

Platinum Homes Specifications

BRICKLAYER

I.1 MATERIALS

All Bricks shall be from an approved manufacturer and shall conform to one of the following:

NZS 366 Clay Building Bricks

NZS 3102 Concrete Masonry Units

Materials for mortar shall conform to the following:

NZS 3103 Specification for Sands for Mortars and Internal and External Renderings

NZS 3122 Specification for Portland Cement

NZS 3117 Specification for Pigments for Portland Cement and Portland Cement Products. Natural stone shall be approved for use as noted in NZS 4210

I.2 WORKMANSHIP

All brickwork shall be carried out by qualified and experienced tradesman.

Work shall conform to the following:

NZS 3604 Code of Practice for Light Timber Frame Buildings not Requiring Specific Design

NZS 4210 Code of Practice for Masonry Construction: Materials and Workmanship. Masonry manufacturer's codes of practice.

I.3 DAMP COURSE

Set damp course layer at foundation with a slope outwards to deflect any moisture to the weep holes in the veneer.

I.4 MORTAR

Mortar shall be mixed in the following proportions:

Clean Sand - 5 parts by volume

Portland Cement - 1 part by volume

Plasticiser - according to the manufacturer's Instructions.

Mineral Oxide Pigment shall not exceed 3% by weight of cement.

Materials shall be mixed in a batch mixer for not less than 5 minutes. Mortar shall be used within 90 minutes of mixing. Compressive strength shall be not less than 12.5 MPa at 28 days.

I.5 LAYING

Lay bricks in stretcher bond, true to line, level and plumb, and in accordance with good trade practice. Bricks shall be laid 40mm clear of the timber frame. No corner shall be raised by more than one metre above the wall line. Corners shall be racked back. Lay bricks on an even bed of mortar, with ends buttered. Care shall be taken to keep the cavity between the veneer and the frame free from mortar droppings. Leave weep holes at every third joint at the base of the veneer and leave a ventilation gap at the top.

I.6 TIES

Brickwork shall be tied to the timber frame with heavy-duty wall ties, face fixed to framing. Spacing shall not exceed 600mm horizontally and 400mm vertically.

I.7 POINTING

Unless indicated otherwise in the Variation Schedule, all joints shall be tooled to a hard concave finish.

I.8 LINTELS

Where bricks are laid above openings, they shall be supported on galvanised steel angles as noted in NZS 3604 or other approved system and according to manufacturer's specification.

APPROVED PLANS
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
Inspection will be made without
documents. A further inspection
fee may be charged if plans are unavailable.

Platinum Homes Specifications

ROOFER

J.1 MATERIALS

All materials shall be from a recognised manufacturer and shall conform to their respective NZ Standards. All materials used shall be compatible one with the other.

J.2 WORKMANSHIP

All roofing work shall be carried out by accredited fixing agents or if the manufacturer does not require this, by qualified roofing tradesmen. The work shall be carried out strictly in accordance with the manufacturer's recommendations. On completion, the roof shall be left free from defects and watertight.

J.3 ROOFING UNDERLAY

Under all metal roofing, lay breather type building paper or roof underlay as required by the roofing manufacturer. Where building paper is used, fix 50mm mesh, 1.0mm thick galvanised wire netting to support paper.

J.4 CORRUGATED GALVANIZED STEEL

Fix in accordance with the manufacturer's recommendations, using galvanised spring head or lead headed nails. Finish at ridges and hips with lead edges, 0.6mm galvanised steel ridging or purpose made flashings. Finish at barges and verges with 0.6mm galvanised steel barge flashing, and into walls with 0.6mm galvanised steel apron flashing.

J.5 STRIP METAL ROOFING

Fix roofing with approved clips at every purlin in accordance with the manufacturer's recommendations. Finish at ridges, hips, barges, verges, etc. with the manufacturer's purpose made flashings.

J.6 OTHER LONGRUN ROOFING

Fix roofing with approved clips, screws, nails in accordance with the manufacturer's recommendations.

Finish at ridges, hips, barges, verges, etc. with the manufacturer's purpose made flashings.

J.7 PREFINISHED ROOFING

In addition to the above requirements, prefinished roofing shall be handled to avoid marking.

All marks shall be made good and if required by the manufacturers, shall be replaced.

All exposed fittings, flashings and finishings shall be prefinished to match the roofing.

J.8 COATED METAL TILES

Fix battens and tiles in accordance with the manufacturer's instructions.

Finish at ridges, hips, barges, verges, etc. with the manufacturer's purpose made flashings.

J.9 CONCRETE TILES

Fix battens and tiles in accordance with the manufacturer's instructions.

Finish at ridges, hips, barges with capping moulds. Paper optional unless specified by Building Code due to coastal or other requirements.

J.10 FLASHINGS

Fix 0.6mm galvanized steel valleys and associated flashings. Fix flashings to all roof penetrations, etc.

J.11 SPOUTING & DOWNPIPES

Fix spouting and down pipes as shown on plan. Spouting shall be installed in accordance with the manufacturer's recommendations, with falls to down pipes (80mm unless otherwise specified).

Install sufficient down pipes to ensure the efficient removal of water from the spouting.

J.12 GUARANTEE Provide the owner with a year minimum, written guarantee or as determined by the manufacturer, in respect of materials and workmanship.

Platinum Homes Specifications

PLUMBER

K.1 MATERIALS

All materials shall conform to their respective N.Z. Building Code and its approved documents. AS/NZS 3500

K.2 WORKMANSHIP

All works shall be carried out under the supervision of a qualified and experienced tradesman and shall be executed in accordance with the best trade practices.

All work shall conform to the N Z Building Code and its approved documents.

K.3 INSTALLATIONS

All installations shall be carried out strictly in accordance with the manufacturer's recommendations and with the N Z Building Code and its approved documents.

K.4 WATER SUPPLY

Run 20mm pipe from connection to building.

K.5 WATER PIPING

All piping shall be Fusiotherm or 1.0mm thick copper joined by an approved brazing or welding system.

Run 15mm branches to all fittings as required. Where a hot water storage cylinder is installed, this shall be fed by a 20mm branch.

K.6 HOT WATER SUPPLY

Supply and install hot water cylinder as per plan, complete with element and thermostat, and complete with isolating stopcock and tempering valve.

Support cylinder and supply tank as detailed in the NZ Building Code with suitable seismic restraint.

K.7 WASTE PIPING

All waste pipes to be an approved UPVC piping.

Run waste pipes from all fittings to gully traps in accordance with the NZBC G13 or AS/NZS 3500 and its approved documents. Install back vents to fittings as required.

K.8 SOIL PIPES

Run soil pipe from toilet pans and connect to sewer drain.

Run soil pipes from fittings as noted on the drawings and connect to sewer drain.

K.9 FITTINGS

Supply and install all fittings as shown on the drawings, complete with all taps, traps etc.

K.10 TAPS

Install matching taps as required.

Install outlets and taps for an automatic washing machine.



Platinum Homes Specifications

DRAINLAYER

L.1 MATERIALS

All materials shall be the best of their respective kinds and shall conform to their respective N Z Standards. Only materials permitted by the NZ Building Code and its approved documents shall be issued.

L.2 WORKMANSHIP

All work shall be carried out under the supervision of a qualified and experienced tradesman and shall be executed in accordance with the best trade practices.

L.3 INSTALLATIONS

All installations shall be carried out strictly in accordance with the manufacturer's recommendations and in accordance with the NZ Building Code and its approved documents.

L.4 EXCAVATIONS

Excavate for all drains to required depths and gradients. On completion of laying drains, carefully backfill around pipes.

L.5 SANITARY SEWER

Lay 100mm diameter drain from building to disposal as per plan. Pipes shall be approved UPVC. Install all necessary cleaning eyes, inspection pipes, etc.

Cover to the drains shall be in accordance with the NZ Building Code Handbook.

L.6 FITTINGS

Supply and connect all necessary gully traps, terminal vents, etc. and complete in accordance with the N Z Building Code and its approved documents.

L.7 SEPTIC TANK

Supply and install as per plan and suppliers recommendations.

Run overflow as required.

Septic tank shall conform to NZS 4610 and the required documents.

APPROVED PLANS
TO BE KEPT ON SITE
SEE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.

WILTON JOUBERT LTD.

Consulting Engineers

PRODUCER STATEMENT - DESIGN

ISSUED BY: Andrew Wilton
(Suitably qualified Design Professional)

To: Tuscany Construction Ltd.
(Owner/Developer/Contractor)

To be supplied to: City/District Council
(Territorial Authority)

At: Lot 2, 39A Egmont St, Hawera
(Address)

WILTON JOUBERT LTD. has been engaged by Tuscany Construction Ltd.
(Owner/Developer/Contractor)

to provide **ENGINEERING DESIGN AND STRUCTURAL DRAUGHTING SERVICES FOR**
rafffloor slab, structural beams
SHOULD THE LOCATION OF THE BUILDING AND/OR IT'S PROXIMITY TO
SEWERS OR SERVICES REQUIRE THAT FOUNDATIONS BE MODIFIED TO MEET
LOCAL TERRITORIAL AUTHORITY REQUIREMENTS, THEN FURTHER
SPECIFIC DESIGN WILL BE NECESSARY AND SHALL NOT BE COVERED BY
THIS PRODUCER STATEMENT.
in respect of the requirements
(Extent of Engagement)

of Clause(s) **B1** of the New Zealand Building Code

☐ All ☒ Part only as specified
of the building work. The design has been prepared in accordance with **BI/VM1, VM4**
(verification method(s) acceptable solution(s))
(respectively) of the approved documents issued by the Department of Building and Housing and the work is

Described on drawings titled **Lot 2, 39A Egmont St, Hawera**
and the specification and other documents according to which the building is proposed to be constructed.

As a design professional I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) The site verification of the following design assumptions:

Minimum dependable bearing capacity of 100kPa over all platforms

Soil movement no greater than Class M as defined in AS2870

(ii) All proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the Building Act 2004.



(Signature suitably qualified Design Professional)

Date: 11 June 2007

BE, MIPENZ, CPEng, IntPE, Dip MS

(Professional Qualifications)

PO Box 11381 Ellerslie, Auckland

(Address)

APPROVED PLANS
TO BE KEPT ON-SITE

THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES

No inspection will be made without
these documents. A further inspection
may be charged if plans are unavailable.

WILTON JOUBERT LTD.
Consulting Engineers

PRODUCER STATEMENT - DESIGN

ISSUED BY: Andrew Wilton
(Suitably qualified Design Professional)

To: Tuscany Construction Ltd.
(Owner/Developer/Contractor)

To be supplied to: City/District Council
(Territorial Authority)

At: Lot 2, 39A Egmont St, Hawera
(Address)

WILTON JOUBERT LTD. has been engaged by Tuscany Construction Ltd.
(Owner/Developer/Contractor)

to provide **ENGINEERING DESIGN AND STRUCTURAL DRAUGHTING SERVICES FOR**
rafftloor slab, structural beams
SHOULD THE LOCATION OF THE BUILDING AND/OR IT'S PROXIMITY TO
SEWERS OR SERVICES REQUIRE THAT FOUNDATIONS BE MODIFIED TO MEET
LOCAL TERRITORIAL AUTHORITY REQUIREMENTS, THEN FURTHER
SPECIFIC DESIGN WILL BE NECESSARY AND SHALL NOT BE COVERED BY
THIS PRODUCER STATEMENT.
in respect of the requirements
(Extent of Engagement)

of Clause(s) **B1** of the New Zealand Building Code

☐ All ☒ Part only as specified
of the building work. The design has been prepared in accordance with **BI/VM1, VM4**
(verification method(s) acceptable solution(s))
(respectively) of the approved documents issued by the Department of Building and Housing and the work is

Described on drawings titled Lot 2, 39A Egmont St, Hawera
and the specification and other documents according to which the building is proposed to be constructed.

As a design professional I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) The site verification of the following design assumptions:

Minimum dependable bearing capacity of 100kPa over all platforms

Soil movement no greater than Class M as defined in AS2870

(ii) All proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the Building Act 2004.



(Signature suitably qualified Design Professional)

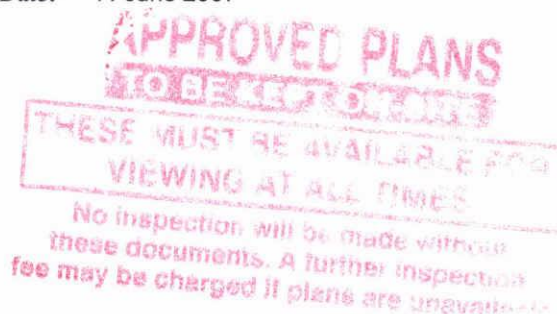
BE, MIPENZ, CPEng, IntPE, Dip MS

(Professional Qualifications)

PO Box 11381 Ellerslie, Auckland

(Address)

Date: 11 June 2007





WILTON JOUBERT Ltd

RIBRAFT FLOOR SYSTEM

Residential Concrete Specialists
P.O. Box 11-381 Ellerslie Auckland
Phone 021-494-586 Fax 09-579-7778

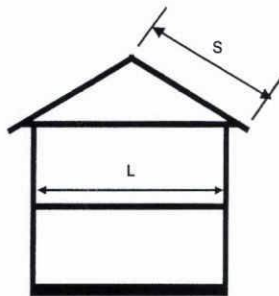
RIBRAFT DESIGN - EDGE BEAM

<Job No.>: 10280
<Job Title>: 39A Egmont St
<Description>: Edge beam

Date: 6/7/2007
Designer: ASC
Checker: ARW

Loadings

Upper Wall must be Timber



Tributary Roof and Floor Lengths

WALLS

Lower: Timber

(North/South Taupo)
= 38 kg/m²
= 0.37 kPa
Height = m
Load/m = kN/m

Upper: Timber

(North/South Taupo)
= 38 kg/m²
= 0.37 kPa
Height = m
Load/m = kN/m

Other (Specify Wall Weight)

Weight = 185 kg/m²
= 1.81 kPa
Height = 2.42 m
Load = 4 kN/m

SUSPENDED MID-FLOOR

Tributary Length L/2

Unit/Floor = Timber
Topping = N/A
= 0.38 kPa
Live Loading = 1.50 kPa
Super Imposed Dead = kPa

Tributary Span = m
Dead Load/m = kN/m
Live Load/m = kN/m

ROOF

Tributary Length = S

Heavy = 0.84 kPa
Live Loading = 0.25 kPa

Tributary Span = 4.00 m
Dead Load/m = 3.36 kN/m
Live Load/m = 1.00 kN/m

Loadings Summary

Walls	4.39	kN/m	Dead
Mid Floors		kN/m	Dead
		kN/m	Live
Slab*	1.37	kN/m	Dead+SDL
	1.20	kN/m	Live
Roof	3.36	kN/m	Dead
	1.00	kN/m	Live^
Extra Dead		kN/m	Dead
Extra Live		kN/m	Live

* Includes Edge Beam Weight, SDL = 0.5 kPa LL = 1.5 kPa
^ Roof LL not added if midfloor exists else LL = 0.25 kPa

APPROVED PLANS
TO BE KEPT ON-SITE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES

No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.



WILTON JOUBERT Ltd

RIBRAFT FLOOR SYSTEM

Residential Concrete Specialists

P.O. Box 11-381 Ellerslie Auckland

Phone 021-494-586 Fax 09-579-7778

Job Details: 39A Egmont St

10280

7/6/07

Working Loads	Dead	9.13	kN/m
	Live	2.20	kN/m
Ultimate Loads (1.2G + 1.5Q)	Dead	10.95	kN/m
	Live	3.30	kN/m
Total Ultimate Load on Edge	w =	14.25	kN/m

Wall Construction Type	Brick Veneer min beam width 300mm		
Edge Beam Details	Beam Width =	300	mm
	Pod Depth =	220	mm
	Top slab Depth =	85	mm
	Self Weight =	2.20	kN/m
	Construction Type =	Standard Raft	OK!

Standard Raft Construction	
Bearing Capacity Over Platform:	100 kPa
Bearing Check =	OK!
Working Pressure =	33 kPa
Steel Requirements - As Per Firth Std Drg's	
Top Steel:	1HD12
Btm Steel:	2HD12

Continuous Piers	
(N.B. All Edge Beam Load in to 'strip' footing) Assume 100 kPa Bearing Under Edge Beam, unless a Soil Report indicates otherwise.	Bearing Capacity under Piers: kPa
	Bearing Check =
	Pressure = kPa
Steel Requirements - As Per Firth Std Drg's	
Top Steel:	
Btm Steel:	

The prescribed Edge Beam design is:	
Location (ie: which wall): Edge beam	Standard Raft Construction 300 mm wide edge beam with 1HD12 in top & 2HD12 in bottom

APPROVED PLANS
TO BE USED FOR
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
fee may be charged if alone with the



WILTON JOUBERT Ltd

RIBRAFT FLOOR SYSTEM

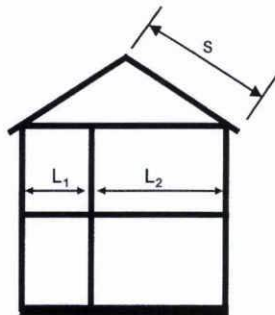
Residential Concrete Specialists
P.O. Box 11-381 Ellerslie Auckland
Phone 021-494-586 Fax 09-579-7778

RIBRAFT DESIGN - INTERNAL LOADBEARING RIB

<Job No.>: 10280
<Job Title>: 39A Egmont St
<Description>: Internal thickening

Date: 6/7/2007
Designer: ASC
Checker: ARW

Loadings



Tributary Roof and Floor Lengths

WALLS

Lower: HOTBloc Solid
Light (North/South Taupo)
= 400 kg/m²
= 3.92 kPa
Height = m
Load/m = kN/m

Upper: HOTBloc Solid
Light (North/South Taupo)
= 400 kg/m²
= 3.92 kPa
Height = m
Load/m = kN/m

Other (Specify Wall Weight)

Weight = 30 kg/m²
= 0.29 kPa
Height = 2.42 m
Load = 1 kN/m

SUSPENDED MID-FLOOR

Tributary Length = $(L_1 + L_2)/2$

Unit/Floor = Timber
Topping = N/A
= 0.38 kPa
Live Loading = 1.50 kPa
Super Imposed Dead = kPa
Tributary Span = m
Dead Load/m = kN/m
Live Load/m = kN/m

ROOF

Tributary Length = S (Check if Rafter or Truss)
Heavy
Live Loading = 0.84 kPa
= 0.25 kPa
Tributary Span = 4.30 m
Dead Load/m = 3.61 kN/m
Live Load/m = 1.08 kN/m

Loadings Summary

Walls	0.71	kN/m	Dead
Mid Floors		kN/m	Dead
		kN/m	Live
Slab*	2.60	kN/m	Dead+SDL
	1.80	kN/m	Live
Roof	3.61	kN/m	Dead
	1.08	kN/m	Live*
Extra Dead		kN/m	Dead
Extra Live		kN/m	Live

* Includes Internal Rib Weight, SDL = 0.5 kPa LL = 1.5 kPa
^ Roof LL not added if midfloor exists else LL = 0.25 kPa

APPROVED PLANS
TO BE KEPT ON-SITE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.



WILTON JOUBERT Ltd

RIBRAFT FLOOR SYSTEM

Residential Concrete Specialists
P.O. Box 11-381 Ellerslie Auckland
Phone 021-494-586 Fax 09-579-7778

Job Details: 39A Egmont St

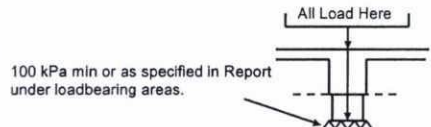
Job Number: 10280

7/6/07

Working Loads	Dead	6.92	kN/m
	Live	2.88	kN/m
Ultimate Loads (1.2G + 1.5Q)	Dead	8.31	kN/m
	Live	4.31	kN/m
Total Ultimate Load on Internal	w =	12.62	kN/m

Internal Rib Details	Rib Width =	300	mm	
	Pod Depth =	220	mm	OK!
	Top slab Depth =	85	mm	
	Self Weight =	1.58	kN/m	
	Construction Type	Standard Raft		

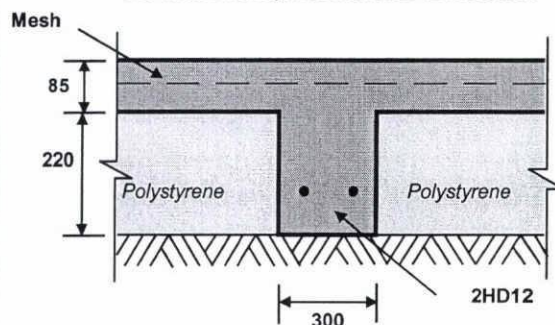
Standard Raft Construction	Bearing Capacity:	100	kPa
	Bearing Check =	OK!	
	Working Pressure =	27	kPa
	Steel Requirements - As Per Firth Std Drg's		
	Btm Steel:	2HD12	

Continuous Piers (N.B. All Internal Load in to 'strip' footing) Assume 100 kPa Bearing Under Loadbearing Rib, unless a Soil Report indicates otherwise. 	Bearing Capacity:			kPa
	Bearing Check =			
	Pressure =			kPa
	Steel Requirements - As Per Firth Std Drg's			
	Btm Steel:			

The prescribed internal rib design is:

Location (ie: which wall):
internal thickening

Standard Raft Construction,
300 wide Rib required with 2HD12 in bottom



APPROVED PLANS
TO BE KEPT ON SITE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
may be charged if plans are unavailable.



WILTON JOUBERT Ltd

Beam Loadings and Deflections

Residential Concrete Specialists

Job Number: 10280
Job Title: 39A Egmont St
Beam Description: L1: Bed 3 lintel

Date: 6/7/2007
Designer: ASC

Beam Loadings: Primary Beam

Beam Span = 2.1

roof span:	2.2	m	floor A span:	m
roof weight:	0.84	kPa	floor A weight:	kPa
roof live load:	0.25	kPa	floor A live load:	kPa
wall A height:	m		floor B span:	m
wall A mass:	kg/m ²		floor B weight:	kPa
wall B height:	m		floor B live load:	kPa
wall B mass:	kg/m ²		self weight:	0.1026 kN/m

Beam Loadings: Secondary Beam

Beam Span = 4.2

roof span:	2.2	m	floor A span:	m
roof weight:	0.84	kPa	floor A weight:	kN/m
roof live load:	0.25	kPa	floor A live load:	kPa
wall A height:	m		floor B span:	m
wall A mass:	kg/m ²		floor B weight:	kN/m
wall B height:	m		floor B live load:	kPa
wall B mass:	kg/m ²		self weight:	kN/m

Beam Loadings: Additional Point Load

G: kN
Q: kN

Loadings Summary

UDL G: 1.9506 kN/m Point Load, G: 3.8808 kN
Q: 0.55 kN/m Q: 1.155 kN

Consider Load Combination: 1.2 G and 1.5 Q
UDL: 3.16572 kN/m
Point Load: 6.38946 kN at 1.8 m from support 1
Additional Point Load: 0 kN at m from support 1

Beam end support condition:

simply supported

Try: 2/190x45

Beam Type: timber

for timber & flitched beams
b = 90 mm
d = 190 mm
I = 51442500 mm⁴
for other beams I = mm⁴
E = 8000 MPa

M* = 2.8 kNm
V* = 8.8 kN
support 1 reaction: 4.2 kN
support 2 reaction: 8.8 kN
k2 = 2
max. long term deflection: 4.4 mm
max. short term deflection: 2.4 mm
allowable defn (functionality), L/400 = 5.3 mm
OK

Beam Design

φ = 0.8
k1 = 0.8
lay/b = 10
k8 = 1
shear stress = 3.8 MPa
bending stress = 14 MPa
Z = 541500 mm³
φ M = 4.9 kNm OK
φ V = 27.7 kN OK



WILTON JOUBERT Ltd

Beam Loadings and Deflections

Residential Concrete Specialists

Job Number: 10280
Job Title: 39A Egmont St
Beam Description: L2: Bathroom lintel

Date: 6/7/2007
Designer: ASC

Beam Loadings: Primary Beam

Beam Span = 1.6

roof span: 3.1 m
roof weight: 0.84 kPa
roof live load: 0.25 kPa
wall A height: m
wall A mass: kg/m²
wall B height: m
wall B mass: kg/m²

floor A span: m
floor A weight: kPa
floor A live load: kPa
floor B span: m
floor B weight: kPa
floor B live load: kPa
self weight: 0.1026 kN/m

Beam Loadings: Secondary Beam

Beam Span = 4.3

roof span: 1.4 m
roof weight: 0.84 kPa
roof live load: 0.25 kPa
wall A height: m
wall A mass: kg/m²
wall B height: m
wall B mass: kg/m²

floor A span: m
floor A weight: kN/m
floor A live load: kPa
floor B span: m
floor B weight: kN/m
floor B live load: kPa
self weight: kN/m

Beam Loadings: Additional Point Load

G: kN
Q: kN

Loadings Summary

UDL G: 2.7066 kN/m
Q: 0.775 kN/m

Point Load, G: 2.5284 kN
Q: 0.7525 kN

Consider Load Combination:

1.2 G and

1.5 Q

UDL: 4.41042 kN/m

Point Load: 4.16283 kN

Additional Point Load: 0 kN

at 1.4 m from support 1

at m from support 1

Beam end support condition:

simply supported

Try: 2/190x45

Beam Type: timber

for timber & b = 90 mm
flitched beams d = 190 mm
l = 51442500 mm⁴
for other beams l = mm⁴
E = 8000 MPa

M* = 1.9 kNm

V* = 7.2 kN

support 1 reaction: 4.0 kN

support 2 reaction: 7.2 kN

k2 = 2

max. long term deflection: 1.7 mm

max. short term deflection: 0.9 mm

allowable defn (functionality), L/400 = 4.0 mm

OK

Beam Design

φ = 0.8

k1 = 0.8

lay/b = 10

k8 = 1

shear stress = 3.8 MPa

bending stress = 14 MPa

Z = 541500 mm³

φ M = 4.9 kNm OK

φ V = 27.7 kN OK

APPROVED PLANS
TO BE USED FOR CONSTRUCTION

THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES

No inspection will be made without
these documents. A further inspection
may be charged if plans are unavailable.



WILTON JOUBERT Ltd

Beam Loadings and Deflections

Residential Concrete Specialists

Job Number: 10280
Job Title: 39A Egmont St
Beam Description: L4: Lounge lintel

Date: 6/7/2007
Designer: ASC

Beam Loadings: Primary Beam

roof span: 1.6 m
roof weight: 0.84 kPa
roof live load: 0.25 kPa
wall A height: m
wall A mass: kg/m²
wall B height: m
wall B mass: kg/m²

Beam Span = 2.8

floor A span: m
floor A weight: kPa
floor A live load: kPa
floor B span: m
floor B weight: kPa
floor B live load: kPa
self weight: 0.1566 kN/m

Beam Loadings: Secondary Beam

roof span: 1.8 m
roof weight: 0.84 kPa
roof live load: 0.25 kPa
wall A height: m
wall A mass: kg/m²
wall B height: m
wall B mass: kg/m²

Beam Span = 5.4

floor A span: m
floor A weight: kN/m
floor A live load: kPa
floor B span: m
floor B weight: kN/m
floor B live load: kPa
self weight: kN/m

Beam Loadings: Additional Point Load

G: kN
Q: kN

Loadings Summary

UDL G: 1.5006 kN/m
Q: 0.4 kN/m

Point Load, G: 4.0824 kN
Q: 1.215 kN

Consider Load Combination:

1.2 G and

1.5 Q

UDL: 2.40072 kN/m

Point Load: 6.72138 kN

Additional Point Load: 0 kN

at 1.8 m from support 1

at m from support 1

Beam end support condition:

simply supported

Try: 2/290x45

Beam Type: timber

for timber & b = 90 mm
flitched beams d = 290 mm
I = 182917500 mm⁴
for other beams I = mm⁴
E = 8000 MPa

M* = 6.3 kNm

V* = 7.7 kN

support 1 reaction: 5.8 kN

support 2 reaction: 7.7 kN

k2 = 2

max. long term deflection: 4.4 mm

max. short term deflection: 2.3 mm

allowable defn (functionality), L/400 = 7.0 mm

OK

Beam Design

φ = 0.8

k1 = 0.8

lay/b = 10

k8 = 1

shear stress = 3.8 MPa

bending stress = 14 MPa

Z = 1261500 mm³

φ M = 11.3 kNm

OK

φ V = 42.3 kN

OK

APPROVED PLANS
TO BE USED FOR CONSTRUCTION

THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES

No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable



WILTON JOUBERT Ltd

Beam Loadings and Deflections

Residential Concrete Specialists

Job Number: 10280
Job Title: 39A Egmont St
Beam Description: L5: Garage door lintel

Date: 6/7/2007
Designer: ASC

Beam Loadings: Primary Beam

Beam Span = 4.9

roof span:	0.8	m	floor A span:	m
roof weight:	0.84	kPa	floor A weight:	kPa
roof live load:	0.25	kPa	floor A live load:	kPa
wall A height:	m		floor B span:	m
wall A mass:	kg/m ²		floor B weight:	kPa
wall B height:	m		floor B live load:	kPa
wall B mass:	kg/m ²		self weight:	0.23 kN/m

Beam Loadings: Secondary Beam

Beam Span = 6.2

roof span:	2.2	m	floor A span:	m
roof weight:	0.84	kPa	floor A weight:	kN/m
roof live load:	0.25	kPa	floor A live load:	kPa
wall A height:	m		floor B span:	m
wall A mass:	kg/m ²		floor B weight:	kN/m
wall B height:	m		floor B live load:	kPa
wall B mass:	kg/m ²		self weight:	kN/m

Beam Loadings: Additional Point Load

G:	6	kN
Q:	2	kN

Loadings Summary

UDL G:	0.902	kN/m	Point Load, G:	5.7288	kN
Q:	0.2	kN/m	Q:	1.705	kN

Consider Load Combination: 1.2 G and 1.5 Q

UDL:	1.3824	kN/m		
Point Load:	9.43206	kN	at	2.6 m from support 1
Additional Point Load:	10.2	kN	at	4 m from support 1

Beam end support condition:

simply supported

Try: 200PFC

Beam Type: steel

for timber & b = mm
flitched beams d = mm
l = 0 mm⁴
for other beams l = 1.91E+07 mm⁴
E = 200000 MPa

M* = 19.6 kNm

V* = 16.7 kN

support 1 reaction: 9.7 kN

support 2 reaction: 16.7 kN

max. long term deflection: 9.1 mm

max. short term deflection: 9.9 mm

allowable defn (functionality), L/400 = 12.3 mm

OK

APPROVED PLANS
TO BE KEPT ON-SITE

THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.

Project : Egmont St
Descriptn : L5

Section : 200PFC Grade 300+

Check of Section Category Requirements

NOTE : Designer to ensure that Clause 12.8.3.3 is complied with ***

**** MAJOR axis bending ****

Major Axis Bending

Design Action $M_x^* = 20.0$ kNm

$$\alpha_m = 1.22$$

$$\alpha_s = 0.28$$

$\alpha_m \alpha_s < 1.0$, => Segment NOT Fully Restrained

$$M_{bx} = 1.22 * 0.28 * 66.3 = 23.0$$

$$\begin{aligned} \text{Major axis capacity Ratio} &= M_x^* / \phi M_{bx} \\ &= 0.97, \quad \text{---- OK ----} \end{aligned}$$

Shear Calculations (Unstiffened Web)

Design Action $V_x^* = 17.0$ kN

Nominal Shear Yield capacity $V_w = 230.4$ kN

$$\alpha_v = 5.35 \geq 1.0 \Rightarrow \text{full web shear capacity}$$

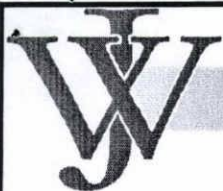
$$V_u = V_w = 230.4 \text{ kN}$$

$$\begin{aligned} \text{Shear capacity ratio} &= V_x^* / \phi V_u \\ &= 0.08, \quad \text{---- OK ----} \end{aligned}$$

SUMMARY

**** U.L.S. Capacity Check Passed, Load Cap. Ratio = 0.97 ---- OK ----

APPROVED PLANS
TO BE KEPT ON SITE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.



PO Box 11381 Ellerslie, Auckland. Ph: 09 579 1114, Fax: 09 579 7778

Job Title: **39A Egmont St**
Client: Platinum Homes
Owner: Platinum Homes
Job Address: 39A Egmont St

Page: 1
Job #: 10280
Date: 7th June
By: ASC
Chkd: ARW

Calculation of Shear Pile Requirements

Use AS1170 design philosophy of preventing damaging movement up to an SLS event, and thereafter accepting increasing levels of damage as the event increases.

Assumed Class C soil:

City/town: New Plymouth

$\alpha(t) = Ch(t) Z R N(T,D)$

Ch(t) 2.36

Z 0.18

Rs (25 yr) 0.25

Ru 500yr 1

N(T,D) 1 SLS

C(t) SLS 0.11

C(t) ULS 0.42

Timber frame building ductility $u = 2$ (ULS only)

Assume $T1 = 0.4$

$ku = 1 + (u-1)T1/0.7$

$ku = 1.57$

$Cd(T1) = C(t) Sp/ku$

For base sliding $Sp = 1.0$

SLS $Cd(T1) = 0.11$

Note for Class D soil SLS $Cd(t1) = 0.14$

ULS $Cd(T1) = 0.27$

ULS $Cd(t1) = 0.34$

Testing by Dr McManus University of Canterbury (Geotechnical Society Symposium, 2003) found the friction co-efficient of slab on polythene on sand had peak friction co-efficients of 0.42 for an unloaded slab and 0.53 for a loaded slab. Residual friction angles were 0.38 and 0.49 respectively.

These values are some what lower than that published by other sources, normally 0.7 peak and 0.5 residual.

Even using the lower values there will be no relative movement between the slab and the ground at SLS level event on either Class C or D soil

APPROVED PLANS
DO NOT REMOVE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.

GIB® Wall Bracing Calculation Sheet A**single storey**

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Job Details

Name	TAR 15 J & M ROBERTS
Street and Number	39A EGMONT STREET
Lot and DP Number	LOT 2 DP 371240
City/Town/District	HAWERA
Designer and date	ADAM SPITZ 29/05/2007
Company Name	PLATINUM DESIGN LTD

Building Specification

Location of Storey	single	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	5	▼	
Roof Height above Eaves (m)	2	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	heavy	▼	
Cladding Weight (lower)	light	▼	not applicable (single storey building)
Cladding Weight (subfloor)	light	▼	not applicable (slab)
Roof Weight	heavy	▼	
Roof Pitch (degrees)	0-25	▼	
Room in Roof Space	no	▼	
Building Length (m)	20.5		
Building Width (m)	12.46		
Gross Building Plan Area (m2)	165.49		

Building Location

Wind Zone	High	Earthquake Zone
Region	R1	A
Terrain	Inland	
Exposure	Exposed	
Topography	Moderate	

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	64 BUs/m ✓
W across	n/a	54 BUs/m
Totals	subfloor	walls
W along	n/a	797 BUs
W across	n/a	1107 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	7.9 BUs/m2 ✓
Totals	subfloor	walls
E along	n/a	1307 BUs
E across	n/a	1307 BUs

©Winstone Wallboards Limited, 1999-2006. All rights reserved.

APPROVED PLANS
TO BE USED ON SITE
IF THESE PLANS ARE NOT AVAILABLE FOR
VIEWING, A FURTHER INSPECTION
MAY BE CHARGED IF PLANS ARE UNAVAILABLE.

GIB® Wall Bracing Calculation Sheet B

single storey

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Along									
Wall or Bracing Line		Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
A	203	1	PLY	SP1	1.2	2.4		120	120
		2	PLY	SP2	0.6	2.4		51	51
line totals		3	PLY	SP1	1.2	2.4		120	120
W	291	4							
EQ	291	5							
B	203	1	GIB®	GS2	1.8	2.4		144	126
		2	GIB®	GS2	2.4	2.4		216	192
line totals		3	GIB®	GS2	2.4	2.4		216	192
W	644	4	PLY	SP2	0.8	2.4		68	68
EQ	578	5							
C	177	1	PLY	SP4	0.45	2.4		34	38
		2	PLY	SP2	0.7	2.4		60	60
line totals		3	GIB®	GS2	1.8	2.4	45	102	89
W	195	4							
EQ	187	5							
D	118	1	PLY	SP2	0.78	2.4		66	66
		2	GIB®	GS2	2.1	2.4		168	147
line totals		3							
W	234	4							
EQ	213	5							
E	57	1	PLY	SP1	1.2	2.4		120	120
		2							
line totals		3							
W	120	4							
EQ	120	5							
F	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

Totals Achieved							Wind	Earthq.
							1484	1389

Totals Required (from Sheet A)							OK	OK
							797	1307

REMOVED PLANS
 1484 1389
 OK OK
 797 1307
 without
 inspection
 if plans are unavailable.

GIB® Bracing Systems, 2006

*For full construction details see literature
GIB® Bracing Systems, 2006*

Supplier	System	Minimum Length (m)	BU's W/m	BU's EQ/m
	none			
GIB®	GS1a	1.8	65	55
		2.4	75	65
GIB®	GS2	1.2	70	60
		1.8	80	70
		2.4	90	80
GIB®	BL1	0.4	120	115
		0.6	125	115
GIB®	BL1a	1.8	130	115
GIB®	BLP	0.6	145	135
		0.9	145	145
GIB®	BLG	0.6	145	130
		1.2	150	130
PLY	SP1	0.9	100	100
PLY	SP2	0.6	85	85
PLY	SP4	0.45	75	85
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			

©Winstone Wallboards Limited, 1999-2006.

All rights reserved

APPROVED PLANS
TO BE KEPT ON-SITE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.

GIB® Wall Bracing Calculation Sheet B

single storey

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Across									
Wall or Bracing Line	Bracing Elements provided						Wind	Earthq.	
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
M	70	1	PLY	SP1	1.2	2.4		120	120
		2	PLY	SP1	1.2	2.4		120	120
line totals		3							
W	240	4							
EQ	240	5							
N	124	1	GIB®	GS2	1.8	2.4		144	126
		2	GIB®	GS2	1.5	2.4		105	90
line totals		3	PLY	SP2	0.6	2.4		51	51
W	300	4							
EQ	267	5							
O	70	1	GIB®	GS2	2.7	2.4		243	216
		2	GIB®	GS2	1.8	2.4		144	126
line totals		3	PLY	SP1	1.18	2.4		118	118
W	505	4							
EQ	460	5							
P	124	1	GIB®	GS2	1.9	2.4		152	133
		2							
line totals		3							
W	152	4							
EQ	133	5							
Q	80	1	PLY	SP4	0.49	2.4		37	42
		2	GIB®	GS2	1.5	2.4		105	90
line totals		3	PLY	SP4	0.58	2.4		44	49
W	268	4	PLY	SP4	0.5	2.4		38	43
EQ	274	5	PLY	SP4	0.6	2.4		45	51
R	100	1	PLY	SP1	1.2	2.4		120	120
		2							
line totals		3							
W	120	4							
EQ	120	5							
S	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
T	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

Totals Achieved

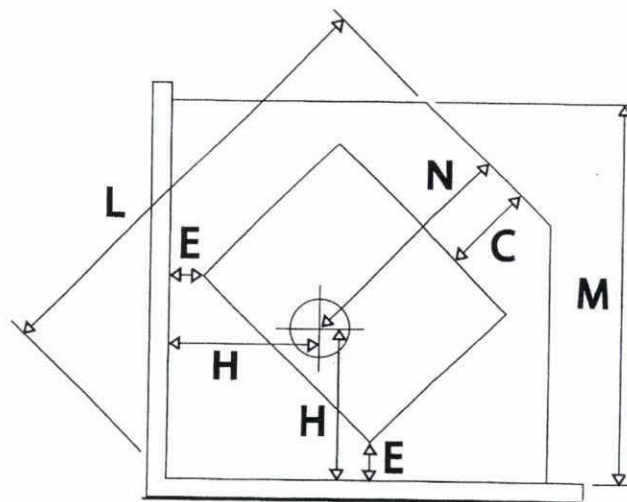
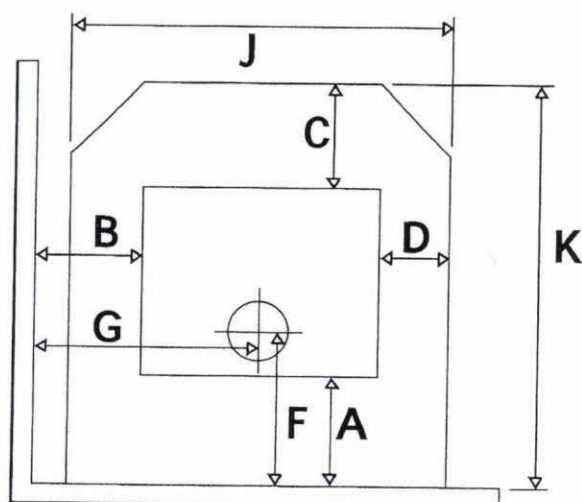
Wind 1585 Earthq. 1494

Totals Required (from Sheet A)

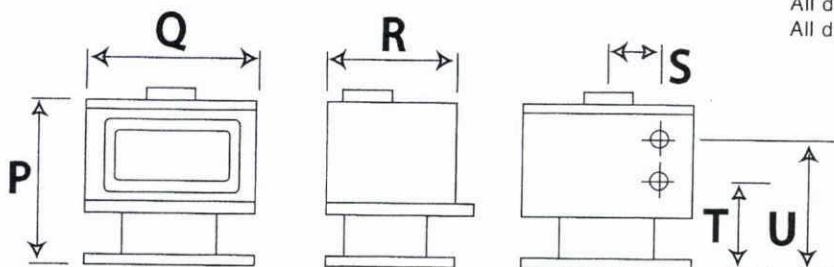
1107 1307

APPROVED PLANS
NO INSPECTION BE REQUIRED WITHOUT
THESE DOCUMENTS BEING AVAILABLE FOR
VIEWING AT ALL TIMES

no inspection be required without
these documents being available for
viewing at all times



Dimension 'C' is taken from door seal lip (fire box) to the front of the floor protector.
All dimensions are in millimetres.
All dimensions are set as a minimum guide only.



SS200 Clearance requirements with double 1200mm double skin flue shield

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U
150	250	300	200	150	300	550	435	1000	880	1125	1000	575	625	600	430	145.5	280	460

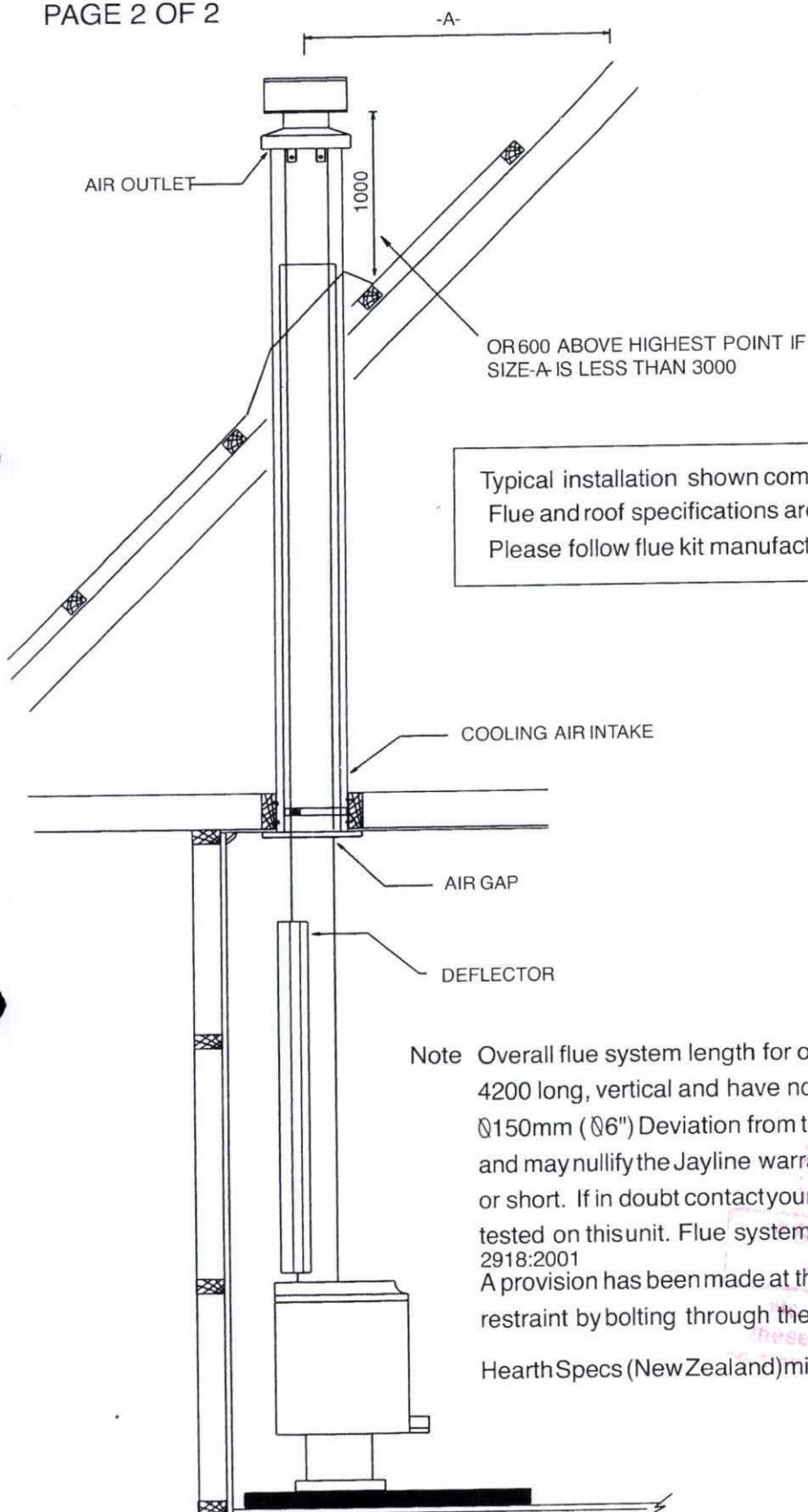
WITHOUT FLUE SHIELD A = 350, B = 300, E = 200

Industry Rated Peak Output (kW)	Water Heating Option	Floor Protector	Emissions	Efficiency
14	No	Non Insulated	.95g/kg	65.8%

APPROVED PLANS
COPIES MUST BE AVAILABLE FOR VIEWING AT ALL TIMES
No inspection will be made without a copy of the document. A further inspection fee may be charged if plans are unavailable.

IF INSTALLED IN ACCORDANCE WITH THESE SPECIFICATIONS THE HEATER COMPLIES WITH AS/NZS 2918:2001 (A.R.S Report No. 06/1314)
Authorisation #N0023

RETAIL LINKS LTD RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE.



Typical installation shown complies with AS/NZS 2918:2001
Flue and roof specifications are recommendations only.
Please follow flue kit manufacturers installation instructions.

Note Overall flue system length for optimum performance should be 4200 long, vertical and have no bends. Flue pipes should be $\varnothing 150\text{mm}$ ($\varnothing 6''$) Deviation from this may alter the heaters performance and may nullify the Jayline warranty if the flue is excessively long or short. If in doubt contact your Jayline supplier Stainless steel deflect or tested on this unit. Flue system must comply with Appendix F of AS/NZS 2918:2001
A provision has been made at the rear of the pedestal for seismic restraint by bolting through the two holes provided
HearthSpecs (New Zealand) minimum non insulated floor protector only.

IF INSTALLED IN ACCORDANCE WITH THESE SPECIFICATIONS THE HEATER COMPLIES WITH AS/NZS 2918:2001 including appendix F

RETAIL LINKS LTD RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE.

PlaceMakers New Plymouth

Producer Statement : Page 1

Job: Q1324T

Client: Platinum Homes
Phone:Site: New Residence
J / M Roberts
39a Egmont Street
HaweraDescription:
Building Consent No.:
MiTek 20/20 - Engineering 4.4 Gamma 1.5 (build 1597-51)

MiTek New Zealand Ltd.

Phone:

Printed: 08:14:59 23 Aug 2007

PRODUCER STATEMENT
MiTek 20/20™ TRUSS DESIGN PROGRAM**Certification of MiTek 20/20™ Truss Design Program**

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents of the New Zealand Building Code to satisfy the requirements of the Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details**Roof Truss**

Timber Group: MSG8 H1.2

Roof

Material: Monier Concrete Tiles
Dead Load: 0.600 kPa
Restraints: 400 mm centres
Live Load: Q_{ur} = 0.250 kPa
Q_c = 1.000 kN

Pitch: 25.000 deg

Celling

Material: Gib Board 12mm
Dead Load: 0.200 kPa
Restraints: 600 mm centres

Std Overhang: 700 mm

Wind

Area: High (44.0 m/s)
Pressure Coeff: C_{pe} = varies; C_{pi} = -0.30, 0.20

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZS 3640:2003. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, ~~xxx~~ = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
*HB1	2	3903	18.249	900	J6B	1	2145	25.000	900	*R5	1	1813	25.000	900
*HB2	2	4705	18.249	900	J6C	1	2145	25.000	900	*R5A	1	1813	25.000	900
*HB3	2	5233	18.249	900	J7	1	1245	25.000	900	T1	1	4255	25.000	900
*HB4	1	1273	18.249	900	J7A	1	1245	25.000	900	T10	1	7735	25.000	745
*HB5	2	6364	18.249	900	J7B	1	1245	25.000	900	T10A	3	7735	25.000	745
*HB6	1	2429	18.249	900	J7C	1	1245	25.000	900	T11	1	2945	25.000	728
J1	1	2105	25.000	900	J8	1	2945	25.000	900	T12	1	4255	25.000	927
J1A	1	2105	25.000	900	J8A	1	2945	25.000	900	T12A	1	2945	25.000	927
J1B	1	2105	25.000	900	J8B	1	2670	25.000	900	T13	1	3555	25.000	900
J2	1	1205	25.000	900	J8C	1	2945	25.000	900	T14	1	1403	25.000	900
J2A	1	1205	25.000	900	J8D	1	2945	25.000	900	T2	1	5389	25.000	900
J2B	1	1205	25.000	900	J8E	1	2670	25.000	900	T2A	1	5389	25.000	900
J3	1	1205	25.000	900	J8F	1	2945	25.000	900	T3	1	6135	25.000	900
J3A	1	2672	25.000	900	J9	1	2045	25.000	900	T4	1	7735	25.000	900
J3B	1	2672	25.000	900	J9A	1	2045	25.000	900	T5	1	7735	25.000	900
J4	1	1772	25.000	900	J9B	1	2045	25.000	900	T5A	1	7735	25.000	900
J4A	1	1772	25.000	900	J9C	1	2045	25.000	900	T6	3	6135	25.000	728
J4B	1	1772	25.000	900	*R1	1	973	25.000	900	T7	1	6135	25.000	728
J4C	1	1772	25.000	900	*R1A	1	973	25.000	900	T8	1	3845	25.000	748
J5	1	3045	25.000	900	*R2	1	1540	25.000	900	T8A	1	3845	25.000	748
J5A	1	3045	25.000	900	*R2A	1	1540	25.000	900	T8B	1	3845	25.000	748
J5B	1	3045	25.000	900	*R3	4	968	25.000	900	T9	1	5389	25.000	900
J6	1	2145	25.000	900	*R3A	4	968	25.000	900	TG1	1	7735	25.000	900
J6A	1	2145	25.000	900	*R4	1	1013	25.000	900	V1	1	3593	25.000	898
					*R4A	1	1013	25.000	900	V2	1	1796	25.000	898

Total quantity : 89

APPROVED PLANS
TO BE KEPT ON SITE

These plans must be available for
viewing at all times.
No inspection will be made without
these documents. A further inspection
may be charged if plans are unavailable.

PlaceMakers New Plymouth

Producer Statement : Page 1

Job: Q1324T

Client: Platinum Homes
Phone:

Site: New Residence
J / M Roberts
39a Egmont Street
Hawera

Description:
Building Consent No.:

MiTek 20/20 - Engineering 4.4 Gamma 1.5 (build 1597-51)

MiTek New Zealand Ltd.

Phone: Printed: 08:14:59 23 Aug 2007

The computer design input has been carried out by:

Signed: 

Date: 23/08/2007

Name of Computer Operator: Kevin Gyde
Qualifications and Title: Manufacturing Manager
Company: PlaceMakers New Plymouth

Verification / Acceptance of Input Data:

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

Signed:

Date:

Name:

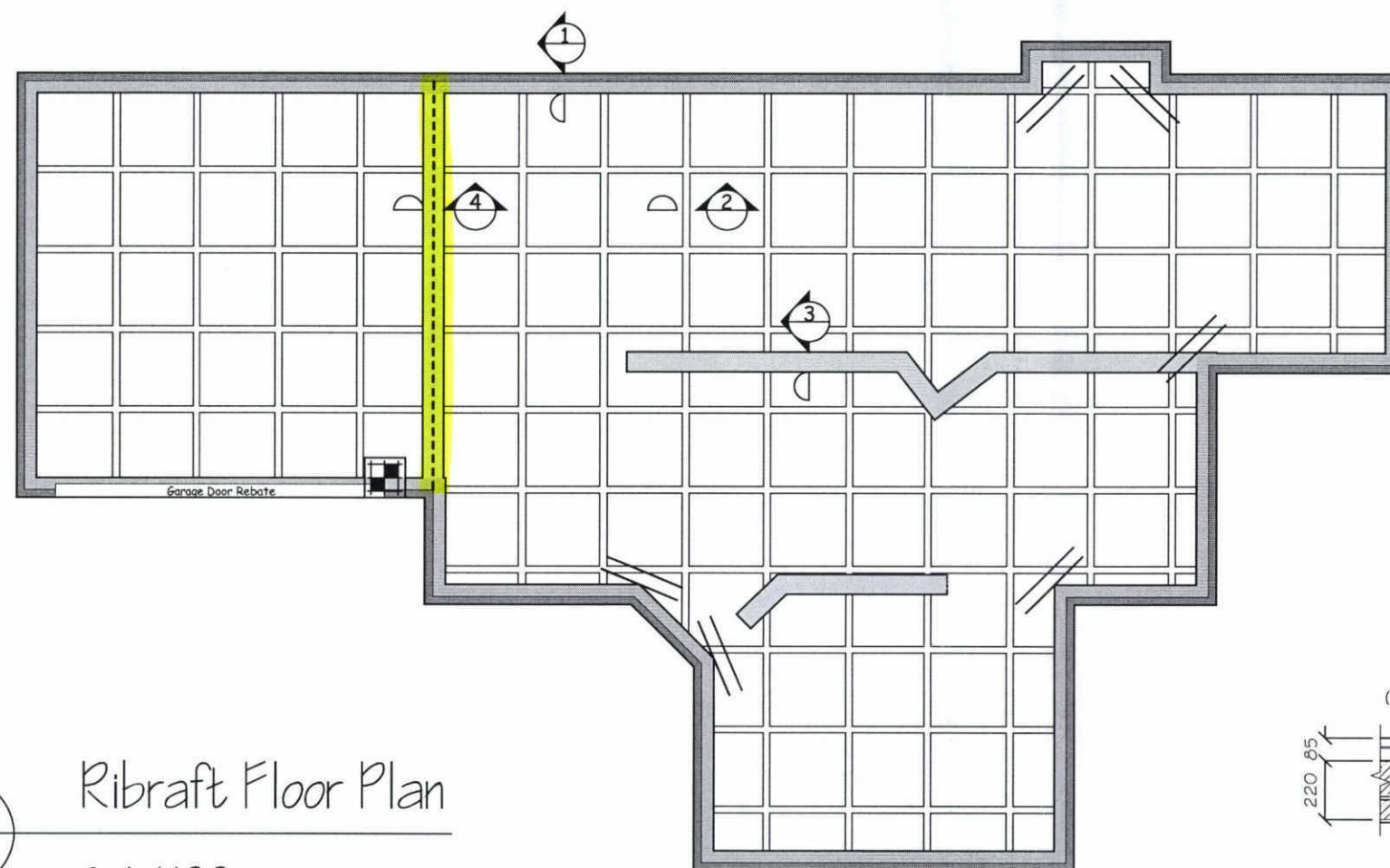
Company:

APPROVED PLANS
NO OTHER WORK SITE
These documents must be available for
viewing at all times
No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.

Quantities of Spacers

(Quantities are approximate and to be used as a guide only)

Item	Qty.
WJ100 Centre Spacer	171
WJ101 Clip-on Spacer	119

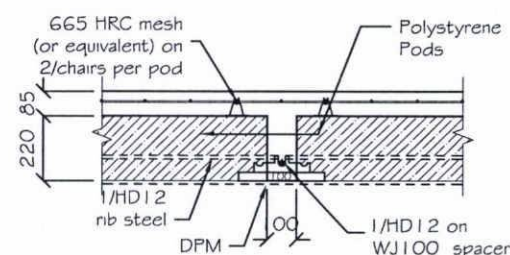


Ribraft Floor Plan

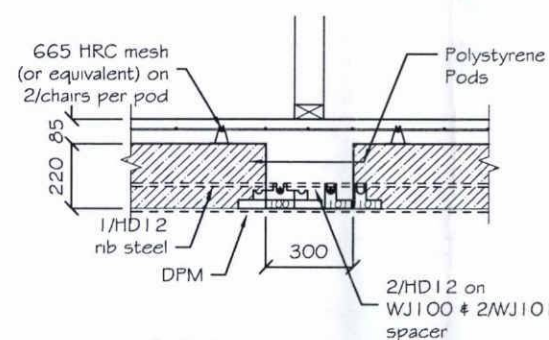
Scale 1:100

Floor Area	Perimeter
169m ²	66m

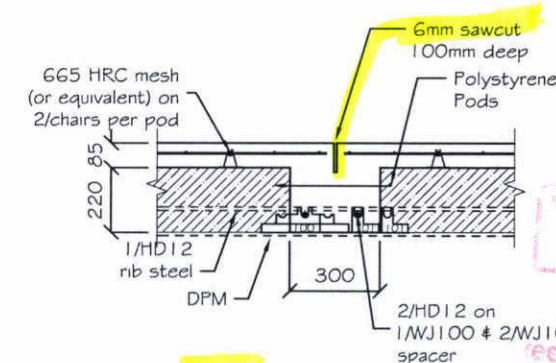
A. Webb
WILTON JOUBERT LTD



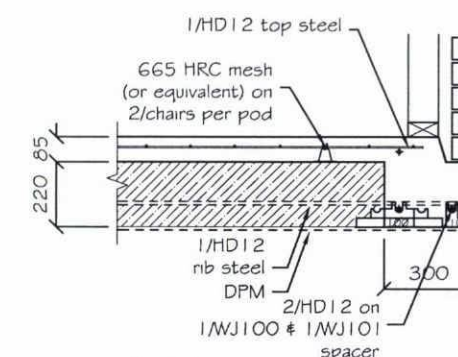
2 Detail
Raftfloor Internal Rib - 100
Scale 1:25



3 Detail
Raftfloor Internal Rib - 300
Scale 1:25



4 Detail
Raftfloor Internal Rib - 300
with Sawcut
Scale 1:25



1 Detail
Raftfloor Edge Beam - 300
Scale 1:25

NOTES:

Under no circumstances shall polystyrene spacers be used.

All Concrete strength shall be 20MPa minimum unless otherwise noted.

Where underfloor heating is installed, floor topping shall be increased to 110mm.

Do not scale from Drawings. Refer Architectural Drawings for overall dimensions.

Polystyrene pods shall be 1100mm or 1200mm square.

Legend:

Re Entrant corner steel
2/HD12 x 1200mm
at 200 crs

6mm sawcut
100mm deep

600x600x305
Pad with
3/HD12 each way

Revision	Description	Date
01	add sawcut	27-8-07

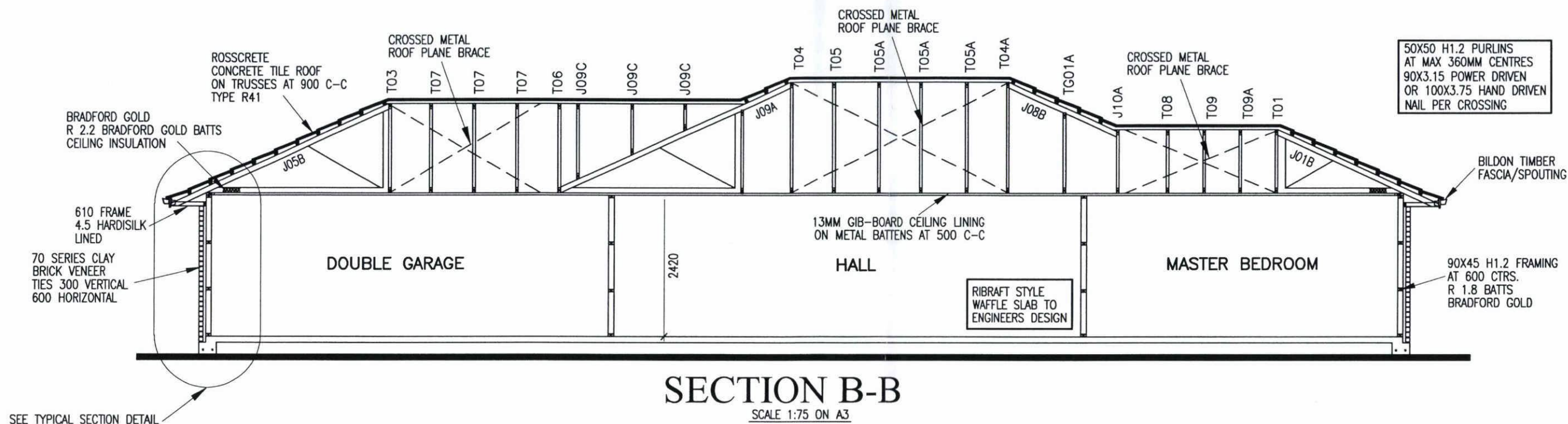
Structural Engineers:
WILTON JOUBERT Ltd
P.O. BOX 11-381
ELLERSLIE
AUCKLAND

Ph (09) 579 1114
Fax (09) 579 7778

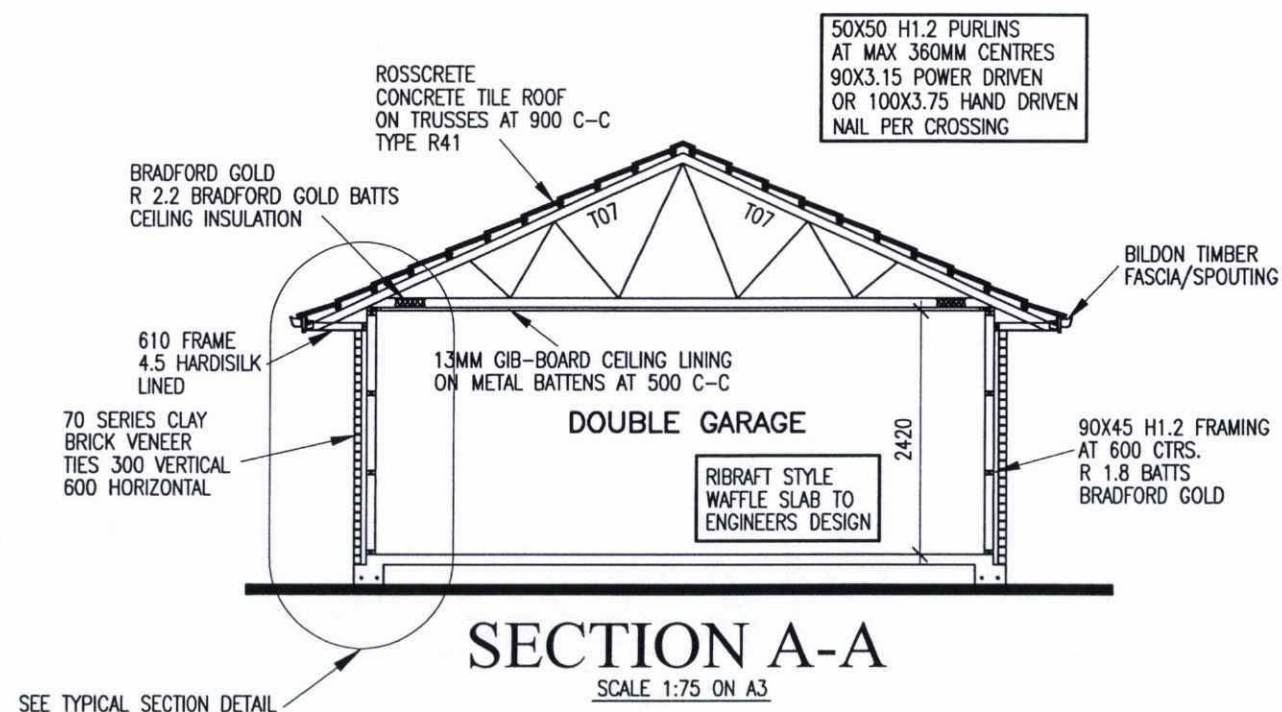
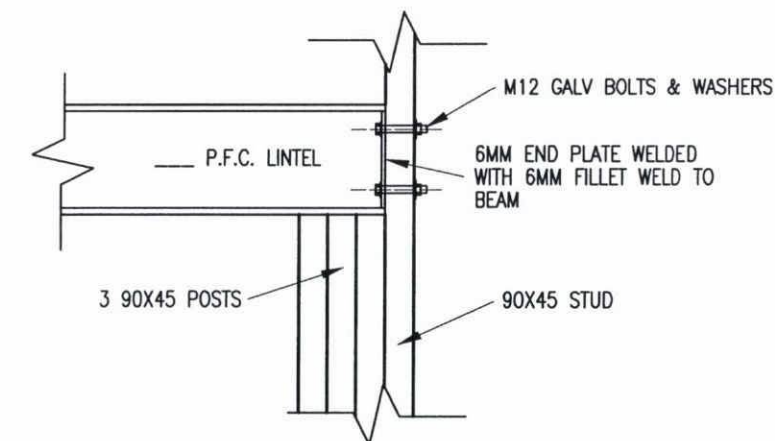
Job Title:
Proposed Residence
Lot 2 : DP 371240
39A Egmont Street
Hawera

Sheet Title:
**Ribraft Floor
Plan & Details**

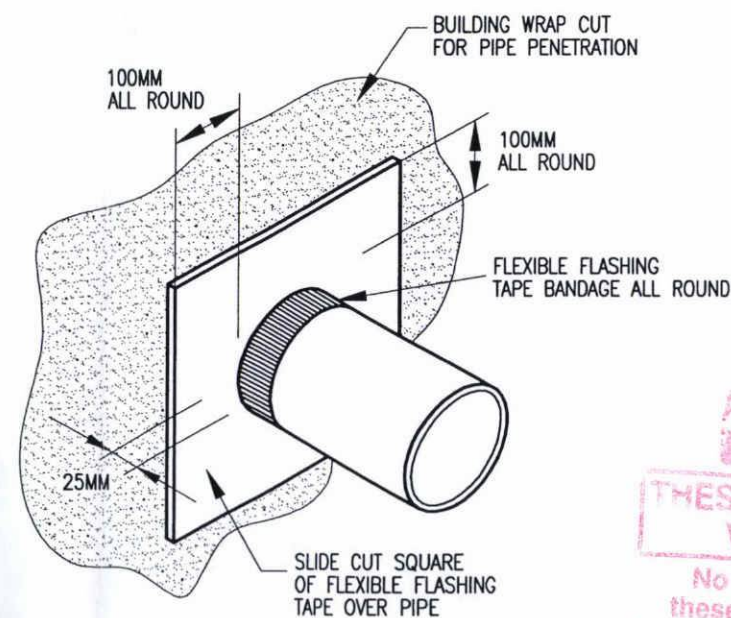
Prepared ASC	Drawn TE
Checked DBL	Checked ---
Scale 1:100 & 1:25	Date 08-06-07
Job # 10280	Sheet No S1
revision 01	



SEE TYPICAL SECTION DETAIL



SEE TYPICAL SECTION DETAIL

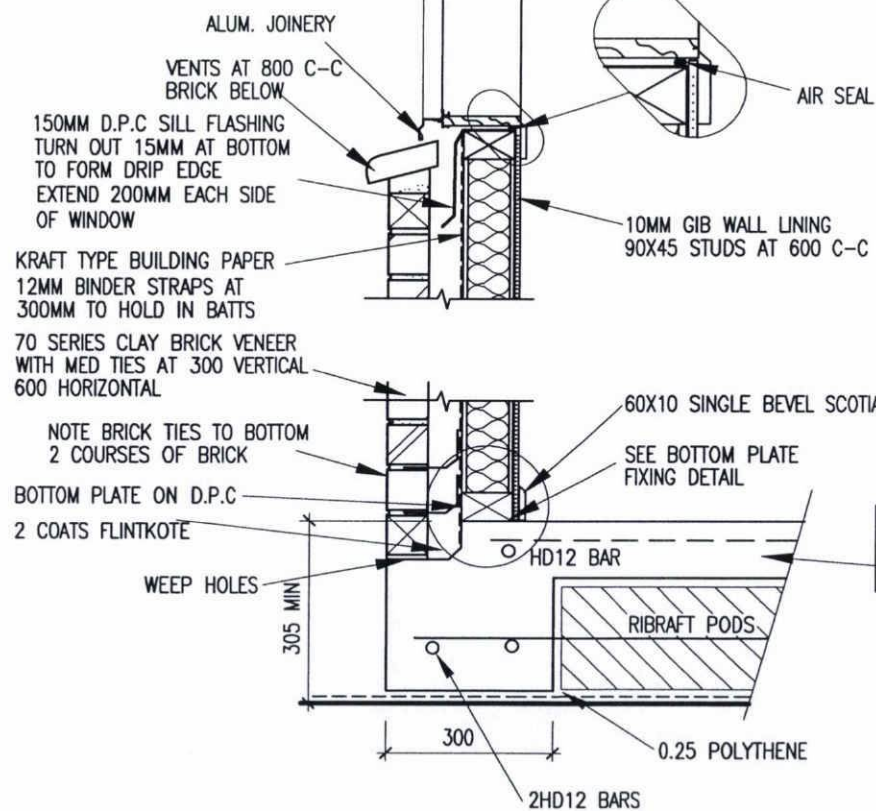
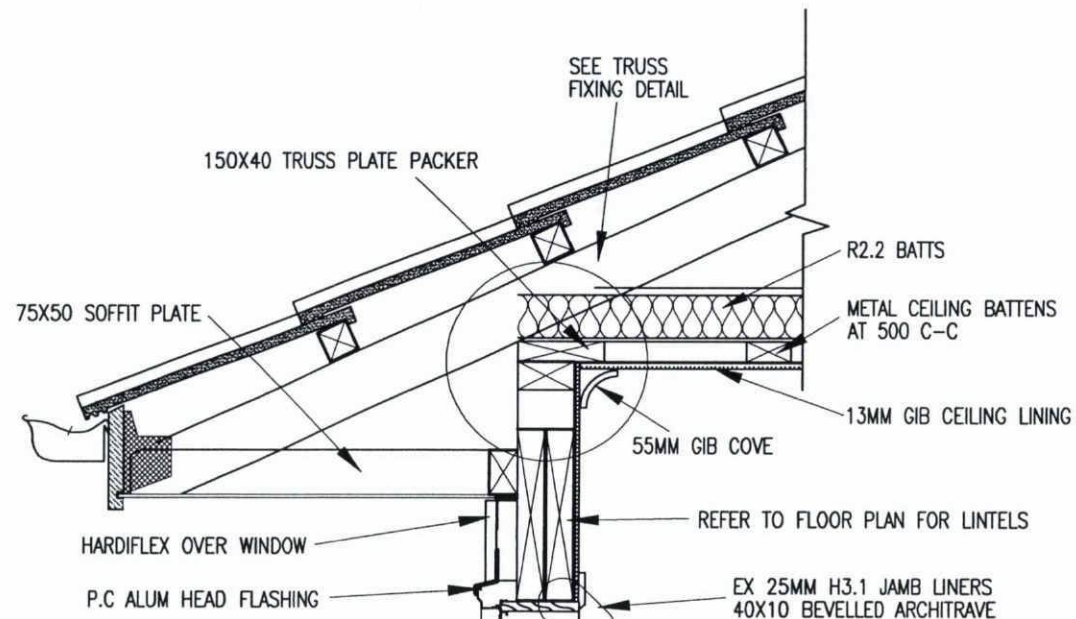


APPROVED PLANS
TO BE KEPT FOR REVIEWING ALL TIMES

THESE MUST BE KEPT FOR REVIEWING ALL TIMES

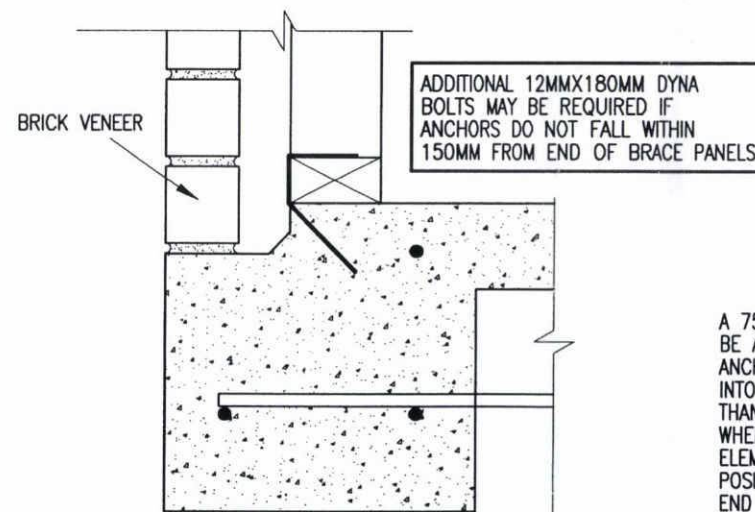
No inspection will be made without these documents. A further inspection fee may be charged if plans are unavailable.

WEDGEWOOD ALTERED	
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES RACHAEL	
DRAWN ADAM	DATE 29/05/2006
CHECKED	JOB No.
TAR015 SECTIONS	
J & M ROBERTS	
39A EGMONT STREET	
HAWERA	
SCALE SHOWN ON A3	SHEET 5 OF 9



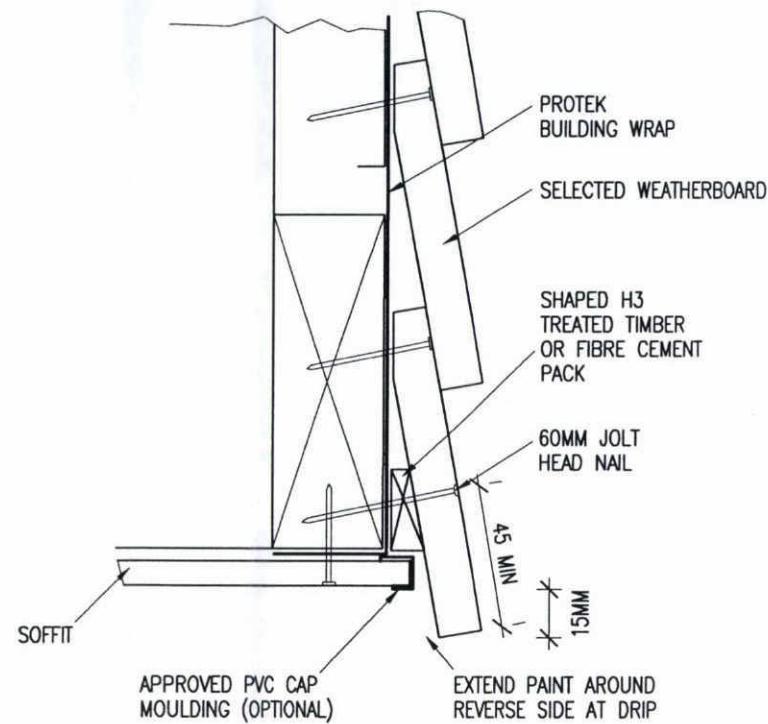
TYPICAL SECTION DETAILS

SCALE 1:20 ON A3

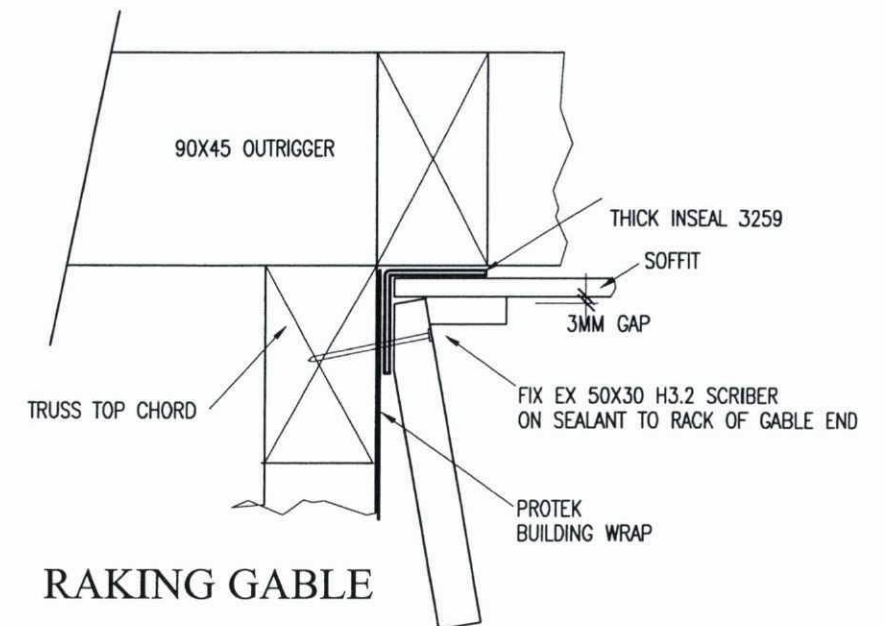


BOTTOM PLATE FIXING ANCHOR DETAIL (BRICK VENEER)

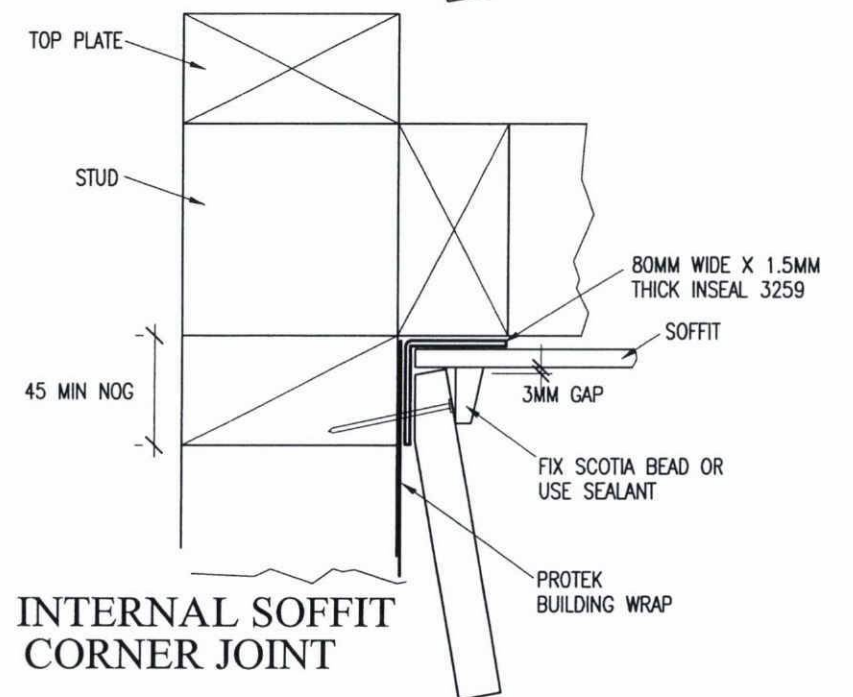
SCALE 1:10 ON A3



EXTERNAL SOFFIT JOINT

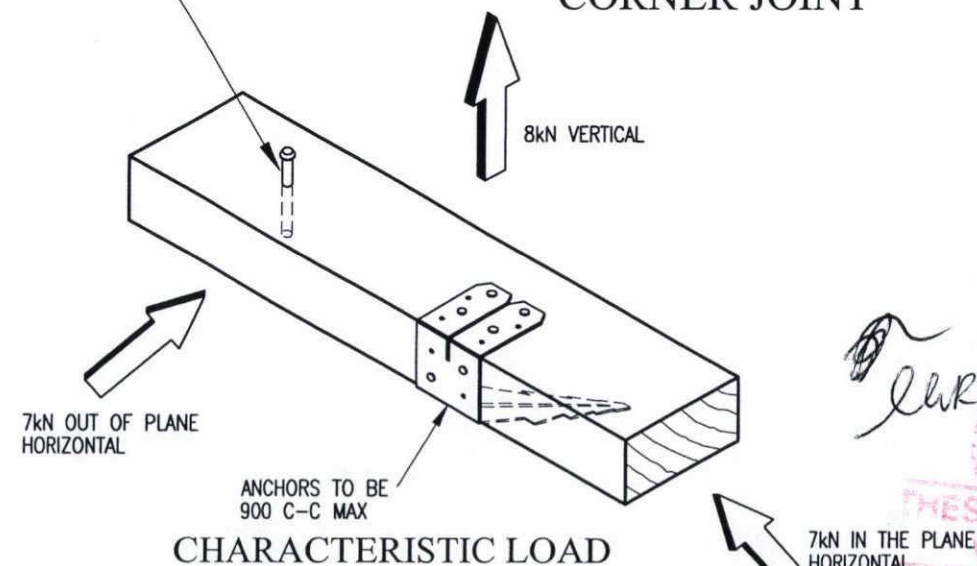


RAKING GABLE



INTERNAL SOFFIT CORNER JOINT

A 75MMX4MM DIAMETER NAIL MUST BE APPLIED ALONGSIDE EACH FIXING ANCHOR, THROUGH THE BOTTOM PLATE INTO THE CONCRETE, AT NO LESS THAN 70MM FROM THE CONCRETE EDGE. WHEN USING A SHEET WALL BRACING ELEMENT, A FIXING ANCHOR MUST BE POSITIONED WITHIN 150MM FROM THE END OF THAT ELEMENT.

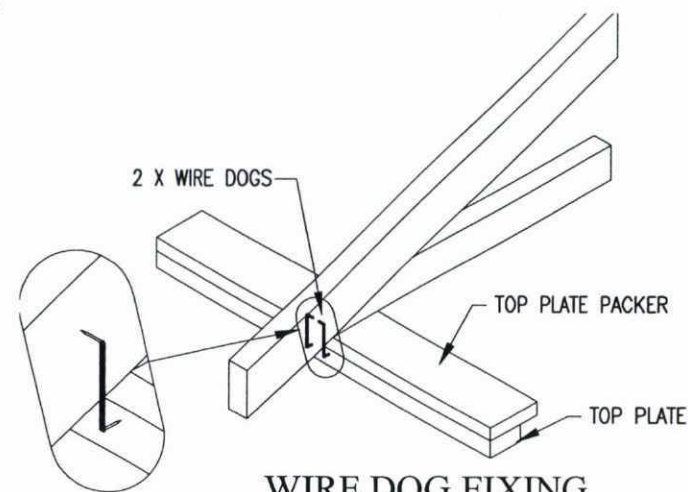


platinumhomes
NEW ZEALAND

WEDGEWOOD ALTERED

© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION

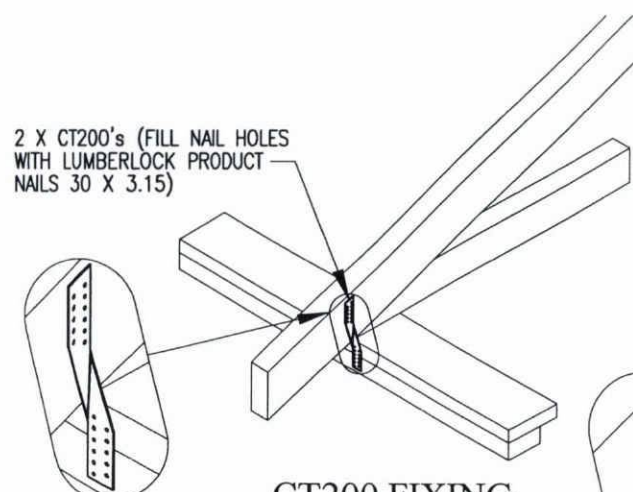
SALES RACHAEL
DRAWN ADAM
CHECKED
DATE 29/05/2006
JOB No.
TAR015
DETAILS
J & M ROBERTS
39A EGMONT STREET
HAWERA
SCALE SHOWN ON A3 SHEET 5A OF 9



WIRE DOG FIXING

LOAD DETAILS

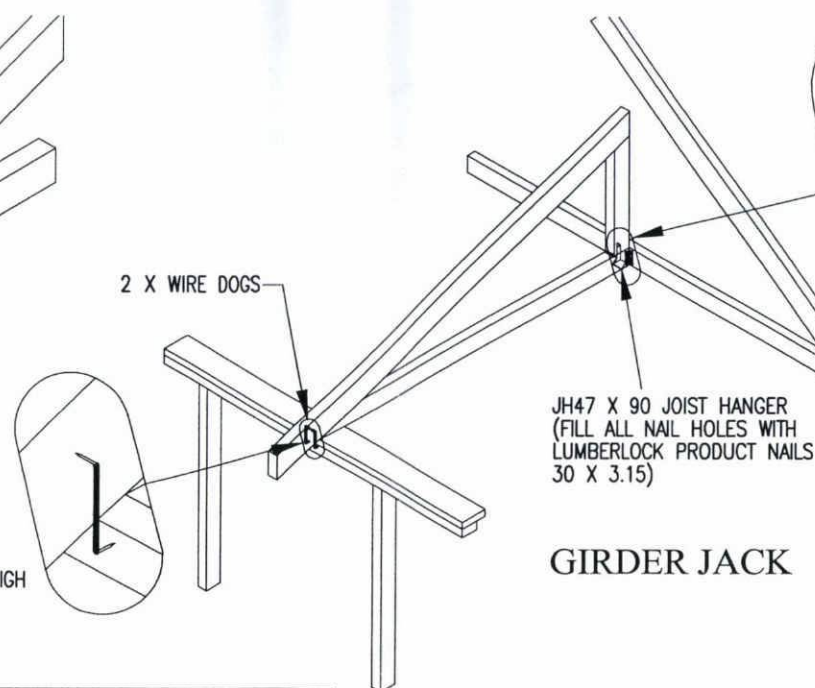
TRUSS SPAN 3000-10000 LOW TO MEDIUM WIND
3000-6000 HIGH TO VERY HIGH WIND
ROOF WEIGHT HEAVY OR LIGHT
TRUSS CENTRES 900 MAX.
SNOW LOAD TO 1.0kPa



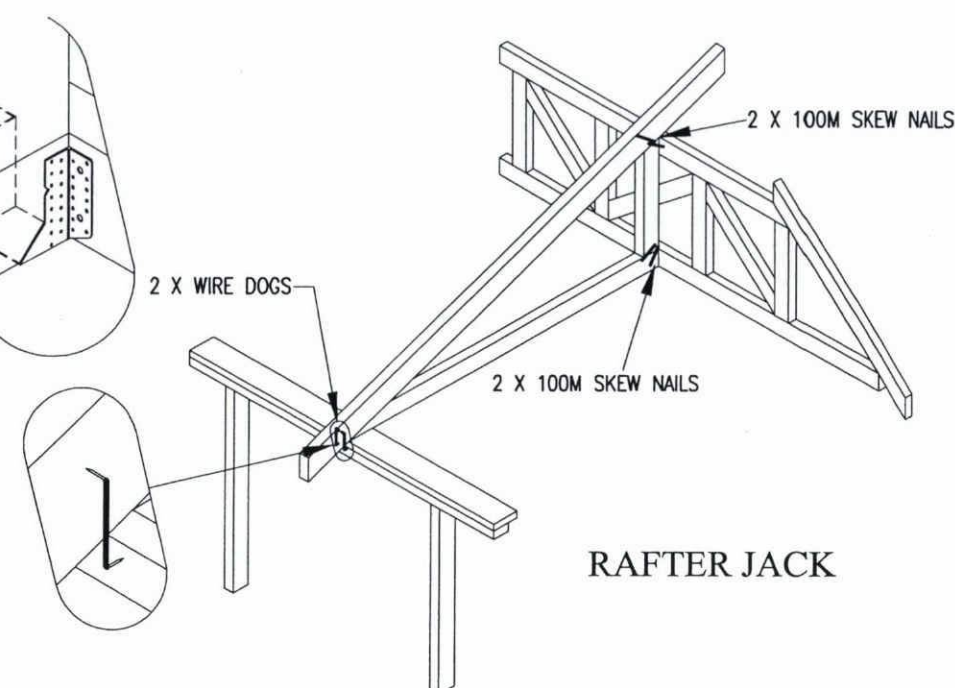
CT200 FIXING

LOAD DETAILS

TRUSS SPAN 6000-15000 HIGH TO VERY HIGH
WIND HIGH TO VERY HIGH
ROOF WEIGHT HEAVY OR LIGHT
TRUSS CENTRES 900 MAX.
SNOW LOAD TO 1.0kPa

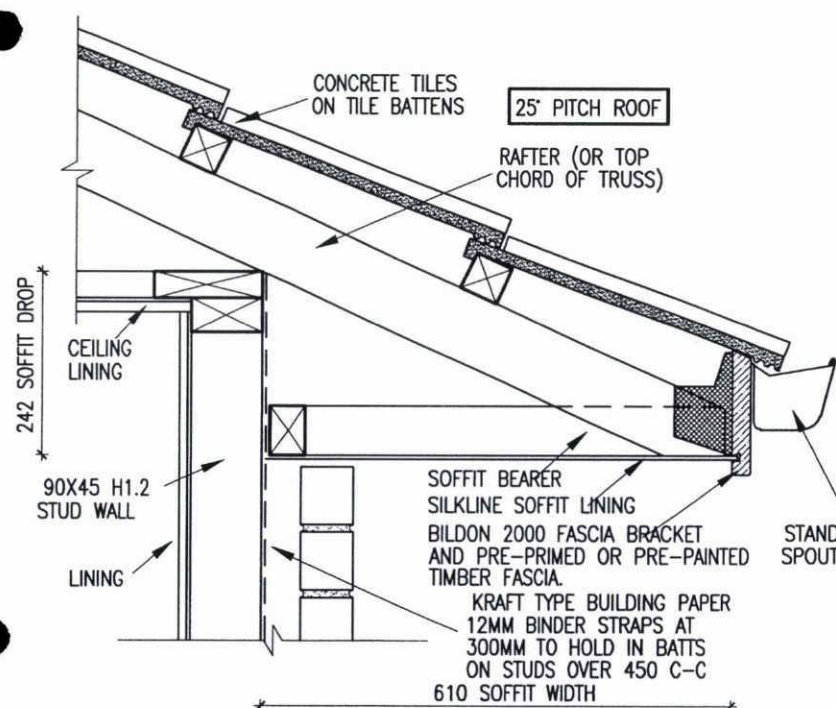


GIRDER JACK



RAFTER JACK

TRUSS FIXINGS



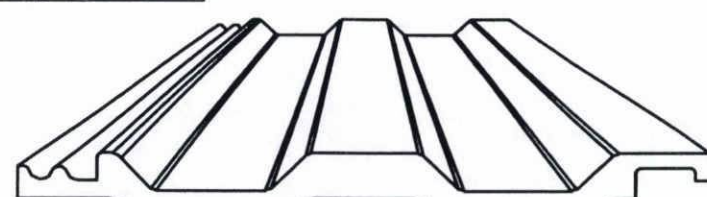
STANDARD 610 SOFFIT DETAIL
25° PITCH ROOF (NO UNDERLAY)
SCALE 1:10 ON A3

ROSSCRETE - CONCRETE ROOF TILE PROFILES

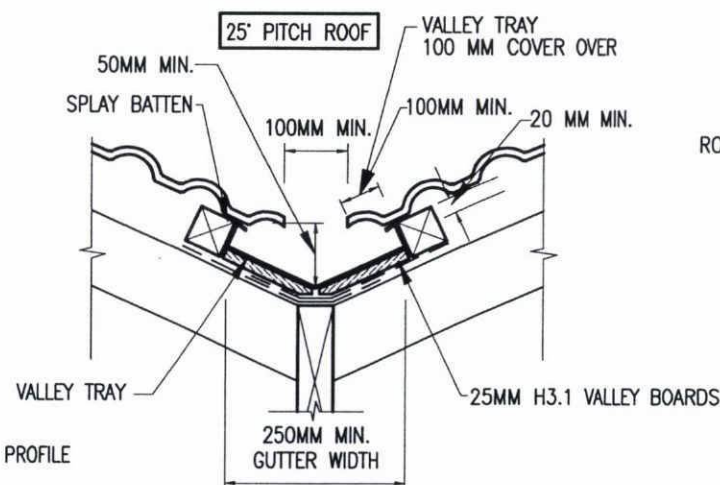
NOTE:
ROOF TILES ARE CONCRETE TYPE 1 WITH DOUBLE WATERCOURSES INSTALLED AT A 25 DEGREE PITCH AND DO NOT REQUIRE UNDERLAY UNLESS IN A VERY HIGH WIND ZONE, PER E2 / A51 B.2



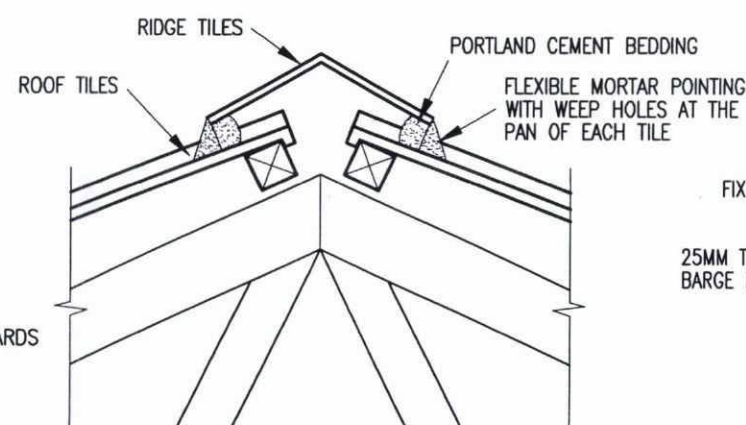
HACIENDA PROFILE



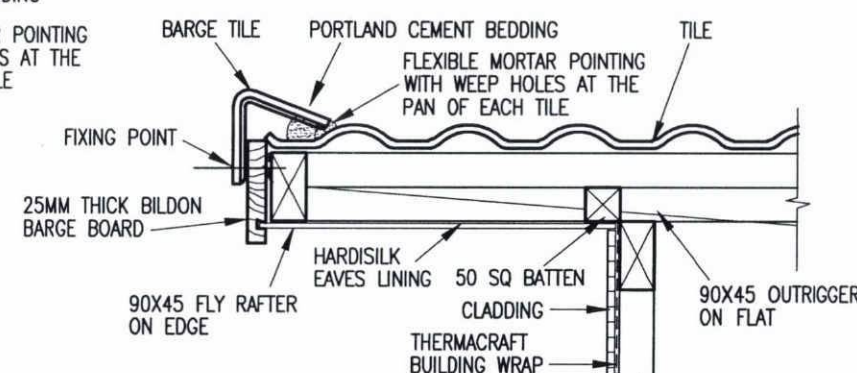
VILLA PROFILE



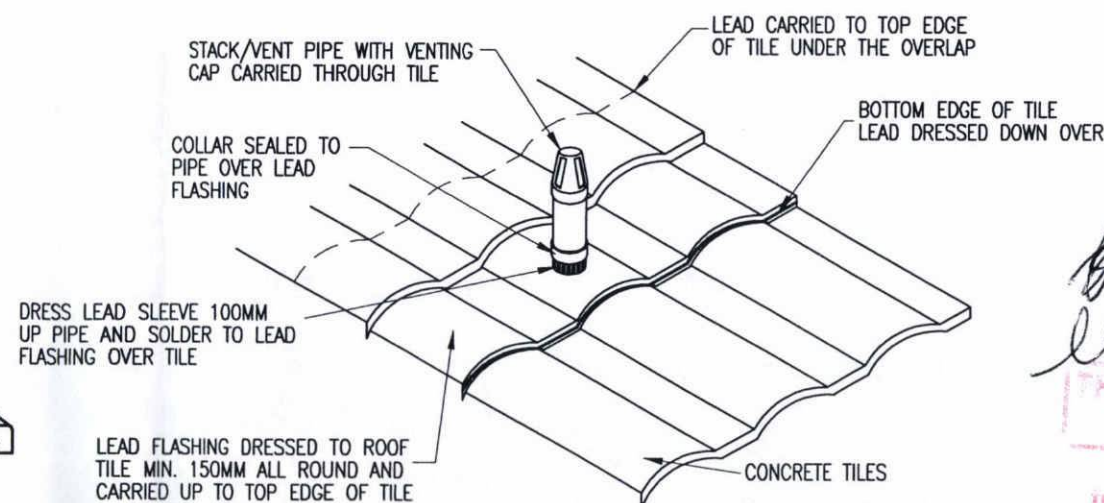
CONCRETE TILE VALLEY DETAIL
SCALE 1:10 ON A3



MASONRY TILE RIDGE DETAIL
SCALE 1:10 ON A3 25° PITCH ROOF



MASONRY TILE BARGE DETAIL
SCALE 1:10 ON A3



TYPICAL PIPE PENETRATION FOR CONCRETE TILE

platinumhomes
NEW ZEALAND

WEDGEWOOD ALTERED

© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION

SALES RACHAEL

DRAWN ADAM DATE 29/05/2006

CHECKED JOB No.

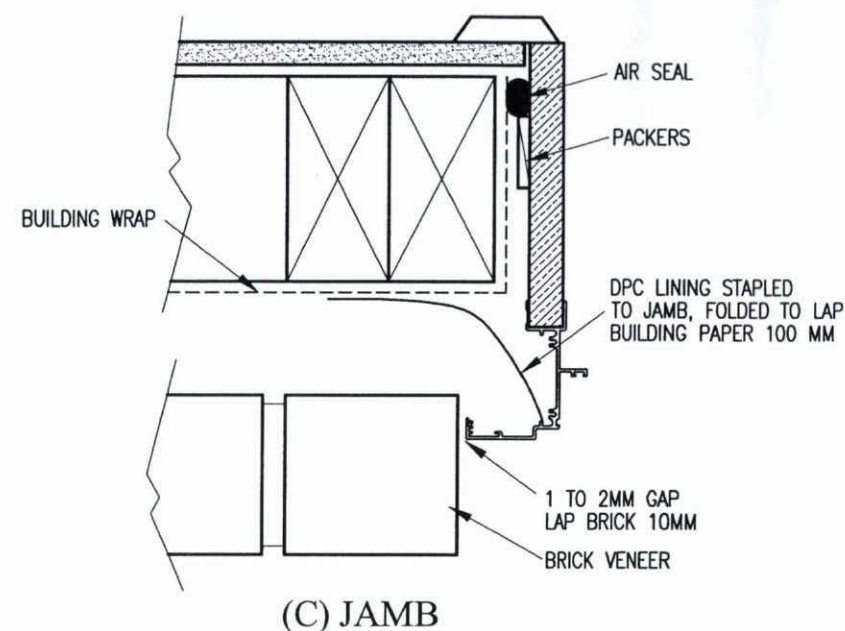
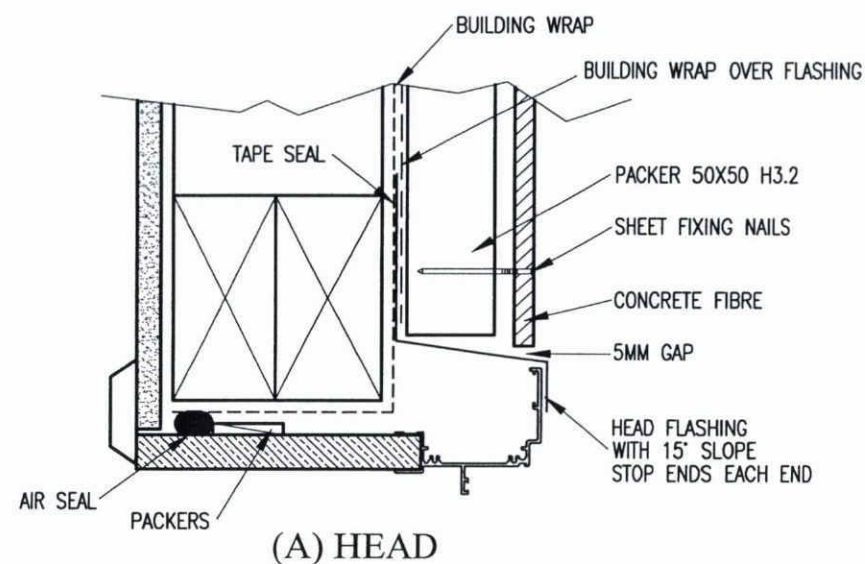
TAR015 ROOF DETAILS

J & M ROBERTS

39A EGMONT STREET

HAWERA

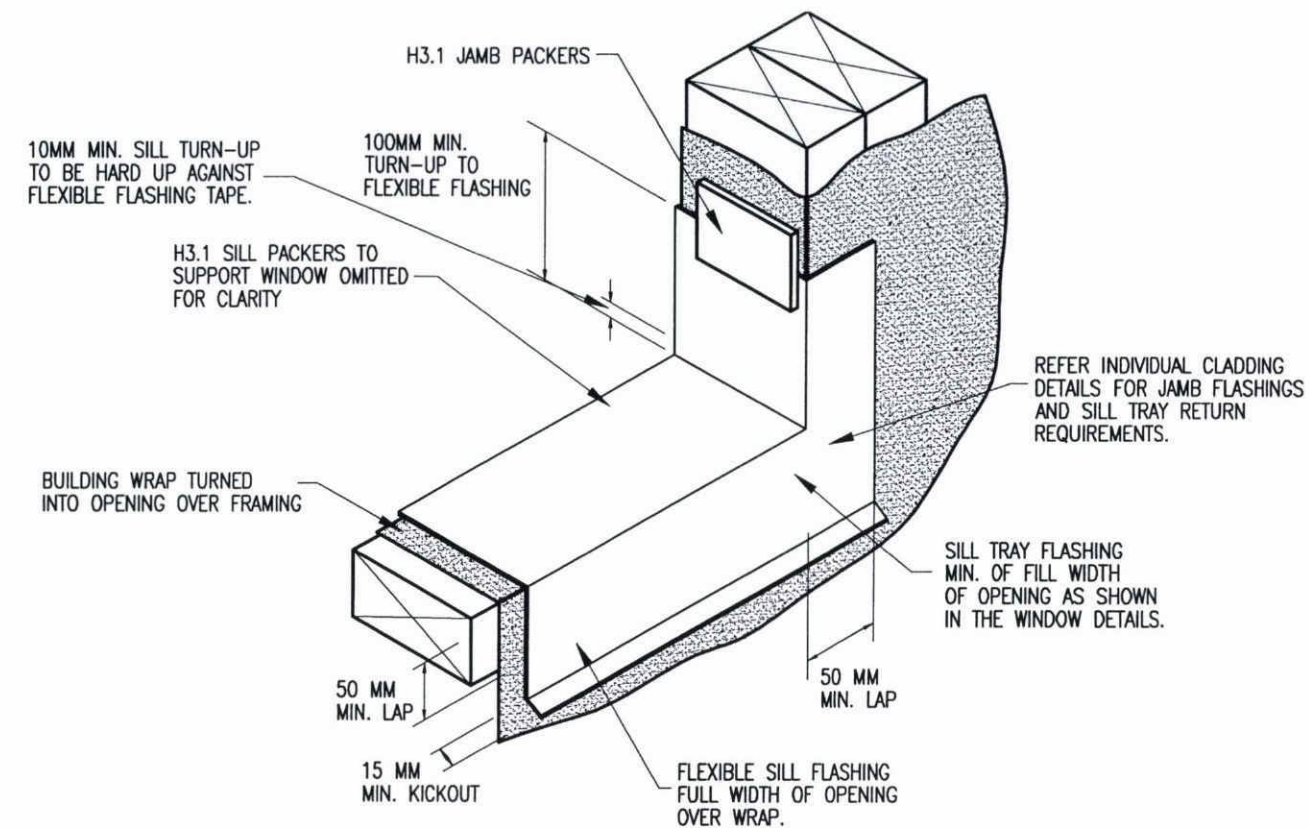
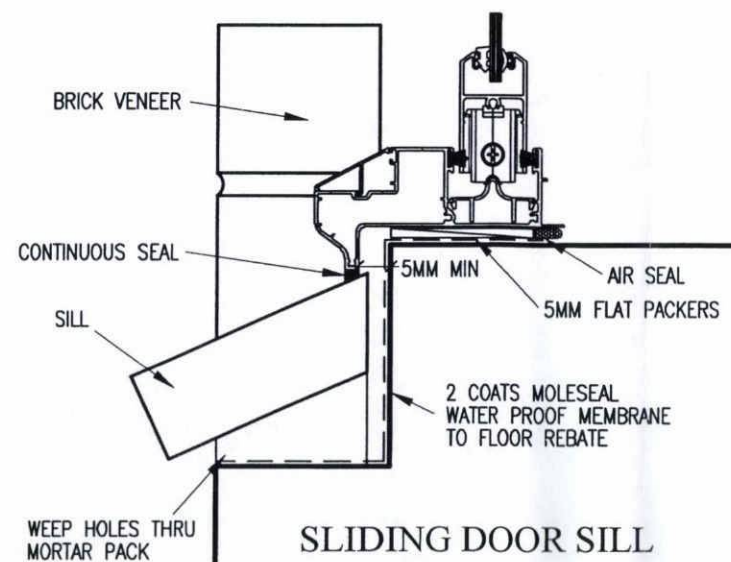
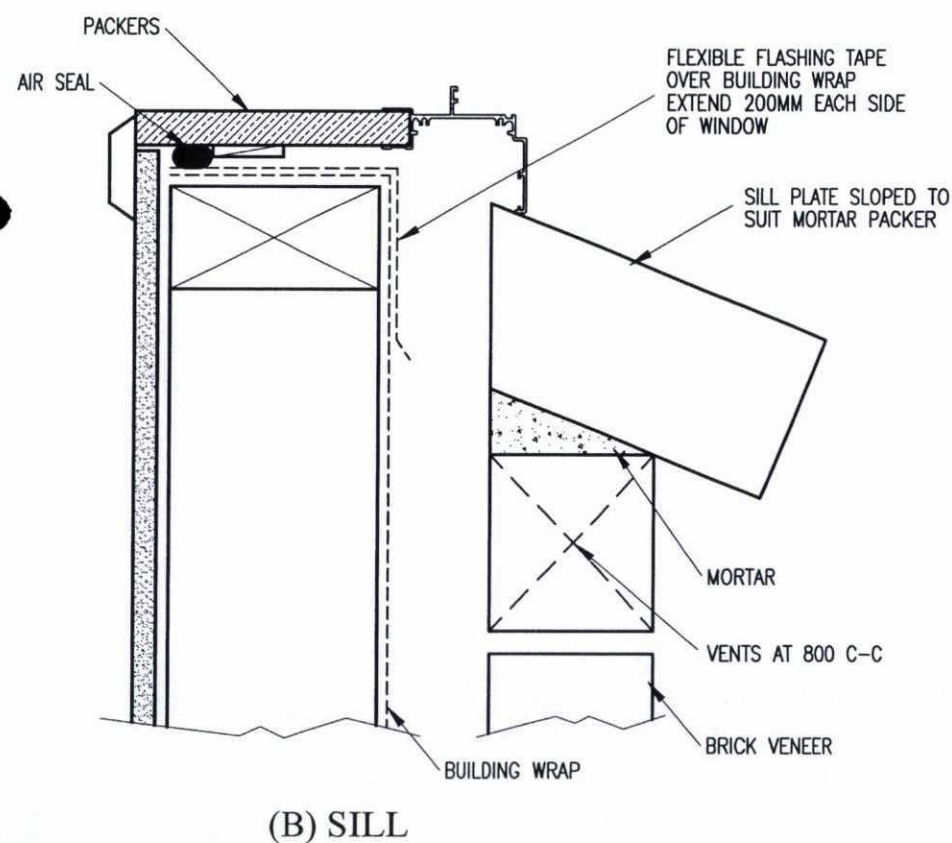
SCALE SHOWN ON A3 SHEET 5B OF 9



NOTE:

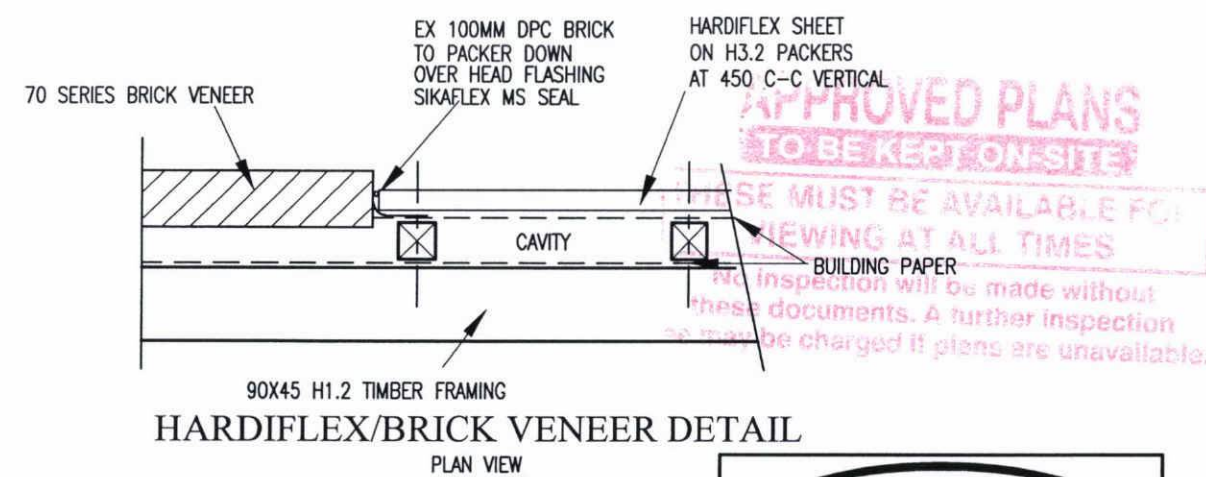
- (1) WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS
- (2) ARCHITRAVES ARE SHOWN FOR CONSISTENCY ONLY, DETAIL MAY BE USED WITH REBATED LINER
- (3) MAKE ALLOWANCE BETWEEN PACKER AT SILLS FOR SUPPORT BRACKETS FOR LARGE WINDOWS. SUCH BRACKETS REQUIRE SPECIFIC DESIGN, AND SHALL BE SUPPLIED BY THE WINDOW MANUFACTURER
- (4) WINDOW JAMBS TO BE H3.1 TAN

NOTE: JAMB FLASHINGS TO OVERLAP SILL FLASHING



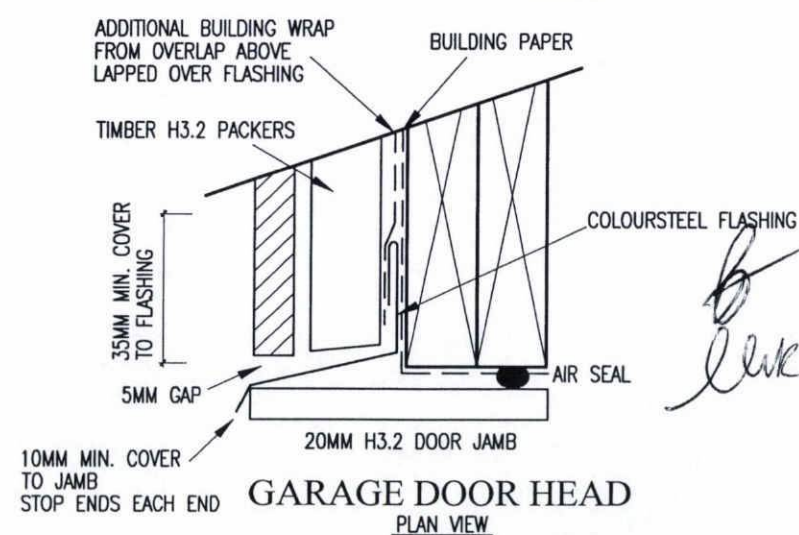
WINDOW OPENING SILL DETAIL (BRICK)

SCALE 1:5 ON A3



HARDIFLEX/BRICK VENEER DETAIL

PLAN VIEW

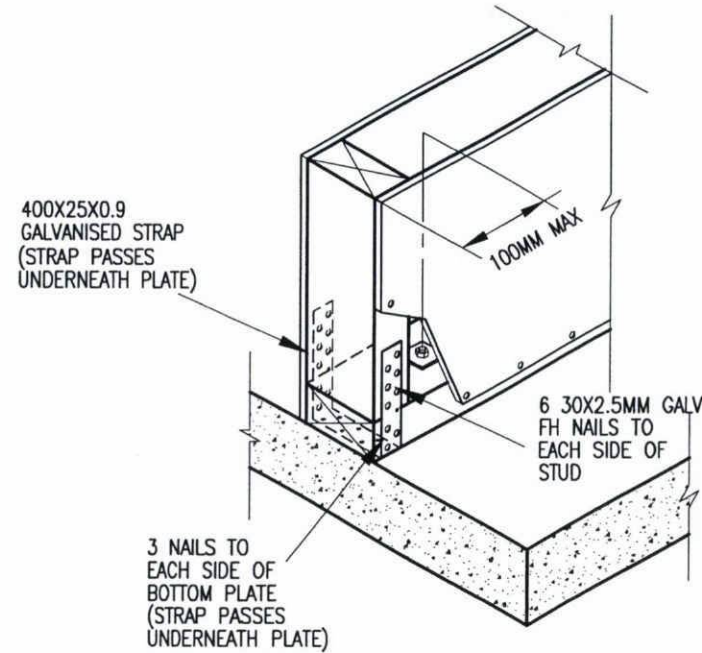


GARAGE DOOR HEAD

PLAN VIEW

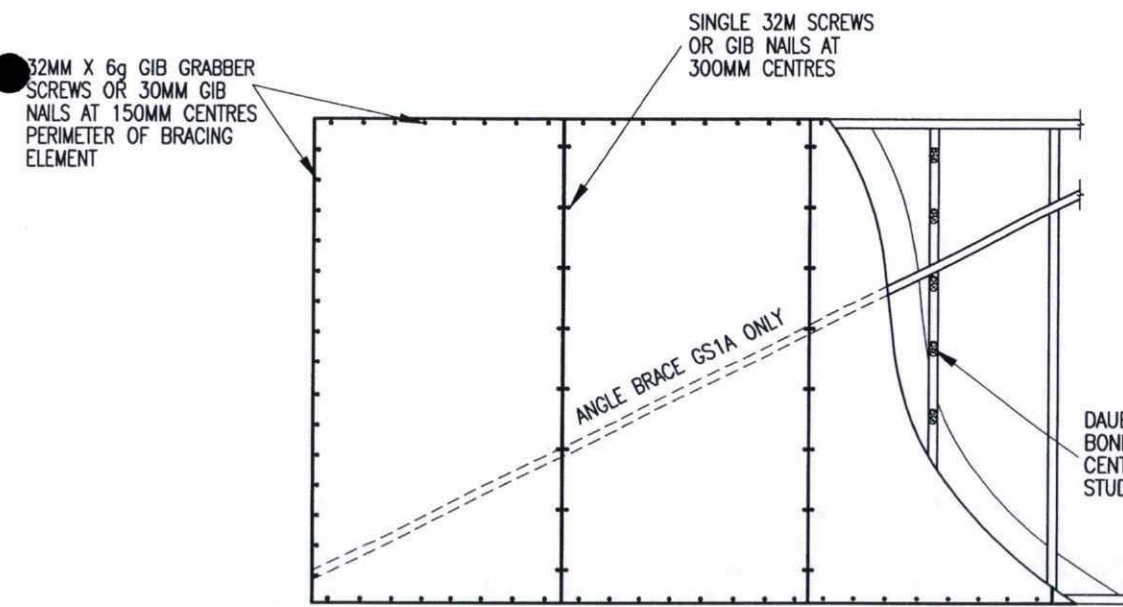
WEDGEWOOD ALTERED	
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES RACHAEL	
DRAWN ADAM	DATE 29/05/2006
CHECKED	JOB No.
TAR015 WINDOW DETAILS	
J & M ROBERTS	
39A EGMONT STREET	
HAWERA	
SCALE SHOWN ON A3	SHEET 5C OF 9

CONCRETE FLOOR GIB BOARD BRACE CONNECTIONS



FASTENING THE GIBLALTAR BOARD BRACING ELEMENT TO CONCRETE SLABS

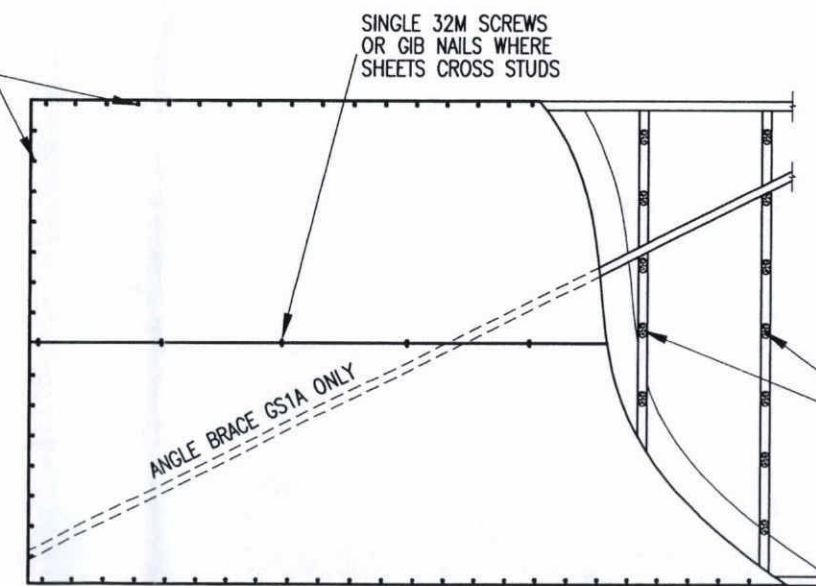
FASTENING OF THE BOTTOM PLATE OF A GIB WALL BRACING ELEMENT TO CONCRETE FLOORS MUST BE IN ACCORDANCE WITH NZS3604 FOR EXTERNAL WALLS, WHICH INCLUDES A 12MM BOLT (COMPLETE WITH A 50X50X3MM SQUARE WASHER) OR A PROPRIETARY FIXING WITH EQUIVALENT PERFORMANCE WITH 100MM FROM BOTH ENDS OF THE WALL BRACING ELEMENTS ON INTERNAL BRACING LINES, THE BOTTOM PLATE OF GIB BRACING ELEMENTS MAY BE FIXED USING 3.8MM SHOT FIRED FASTENERS FITTED WITH 16MM DISCS, SPACED AT 150MM AND 300MM FROM THE END STUDS AND THEREAFTER AT 600MM CENTRES.



VERTICAL FIXING

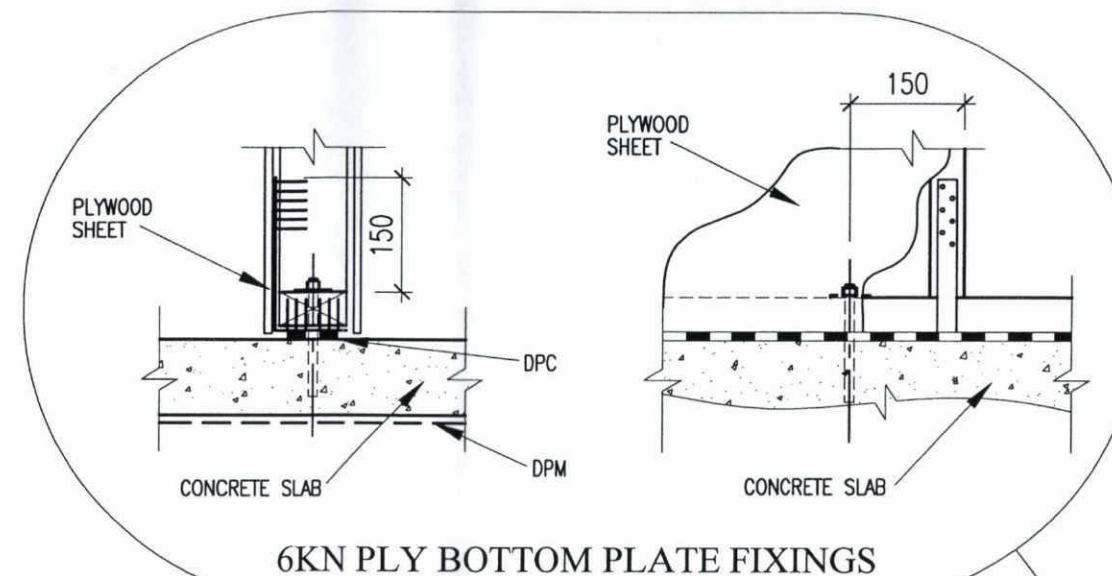
GIB GS1A (LINED ONE SIDE)
GIB GS2 (LINED BOTH SIDES)

32MM X 6g GIB GRABBER SCREWS OR 30MM GIB NAILS AT 150MM CENTRES PERIMETER OF BRACING ELEMENT



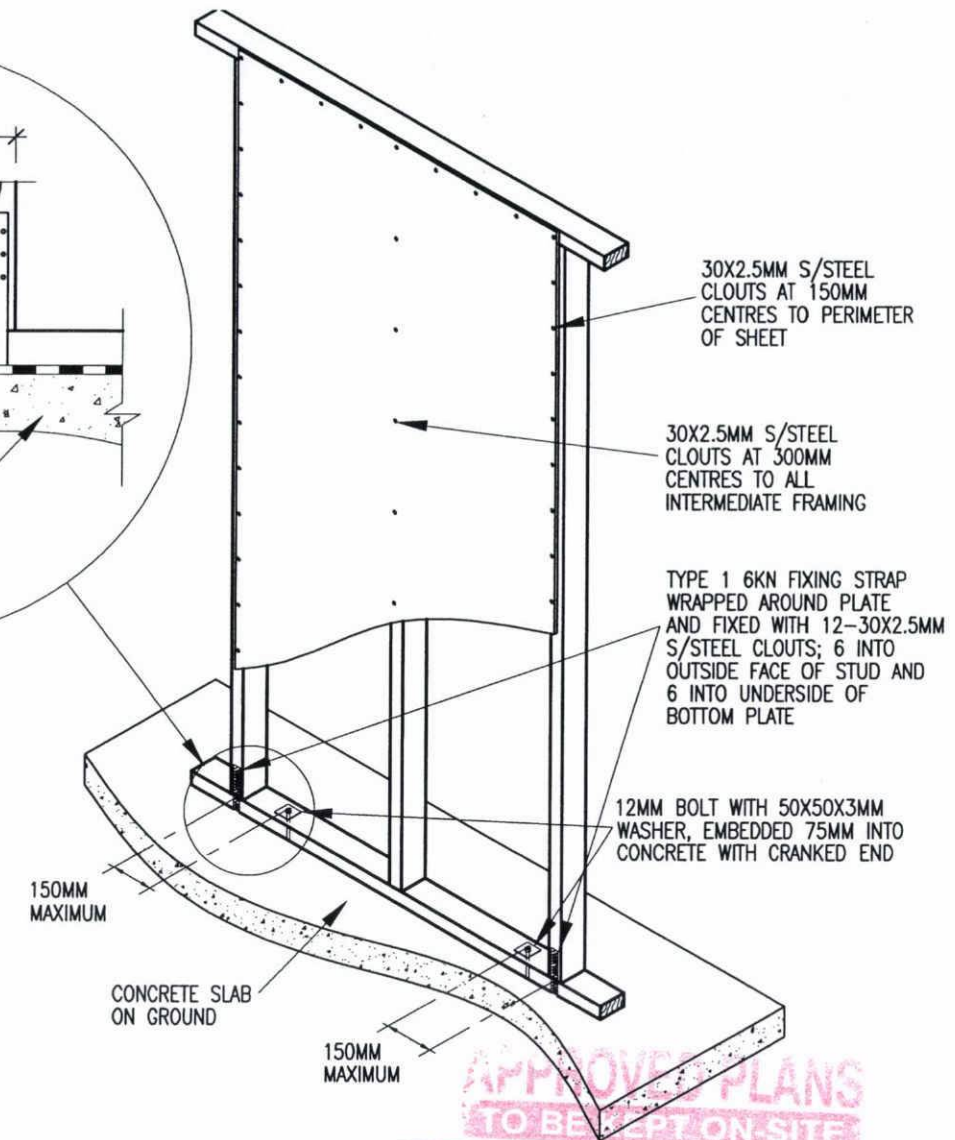
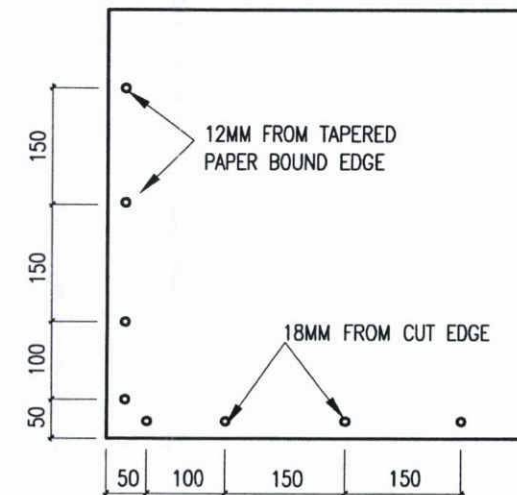
HORIZONTAL FIXING

GIB GS1A (LINED ONE SIDE)
GIB GS2 (LINED BOTH SIDES)



CORNER FLASHING DETAILS

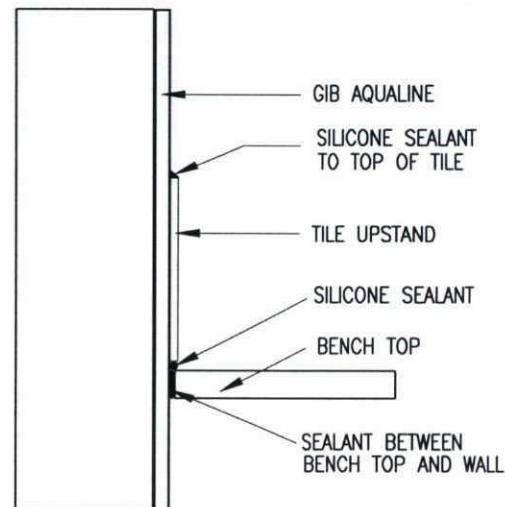
THIS PATTERN APPLIES TO CEILING AND ALL WALL BRACING EXCEPT BR9



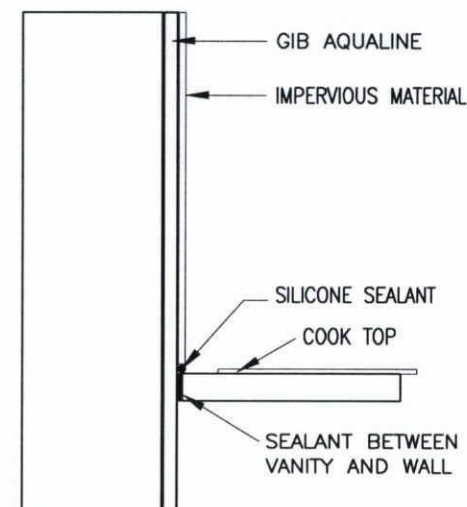
SP1 AND SP2 PLY FIXING

APPROVED PLANS
TO BE KEPT ON SITE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
may be charged if plans are unavailable.

WEDGEWOOD ALTERED	
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES RACHAEL	
DRAWN ADAM	DATE 29/05/2006
CHECKED	JOB No.
TAR015 BRACE DETAILS	
J & M ROBERTS	
39A EGMONT STREET	
HAWERA	
SCALE SHOWN ON A3	SHEET 5D OF 9

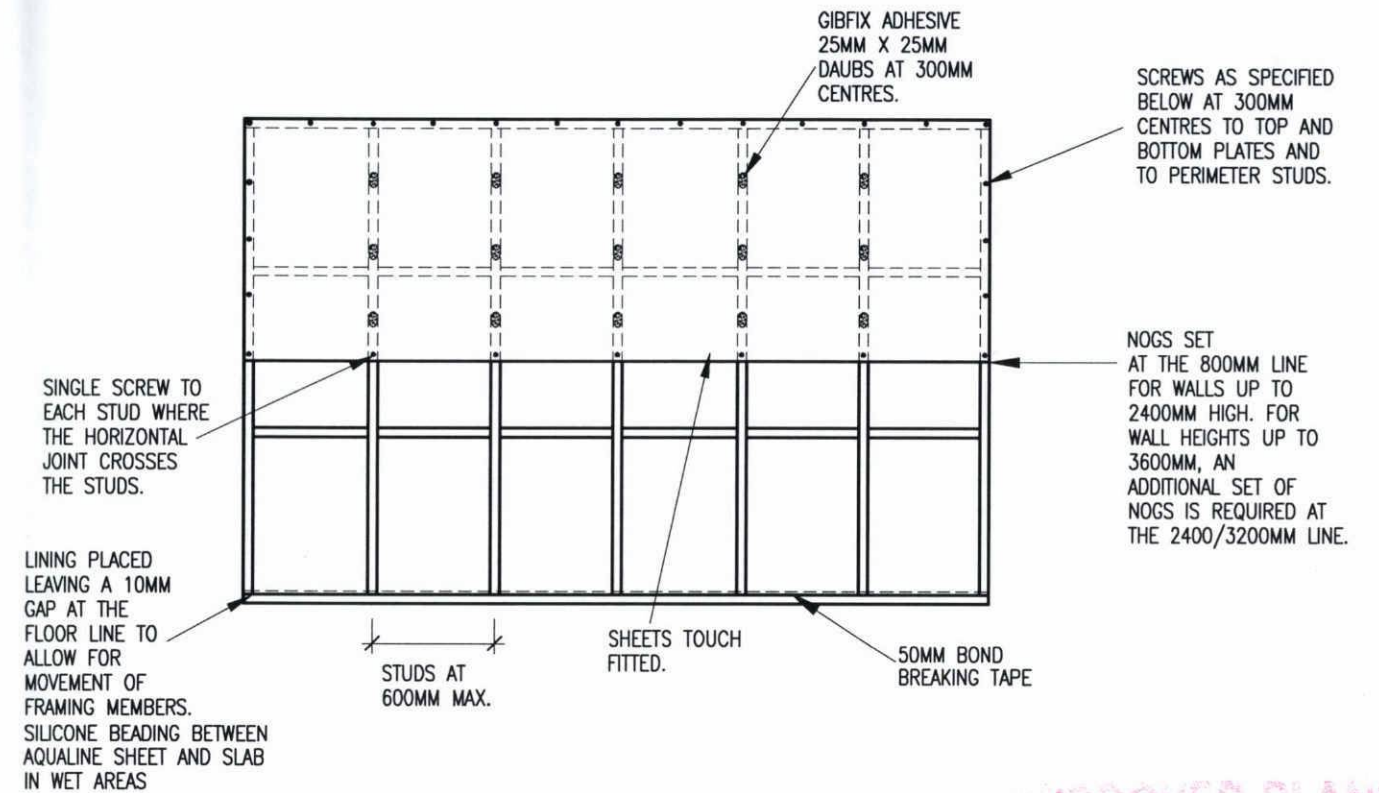
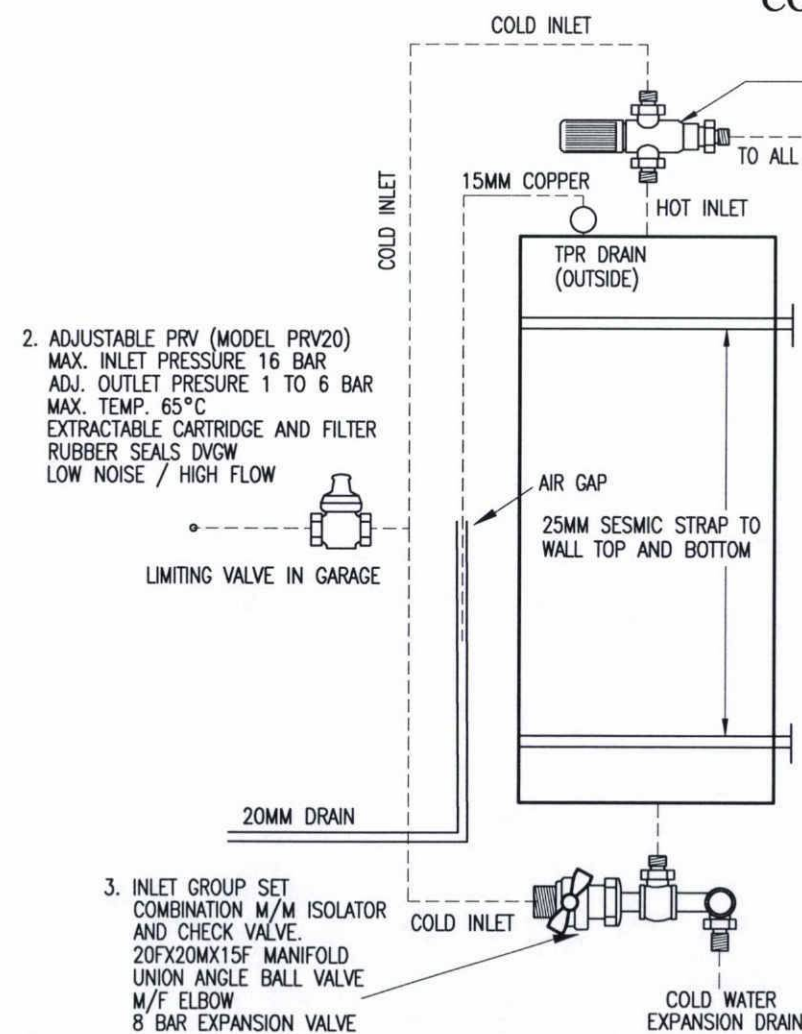


KITCHEN BENCH TOP TO WALL DETAIL



KITCHEN COOK TOP TO WALL DETAIL

COMBO20U CALEFFI COMBO SET G12 WATER SUPPLIES

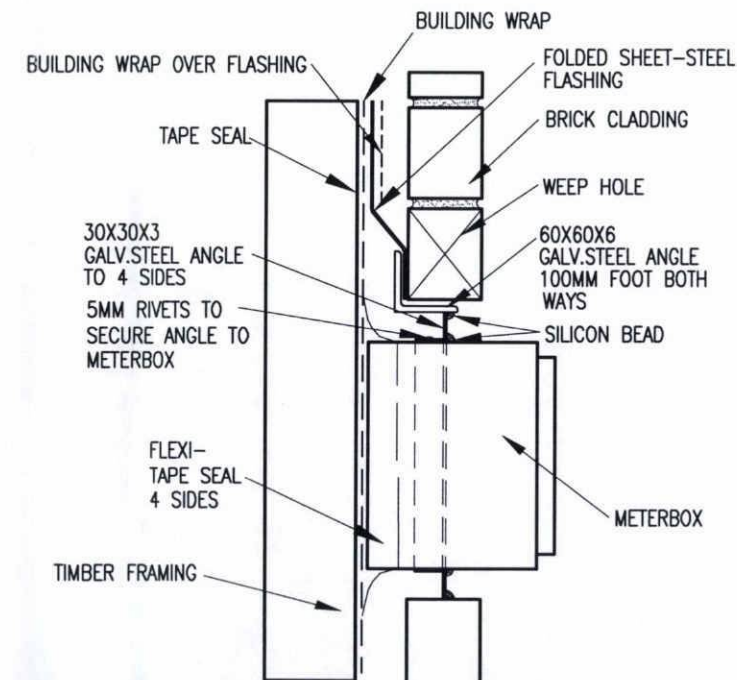


GIB AQUALINE FIXING DETAILS - HORIZONTAL FIXING

**APPROVED PLANS
FOR CONSTRUCTION**

THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES

No inspection will be made without
these documents. A further inspection
as may be charged if plans are unavailable.



DETAILS OF DCB-15 METER BOX
FLASHING IN BRICK VENEER

NOTE:
BUILDERS TO FIX FLASHING TO THE METERBOX
WITH ADHESIVE AT THE APPROPRIATE PLACE
TO SUIT THE CLADDING.

platinumhomes
NEW ZEALAND

WEDGEWOOD ALTERED

© COPYRIGHT OF THIS DRAWING REMAINS
THE PROPERTY OF PLATINUM DESIGN LIMITED
NOT TO BE REPRODUCED WITHOUT PERMISSION

SALES RACHAEL

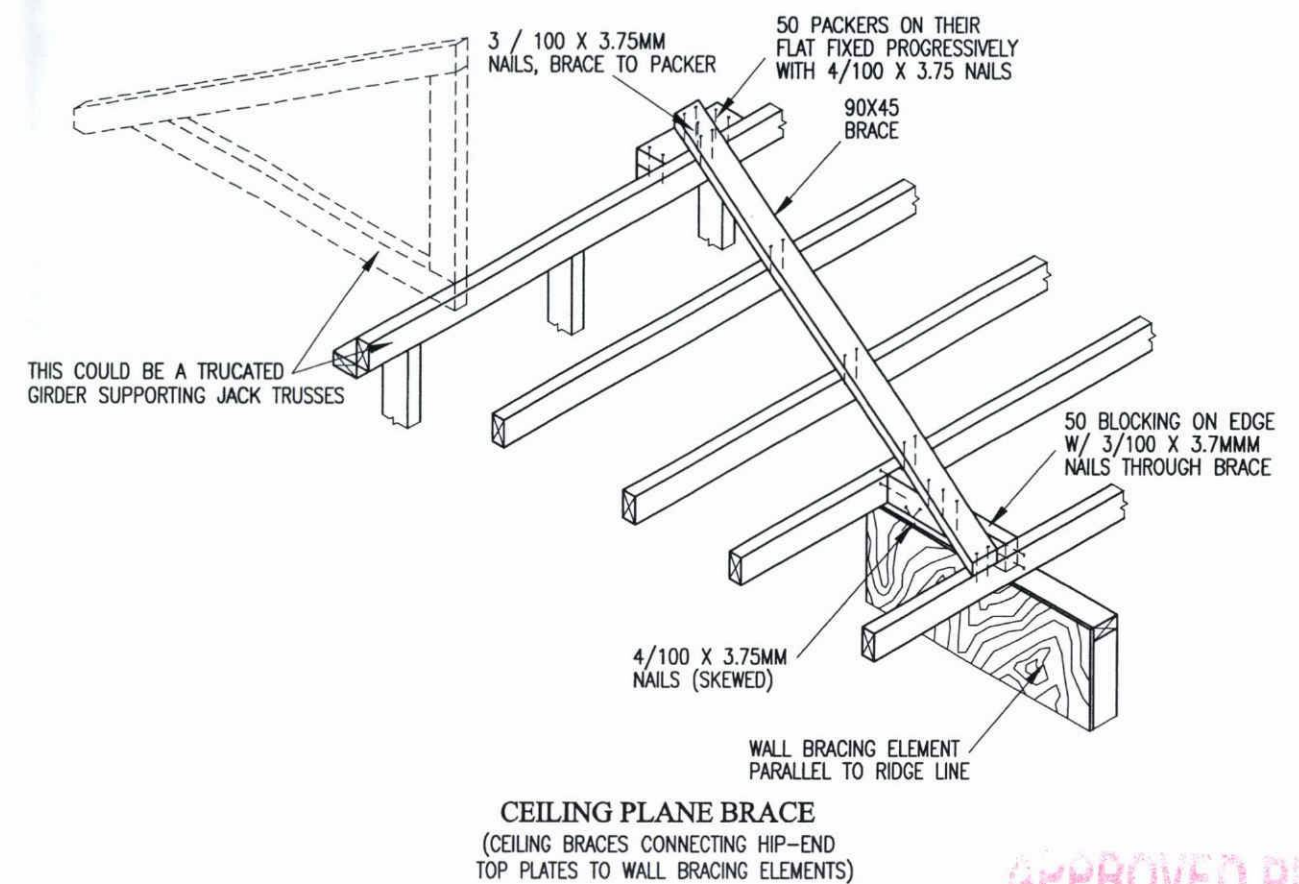
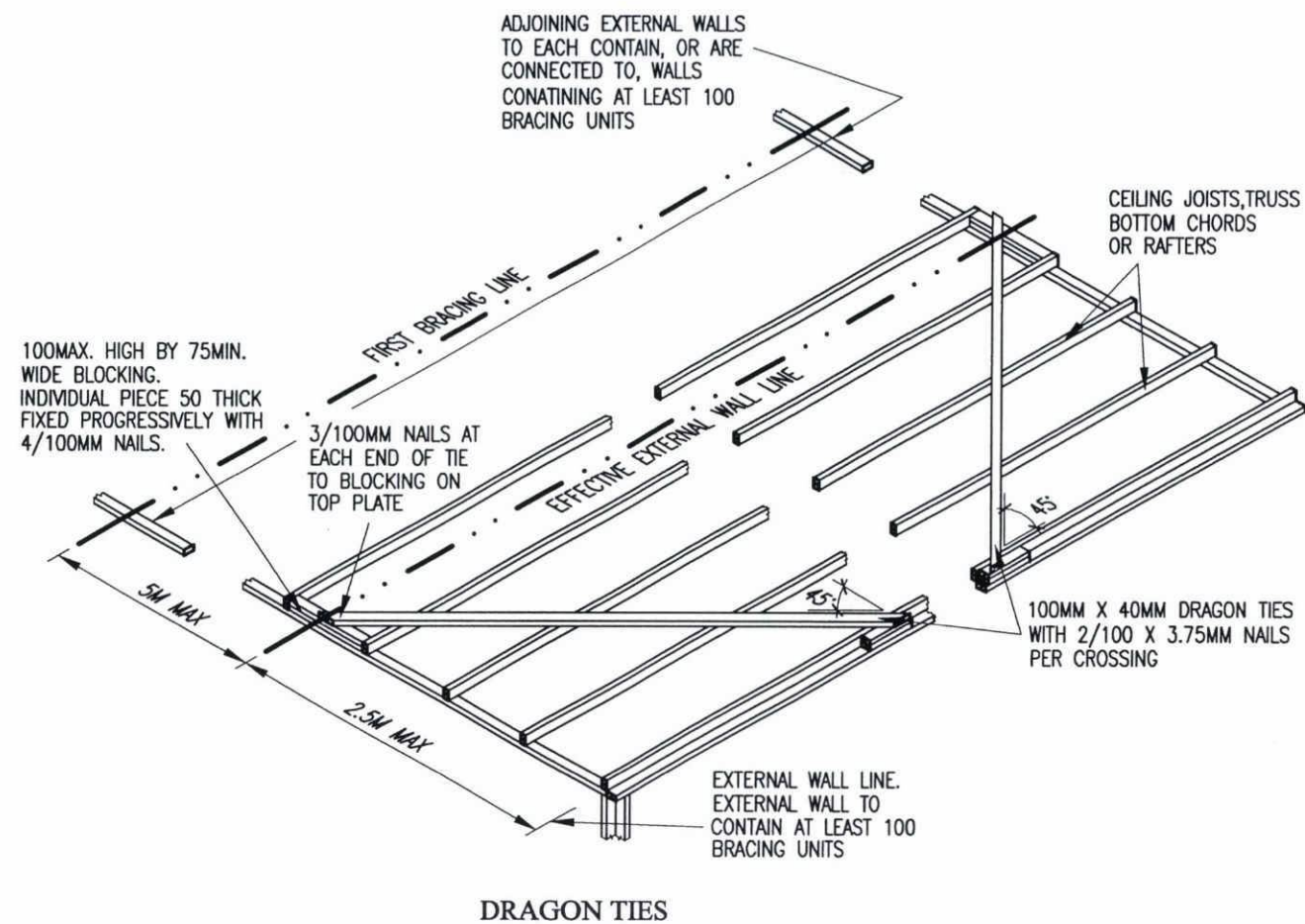
DRAWN ADAM DATE 29/05/2006

CHECKED JOB No.

TAR015 WET AREA DETAILS

J & M ROBERTS
39A EGMONT STREET
HAWERA


SCALE SHOWN ON A3 SHEET 5E OF 9

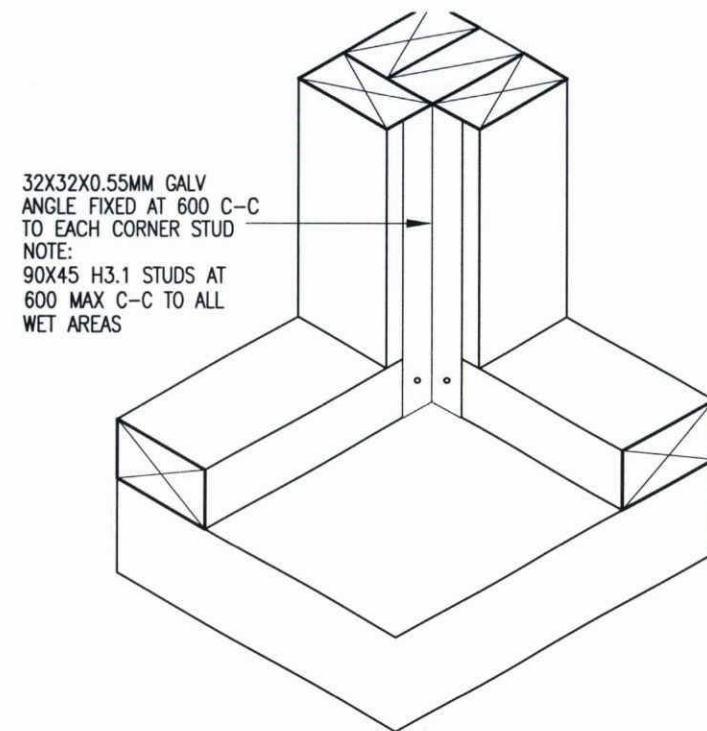


**APPROVED PLANS
TO BE KEPT ON-SITE**

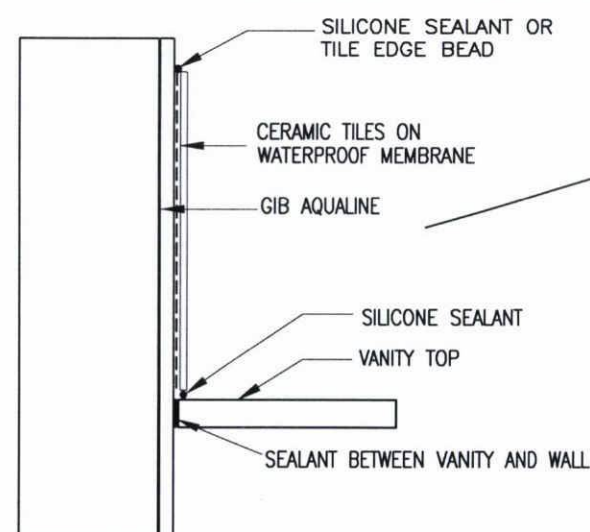
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES

No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.

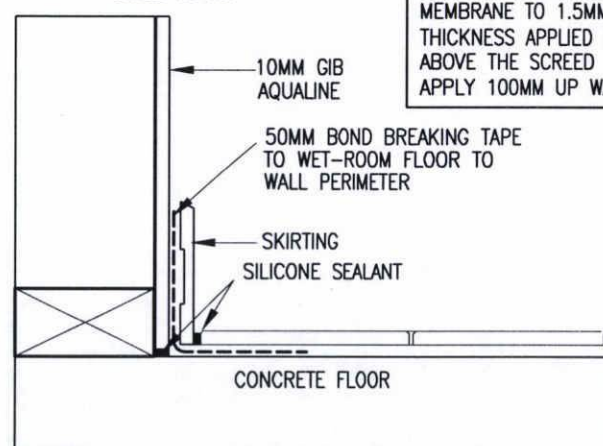
	
WEDGEWOOD ALTERED	
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES RACHAEL	
DRAWN ADAM	DATE 29/05/2006
CHECKED	JOB No.
TAR015 ROOF BRACING	
J & M ROBERTS	
39A EGMONT STREET	
HAWERA	
SCALE SHOWN ON A3	SHEET 5F OF 9



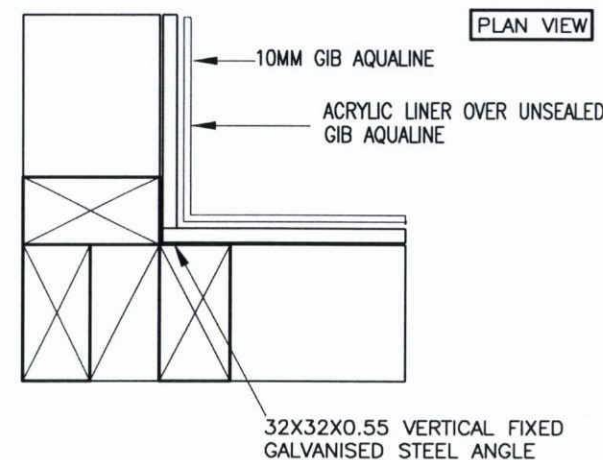
SHOWER CORNER ANGLE DETAIL



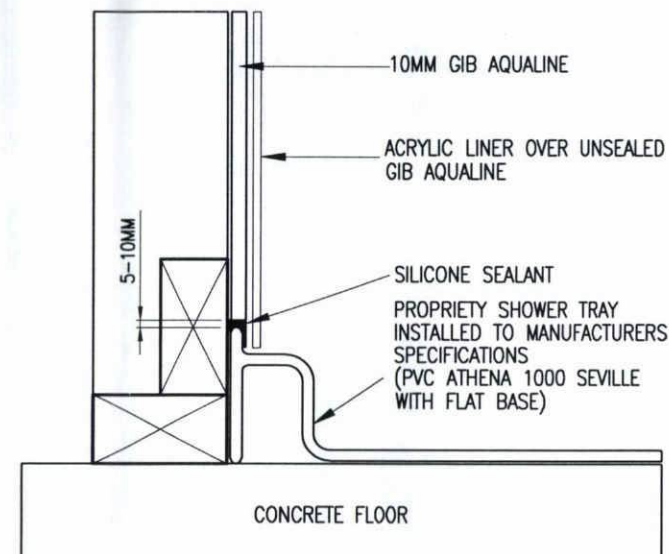
VANITY TOP/WALL DETAIL
SCALE 1:5 A3



TILED FLOOR TO AQUALINE WALL DETAIL
SCALE 1:5 A3

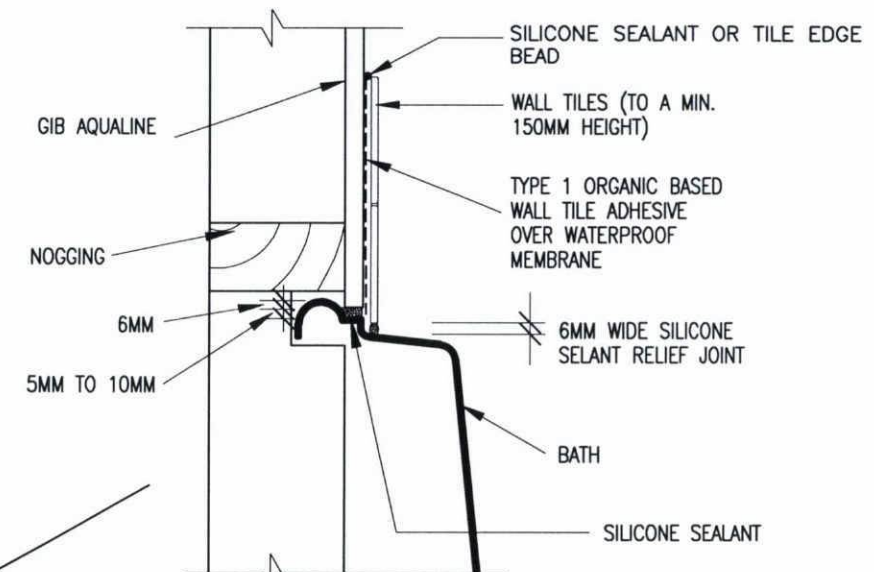


SHOWER INTERNAL CORNER DETAIL
SCALE 1:5 A3

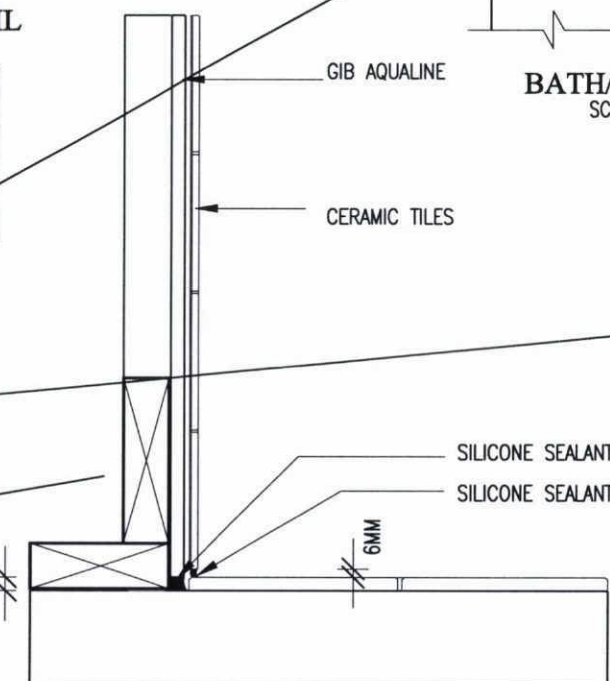


BASE DETAIL
SCALE 1:5 A3

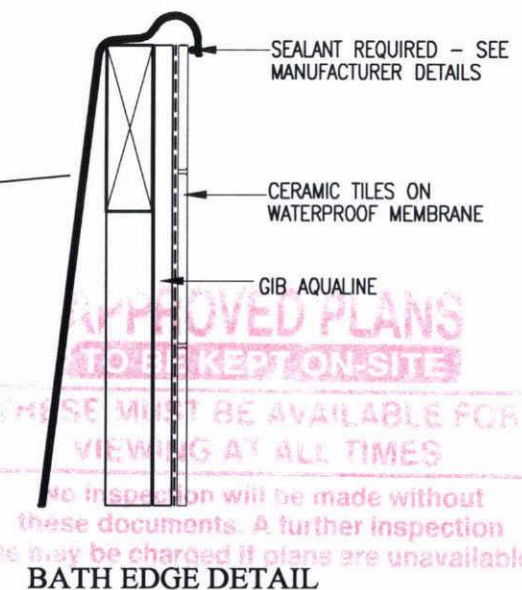
NOTES:
1. 90X45 H3.1 STUDS AT 600 MAX C-C TO ALL WET AREAS
2. ALL WALL FINISHES TO COMPLY WITH NZBC 1991 E2 SURFACE FINISHES



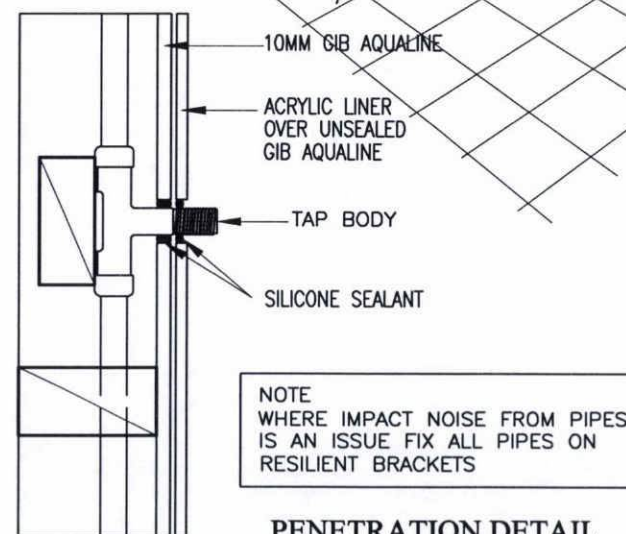
BATH/WALL DETAIL
SCALE 1:5 A3



TILED FLOOR TO TILED WALL DETAIL
SCALE 1:5 A3

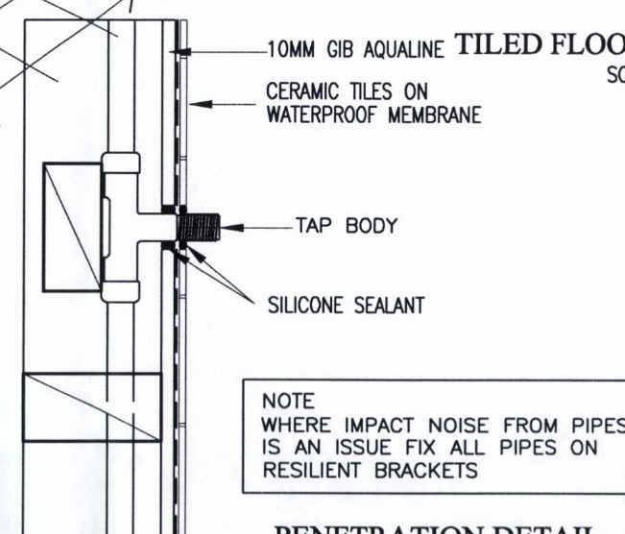


BATH EDGE DETAIL



PENETRATION DETAIL

NOTE
WHERE IMPACT NOISE FROM PIPES IS AN ISSUE FIX ALL PIPES ON RESILIENT BRACKETS



PENETRATION DETAIL

NOTE
WHERE IMPACT NOISE FROM PIPES IS AN ISSUE FIX ALL PIPES ON RESILIENT BRACKETS

BATH WALL JUNCTION DETAIL
SCALE 1:5 A3

BATH/SHOWER WALL JUNCTION DETAIL
SCALE 1:5 A3



WEDGEWOOD ALTERED

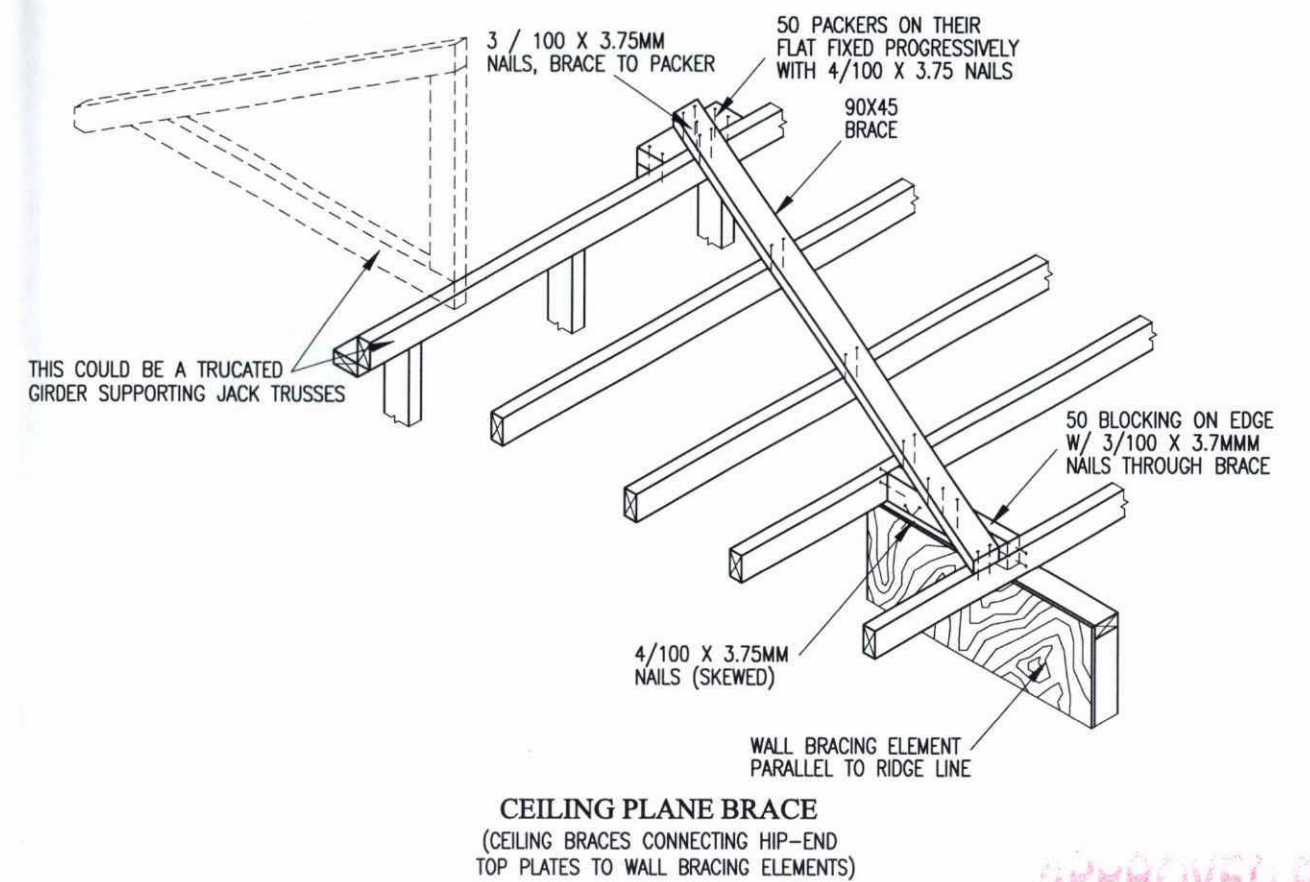
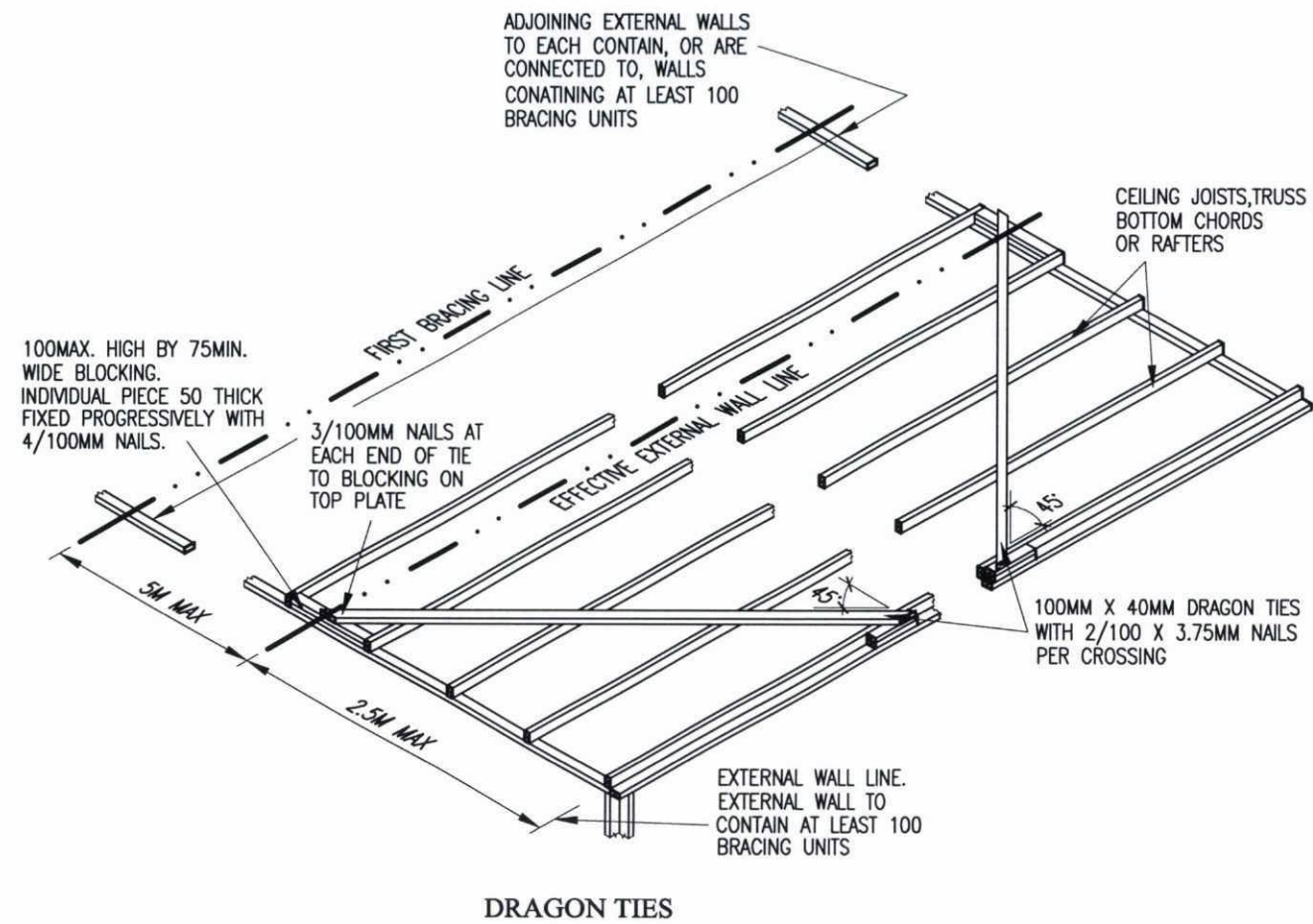
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION

SALES RACHAEL
DRAWN ADAM DATE 29/05/2006
CHECKED JOB No.

TAR015 WET AREA DETAILS

J & M ROBERTS
39A EGMONT STREET
HAWERA

SCALE SHOWN ON A3 SHEET 5G OF 9



**APPROVED PLANS
TO BE KEPT ON-SITE**

THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES

No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.



WEDGEWOOD ALTERED

© COPYRIGHT OF THIS DRAWING REMAINS
THE PROPERTY OF PLATINUM DESIGN LIMITED
NOT TO BE REPRODUCED WITHOUT PERMISSION

SALES RACHAEL

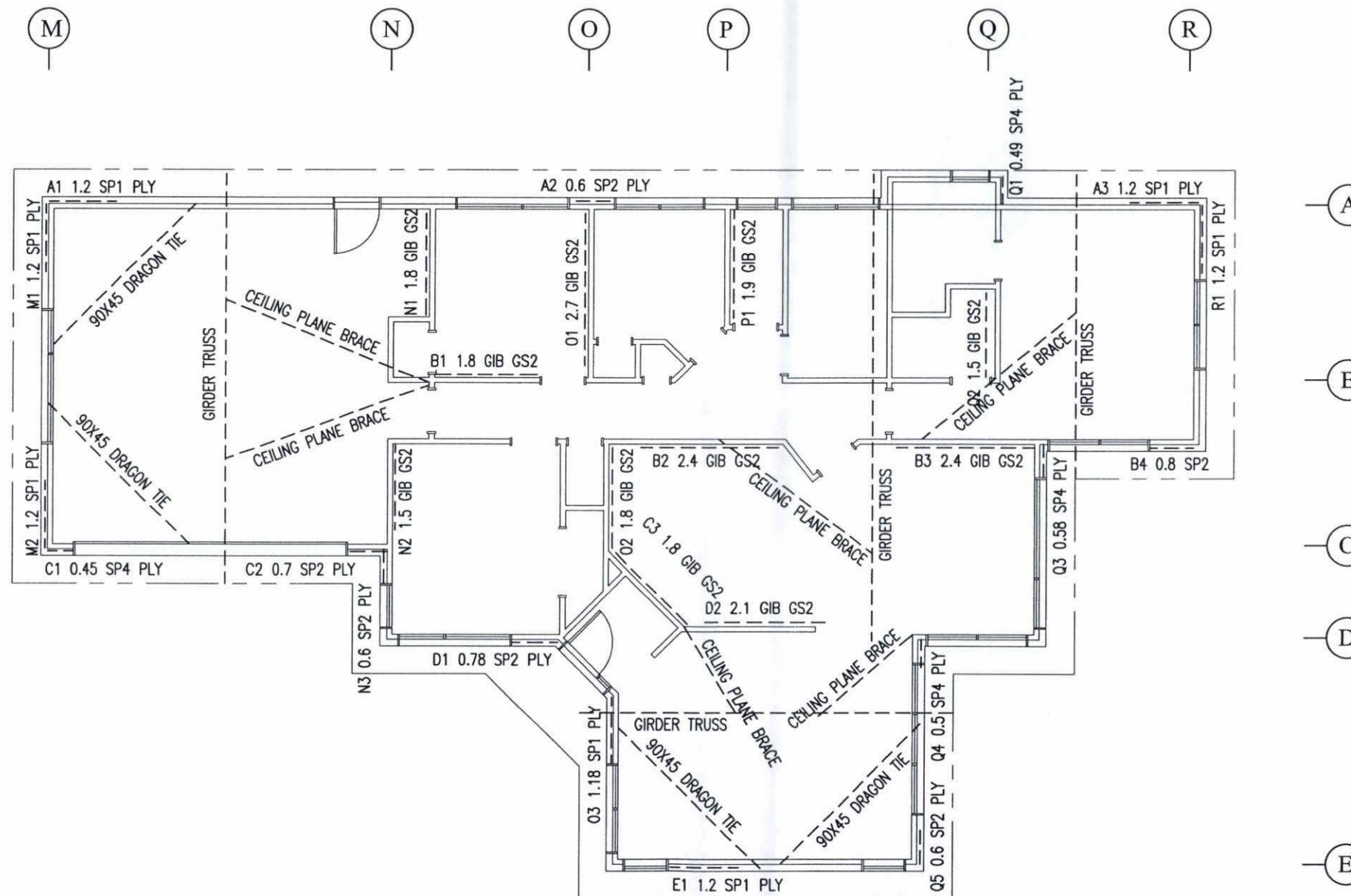
DRAWN ADAM DATE 29/05/2006

CHECKED JOB No.

TAR015 ROOF BRACING

J & M ROBERTS
39A EGMONT STREET
HAWERA

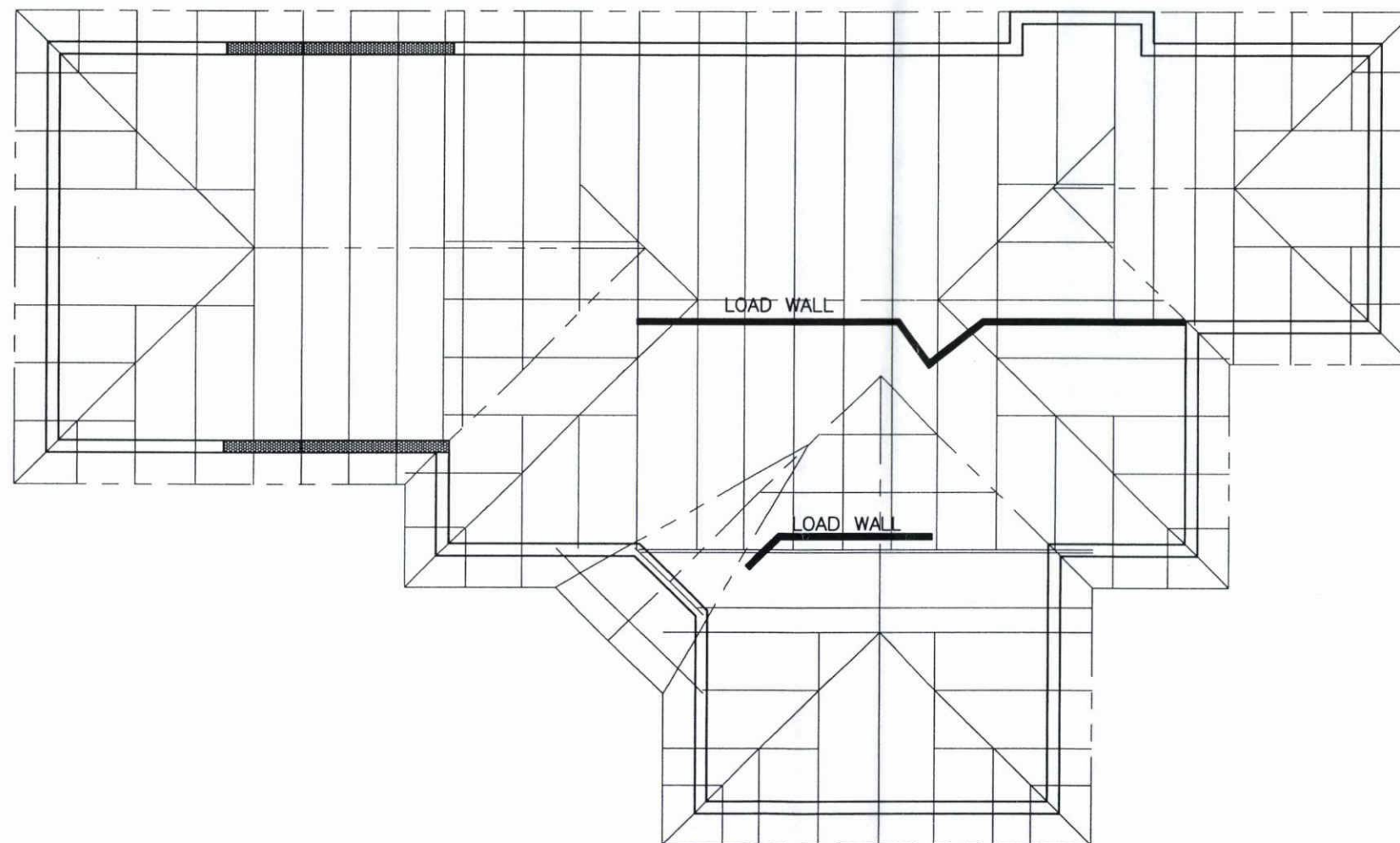
SCALE SHOWN ON A3 SHEET 5F OF 9



REFER CEILING PLANE BRACES
AND DRAGON TIES SHEET 5F

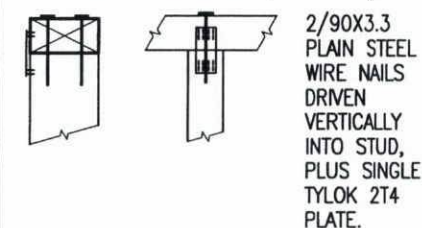
**APPROVED PLANS
TO BE KEPT ON SITE**
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.

platinumhomes NEW ZEALAND	
WEDGEWOOD ALTERED	
ROOF AREA HOUSE	200.80 SQ METRES
FLOOR AREA HOUSE	168.17 SQ METRES
BUILDING LENGTH	20.50 METRES
TOTAL WIDTH	12.465 METRES
WIND ZONE	HIGH
CORROSION ZONE	1
EARTHQUAKE ZONE	A
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES RACHAEL	
DRAWN ADAM	DATE 29/05/2007
CHECKED	JOB No.
TAR015 BRACING PLAN	
J & M ROBERTS	
39A EGMONT STREET	
HAWERA	
SCALE 1:100 ON A3	SHEET 7 OF 9

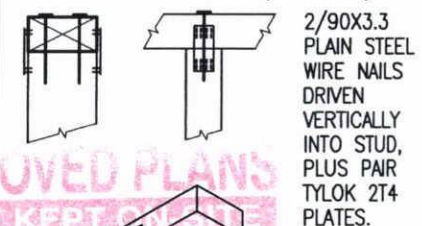


WEDGEWOOD ALTERED

FIXING TYPE B (1.7 kN)




FIXING TYPE C (2.7 kN)




APPROVED PLANS
TO BE KEPT ON SITE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
fee may be charged if plans are unavailable.

TOP PLATE FIXINGS

TOP PLATE FIXINGS TYPE 'C'
TO LUMBERLOK WALL FIXING CHART J01A

FIXING TYPE B  J01A

FIXING TYPE C  J01A

HIGH WIND ZONE

© COPYRIGHT OF THIS DRAWING REMAINS
THE PROPERTY OF PLATINUM DESIGN LIMITED
NOT TO BE REPRODUCED WITHOUT PERMISSION

SALES RACHAEL

DRAWN ADAM DATE 29/05/2007

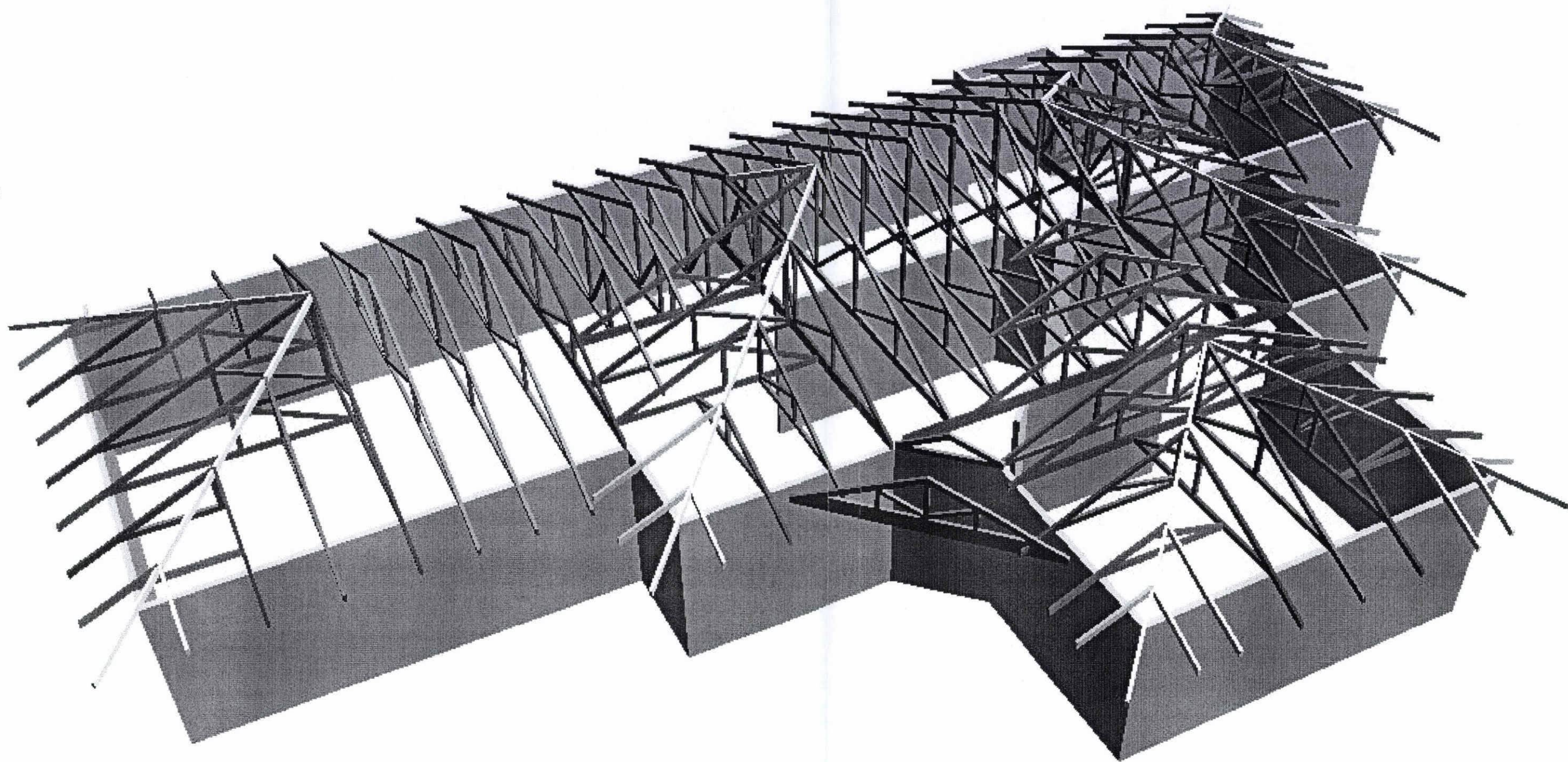
CHECKED JOB No.

TAR015 TOP PLATE FIXINGS

J & M ROBERTS
39A EGMONT STREET
HAWERA

SCALE 1:100 ON A3 SHEET 8 OF 9

Handwritten signature/initials



APPROVED PLANS
TO BE KEPT ON SITE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without
these documents. A further inspection
may be charged if plans are unavailable.

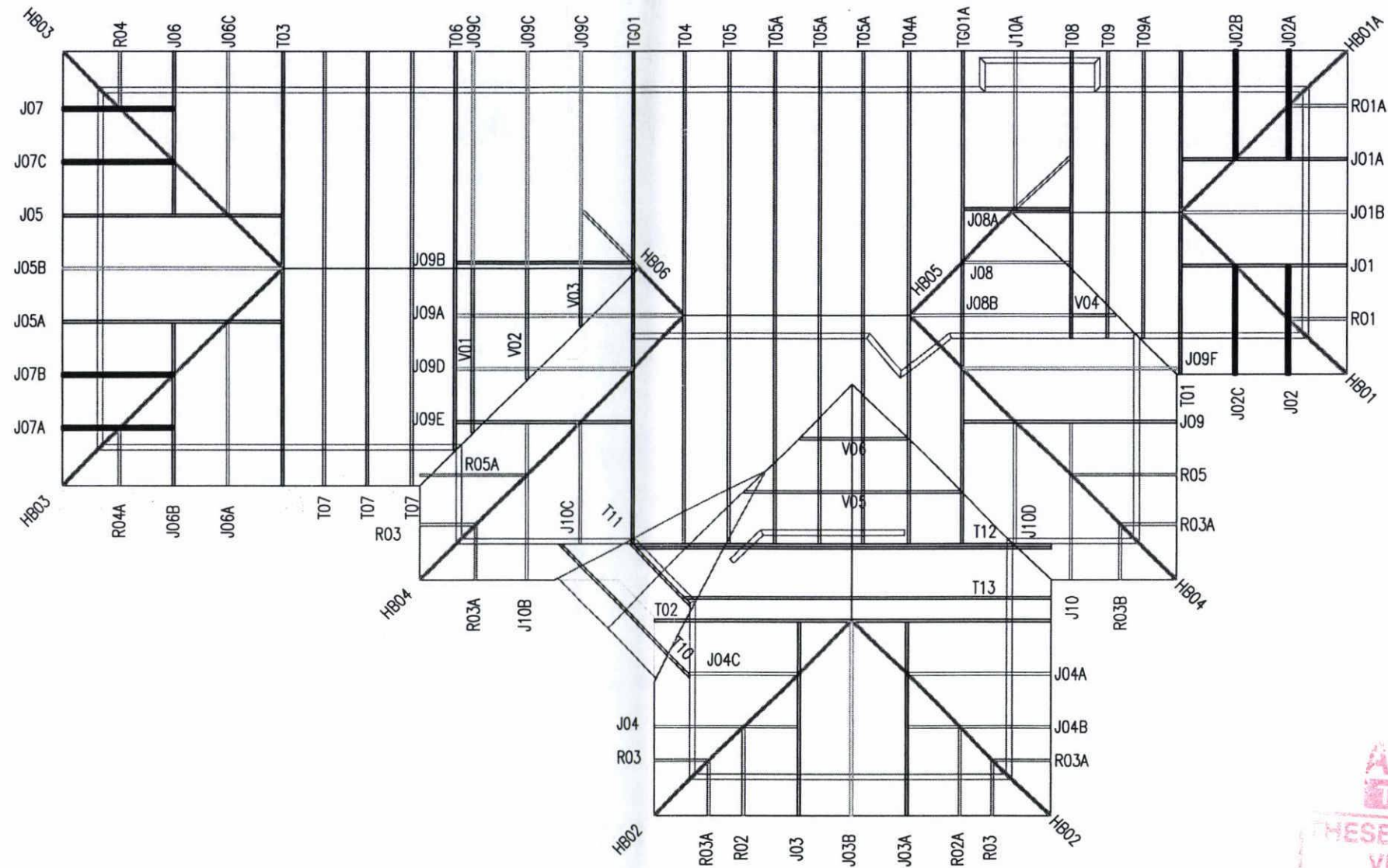
FIXING LEGEND

45x90JH _X
 45x120JH _H
 95x165JH _J
 1 Pr Multigrips _M
 1 Pr CT200 _#
 CT400 _C
 CPC80 _O
 Load bearing walls =LB

All trusses to be fixed to building top plates with
 Minimum 1-pair) of wiredogs each end unless otherwise specified as per this layout plan.

NOTES
 Dimensions shown are to the face side of the truss, nearest to the point of the dimension line origin

On site remedial work should not be carried out prior to Katikati Building Supplies being advised and carried out by them, or such work has been authorised. Katikati Building Supplies will not accept any charges for remedial work unless authorised by them.



APPROVED PLANS
 TO BE KEPT ON SITE
 THESE MUST BE AVAILABLE FOR
 VIEWING AT ALL TIMES
 No inspection will be made without
 these documents. A further inspection
 fee may be charged if plans are unavailable

[Signature]

J & M ROBERTS
 39A EGMONT STREET
 HAWERA

KATIKATI BUILDING SUPPLIES Ltd

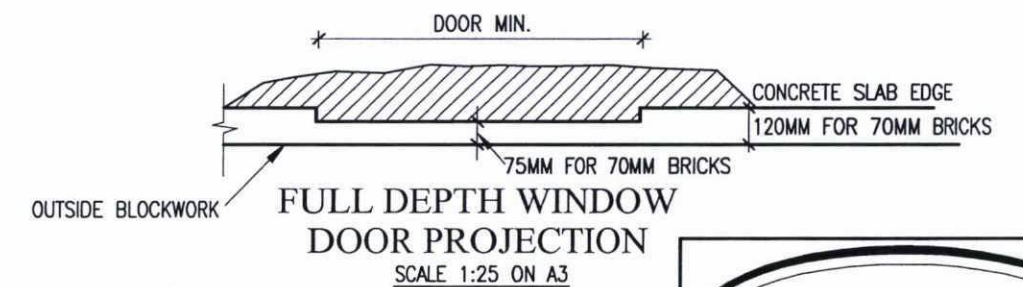
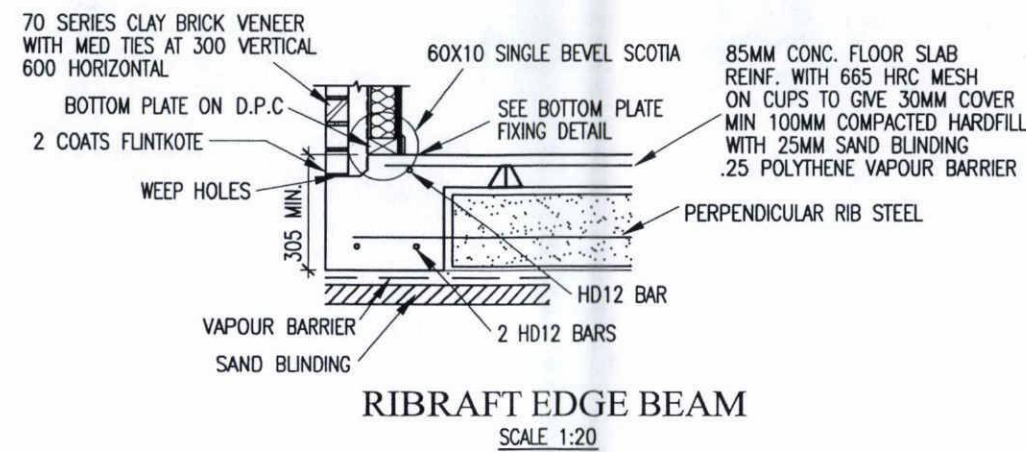
12 - Earl Drive, PO Box - 243, KATIKATI, Phone: 07-549-0689, Fax: 07-549-0702

Job No: TAR015

Drawn By: DAVE

Date: 30/05/07

KKBS



WEDGEWOOD ALTERED

NOTES

1. ALL FOUNDATIONS SHALL BEAR INTO FIRM UNDISTURBED SUBSOILS WITH MIN. BEARING CAPACITY OF 100 KPA.
NOTIFY ENGINEER IF SOFT SUB SOILS ARE ENCOUNTERED.
2. CONCRETE STRENGTH SHALL BE 17.5 MPA AT 28 DAYS.
SOLID FILL ALL BLOCKWORK REINF. CORES AND BOND BEAMS 20MPA 10MM AGGREGATE GROUT.
3. LAP ALL REINFORCING 40 BAR DIAMETERS AT ALL INTERSECTIONS AND WHEREVER ELSE NECESSARY.
4. ALL BLOCKWORK SHALL COMPLY WITH THE REQUIREMENTS OF N.Z.S. 4210:1989
MASONRY CONSTRUCTION, MATERIALS AND WORKMANSHIP.
5. BECAUSE OF THE POSSIBILITY OF CRACKS DEVELOPING IN CONCRETE FLOOR DURING CURING PROCESS PLATINUM HOMES (NZ) LTD CANNOT GUARANTEE AGAINST TILES CRACKING.

© COPYRIGHT OF THIS DRAWING REMAINS
THE PROPERTY OF PLATINUM DESIGN LIMITED
NOT TO BE REPRODUCED WITHOUT PERMISSION

SALES RACHAEL

DRAWN ADAM

DATE 29/05/2007

CHECKED

JOB No.	
---------	--

TAR015

FOUNDATION

J & M ROBERTS

39A EGMONT STREET
HAWERA

SCALE 1:100 ON A3 SHEET 4 OF 9

APPROVED PLANS
TO BE KEPT ON SITE
THESE MUST BE AVAILABLE FOR
VIEW AT ALL TIMES

No inspection will be made without
these documents. A further inspection
may be charged if plans are unavailable



RML070079

13 August 2007

Jason and Marea Roberts
237B South Road
Hawera

Dear Jason and Marea

Resource Consent Application – Erect a new Dwelling, 39A Egmont Street, Hawera

Your application was considered by the Planning Manager under delegated authority on 10 August 2007 and she has resolved as follows:

THAT consent be granted to Jason and Marea Roberts to erect a new dwelling 1.5 metres from the south-eastern boundary and 1.5 metres from the north-eastern boundary of the property at 39A Egmont Street, Hawera (land legally described as Lot 2 DP 371240), pursuant to Sections 104 and 108 of the Resource Management Act 1991.

For the following reasons:

1. Written approval has been received from all affected parties.
2. The proposal would not detract from the amenity of the surrounding area.
3. The proposal would not give rise to any adverse environmental effects that are more than minor.

Subject to the following condition:

1. That the dwelling is positioned in accordance with the site plan submitted to the South Taranaki District Council and signed by the affected parties.

It is noted that your Building Consent (BC070650) has not yet been issued. Once your building consent is issued you may commence building work.

Council draws your attention to the rights of objection to which this Consent is subject, as set out in Section 357 of the Resource Management Act 1991.

Enclosed is an invoice for the costs associated with processing this Consent.

If you have any queries relating to the above decision, please do not hesitate to contact me.

Yours sincerely

Carl Diamond
Environmental Monitoring Officer

Tax Invoice/Statement: 4292

GST Reg. No: 52-769-477

Invoice Date: 13 August 2007



MFT

J A Roberts, M A Roberts
237 B South Road
Hawera 4610

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: RML070079
Description: Yard Dispensation to erect new dwelling
Owner: J A Roberts, M A Roberts
Location Address: 39 A Egmont Street Hawera 4610

Charge Description	Charge	GST	Amount
Non Notified Decision Fee	\$40.00	\$5.00	\$45.00
Resource Consent Administration Charge	\$13.78	\$1.72	\$15.50
Resource Consent Processing Fee (Field)	\$21.11	\$2.64	\$23.75
Planning Assessment	\$152.89	\$19.11	\$172.00
Total	\$227.78	\$28.47	\$256.25

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera

Application Number: RML070079
Applicant: J A Roberts, M A Roberts
Amount Due: \$256.25



PROC

RESOURCE CONSENT APPLICATION

Application Number: RM L 070079

Non-Notified	Notified	Building Consent

Applicant: J & M RobertsProperty: 39A Egmont Street, Hawera.Described: 12330/118/011001203

Proposal:

Application Received 3 / 8 / 2007

Receipt No.:

Deposit Paid

/

/

\$

Application Type (Please complete)

Yard Dispensation to erect new dwellingNOTIFICATION/NON-NOTIFICATIONType of Resource Consent: Land UseActivity: Yard Dispensation to erect new dwellingActivity Status: DiscretionaryReasons for ~~Notification~~ or Non-Notification

ENVIRONMENTAL EFFECTS ARE MINOR

ENVIRONMENTAL EFFECTS ARE
WITHIN PERMITTED BASELINE

AFFECTED NEIGHBOURS HAVE GIVEN CONSENT



Senior Planner

B. SmithApproved/~~Not~~ Approved

Authorised Officer

Report by: Applicant:

Address of Property:

Zone: Activity Status:

Statutory and District Plan Requirements:

Evaluation:

- ☐ Environmental Effects are minor
- ☐ Environmental Effects are within Permitted Baseline
- ☐ Affected Parties have given their written approval and any effects on them cannot be taken into account

Recommendation:

For the Following Reasons:

- 1)
- 2)

Subject to the Following Conditions:

- 1)
- 2)

Planner: Senior Planner:

APPROVED/NOT APPROVED	
Date	Authorised Officer

RM L070079

Time/Charges Associated with Resource Consent

Planning Assessment (\$86)		
Date	Time Spent	Notes
3/06/07	$\frac{1}{2}$ $\frac{1}{4}$	Further info req

Site Visit (\$95)		
Date	Time Spent	Notes
7/08/07	$\frac{1}{4}$	

Planning Report (\$86)		
Date	Time Spent	Notes
7/08/07	1.00 - 1.30 $\frac{1}{2}$ $\frac{1}{4}$	Report.

Decision Correspondence (\$86)		
Date	Time Spent	Notes
	$\frac{1}{2}$	

Engineering Assessment (\$92)		
Date	Time Spent	Notes

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

[illegible]

Land Use Consent Report

RML070079

To	Alison Gibson, Planning Manager
From	Carl Diamond, Environmental Monitoring Officer
Date	9 August 2007
Subject	Yard Dispensation – Erect a New Dwelling, 39A Egmont Street, Hawera

Application Number: RML070079
Applicant: Jason and Marea Roberts
Location of Activity: 39A Egmont Street, Hawera
Legal Description: Lot 2 DP 371240
Zone: Residential
Type of Activity: Discretionary

DISTRICT PLAN REQUIREMENTS

Section 4 - Residential Zone

Discretionary Activities

- 4.01.4(a) Any activity other than an activity listed in sections 4.01.5 or 4.01.6 below which cannot meet the performance standards set out or referred to in sections 4.02 and 4.03 below which and has not been granted a resource consent as a controlled activity.

Performance Standards – Bulk and Location

- 4.02.1(2) Rear sites not directly adjacent to a public road:
- (a) A building (other than an accessory building), shall be located no closer than:
 - (ii) 3 metres to any site boundary.

APPLICATION

The applicants, Jason and Marea Roberts, are proposing to build a new dwelling on the property at 39A Egmont Street, Hawera (land legally described as Lot 2 DP 371240). The property is zoned residential.

The applicants' property is a rear section on Egmont Street. The proposed dwelling would be unable to meet the District Plan's bulk and location requirements and as such is required to be assessed as a Discretionary Activity.

EVALUATION

The District Plan requires that a building on a rear site within a Residential Zone shall be located no closer than 3 metres from any site boundary.

The proposed new dwelling would be located 1.5 metres from the property's south-eastern boundary and 1.5 metres from the property's north-eastern boundary. Therefore, the dwelling would be unable to meet the 3 metre setback required. The proposed new dwelling would comply with all other applicable bulk and location requirements.

The District Plan's provisions are in place to ensure that ongoing development does not detract from the amenity values of the surrounding area. The dwelling would be a new dwelling similar to other dwellings recently constructed within Hawera. It is considered that the proposed dwelling would not detract from the amenity of the surrounding residential area and the proposal would not give rise to any environmental affects that are more than minor.

Written approval has been received from all parties considered to be affected by the proposal.

Conclusion

The applicants' propose to erect a new dwelling on the property located at 39A Egmont Street, Hawera.

It is considered that the proposal would not detract from the amenity of the surrounding area and that the proposal would not give rise to any environmental effects that are more than minor.

RECOMMENDATION

THAT consent be granted to Jason and Marea Roberts to erect a new dwelling 1.5 metres from the south-eastern boundary and 1.5 metres from the north-eastern boundary of the property at 39A Egmont Street, Hawera (land legally described as Lot 2 DP 371240), pursuant to Sections 104 and 108 of the Resource Management Act 1991.

For the following reasons:

1. Written approval has been received from all affected parties.
2. The proposal would not detract from the amenity of the surrounding area.
3. The proposal would not give rise to any adverse environmental effects that are more than minor.

Subject to the following condition:

1. That the dwelling is positioned in accordance with the site plan submitted to the South Taranaki District Council and signed by the affected parties.

RML070079 - Yard Dispensation, Jason and Marea Roberts, 39A Egmont Street,
Hawera



Carl Diamond
Environmental Monitoring Officer



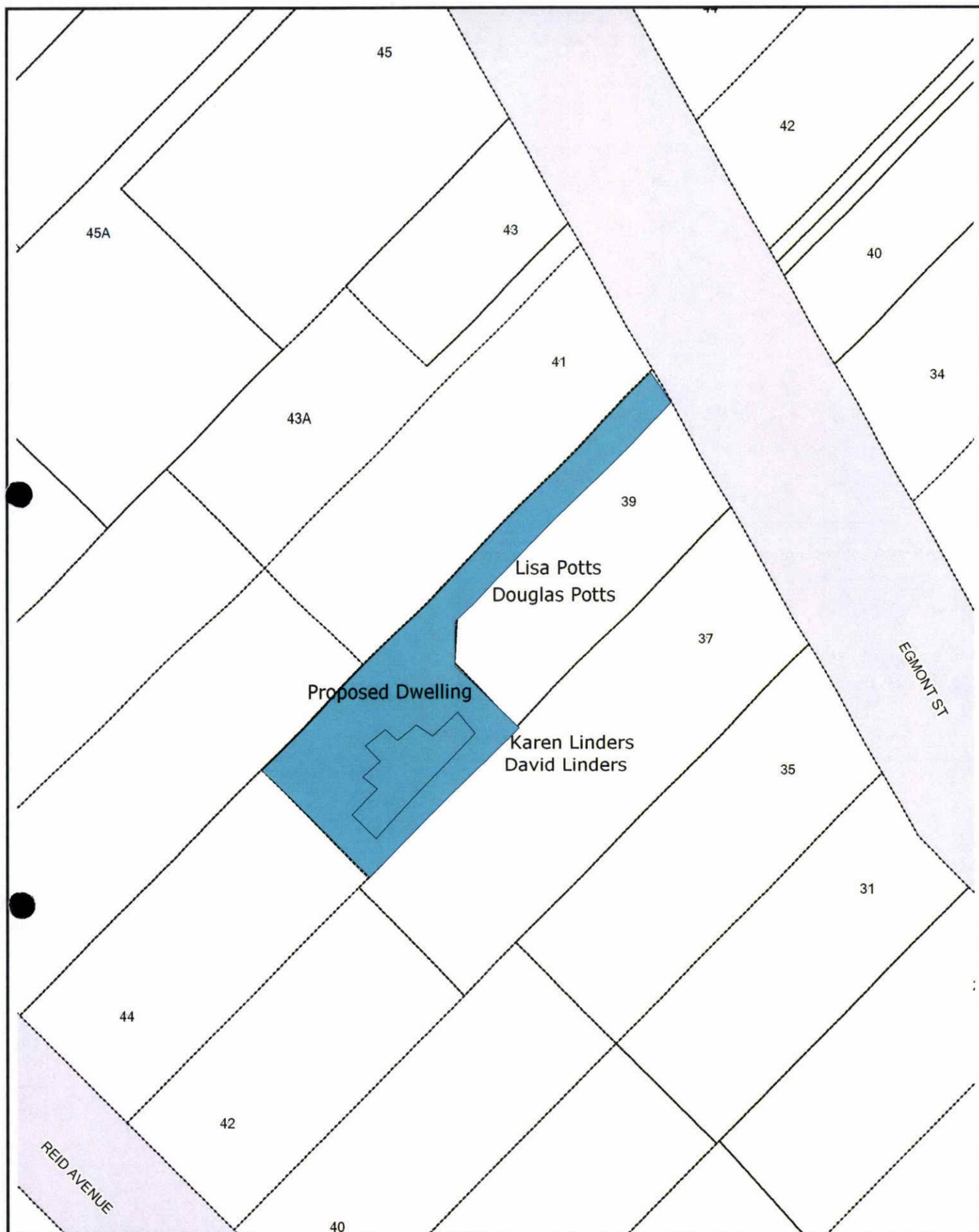
[Seen by]
Blair Sutherland
Senior Planner

[Approved/~~Not Approved~~]



Alison Gibson
Planning Manager

Date: 10/8/07



Written approval received from

Printed by: Carl Diamond

Date: 9 August 2007



DISCLAIMER
 Digital map data supplied by Critchlow Ltd. Sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
 The Information displayed in the GIS has been taken from South Taranaki District Council's databases and maps.
 It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent it should be verified independently.







3 August 2007

Jason and Marea Roberts
237B South Road
Hawera

Dear Jason and Marea

Resource Consent Application – Erect New Dwelling, 39A Egmont Street, Hawera

I write regarding the above application for resource consent which you have submitted to erect a new dwelling on the property at 39A Egmont Street, Hawera.

It is clear from your application that you have made considerable effort to obtain the appropriate signatures to continue processing your resource consent. However, at this point we have not received signed approval forms and site plans from Karen Linders (co-owner of 37 Egmont Street, Hawera)

Your application will be placed on hold until we receive this information from you.

If you have any queries please do not hesitate to contact me.

Yours sincerely


Carl Diamond
Environmental Monitoring Officer



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 288517
Land Registration District Taranaki
Date Issued 29 August 2006

Prior References
TNA2/I368

Estate Fee Simple
Area 674 square metres more or less
Legal Description Lot 2 Deposited Plan 371240

Proprietors

Jason Alfred Roberts as to a 1/2 share
Marea Aroha Roberts as to a 1/2 share

Interests

Subject to a right of way over part marked A on DP 371240 created by Easement Instrument 7006326.2 - 29.8.2006 at 9:00 am
7361253.3 Mortgage to GE Custodians - 25.5.2007 at 3:07 pm

Approval from Person Affected by an Application for a Resource Consent



I, Karen Linders

being the owner and occupier ☒

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner ☒

being the occupier ☐

of the property at 37 Egmont Street, Hawera.

hereby give my approval for the application at

39 A Egmont St, Hawera

The proposal is to

Erect a new dwelling at 39A Egmont St, Hawera.

and does not meet the following Proposed District Plan requirements

1. Dwelling is 1.5 metres from left boundary.
- 2.
- 3.

- ☒ The proposal has been explained to me and I understand its effects on me.
(See reverse of form for possible effects)
- ☒ I have signed a copy of the site plan and any other relevant plans.
- ☒ I have signed a copy of the photos. (Where the application is to relocate a building)
- ☒ I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.

Signed

Karen Linders

Date

08/08/07

If you do not fully understand the proposal or do not agree with the proposal do not sign this form.

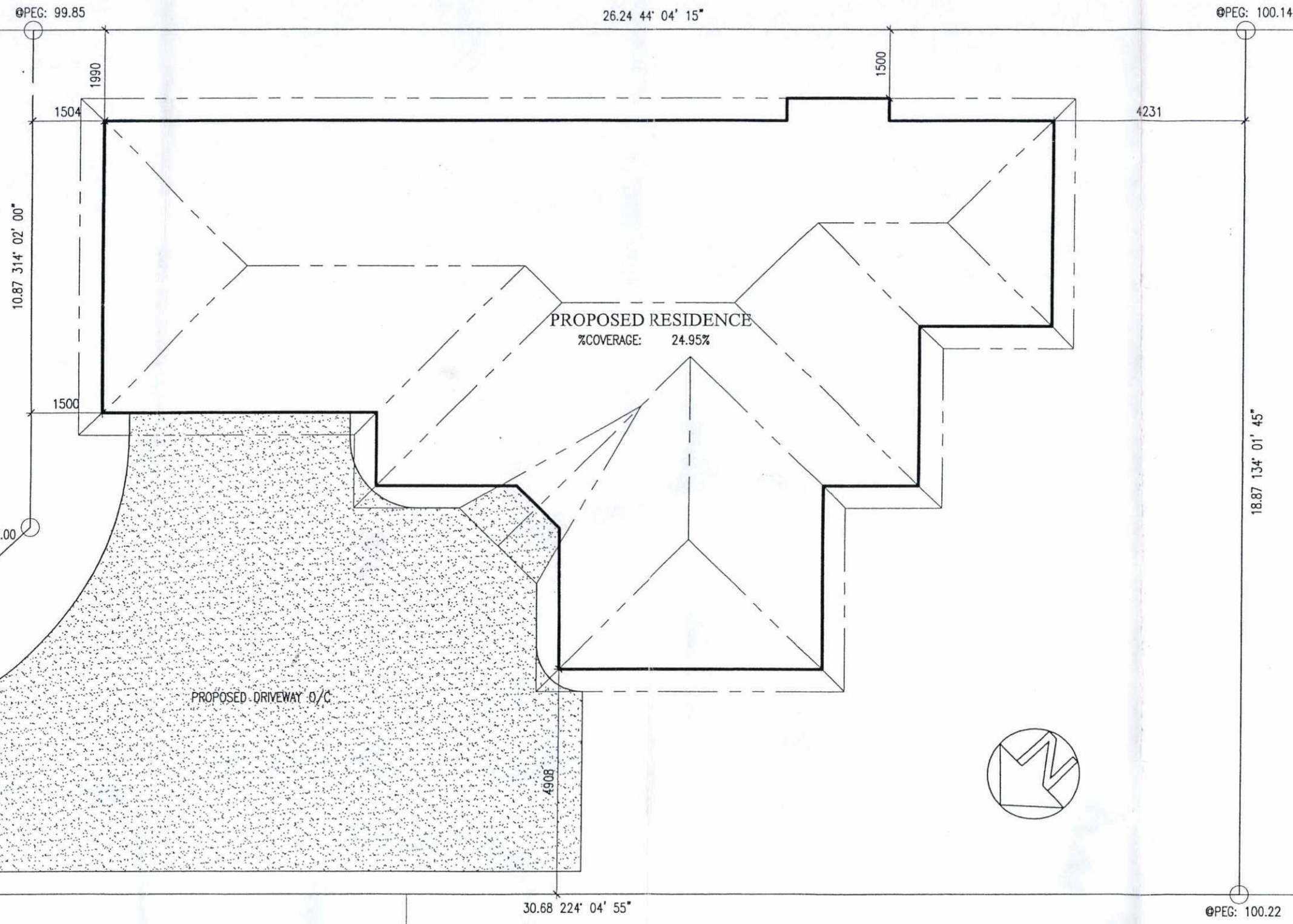
Please note you may withdraw your consent at any time prior to the Council making a decision on the application.

If you have any questions contact a Planner at the South Taranaki District Council on 278 0555 or 0800 111 323.



The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

1. The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.
2. The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:
 - (a) Traffic Generation
 - (b) Noise
 - (c) Odour
 - (d) Vibration
 - (e) Air Pollution
 - (f) Shading, loss of daylight and sunlight
 - (g) Loss of Privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.



WEDGEWOOD ALTERED

NOTES:
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE.
2. 80MM DOWNPIPES THROUGHOUT.

© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION

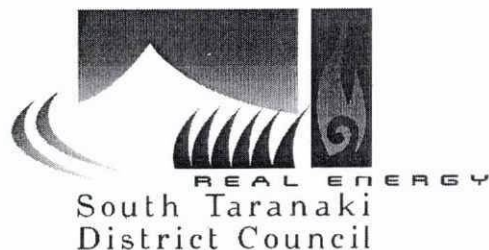
LEGAL DESCRIPTION	
LOT NO	2
DP	371240
AREA	674
STREET NO	39A

SALES RACHAEL	
DRAWN MICHAEL	DATE 15/05/2007
CHECKED	JOB No.

TAR015	SITE PLAN
J & M ROBERTS	
39A EGMONT STREET	
HAWERA	
SCALE 1:100 ON A3	SHEET 3 OF 9

RECEIVED
09 AUG 2007
1220

Approval from Person Affected by an Application for a Resource Consent



I, Lisa & Douglas Potts being the owner and occupier ☒

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner ☐

being the occupier ☐

of the property at 39 Egmont St, Hawera.

hereby give my approval for the application at

399 Egmont St, Hawera

The proposal is to

Build New dwelling 10.5m from front boundary.

and does not meet the following Proposed District Plan requirements

- Needs to be 3m from every boundary.
-
-

☐ The proposal has been explained to me and I understand its effects on me.
(See reverse of form for possible effects)

☒ I have signed a copy of the site plan and any other relevant plans.

☒ I have signed a copy of the photos. (Where the application is to relocate a building)

☒ I also understand that if I give my approval, the Council cannot take into account any effect that the proposal may have on me, when it considers the application.

Signed [Signature] Date 19/06/07

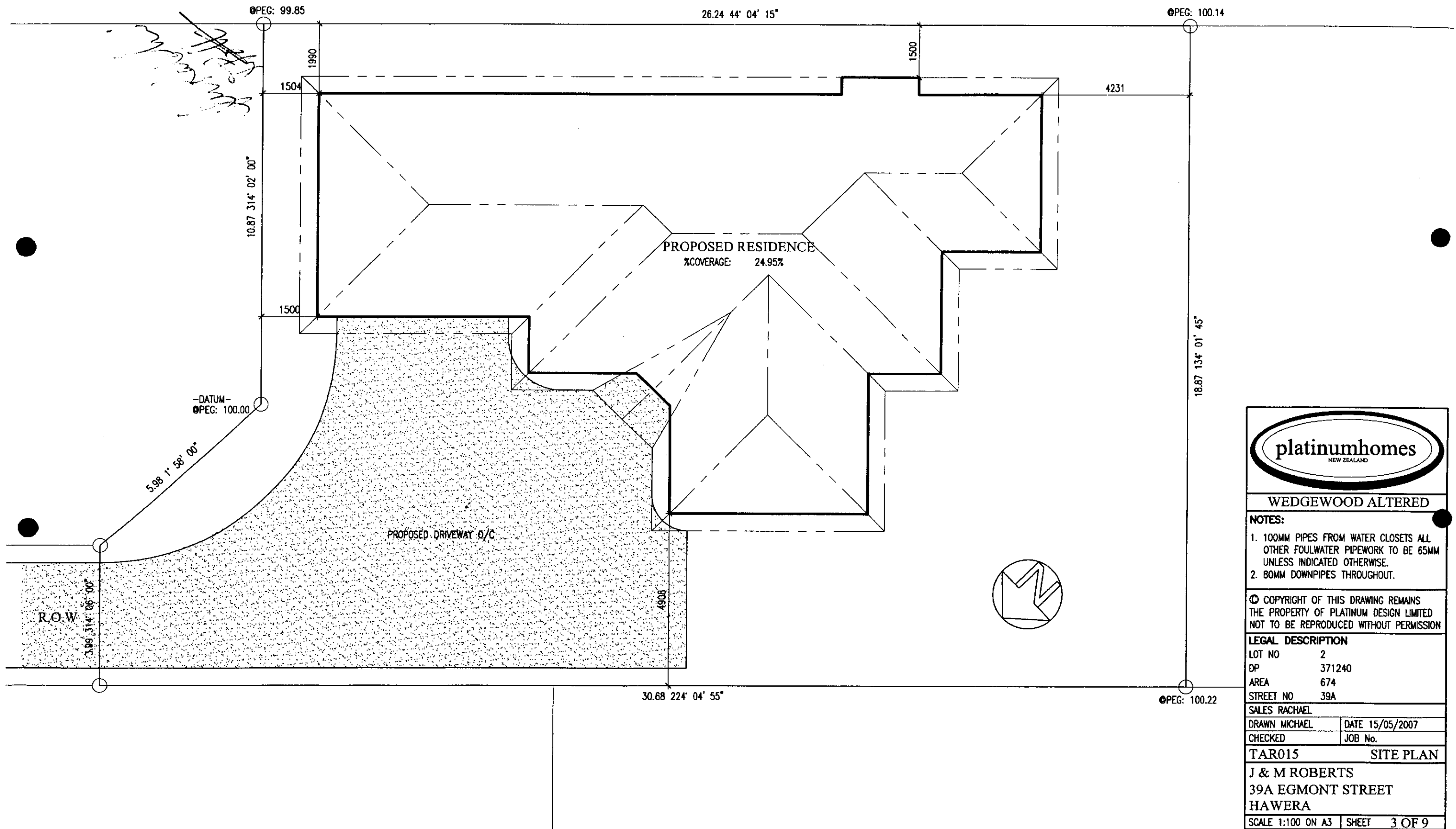
If you do not fully understand the proposal or do not agree with the proposal **do not** sign this form.

Please note you may withdraw your consent at any time prior to the Council making a decision on the application.

If you have any questions contact a Planner at the South Taranaki District Council on 278 0555 or 0800 111 323.

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

1. The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.
2. The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:
 - (a) Traffic Generation
 - (b) Noise
 - (c) Odour
 - (d) Vibration
 - (e) Air Pollution
 - (f) Shading, loss of daylight and sunlight
 - (g) Loss of Privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.



WEDGEWOOD ALTERED

NOTES:
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE.
2. 80MM DOWNPIPES THROUGHOUT.

© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION

LEGAL DESCRIPTION	
LOT NO	2
DP	371240
AREA	674
STREET NO	39A

SALES RACHAEL	
DRAWN MICHAEL	DATE 15/05/2007
CHECKED	JOB No.

TAR015 SITE PLAN

J & M ROBERTS
39A EGMONT STREET
HAWERA

SCALE 1:100 ON A3 SHEET 3 OF 9

Approval from Person Affected by an Application for a Resource Consent



DAVID JOHN LINNERS		being the owner and occupier <input checked="" type="checkbox"/>
Please note that Council requires the approval of <u>all</u> legal owners and <u>all</u> occupiers of the property.		being the owner <input type="checkbox"/>
		being the occupier <input type="checkbox"/>
of the property at 37 Edmont St, Hawera		
hereby give my approval for the application at 37 Edmont St, Hawera.		
The proposal is to Build New dwelling 1.5m from side (Eastern) boundary.		
and does not meet the following Proposed District Plan requirements		
1. Needs to be 3m from every boundary. 2. 3.		
<input checked="" type="checkbox"/> The proposal has been explained to me and I understand its effects on me. (See reverse of form for possible effects)		
<input checked="" type="checkbox"/> I have signed a copy of the site plan and any other relevant plans.		
<input type="checkbox"/> I have signed a copy of the photos. (Where the application is to relocate a building)		
<input checked="" type="checkbox"/> I also understand that if I give my approval the Council cannot take into account any effect that the proposal may have on me when it considers the application.		
Signed [Signature]		Date 14/06/07

If you do not fully understand the proposal or do not agree with the proposal **do not** sign this form.

Please note you may withdraw your consent at any time prior to the Council making a decision on the application.

If you have any questions contact a Planner at the South Taranaki District Council on 278 0555 or 0800 111 323.