing.

STAIRS:

All stairs, newel posts and balustrading shall be of D.A. Rimu with mahogany handrails.
The builder shall build in any landings and framework required.
CLOSED TYPE: To be constructed with 250 x 50mm stringers, treads, glue wedged and glue blocked into the stringers.
Nosing to be 30mm maximum.
OPEN TYPE: To be constructed with 250 x 50mm stringers and treads glued and nailed into stringers.
BALUSTRADING & HANDRAILS: Supply newel posts, turned balustrades and moulded handrails as per plan.
The above to be read in conjuction with the sales advice and addendum to specifcations.

HARDWARE:

DOORS:	
Front entrance door	Schlage Plymouth P.B. lockset
Rear entrance door	Schlage Plymouth P.B. lockset
Other entrance doors	Schlage Plymouth P.B. lockset
Interior main doors	Sylvan tradition barrel latchsets
NOTE: FIREDOOR	Fix arrow 737S door closer to fire door
Bathroom & W.C. doors	Sylvan tradition barrel snibsets
Wardrobe & cupboard doors	Sylvan tradition halfsets
Kitchen cupboard doors	Self closing hinges with handles as per design display
BATHROOM ETC:	
Jaeco Exlcusive	E5 Roll Holder To W.C.
Jaeco Exlcuisve	E1 Towel rail To Bathroom
Jaeco Exclusive	E10 Soap dish In Shower Cabinet - where lined in laminated wallboard

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INSULATION

All insulation must be installed strictly to the manufacturers and local body requirements.

CEILING:-	75mm Thermoseal Loose Fill to accessable areas
	R 1.6 Fibreglass Batts to areas inaccessable to loosefill
	R 2.2 Fibreglass Batts to Skillion type construction
WALLS:-	R 1.6 600s Fibreglass Batts and Building Paper
UNDERFLOOR:	Durafoil 432P

HEATING

A 2.2kw wall mounted fan heater will be supplied by the Builder. The heater will be installed in the living area unless directed otherwise by the owner.

ROOFER

Provide suitable protection to the prefinished metal fascia during the fixing of any roofing materials.

GALVANIZED IRON:

Minimum pitch shall be 12 degrees.
Cover roof area with (50 x 1mm) Galvanized wire mesh, stretched taut and securely fixed with (25 x 2.5mm) galvanized staples. Over-lay with breather type building paper.
Fix (45mm - 26 gauge) galvanized corrugated iron in single lengths with one and one half corrugations side lap. Secure with lead head nails in accordance with standard practice. Allow 50mm overhang into gutters.
Flash ridges and hips to be covered with lead edged ridging in long lengths with the lead edge dressed down into the corrugations of the iron. Paint all laps before securing with calcium plumbate.

GALVANIZED IRON ROOFS ARE NOT PAINTED.

MONIER CONCRETE TILES:

Minimum pitch shall be 18 degrees.
To be fixed to the manufacturers and or Housing Corporation or other lending institutions specifications by approved fixers.

METAL TILES AND COLOUR STEEL ROOFING:

Minimum pitch shall be 12 degrees.
To be fixed to the manufacturers and or Housing Corporation or other lending institutions specifications by approved fixers.

FLAT ROOFS:

Fix galvanized iron tray roofing over netting and building paper to manufacturers specifications.

BRICK & BLOCKLAYER

All work shall conform with N.Z.S.S. 1900 chapter 6.2 x 9.2. All blocks must be of an approved manufacturer. N.Z.S.S. 595 class A or class B where plastered for exterior use with flush floated joints.

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MORTAR:

Shall have a minimum compressive strength of 12.5 MPa at 28 days.
The mix proportions shall be 4-6 parts sand, 2/3-1 part lime and 1 part cement.
Colouring of the mortar by the addition of mineral oxide pigments must not exceed a rate of 10 per cent by volume of the cement.

JOINTS:

All mortar joints must be straight and of uniform 10mm thickness. They must be tooled after the initial stiffening has occured to ensure a smooth weatherproof finish.
Precautions shall be taken to prevent mortar falling into cavities or penetrating into grout spaces. Mortar falling onto ties shall be cleaned off immediately.

VENEER:

The cavity between masonry veneer and timber frame shall not be less than 40mm.
Provide vent holes in top course and weepholes in bottom course 50mm high spaced at 1200mm centres.
Supply and fix concrete vents only to local body requirements.
No veneer shall exceed 4 metres in height measured from the top of the foundation to the top of the veneer except in the case of a gable where the measurement is from half the height of gable. No section of Veneer shall be less than 390mm long except at corners where a minimum return of 300mm is accepted.
All veneer must be kept hard up the soffit linings as no moulds are used.

TIES:

Build in approved wall ties not exceeding 350mm vertically and not more than 660mm horizontally, staggered fix with only hot-dipped nails.

SPLIT STONE:

For size and colour refer to the addendum.
Bolstering is an extra if required and will include the 4 sides of the split units.
Sills are to be 50 series purpose made units.
On completion clean down all surfaces and leave free from defects and mortar stains.
Weatherproofing with silicone or painting will be done by others.

CONCRETE BLOCKS:

Refer to addendum for type and size.
All blocks must be kept dry before and during laying and until the mortar is set.
If veneer, sills and waterproofing will be as for split stone.
If reinforced concrete block masonry, reinforcement shall conform to N.Z.S. 1900 chapter 9.3a.
Use purpose made sill blocks and slotted blocks for window and door openings.
Interior finish to outer walls in living and bedrooms can be left flush jointed for strapping and lining or gibfoam. Service areas will be painted.
Build in any holding down bolts required at the intersection of internal timber walls.

BRICKWORK:
All bricks shall be hard, square, well burnt and free of any chipped edges.
Where coloured joints are called for, add mineral oxide to mortar (mix as listed under MORTAR). All joints to be weather-struck as work proceeds.
Sills shall be bricks on edge or purpose made tiles.

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On completion clean down all exposed surfaces with a weak solution of hydrochloric acid (except cream or other light toned bricks).

CHIMNEYS:

May be of unit-masonry, precast pumice concrete, or reinforced concrete.
Keep timber framing at least 1 inch clear from masonry (and plaster coating) at all points.
Build in splayed lintel with soffit 25mm maximum above arch of surround.
Where a change of material is made in the stack, use a horizontally rienforced adaptor block with provision for continuous vertical reinforcing.
Reinforce all chimneys with 4 continuous vertical 12mm rods (from gathering to top for precast and unit masonry: from foundation to top for r.c.). Properly grout rods for their full length.
Firebricks must be laid on flat for the fireback, but may be on edge for return sides. From dished soot shelf.
Where slab surrounds are used, they must have at least 6 inches of vertical surface grouted (from above) in contact with the lintel, keyed where necessary with tightly rammed netting, and pointed from below fireclay.
UNIT MASONRY: Lay one course of 225mm headers above lintel and gather at no more than 55mm per course. Plaster stack front and back, from gathering to top of ceiling joists.
Veneer masonry, if used as a flue wall, must be connected by bonding.

PLUMBER

All work shall be carried out in accordance with the Plans and Specifications, Local Authority and Public Health By-Laws. All materials shall be of their best respective kind and of N.Z. Manufacture wherever possible. The builder shall obtain all necessary permits and pay all fees in connection with the said work. Water pipes and tubes shall be set out in straight runs or even gradients, by the shortest practical route, avoiding sharp bends which may cause airlocks. Temporary water will not be supplied unless requested and paid for by the builder.

FLASHINGS:

Take all necessary precautions to prevent the corrosion caused by the contact of dissimilar metals.
Provide and fix all flashings as required.
Flash all chimneys and upstands through roof with 1.8 Kg lead. On tile roofs the flashings shall cover the whole tile and be turned down.
Valley Iron will be supplied and fixed by the carpenter.

SPOUTING AND DOWNPIPES:

Where a metal fascia and gutter system has not been fixed, provide and fix Stormcloud P.V.C. Spouting to manufacturers specifications. Provide and fix all stopped ends, mitred returns, outlets, droppers, downpipes and any other special members required to complete the spouting.
Fix Coloursteel downpipes with all metal fascia and gutters in accordance with the manufacturers specifications. Galvanized spouting and downpipes will be an extra if required.

WASTES, TRAPS, VENTS AND SOIL STACKS:

Provide and fix polypropylene traps in such positions that they may easily be removed. All waste pipes, vents and soil stacks shall be approved rigid P.V.C. Any pipework embedded in concrete floor shall be wrapped with 'benso' tape.

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COLD WATER SUPPLY:

Allow to lay 20mm Gold Ribbon Alkathene from the local body point, or section boundary, to the house, buried not less than 450mm. A maximum of ten metres will be supplied in this quotation. Any supply in excess of ten metres will be an extra to the client. Provide gate value at foundation base. Encircle with cover for easy access.
All inside cold water service pipes shall be 15mm P.V.C. Class E, supported at 900mm centres with purpose made saddles.
Service to Bath, Vanity, Shower, W.C., Tub, Sink, Hot Water Cylinder, provision for Automatic Washing Machine and two exterior hose taps - one at front and one at rear.
Where high pressure is not available an extra will be charged for a low pressure system to be determined.

HOT WATER SUPPLY:

Provide and fix 270 litre lagged electric Hot Water Cylinder with necessary exhaust pipe. Connect cylinder to cold water system via a filter stop cock and 'Nefa' (or similar type) pressure reducing valve. Provide element and thermostat to cylinder.
All copper tube for hot water supply shall be supported with 25mm straps or clips spaced at 1300mm centres.
Lagg hot water pipes and fittings with approved 'Plumbers Felt' tightly wrapped and secured with copper wire.
All pipework in roof spaces including the exhaust pipe, shall be lagged.
Service to bath 20mm Vanity, Shower, W.C., Tub, Sink and provision for Automatic Washing Machine 12mm.

WETBACK SYSTEM:

Supply and connect open fire wetbacks when specified.
Connect only any solid fuel boilers supplied by builder.

TAPS:

Supply and fix CP on Brass Taps with H.M.C. Harmony Heads.

BATH	- 20mm extended bibs
VANITY	- 12mm pillar cocks
TUB	- 12mm bib cocks
SINK	- 12mm bib cocks
W.C.	- 12mm cistern stop cock
AUTO W/MACHINE	- 12mm W/Machine cocks

SANITARY FITTINGS:

Plumber to supply and fix following fittings:-

BATH	- Englefield Gondola (or similar acrylic) (white)
W.C. PAN	- Glaxed earthenware Pedestal (white)
W.C. CISTERN	- Dux Twinline (white)
SHOWER	- S/Steel tray with polystyrene base to
	- suit cabinet size
	- H.M.C. Gemini mixer valve
	- H.M.C. C.P. on brass swivel type shower rose

Plumber to fix only the following items supplied by others -

SHOWER UNIT	- Where detailed on plan
VANITY UNIT	- As selected by owner and detailed on plan
TUB	- Single LF2 S/Steel with customwood cabinet or Homepride Autodrain 500 prefinished
SINK TOP	- Laminated plastic - S/Steel is an extra

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Provide and fix, all plugs, C.P. Chains, Gratins and washers to all fittings as required.

NOTE: Any coloured fittings requested will only be supplied if available at time of construction and an extra cost will be charged.

DRAINLAYER

Provide all materials and plant necessary to complete the work in accordance with the plumbing and drainage regulations 1959, the health department and local body requirements.
The builder shall pay for all necessary fees in the permit.
The drainlayer shall arrange for the inspection of all work.
The site plan details an example only from which the provisional sum as shown on the sales advice has been allowed for all drainage services.

STORMWATER:

Connect all stormwater outlets to the local body system in 100mm second quality socketted earthenware pipes and fittings.
Where no disposal system exists, install boulder pits as per drainage and local body requirements. This shall be an extra to the client.

SANITARY DRAINAGE:

Install all necessary gulley traps, terminal and back vents.
Connect sewer drainage in 100mm first quality socketted earthenware pipes and fittings to the local body disposal system.
Any road openings required or dewatering shall be an extra to the client.
If no local body system exists provide a septic tank to N.Z.S.S. 758 and local body requirements. This shall also be an extra to the client.

P.V.C. MATERIALS:

Will be acceptable where local authorities permit the use of. All local body and manufacturers requirements must be strictly adhered to.

TEST AND BACKFILL:

All pipework shall be tested and inspected by the local body inspector before backfitting, and any defects made good.
Backfill with machine returning surface to its original condition.
Remove all drainlayers debris, and leave site clean and tidy.

ELECTRICIAN

All installations shall be made in accordance with the wiring regulations and to be to the satisfaction of the local authorities. All switches and plugs and other electrical accessories shall be P.D.L. 500 series.
All power socket outlets must have switches.
The electrical contractor is to obtain all permits and pay all fees in connection therewith and arrange for all inspections required by the supply authority.

METERBOARD:

To be encased in a galvanised iron meter box supplied and fixed by builder where directed by local authority.

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POWER SUPPLY:

The first ten metres of underground power cable is allowed in the quotation and shall be 16mm single phase. Any larger phase required by the wiring regulations or poles will be an extra to the owner Any supply in excess of the above metioned allowances will an extra to the client

SWITCHBOARD:

Fix where directed inside the house.
Provide and set up as required on meter board and case with all necessary equipment thereon neatly labelled.
Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled and hinged on one side.

LIGHTS:

Provide and install specified number of light points complete with lamps and shades as shown on plan and provide 100 watt lamps in living rooms and 60 watt lamps to all other points.
Extra light points at quoted price.

POWER POINTS:

Provide and fix specified nummber of points as shown on plan, 1200mm above floor in kitchen and laundry, 300mm above floor elsewhere.
Extra power points at quoted price.

HOT WATER CYLINDER:

Connect element and thermostat supplied by plumber to hot water cylinder. (270 litre). Place control switch (10 AMP MIN.) on outside of cupboard using 1.5mm T & E cable for wiring installation.

ELECTRIC RANGE:

Connect electric range supplied by builder using 6.0mm T & E cable for wiring installation. Where ranges are prepluged supply & fit a 30amp outlet & box.

ELECTRIC HEATER:

2kw Fan Heater Supplied by builder.

PAINTER & DECORATOR

All materials shall be of the best quality and supplied by Tradesmen according to trade practice. Provide suitable cover to baths, basins, sink bench and dresser tops, electric ranges etc, during process of the work. Protect all floors from stains resulting from paint and oil tins etc.

EXTERIOR WOODWORK:

Builder will prime all exterior woodwork with a suitable primer. Painter will then stop all nail holes and surface cracks with first grade putty and supply and apply one undercoat and one finishing coat of high gloss enamel.

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HARDIFLEX WORK:

Apply two coats of unthinned acrylic paint.

STAINED WORK:

Builder will apply one coat of stain prior to fixing. Painter shall then stop all nail holes etc, with coloured putty followed by one further coat of stain.

TIMBER SHUTTERS:

Builder to apply one protective coat of acrylic low sheen paint (Timbacryl or similar). Painter to finish with one further coat of same.

TIMBER DECKS AND ROUGH SAWN TIMBER:

Builder will protect all timber with one generous coat of stain to clients colour choice. Painter to apply finishing coat of same.

BLOCKWORK:

When directed shall receive two unthinned coats of masonry trade formula paint - protect all aluminium surfaces thoroughly.

METALWORK:

All galvanised spoutings, downpipes, flashings etc shall receive one coat of approved galvanized primer, followed by one undercoat and one finishing coat.

INTERIOR:

Paint inside of wardrobes except timber cleats and galvanised rails, with two coats of acrylic latex paint. The inside of kitchen cupboards are not painted.
WOODWORK: Apply two undercoats stopping all nail holes between each coat. Finish with one unthinned coat of gloss enamel paint.

DOORS:

All flush panel doors to be given one coat of sealer and two coats of clear varnish. To be sanded between coats. Paint grade doors to be painted as per interior woodwork.All kitchen cupboard doors and sliding wardrobe doors are pre-finished from the factory.

WALLS:

Properly prepare all walls and apply one sealer coat. Mix 25g of 'Sanitabrite' to each litre of approved paste. Hang wallpaper plumb and true in single lengths with neatly butted joints registering any patterns in accordance with best trade practice. Leave all surfaces flush, uniform in colour and free from wrinkles, blisters, lumps, tears, stains or any other imperfection. All wallpaper is to be selected by the owner.

Provisional cost of wallpaper per roll as shown on the sales advice

FLOORSANDING:

All partical board and or timber floors shall receive one machine coarse sand. Scrape out all corners not accessable by machine.
Fine sanding and Polyurathene coating is an extra where required.

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SOLID PLASTERER

All surfaces must be well cleaned and soaked before applying plaster. Render and straighten all work with 3:1 ratio sand and cement.

FOUNDATIONS:

Shall be plastered with one 12mm thick smooth coat and finished with a dash coat to give an even regular surface.

TERRACES, PORCHES AND STEPS:

Render with one 12mm thick coat and finish with a wooden float to a fine surface.
Provide expansion 'V' joints to align with concrete top.
Allow sufficient fall away from building to prevent surfaces holding water.

TELEPHONE

The connection of a telephone is NOT part of this contract.
The owner will be responsible for notifying the N.Z.P.O. of the pre-wiring details.
NOTE: This must be done well before the linings are fixed.

==========//==========

OWNERS SIGNATURE: ..... DATE: .....

BUILDERS SIGNATURE: ..... DATE: .....

MERRITT HOMES LIMITED ACCEPTANCE: .....

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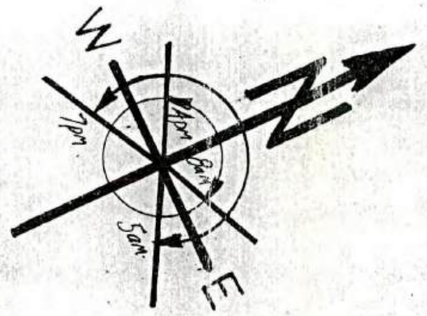
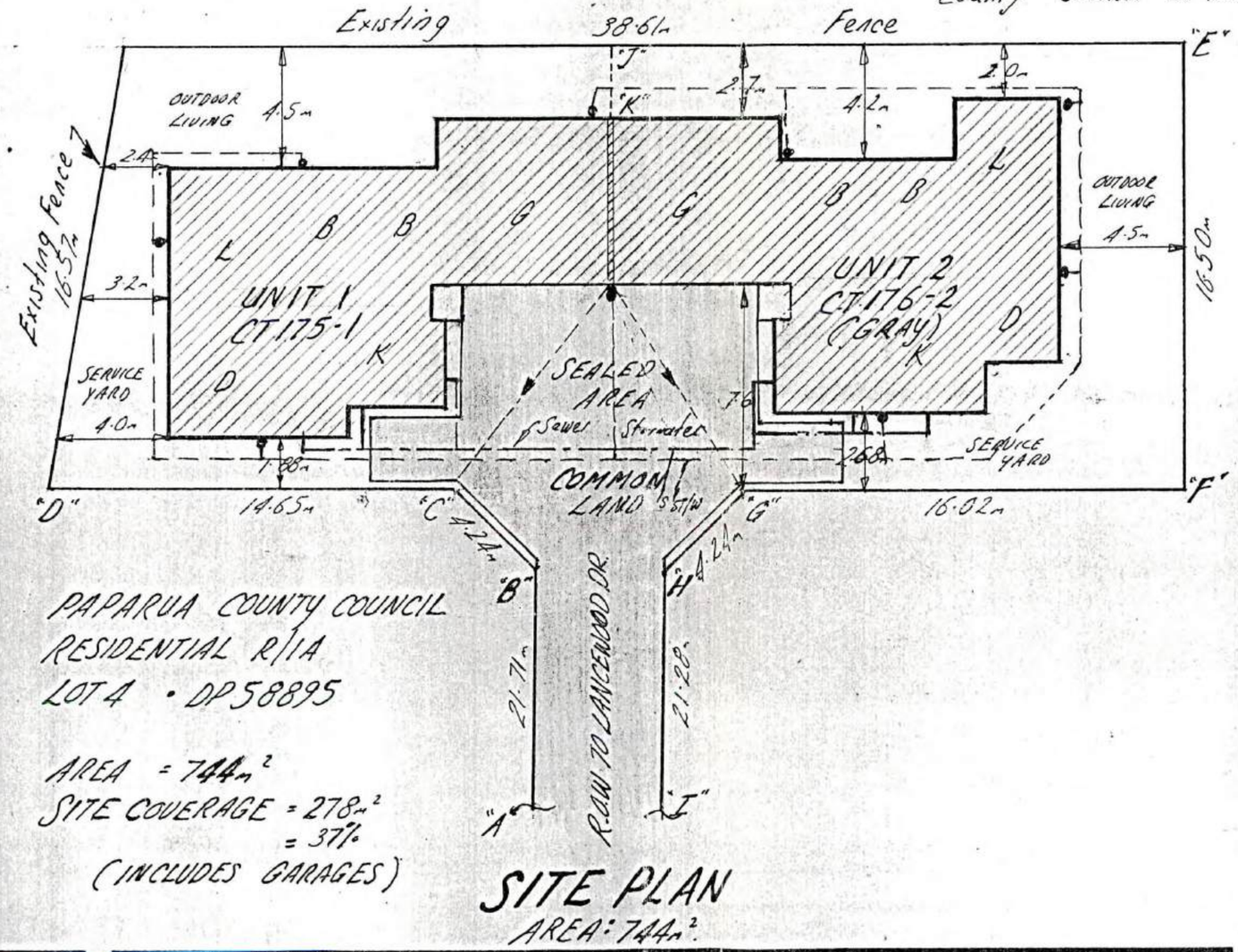
DO NOT SCALE



SALES AND PERMIT PLAN ONLY.

NOTE: All measurements are approx only and are subject to a final survey plan to be drawn after the new dwelling has been constructed. It will then be lodged with the Dept of Survey and Land information and will form part of the cross lease agreement.
All sitings are subject to the approval of the Paparua County Council at the time of Building permit applications.



PAPARUA COUNTY COUNCIL
RESIDENTIAL R/1A
LOT 4 · DP 58895

AREA = 744m²
SITE COVERAGE = 278m²
= 37%
(INCLUDES GARAGES)

SITE PLAN
AREA: 744m².

FENCING INCLUSIVE

"A"–"B"	= 21.71m	1.8m PALING
"B"–"C"	= 4.24m	" "
"C"–"D"	= 14.65m	" "
"E"–"F"	= 16.50m	" "
"F"–"G"	= 16.02m	" "
"G"–"H"	= 4.24m	" "
"H"–"I"	= 21.28m	" "
"J"–"K"	= 2.70m	= 101.34m TOTAL

NOTE TO PURCHASER:
AS MERRIT HOMES WAS NOT THE VENDOR OF THIS SECTION ANY EXTRA FOUNDATIONS OR REPEGGING COSTS ARE THE RESPONSIBILITY OF THE PURCHASER

Client's Signature ..... 198 Date

DRAINAGE IS ONLY A PROVISIONAL SUM
ESTIMATED MEASUREMENTS, STORMWATER AND SEWER DETAILS ARE APPROXIMATE ONLY.
THE LAND MAY HAVE TO BE DE-WATERED.
SEWER CONNECTION MAY BE VERY DEEP OR SHALLOW.
THE DRAINLAYER SHALL DETERMINE THE FINAL POSITION OF DRAINAGE PIPES

36 m SEWER
97 m STORMWATER
POWER SUPPLY

Client's Signature ..... 198 Date

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: SPECIALS	PROPOSED RESIDENCE FOR: C.T.175-1 & C.T.176-2 (GRAY)	SCALE: 1:200	CHECKED:
AGENT: ALLEN MILLER			
DRAWN BY: G.L.SMITH	SITE: LOT 4 · DP 58895 · LANCEWOOD DRIVE · HALSWELL · CH-CH.		

AMENDMENTS: DATE:

3874

DATE: 16th JULY 1991

DO NOT SCALE

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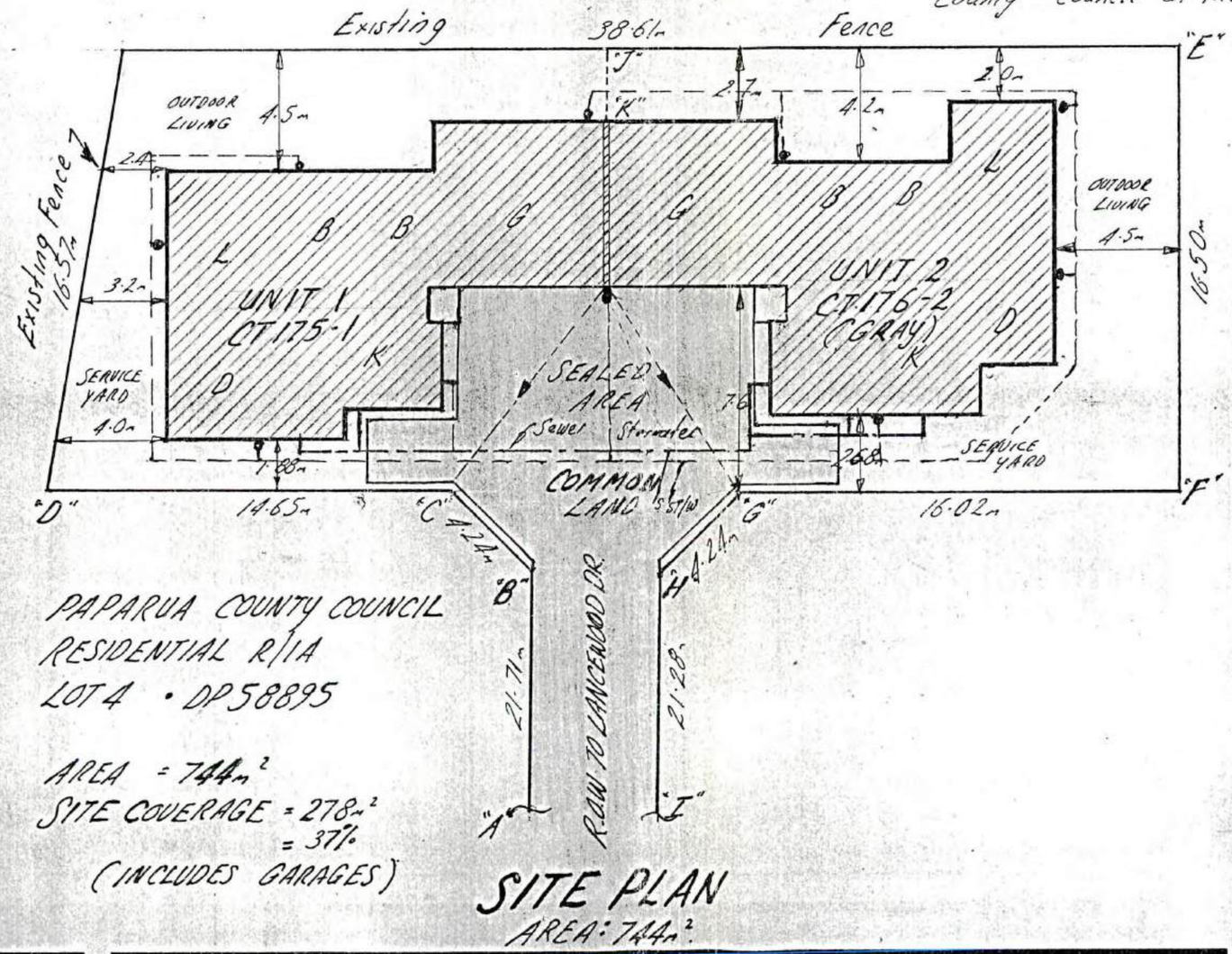

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merritt homes ltd
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