

move.

council records

43 carrs road
urenuí

Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

Yellow = Privately Owned
Grey = Out of Service/Closed
Stormwater
Water Supply
Waste Water



APPLICATIONS

XMT/111048

DESCRIPTION:
Pole Shed

Prepared by:





Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

Registration of Exempt Building Work No: XMT21/111048

Applicant

Applicant: NAKI BUILDERS LTD
Application received: 29 June 2021
Email Address: info@nakibuilders.co.nz

Phone No (Bus): 06-765 4114
Phone No (Pvt): 021 118 0604

Project Location

Street address: 43 Carrs Road URENUI 4377
Property ID: 116233
Legal description: LOT 2 DP 532834

1. This registration of exempt building and building work is a means of providing a report on file for future reference and property enquiries.

- Items considered by this registration include: POLE TYPE STORAGE SHED

2. We confirm that the proposed work falls within the scope of Schedule 1 of the Building Act 2004.

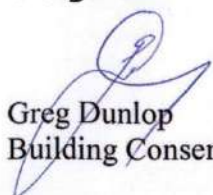
A building consent shall not be required in respect of this work however all building work must be carried out in accordance with the New Zealand Building Code.

3. Compliance with other legislation

All building work, whether it needs a building consent or is considered exempt must still comply with the Building Code and other relevant legislation including but not limited too:-

- Plumbers, Gasfitters, and Drainlayers Act 2006
- Gas Act 1992
- Gas (Safety and Measurement) Regulations 2010
- Electricity Act 1992
- Electricity (Safety) Regulations 2010
- Resource Management Act 1991
- Fire and Emergency New Zealand Act 2017
- Health and Safety at Work Act 2015
- Local Government Act 2002

4. Sign Off



Greg Dunlop
Building Consents Officer

Date issued: 1 July 2021



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

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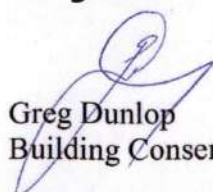
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- Fire and Emergency New Zealand Act 2017
- Health and Safety at Work Act 2015
- Local Government Act 2002

4. Sign Off



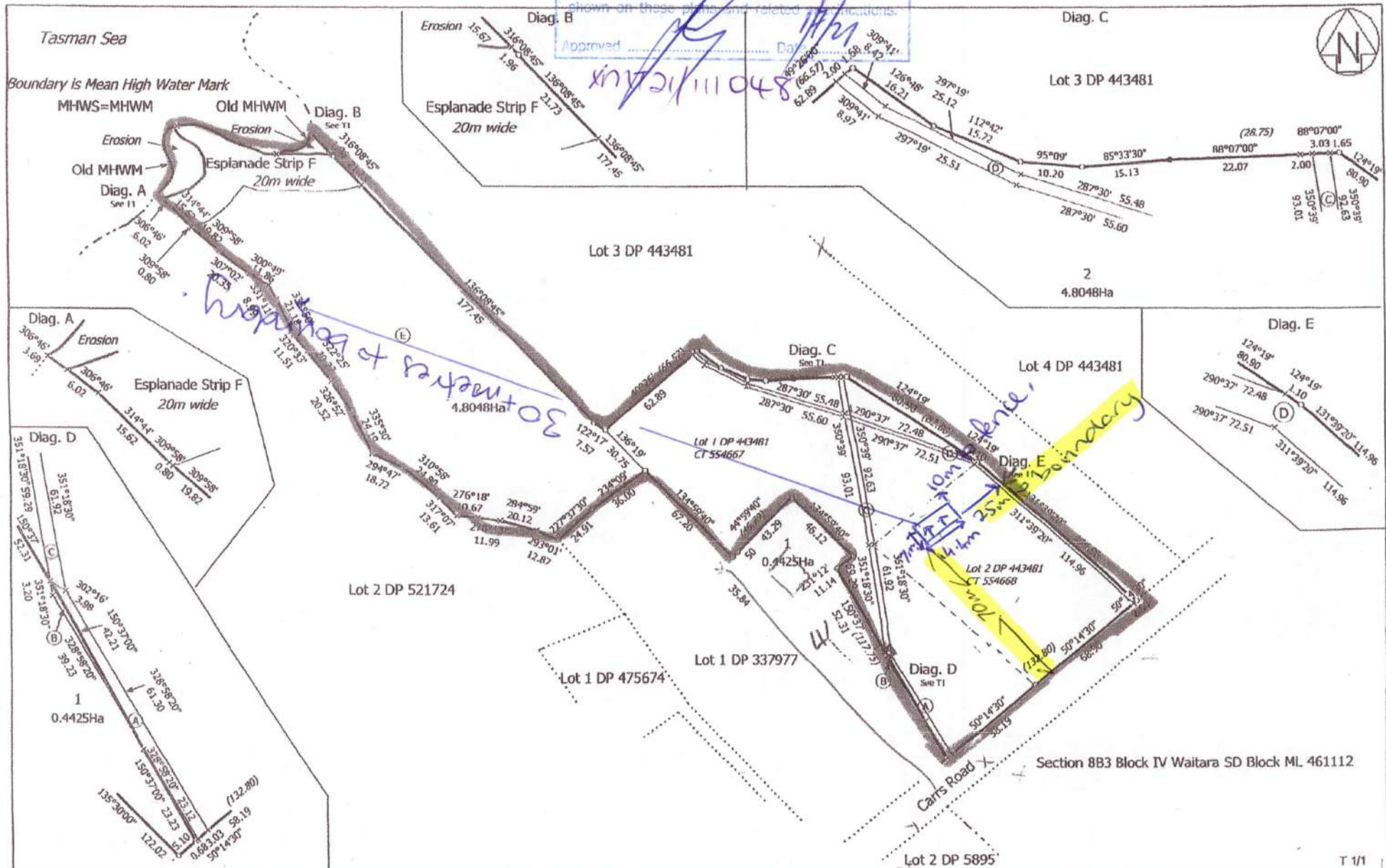
Greg Dunlop
Building Consents Officer

Date issued: 1 July 2021

NPDC EXEMPT WORKS

This Exempt Works is approved under the Building Act and is limited to new work only as shown on these plans and related documents.

Approved *[Signature]* Date *11/11/2019*



Land District: Taranaki

Lots 1 and 2 being a Subdivision of Lots 1 and 2 DP 443481

Surveyor: Michael Lee Gibson

Firm: BTW Company (New Plymouth)

Title Plan

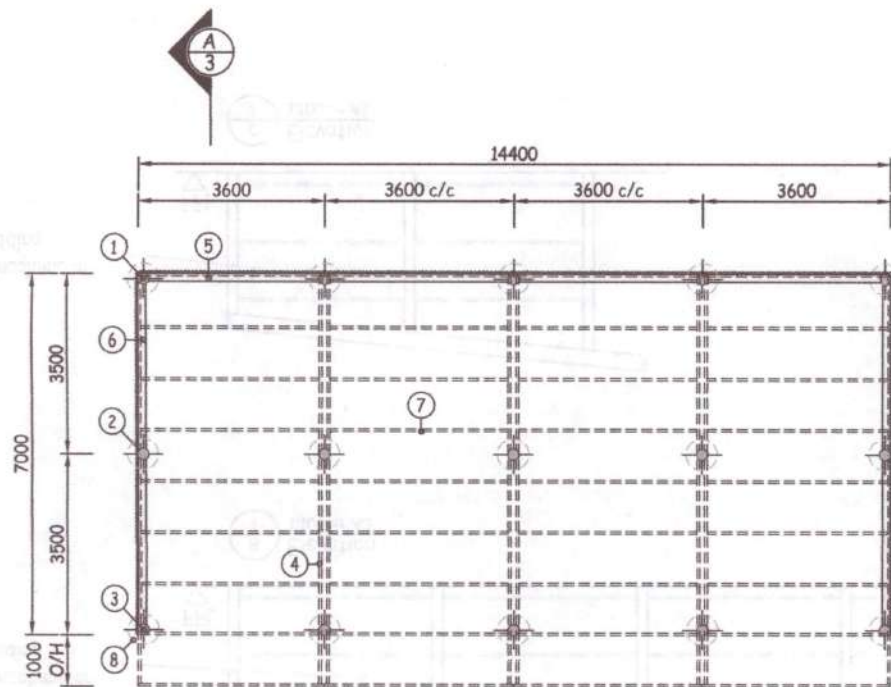
DP 532834

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Deposited on: 12/03/2019

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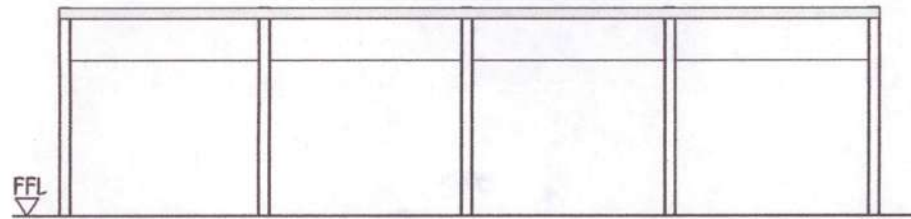
Plan View
Scale 1:100 at A3

No:	Item	Size	No:	Item	Size
1.	Rear poles	Ø150 SED	5.	Rear girts	150x50
2.	Centre poles	Ø150 SED	6.	Side girts	150x50
3.	Front poles	Ø150 SED	7.	Purlins	150x50
4.	Rafters	2/200x50	8.	Concrete footings	Ø600

Notes:

- Girts @ 1100 crs max. Ref. section for purlin spacings.
- Single rafters to each end.
- All framing timber SG8 unless otherwise specified.





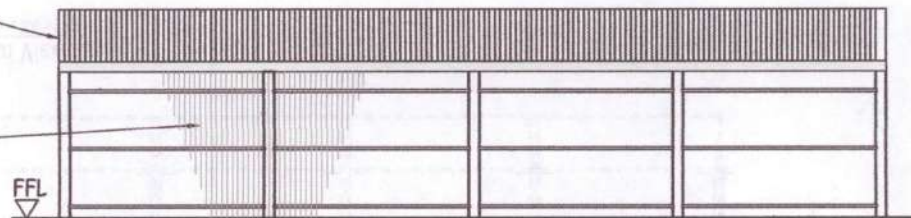
A Elevation
1:100 at A3

Notes:

1. All cladding/roofing to be fixed in accordance with manufacturers specifications.

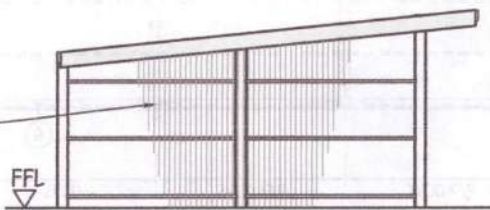
Corrugated Zincalume or
Colorsteel roofing

Corrugated Zincalume or
Colorsteel cladding



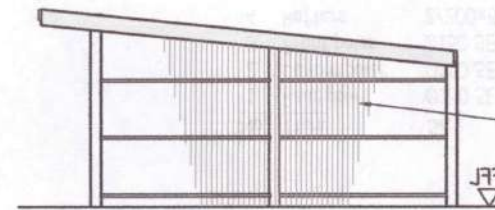
B Elevation
1:100 at A3

Corrugated Zincalume or
Colorsteel cladding

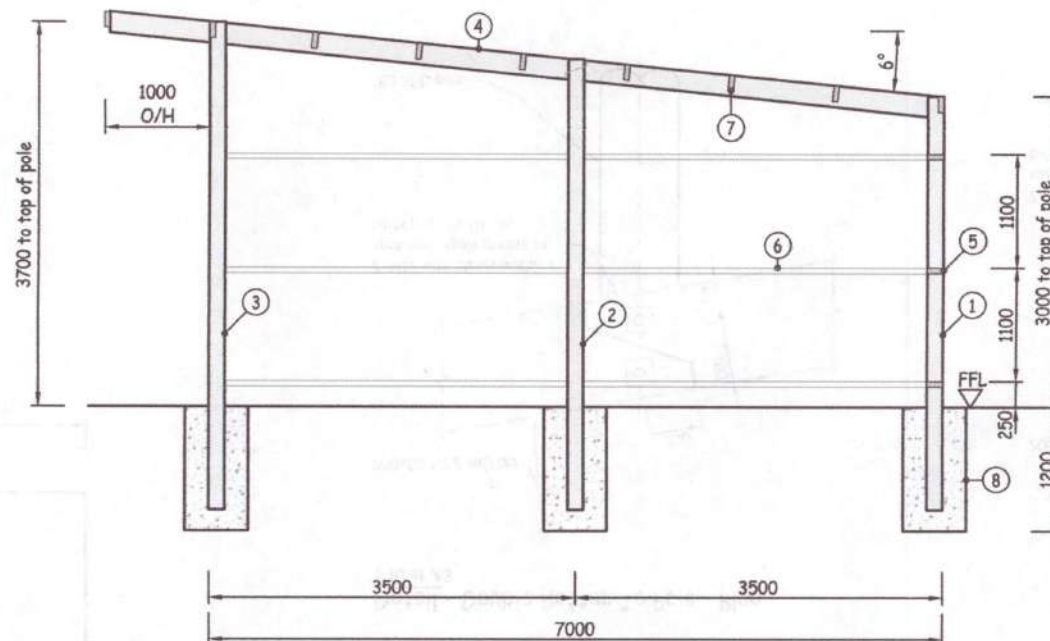


C Elevation
1:100 at A3

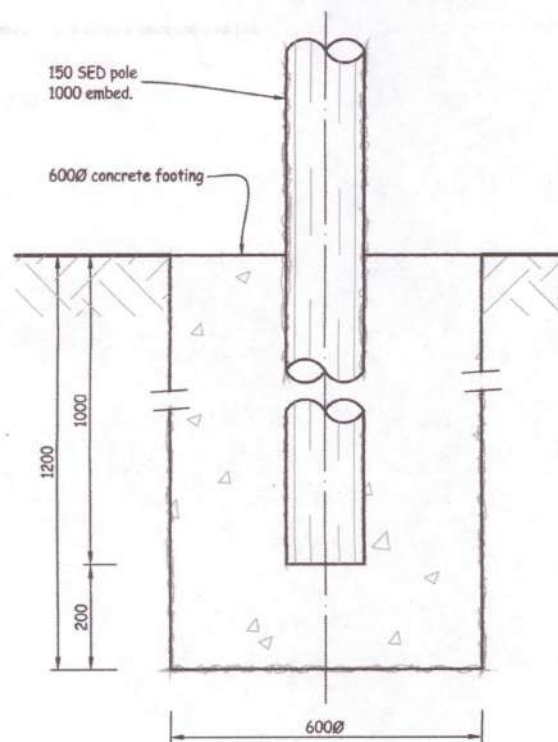
Corrugated Zincalume or
Colorsteel cladding



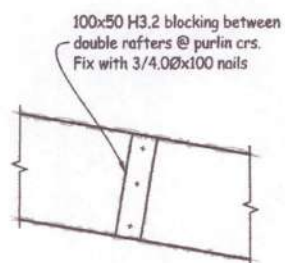
D Elevation
1:100 at A3



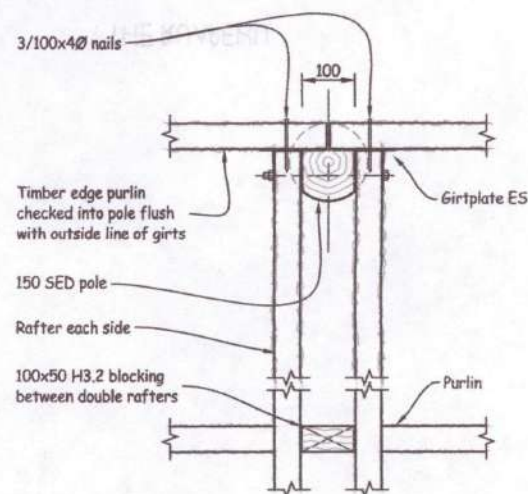
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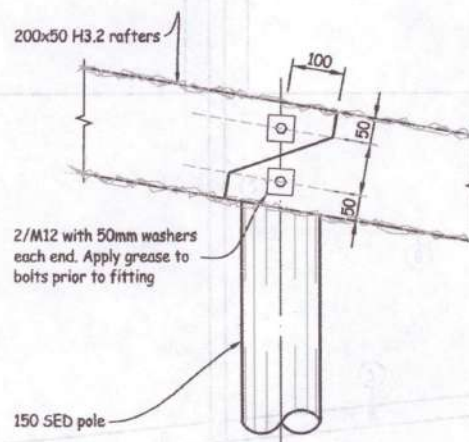
Pole Footing Detail
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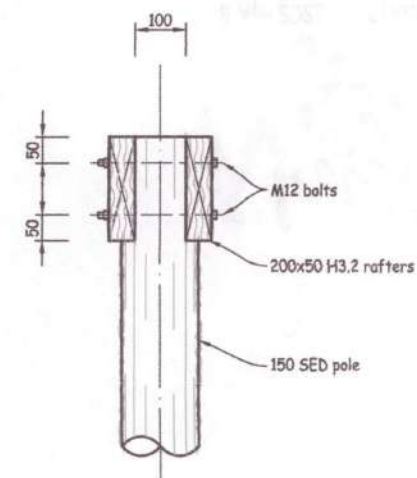
Detail - Solid Blocking
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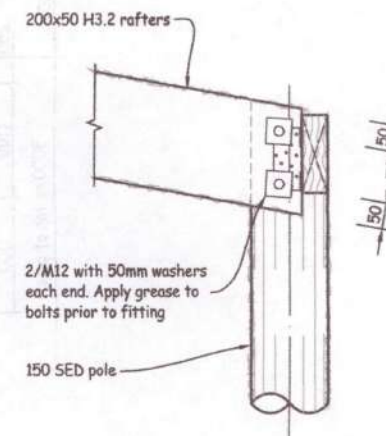
Detail - Double Rafter To Pole - Plan
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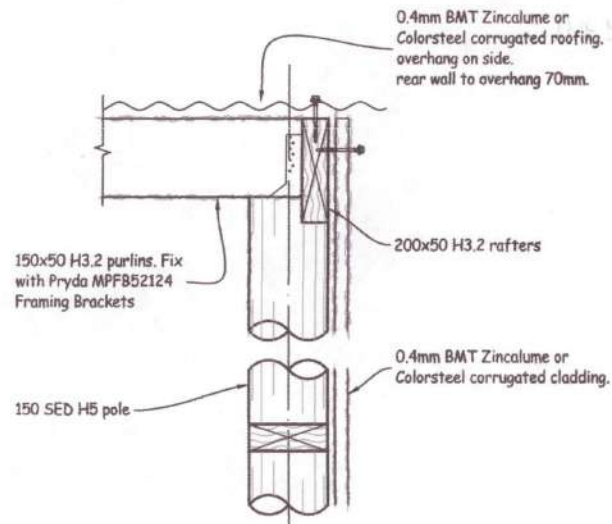
Detail - Rafter Splice
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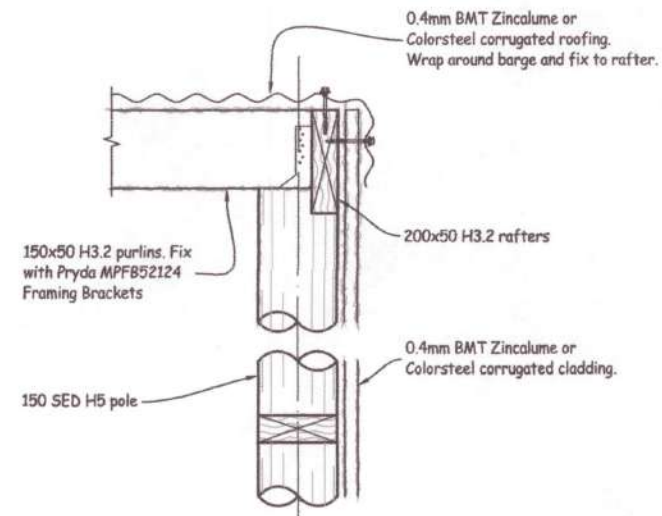
Detail - Double Rafter To Pole - Section
1:10 at A3



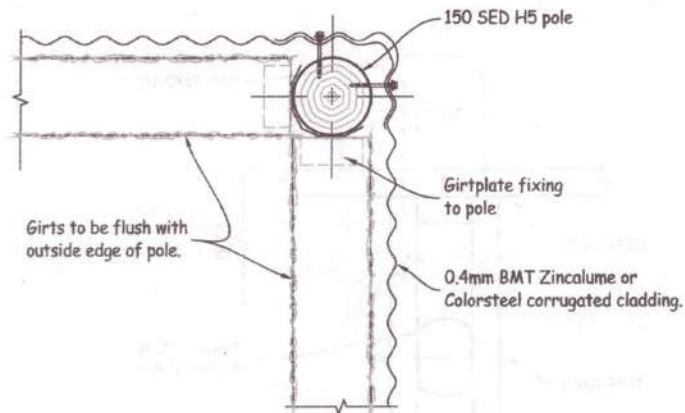
Detail - Rafter To Pole Fixing
1:10 at A3



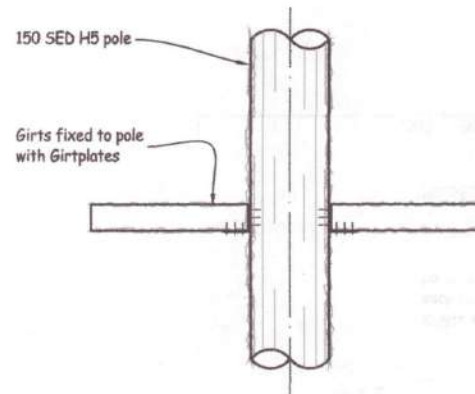
Detail - Barge & Purlin Fixing - OPTION 1
1:10 at A3



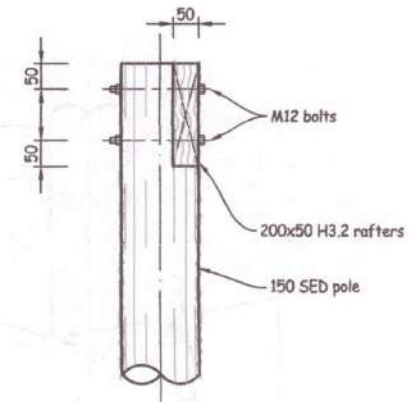
Detail - Barge & Purlin Fixing - OPTION 2
1:10 at A3



Plan Detail - Girt Fixing At Corner
1:10 at A3



Detail - Girt To Pole Fixing
1:10 at A3



Detail - Outer Rafter To Pole
1:10 at A3

Detail - Overhang Rafter To Pole - Plan
1:10 at A3

Detail - Overhang Rafter To Pole Fixing
1:10 at A3

SPECIFICATION NOTES

1 Scope

It should be noted that this is a material specification only and that in regard to workmanship, accuracy and quality the requirements of the New Zealand Building Code and appropriate New Zealand Standards apply.

2 Loads

The building is designed to the following criteria:

Loadings in accordance with ANZS1170 and a "High" wind speed in accordance with NZS 3604.

Importance level type 1 (ANZS1170) building, therefore non residential.

Snow loading $S_g = 0.75$ kPa.

3 Site Soils

The soil must be "Good Ground" as defined in NZS3604. This shall have a minimum ultimate bearing capacity of 300 Kpa. This needs to be confirmed during construction.

If there is any doubt as to the adequacy of the subsoils a suitably qualified person must be consulted and his/her instructions implemented prior to continuing construction.

Footing depth shall be taken from natural ground level and excludes any uncertified fill.

4 Concrete

All concrete shall develop minimum 28 day cylinder strength of 17.5MPa.

5 Timber

All timber used is to be in accordance with the 50 years durability performance of NZS 3602 and at least of the following types and qualities:-

Structural grade S68 Radiata Pine:

All round timber to be Goldpine Medium density (North Island) or, Goldpine High density (South Island). Treated H5.

All sawn timber treated H3.2

Grading is to be NZS 3631 or NZS 3618.

Sizes referred to in all documents are call dimensions to NZS 3601.

For allowable moisture content refer Table 4. NZS 3602

6 Cladding

Supply and fit 0.40mm "Zincalume" or "Colorsteel" corrugated profile cladding to the new building, all as shown in accordance with the manufacturer's specification.

Take care to only use like metals in contact or close proximity.

7 Hardware

For proprietary fixings, brackets etc use Pryda products or equivalent. Consult engineer if use of another manufacturers product, other than Pryda, is desired.

Grade 304 or 316 stainless steel fixings and fasteners shall be used except in "sheltered" locations (open to the air, but not rain washed), in zones B and C. In those situations the fixings may comprise galvanised steel.

In zone D use Grade 304 or 316 stainless steel fixings and fastenings. In geothermal areas all fixings require SED, as described in section 4 of NZS3604

8 Reference Documents

Throughout this specification, reference is made to various New Zealand Building Code Compliance Documents, acceptable solutions and verification methods for criteria and/or methods used to establish compliance with the New Zealand Building Code. Reference is made to various New Zealand standards. The latest edition of these standards (including amendment and provisional editions) at the date of this specification applies. It is the responsibility of the contractor to be familiar with the materials and expert in the techniques quoted in these publications. Documents cited both directly and within cited publications are deemed to form part of this specification.

PRODUCER STATEMENT – PS1 DESIGN

OUR REF: **STR21959 for Danny Foley**

ISSUED BY: **LHTDESIGN LTD**
(Design Firm)

TO: **GOLDPINE**
(Owner/Developer)

TO BE SUPPLIED TO: **New Plymouth District Council**
(Building Consent Authority)

IN RESPECT OF: **GOLDPINE STANDARD SHED FOR THE RUAPEHU**
(Description of Building Work)

AT: **Lot 2, 41a Carrs Road, Urenui 4377**
(address)

LEGAL DISCRIPTION: **LOT: DP: SO:**

LHTDESIGN LTD has been engaged by **GOLDPINE** to provide structural engineering design services in respect of **B1** of the Building Code for:

☒ All or ☐ Part Only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by **LHTDESIGN LTD** has been prepared in accordance with:

☒ Compliance documents issued by the Ministry of Business Innovation & Employment **B1/VM1** or

☐ Alternative solution as per attached

The proposed building work covered by this Producer Statement is described on **LHTDESIGN LTD** drawings titled:

Goldpine **THE RUAPEHU**

and numbered Sheets 1 - .7... together with the specification and other documents attached to this Producer Statement.

On behalf of **LHTDESIGN LTD**, and subject to:

- (i) Site verification of the following design assumptions: 300 kPa Ultimate Bearing Capacity
- (ii) All proprietary products meeting their performance specification requirements.

I BELIEVE ON REASONABLE GROUNDS that a) the building, if constructed in accordance with the drawings, specifications will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so.


.....
ALAN THOMPSON on behalf of **LHTDESIGN LTD**
BE, MIPENZ, CPEng, IntPE
CPEng: 51649
Member of IPENZ & ACENZ

13/05/21
.....

LHTDesign Ltd holds a current policy of Professional Indemnity Insurance no less than \$200,000.00*.
LHTDesign is a member of **ACENZ**.

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.00**

*This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.*

*This form is based on the **ACENZ/IPENZ PS1** October 2013.*

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry. The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 - Design	Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 - Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 - Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 1 or Schedules E1/E2 of NZIA's SCC 2007 2
PS4 - Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect. Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level. The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.00

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1CM5) 3 (OL1-OL4) 2. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction
NZS 3910: 2003
- 2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)
- 3 Guideline on the Briefing & Engagement for Consulting Engineering
Services (ACENZ/IPENZ 2004)

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz

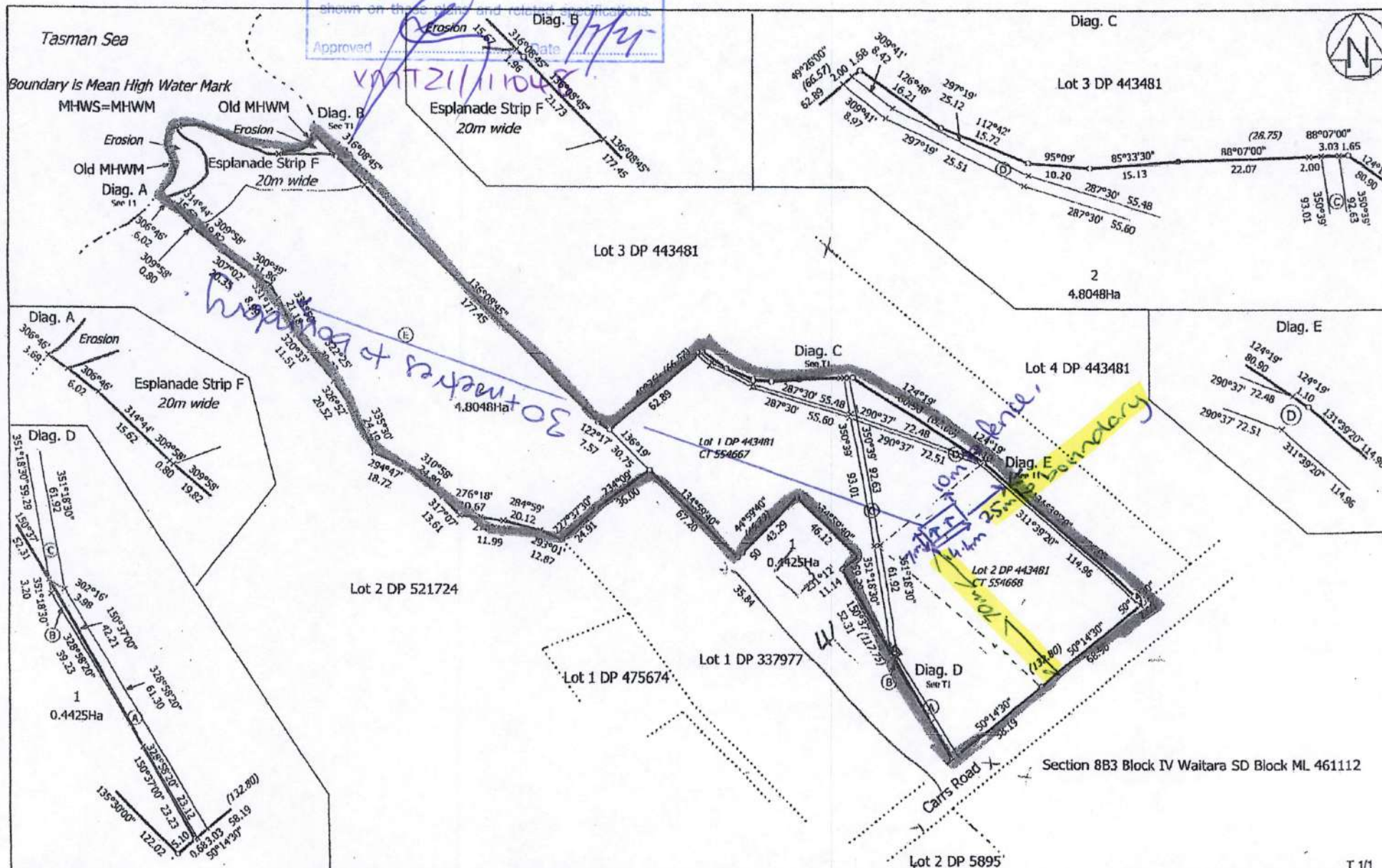
NPDC EXEMPT WORKS

This Exempt Works is approved under the Building Act and is limited to new work only as shown on these plans and related specifications.

Approved

Date

17/1/21



Land District: Taranaki

Lots 1 and 2 being a Subdivision of Lots 1 and 2 DP 443481

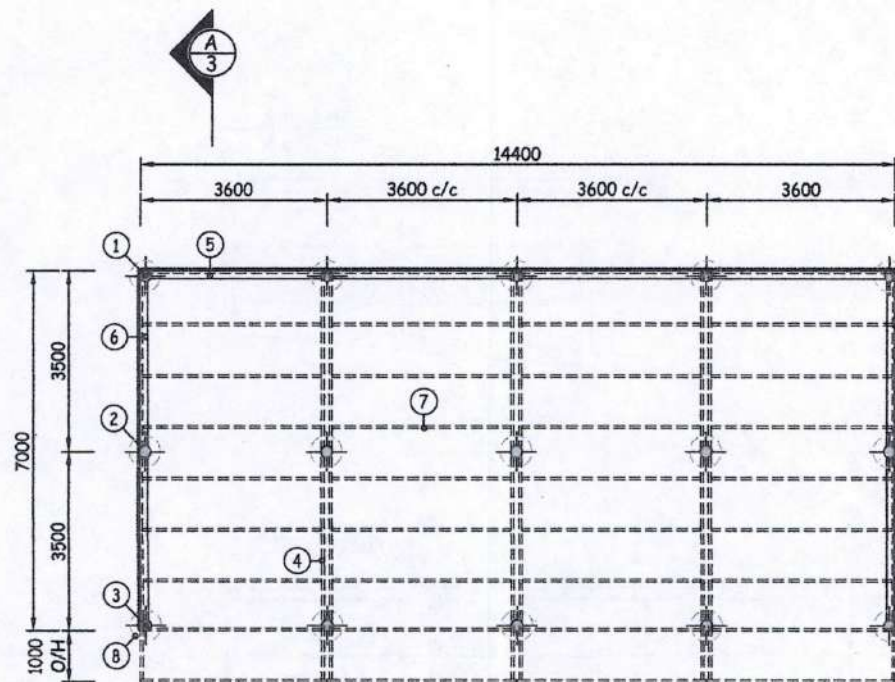
Surveyor: Michael Lee Gibson
Firm: BTW Company (New Plymouth)

Title Plan
DP 532834

Deposited on: 12/03/2019

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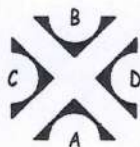


Plan View
Scale 1:100 at A3

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Notes:

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- Single rafters to each end.
- All framing timber S68 unless otherwise specified.



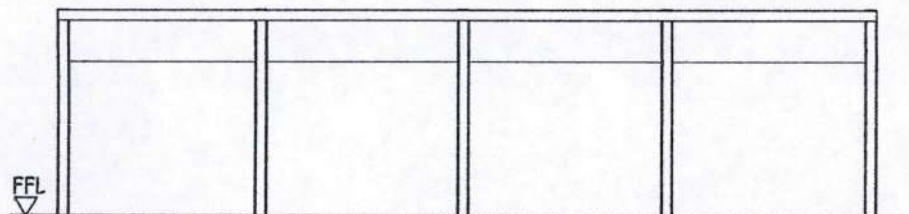
LHT DESIGN

Copyright These plans may not be copied or reproduced in any form.

THE RUAPEHU



8 Apr 2021 Sheet 1 of 7



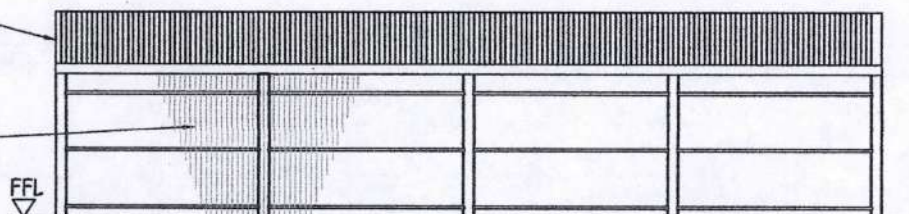
A
Elevation
1:100 at A3

Notes:

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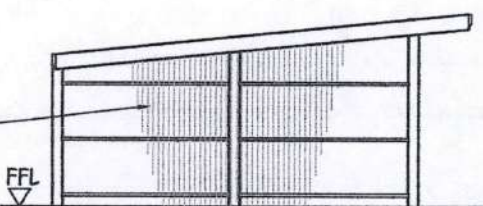
Corrugated Zincalume or
Colorsteel roofing

Corrugated Zincalume or
Colorsteel cladding

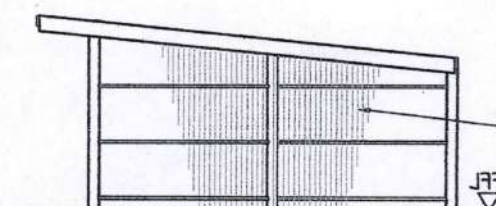


B
Elevation
1:100 at A3

Corrugated Zincalume or
Colorsteel cladding

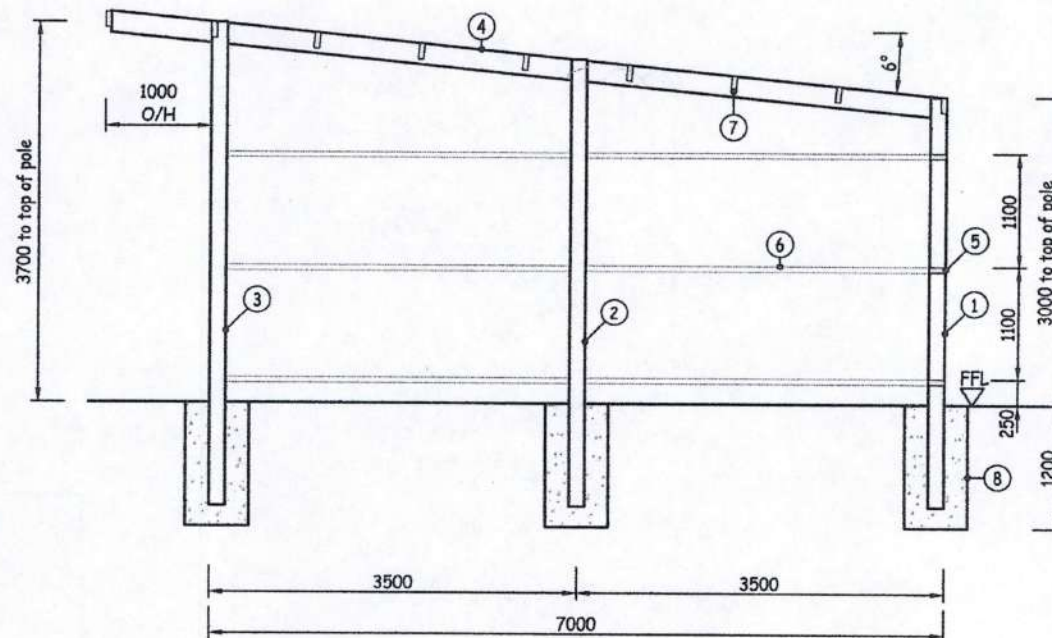


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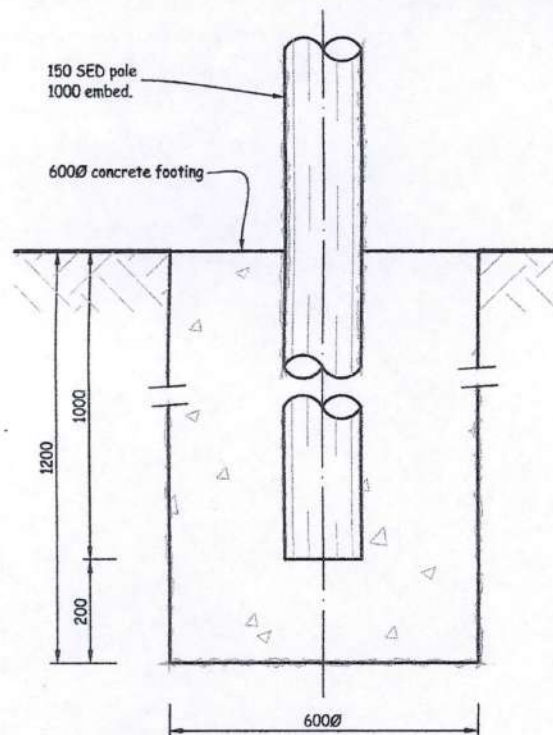


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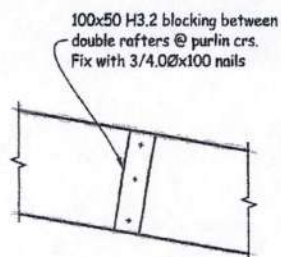
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Colorsteel cladding



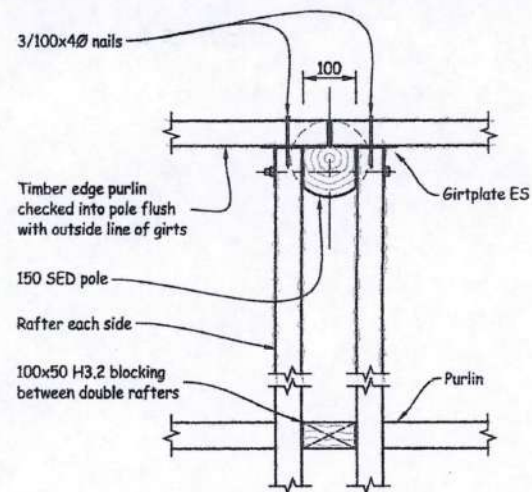
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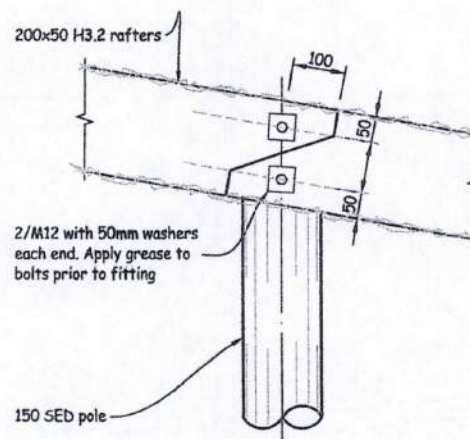
Pole Footing Detail
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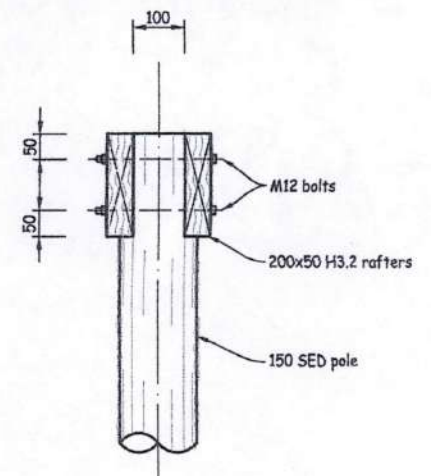
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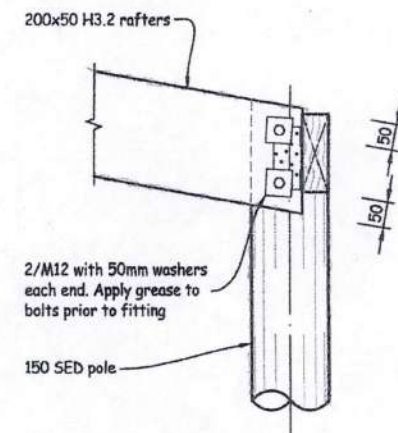
Detail - Double Rafter To Pole - Plan
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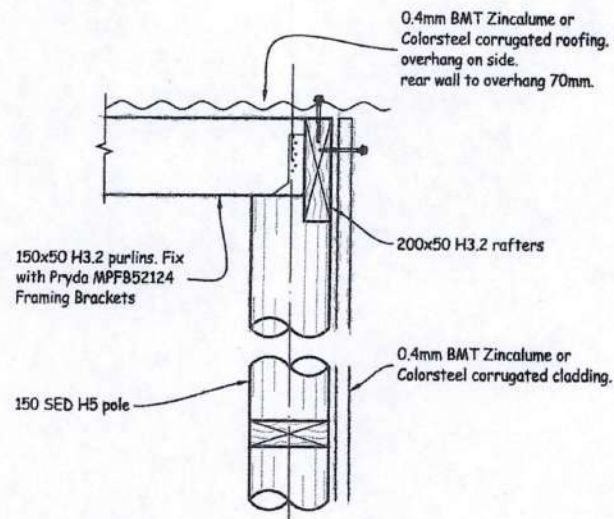
Detail - Rafter Splice
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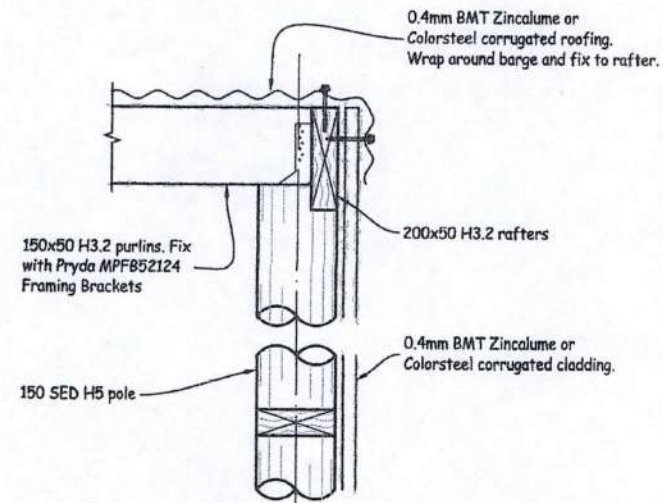
Detail - Double Rafter To Pole - Section
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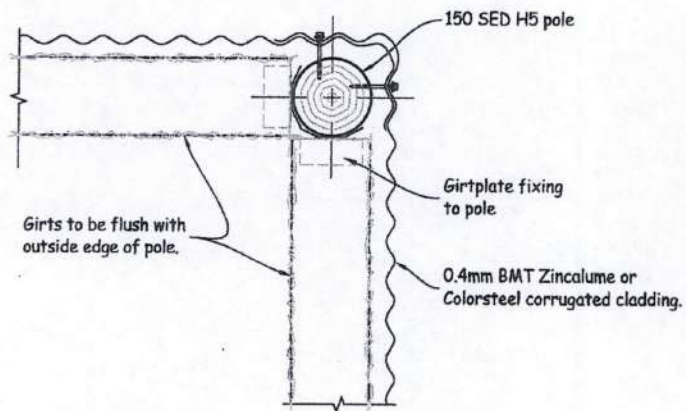
Detail - Rafter To Pole Fixing
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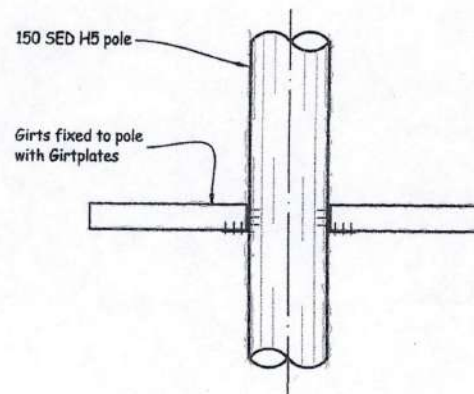
Detail - Barge & Purlin Fixing - OPTION 1
1:10 at A3



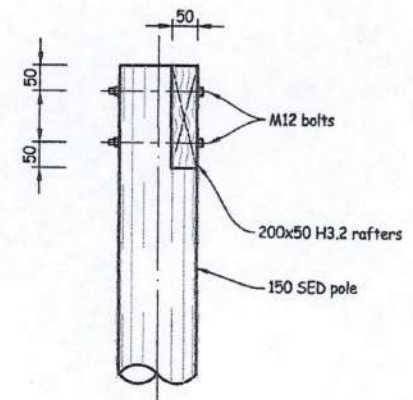
Detail - Barge & Purlin Fixing - OPTION 2
1:10 at A3



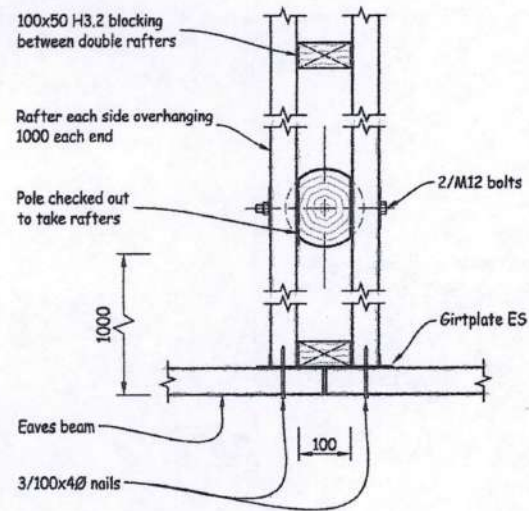
Plan Detail - Girt Fixing At Corner
1:10 at A3



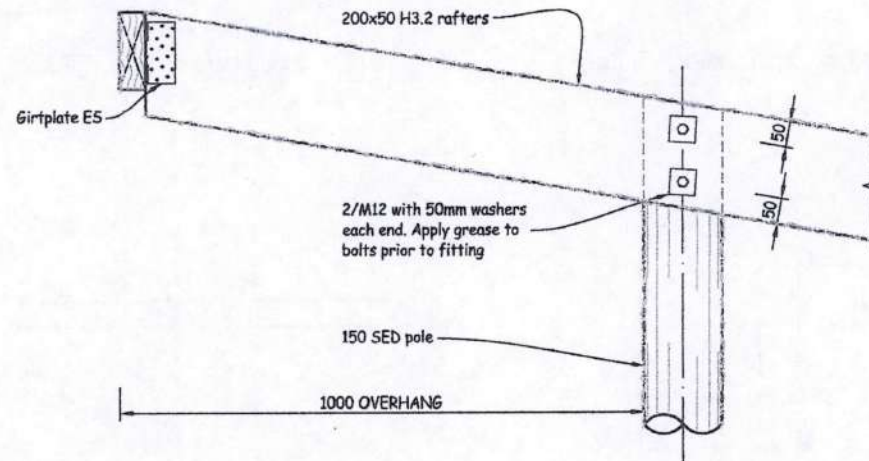
Detail - Girt To Pole Fixing
1:10 at A3



Detail - Outer Rafter To Pole
1:10 at A3



Detail - Overhang Rafter To Pole - Plan
1:10 at A3



Detail - Overhang Rafter To Pole Fixing
1:10 at A3

SPECIFICATION NOTES

1 Scope

It should be noted that this is a material specification only and that in regard to workmanship, accuracy and quality the requirements of the New Zealand Building Code and appropriate New Zealand Standards apply.

2 Loads

The building is designed to the following criteria:

Loadings in accordance with ANZS1170 and a "High" wind speed in accordance with NZS 3604.

Importance level type 1 (ANZS1170) building, therefore non residential.

Snow loading $S_g = 0.75 \text{ kPa}$.

3 Site Soils

The soil must be "Good Ground" as defined in NZS3604. This shall have a minimum ultimate bearing capacity of 300 Kpa. This needs to be confirmed during construction.

If there is any doubt as to the adequacy of the subsoils a suitably qualified person must be consulted and his/her instructions implemented prior to continuing construction.

Footing depth shall be taken from natural ground level and excludes any uncertified fill.

4 Concrete

All concrete shall develop minimum 28 day cylinder strength of 17.5MPa.

5 Timber

All timber used is to be in accordance with the 50 years durability performance of NZS 3602 and at least of the following types and qualities:-

Structural grade S68 Radiata Pine:

All round timber to be Goldpine Medium density (North Island) or, Goldpine High density (South Island). Treated H5.

All sawn timber treated H3.2

Grading is to be NZS 3631 or NZS 3618.

Sizes referred to in all documents are call dimensions to NZS 3601.

For allowable moisture content refer Table 4. NZS 3602

6 Cladding

Supply and fit 0.40mm "Zincalume" or "Colorsteel" corrugated profile cladding to the new building, all as shown in accordance with the manufacturer's specification.

Take care to only use like metals in contact or close proximity.

7 Hardware

For proprietary fixings, brackets etc use Pryda products or equivalent. Consult engineer if use of another manufacturers product, other than Pryda, is desired.

Grade 304 or 316 stainless steel fixings and fasteners shall be used except in "sheltered" locations (open to the air, but not rain washed), in zones B and C. In those situations the fixings may comprise galvanised steel.

In zone D use Grade 304 or 316 stainless steel fixings and fastenings. In geothermal areas all fixings require SED, as described in section 4 of NZS3604

8 Reference Documents

Throughout this specification, reference is made to various New Zealand Building Code Compliance Documents, acceptable solutions and verification methods for criteria and/or methods used to establish compliance with the New Zealand Building Code. Reference is made to various New Zealand standards. The latest edition of these standards (including amendment and provisional editions) at the date of this specification applies. It is the responsibility of the contractor to be familiar with the materials and expert in the techniques quoted in these publications. Documents cited both directly and within cited publications are deemed to form part of this specification.

PRODUCER STATEMENT – PS1 DESIGN

OUR REF: STR21959 for Danny Foley

ISSUED BY: **LHTDESIGN LTD**
(Design Firm)

TO: **GOLDPINE**
(Owner/Developer)

TO BE SUPPLIED TO: **New Plymouth District Council**
(Building Consent Authority)

IN RESPECT OF: **GOLDPINE STANDARD SHED FOR THE RUAPEHU**

AT: **Lot 2, 41a Carrs Road, Urenui 4377**
(address)

LEGAL DISCRIPTION: **LOT: DP: SO:**

LHTDESIGN LTD has been engaged by **GOLDPINE** to provide structural engineering design services in respect of **B1** of the Building Code for:

☒ All or ☐ Part Only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by **LHTDESIGN LTD** has been prepared in accordance with:

☒ Compliance documents issued by the Ministry of Business Innovation & Employment **B1/VM1** or
☐ Alternative solution as per attached

The proposed building work covered by this Producer Statement is described on **LHTDESIGN LTD** drawings titled: **Goldpine. THE RUAPEHU**

and numbered Sheets 1 - .7... together with the specification and other documents attached to this Producer Statement.

On behalf of **LHTDESIGN LTD**, and subject to:

- (i) Site verification of the following design assumptions: 300 kPa Ultimate Bearing Capacity
- (ii) All proprietary products meeting their performance specification requirements.

I BELIEVE ON REASONABLE GROUNDS that a) the building, if constructed in accordance with the drawings, specifications will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so.



ALAN THOMPSON on behalf of **LHTDESIGN LTD**
BE, MIPENZ, CPENG, IntPE
CPENG: 51649
Member of IPENZ & ACENZ

13/05/21

LHTDesign Ltd holds a current policy of Professional Indemnity Insurance no less than \$200,000.00*.
LHTDesign is a member of ACENZ.

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.00**
This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.
This form is based on the ACENZ/IPENZ PS1 October 2013.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry. The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 - Design	Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 - Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 - Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 1 or Schedules E1/E2 of NZIA's SCC 2007 2
PS4 - Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect. Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level. The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.00

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1CM5) 3 (OL1-OL4) 2. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 *Conditions of Contract for Building & Civil Engineering Construction*
NZS 3910: 2003
- 2 *NZIA Standard Conditions of Contract SCC 2007 (1st edition)*
- 3 *Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)*

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz



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

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




R.W. Muir
Registrar-General
of Land

Identifier 873326
Land Registration District Taranaki
Date Issued 12 March 2019

Prior References

554667 554668

Estate Fee Simple
Area 4.8048 hectares more or less
Legal Description Lot 2 Deposited Plan 532834

Registered Owners

Daniel Maurice Foley and Christine Ann Foley

Interests

6106225.2 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 6.8.2004 at 9:00 am
Subject to an electricity easement over part marked A and C and water and telecom easements over part marked D on DP
532834 created by Easement Instrument 8782434.2 - 6.7.2011 at 1:37 pm
Land Covenant in Easement Instrument 8782434.2 - 6.7.2011 at 1:37 pm (affects part formerly Lot 1 DP 443481)
Appurtenant to part formerly Lot 1 DP 443481 are water and electricity easements created by Easement Instrument
8782434.2 - 6.7.2011 at 1:37 pm
Subject to a right to convey electricity over part marked A on DP 532834 created by Easement Instrument 11366996.2 -
12.3.2019 at 4:09 pm

Dan and Chris Foley

Proposed Residence
43 Carrs Road, Urenui



NPDC SITE COPY

This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications

Approved: Mark Ranfurly Date: 11/01/2022

The Building Consent Documents are to be available on site to Council Officers at all times

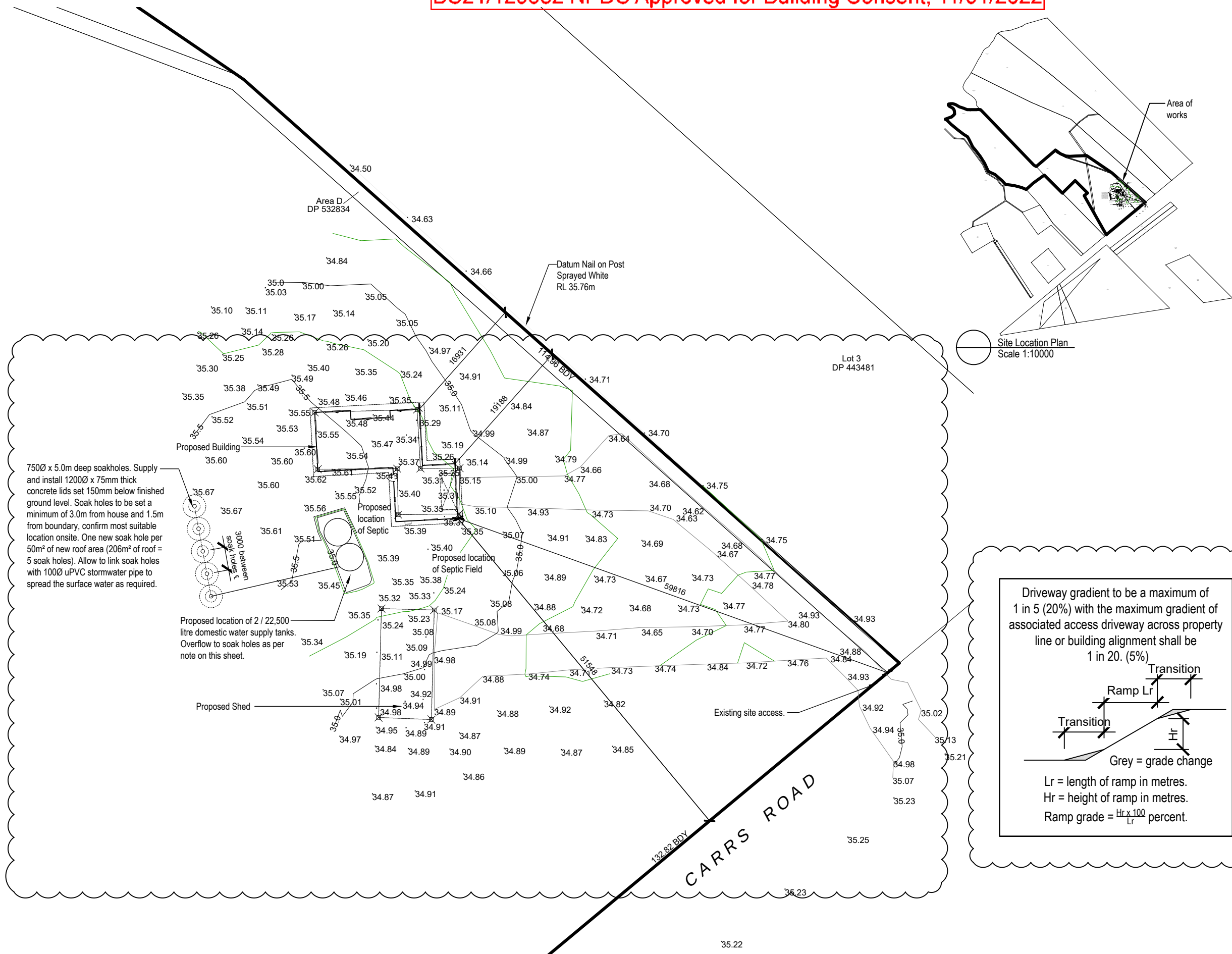
A3 Documentation

ARCHITECTURAL

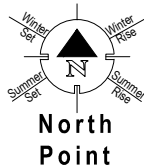
A101	Site Plan
A201	Floor Plan
A202	Dimension Plan
A301	Drainage Plan
A302	Foundation Plan
A303	Foundation Setout Plan
A304	Bracing Plan
A305	Roof Plan
A401	External Elevations
A501	Cross Section A-A
A601	Construction Details
A602	Wet Area Details
A603	Linea Weatherboard Details
A604	Linea Weatherboard Details
A605	Stria Details
A606	Stria Details
A607	Stria Details
A608	Stria Details
A701	Roof Details
A702	Roof Details

Drawing Enquiries Contact:
Mark Field
Managing Director - ZJ Building Design
T: 06 757 2507
M: 027 340 4897
E: mark@zjbd.co.nz





Notes:



Legal Description: Lot 2, DP 532834

Address: 43 Carrs Road, Urenui

Site area calculations.

Site area:	48048m ²
Nett site area:	48048m ²
Allowable coverage:	100 %
Allowable coverage:	48048.00m ²
Coverage over foundation:	157.9m ²
Additional coverage area:	7.1m ²
Total coverage:	0.34 %
Total coverage:	165.00m ²

All dimensions have been taken from the foundation line to the boundary line at right angles unless stated otherwise.

Where shown, adjacent properties and boundaries are shown for illustrative purpose only and have not been surveyed unless otherwise stated. Before work commences builder to locate all boundary pegs, check all boundary lengths and building set back distances with the plans. If an inconsistency is found or pegs cannot be located a licensed cadastral surveyor should re-peg the site to ensure an accurate set out.

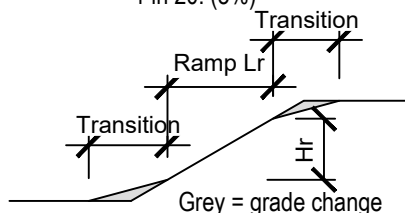
During construction of this project the builder in charge of the site shall carry out a site hazard evaluation. If at any stage a specific hazard to the public presents itself, builder shall ensure safety to the public by erecting site fences to prevent public access, in keeping with section F5 of the New Zealand Building Code, safety of life and property must be strictly observed.

Adequate steps must be undertaken for the control of storm water and sediment during construction. Failure to comply may lead to enforcement action being taken under the Building Act 2004.

Dwelling finished floor level:
(to comply with E1/AS1)

Finished concrete slab floor level shall be:
- For sites at same level or above the road, set floor level at min. 150mm above the crown of the road.
- For sites below the road set floor level at no less than 150mm above the lowest point on the site boundary.

Driveway gradient to be a maximum of 1 in 5 (20%) with the maximum gradient of associated access driveway across property line or building alignment shall be 1 in 20. (5%)



Lr = length of ramp in metres.
Hr = height of ramp in metres.
Ramp grade = $\frac{Hr \times 100}{Lr}$ percent.

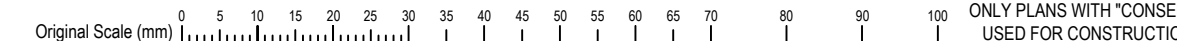
B	Water tanks and drainage noted.	16-12-21
B	Road dim added, driveway note updated.	02-12-21
A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: **Consent**

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

Disclaimer

- These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
- The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
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Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

Site Plan

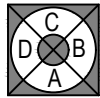
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CHECKED: Mark	SHEET No: A101
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Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

File Location:

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Notes:



Elevation Key

Total area (over frame): 158.3m²
Total area (over foundation): 157.9m²
Additional coverage area: 7.1m²

Wind zone: High
Earthquake zone: 1
Exposure zone: D
Snow loading: N0 (33m)

All walls lined internally with 10mm Gib board, stopped to a F4 paint quality finish:
Gib Standard to non wet areas.
Gib Aqualine to wet areas.
Gib Braceline as per bracing plan.

Rigid Air Barrier to all exterior walls to be Ecoply RAB, openings to be trimmed with Ecoply Tape flexible flashing tape, refer details.

Prenail manufacturer to allow for double studs on either side of doors, where practical, to accommodate 60mm architraves.

Bathroom shower: Acrylic
Garage shower: Acrylic
Both with glass screens in accordance with NZS 4223. Floor linings to all wet areas to be vinyl planking unless otherwise stated.

Artificial lighting to be provided to achieve min 20 lux in all access routes. Refer to NZBC G8/AS1 Table 1 for the min wattage required per m² of floor area to achieve 20 lux.

Kitchen to have interior linings and work surfaces that are impervious and easily cleaned. All building elements are to be constructed with materials which are free from hazardous substances which could cause contamination to building contents in accordance with NZ Building code clause G3.3.2. Range hood installed directly over hobs vented to exterior providing minimum 50 L/s flow rate in accordance with NZBC G4.3.3 (a).

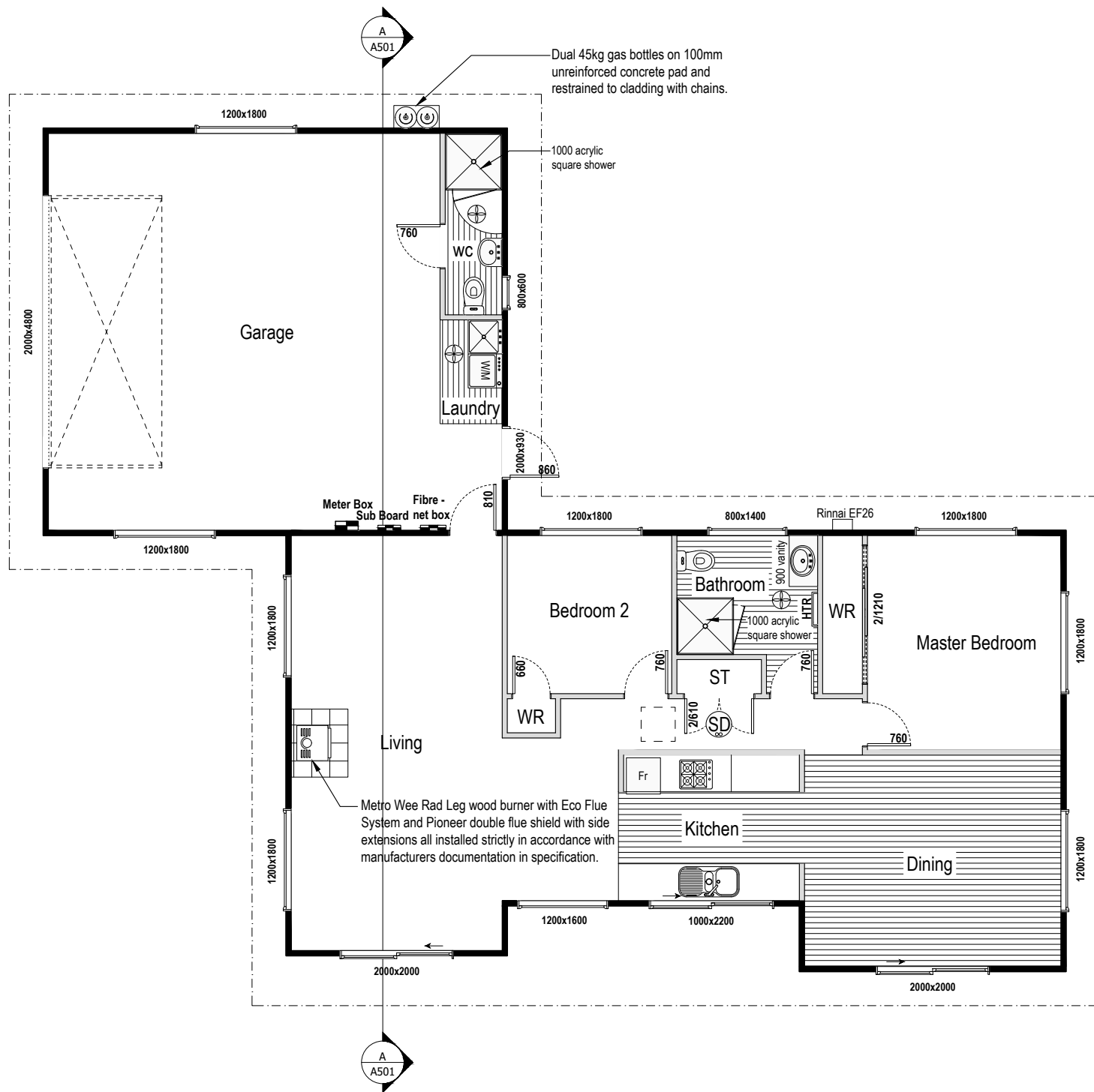
Kitchen layout is shown indicatively only, refer to kitchen design for further detail. Bench depths have been drawn at 650mm deep unless noted otherwise. If dimensions of kitchen or kitchen window placement are critical, please alert ZJ Building Design Ltd immediately so we can revise kitchen layout to suit kitchen design by others.

Any intended access way to the building to be constructed of either profiled timber decking with the profile laid perpendicular to the access, or concrete with a broom finish (Class 5 -6) or wood float finish (Class U2). Alternatively, any other material with a tested wet slip co-efficient of not less than 0.4 when tested against D1/VM1 of the New Zealand Building Code. Provide step at each entry point with Max riser of 180mm and min tread depth of 310mm.

Any window or door size given on this plan is unit size NOT the trim size and is in the format of: height x width.

Disclaimer

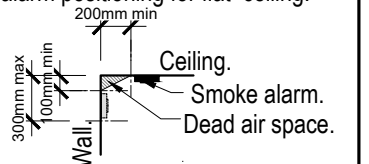
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Legend:

Indicates battery operated hush button smoke alarm, smoke alarm to be installed on the ceiling, positioned so the test button is readily accessible.

Smoke alarm positioning for flat ceiling.



Wall mount is acceptable only when ceiling mount is unavailable, wall mount zone between 100mm & 300mm from ceiling.

Note: Exposed beams or other projections in ceiling plane shall be treated as a walls.

Indicates standard wall framing for load bearing walls: 90x45 SG8 H1.2, 2.4m studs @ 600mm c/c with two rows of dwangs (internal walls @ 600mm c/c).

Indicates standard wall framing for interior non load bearing walls: 90x45 SG8 H1.2, 2.4m studs @ 600mm c/c with two rows of dwangs.

Indicates roof space access hatch, 600x600mm min.

Indicates vinyl plank flooring.

All door sizes noted on layout plan are leaf sizes:

870 opening = door size + 2 x 19mm jambs + 22mm o/a adjustment

Internal door trim sizes:

unless noted otherwise on the plans, all internal door openings shall have the following trimmed opening heights in mm from FFL.

- hinged doors and sliding doors = 2040
- cavity sliders = 2080

All cavity slider and slider door opening widths need to be 2 x the width + 30mm. eg, 2 x 710 doors plus 30mm = 1450mm opening.

Indicates Manrose EL100S extractor fan, refer A4 Docs for specifications (or other mechanical ventilation unit with equivalent or better performance). Vented to soffit or exterior.

A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: **Consent**

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Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

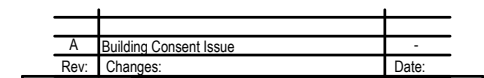
Floor Plan

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DRAWN: NH	REV: A
CHECKED: Mark	JOB No: TM431
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Issue: **Consent**

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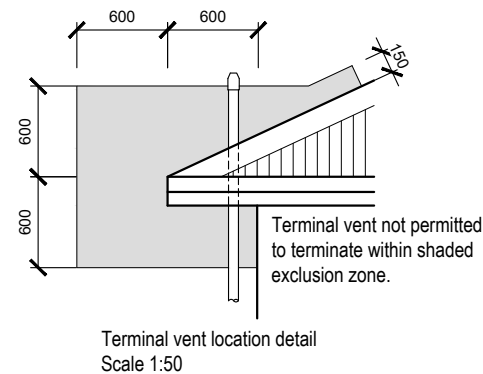
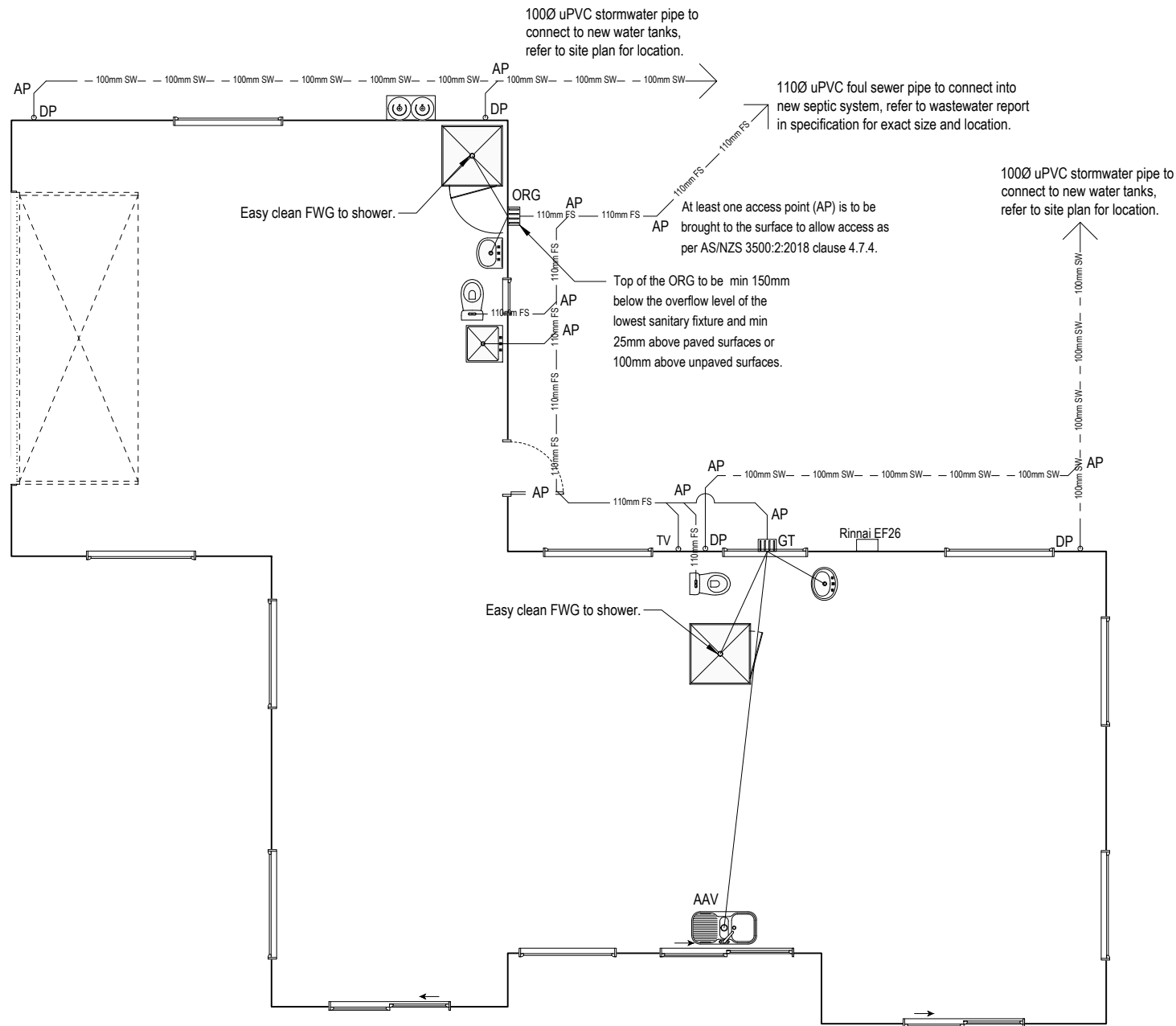
LATITUDE HOMES
Affordable Quality • Easy Build

**Where Kiwis
find comfort**

Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100 ONLY PLANS WITH "CONSENT" USED FOR CONSTRUCTION

Dimension Plan

Paper size: ISO full bleed A3 (420.00 x 297.00 MM) File Location: Z:\01 Projects_Latitude Homes\Central North Island (Graham)\LHC201 - TM431 Foley\3 - Working Drawings\LHC201 - TM431 Foley.dwg



Nominal potable water pipe diameters - Rinnai Infinity - Mains pressure

Notes:		Mains Pressure		
(1)	if supplied by separate pipe from storage water heater to a single out let.			
(2)	This table is based on maximum pipe lengths of 20 meters.			
(3)	2m maximum length from water heater outlet to tempering valve.			
(4)	15mm if dedicated line to shower.			
(5)	10mm if dedicated line to shower.			
Pipes to Shower		20mm (5) (15mm Optional) (1)		
Pipes to sink/laundry (2)		20mm		
Pipes to bath (2)		15mm		
Pipes to basins (2)		10mm		
In a household unit the developed length of the pipe-run from the water heater to the kitchen sink outlet shall be minimized, to the sizes noted below.				
Nominal Pipe size (mm)		10mm	15mm	20mm
length (m)		25m	12m	7m

Notes:		
Plumbing & Drainage to G13/AS3 via AS/NZS 3500.2 Surface water to E1/AS1		
All potable water supply pipes to be polybutylene, potable water supply pipes are to be insulated to NZS4305 requirements.		
Fixture wastes to gullies 40mm PVC, minimum 1:40 fall unless otherwise stated, all pipework within or under a concrete slab must be min 65Ø.		
Toilets connect to main sewer drain in 110mm PVC, at minimum 1:40 fall. Any other fixture that direct connects into main sewer drain to be in 65mm PVC, at minimum 1:40 fall.		
Where successive pipes pass through a foundation wall, (e.g. into a gully) pipes to be separated by a minimum of 25mm.		
Gully to main sewer drain 110mm PVC at minimum 1:60 fall.		
Main sewer drain 110mm PVC at minimum 1:60 fall.		
Terminal vent size to be 80mm unless otherwise stated.		
Storm water drain 100mm PVC unless otherwise stated at minimum 1:120 fall.		
All down pipes 80mm diameter.		
Allow to install Aquatite wet wall caddies where plumbing fixtures / mixers penetrate internal linings (showers, taps etc), refer to technical details in this set.		
Rinnai Infinity continuous flow EF26 water heating unit, installed to face of cladding. Unit to be set to a maximum temperature of 55°C to all sanitary fixtures.		
Hard stand areas (paving etc) to fall away from building, direct to garden / grassed areas for soakage. Ensure surface water is contained on site.		
Legend:		
FS	-	Foul Sewer.
SW	-	Storm Water.
DP	-	Down Pipe.
AAV	-	Air Admittance Valve.
TV	-	Terminal Vent.
GT	-	Gully Trap.
ORG	-	Overflow Relief Gully.
AP	-	Access Point.

A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue:	Consent
--------	---------

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Original Scale (mm)

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence

Dan and Chris Foley

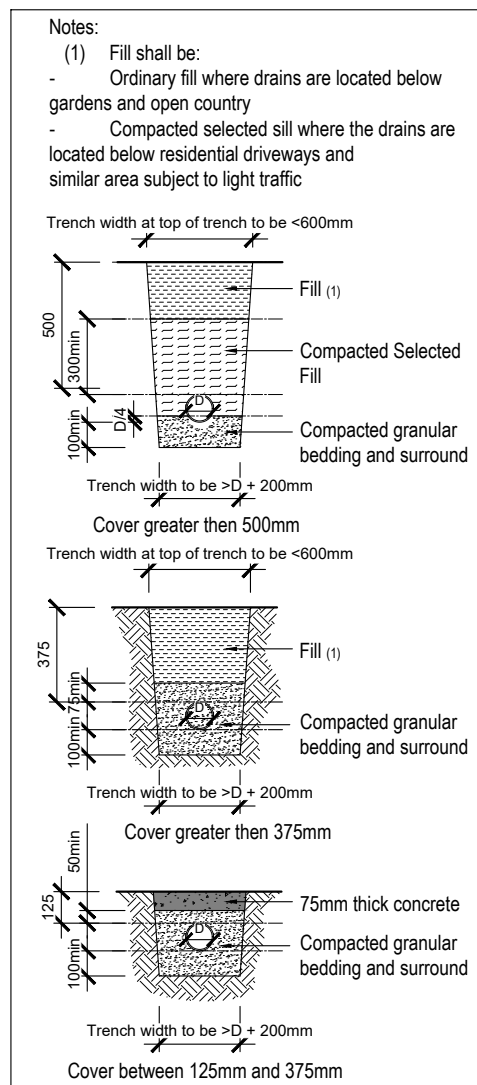
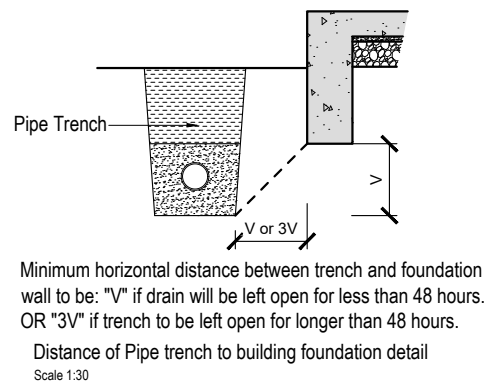
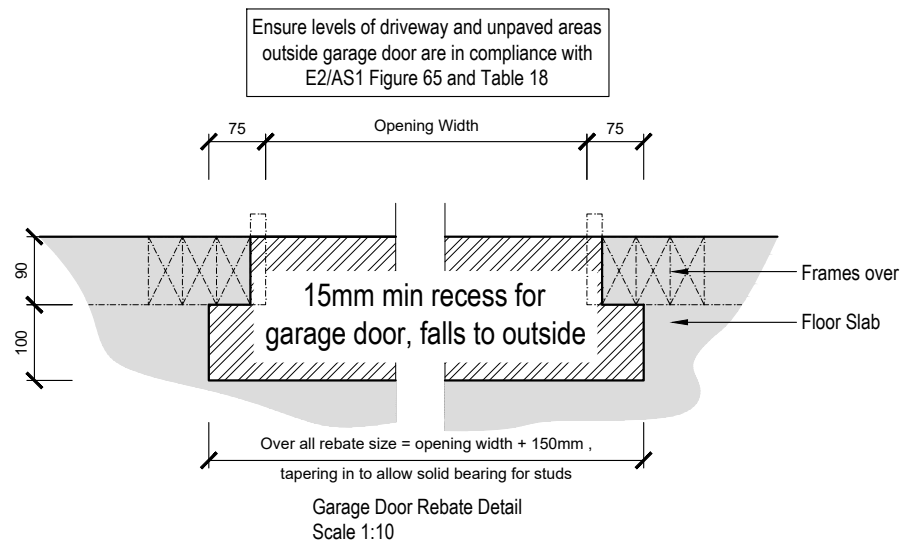
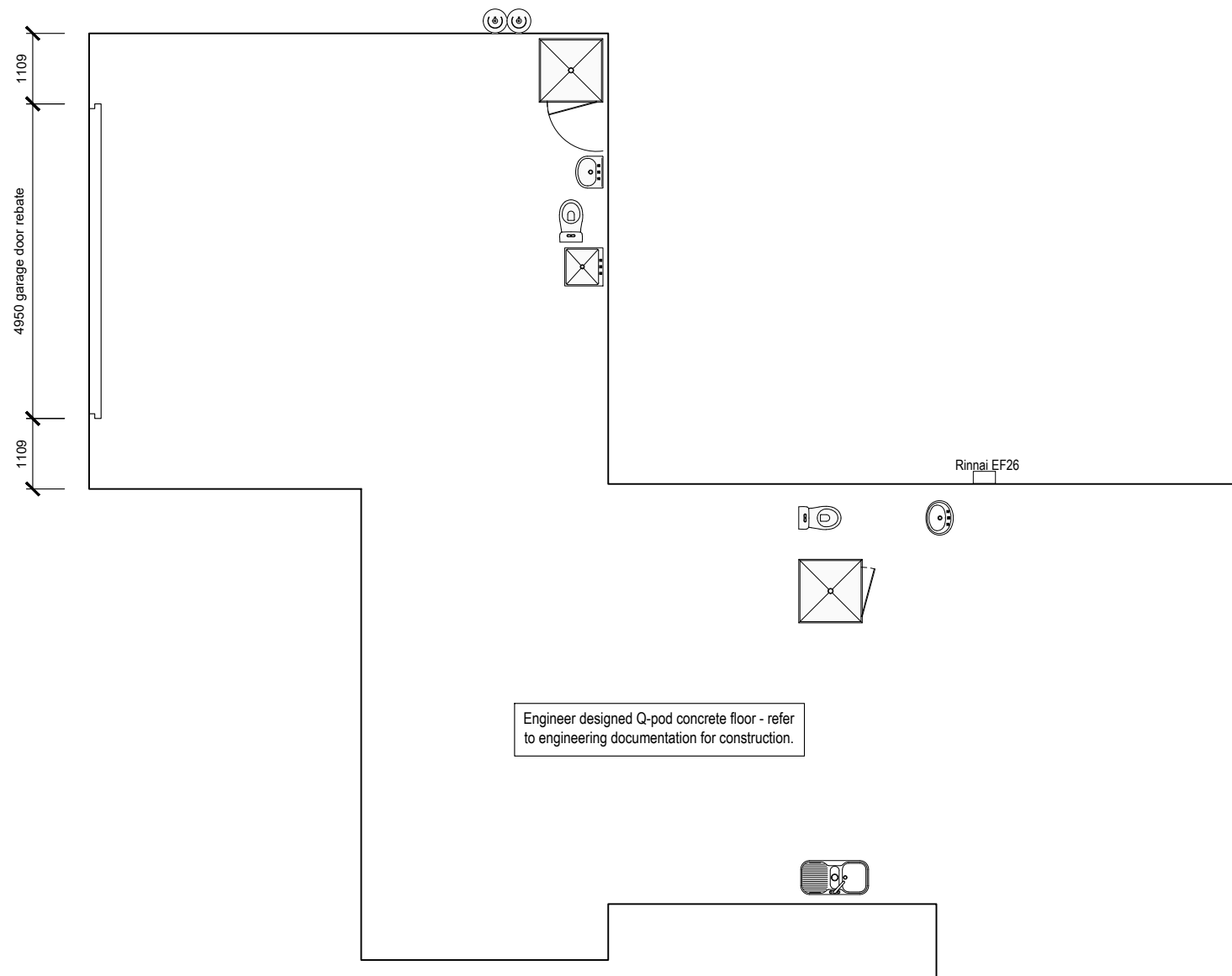
43 Carrs Road, Urenui

Drainage Plan

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

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LEGAL DESCRIPTION: Lot 2, DP 532834	



Notes:

Foundation slab area: 158.3m²
Foundation slab perimeter: 67.6m

Engineer designed concrete raft floor to be installed in strict accordance with engineering documentation, in the case of discrepancies in documentation the engineering documentation will take precedence. Slab to be on 250 micron black polythene DPM (lap and seal joints 150mm min). Confirm layout and fittings of the kitchen and bathroom etc before pouring concrete.

Rev:	Changes:	Date:
A	Building Consent Issue	-

Issue: **Consent**

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Original Scale (mm)

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence

Dan and Chris Foley

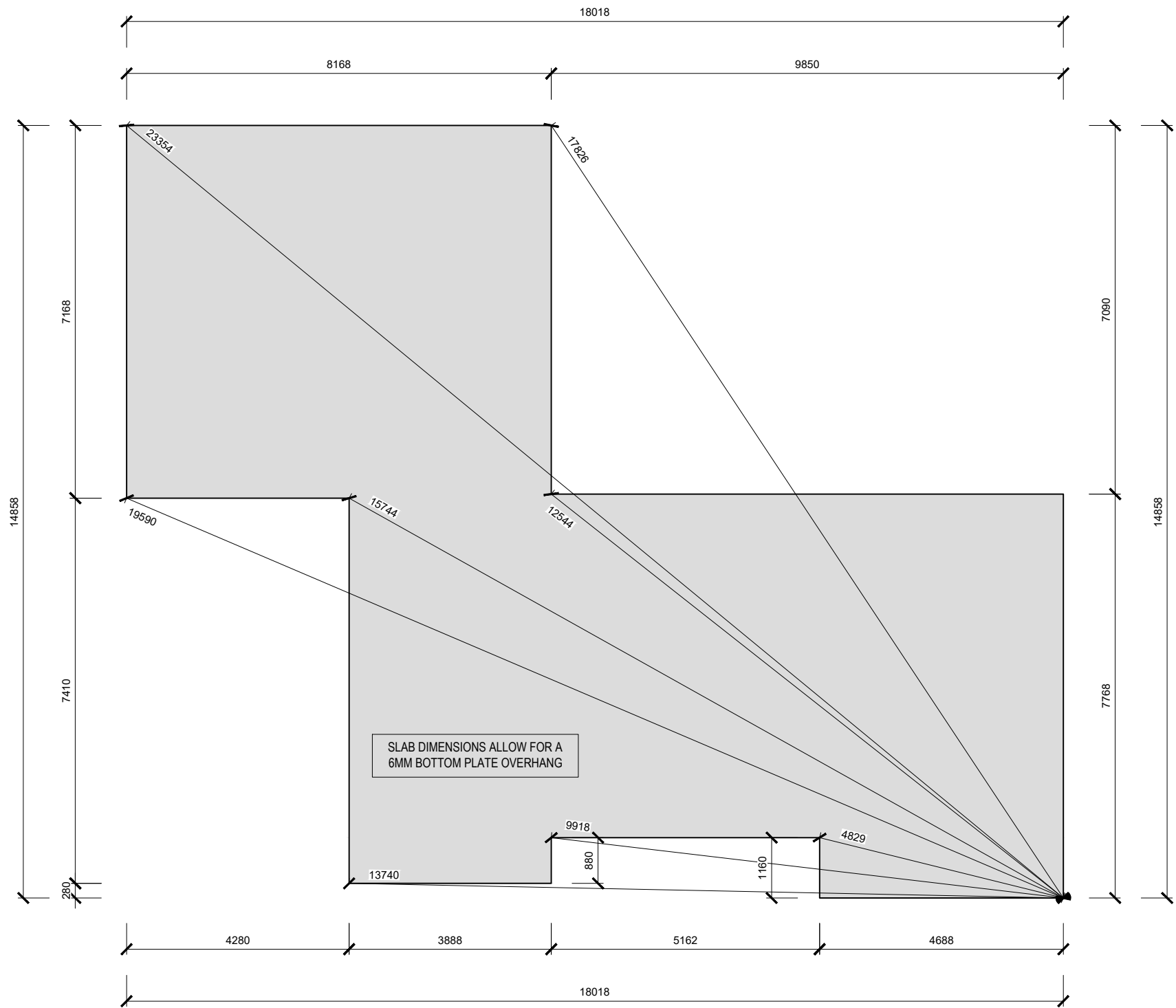
43 Carrs Road, Urenui

Foundation Plan

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

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LEGAL DESCRIPTION: Lot 2, DP 532834	SHEET No: A302



Rev:	A	Building Consent Issue	-
Changes:			Date:

Issue: **Consent**

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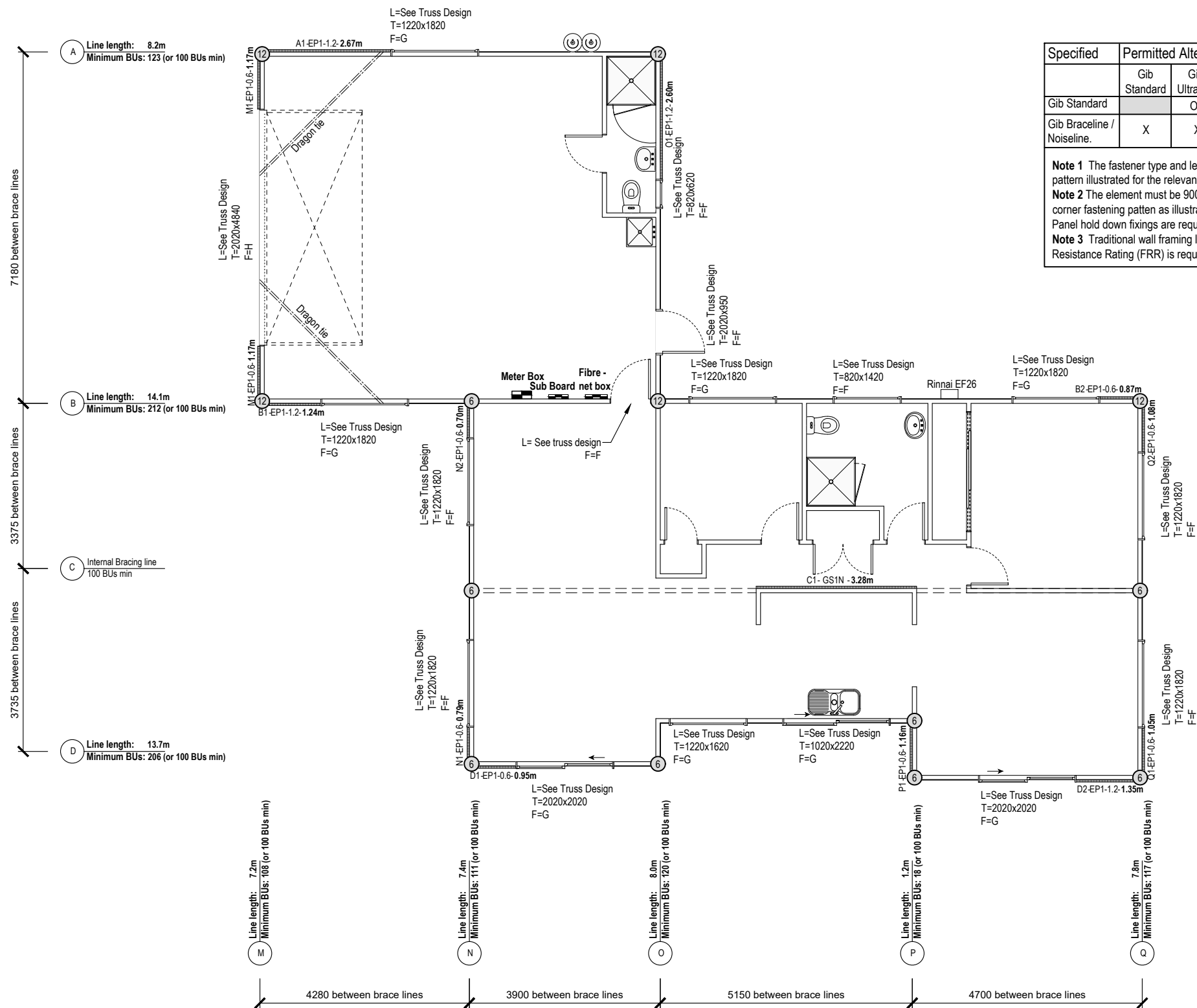


Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

Foundation Setout Plan

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DRAWN: NH	REV: A
CHECKED: Mark	JOB No: TM431
LEGAL DESCRIPTION: Lot 2, DP 532834	SHEET No: A303



Specified	Permitted Alternative Gib Plasterboard Products.						
	Gib Standard	Gib Ultralite	Gib Braceline/ Noiseline	Gib Aqualine	Gib Toughline	Gib Fyrelite 10mm	Gib Fyrelite 13mm- 19mm
Gib Standard		OK	OK	OK	OK	NOTE 1 & 3	NOTE 2
Gib Braceline / Noiseline.	X	X		NOTE 2	OK	X	NOTE 1,2 & 3

Note 1 The fastener type and length must be as required for relevant FRR system using perimeter fixing pattern illustrated for the relevant bracing specification.
Note 2 The element must be 900mm or longer. Decrease perimeter fastener centres to 100mm. The bracing corner fastening pattern as illustrated for the relevant specification applies to all four corners of the element. Panel hold down fixings are required.
Note 3 Traditional wall framing layouts (See figure 1 - Gib Bracing Systems August 2016) where a Fire Resistance Rating (FRR) is required.

Notes:

Building braced to Gib Bracing Systems August 2016.

Braces shall be installed on the side of the wall indicated on the plan with the below symbol, braces to be installed to manufacturer's installation specifications, ref to A4 documentation for installation specifications.

External ply braces to be within the building envelope and fixed with galvanised nails in accordance with Ecoply fixing specification.

All lintels to be SG8 H1.2 unless otherwise stated. Any SG8 lintel may be substituted for built up members sized and laminated in accordance with 2.4.4.7 NZS3604:2011 (eg. 90x90 = 2/90x45.)

Top plate fixing to all external and any internal load bearing walls to be "Type B", unless otherwise stated. Internal non load bearing walls to be "Type A" fixing types as defined in Lumberlok Site Guide 2012 edition.

All trim sizes to be site measured before manufacturing windows.

Drained cavity cladding systems:
Designer has allowed a nominal 20mm trim to all openings height and width.

Each wall that contains one or more wall bracing elements shall be connected at top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixings to the capacity in tension or compression along the line of the wall bracing element are given as follows:

- For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of NZS3604:2011 or alternatively a 6kN connection.
- For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least two external wall by a fixing as shown in figure 8.16 of NZS3604:2011 or alternatively a 6kN connection.
- For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least two such external wall by a fixing as shown in figure 8.16 of NZS3604:2011 each having a rating of not less than 2.4kN per 100 bracing units.

Legend:	
	Indicates brace location.
L=	Lintel Size.
T=	Trim Size. (height x width)
F=	Lintel Fixing for uplift restraint.
	Indicates top plate or framing member connecting to external walls
	Indicates kN rating required for top plate to wall connection. Refer construction details for fixing requirements.
	90x35 SG8 H1.2 min dragon ties @ 45° angle with 2/100 x 3.75mm nails per crossing of bottom chords. Max distance from corner of frame to dragon tie fixing is 2.5m

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Proposed Residence

Dan and Chris Foley

43 Carrs Road, Urenui

Bracing Plan

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LEGAL DESCRIPTION: Lot 2, DP 532834

SCALES: A3 1:100 A4 -

REV: A

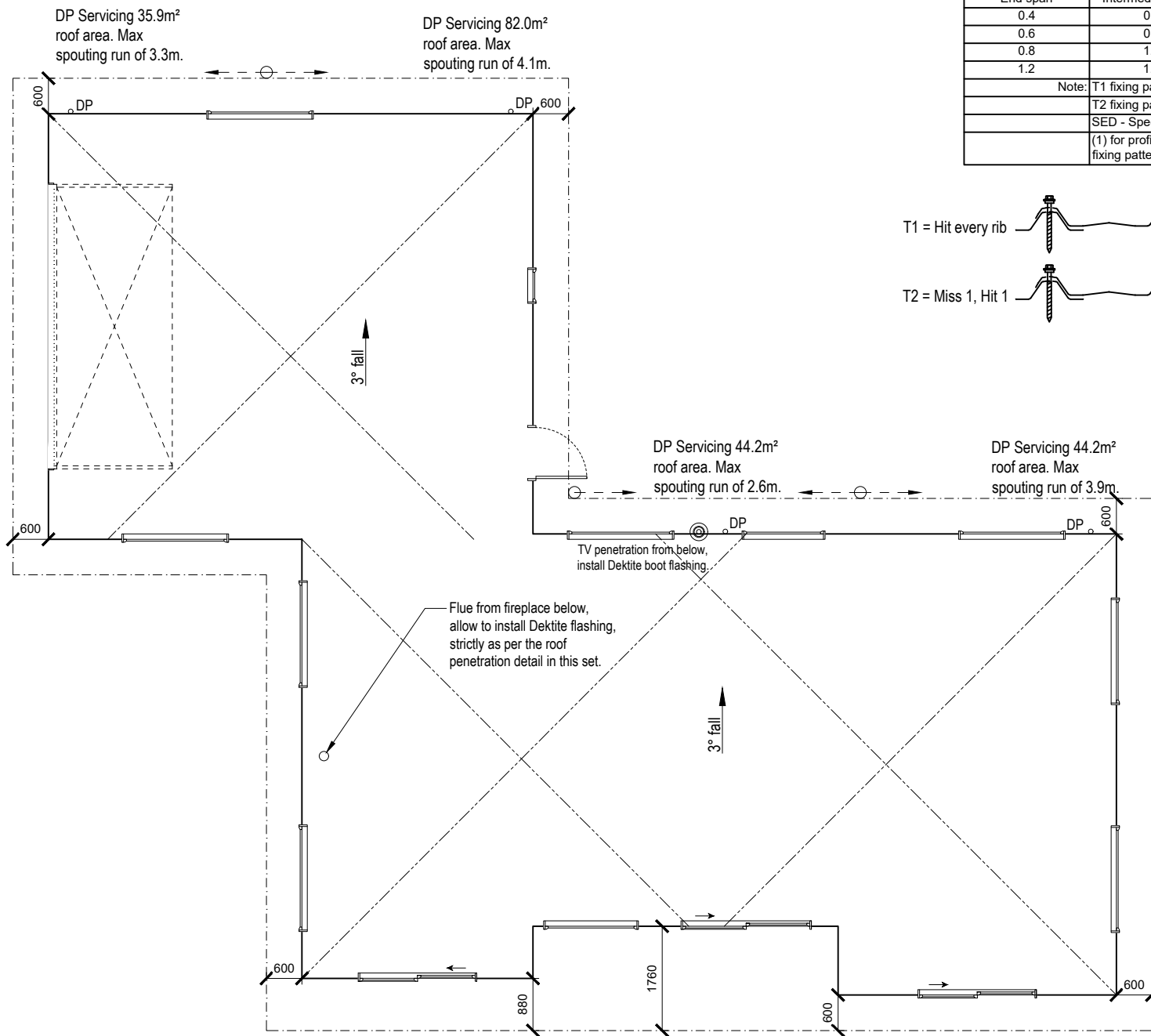
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SHEET No: A304

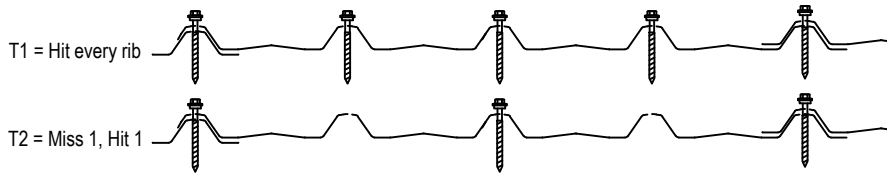
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A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: **Consent**



Steel trapezoidal profiled roofing				
0.4mm BMT and profile height 27mm minimum(1) and minimum 5 rib profiles				
Purlin spacings (m)		Wind zones		
End span	Intermediate span	Low/Medium	High/Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED
Note: T1 fixing pattern is - Fix every crest				
T2 fixing pattern is - Hit 1, miss 1				
SED - Specific Engineering Design				
(1) for profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans				



Purlin and tile batten fixing: (NZS3604: 2011 fixing options:)	
Capacity:	Fixing Requirements:
0.55kN	1 / 80mm x 3.15 dia. power driven nail
or	1 / 100mm x 3.75 dia. hand driven nail
0.6kN	2 / 90mm x 3.15 dia. power driven nail
or	2 / 100mm x 3.75 dia. hand driven nail
2.4kN	1 / 10g self drilling screw, 80mm long
4.7kN	2 / 90 x3.15 dia. power driven skewed nails
or	2 / 100mm x 3.75 dia. hand driven nail
PLUS	2 wire dogs
5.5kN	1/14 g type 17 screw 100mm long
7.0kN	2 / 90 x3.15 skewed nails
or	2 / 100mm x 3.75 dia. hand driven nail
PLUS	strap fixing - (see figure 10.6 NZS3604: 2011)
(MiTek purlin and tile batten fixings from site guide 2012 edition (alternative solution))	
Capacity:	Fixing Requirements:
0.55kN	90mm x 3.15 dia. power driven nail
or	100mm x 3.75 dia. hand driven nail
0.6kN	2/90mm x 3.15 dia. power driven nail
or	2/100mm x 3.75 dia. hand driven nail
2.4kN	1/80mm x 10 gauge Lumberlok blue screw.
3.45kN	~~Purlin on flat~~ 2 / 80mm x 10 gauge Lumberlok blue screws. ~~Purlin on edge~~ 2 / 100x3.75mm skewed nails.
5.5kN	PLUS 2 wire dogs. 2 / 90 x3.15 power driven skewed nails. or 2 / 100mm x 3.75 dia. hand driven nail. PLUS 1 C1200. or 1 pair of CPC40.

Notes:

Wind zone: High
Snow loading: N0 (33m)
Roof pitch: 3°
Soffits/Eaves: 600mm
Gables/Barges: 600mm
Soffit lining: 4.5mm Hardies

Roof's structure to be trusses @ 900mm c/c to manufacturer's design and fixing specification.

Gib Rondo ceiling battens @ 600mm c/c max fixed using GIB clips, allow to install bottom chord restraints @ 1800mm c/c max. Ceiling to be lined with 13mm gib board stopped to a F4 paint quality finish.

Metal longrun roofing: Trapezoidal Roofing on 70x45 SG8 min H1.2 purlins @ 800mm c/c fixed for uplift restraint with a 2.4kN fixing (or greater) to the entire roof. Fixing type may be 1/10g self-drilling screw, 80mm long (2.4kN).

Roof to have self supporting breather type building paper to roof to be Thermakraft 215 . Roof pitches >10° lay building paper parallel to roof pitch. (laid down the roof). Roof pitches <10° lay building paper perpendicular to roof pitch. (laid across roof).

All roof penetrations to be flashed with appropriately sized EDPM dektite boot flashings.

Capacity of down pipes.				
DP size	Degrees roof pitch.			
	0-25	26-35	36-45	46-55
65mm Dia.	60	50	40	35
80mm Dia.	85	70	65	50
100mm Dia.	155	130	110	90

Maximum plan area of roof served by a downpipe (m²)

Legend:

DP - Down Pipe.

--- Fall to gutter

Indicates opposing LumberLok 0.91mm x 25mm G300 Z275 galvanised steel strip brace fixed with 11/30mm x 3.15mm diameter flathead LumberLok galv product nails at each end.

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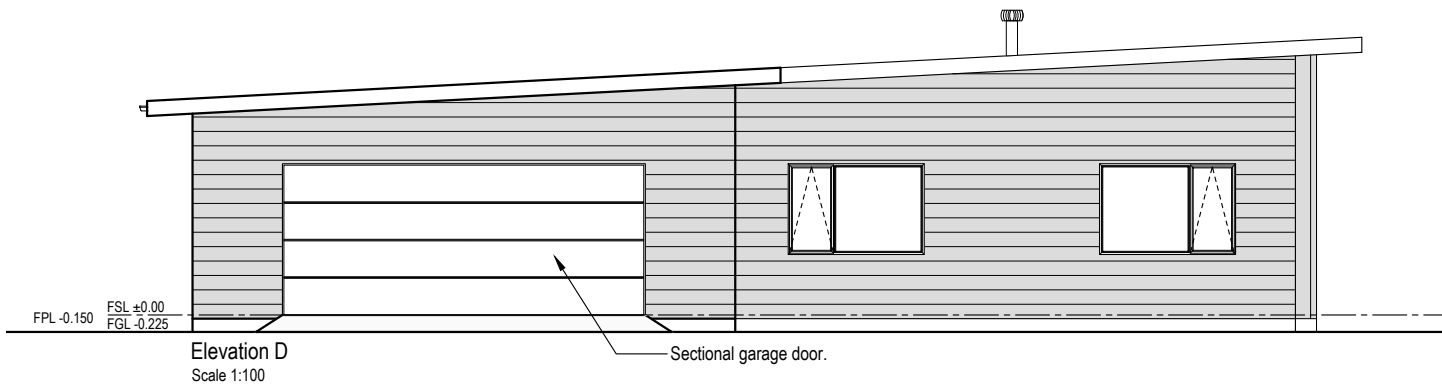
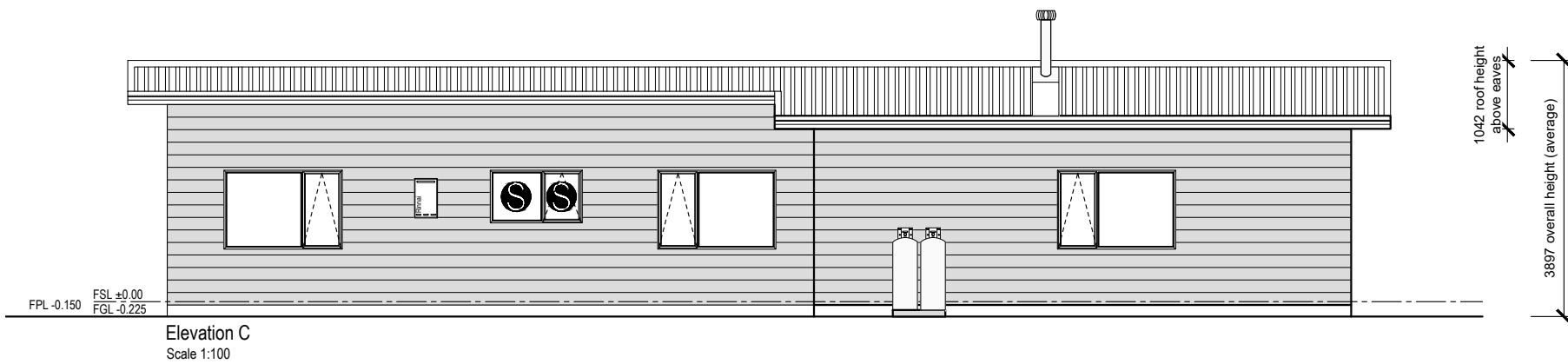
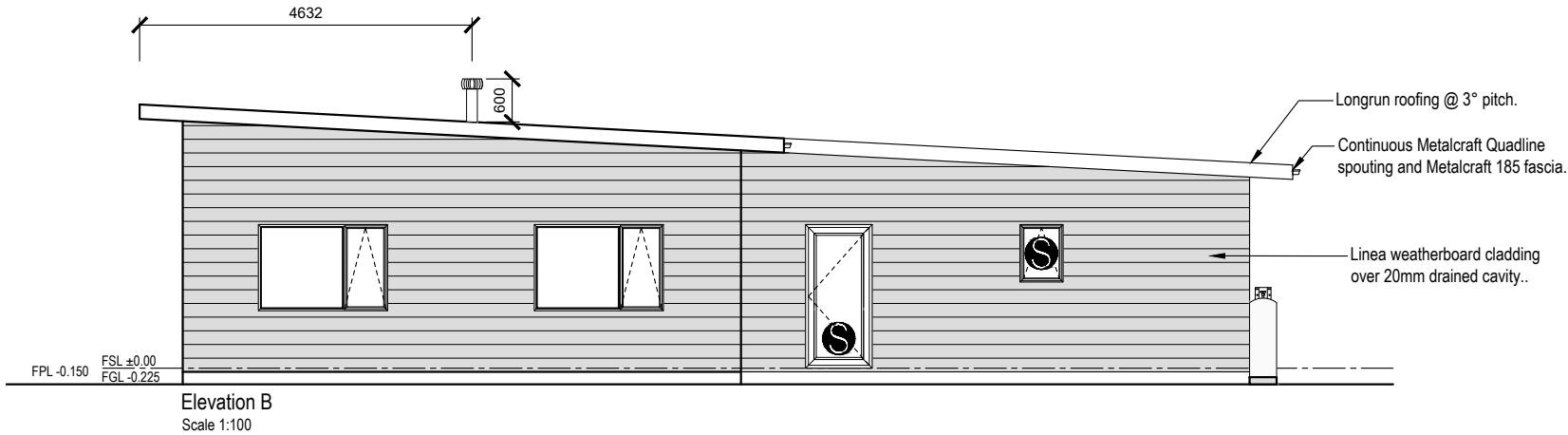
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Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

Roof Plan

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DRAWN: NH	REV: A
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LEGAL DESCRIPTION: Lot 2, DP 532834	SHEET No: A305

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Notes:

No infringement/s in terms of height recession, if applicable worse case recession plane has been shown on elevations.

Where no window schedule has been provided, refer to elevations for window style and bracing plan for trim sizes. All external joinery to comply with NZS 4211.

Glazing to bathrooms and w/c areas to be obscured to provide privacy in accordance with G1.3.2(d).

Risk matrix has been calculated on the worst case and will apply to all elevations.

Risk Matrix:	L	M	H	VH	EH	Score
Wind zone	0	0	1	2	2	1
Number of storeys	0	1	2	4	-	0
Roof/wall intersection design	0	1	3	5	-	3
Eaves width	0	1	2	5	-	1
Envelope complexity	0	1	3	6	-	1
Deck design	0	2	4	6	-	0
Total:						6

Legend:

FSL - Finished slab level.
FPL - Finished paved level.
FGL - Finished ground level.

S - Indicates panel of safety glass in accordance with NZS4223.

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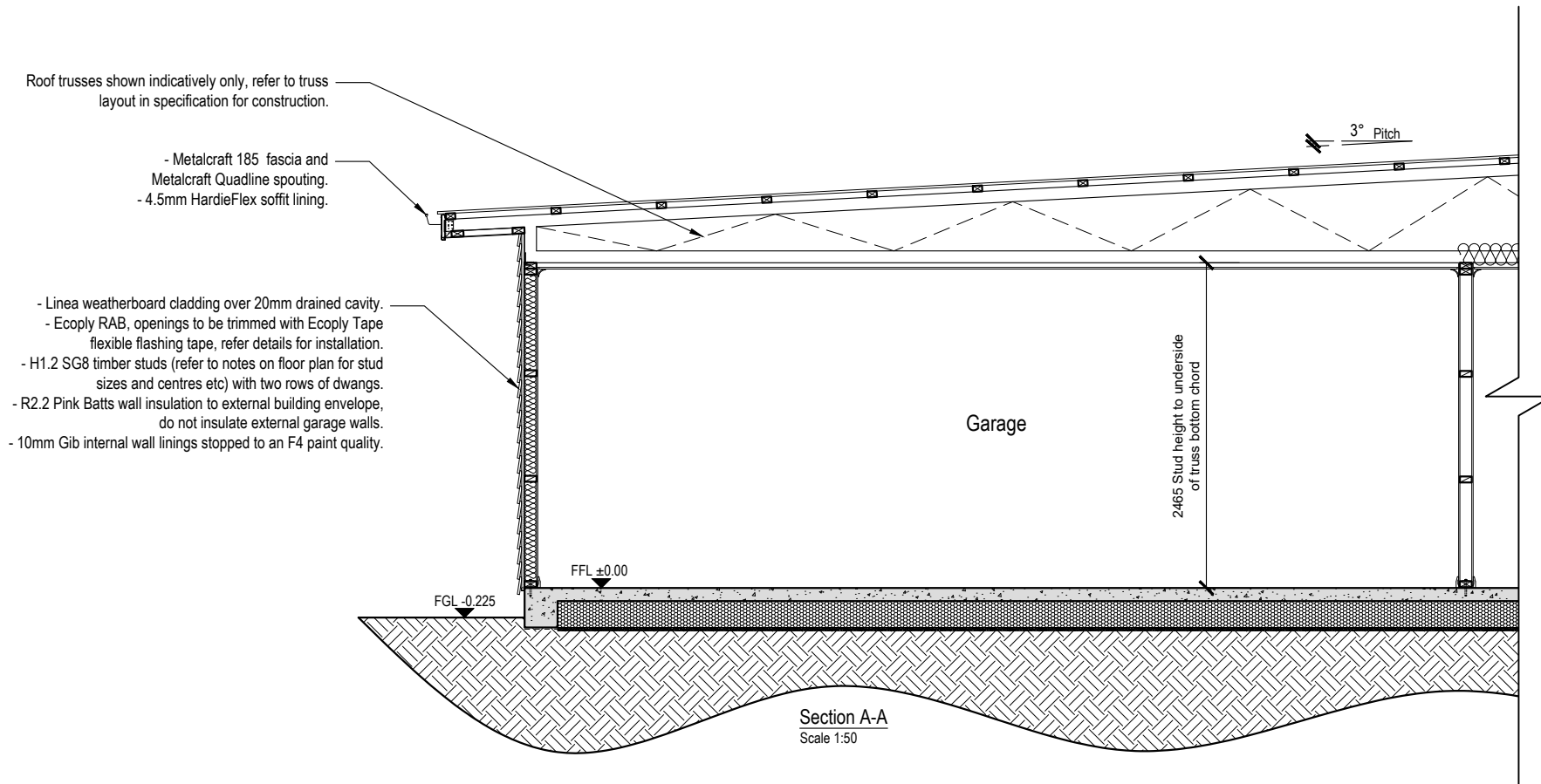


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43 Carrs Road, Urenui

External Elevations

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LEGAL DESCRIPTION: Lot 2, DP 532834	



Notes:

Insulation:

No insulation to external garage walls or ceiling above garage, insulate internal garage walls between garage and house.

Wall insulation to be R2.2 Pink Batts insulation (or equivalent / greater R-Value).

Ceiling insulation to be R3.2 Pink Batts ceiling insulation (or equivalent / greater R-Value)

Insulation with greater R-Values than stated above can be installed provided the insulation is not compressed in any way and there is a 25mm air gap above ceiling insulation.

The combination of the use of the above minimum R-Values, double glazed window joinery and the fact the window area on the East, West and South walls is less than 30% of the total wall area. By default this design complies with H1 via the schedule method.

Prior to installing building wrap to exterior, ensure insulation is installed between blocking at all corners to prevent condensation.

Building Wrap. Wall insulation. Interior wall lining.

Typical wall corner junction.

Timber Preservatives and Identifying Timber:

The sequence of the information in the brand shall be:

(a) plant number.
(b) preservative code number.
(c) hazard class number.

(a) Plant number
(b) Preservative code
(c) Hazard class
(d) optional wood mark code

Timber Preservatives Note:

Where H3.1, H3.2, H4 or H5 timber treatment is required, CCA (Copper Chromium Arsenic) preservative code 01 must only be used. Galvanised fixings can be used with CCA treated timber.

If alternative preservatives such as ACQ (Alkaline Copper Quaternary) preservative code 90 or CA (Copper Azole) preservative code 58 are instead used, Stainless Steel 304 or 316 fixings must always be used to timbers with these alternative preservatives **and NOT galvanised steel fixings.**

Timber framing treatment levels:

Treatment levels to comply with NZBC clause B2/AS1 Durability, NZS3602:2003 Timber and Wood-based Products for Use in Building and NZS3640:2003 Chemical Preservation of Round and Sawn Timber.

This table is a summary of the minimum treatment level requirements only. Higher levels may be used in any situation.

Building element	Treatment
- Roof framing, trusses and ceiling joists. - Interior wall framing treated. - Interior exposed beams radiata pine. - Exterior wall framing in low risk, single storey masonry veneer buildings.	H1.2
- Enclosed framing within skillion roofs - Exterior wall framing and parapets - Lower interior load bearing wall framing or enclosed beam and post under an exterior wall. - Subfloor framing - Enclosed framing within flat or low pitch roofs. (<10°)	H1.2
- Framing for enclosed decks, balconies and balustrades - Enclosed post and beam or wall trimming studs and lintels under enclosed decks, cladding cavity battens (caution: LOSP cavity battens must not be in contact with butyl rubber/EPDM membranes e.g. enclosed decks)	H3.1
- Exposed decking and external post and beams, stairs and balustrades.	H3.2
- Piles and posts in ground	H5

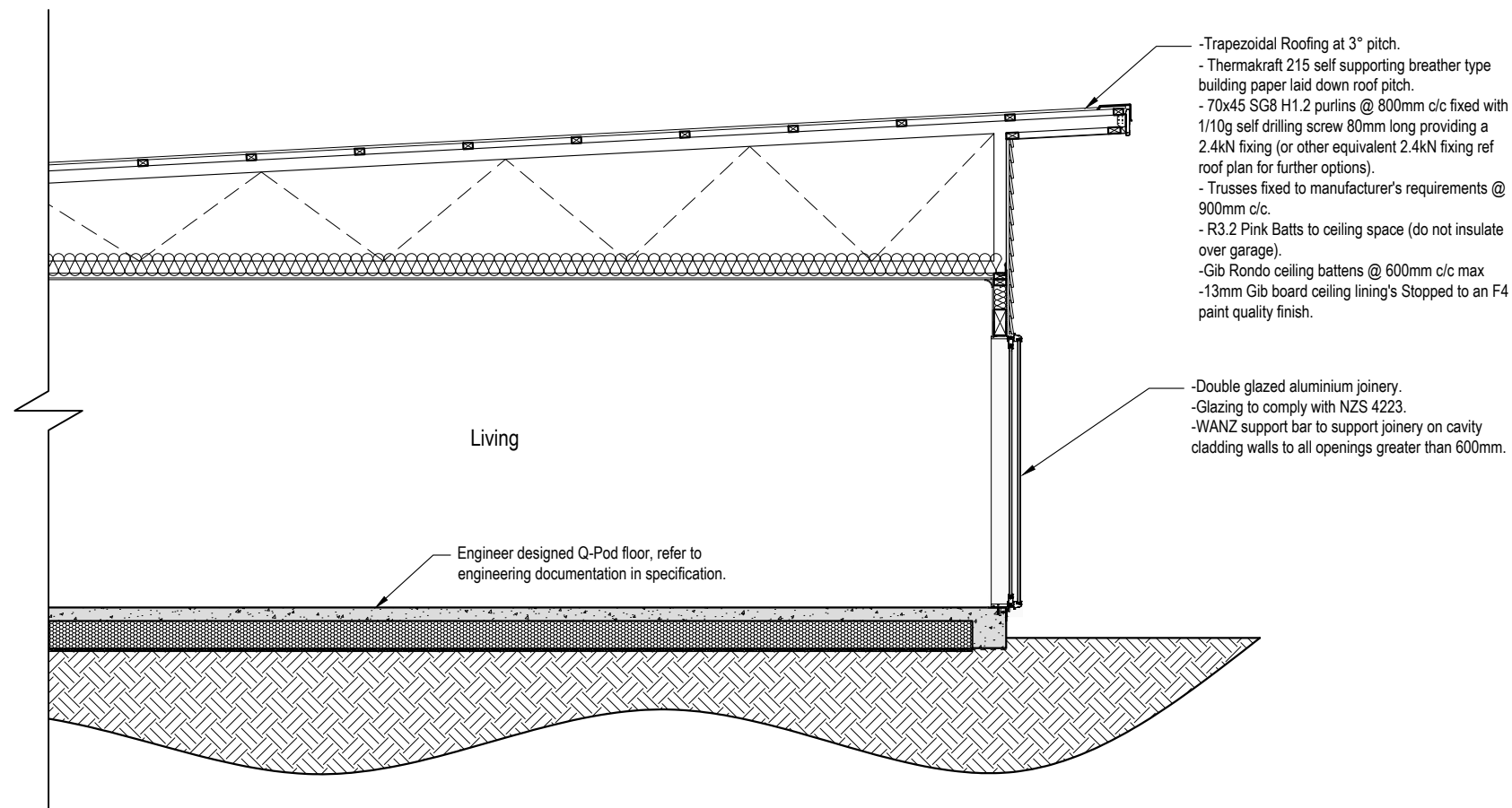
2/90x45 SG8 H1.2 top plate, see bracing plan for fixing details.
(allows 6m between bracing lines)

2/90x45

90x45 SG8 H1.2 min bottom plate, plate on bituminous DPC, fixed to slab with 135mm M12 TruBolts within 150mm of every plate end and @ 900c/c. Bolts to be fitted with 50x50x3 galv washers.

M12 TruBolt
50x50x3 washer
90x45
DPC

Bottom plates to internal walls to be fixed to slab with proprietary powder actuated 75mm drive pin & washer set @ 600mm c/c MAX to meet requirements of NZS 3604:2011 7.5.12.4



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Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

Cross Section A-A

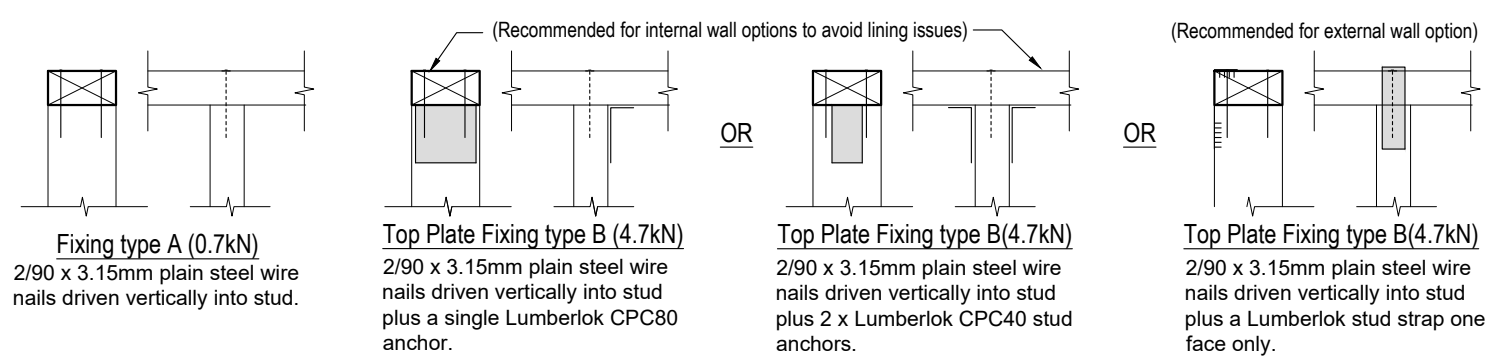
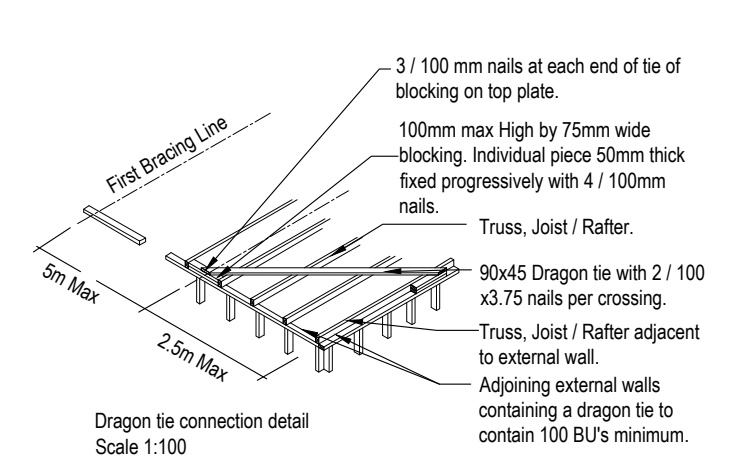
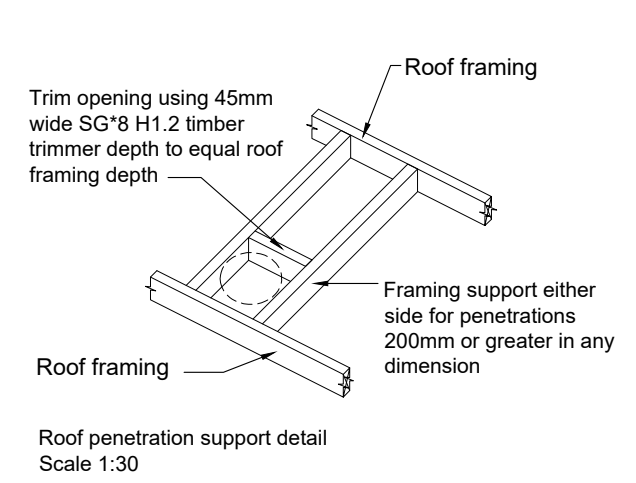
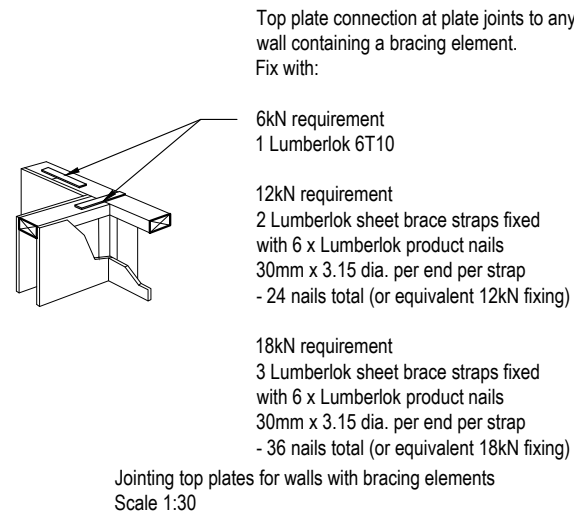
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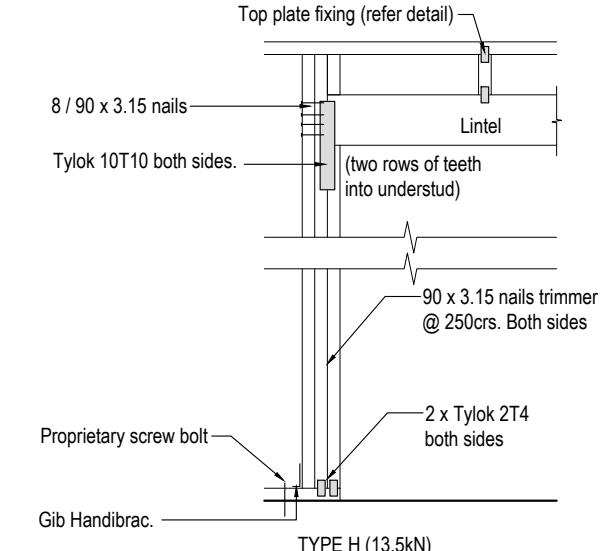
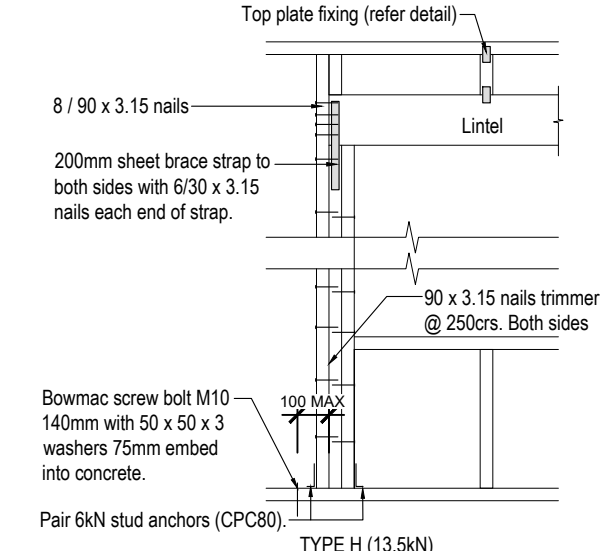
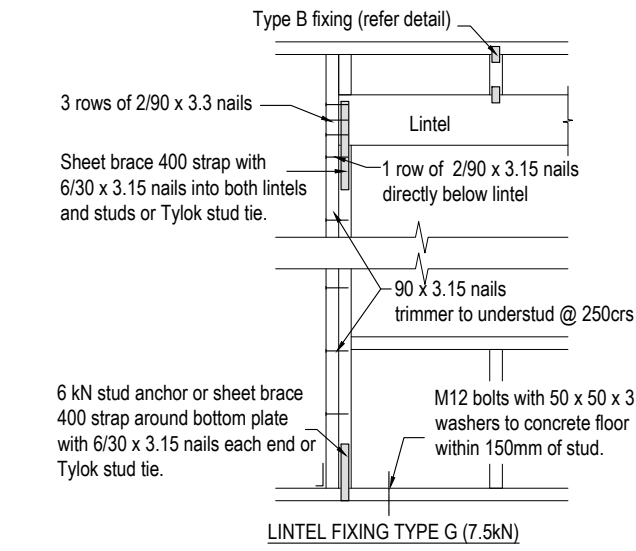
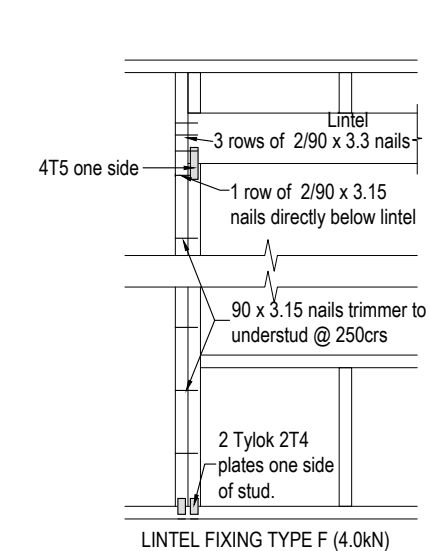
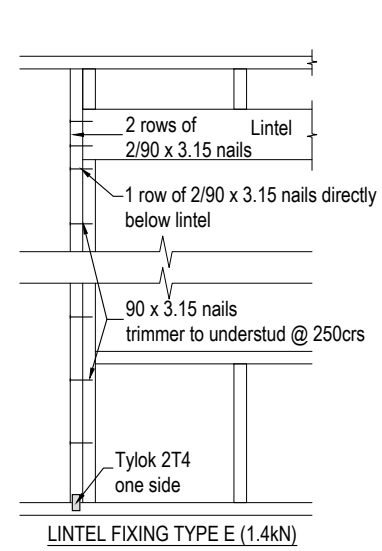
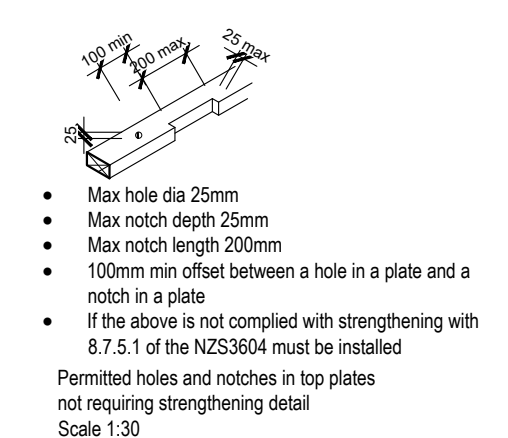
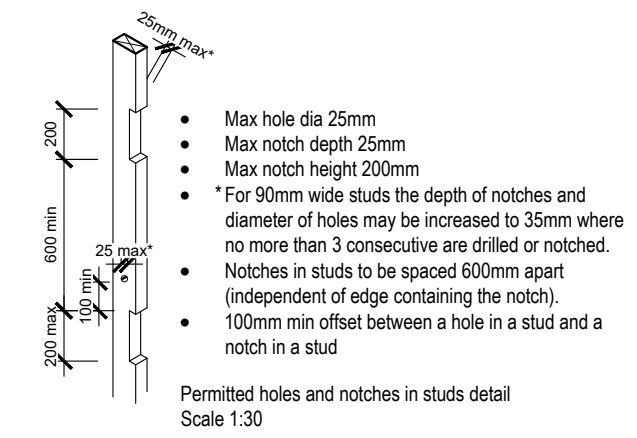
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LEGAL DESCRIPTION: Lot 2, DP 532834

SCALES: A3 1:50 A4 -
REV: A
JOB No: TM431
SHEET No: A501

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)
File Location: Z:\01 Projects\Latitude Homes\Central North Island (Graham)\LHC201 - TM431 Foley\3 - Working Drawings\LHC201 - TM431 Foley.dwg



Number of fixings required per wall = Wall length divided by stud centres + 1 (including end studs)



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Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

Construction Details

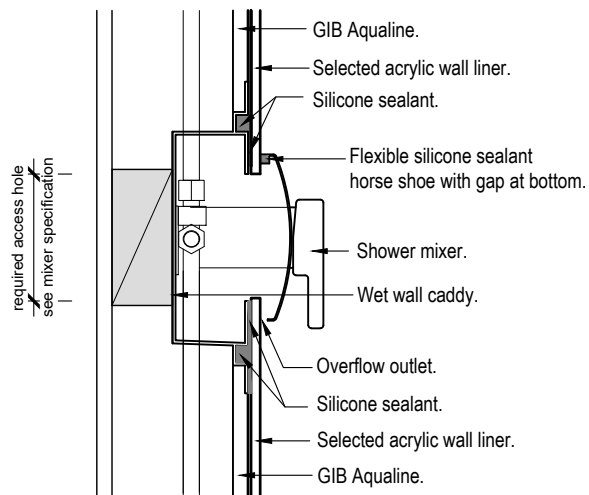
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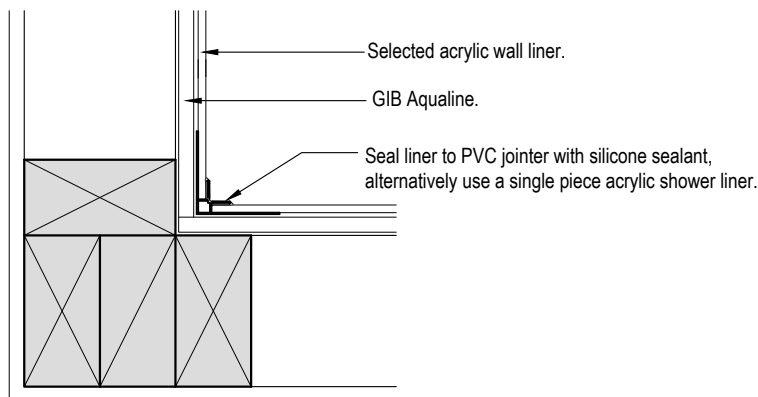
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CHECKED: Mark		REV: A	
LEGAL DESCRIPTION: Lot 2, DP 532834		SHEET No: A601	

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Issue: Consent

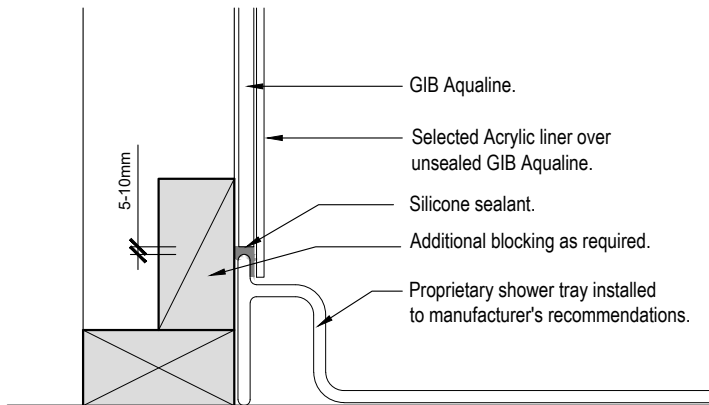


Wet wall caddy with acrylic liner.
Scale: 1:5

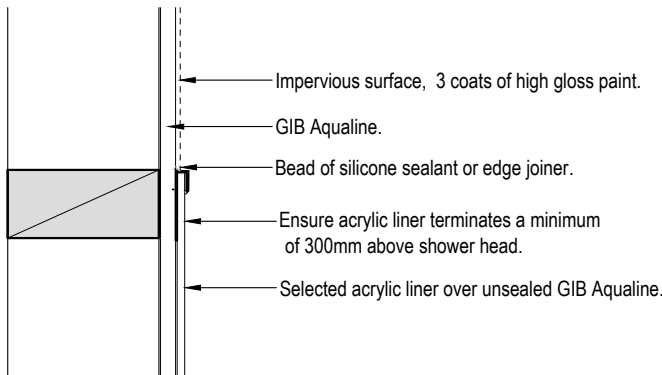


* Note: Nogs are required behind horizontal plasterboard sheet joints in shower areas.

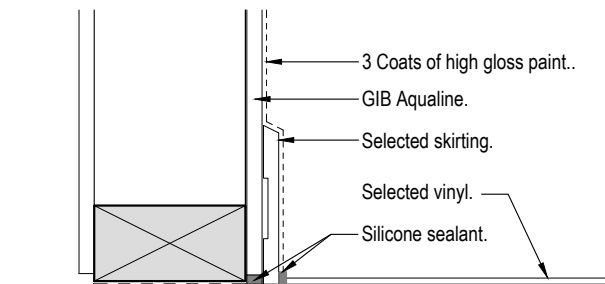
Acrylic shower internal corner junction.
Scale: 1:5



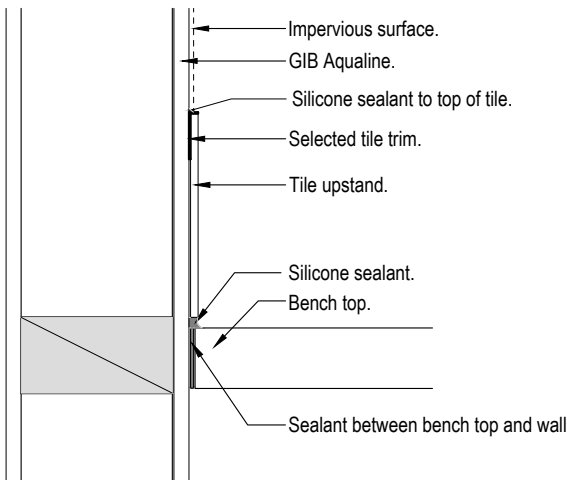
Acrylic shower base to acrylic liner junction.
Scale: 1:5



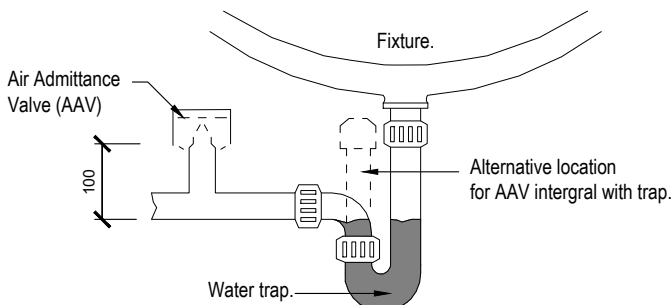
Acrylic shower liner top junction to wall.
Scale: 1:5



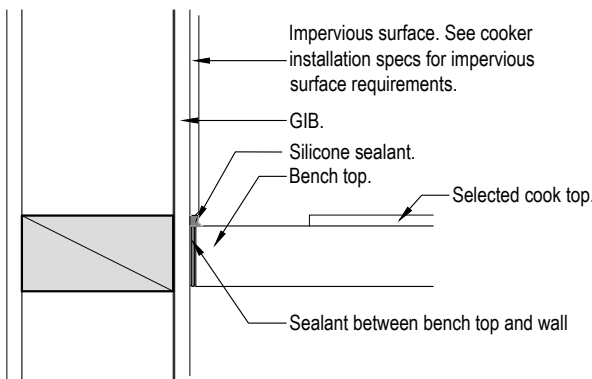
Vinyl floor to painted wall junction. (Wet areas).
Scale: 1:5



Bench to wall junction. (Wet areas).
Scale: 1:5



Air Admittance valve installation detail
Scale: 1:10



Bench to wall junction. (At cook top).
Scale: 1:5

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Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

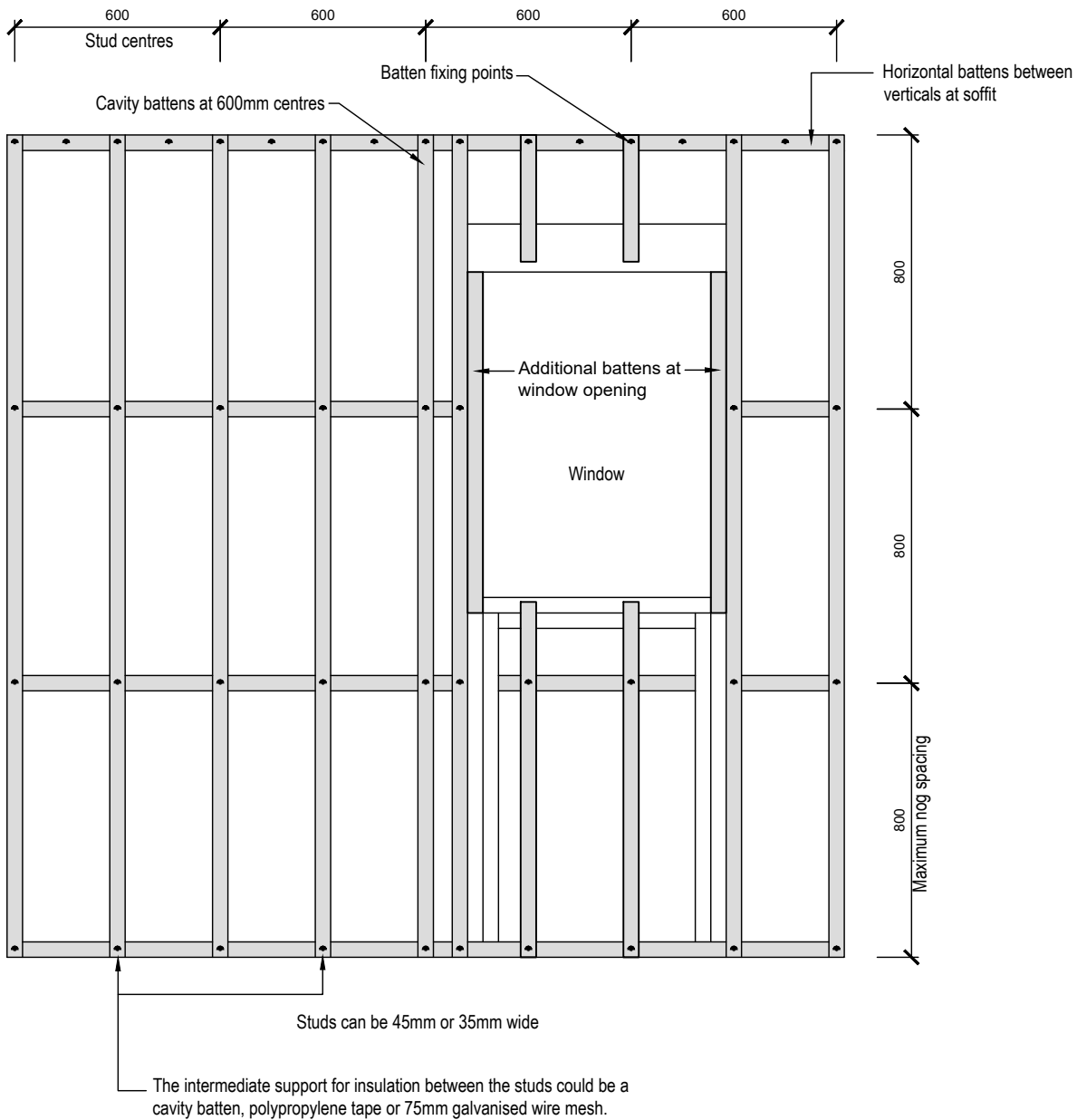
Wet Area Details

Rev:	A	Building Consent Issue	-	Date:	
Changes:					

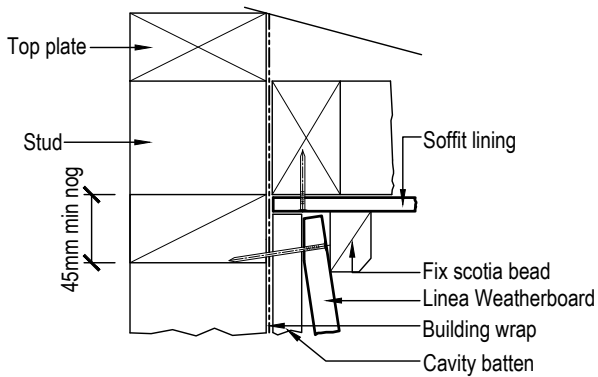
Issue: **Consent**

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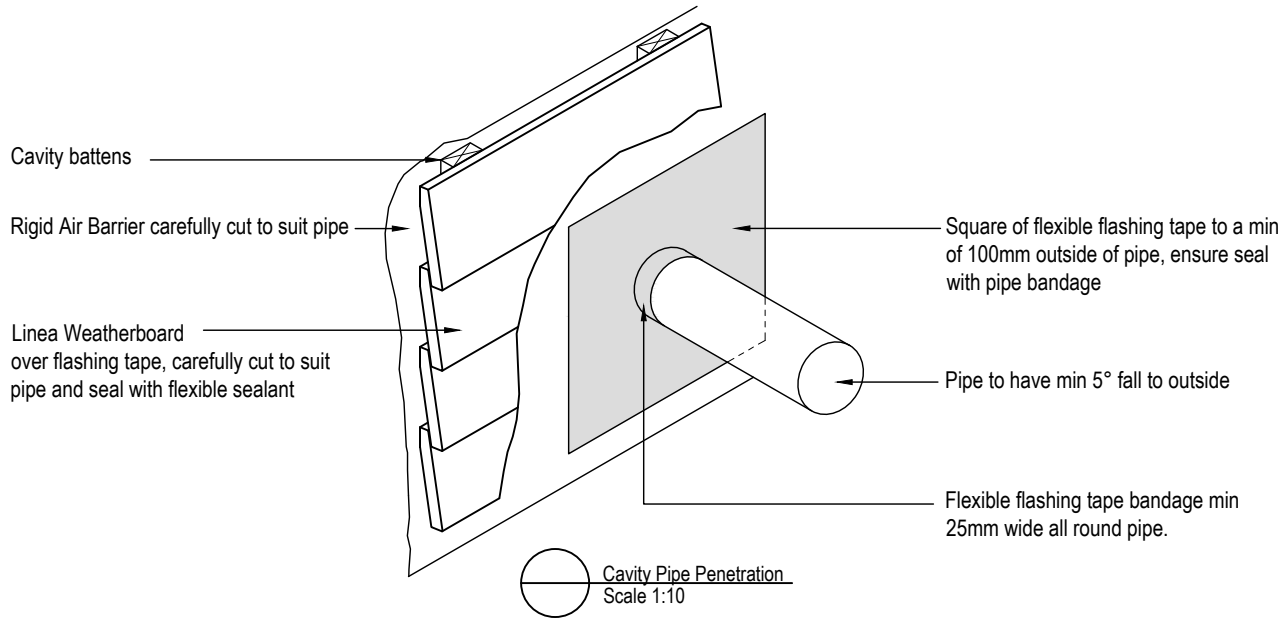
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CHECKED: Mark	SHEET No: A602
LEGAL DESCRIPTION: Lot 2, DP 532834	REV: A



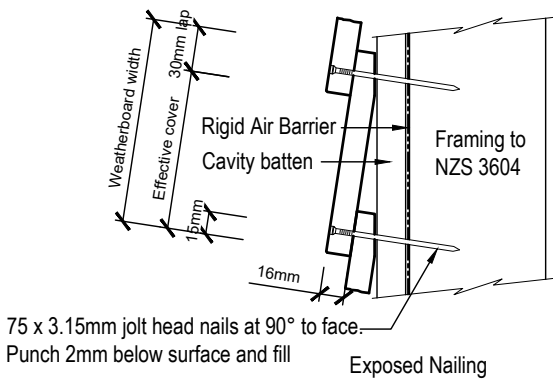
Cavity Batten Layout at Window Opening
Scale 1:20



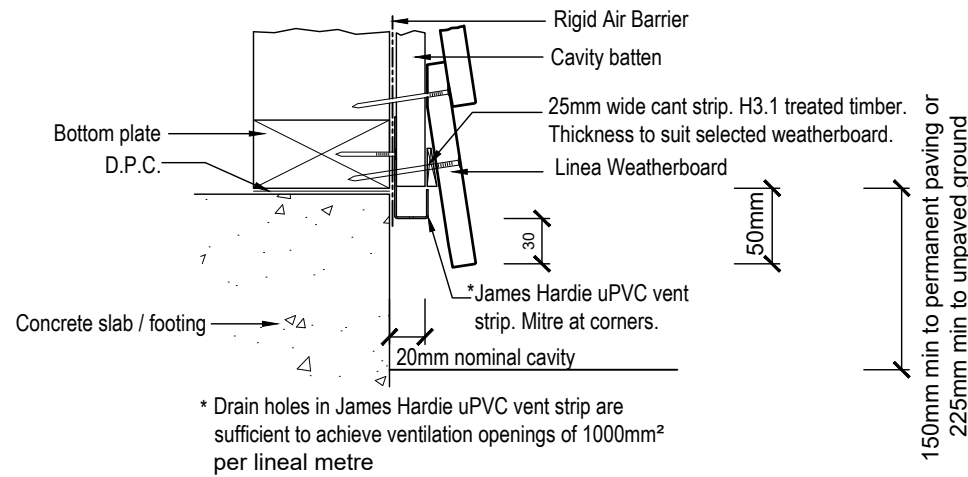
Cavity Soffit Junction
Scale 1:5



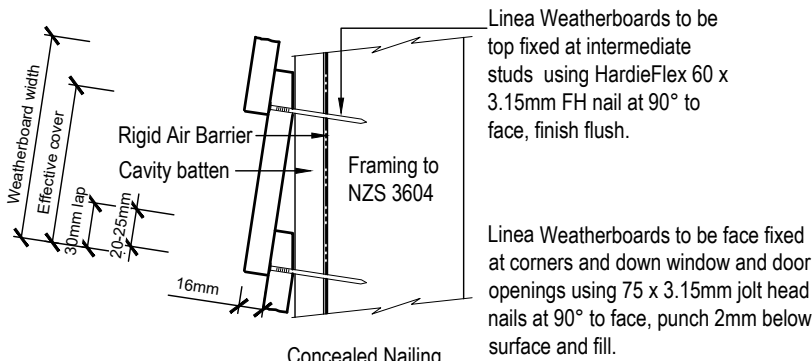
Cavity Pipe Penetration
Scale 1:10



Exposed Nailing



Cavity Foundation
Scale 1:5



Concealed Nailing
Cavity Weatherboard Fixing
Scale 1:5

Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

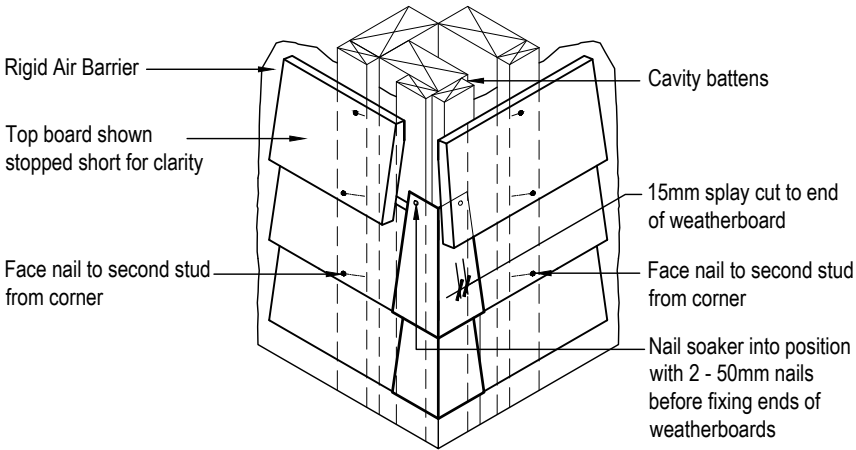
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Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

Linea Weatherboard Details

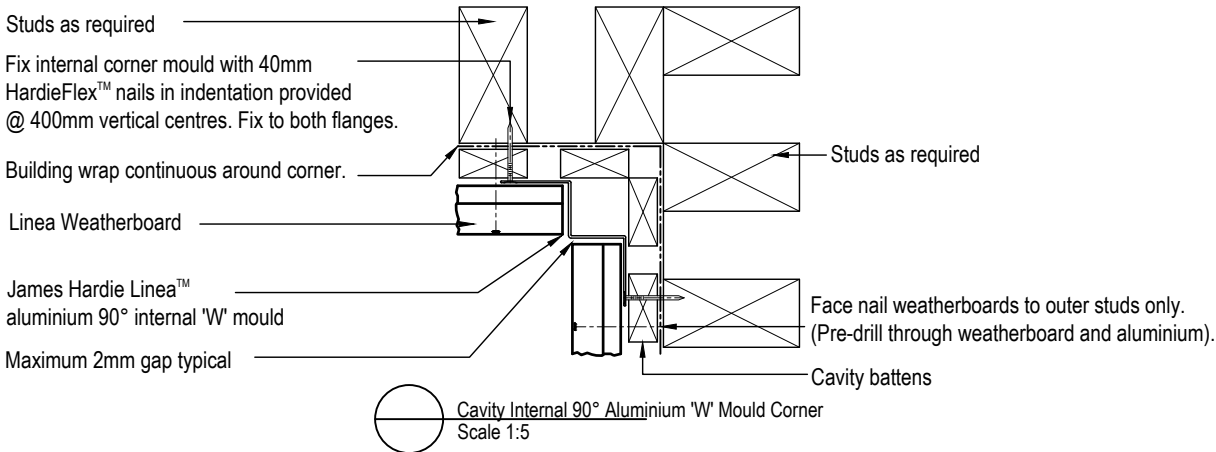
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Rev:		Changes:		Date:	
Issue:				Consent	
ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION					
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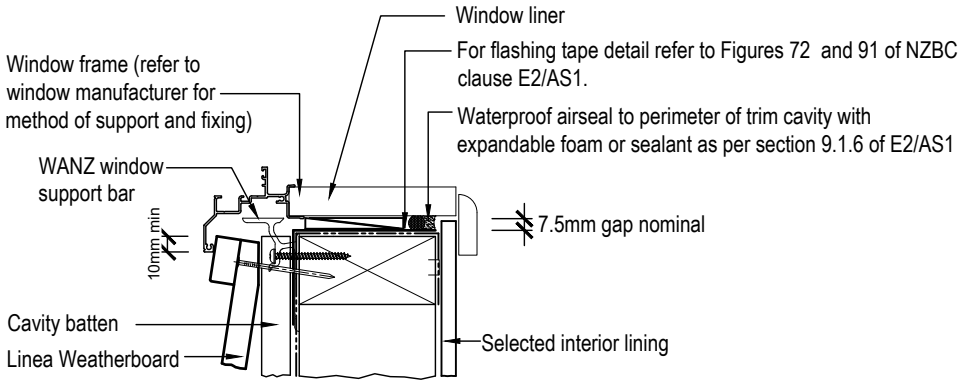
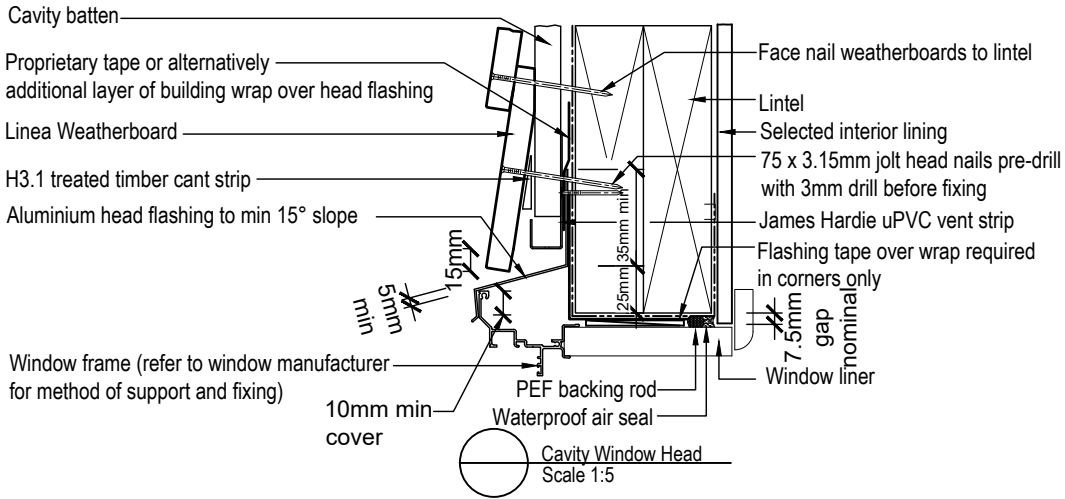
Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

Cavity External Corner Soaker
Scale 1:10

Note:
Aluminium extrusion must not be continuous over solid floor joists.



Cavity Internal 90° Aluminium 'W' Mould Corner
Scale 1:5

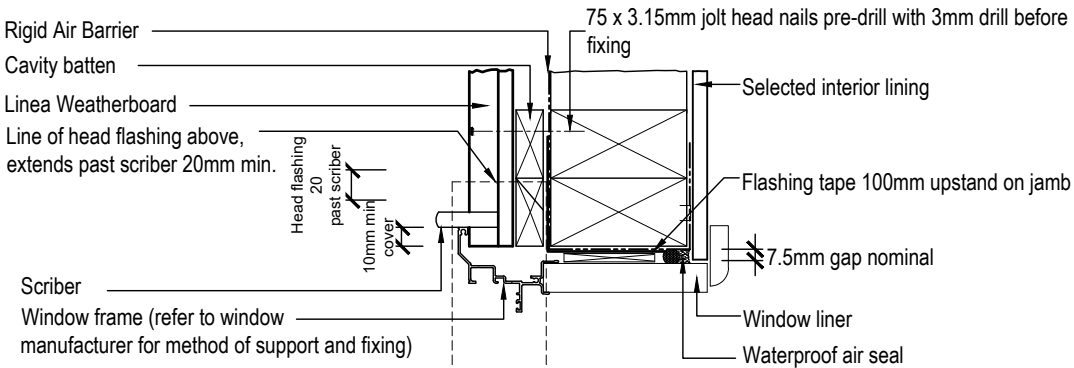


General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Building wrap must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Refer to the manufacturer or supplier for technical information for these materials.

Cavity Window Sill
Scale 1:5



Cavity Window Jamb
Scale 1:5

Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: **Consent**

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Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

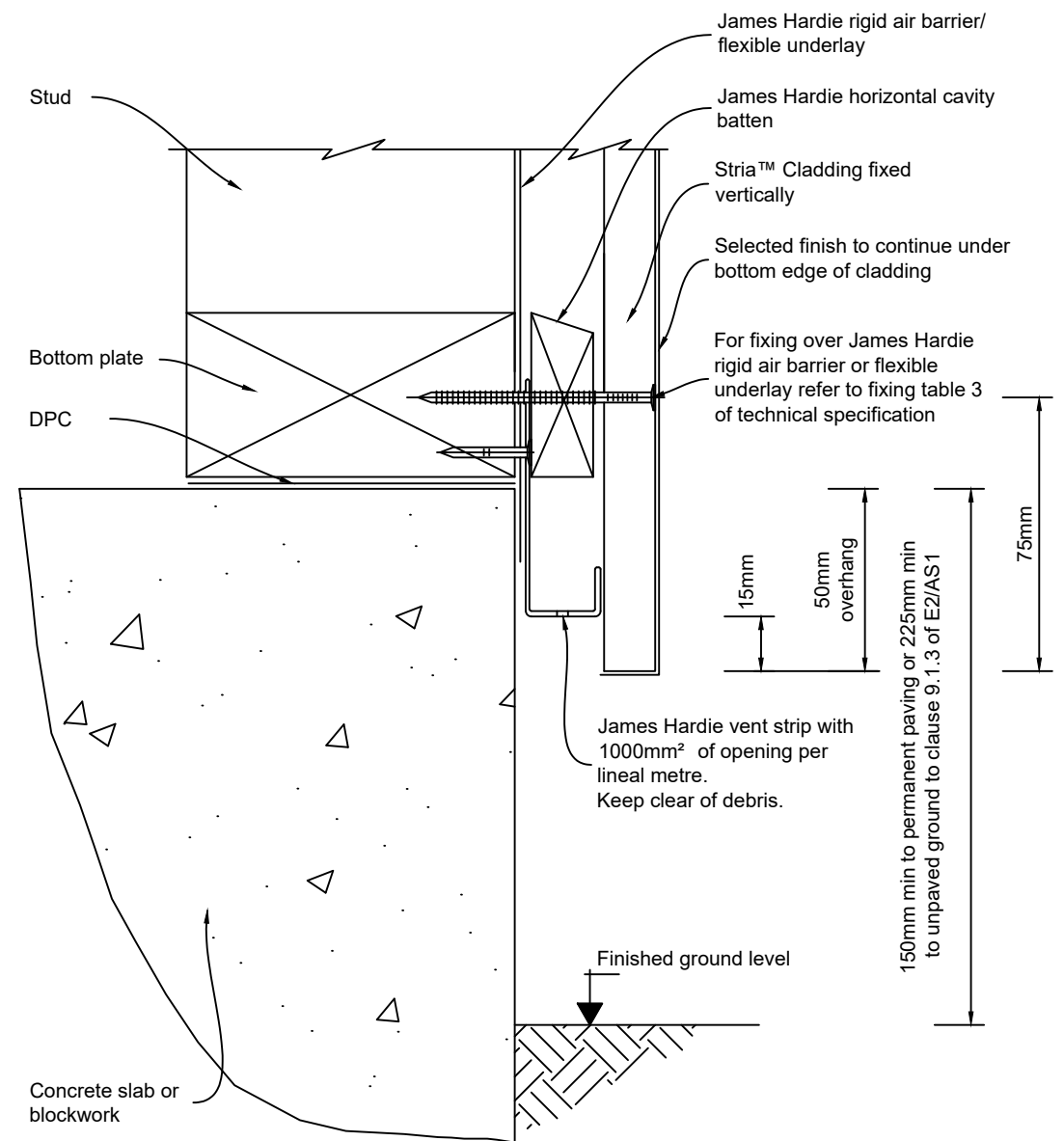
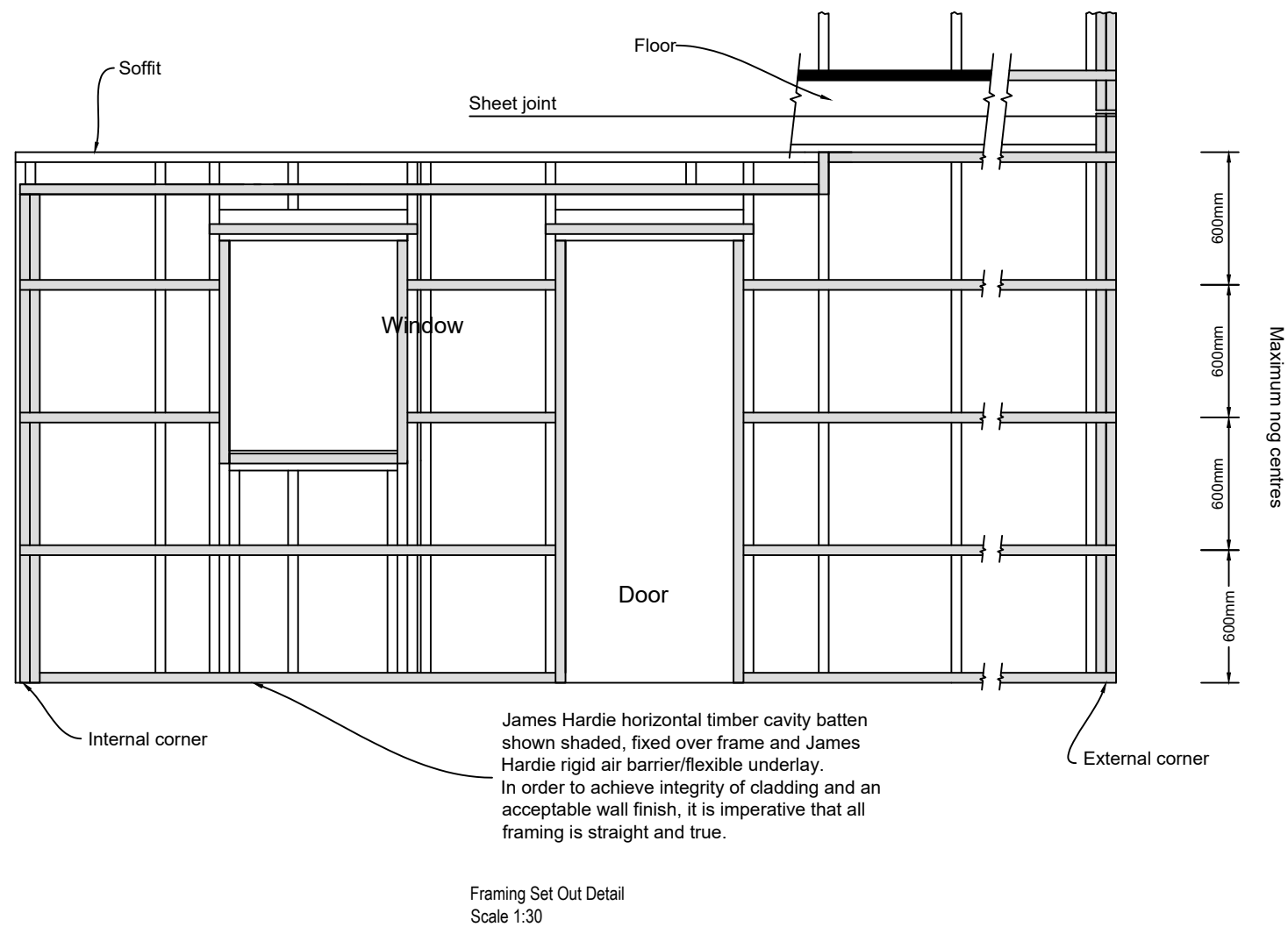
Linea Weatherboard Details

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DRAWN: NH	JOB No: TM431
CHECKED: Mark	SHEET No: A604
LEGAL DESCRIPTION: Lot 2, DP 532834	

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File Location:

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Foundation Detail
Scale 1:2

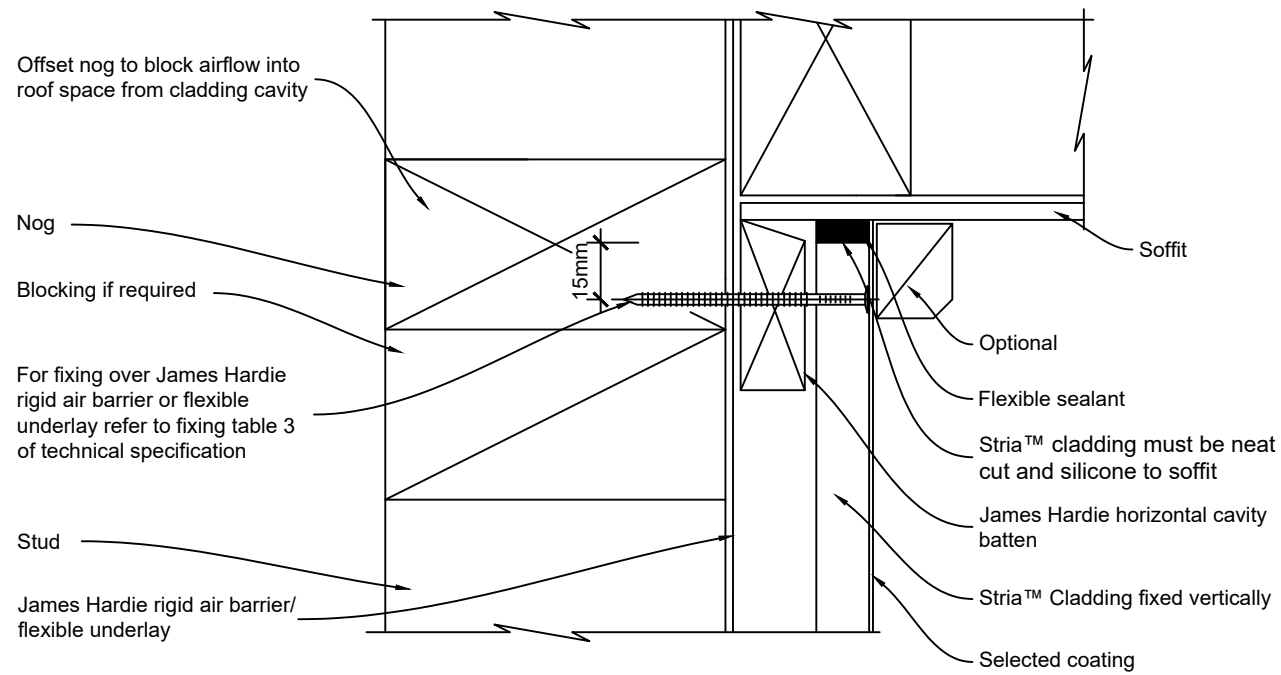
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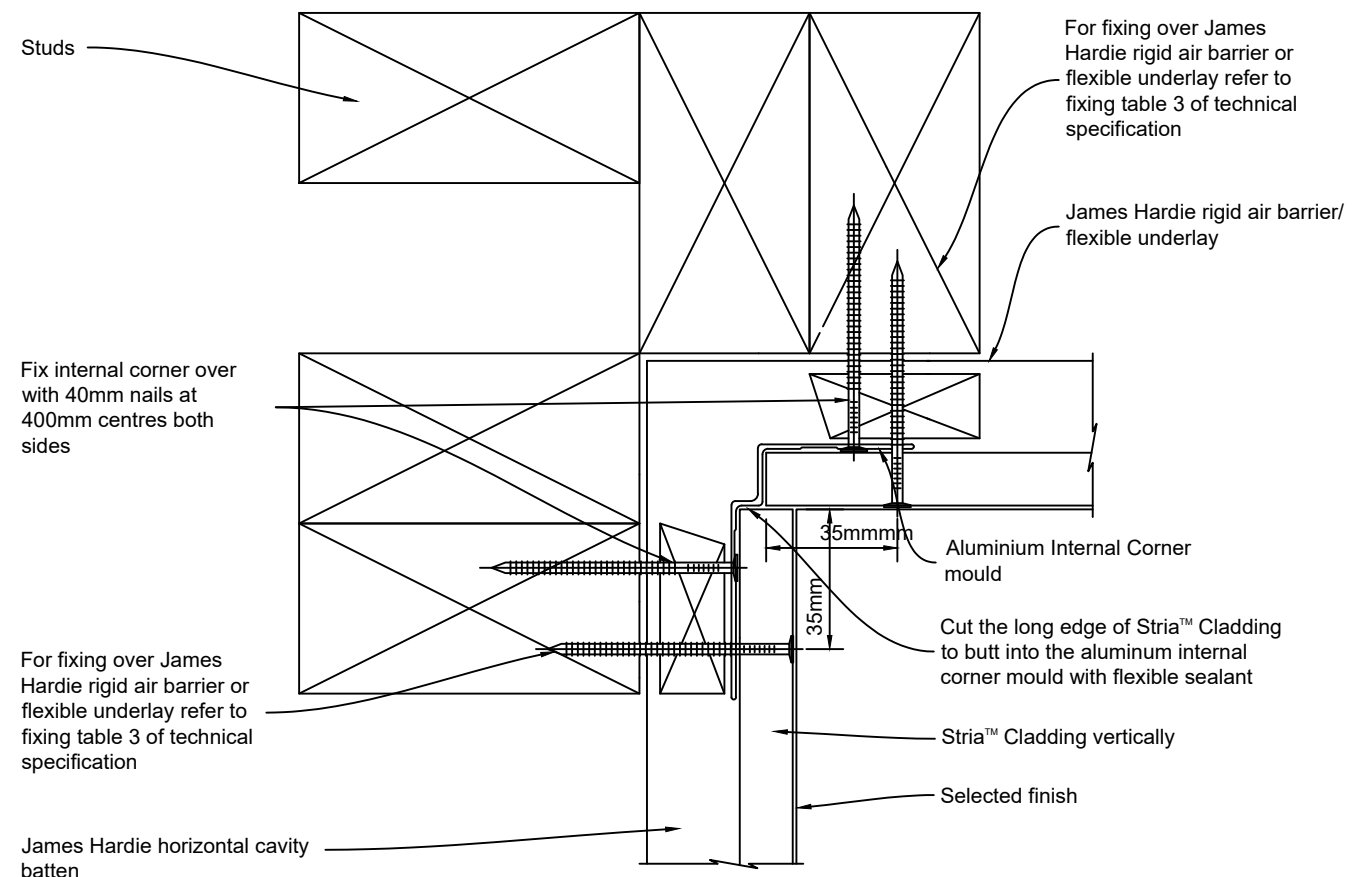
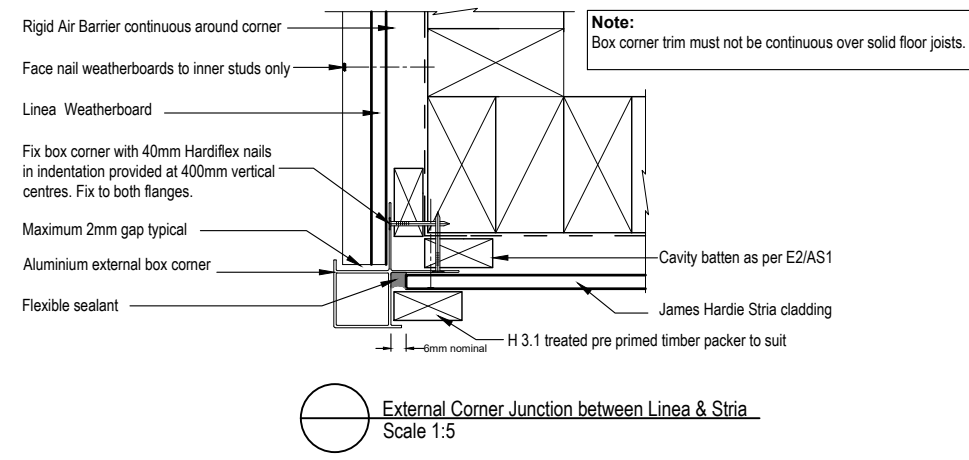


Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence Dan and Chris Foley 43 Carrs Road, Urenui		Stria Cladding		Issue: Consent	
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DRAWN: NH		REV: A		SHEET No: A605	
CHECKED: Mark		LEGAL DESCRIPTION: Lot 2, DP 532834			



Soffit Detail
Scale 1:2



Internal Detail
Scale 1:2

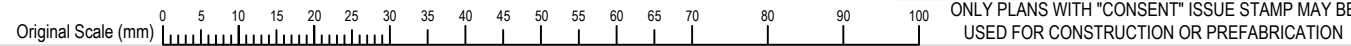
Rev:	A	Building Consent Issue	-
Changes:			Date:

Issue: **Consent**

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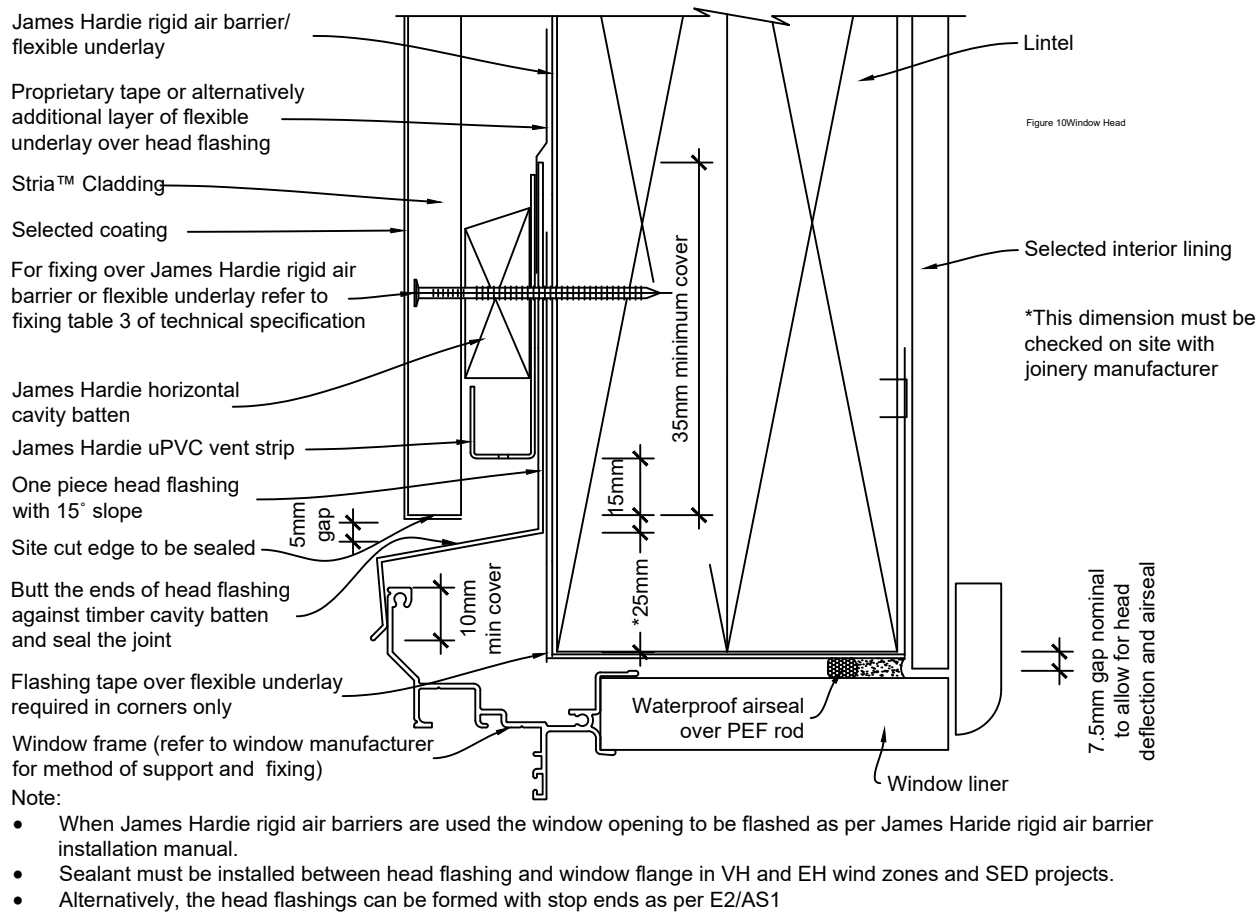
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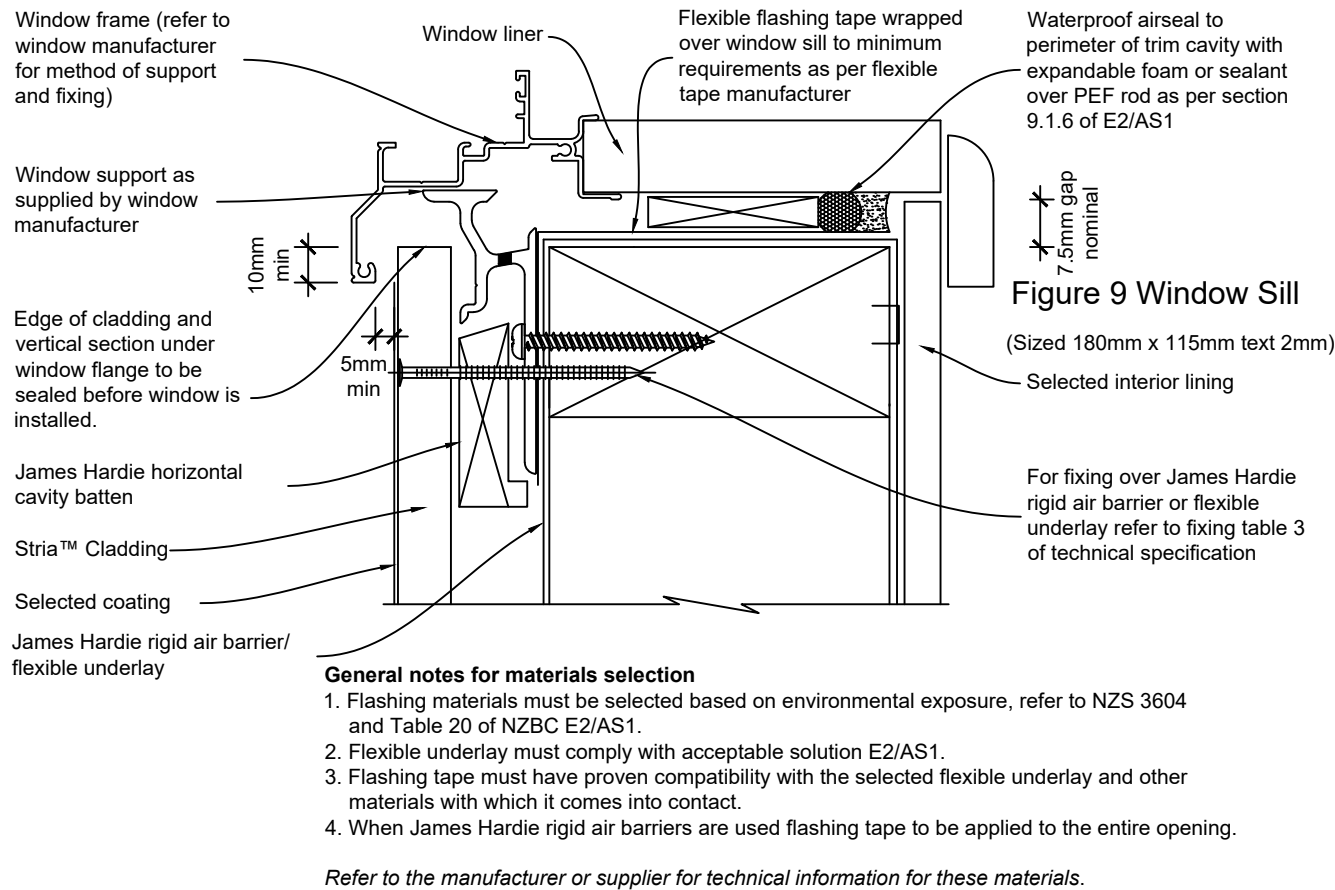
Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

Stria Cladding

GENERATED: 19/11/2021 12:25:20 PM	SCALES: A3 as shown A4 -
DRAWN: NH	REV: A
CHECKED: Mark	JOB No: TM431
LEGAL DESCRIPTION: Lot 2, DP 532834	SHEET No: A606



Window Head Detail
Scale 1:2



Window Sill Detail
Scale 1:2

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Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

Stria Cladding

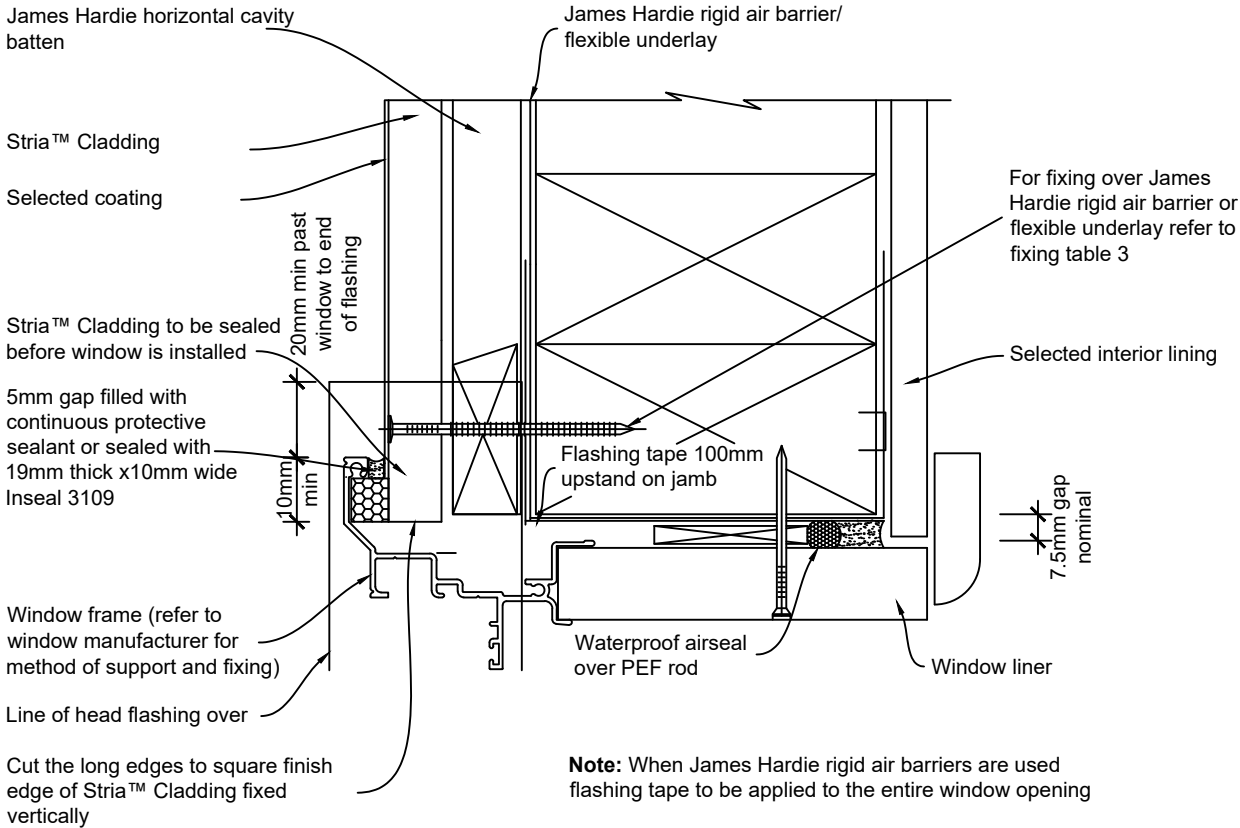
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LEGAL DESCRIPTION: Lot 2, DP 532834		SHEET No: A607	

Issue: Consent

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Note: All site cut edges to be sealed

Window Jamb Detail
Scale 1:2

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Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

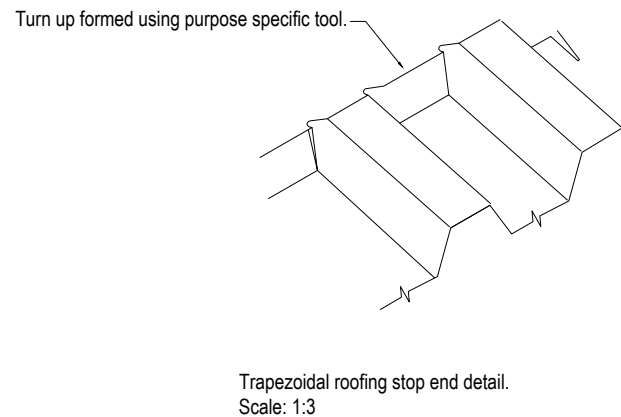
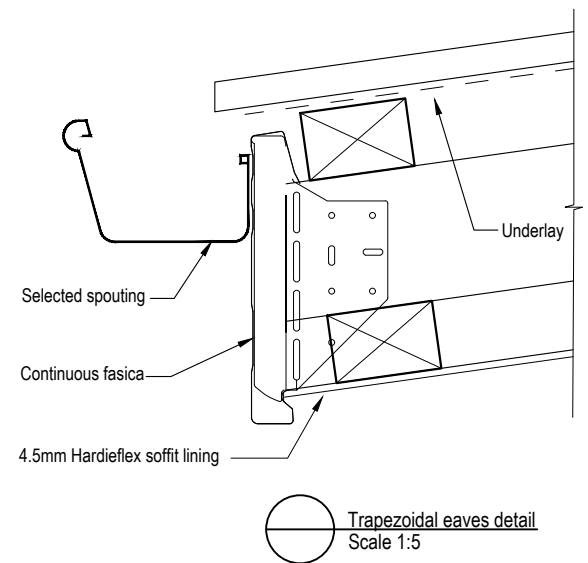
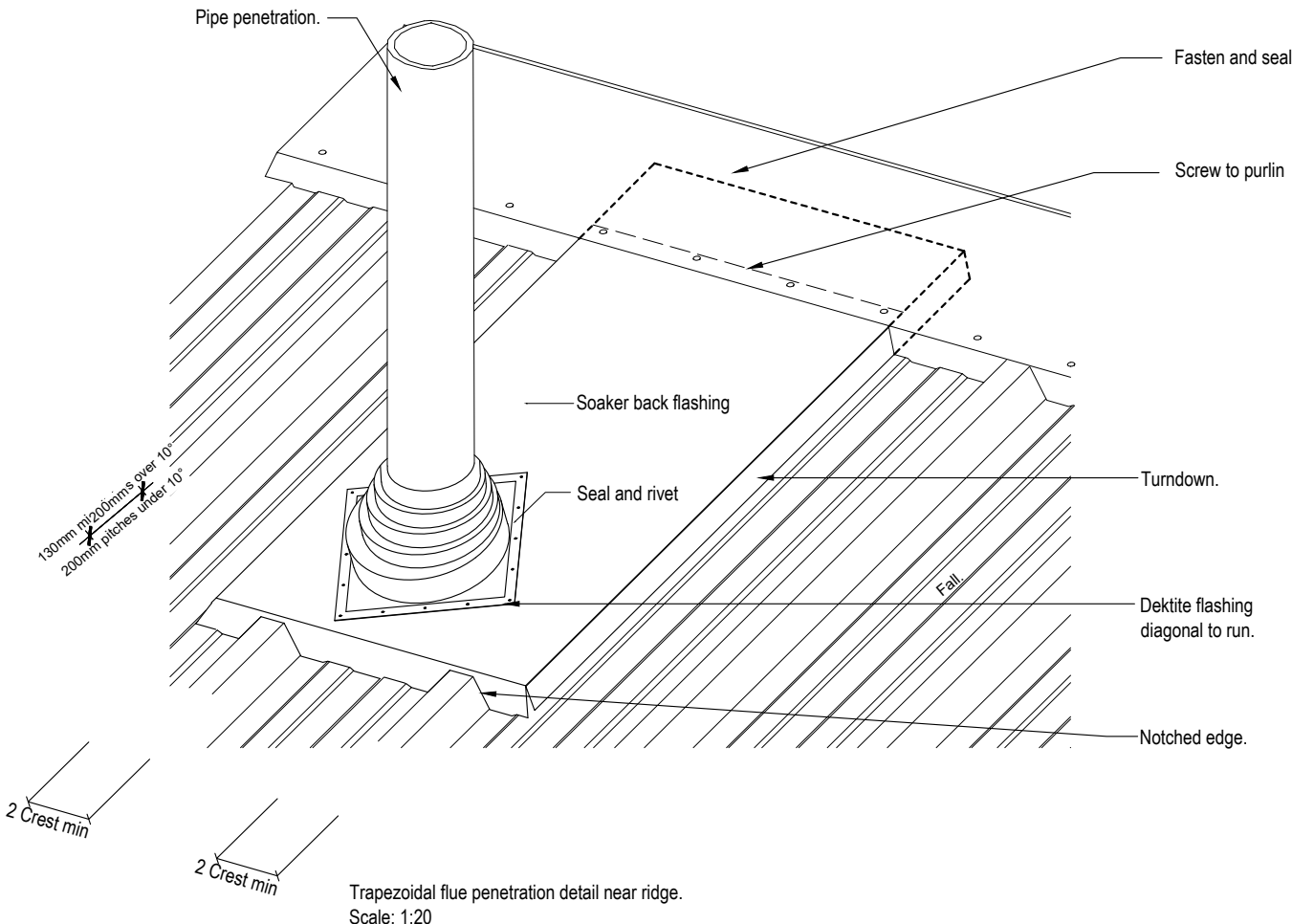
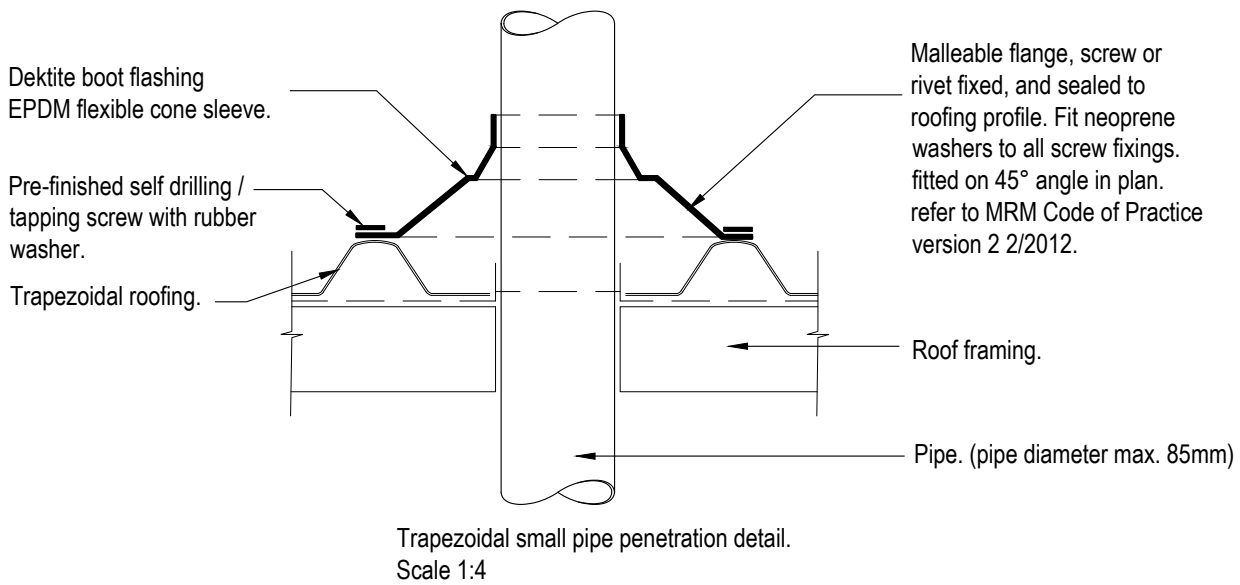
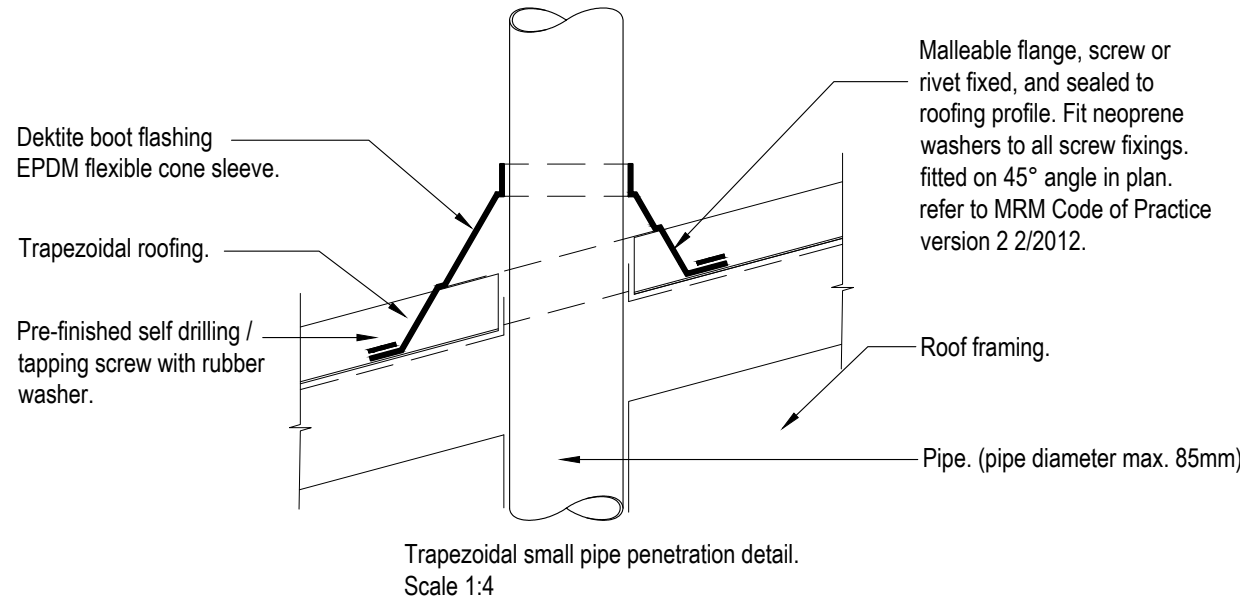
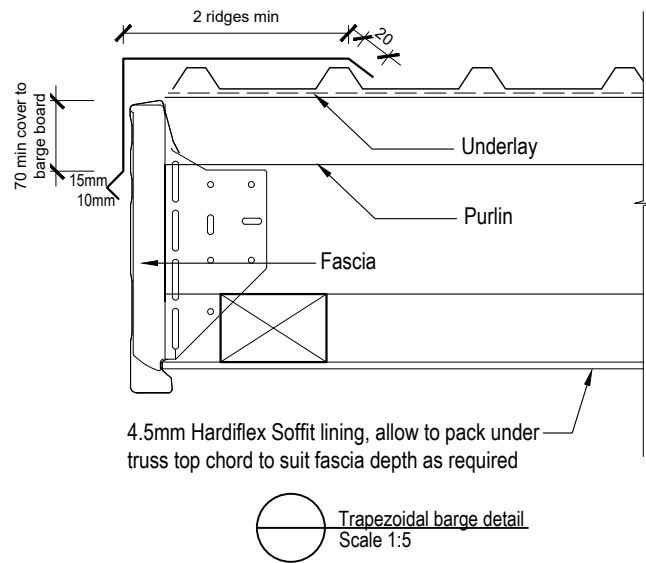
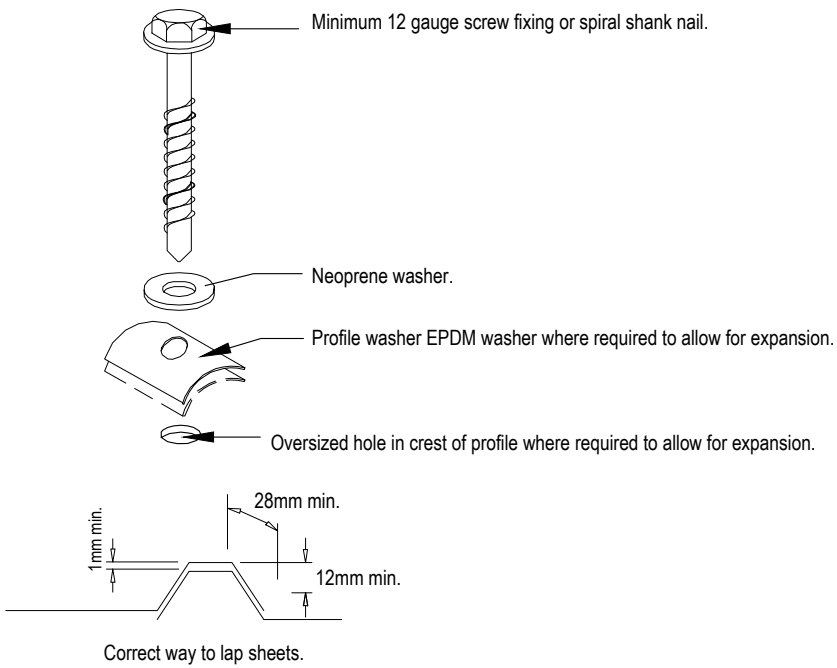
Stria Cladding

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CHECKED: Mark			
LEGAL DESCRIPTION:		SHEET No:	A608
Lot 2, DP 532834			

Rev:	Changes:	Date:
A	Building Consent Issue	-

Issue:	Consent
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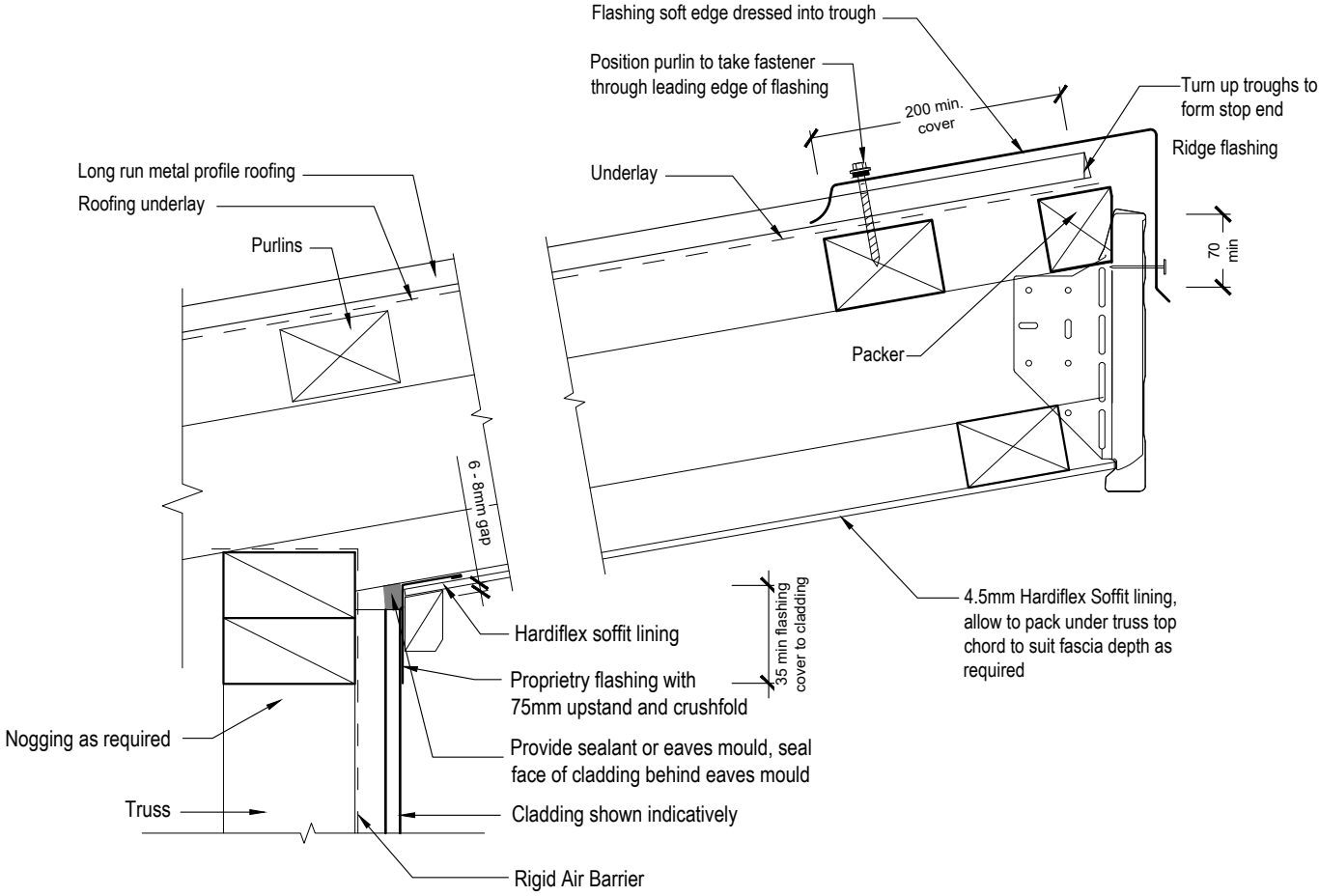
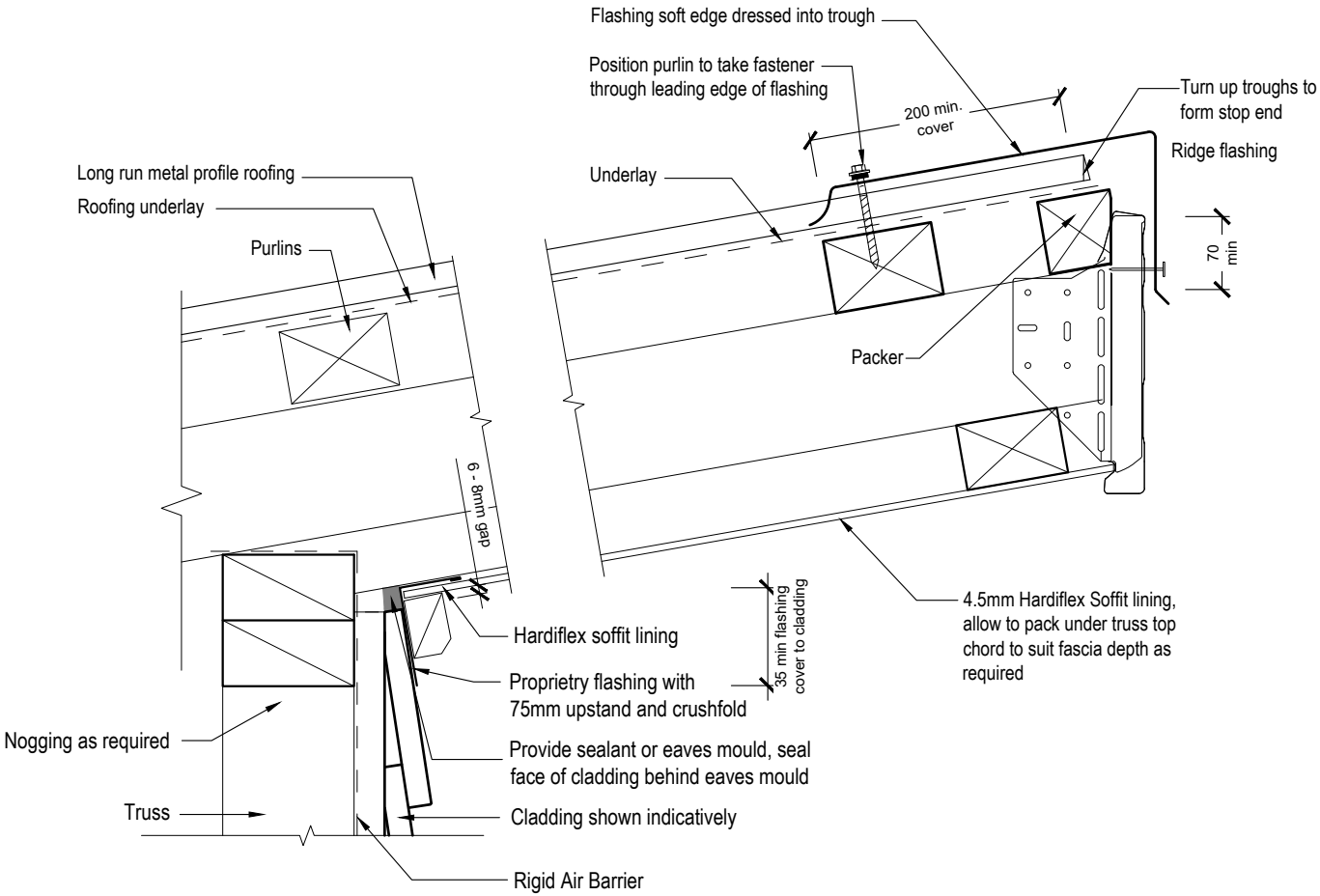
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Proposed Residence
Dan and Chris Foley
43 Carrs Road, Urenui

Roof Details

Paper size: ISO full bleed A3 (420.00 x 297.00 MM) File Location: Z:\01 Projects\Latitude Homes\Central North Island (Graham)\LHC201 - TM431 Foley\3 - Working Drawings\LHC201 - TM431 Foley.dwg

A Building Consent Issue		-	
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Issue:		Consent	
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CHECKED: Mark		REV: A	
LEGAL DESCRIPTION: Lot 2, DP 532834		SHEET No: A701	



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Proposed Residence
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43 Carrs Road, Urenui

Roof Details

A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: **Consent**

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

GENERATED: 19/11/2021 12:25:30 PM	SCALES: A3 as shown A4 -
DRAWN: NH	JOB No: TM431
CHECKED: Mark	REV: A
LEGAL DESCRIPTION: Lot 2, DP 532834	SHEET No: A702



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building

Street address of building:	43 Carrs Road URENUI 4377
Legal description of land where building is located:	LOT 2 DP 532834
Building name:	N/A
Location of building within site/block number:	As per approved plans
Level/unit number:	N/A
Current, lawfully established use:	Residential
Year first constructed:	2022

The Owner

Name of owner:	Daniel Maurice FOLEY	Phone No (landline): 06-756 7040
Contact person:	Daniel Maurice FOLEY	Mobile: 021 271 1115
Owners Mailing address:	43 Carrs Road RD 44 URENUI 4377 4377	Daytime: 021 271 1115
First point for communications with the building consent authority	LATITUDE HOMES	After hours: 021 271 1115
Applicant :	LATITUDE HOMES	Facsimile No: NA Email Address: admin.central@latitudehomes.co.nz

Building Work

Building consent number:	BC21/129532
Description of work:	Two bedroom dwelling with attached double garage
Issued by:	New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that–

- (a) the building work complies with the building consent; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent

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



Anne Foot

Building Support Services Officer

On behalf of: New Plymouth District Council

Date issued: 4 November 2022



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

Registration of Exempt Building Work No: XMT21/111048

Applicant

Applicant: NAKI BUILDERS LTD
Application received: 29 June 2021
Email Address: info@nakibuilders.co.nz

Phone No (Bus): 06-765 4114
Phone No (Pvt): 021 118 0604

Project Location

Street address: 43 Carrs Road URENUI 4377
Property ID: 116233
Legal description: LOT 2 DP 532834

1. This registration of exempt building and building work is a means of providing a report on file for future reference and property enquiries.

- Items considered by this registration include: POLE TYPE STORAGE SHED

2. We confirm that the proposed work falls within the scope of Schedule 1 of the Building Act 2004.

A building consent shall not be required in respect of this work however all building work must be carried out in accordance with the New Zealand Building Code.

3. Compliance with other legislation

All building work, whether it needs a building consent or is considered exempt must still comply with the Building Code and other relevant legislation including but not limited too:-

- Plumbers, Gasfitters, and Drainlayers Act 2006
- Gas Act 1992
- Gas (Safety and Measurement) Regulations 2010
- Electricity Act 1992
- Electricity (Safety) Regulations 2010
- Resource Management Act 1991
- Fire and Emergency New Zealand Act 2017
- Health and Safety at Work Act 2015
- Local Government Act 2002

4. Sign Off



Greg Dunlop
Building Consents Officer

Date issued: 1 July 2021

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OWNER & SALESPERSON

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