



1021/5

 CHRISTCHURCH THE GARDEN CITY <i>the city that shines</i>	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 [S.43(3)] CODE COMPLIANCE CERTIFICATE	FORM: BA10
		PROJECT NO. 95003867

PROJECT	PROJECT LOCATION
☒ New or relocated building	Street address: 5
☐ Alteration	MADELEY ROAD
Intended use(s):	FERRYMEAD
DWELLING, 2ND UNIT WITH ATTACHED GAR-	Legal Description: Valuation Roll: 2290275900
AGE	Dp No 58711 Lot No 1
Intended life:	COUNCIL CHARGES
Indefinite but not less than 50 years ☒	The Council's outstanding charges payable on the uplifting of the code compliance certificate, in accordance with the attached details are:
Specified as years	\$0.00
☐ Demolition	Receipt No :

This is

- ☒ A final code compliance certificate issued in respect of all the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. 95003867 " (being this certificate).

Signed for and on behalf of the Council:

Name: 

Position: Date: 18 July 1996

090745



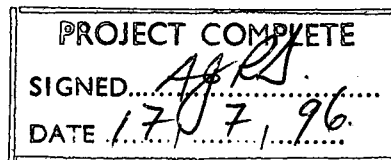
CHRISTCHURCH CITY COUNCIL SITE INSPECTION REPORT

PROJECT NO.

Site Address: 5 MADELEY RDDescription of Consent: DWELLING AT
GARAGE

95003867

COMMENTS:



SATISFACTORY

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent. ✓	118
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
SIGNED: <u>[Signature]</u>	DATE: <u>16/7/96</u>

80340



CHRISTCHURCH CITY COUNCIL SITE INSPECTION REPORT

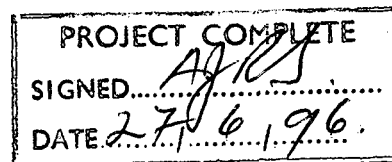
PROJECT NO.

Site Address: 5 MADELEY RDDescription of Consent: DWELLING + GARAGE

95003867

COMMENTS:

SATISFACTORY



Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent.	M8
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
SIGNED: <u>[Signature]</u>	DATE: <u>7/6/96</u>



CHRISTCHURCH CITY COUNCIL SITE INSPECTION REPORT

PROJECT NO.

Site Address: 5 MADELEY PLACE

Description of Consent: DWELLING ATT
GARAGE

95003867

COMMENTS:

ENTRY GLAZING BEING COMPLETED

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent.	M8
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
SIGNED: <u>[Signature]</u>	DATE: <u>17.12.16</u>

56351



CHRISTCHURCH CITY COUNCIL

SITE INSPECTION REPORT

PROJECT NO.

Site Address: 5 Madeley

Description of Consent: _____

95003867

COMMENTS:

Term Value fitted

thanks

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:

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

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

m 4B

SIGNED: _____

AGRS

DATE: _____

20/10/95.

61151



CHRISTCHURCH CITY COUNCIL SITE INSPECTION REPORT

PROJECT NO.

Site Address: S MADELEY RDDescription of Consent: DWC 12

95703867

COMMENTS:

FRANK 16 MC.
INSULATION ~~REMOVED~~ WALL + CEILING.
BRACING OK

OK TO LINE

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent. ✓	M4A
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
SIGNED: <u>[Signature]</u>	DATE: <u>20/10/95</u>

52480



CHRISTCHURCH CITY COUNCIL

SITE INSPECTION REPORT

Site Address: 5 Madeley Rd.

Description of Consent: _____

PROJECT NO.

95003867

COMMENTS:

B McKenzie.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent. ✓	m 6 m 7
~~Some work is not satisfactory as detailed above and rectification is required.~~	
~~A formal notice to rectify will be issued.~~	
SIGNED: <u>H. J. [Signature]</u>	DATE: <u>3, 8, 95</u>



CHRISTCHURCH
THE GARDEN CITY
the city that shines

CHRISTCHURCH CITY COUNCIL SITE INSPECTION REPORT

PROJECT NO.

Site Address: 5 MADLEY RD

Description of Consent: DWC

95003867

COMMENTS:

Sub floor

oil

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent. ☒	M3.
Some work is not satisfactory as detailed above and rectification is required. ☐	
A formal notice to rectify will be issued. ☐	
SIGNED: <u>[Signature]</u>	DATE: <u>28 / 7 / 95</u>

50923



CHRISTCHURCH CITY COUNCIL SITE INSPECTION REPORT

PROJECT NO.

95003867

Site Address: S MADELEY RDDescription of Consent: DWC

COMMENTS:

250 mm c D.P.R.

665 mm H TIE D/D Floor Tie

BLOCK FILL OIL

OIL TO POUR

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent. ✓	M 2
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
SIGNED: <u>L. Mather</u>	DATE: <u>20/7/95</u>

No/F

51068



CHRISTCHURCH CITY COUNCIL

SITE INSPECTION REPORT

PROJECT NO.

Site Address: 5 MADELEY RD

95003867

Description of Consent: _____

COMMENTS:

SURVEY SET-OUT
HEIGHT FROM DATUM.

FOUND AS PER ENGINEER'S SITE INSTRUCTIONS

OIL TO POND -

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNERS AGENT:	Inspection Type
All work inspected is in accordance with the Building Consent.	M/
Some work is not satisfactory as detailed above and rectification is required.	
A formal notice to rectify will be issued.	
SIGNED: <u>[Signature]</u>	DATE: <u>13.7.95</u>

ESTIMATE OF CONSTRUCTION INSPECTIONS : MINOR WORKS**DISTRICT: AR2****PROJECT NO. 95003867****DATE: 05 JUL 1995****DESCRIPTION OF CONSENT: DWELLING, 2ND UNIT WITH ATTACHED GARAGE****SITE ADDRESS: 5 MADELEY RD****OWNER'S NAME: M W A SMYTHE****OWNER'S ADDRESS: 5 Madley Road CHRISTCHURCH 8008**

MANDATORY NOTICE INSPECTIONS	No.	Cost	Total
M1 Excavation/Foundation/Reinforcing	1	\$45.00	\$45.00
M2 Slab on Grade/DPC	1	\$45.00	\$45.00
M3 Frame Construction Sub Floor	1	\$45.00	\$45.00
M4A Pre-lining MC/Bracing/Fixing	1	\$45.00	\$45.00
M4B Pre-lining/Plumbing	1	\$45.00	\$45.00
M6 Drains - Foulwater Inspection	1	\$45.00	\$45.00
M7 Drains - Stormwater Inspection	1	\$45.00	\$45.00
M8 Final Inspection	1	\$45.00	\$45.00
	(8) (9)	Subtotal	<u>\$360.00</u>
THESE INSPECTIONS ARE TO BE PRE-PAID		TOTAL	<u>\$360.00</u>

Notes:

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

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



CHRISTCHURCH CITY COUNCIL
BUILDING ACT 1991

BUILDING CONSENT

FORM: BA4

PROJECT NO.

95003867

OWNER/APPLICANT

Name: M W A SMYTHE
Mailing Address: 5 Madley Road
CHRISTCHURCH 8008

Contact:
JOHN CHAPLIN DESIGN
BOX 19-515

CHRISTCHURCH

Application Received: 10 MAY 1995

PROJECT LOCATION

Street address: 5 MADELEY RD

FERRYMEAD

Legal Description:

Valuation Roll: 2290275900

Dp No 58711 Lot No 1

PROJECT

- ☒ New or relocated building
☐ Alteration

Intended use(s):

HOUSING/ONE ADDITIONAL DETACHED UNIT OU-
TBUILDING/GARAGE ATTACHED

COUNCIL CHARGES

The Council's total charges payable on the uplifting
of this building consent, in accordance with the
letter of advice dated 5 Jul 1995 are:

Total	\$1,483.00
Building Research Levy:	\$130.00
Grand Total	\$1,613.00

Receipt No.:

Intended life:

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

Being stage 1 of an intended 1 stages.

Estimated value (inclusive of GST):

\$130,000.00

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

This Building Consent is issued subject to the conditions specified in the attached pages (if any) headed "Conditions of Project No.: 95003867 "

Signed for and on behalf of the Council:

Name: **B. BIDDICK** *B. Biddick*
Consent Officer Senior

Position: Date: 5 July 1995

CHRISTCHURCH CITY COUNCIL

5 July 1995

JOHN CHAPLIN DESIGN
BOX 19-515
CHRISTCHURCH

Dear Sir/Madam

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 95003867

Your application for a Building Consent for the proposed DWELLING, 2ND UNIT WITH ATTACHED GARAGE at 5 MADELEY RD FERRYMEAD refers.

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

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

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

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

.../2

CONTACT : AREA DEVELOPMENT OFFICER

LINWOOD SERVICE CENTRE 180 SMITH STREET
P O BOX 24-214 CHRISTCHURCH TELEPHONE (03) 389-1477 FAX (03) 389-1093

The outstanding fees associated with the Building Consent are:

To PIM:

Process and Grant \$ 150.00

To Building Consent:

. Accept and Issue \$ 40.00

. Process and Grant \$ 559.00

To Code Compliance Certificate:

. Inspections \$ 360.00

. Grant and Issue \$ 30.00

Construction Related Fees:

. Consent Water Connection Fee \$ 240.00

Building Research Levy

\$ 130.00

Building Industry Authority Levy

\$ 104.00

TOTAL

\$ 1,613.00

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

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

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

Signed



for

AREA DEVELOPMENT OFFICER LINWOOD SERVICE CENTRE

CHRISTCHURCH CITY COUNCIL**FEE SUMMARY****PIM/BUILDING CONSENT**

PROJECT NO. **95003867**
OWNER/APPLICANT **JOHN CHAPLIN DESIGN**
DATE GRANTED **5 July 1995**

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

RC023	\$559.00	Process/Grant Consent	05157/840
RC024	\$130.00	Building Research Levy	93090/851
RC025	\$390.00	Code Compliance Certificate	05158/842
RC027	\$150.00	Process/Grant Pim	05147/831
RC035	\$40.00	Accept/Issue Pim/Consent	05136/831
RC037	\$104.00	Building Industry Levy	93095/851
RC111	\$240.00	Water Connection	12800/821

Total

\$1,613.00**(Including GST)**

APPLICATION

95003867

DYERS RD TIMBER Ltd

Dyers Rd CHRISTCHURCH

Ph (03) 384-4111 Fax 384-4110

PRODUCER STATEMENT

11:02am 27 JUN 95

PAGE 1

Job Ref: 1645

TRUSS DESIGN CRITERIA

Customer name : R MAGINNESS

Attⁿ. J. RobertsSite address : SMYTHE TOWNHOUSE
5 MADELEY RDDESIGN CRITERIA

Roofing - Concrete Tile
Ceiling - Gib Board (9.5mm)
Top chord restraints - 400 mm
Bottom chord restraints - 600 mm
Standard truss spacing - 900 mm
Standard roof pitch - 1.00 deg

Design wind speed - 29 m/s
Region - VI
Terrain category - 3.0
Building height - 3 m
Shielding Classification - Full
Topographic Classification - T1
Internal pressure coefficient - .3
Snow Load (U.L.S.) - 533 Pa

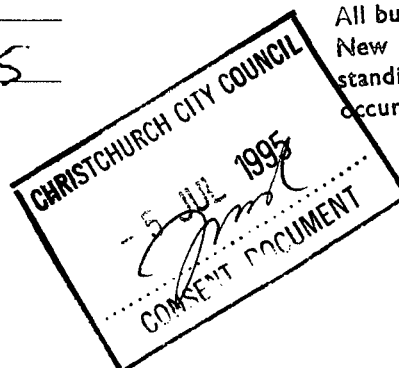
The truss designs for this job have been determined using computer software provided by the Technical Division within Pryda Truss Systems. These designs are in accordance with sound and widely accepted engineering principles and comply with the following New Zealand Standards:-

NZ4203 : 1992 General Structural Design and Design Loadings for Buildings
NZ3603 : 1993 Timber Design
AS1649 : 1974 Determination of Basic Working Loads for Metal Fasteners for Timber

These trusses should be erected and braced in accordance with the recommendations shown in Pryda Systems Roof Truss Erection Manual.

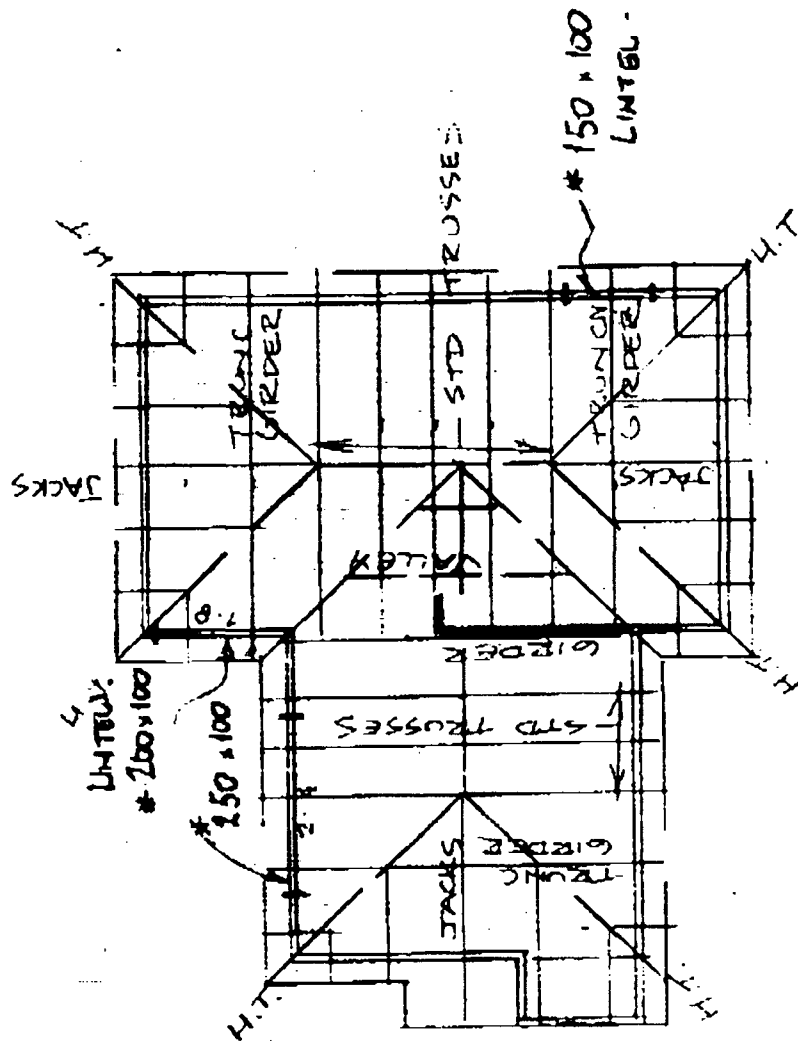
Fabricator name : DYERS RD TIMBER Ltd

We confirm that the trusses for this project have been manufactured in accordance with the specifications provided by Pryda Truss Systems.

Signed : R D AllenDate : 27-6-95

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

FILE COPY



CROSS LAYOUT

SMYTHE TOWNHOUSE

5 MADELEY RD.

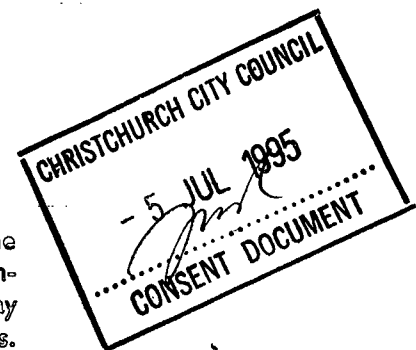
APPLICATION 95003817

MOBILE

11.11.25

11.11.25 HIP CROSS

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



ESTIMATE OF CONSTRUCTION INSPECTIONS :

PROJECT NO.

95003867

DATE:

DESCRIPTION OF CONSENT:

2nd Dwelling with Garage

SITE ADDRESS:

5 Madeley Road.

MANDATORY NOTICE INSPECTIONS		No	Cost	1	2	3	4	5	TOTAL
M1	Excavation/Foundation/Reinforcing	/							
M2	Slab on Grade/DPC	/							
M3	Frame Construction	/							
M4A	Pre-lining/MC/Bracing/Fixing	/							
M4B	Pre-lining/Plumbing	/							
M5	Fire Resistant Linings	—							
M6	Drains - Foulwater	/							
M7	Drains - Stormwater	/							
	Final	/							
MH	MH Heating Unit	—							
SUPPLEMENTARY INSPECTIONS									
S1	Concrete Construction								
S2	Blockwork Construction								
S3	Steel Construction								
S4	Timber Construction								
S5	Exterior claddings and joinery								
S6	Interior finishes, fittings and joinery								
S7	Siteworks Supplementary								
AUDIT INSPECTIONS									
A1	Concrete Construction								
A2	Blockwork Construction	By Engineer —							
A3	Steel Construction	" " —							
	Timber Construction								
A5	Exterior claddings and joinery								
A6	Interior finishes, fittings and joinery								
A7	Siteworks								
SUB TOTALS		260							
RECTIFICATION INSPECTIONS									
R1									
R2									
R3									
R4									
COMPLETED BY SBI's		TOTALS							

INSPECTION COSTS:

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

Special matters noted by Consent Team to assist Compliance Team —

Note producer statement from
Lennis & Lennis.



CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991

FORM: BA3

APPLICATION FOR BUILDING CONSENT

PROJECT NO.

95003867

Has a Project Information Memorandum been issued by the Council for this Project? YES ☐ NO ☒

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

OWNER (OR PURCHASER OR LESSEE)		PROJECT LOCATION						
Name: <u>MICHAEL SMYTHE</u>	Street Address: <u>5 MADELEY ROAD</u>	<u>CHRISTCHURCH</u>						
Mailing Address: <u>5 MADELEY ROAD</u>								
<u>CHRISTCHURCH</u>	Lot: <u>1</u>	DP: <u>58711</u>						
Phone: <u>3841213</u>	Fax:	Other:						
APPLICANT (If not owner, purchaser or lessee)		PROJECT						
Name: <u>JOHN CHADLISH</u>	Description of Work: <u>NEW TOWNHOUSE</u>							
Company: <u>JOHN CHADLISH DESIGN</u>								
Mailing Address: <u>P.O. BOX 19515</u>	<u>2ND UNIT</u>							
<u>CHRISTCHURCH</u>								
Phone: <u>3849602</u>	Fax: <u>3844060</u>	Intended Use:						
BUILDING CONSENT FEES		PROJECT						
The charges incurred by the Council in processing this application are payable whether or not the project proceeds.		Description of Work:						
Note: Fees for some minor works (e.g. spaceheaters, drainage only works, detached accessory buildings with a value less than \$5,000) are required at the time of application.		2ND UNIT						
Estimated Value (inclusive of GST) <u>\$130,000</u>		Intended Use:						
Building Consent to be picked up from:		Will the building undergo a change of use?						
☒ <u>LINWOOD</u> Service Centre	☐ Yes ☒ No							
☐ If prepaid post to Owner/Applicant (delete one)								
Signature: <u>[Signature]</u>	Intended Life if less than 50 years years.							
Position: (if lessee)	Being Stage <u>1</u> of an intended <u>1</u> Stages.							
Date: <u>05/MAY/1995</u>	FLOOR AREA							
		Ground Flr: Existing m ²	Proposed <u>83.52</u> m ²					
		Other Flrs: Existing m ²	Proposed <u>53.44</u> m ²					
		Accessory Building Area:						
		Existing m ²	Proposed m ²					
		Total Area of all Buildings: (over foundation)						
		Existing m ²	Proposed m ²					
FOR COUNCIL USE ONLY								
Date Received	CHRISTCHURCH CITY COUNCIL P.I.M. APPLICATION Rec'd 10 MAY 1995 Linwood Service Centre PROJECT No.	Code	New	Add	Alter	Demo	Relo.	
Prepaid Fee: \$		* 10.2						
Receipt No:		60.9	✓					
Receiving Officer:								
Primary Classification:								
DRAINAGE INFORMATION:		Not Required ☐		Block Plan Only ☐		Full PIM ☒		
Date Requested <u>10/05/95</u>								

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

PROJECT DETAILS

A. Identify which of the following are involved:

			NAME	ADDRESS	PHONE NO.
Designer	☐ No	☒ Yes	JOHN CHEPLIN	P.O. Box 19515	384-9602
Engineer	☐ No	☒ Yes	LEWIS & BARTON	P.O. Box 13-282	366-4320
Builder	☐ No	☐ Yes	Alan McDonald Roe Maguiness		(025) 838-384
Drainlayer	☐ No	☐ Yes			
Plumber	☐ No	☐ Yes			
Building Certifier	☐ No	☐ Yes			

B. Identify Construction Arrangements:

Is the builder responsible for the completion of the project in accordance with the Building Consent drawings and specifications?

☒ Yes ☐ No

C. Inspection Arrangements:

Does the project involve specialist consultant design?
(eg, Structural, Civil or Mechanical Engineers)

☒ Yes ☐ No

If YES provide details of inspection procedure on Form BA 20

D. Producer Statements:

Are producer statements to be submitted in support of the application?
eg, for Design or Construction Inspection

☒ Yes ☐ No

If YES provide details on Form BA 20

E. Mechanical Systems:

Does the project include mechanical systems, fire protection system or emergency warning systems for which a Compliance Schedule is required?

☐ Yes ☒ No

If YES identify these features on Form BA 21

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

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



CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991

BUILDING CONSENT APPLICATION CHECK SHEET

PROJECT NO.

95003867

Project Location

5 MADISON RD

Applicant

JOHN CHAPLIN DESIGN.

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

	Applicants Use	Council Use	
	Supplied	Rec'd	Req'd
Copy of Project Information Memorandum if previously issued			
Recent search copy of Certificate of Title and ownership details		✓	
Plans of Proposal in triplicate and Specifications in duplicate		✓	
Complete, drawn to scale, floor plan and elevations of proposed building work		✓	
Fully dimensioned site plan to scale showing:		✓	
- Position and use of all existing and proposed buildings in relation to legal boundaries		✓	
- Building Areas (proposed and existing m ²)		✓	
- Site levels - relating to top of kerb (existing and proposed)		✓	
- Hill sites. Drive gradients and heights		✓	
- Identification of recession planes		✓	
- Vehicle access, manoeuvre and parking area (incl. vehicle entrance form)			
- Site plan showing all street trees and poles affecting vehicle access			
- Living and service courts		✓	
- Landscape areas			
Spaceheater details (model, location, manufacturer's installation instructions)			
Identify significant/protected site trees or existing swimming pool location			
Identify services - Foulwater		✓	
- Stormwater (Lateral existing Y/N)		✓	
- Water		✓	
Other - Dangerous Goods Storage/Signs etc.			
Roof truss details and layout			✓
Bracing schedule and description		✓	
Cross sections		✓	
Pegging certificate for two or more units on site			✓
Foundation design and report on ground conditions			
Producer Statements as detailed on Form BA20		✓	
Water application form		✓	
Fire safety summary			

Note to the Applicant:

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

LINWOOD
Service Centre.

No work shall start until a consent is issued.

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

Signed:

Date:

10/5/95

P.I.M. APPLICATION CHECK SHEET

Project:
Location:

2nd Unit dwelling - Garage Attached -
S MADELEY ROAD

PROJECT NO.:

9500867

DRAINAGE INFORMATION:

Not Required ☐

Date Requested 10/05/25

Block Plan Only ☐

Full PIM ☒

Checked	Comment (see over)	Officer	Date	Time Input
☒ Hazard Register	☒ Yes ☐ No	EP.	15/5/25	5 min
☐ Property File	☐ Yes ☐ No			
☐ Site Inspection	☐ Yes ☐ No			
☐ Planning	☐ Yes ☐ No			
☐ Zoning				
☐ Site Area/Shape Factor				
☐ Site Coverage/Density				
☐ Plot Ratio/Bonuses				
☐ Floor space				
☐ Site suitability				
☐ Setbacks				
☐ Recession plane/height				
☐ Separation/on site privacy				
☐ Outdoor living/service areas				
☐ Design and appearance				
☐ Landscaping				
☐ Signs				
☐ Tree Register/Protected Blds				
☐ Others				
☐ Traffic	☐ Yes ☐ No			
☐ Car parking/garageable spaces				
☐ Vehicle crossings				
☐ Access and manoeuvring areas				
☐ Loading areas				
☐ Other				
☐ Subdivisions	☐ Yes ☐ No			
☐ Environmental Health Officer	☐ Yes ☐ No			
☐ Further Information Requested	☐ Yes ☐ No	Date Requested: Date Received:		
☐ Other (Specify)	☐ Yes ☐ No			

COMPLETE DETAILS ON REAR OF THIS SHEET AS APPROPRIATE

P.T.O.

Some properties in this area were on
septic tank - Check for old tanks.

No action req'd @ Consent stage.



CHRISTCHURCH CITY COUNCIL

LINWOOD SERVICE CENTRE

6 June 1995

John Chaplin Design
P O Box 19515
CHRISTCHURCH

Dear Sir

PROJECT INFORMATION MEMORANDUM NO. 95003867

Enclosed is the Project Information Memorandum for the above project, and the application for a Building Consent is now being processed.

Please note that the Project Information Memorandum may reveal matters affecting compliance with the Building Act 1991, or other authorisations required. If you wish the processing of the Building Consent application to be cancelled or suspended, please notify the Council as soon as possible.

Yours faithfully

for
AREA DEVELOPMENT OFFICER

cc ADO
Property File
Public Health & Safety Unit



CONTACT

FILE

LINWOOD SERVICE CENTRE • 180 SMITH STREET
PO BOX 24214 LINWOOD • TELEPHONE (03) 389-1477 • FAX (03) 389-1093

H

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 [S.31] PROJECT INFORMATION MEMORANDUM	FORM: BA2
		PROJECT NO.: 95003867

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

OWNER Name: M W A SMYTHE Mailing Address: 5 Madley Road CHRISTCHURCH 8008 Contact: JOHN CHAPLIN DESIGN BOX 19-515 CHRISTCHURCH Phone: Fax: Application Received: 10 MAY 1995	PROJECT LOCATION Street address : No.: 5 Street Name: MADELEY RD Suburb/Locality: FERRYMEAD Legal Description: Valuation Roll: 2290275900 Dp No 58711 Lot No 1
COUNCIL CHARGES The Council's total charges payable in respect of this Project Information Memorandum are: \$150.00 Receipt No.:	PROJECT ☒ New or relocated building ☐ Alteration Intended use(s) (<i>In detail</i>): HOUSING/ONE ADDITIONAL DETACHED UNIT OUTBUILDING/GARAGE ATTACHED Intended life: ☒ Indefinite but not less than 50 years ☐ Specified as years ☐ Demolition Being stage of an intended 1 stages.

This Project Information Memorandum is:

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

This Project Information Memorandum includes:

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

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

Signed for and on behalf of the Council:

Name:

Position:

Date: 12 June 1995

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

W. EAASE

Building Information Officer



CHRISTCHURCH CITY COUNCIL

LINWOOD SERVICE CENTRE

2 March 1995.

John Chaplin Design
P O Box 19515
CHRISTCHURCH

Dear Sir

**RESOURCE MANAGEMENT ACT 1991
RESOURCE CONSENT NO RC 950304 - 5 MADELEY STREET**

I refer to your application to reduce the 6.0m separation distance to 3.6m between existing and proposed dwelling units.

This application has been considered by the Resource Management Officer Committee and consent has been granted on the grounds that:

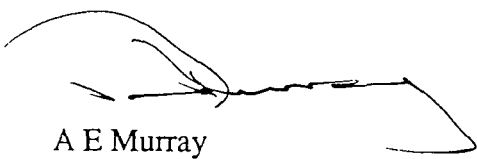
1. Any effect on the environment will be minor.
2. The proposal does not significantly contravene the objectives and policies of the District Plan.

This Resource Consent is subject to the following conditions:

1. That the development proceeds in accordance with the plans submitted.

This consent does not give approval for building works. A Building Consent must be obtained from the Council prior to any construction taking place.

Yours faithfully.


A E Murray
AREA DEVELOPMENT OFFICER

c.c. Consent Team



CONTACT Mr P Warriner

FILE 1021/5

LINWOOD SERVICE CENTRE • 180 SMITH STREET
PO BOX 24214 LINWOOD • TELEPHONE (03) 389-1477 • FAX (03) 389-1093



CHRISTCHURCH CITY COUNCIL
PROJECT INFORMATION MEMORANDUM
SUPPLEMENTARY INFORMATION

PROJECT NO.:
95003867

Address: 5 MADELEY ROAD, CHRISTCHURCH
Owner: MICHAEL SMYTHE, 5 MADELEY ROAD, CHCH
Proposal: Erect new dwelling and attached garage.

The following matters have been identified in respect of the above Building Project.

A) Special features of the land concerned:

Some properties in this area were on septic tank - Check for old tanks.

B) Details of existing stormwater and wastewater utility systems relevant to the design and construction of the proposed building (Drainage Plan attached):

C) Details of other Authorisations required under any Act other than the Building Act 1991:

- i) A Resource Consent was granted on 2 March 1995 in respect to the following matters:
- to reduce the 6.0m separation distance to 3.6m.
and a copy of the Consent is attached.

**STATUS OF A PROJECT INFORMATION MEMORANDUM -
EFFECT OF THE NEW CITY PLAN**

You are advised that the issue of a Project Information Memorandum (PIM) does not certify that the activity is authorised pursuant to the Resource Management Act 1991. It is a statement of information relevant to the activity, including its status under the operative District Plan, and notice of any resource consent that may be required at the date of issue of the PIM.

A PIM does not protect rights to carry out an activity that currently complies with the District Plan if, at a later date, changes are introduced following public notification of a new plan/plan change, resulting in some aspects of the activity no longer complying with the Plan.

Consequently, when the new City Plan is notified on 24 June 1995 there may be aspects of your building proposal which no longer comply, in which case a resource consent will need to be obtained.

A Certificate of Compliance may be obtained if an activity is a permitted activity and complies fully with the provisions of the current operative District Plan. This certificate will protect a proposal against changes and is valid for two years.

If you have any queries, do not hesitate to contact the Council, or seek legal advice.

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

ISSUED: 6 June 1995

10.5.	Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PIM Number 95003857
-------	--	------------------------

Street Address 5 MADELEY RD
Legal Info LOT 1 DP 50711

Applicant JOHN CHAPLIN DESIGN
Address BOX 19-515
CHRISTCHURCH
Service Centre LINWOOD SERVICE CENTRE
Intended Use HOUSING/ONE ADDITIONAL DETACHED UNIT OUTBUILDING/GARAGE

ATTACHED

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

The comments recorded below incorporate information held by these units and/or which is considered to be relevant to the design of this project. For any further information please contact the Water Services and Waste Managements Units, telephone: 3790550, fax: 3791802.

Supply Information On The Following

Yes/No Comments

Attachments

1	Any Council easement, pipeline, open drain, waterway or building line restriction.	N	None Shown	1
2	The availability or otherwise of the Council's drainage works to serve the property including swimming pool discharges.	Y	all stormwater to discharge to on approved outfall	
3	Minimum Section level for stormwater purposes.	I		
4	Minimum Section level for sanitary sewer purposes.	I		
5	Any information on river bank erosion, avulsion, alluvion or inundation.	I		
6	Any cost sharing scheme.	I		
7	Possible effect on adjoining properties.	Y	Developer to mitigate any adverse effects on adjoining property	
8	Any other relevant information.	Y	See attached	1
9	Is further information required to be supplied.	Y	DABI 92	
10	Trade waste involvement.	N		

Additional Comments

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

Researched By

NS

Number of Attachments 2

514/124



Transfer No.

C. Order No. 968327/2

35A/1203

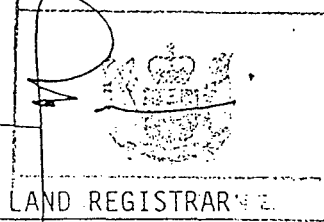
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of December one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that PETER JOHN BLACK of Christchurch, Airman and WENDY JOY BLACK, his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, to the several admeasurements a little more or less, that is to say: All that parcel of land containing 1178 square metres or thereabouts being Lot 1 Deposited Plan 58711 ---

DISTRICT LAND REGISTRAR



ASSISTANT LAND REGISTRAR

Subject to:

Mortgage 925978/4 to The Housing Corporation of New Zealand - 21.3.1991 at 10.26am

Appurtenant hereto is:

A right of way, right to drain sewage and water, right to convey water, electric power and telephonic communications over part Lot 2 DP 44032 (22B/1029) marked A on DP 44032 as specified in Easement Certificate 320496/1

A right to drain water over part Lot 2 DP 44032 (22B/1029) as specified in Easement Certificate 320496/1

No.968327/4 Easement Certificate specifying intended easements on DP 58711

Nature	Servient Tenement	Dominant Tenement
Right to drain water & sewage	2 (35A/1203)	1 (herein)
Right to drain water	2 (35A/1203)	1 (herein)
4.12.1991 at 9.28am		

Measurements are Metric

The easements specified in Easement Certificate 968327/4 when created will be subject to Section 309(1)(a) Local Government Act 1974

A.L.R.

The within land is subject to a land covenant for the benefit of Lot 2 DP 58711 (35A/1204) contained in Transfer 982920/3

A.L.R.

Mortgage 999496/1 to Trust Bank Canterbury Limited - 17.6.1992 at 11.31am

A.L.R.

Transfer A149212/3 to Michael William Alexander Smythe of Christchurch, Computer Analyst - 8.12.1994 at 11.57am

Mortgage A149212/4 to BNZ Finance Limited - 8.12.1994 at 11.57am

for A.L.R.



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

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

LEWIS & BARROW LTD

183 Hereford Street
P.O. Box 13-282
Christchurch
New Zealand
Telephone (03) 366-4320
Fax (03) 365-7069

11 April 1995

8219

Consulting civil and structural engineers

PRODUCER STATEMENT - PS1 - DESIGN

Issued By: Warren Richard Lewis
To: Christchurch City Council
In Respect Of: Townhouse
At: 5 Madeley Road, Christchurch

Lot 1 DP 58711

Lewis & Barrow Ltd has been engaged by John Chaplin Design Ltd to provide structural design for steel and timber cantilevers, steel beams, multiple joists, bearers, foundations and bracing in respect of the requirements of Clause B1 of the Building Regulations 1992 for those parts as specified of the building work. The design has been prepared in accordance with VM1 of the approved documents issued by the Building Industry Authority and the work is described on John Chaplin Design Ltd drawings titled Smythe Townhouse, 5 Madeley Road, Christchurch numbered 1 to 6 and dated March 1995 and the specification and other documents according to which the building is proposed to be constructed.

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

- (i) the site verification of the following design assumptions - ground supporting foundations has a safe bearing capacity of at least 100kPa.
- and (ii) all proprietary products meeting the performance specification requirements,

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

.....
BE (Hons) Reg. Eng.
183 Hereford Street, Christchurch

Date 11/04/95
ERB Reg No 5074
Member ACENZ IPENZ



CHRISTCHURCH CITY COUNCIL

FORM: BA20

PRODUCER STATEMENT INFORMATION TO BE SUPPLIED BY THE APPLICANT

PROJECT NO.:

95003867

Project Address: 5 MAPLEBY RD.....

Project Description: New TOWNHOUSE.....

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

Tick boxes to show which review statements are to be provided.	Consultants Firm and Contact Persons	1. Postal Address 2. Telephone No 3. Facsimile No	NZBC Clauses covered by Review
Principal Designer			
Design ☐			
Inspection ☐			
Design Review * ☐			
Architect			
Design ☐			
Inspection ☐			
Design Review * ☐			
Structural Engineer			
Design ☒	Lewis & Barron	P.O. BOX 13-282	B1
Inspection ☒	Warren Lewis	PH 3664320	
Design Review * ☐		FAX 3657069	
Civil Engineer			
Design ☐			
Inspection ☐			
Design Review * ☐			
Mechanical Engineer			
Design ☐			
Inspection ☐			
Design Review * ☐			
Electrical Engineer			
Design ☐			
Inspection ☐			
Design Review * ☐			
Building Contractor			
Construction ☐			

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

 CHRISTCHURCH THE GARDEN CITY <i>the city that shines</i>	CHRISTCHURCH CITY COUNCIL REQUIREMENTS FOR INSPECTION PROCEDURES AND PROJECTS INVOLVING SPECIALIST CONSULTANT DESIGN	FORM: BA20
		PROJECT NO.:

1.0 PREAMBLE

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

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

2.0 PREFERRED MINIMUM PROCEDURE

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

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

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

3.0 CONFIRMATION

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

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

Name (print): DAVID CHAPMAN

Signature: [Signature] Date: 5/5/91

BOUNDARY PEG CERTIFICATE

FOR UNIT TITLES

In connection with Building Permit Application No. 95003867

Application Date _____

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

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

CERTIFICATE

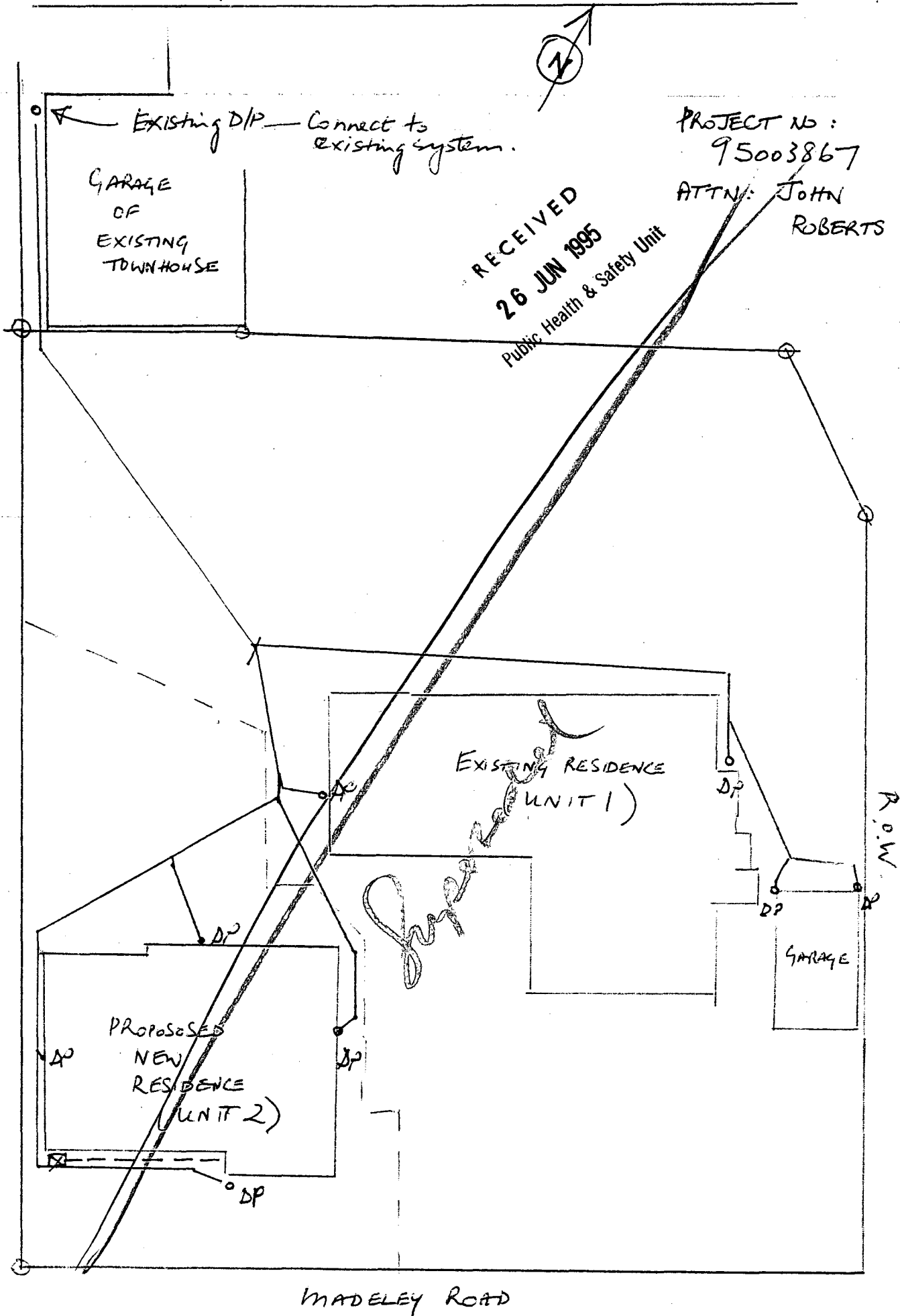
Herbert Winston Barnum Berg Registered Surveyor, hereby certify that the boundary pegs which define the property situated at No. 5 (Street) Madelay Rd more particularly described as Lot 1 D.P. 58711 C.T. 35A/1203 have been checked and are in their correct positions.

DATED this 1/19/92 day of October 19 94

Herbert W. Barnum Berg

Registered Surveyor

5 MADELEY ROAD - PROPOSED STORMWATER DISPOSAL



FILE COPY ✓

JOHN CHAPLIN DESIGN LTD

ARCHITECTURAL DESIGN N.Z.C.D. (arch.) M.N.Z.F.A.D.

1091 FERRY ROAD P.O. BOX 19-515 CHRISTCHURCH TELEPHONE 384-9602 FAX ~~384-9602~~ 3844060

FACSIMILE COVER SHEET

TO: CONSENT TEAM

DATE: 16/6/91

ATTENTION: JOHN ROBERTS

TO FAX NO: 3711920

FROM: JOHN CHAPLIN

TIME:

SUBJECT: PROJECT NO 95003867

NO. OF PAGES: 1
(INCL. COVER SHEET)

MESSAGE:

JOHN - REGARDING ITEM 5 OF YOUR
LETTER / FAX CONCERNING THE EXTERIOR
STAIR SURFACE, AS THERE IS AT PRESENT
NO "TRESTLE" ACROSS PROFILE TIMBER DECKING
THE STAIRS SHALL BE COATED, SAND
IMPREGNATED TIMBER AS PER TABLE 1A
D1 / ASI.

JOHN C.

170 →



JOHN CHAPLIN DESIGN LTD

ARCHITECTURAL DESIGNERS & CONSULTANTS
1091 FERRY ROAD P.O. BOX 19-515 CHRISTCHURCH
TELEPHONE 384-9802 FAX 384-4060

RECEIVED

13 JUN 1995

RECEIVED

13 JUN 1995

DEVELOPMENT GROUP

12th June 1995

Public Health & Safety Unit

Public Health & Safety Unit
Christchurch City Council,
P O Box 237
CHRISTCHURCH.

Attention: John Roberts

Dear John,

9510662		INTL	DATE
MR. JMT	ACTION REPORT INFO		
MR.			
MR.			
MR.			
MR.			
FILE NO	CONSENTS		

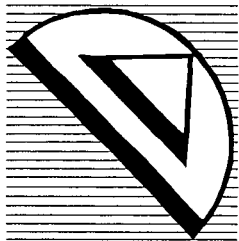
RE; PROJECT NO. 95003867 - 5 MADELEY ROAD, MT.PLEASANT

With refer to your fax dated 24th May 1995, I confirm the following items:-

1. Pegging Certificate - to be supplied by Owner.
2. Truss layout and design - to be supplied by Owner.
3. ☒ Sub floor ventilation - as noted on attached elevation. *Cross ventla req'd.*
☐ *Show on other elevations*
4. ☐ Fire rating to garage west wall - 9.5mm Fyrelime Gib.Board to each side of framing (noted on attached section). *Handrails must be on 506 battens*
5. ☒ Anti-slip requirement to stairs - internal stair - to be carpeted.
Exterior stair - across profiled timber. *Not unless tested Sand impregnated*
6. ☒ Exterior stair lighting - indicated on attached plan.
How is light activated? Infra Red
7. ☒ Deck balustrade fixing - as noted on attached drawing.
8. ☒ There is no side channel on the north side of Madeley Road and therefore, no vehicle crossing is required.

Regarding the problem with stormwater disposal, the subdivision of Lots 1 and 2 in 1991 was approved by the Council without any provision for

DIRECTOR JOHN CHAPLIN N.Z.C.D. (arch) M.A.D.N.Z.
ASSOCIATE DUNCAN CARTWRIGHT N.Z.C.D. (arch)

architectural

designers

JOHN CHAPLIN DESIGN LTD

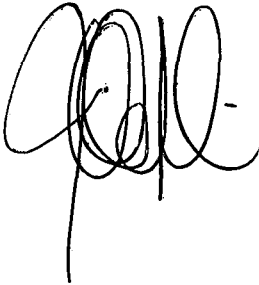
ARCHITECTURAL DESIGNERS & CONSULTANTS
1091 FERRY ROAD P.O. BOX 19-515 CHRISTCHURCH
TELEPHONE 384-9602 FAX 384-4060

-2-

the existing house or future unit. The Owner is pursuing this matter.

Yours faithfully,
JOHN CHAPLIN DESIGN LTD

Per:



DIRECTOR JOHN CHAPLIN N.Z.C.D. (arch) M.A.D.N.Z.
ASSOCIATE DUNCAN CARTWRIGHT N.Z.C.D. (arch)



0mm N.B. GALV. HANDRAIL WITH
5mm N.B. BALUSTRADES AT 1200
RS MAX WITH S/STEEL WIRE.

OB END FIXING
SCALE 1:10

HEVALINE DEXX ROOFING ON
1mm CONST. FLYWOOD ON EX
100x50 FLOOR JOISTS AT
600 CRS MAX. CUT TO PROVIDE
5mm FALL TO RAINHEAD.

BALCONY.

CARRY PLASTER OVER 17.5mm
CONST. PLY CAPPING. CAPPING TO
LINE WITH EDGE OF CLADDING.

7.5mm HARDIFLEX TO
INSIDE OF BALUSTRADE.

APPROVED PLASTER SYSTEM ON
H GRADE POLYSTYRENE INSULATION
ON 12.5mm CONST. PLYWOOD
SCREW FIXED TO 100x50 TIMBER
FRAMING AT 600 CRS MAX.

CARRY CHEVALINE DEXX UP
BEHIND CLADDING 100mm MIN.

NB EXTEND EVERY 2ND
100x50 VERTICAL THRU
PLY AND WELL NAIL TO
SIDE OF BALCONY JOISTS.

4.5mm HARDIFLEX ON EX 100x50
BATTENS AT 600 CRS MAX.
CUT IN BETWEEN JOISTS.

250x100 CANTILEVERD LINTEL.

APPROVED PLASTER SYSTEM ON
H GRADE POLYSTYRENE INSULATION
ON 100x50 FRAMING AT 600
CRS MAX.

7.5mm HARDIFLEX TO
INSIDE OF BALUSTRADE.

CARRIED UP BEHIND
100mm MIN. AND EXTENDED
100mm MIN.

PLATE FIXED
AT 1200 CRS
OF FOUNDATION WALL.

CONCRETE BLOCK WALL
WITH 16mm HORIZ. BARS
MAX. AND 12 VERT.
CRS MAX.

EX 100x45 RADIATA DECKING
ON 150x50 JOISTS AT 400
CRS MAX., SOLID BLOCK AT
MIDSPAN.

DECK.

150x50 STRINGER FIXED WITH
M12 BOLTS AT 1200 CRS MAX.

150x75 BEARER FIXED WITH
NAILED ON HOT DIPPED GALV.
M.S. PLATE TO 150 S.E.D.
TANAPILES.

TAKEN DOWN TO

100x100 POST AND POST
BRACKET BEYOND.

JOHN CHAPLIN DESIGN LIMITED

91 FERRY RD CHRISTCHURCH. PO BOX 1515. PH 384 9602. FAX 384 4060
CONSULTING ENGINEERS: LEWIS & BARROW LTD. 183 HEREFORD ST. PH 366 4320.

SCALES: 1:10, 1:25.

DRAWN: IAN LANGSTON.

DATE: APRIL 1995.

SHEETS
SIX.

SHT NO

5



RECEIVED
13 JUN 1995
Public Health & Safety Unit

WEST ELEVATION. SCALE 1:100.

CONCRETE TILE ROOF.

POLYSTYRENE HALFROUND SPOUTING
IN EX 150x25 FASICA BOARD.

IMPROVED PLASTER SYSTEM
WITH H GRADE POLYSTYRENE
INSULATION TO EXTERIOR WALLS.

118.740

POWDER COATED
ALUMIN. WINDOW.

116.000

R.P.3.
BOUNDARY.

33.5° RECESSION PLANE.

F.F.L. 118.740

F.F.L. 116.000

CONCRETE BLOCK
FOUNDATION WALL.

65mm Ø UPVC
DOWN PIPES.

EAST ELEVATION. SCALE 1:100.

SUB FLOOR VENTILATION
VENTS @ 1500 MAX C/S
+ 750 MAX. FROM CORNERS

NEW FOUL WATER DRAIN
CONNECTED INTO EXISTING.

LEGAL DESCRIPTION.

C.T. 35A/1203

LOT 1.

D.P. 58711.

AREA 1178 SQ. m.

SITE COVERAGE UNIT 1, 164.39 SQ. m.
UNIT 2, 112.53 SQ. m

TOTAL SITE COVERAGE 276.92 SQ. m.

SITE COVERAGE EQUALS 23.51%.

RECEIVED
13 JUN 1995
Public Health & Safety Unit

JOHN CHAPLIN DESIGN LIMITED

1091 FERRY RD CHRISTCHURCH. PO BOX 1515. PH 384 9602. FAX 384 4060
CONSULTING ENGINEERS: LEWIS & BARROW LTD. 183 HEREFORD ST. PH 366 4320.

SHEETS
SIX.

SHT NO

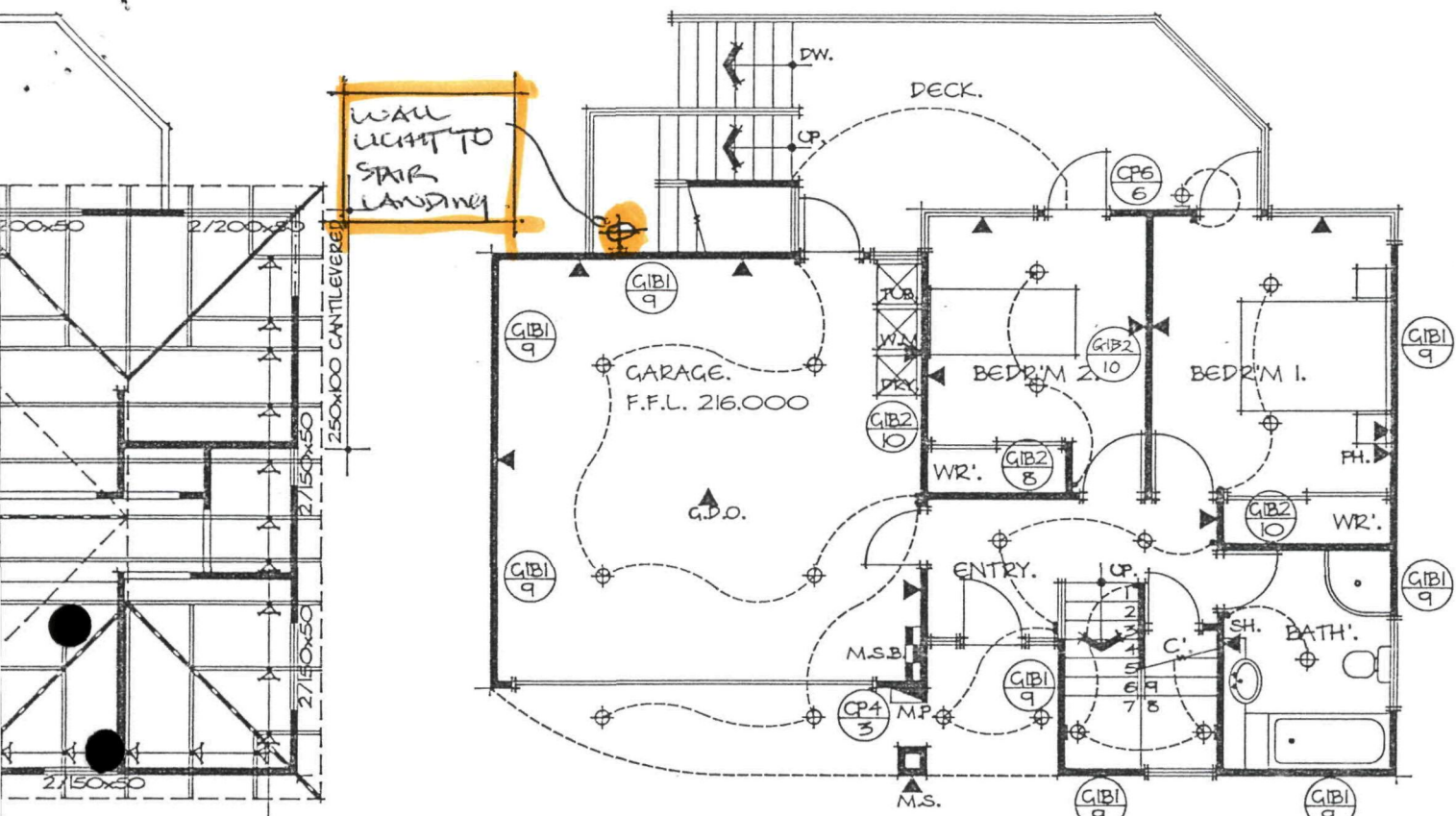
1

architectural
designers

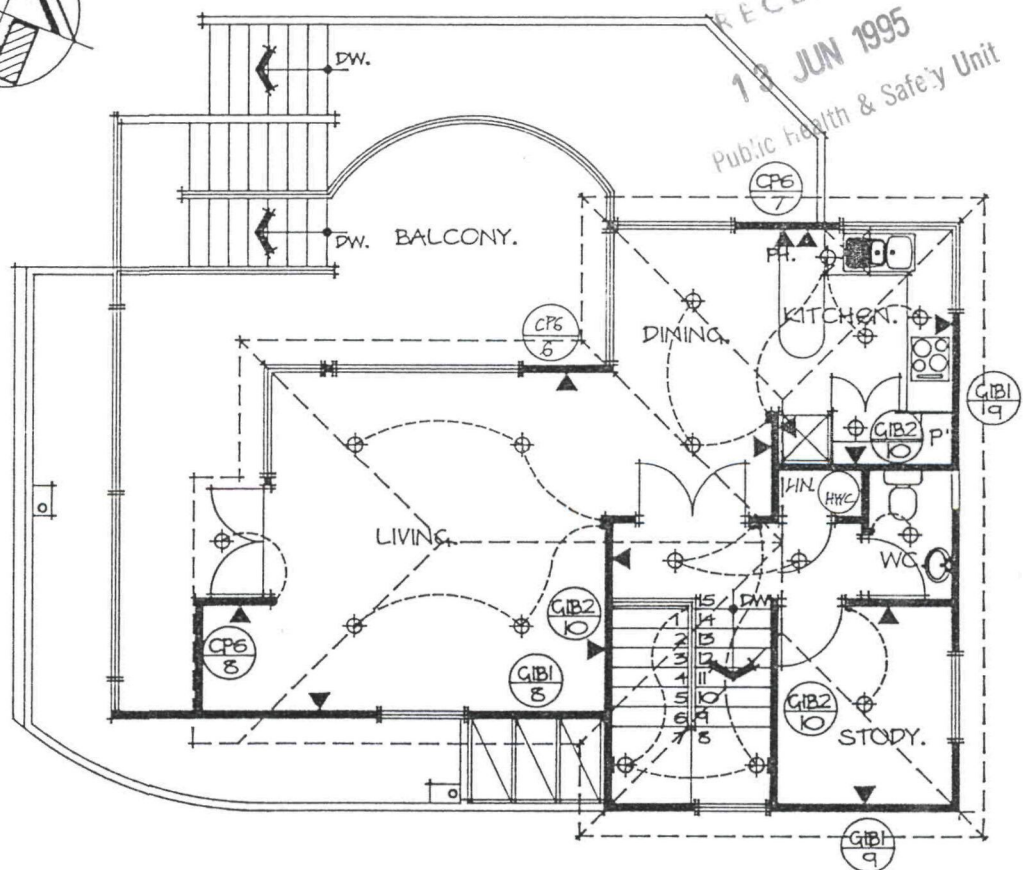
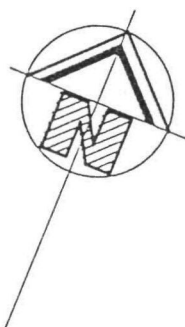
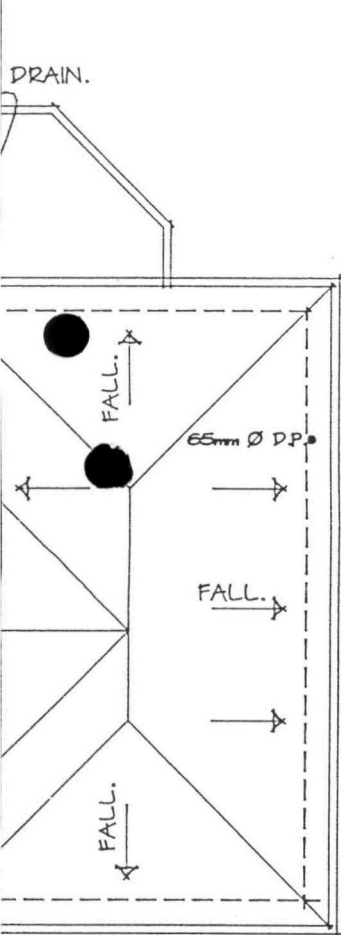
SCALES: 1:100, 1:500.

DRAWN: IAN LANGSTON.

DATE: APRIL 1995.



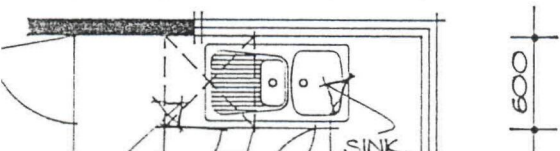
GROUND FLOOR ELECTRICAL/BRACING PLAN.
SCALE 1:100.



FRIST FLOOR ELECTRICAL/BRACING PLAN.
SCALE 1:100.

BRACING SCHEDULE

WALL BRACING SYSTEMS CO		
TYPE	DESCRIPTION	ADDITIONAL



CONCRETE TILES ON 50x50
BATTENS ON ROOFING UNDERLAY
ON WIRE NETTING ON TIMBER
TRUSSES AT 900 CRS MAX.

COLORSTEEL HALF-ROUND
SPOUTING ON EX150x25 FASCIA
BOARD ON 100x50 PACKER.

45mm HARDIFLEX SOFFIT ON
100x50 FRAMING AT 600
CRS MAX.

LINE OF WALL IN FOREGROUND
SHOWN DASHED.

40mm N.B. GALV. HANDRAIL WITH
25mm N.B. BALUSTRADES AT 1200
CRS MAX WITH S/STEEL WIRE.

CARRY PLASTER SYSTEM UP
AND OVER 17.5mm CONST. PLY
CAPPING. CAPPING TO LINE WITH
EDGE OF H GRADE POLYSTYRENE
AND 7.5mm HARDIFLEX.

FORM 100x60 WIDE HOLES THRU
BALUSTRADE FOR WATER DRAINAGE.

CARRY CHEVALINE DEXX UP
UNDER CLADDING 100mm MIN.

CARRY CHEVALINE DEXX UP
AND OVER 17.5mm CONST. PLY
CAPPING, ANGLED END AND
DOWN OVER 7.5mm HARDIFLEX
50mm MIN.

R.P.2.

R.P.1.

7.5mm HARDIFLEX ON
100x50 FRAMING AT
600 CRS MAX.

BOUNDARY.

SKELLERUP RAINHEAD, SHOWN
DASHED BEYOND AND 65mm Ø
UPVC DOWNPIPE. DOWNPIPE CARRIED
DOWN ON INSIDE OF WALL.

200 UB 21
10mm BEYOND

EXTEND EXISTING 2ND
100x50 VERTICAL THRU
PLY & WELL NAIL TO
SIDE OF BALCONY JOISTS.

CHEVALINE
21mm CONST.
250x50 FL
400 CRS /
65mm FALL

9.5mm FyRELING GIB. BOARD
EACH SIDE OF FRAMING.

100mm CONCRETE FLOOR SLAB
WITH 665 MESH WITH 30mm TOP
COVER ON "MOISTOP" D.P.M.
ON ROUND NO FINES SHINGLE
HARDFILL.

GARAGE.
F.F.L. 116.00.

2/DIG HORIZ. BARS AND
DIO TIES AT 600 CRS MAX.

FOUNDATION TAKEN DOWN
TO SOLID BEARING.

SECTION A - A.
SCALE 1/25.

RECEIVED
13 JUN 1995
Public Health & Safety Unit

CHRISTCHURCH CITY COUNCIL
PUBLIC HEALTH AND SAFETY UNIT

TELEFAX MESSAGE:

TO: JOHN CHAPLIN Organisation: JOHN CHAPLIN DESIGN
FAX NO: 384-4060 Location: CHCH
SENDER: John Roberts, ph 371-1730 Designation: Building Consent Officer
Date: 31/5/95 No. of Pages (including this page): 1
RE: Application for Building Consent No: 95003867
Location: 5 MADELEY ROAD: 2ND DWELLING WITH GARAGE

MESSAGE:

Further to my fax of 24/5/95, please also note the following:

1. The Water Services Unit has confirmed that the proposed connection of the new stormwater drains to the existing drainage, as drawn is not acceptable.

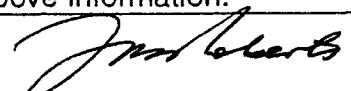
There have been problems with the stormwater drainage to the existing house.

Please show new stormwater drains connecting to an approved outfall.

Thanks.

See also
previous fax.

Processing of your application is held up pending receipt of the above information.

SIGNATURE: 

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED • FAX NO (03) 371-1920
Civic Offices • 163-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 371-1675

CHRISTCHURCH CITY COUNCIL

PUBLIC HEALTH AND SAFETY UNIT

TELEFAX MESSAGE:

TO: JOHN CHARLIN Organisation: JOHN CHARLIN DESIGN
 FAX NO: 384-4060 Location: CHCH
 SENDER: John Roberts, ph 371-1730 Designation: Building Consent Officer
 Date: 24/5/95 No. of Pages (including this page): 1
 RE: Application for Building Consent No: 95003867
 Location: 5 MADELEY ROAD : 2ND DWELLING WITH GARAGE

MESSAGE:

Please provide the following information, etc:

1. Pegging Certificate (as previously requested)
2. Truss design & layout, and specific design for lintels if necessary (ditto)
3. Show under-floor ventilation Cross vent'n req'd.
4. Show how fire rating is to be gained to Garage West Wall
5. Show how internal and external stairs comply with NZBC D1/AS1/ Table 1A re anti-slip surfaces
6. Show lighting to exterior stairs
7. Show how Deck balustrade/barrier complies with NZBC B1. Method of construction/base-fixing design does not appear to be as strong as B1/AS2 on the longer sections of barrier between returns.
8. Confirm that no vehicle crossing is required.
(no side channel?) None req'd

Processing of your application is held up pending receipt of the above information.

SIGNATURE:

John Roberts

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED • FAX NO (03) 371-1920
 Civic Offices • 163-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 371-1675

FILE

COPY

Section 1
APPENDIX 1.14

CHRISTCHURCH CITY COUNCIL

DOCUMENT TRANSFER

Date: 23/5/95

Issued to: MR B. SMITH
WATER SERVICES UNIT

From: JOHN ROBERTS CPU PH & S UNIT EXT. 8730

DOCUMENT DESCRIPTION	COPIES
PROJECT 95003867	
• Part dwp. of stormwater drainage to existing Unit 1 and Proposed Unit 2	1
• Copy of Tony Hardin's letter of 23/3/95	

Reasons for Transfer: Please confirm that enclosed proposed layout is correct in view of comments in letter.

31/5 Not acceptable to connect new dwp. ops into exstg. for exstg. dwp.

Thanks

John

Please tick (✓) in applicable box.

Sent by:

☐ Mail

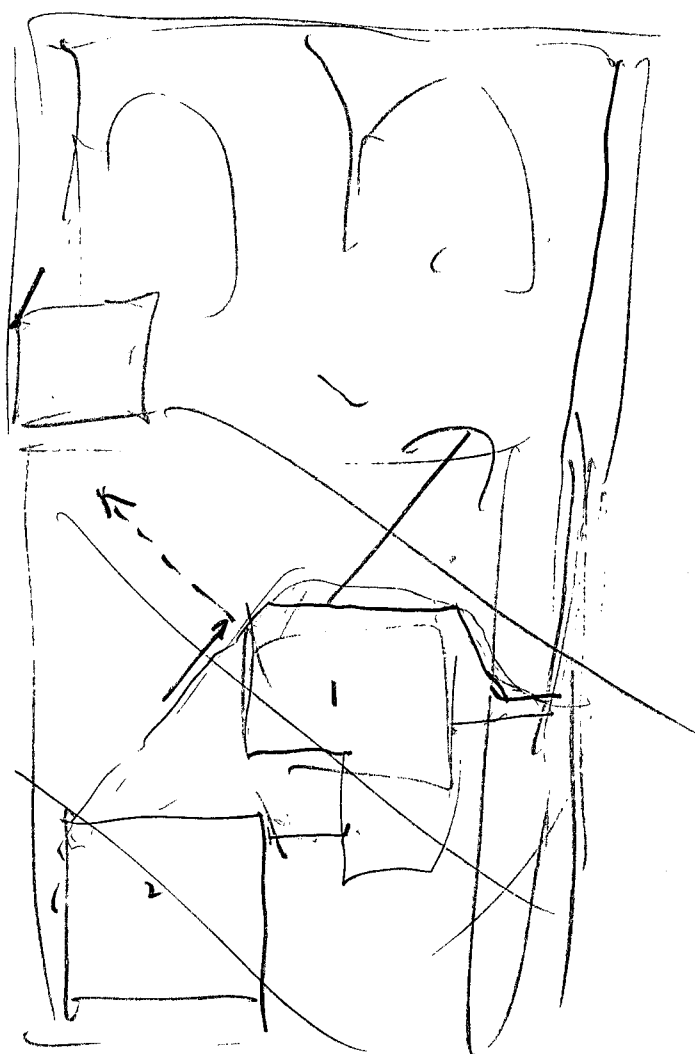
☒ Courier

☐ Other

Computer Recorded:

☐

Copies to:





CHRISTCHURCH CITY COUNCIL

23 March 1995

Fox & Associates
P O Box 13-390
CHRISTCHURCH

Attn: Mr D Fox

Dear Sirs

SCHEME PLAN LIN/90/307
G & N PANNETT
5 MADELEY ROAD

FILE REF: 552-688			
DOCUMENT			
No. 0133107			
28 MAR 1995			
ACTION	INFO	DISCUSS	REPORT
☒	☒	☒	☒
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐

With reference to the above subdivision and the subsequent correspondence from Harman & Co and Lane Neave Ronaldson about problems with the stormwater disposal system for the existing house, it was a condition of subdivision approval that the "roof stormwater from the existing house on Lot 1 was to be piped to the existing stormwater piping in the right of way if not at present discharging to an approved outfall."

You certified in your letter of 25 July 1990 that "the conditions of approval have been met and we would now be grateful for the issue of the compliance certificate."

It is your responsibility to ensure that all of the conditions of approval have been completed and Council takes the view that if those conditions have not been met it is your responsibility to ensure that they are completed as soon as possible. Would you please liaise with Mr Pannett and have the outstanding work undertaken.

Please inform Mr B Smith of the Water Services Unit when the above work is completed.

Yours faithfully

A C Handisides

A C Handisides
SUBDIVISION PLANNING OFFICER (EAST)

ACH:JCP

c.c. Mr A W Prescott
Messrs Harman & Co
Barristers and Solicitors
P O Box 13-151
CHRISTCHURCH

c.c. Ms Wendy Hughes
Lane Neave Ronaldson
Barristers and Solicitors
P O Box 13-149
CHRISTCHURCH

c.c. Mr B Smith
Water Services Unit
Cambridge House

**COPY FOR YOUR
INFORMATION**

CONTACT A C Handisides Telephone: 371-1767 FILE LIN/90/307

CIVIC OFFICES • 163 - 173 TUAM STREET • PO BOX 237 • CHRISTCHURCH
NEW ZEALAND • TELEPHONE (03) 379-1660 • FAX (03) 371-1792

Conditions Cert. Issued?
Yes





CHRISTCHURCH CITY COUNCIL

10 May 1995

JOHN CHAPLIN DESIGN
BOX 19-515
CHRISTCHURCH

Dear Sir/Madam

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 95003867

Your application for a building consent for the proposed erection of
2ND UNIT DWELLING ATTACHED GARAGE
at 5 MADELEY RD refers.

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

Please supply the following further information to the Consent Section of the Public Health and Safety Unit:-

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

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

Yours faithfully

EDD

for
PUBLIC HEALTH AND SAFETY MANAGER

CONTACT

FILE

PUBLIC HEALTH & SAFETY UNIT

1ST FLOOR, CIVIC OFFICES, 163 TUAM ST.

P O BOX 237

CHRISTCHURCH

TELEPHONE (03) 371-1675

FAX (03) 371-1920

1. Confirm that Spw to drift 1 is resolved
(as attached letter), and review Spw drawings
to Unit 1 & 2 accordingly. Water Services drain Smith 24/5

2. ~~Sus. dev. Cond. Conf. issued?~~ Yes

3. Reg. Wt (a.p.r.)

4. Tmrs Dr L (a.p.r.)

5. Underfloor vent

Method of fire rating garage brick wall.

7. Compliance with D1/AS1 / Table 1A for anti-slip surface to internal +
external stairs

8. E-E/6: Stair has only 14 risers @ 196 = 2740 total
rise. ∴ does not comply as main route stair

8. Lighting to ext. stair

9. Review Deck balustrade - method of construction / base fixing
does not appear to be as strong as the Acceptable
Solution in NZBC D1/AS2

10. Confirm no side channel ∴ NO det. dry reg'd.

11.

CONSENT PROCESSING CHECK SHEET FOR HOUSING AND SIMILAR

Date: _____

Project Number: _____

Address: _____

Section 35:	Resource Consent	—
36:	Land Subject to erosion, etc	—
37:	2+ Allotments	—
38:	Building Alterations	—
46:	Changes of Use	—
66:	Earthquake Prone	—
PIM Problems Resolved		
Value		✓
CT (and PA if required)		✓
Subdivision Conditions Certificate issued		Q
Reserve/Development Fee		—
Pegging Certificate		Q
Site Levels		—
Floor Levels: Masonry 150		—
Other 225 above FGL		✓
BA21 Compl Schedule & Fee		—
Schedule and BA3 copy to Enforcement		—
Producer Statements		✓
Inspection Procedures (BA20)		✓
Credits for Consultants Inspections		✓
Hill Site and other Hazards	not step	—
Foundation:	Soils OK/Request Report	} PS
	Report: Copy to Hazard File	
	Size/Steel	
Slab: Ties/DPC/Mesh/Joints		✓
Wall DPC: Top Edge Sealing		—
Truss Design/Layout		Q
High Points Loads on Lintels		Q
Member Sizes: Roof/Floor/Wall		✓
Cantilevers: Joists/Lintels		PS
Offset Loadbearing Walls		PS
Trimmers under LB Walls		PS
Timber Species & Treatment		A
Bracing		PS
Dragon Ties/Ceiling Diaphragms		—
Blockwork: Steel & Foundations		PS
Steel beams		PS
Fire Codes: Escape		—
Spread of Fire		Q
External Wall Unprotected Area		—
Woodburner		—
Access Routes: Into and inside		✓
Antislip surfaces	deck	Q
	Int. stairs	
	Stairs	

Accessible Parking/Routes/Entry	—
Stairs: Main Pvt: Tread 280+ Riser 190-	✓
Sec Pvt: Tread 250+ Riser 200-	—
Minor Pvt: Tread 220+ Riser 220-	—
Ramps	—
Handrails to steps/stairs/ramp	✓
Lighting Stairs D1/AS1/4.6	Q (Exterior)
Surface & Subsoil Drainage/Outfalls	A
Silt Traps E1/AS1/cl.3.6.1	✓
Roofing type & pitch E2	Heavy- ✓
Internal Gutters: Overflows, Snow boards	—
Downpipes	✓
Claddings	✓
Subfloor & Ventilation	Q
Insulation: Floor/Wall/Clg	✓
H3 ply to unventilated skillion roofs	A
Ventilation E2 and G4	✓
Safety Glass F2 & NZS 4223:Pt3:1993	Speci ✓
Barriers F4	✓
Sound Insulation G6	—
Sanitary Fixtures	✓
Accessible Toilet/Shower Facilities	—
Laundry Space G2/AS1/Fig 1	✓
Water Storage (OPH)	—
Backflow: (eg pools, dentist chairs)	—
Anti Scalding Device	A
Discharge: Wastes & Vents	✓
Foul Drains/Vents	✓
Pools	—
Stormwater Drains	Q Water service
Edg. Septic Tanks	—
Common Drains	—
Under bldg/deck	✓
Easements: Drains in, Buildings Over	Q
Forms/Fees: Water Connection	✓
Road Opening	—
Footpath Opening	—
Vehicle Crossing	Q
Specialist: Structural Check	—
Plumbing Check	—
Drainage Check	—
Civil Check	—
Fire Check	—

✓ = OK

— = Not Applicable

Q = Queried

A = Documents Amended

CHECK SHEET

DATE: _____

PROJECT NO: _____

SITE ADDRESS: _____

PROJECT TYPE: _____

KEY		
SATISFACTORY	✓	✓
RECTIFICATION	R	
NOT APPLICABLE	N/A	
REMEDIED	R	✓

FINAL M8					
Ventilation			Siting and Levels		M
Ceiling Insulation			Bearing & Reinforcing		1
Glazing (safety)			Tailings & DPC		M
Barriers (safety)			Mesh & Ties/Shrinkage Control		2
			Subfloor/Ventilation		
Egress			Moisture Check 70		M
Stairs			Structure & Bracing		3
Cladding			Wall Insulation		M
Seismic Restraints: (Cylinder) (Roof Tank)			Ceiling Insulation		4
Solid Fuel Appliance (type)			Truss Type LIGHT HEAVY		A
Surface Water (Downpipes. Kerb) (Gulley Traps)			Rates Notification (date)		
Acoustic Control			Plumbing		M4B
Fire Resistant Rating			Foul Water		M6
Swimming Pool (Fencing)			Storm Water		M7
Tempering Valve			Drainage Pickup Plan Recorded		
IS A COMPLIANCE SCHEDULE REQUIRED? Y N					
A	Automatic Sprinkler Systems		Dangerous Goods		
B	Auto Doors That Form PT Fire Wall		Environmental Health		
C	Emergency Warning Systems		Trade Waste		
D	Emergency Lighting Systems				
E	Escape Pressurisation Systems		Liquor Licence/Authorisation		
F	Rise Mains For Fire Service		Producer Statements	Recieved	
G	AutoBack Flow Preventer				
H	Lift				
I	HVAC Systems				
J	Any Other Mechanical, Electrical , Hydraulic or Electronic Systems				
K	Disabled Facilities (Toilets, Ramps)				
L	Signs		Main Contractor		
M	Hand Held Hose Reels		Structural Designer		

NB: A Statement of Fitness is required for a new building before occupation if a compliance schedule is required.

BOUNDARY 10.840m 68° 10'

BOUNDARY 19.220m 74° 37'

BOUNDARY 12.000m 128° 30'

BOUNDARY 36.830m 158° 09' 20"

BOUNDARY 32.950m 68° 10' 20"

BOUNDARY 29.420m 158° 08'

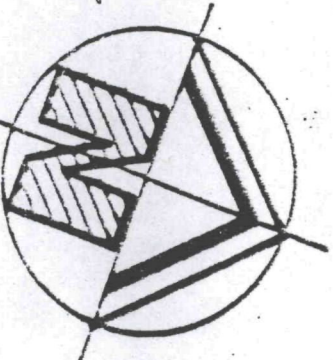
EXISTING FOX WATER SEWER

CONNECT NEW STORMWATER INTO EXISTING DRAIN

NEW FOX WATER DRAIN CONNECTED INTO EXISTING.

CONNECT NEW STORMWATER TO EXISTING

EXISTING STORMWATER



B. 8.95 m e Kungie B Bridgier

AMENDED
C.C.C.

OWNER TO ARRANGE ANY NECESSARY LEGAL RIGHT/ENTITLEMENTS FOR THE PROPOSED STORMWATER CONNECTION

MADDELY ROAD.

CHRISTCHURCH CITY COUNCIL

5 JUL 1995
DOCUMENT

4/7/95

SPECIFICATION

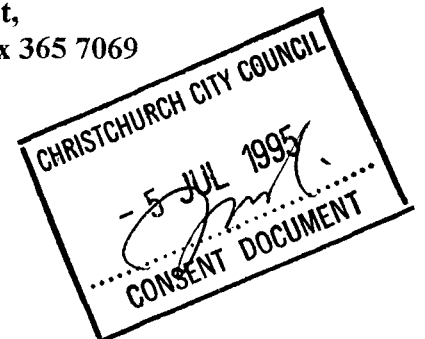
**OF WORKS TO BE DONE AND MATERIALS TO BE
USED IN THE ERECTION AND COMPLETION OF A
RESIDENCE, 5 MADELEY ROAD, CHRISTCHURCH
FOR MICHAEL SMYTHE**

DESIGNERS;

**JOHN CHAPLIN DESIGN LTD
1091 Ferry , Christchurch
Phone (03) 3849602
Fax 3844 060**

CONSULTING ENGINEERS;

**LEWIS AND BARROW,
183 Hereford Street,
Phone 3664320 Fax 365 7069**



LOCAL AUTHORITY;

CHRISTCHURCH CITY COUNCIL

04 MAY 1995

DATE;

APRIL 1995

**TENDERS CLOSE 4 P.M. MAY 30TH 1995 AT THE OFFICE OF THE
DESIGNER, 1091 FERRY ROAD, CHRISTCHURCH.**

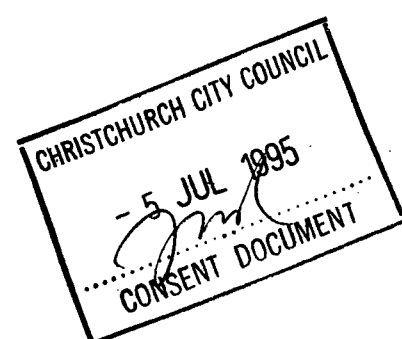
All building work shall comply with the
New Zealand Building Code notwith-
standing any inconsistencies which may
occur in the drawings and specifications.

FILE COPY

95003867

INDEX

1. PRELIMINARY AND GENERAL
2. EXCAVATOR
3. CONCRETOR
4. BLOCKLAYER
5. CARPENTER
6. JOINER
7. DRAINLAYER
8. INSULATED CLADDING SYSTEM
9. PLUMBER
10. ELECTRICIAN
11. TILE ROOFER
12. CHEVALINE DEXX ROOFER
13. ALUMINIUM WINDOWS AND GLAZING
14. PAINTER - NOT IN CONTRACT



PRELIMINARY AND GENERAL

1.01 CONDITIONS OF CONTRACT;

The general conditions governing this contract shall be "Conditions of Contract" NZS 3901 (1987) unless otherwise specified and shall be read in conjunction with this specification, the accompanying plans, the special Conditions of Contract and other related documents.

1.02 SCOPE OF WORK;

The scope of the work is to construct, completely finish and maintain for a specified time, the various works described or indicated on the plans and in this specification. This preliminary and general section relates to the following specification as a whole and to the work of all subcontractors.

All workmanship and materials shall be of the highest quality and of best description. "Best" shall be taken to mean that there is no better class of workmanship or higher quality of materials available or appropriate for the work or finish required.

Should any tradesmen consider that the work of another trade or the condition of any surface is not in a satisfactory condition to ensure a proper finish for his work thereon, he shall so notify the Designer before commencing his work and shall not proceed until the necessary alteration or improvement has been effected. Failing such notice, the trade concerned, together with the Contractor will not be relieved of any responsibility for poor results due to previous unsatisfactory conditions.

The contract shall be performed with all due and reasonable speed without avoidable delays and the building shall be handed over to the Owner complete in every detail, weatherproof with all mechanical, electrical and moving parts in proper working order, all plumbing and drainage systems operating perfectly and the whole of the buildings and site clean and fit for immediate occupation.

1.03 EXAMINE SITE;

Tenderers are advised to visit the site and to satisfy themselves as to the site conditions, levels, access, distance etc., and all other matters affecting the execution of the work and will be taken to have obtained for themselves all such information as may be necessary notwithstanding any particulars given herein as no extra will be allowed for any work by reason of ignorance of the site or existing site conditions. All boundaries will be pegged at the expense of the Owner.

1.04 DRAWINGS AND SPECIFICATION;

The document included in this contract shall consist of the Working Drawings and Specifications which shall be read in conjunction with one another. The work shall be carried out to the true intent and meaning of the drawings whether specified or not for the complete carrying out of the works. The drawings and this specification shall be accepted and considered as sufficient for the description generally of the works and the Contractor shall not depart therefrom without the written consent of the Owner.

5

The attached specification and drawings show the extent of the work but there is no warranty expressed or implied that it shows each and every minor detail or item required to be included by the Contractor. Should any materials, work or item appear to be inadequately described yet obviously necessary for the neat, strong and satisfactory completion of the work, the Contractor shall allow for same in his tender.

Anything drawn and not specified or vice versa shall be deemed to be included in both. The Contractor shall set down any omission doubt or ambiguity as to any part of the documents in writing with his tender in order that these shall be clarified or provided for before accepting of the tender. The Contractor shall verify all dimensions shown or figures given on the drawings. Figured dimensions are to be taken in preference to scaled dimensions. When tendering, the Contractor should allow for the most expensive alternative.

1.05 INSPECTORS;

The Contractor shall establish from the Territorial Authority or Building Certifier, before construction commences, a list of their required site inspections during the construction process. The Contractor shall notify them at least 24 hours prior to a scheduled inspection item being available for a site inspection.

1.06 FOREMAN:

A competent general foreman shall be constantly upon the works and any instructions given to them shall be deemed to have been given to the Contractor.

1.07 SUBCONTRACTORS;

Subletting of any portion of the work will not be permitted except as provided for under the Conditions of Contract NZS 3910. Tenderers shall submit with their tenders the names of any proposed subcontractor for approval. Subcontractors, if approved, shall enter into a contract with the main contractor upon terms and conditions consistent with the contract between the Owner and the Contractor. On acceptance with the tender submit the following:-

a) The work to be done by each subcontractor.

(b) The amount of the subcontractor's price.

The Contractor shall make available to all subcontractors all the relevant information concerning subcontractor's work including Conditions of Contract, Drawings, Specification and variation orders etc. The Owner reserves the right to nominate subcontractors. This specification is subdivided into trade sections for the convenience of reference only, and it shall not be construed that each section is an entire and separate contract, hence no claims will be admitted from subcontractors for work not specifically mentioned in a trade section, but which is provided for, expressed or implied elsewhere in the Specifications.

1.08 REGULATIONS AND STANDARDS;

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

The contractor and subcontractors undertaking this work shall obtain copies of the relevant sections of the New Zealand Building Code and documents relating to acceptable solutions and verification methods, and shall be conversant with their contents, as these documents become part of each section of this specification.

Nothing in this specification shall be construed as negating any requirement of the Building Regulations 1992 or of the New Zealand Building Code and Approved Documents. The Approved Documents set out in detail, construction provisions applicable to this contract, which are too extensive to be repeated in this specification. The provisions of these standards must not be ignored by benign neglect.

1.09 PROVIDE PLANT;

Provide all plant, scaffolding, hoists, tackle etc., and a foreman, plus sufficient number of men for the proper expeditions and the complete execution of the works, supply any cartage, workmanship and materials, which although not specifically mentioned, may be nevertheless incidentally necessary for the proper completion of the work described herein.

1.10 SETTING OUT;

The Contractor is to do the setting out of all work and is to be responsible for its accuracy and must amend any errors. Check all dimensions on the site, in particular siting and set out of foundations before pouring any concrete. Any doubt in setting out shall be reported to the Designer.

1.11 ATTENDANCE;

The Contractor shall attend on, cut away for and make good after all trades. The Contractor shall ascertain from each subcontractor all particulars relating to his work with regard to the order of its execution and the position in which chases, holes etc., shall be required before the work is started. No claim shall be allowed for extra cost of cutting away work already executed in consequence of any neglect by the Contractor to ascertain these particulars beforehand

1.12 CLEANING AND PROTECTION;

The Contractor shall at frequent intervals and in any case whenever so required by the owner and at completion, remove from the building and site all rubbish, litter and surplus materials which may accumulate and shall take all reasonable precaution to protect finished surfaces from damage or disfigurement of the finished work of other trades and will be responsible for the cost of restoring any surfaces harmfully affected. Particular care shall be taken by all trades to avoid scratching, denting or bruising finished exposed joinery timbers. All paint or plaster splashes or other marks shall be removed and cleaned off immediately.

1.13 PURCHASE OF SPECIAL GOODS.

The Owner reserves the right to purchase all fittings etc., for which p.c. prices or lump sums are specified and from any firm he may desire from either stock or indent. The p.c. sums quoted shall be p.c. prices in Christchurch and the Contractor shall be entitled only to the usual trade discount. Where lump sums are specified the amounts allowed are nett and the Contractor must add his own profit to such sums specified as no discount will be allowed.

1.14 LOANS;

If this contract is financed in whole or in part by any financial authority or institution, the Contractor shall conform to the requirements and conditions set out by the Lender to the satisfaction of their Architect or other authorised Officer responsible for these works.

1.15 INSURANCES;

The Contractor shall effect and maintain (unless otherwise stated) during the continuation of the contract the insurances enumerated hereunder:

(a) Public Liability - The Contractor shall effect and maintain such insurances as will protect him and the Owner from claims under any Act for the time being in force relating to Worker's Compensation or Owner's Liability or under any statutory provision or at common laws and before employing any labour or commencing any work shall lodge with the Designer proof of this insurance (the minimum amount of public liability cover shall be \$1,000,000.00).

(b) Contractors All Risk - insurance against theft, vandalism and fire damage resulting from the works or weather is the responsibility of the Contractor. Proof of this insurance shall be provided before commencing work on site.

1.16 ALTERATIONS AND DEVIATIONS;

The Designer reserves the right to alter or amend the drawings or omit any of the work under this contract and such deviations shall not invalidate this contract. No allowance shall be made to the Contractor for any alterations or deviations or additions unless he can produce a written order from the Designer and such an order shall distinctly state the matter subject to any extra or varied charge. The Contractor must therefore agree to the cost of any variation to the contract before the work proceeds as no claim will be paid for work done where a price has not been previously agreed with the Designer.

1.17 SHEDS AND STORAGE;

The Contractor shall supply all necessary temporary sheds and toilet for the use of his men and for storage of materials on the site.

1.18 CARE OF WORKS;

The Contractor is to keep all persons on the works (including those employed by subcontractors) under his control and within the boundaries of the works generally until their completion, including all work executed and materials deposited on the site by himself or subcontractors and suppliers. The Contractor shall be responsible for all damage arising from weather, carelessness of the operatives, damage or loss and shall be held solely responsible for all damage to adjoining buildings or property caused by him or his employees including subcontractors and shall indemnify the principal against all claims on account thereof.

1.19 PROTECTION FROM WEATHER;

The Contractor is to cover up and protect the works from the weather and is to suspend all operations during weather which would be detrimental to the work.

1.20 PROVIDE AND FIX/SUPPLY AND INSTALL;

6

The words separately used shall be taken to mean both "provide and fix" or "supply and install" unless otherwise stated. Confirm with the Designer if any doubt exists as to whose responsibility it is to supply any particular item or fitting.

1.21 COMPLETION;

At completion the Contractor shall remove all refuse and debris from and around the building and off the site. Leave the whole site tidy and fit for gardening and leave the entire buildings, including paths, steps, terraces etc., ready for use. All floors shall be left broom clean, all glass work left sound and clean inside and out and all painted and stained or polished work left free from spots and dirt. All bench tops and basins, pans etc., shall be left clean and free from paint, varnish or other spots.

1.22 AVAILABILITY OF MATERIALS;

Should any of the materials specified for in this contract be unprocurable or be prohibited by any Government regulations, negotiations shall be made for the provision of substitutes. Before any such substitutions are included in the contract, the approval of the Designer will be obtained. The price difference resulting from the inclusion of the substitutes must be agreed upon before the respective works are commenced. Any substitutes must comply with the requirements of the New Zealand Building Code.

1.23 CONTINGENCIES;

Allow the sum of Three Thousand Dollars (\$3000.00) . The whole or any amount remaining unspent at the completion of the contract shall be credited to the Owner.

1.24 MAINTENANCE;

The Contractor shall make good all defects, shrinkages or other faults whatsoever which may arise or appear within a period of ninety (90) days after the certified completion of the works.

1.25 TEMPORARY POWER SUPPLY;

The Contractor shall allow to provide temporary power supply to the site.

1.26 TEMPORARY WATER SUPPLY;

The Contractor shall allow for temporary water supply for site.

1.27 STABILITY OF STRUCTURE;

The Contractor shall in all cases use proper care and diligence in bracing and supporting all parts of his work against damage by wind or earthquake. He shall also protect the work from damage by water. His work shall at all times be self-supporting, absolutely strong and fully equal to resist all strains and stresses to which it may be subjected.

1.28 ARBITRATION;

All disputes between the Contractor and the Owner shall be immediately referred to arbitration as set out in the Arbitration Act 1908.

1.29 PROGRESS PAYMENTS;

7

Claims for progress payments shall be for the value of work done to date including the value of unfixed materials on site and shall detail separately the amount claimed by each of the various subcontractors for the value of their work to date. Such claims shall have deductions made in conformity with the maintenance retention as described in the General Conditions of Contract. All variations to the contract shall, where possible, be claimed as the work proceeds and not left until the final claim.

1.30 PERFORMANCE GUARANTEE:

The Owner reserves the right to take out, at his own expense, a Master Build Services Guarantee to cover the proposed building. The taking out of this policy does not lessen the responsibilities of the Contractor in carrying out the contract.

1.31 TIME FOR COMPLETION;

The time for completion will be as indicated in the General Conditions of Contract. Extensions to this time shall only be granted in the terms set out in the General Conditions. No increase in costs shall be accepted beyond the completion date stated.

1.32 G.S.T.;

Tenders should be given excluding GST.

1.33 MANUFACTURER'S INSTRUCTIONS OR RECOMMENDATIONS;

All materials or items to be installed in the works shall be done so strictly in accordance with the instructions or recommendations of the Manufacturer. Failure to comply with this instruction or recommendation without the prior approval of the Manufacturer may require the replacement of the material or item.

1.34 CLAIMS AS TO OWNERSHIP OF MATERIALS;

The Contractor shall ensure that all materials delivered to the site to be fixed in place are not subject to any reservation of title or to any claims by the providers of those materials and that no conditions exist that could give rise to future claims.

1.35 AS BUILT DRAWINGS;

The Contractor shall provide all "record drawings" or "as built drawings" as required by this specification and as required by the Territorial Authority or the Network Utility Authority.

1.36 CERTIFICATES;

The Contractor shall obtain from the Territorial Authority, Network Utility Authority or Building Certifier all required certificates and approvals.

Where Producer Statements are required by the Territorial Authority prior to the issue of a Code Compliance Certificate, the Contractor shall obtain and deliver such required statements.

The Contractor shall uplift a Code Compliance Certificate (covering the whole of the building work) from the Territorial Authority or the Building Certifier as applicable prior to completion of the contract.

1.37 RETENTIONS;

- a) If any subcontractor or supplier of materials for the contract works claims to the Owner or Designer that he has not been paid what is due to him in respect of the contract works by due date, the Designer may certify such amount as in his opinion may be required to protect the interest of any such claimant and such amount shall then be retained by the Owner until the Designer certifies that the claim has been satisfied or otherwise disposed of.
- b) In addition to any amounts retained pursuant to paragraph a) above, the Owner shall be entitled to retain as a performance retention until the expiration of thirty one days after the date of Practical Completion, 5% of the contract price.
- c) After the expiration of thirty one days after the practical completion, the performance retention shall be paid to the Contractor, less any sum certified by the Designer as being required to pay:
 - i. Any reasonable fees, costs and disbursements properly incurred or likely to be incurred by the Owner in relation to any default by the Contractor and,
 - ii. For any maintenance, rectification of defects or completion of the contract works which is not adequately covered by the maintenance retention.
- d) Maintenance retention shall be 2.5% of the contract price and shall be retained until the completion of the ninety day maintenance period.

[illegible]

Relevant Trade

EXCAVATOR

2.1 PRELIMINARY;

Refer to the Conditions of Contract and Preliminary and general clauses which shall apply to this section of the works.

2.2 SCOPE OF WORK;

This section of the contract includes the supply of all plant, materials, labour and other ancillary materials and services necessary for the house, garage and driveway including:

- the stripping of soil and other materials.
- excavating for the building foundations and slabs including any hardfilling required.
- supplying and laying of hardfill beneath the floor slab.
- all other excavation work shown on the plans.

2.3 STRIPPING;

Strip all vegetation including roots, root zone soil, black topsoil and soft soil from the building area. All other old building materials, rubbish etc., encountered shall be removed from the site.

2.4 FOUNDATION AND FLOOR SLABS:

Excavate as detailed on the plans. Foundations are to be poured against natural ground. Before pouring concrete, the excavations shall be clean and the bottom level and dry.

The bottom of foundation excavations shall be firm. Where the bottom is disturbed by mechanical excavation, then hand excavation of the disturbed material will be required. All stripping and excavation work shall be carried out in a manner that will not soften the ground by dilation of silt or other mechanism.

All soft spots found in excavation shall be reported to the Engineer and shall be treated in accordance with his instructions.

2.5 INSPECTION:

No reinforcement or site concrete shall be placed until excavations have been approved by the Engineer. Backfilling against foundation walls shall be approved by the Engineer.

2.6 OVER EXCAVATION:

Should the Contractor excavate to a greater depth than detailed or approved by the Engineer in writing, he shall, at his own expense, fill to a proper level with hardfilling or with site concrete as specified in the concrete section of the Specification.

2.7 MAINTAINING EXCAVATIONS;

Secure and maintain all excavations and keep them free from slips, water and mud etc., and provide and maintain all necessary shoring, sheet piling, plumbing or other plant as required.

Ensure the safety of the work at all times and ensure that the Construction Act and all other legal obligations are fully met.

2.8 BACKFILLING;

Backfilling around foundations shall be with hardfill as specified below. All rubbish shall be removed before backfilling.

2.9 HARDFILL;

Hardfill shall be round no fines shingle, laid to 150mm min. depth. Any shingle excavated from the site that is to be re-used as backfill shall be kept clean and shall not be contaminated with soil or clay. Such re-used sand or shingle shall only be used after being approved by the Engineer.

2.10 WORKMANSHIP;

All work shall be carried out to a high standard to accurate forms and set out. Work in the opinion of the Engineer that is sub-standard shall be re-done. Should the compaction of any hardfill be suspect, then the Contractor shall pay for any testing required.

CONCRETOR

3.01 GENERAL;

Refer to the Conditions of Contract and Preliminary and General clauses which shall apply to this section of the work.

3.02 SCOPE

This section of the contract includes the supply of all labour, materials, plant and equipment in connection with the supply, mixing and placing of all concrete, together with supply and fixing of all reinforcement and finishing of all surfaces and shall include :

- a) all insitu concrete work including foundations, footings and slab.
- b) all reinforcement and grouting of concrete masonry.

3.03 CONCRETE GRADES AND STRENGTHS:

All concrete shall be supplied from an approved ready mix concrete plant and shall comply with N.Z.S.3104:1983.

Concrete grades and strengths as defined in N.Z.S.3104 and N.Z.S.3108 shall be as follows:

Site Concrete

Low grade concrete with a minimum compressive strength of 10MPa at 28 days having a slump of 50mm.

Foundations

High grade concrete with a minimum compressive strength of 17.5MPa at 28 days, having a slump of 50mm and using 25mm aggregate.

Floor slab

Special grade concrete with a minimum compressive strength of 20 MPa at 28 days, having a slump of 75mm and using 20mm maximum aggregate.

Grout For Masonry Cell Filling

High grade concrete with a minimum compressive strength of 17.5MPa at 28 days, having a minimum slump of 125mm and a maximum spread of 530mm when tested in accordance with N.Z.S.3112. Grout shall consist of Portland Cement, sand, 4.75mm to 9mm coarse aggregate, water and Darexpan.

3.04 MATERIALS AND WORKMANSHIP:

All materials shall comply with the relevant N.Z. Standards -

The whole of the concrete work shall comply with appropriate sections of N.Z.S. 3109:1987 unless specifically instructed otherwise by the Engineer.

A copy of N.Z.S.3109:1987 "Specification For Concrete Construction" shall be kept on site.

Any defective work and any work which in the opinion of the Engineer does not comply with the Specification or drawings shall be removed and replaced at the expense of the Contractor.

3.05 FORMWORK

All formwork shall comply with the relevant clauses of N.Z.S.3109:1987.
A high standard of fairface concrete is required above finished ground level.
Formwork shall be constructed to achieve this.

All forms shall be coated with an approved non-staining release agent. See Clause 3.14 for concrete surface finishes.

3.06 ADMIXTURES

No admixtures shall be used without the approval of the Engineer.

3.07 TESTS AND RECORDS

The delivery dockets or other certified record for plant mixed concrete shall be forwarded to the Engineer at fortnightly intervals. The Contractor shall keep an accurate record of the in-place location of all batches. Tests on site shall be carried out as per Section 9 of N.Z.S.3109:1987.

3.08 CHASES, HOLES, ETC

Any chases or holes required for services or for any other reasons shall be formed to the neat size required. They shall be accurately positioned and cast. Set concrete shall not be hacked or cut unless specific approval is obtained from the Engineer.

3.09 BUILD-IN

Provide and/or build in as work proceeds all pipes, ducts, brackets, seatings, bolts, fixings, etc, as detailed and as required to ensure a complete and workmanlike job.

3.10 DAMPCOURSE

Below the whole of the floor slab lay Moistop 748 film or equivalent all lapped 100mm at joins and continuously taped with 50mm wide pressure sensitive tape. Great care shall be taken to ensure that the dampcourse is sealed at joins and sealed around all plumbing and other pipes.

Film must be protected from damage during concreting. Should any punctures or tears occur, tape carefully and re-seal. Return D.P.M. up faces of foundation walls for full depth of slab or as shown on the drawings. The D.P.M. shall form a complete seal.

3.11 FLOOR SLAB:

The floor slab shall be cast in strips and later cut to form panels as detailed. Cutting shall be carried out as soon as possible without damaging the slabs but shall be carried out before any shrinkage cracks appear in the slab. Should any shrinkage cracks develop away from sawcuts, then these cracks shall be sawcut, loose edge removed and the surface repaired to give the neat appearance of a sawcut. Repairs shall be carried out using an approved concrete epoxy mortar.

Concrete shall have a 75mm maximum slump and be compacted with a vibrating screed which shall be passed over the surface twice. When casting infill bays, ensure there is adequate vibration next to existing slab edges by using immersion vibrators. Clean off and wet the top surface of foundation pads immediately prior to casting slab over.

Finish slabs to a smooth dense hardwearing surface with an approved compacting power float. Avoid bringing an excess of fines to the surface during finishing. Finished floor surfaces shall not depart from a 3.0m straight edge by more than

5mm. Do not add cement or other driers to the surface. Immediately on completion of surfacing, spray with an approved plastic curing membrane.

Slab surfaces shall be protected from damage at all times. Slabs damaged by weather, traffic or any other cause shall be repaired or remade to the satisfaction of the Engineer. Slabs shall not be poured on a hot windy day.

Avoid pouring concrete on hot north-west windy days.

Any slab areas required to have adhesive fixed floor coverings applied shall be ground on the completion of the contract to remove the curing compound.

3.12 REINFORCEMENT

Bar reinforcement denoted on the drawings with the prefix D shall be deformed bars of grade 300 complying with N.Z.S.3402:1989 "Steel Bars For The Reinforcement Of Concrete".

Bar reinforcement denoted on the drawings with the prefix R shall be plain bars of grade 300 complying with N.Z.S.3402:1989 "Steel Bars For The Reinforcement Of Concrete".

Mesh reinforcement shall comply with N.Z.S.3422:1975 "Welded Fabric Of Drawn Steel Wire For Concrete Reinforcement".

3.13 BENDING AND PLACING OF REINFORCEMENT

Reinforcement shall be cut, bent and placed as indicated on the drawings and in conformity with the appropriate sections of N.Z.S.3109:1987.

Reinforcement shall be secured with wire ties and the cover maintained with plastic or concrete spacers.

Bars shall be lapped only where detailed, except that bars in foundation and slab edge beams may be lapped to suit stock lengths with the proviso that laps shall be kept to a minimum and staggered where possible.

No concrete or grout is to be placed without the work being inspected and approved in writing by the Engineer.

Before pouring begins the Engineer is to be notified and reasonable opportunity given for him to inspect the reinforcing as fixed. All reinforcing steel shall be bent to return to all wall, or slab junctions, where not otherwise shown.

3.14 CONCRETE SURFACE FINISHES

The surface finish of concrete surfaces shall comply with the provisions of N.Z.S. 3114:1987 applicable to the class of surface. The final finish of all concrete surfaces shall be as specified in Table 1 and Table 2 of the above Standard where not otherwise specified.

3.15 CONSTRUCTION JOINTS

The preparation of construction joints shall be as specified in N.Z.S.3109:1987.

The concrete placed immediately above a construction joint to 100mm above such joint shall contain only two thirds of the normal quantity of coarse aggregate and shall be thoroughly compacted and worked against the existing concrete.

In case of vertical surfaces, a 1:1 slurry of cement and concreting sand shall, wherever possible, be well worked into them immediately before the fresh concrete is placed.

3.16 FLOOR CONSTRUCTION JOINTS

At the end of the contract, all cast floor construction joints shall be sawcut to the depth of the saw cut construction joints detailed on the drawings. All sawcuts in the floor shall be thoroughly cleaned by air or water blasting and then allowed to dry. Each side of each sawcut shall be masked to ensure that the sealant can only be applied into the sawcut and not onto the floor. The sides of the sawcut shall then be primed and the sealant Uraflex F (or equivalent) applied in accordance with the manufacturers written recommendations. Finish to smooth straight lines level, just below the floor slab.

3.17 CONCRETE COVER

Unless otherwise detailed, the minimum concrete cover of reinforcement steel measured from the outside of the bar shall be as defined in Table 3 of N.Z.S.3109:1987. Cover shall be positively maintained to within 3mm.

3.18 BLOCKWORK GROUTING;

"Darexpend" shall be used in accordance with the Manufacturer's written instructions. Add on site immediately before discharge, allowing at least 2 minutes mixing time in a mixer or 5 mins. in an agitator. The nett grout solids expansion shall be between 2 and 4% when tested. Record the temperature in each batch and place grout with a temperature of 15 degrees Celsius or above within 45 mins. of addition of admixture, extending this time to 60 minutes if the temperature is below 15 degrees Celsius. Grout containing expansive additives shall not be placed if temperature is below 8 degrees Celsius.

BLOCKLAYER

4.01 PRELIMINARY;

Refer to the Conditions of Contract and preliminary and general clauses which shall apply to this section of the work.

4.02 SCOPE OF WORK;

This section of the work consists of the supply of all labour, plant, materials and the like for the construction of masonry walls, etc., as shown on the plans. Reinforcement and filling are specified under Concretor.

4.03 MATERIALS AND WORKMANSHIP;

All blocklaying shall be carried out by expert blocklayers by a firm specialising in the laying of concrete blocks. Only first class workmanship will be accepted. Concrete masonry shall be constructed in accordance with the relevant standards listed below and in accordance with the recommendations of the N.Z. Concrete Masonry manual.

4.04 REGISTRATION;

The Blocklayer employed shall be registered under the terms of the Masonry Trades Registration Scheme. Evidence of registration shall be submitted to the Engineer prior to commencing work.

4.05 STANDARDS;

This specification shall be read in conjunction with the following standards which shall form a part of this specification. The requirements of this Specification take precedence over the provisions of the Standards below. Reference to any standard implies all amendments to and substitution thereof;

NZS	4210:1989	Masonry, construction, materials and workmanship
NZS	4230:1990	Masonry design
NZS	3102:1983	Concrete masonry units

B.S.	890.	Building limes
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4.06 BLOCKS;

All concrete blocks shall comply with NZS 3102:1983 with the proviso that the variation in dimensions of the blocks shall not exceed plus or minus 2mm. Use only properly cured blocks true to size and shape and having smooth faces, even texture and sharp arrises. Chipped or damaged blocks will not be accepted. Blocks shall be supplied dry and protected from the weather and moisture from the ground.

Protect tops of walls against moisture during progress of work. Provide all open ended, end closures, bond beams, and other block types as required.

Allow to cut all non-standard styles required and to cut all holes, recesses etc., with a diamond concrete cutting table saw. Cut blocks shall be laid in the body of the wall and not adjacent to jambs.

4.07 MORTAR;

Mix mortar according to the table below, measurements are by volume. Premixed sand and lime may be used provided the proportion of lime is not exceeded.

Cement 1: Lime one quarter to one half; Sand 3 to 4 and one half.

Lime may be replaced by an approved plasticiser provided it is used strictly in accordance with the manufacturer's recommendations.

The cement must be added immediately before use.

Mortar shall have a minimum crushing strength at 28 days of 12.5MPa.

The Engineer will take samples of mortar for testing when he deems it necessary. Any failure of compression tests could result in the rejection of all masonry work. Such rejection will require the work to be dismantled, blocks cleaned, blocks replaced that are damaged and the masonry work re-erected with mortar of the correct strength. Mortar materials shall be thoroughly mixed to an even consistency in a mechanical mixer. Paddle mixers are preferable although tilting drum mixers may be used, provided the blades have been adapted to provide the churning effect of a paddle mixer. Mixing time shall be at least 5 minutes.

4.8 LAYING;

The Blocklayer shall inspect the work at the base of blockwork before starting to lay blocks to ensure that his work can be taken up true and plumb with 10mm thick bed and perpendicular joints. Should any surface be considered unsatisfactory for his laying, he shall so notify the Engineer, failing which it will be deemed that he is satisfied with the previous work of others.

Laying shall be by any of the following two methods:

- a) By the reinforcement being placed in advance of laying and blockwork built to it using open ended blocks.
- b) By utilising clean out ports, blockwork can be laid first and reinforcement placed after.

The first course of blocks shall be an inverted bond beam block to facilitate continuous cleaning out of mortar droppings etc., in conjunction with clean out ports at each vertical wall starter.

Filling of cores may take place up to 25mm above the underside of each bond beam in a max. of 2.4m lifts so as to enable vibration of grout. Each lift of concrete shall finish at least 25mm above or below a horizontal mortar line.

Ensure that mortar does not project more than 10mm into cells which are reinforced. Cells must be kept clear of mortar droppings. All horizontal and vertical joints shall be not more than 10mm wide and tooled to a compact surface with a 12mm diam. pointing tool. Mortar shall extend no less than 30mm across each leg of vertical joints. Temporarily brace blockwork panels until all walls are structurally stable. Block walls to be plastered or to be lined shall have mortar joints flushed off.

All grout shall be vibrated into place with a suitable pencil concrete vibrator or an approved expansion agent added on site just before grouting. With an expansion agent, rodding while placing will be sufficient provided all the grout or faces.

16

4.09 BONDING OF BLOCKWORK;

Properly bond all blockwork at all angles and junctions. Use stretcher bond throughout.

4.10 INCLEMENT WEATHER;

At low temperatures, the mixing water shall be heated and the wall protected for 24 hours after laying by covers or heated enclosures, etc., to prevent freezing. At high temperatures or on dry windy days, the masonry units shall be lightly dampened before laying, the mortar shall be kept moist and only laid out one block at a time and the erected blockwork protected from rapid drying by water, fog wetting of the wall every few hours for at least 24 hours.

4.11 BUILD IN;

Build in all bolts, straps, fixings etc., as shown on the drawings or as required by the various trades. Chases, holes, cutouts and recesses in masonry shall be constructed only as specified or approved by the Engineer.

4.12 CLEANING;

During laying and on completion, clean down all blockwork to remove all mortar and concrete splashes and to leave a first class fair face finish to all blockwork exposed in the finished building. Make good any damaged corners or faces. Remove from the site all plant and debris pertaining to this trade, all to the complete satisfaction of the Engineer.

CARPENTER

5.1 PRELIMINARY;

Refer to the preliminary and general clauses of this Specification.

5.2 SCOPE OF WORK;

- Setting out and erection of all profiles and formwork and supervision of all excavation.
- All work specified under Concretor and as shown on the drawings.
- The erection of all wall, floor and roof framing as detailed.
- Supply and installation of Aluminium windows and doors.
- Fixing and stopping of interior linings, finishing trim and joinery.
- All work detailed or as required for the completion of the house and garage.

5.3 MATERIALS;

All finishing timbers to be dressed 4 sides and all framing to be gauged 4 sides. Framing generally shall be treated Radiata Pine or Rimu BA. Finishing timbers to be Customwood. All materials shall comply with relevant Chapters of NZS. 3631:1988 New Zealand national Timber Grading Rules. All timber shall be dry before fixing in place and all defective, split or buckled timber shall be replaced prior to fixing of interior linings. Allow to straighten all timber framed walls before fixing of Gib.Board.

5.4 WORKMANSHIP;

All work to comply with the NZ Building Code and NZS 3604 (1990) and shall be carried out by suitably qualified tradesmen and supervision by competent foreman.

5.5 FRAMING;

Construct timber framing as shown unless noted on drawings. All studs generally shall be at 600 crs. Use double 100 x 50 opening studs. Plates shall be well nailed, laid true and level on flooring.

5.6 DAMP PROOFING;

Under all timber in contact with concrete provide a layer of damp proof course of 3 ply Bituminous fabric extending the full width of the timber.

5.7 FIXINGS;

Nails, brads, screws shall be the best quality. All exterior fastenings, nails etc., shall be galvanised.

5.8 BRACING;

Refer to the bracing plan for types of bracing and locations and to the attached schedule in this section giving description and details.

5.9 INTERIOR LININGS;

- Walls shall be generally lined with 9.5mm Gib.board. Line walls of Bathroom and toilet with Gib.Wet board.

- Ceilings shall be generally lined with 12.5mm Gib.Board fixed to battens or joists as noted on drawings.

Fixing and stopping shall be to Level 5 (cupboards, level 4) paint grade and finished in accordance with Winstones "Gibraltar Board Systems Fixing and Joining Instruction" manual. No substandard Gib.fixing or stopping shall be accepted.

5.10 EXTERIOR CLADDING;

Refer also to Insulated Cladding system trade section. Allow to co-operate with Insulated Plastering subcontractor in installing the exterior cladding system to exterior timber framed walls on H Grade Polystyrene. Note that foundation walls are to be plastered.

Fix 7.5mm Hardiflex Sheeting vertically to exterior west wall of garage and to the inside side of the balustrading to balcony, deck and stairs as shown on drawings. All joints between sheets shall be vertical and shall be flexible sealant joints as described in James Hardie "Exterior Wall Claddings, Technical Information" manual. The fixing of Hardiflex shall be in accordance with James Hardie manual.

5.11 BUILDING PAPER;

Fix heavyweight fire retardant building paper to all exterior timber framed walls with 75mm laps and fixed with galv. clouts and nylon strapping..

5.12 INSULATION;

Supply and install R1.8W fibreglass batts to all exterior walls where Insulated Plaster system does not give insulation, including interior wall of garage and R2.4C fibreglass batts to ceilings.

5.13 ALUMINIUM JOINERY;

Refer to separate trade section. Finish shall be powdercoated with Customwood reveals (colour to be confirmed by Designer). Allow to price for colour option.

All Aluminium windows and glazing bars shall comply with NZS 4223: 1985 and 1993 and NZS 4211: 1985. All glazing shall comply with NZS 4223: 1985 and 1993, be grey tinted and overhead glazing shall be laminated. All side hung sashes shall be 500mm wide unless otherwise stated.

5.14 HARDWARE;

Allow a p.c. sum of Two Thousand Five Hundred Dollars (\$2500) for the supply of locksets, door furniture and other necessary hardware. The contractor shall allow for the fixing of all necessary hardware.

5.15 FITTING JOINERY;

The Carpenter shall take delivery of carefully and properly store and protect until required. Build in carefully and neatly fit and finish. The use of quadrant mould is not permitted. Refer to Joiner as to supply of joinery.

5.16 INTERIOR DOORS;

Allow to hang all interior doors on one and a half pairs of hinges with loose pins.

5.17 STEELWORK;

Provide and fix all steelwork required for the house as detailed. All structural steelwork shall have a minimum yield stress of 250 Mpa and shall comply with NZS 3404:1992. All welding shall comply with NZS 3404:1992 and AS 1554.1. All exterior steelwork shall be hot dipped galvanised. All steelwork shall be adequately primed.

5.18 PRIMING;

Refer to painting trade section. Co-operate with Painter in coating of all work before and during construction.

5.19 GARAGE DOORS;

Shall be Colorsteel Tilt-a doors to fit 4.900 wide by 2.100 min. high opening. Finish opening with ex 150 x 50 reveals.

5.20 SKIRTINGS AND TRIM;

Skirtings shall be Customwood 60 x 12 bevel top. All necessary beading and finishing trim shall be square section.

5.21 SOFFITS;

Shall be 4.5mm Hardiflex.

5.22 RAINWATER HEADS;

Provide and install one (1) Waste drainage outlet to Balcony and two (2) Skellerup Rainheads to flat roof areas with 65mm downpipes and overflows.

5.23 HANDRAILS AND BALUSTRADES;

Construct and install handrails and balustrades as detailed on drawings. Handrails shall be galvanised mild steel pipe to be painted.

5.24 FLASHINGS;

Allow to supply all necessary flashings to roof and walls as detailed or necessary. All flashings shall be Coloursteel of colour selected by Designer.

5.25 ROOF SARKING;

The sarking substrate to the flat roof areas shall be 17.5mm and to balcony shall be 21mm CpD construction ply, fixed with 60mm galvanised nails. Pre-prime all edges before fixing and ensure ply is completely dry before application of roofing membrane.

5.26 SHELVING;

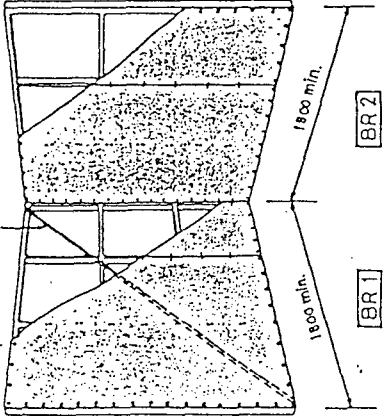
- a) Wardrobes - 300 deep Customwood shelf. Chrome plate coat rail.
- b) H.W.C. Linen cupboard - 4 slatted shelves (ex 75 x 25).

5.27 PARTICLE BOARD FLOORING;

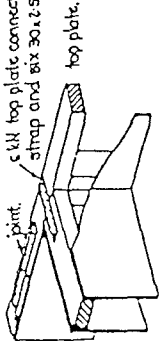
Particle Board flooring shall be glued and nail fixed. Prior to carpeting, the Contractor shall thoroughly check the flooring for movement and squeaking and fix any such problems with additional screw fixing.

GIBRALTAR BOARD Wall Bracing Systems Construction Guide (complies with NZS 3604: 1984 & 1990)

galv. steel angle brace, fixed with three 60 x 3 x 15 nails to top and bottom plates and with two 60 x 3 x 15 nails to wall studs.

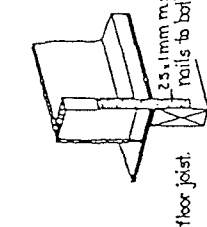


3 x 18 top plate connection with 25 x 1 mm m.s. strap and three 30 x 2.5 nails on each side of joint.

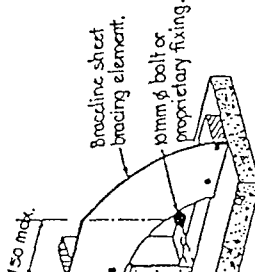


Top Plate Connections

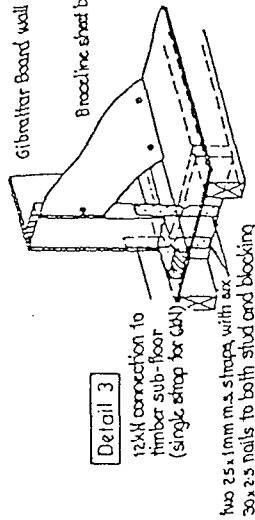
see specifications for nailing requirements.



Detail 1
6 x 12 connection to timber sub-floor (both sides of stud strapped for 12 kN)

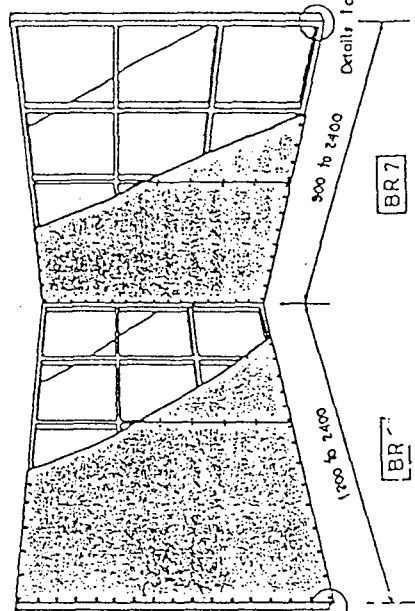
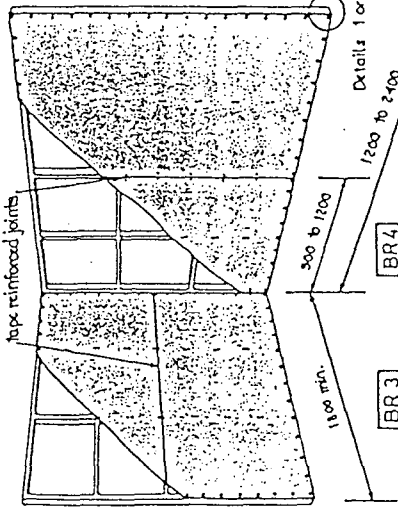


Detail 2
6 x 12 connection to concrete (both sides of stud strapped for 12 kN connection)

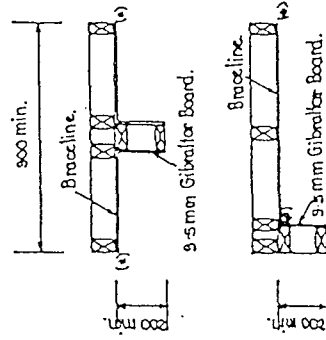


Detail 3
12 kN connection to timber sub-floor (single strap for 6 kN)

two 25 x 1 mm m.s. straps with six 30 x 2.5 nails to both stud and blocking piece between floor joists.



Detail 3



Types BR 1 to BR 7 may have standard 9.5 mm Gibraltar Board intersecting walls with a min. length of 800 mm. Brace line rods and washers are required around the perimeter of the bracing element (*). Intermediate vertical joints may be nailed with standard Gib clouts at 300 mm c/c, and should be tape reinforced and stopped.

Guidelines For Intersecting Walls

SPECIFICATIONS		
Type	Description	Additional Requirements
Gib 1	5.5 mm GIBRALTAR BOARD on one face, min. length 1800.	Nailing & Stopping
Gib 2	5.5 mm GIBRALTAR BOARD on both sides, min. length 1800.	Gib 1, 2 and 3
Gib 3	5.5 mm GIBRALTAR BOARD on both sides, min. length 1200.	30 x 2.5 Gib clouts at 150 mm c/c around the perimeter of the bracing element and at 300 mm c/c to intermediate framing. Tape and stop all joints within the bracing element.
BR 1	BRACE LINE on one face, min. length 1800.	BR 1, 2, 3, 4, 5, 6 and 7
BR 2	BRACE LINE vertical on one face, min. length 1800.	30 x 2.5 Gib clouts fitted with BRACE LINE washers at 150 mm c/c around the perimeter of the bracing element and at 300 mm c/c to intermediate framing. Tape and stop all joints within the bracing element.
BR 3	BRACE LINE horizontal on one face, min. length 1800.	
BR 4	BRACE LINE on one face, length 900 to 1200.	
BR 5	BRACE LINE on one face, length 1200 to 2400.	
BR 6	BRACE LINE & GIBRALTAR BOARD on opp sides, length 1200 to 2400.	
BR 7	BRACE LINE on one face, 7.5 mm ply on other, length 900 to 2400.	



GIB BOARD®
WINSTONE WALLBOARDS LTD
AUCKLAND
Telephone (09) 642-184
Fax (09) 643-972
WELLINGTON
Telephone (04) 584-293
Fax (04) 687-814
CHRISTCHURCH
Telephone (03) 332-3159
Fax (03) 337-1014

FOR FULL DETAILS REFER. "GIBRALTAR BOARD™ WALL BRACING SYSTEMS"

JOINER

6.1 PRELIMINARY;

Refer to the preliminary and general clauses of this Specification.

6.2 SCOPE OF WORK;

Work shall include the supply of all materials, labour for fabricating all joinery fittings as shown and specified and the supply of all finishing timbers. All doors shall be fitted and left for Carpenter to fix all hinges and hang. Dimensions shall be taken from the finished work. Site measure for all joinery.

6.3 TIMBER;

All timber shall be graded in accordance with NZS 3631:1988 and amendments. Finishing timbers generally shall be Customwood unless otherwise specified. All timber shall be fully seasoned and max. 15% moisture content.

6.4 WORKMANSHIP;

All joinery shall be made in strict accordance with the drawings and the best trade practice. Only first class finishing hands shall be employed. All joints shall be mortice, tennon, tongue and grooved, mitred etc., as best suits the purpose and shall be well finished with glue. All nails shall be punched and holes filled with plastic wood. Prime all joints of external joinery by flushing with primer before assembly. All work shall be brought to a first class finish by machine sanding ready for painting or oiling.

6.5 INTERIOR DOORS;

All interior and wardrobe doors unless stated otherwise, shall be Rimu Veneer flush panel of sizes shown on floor plan (heights generally 1.980 high unless stated otherwise). Double doors shall be Cedar framed tinted glazed panel doors (with 300 bottom rail).

6.6 EXTERIOR DOORS;

Allow a p.c. sum of Three Hundred Dollars (\$300.00) for the supply of the main entry door to be hung in Aluminium frame with sidelights. French doors are Cedar frame tinted glazed panel hung in Aluminium frames.

6.7 DOOR FRAMES AND REVEALS;

Shall be Customwood back grooved for Gib.Board with planted stops.

6.8 SHELVING;

Wardrobe and other cupboard shelving shall be specified under Carpenter.

6.9 KITCHEN JOINERY AND VANITIES;

Allow to construct and supply kitchen joinery (including Pantry) as detailed and noted on drawings. Allow a p.c. sum of Five Hundred Dollars (\$500.00) for the supply of one vanity unit to be selected by Owner or Designer. The Designer shall confirm all details prior to fabrication. Allow to install the above joinery.

6.10 STAIRS;

Construct closed riser stair from Customwood and Rimu D.A. stringers.

DRAINLAYER

7.01 PRELIMINARY;

Refer to the preliminary and general clauses of this Specification.

7.02 ACCORDANCE WITH BY-LAWS;

All drainage work shall be strictly in accordance with the N.Z. Building Code notwithstanding any omission herein and to the entire satisfaction of the Inspector.

7.03 CO-OPERATE WITH CONCRETOR;

Co-operate with Concretor over the forming of openings in foundations etc., and in the placing of all necessary pipework before concrete is poured.

7.04 EXCAVATION;

Excavate as necessary for all drains to depths required to give proper gradients to lengths and directions shown on the drawings.

7.05 FOUL WATER DISPOSAL;

The Drainlayer is responsible for liaising with the Designer and Territorial Authorities to determine the final size and location of the drain line (refer to site plan). Locate and bed gulley traps into 75mm concrete base. Top of traps to finish min. of 75mm above finished ground level and 150mm min. below floor level. 110mm diam. PVC foul drain line from gulley traps, soil pipe and W.C.'s to connect into line. Main vent to terminate above roof line (refer to note under Plumber regarding concealing of vents).

All drains to be laid in trenches, concrete haunched, to finish a min. of 450mm below ground level. Connect foul drain line to existing house 9unit 1) sewer on east boundary.

7.06 STORMWATER DISPOSAL;

All stormwater from roof catchment shall be piped in 110mm diam. p.v.c. pipe concrete haunched to discharge into new stormwater line laid from existing house (unit 1). Run downpipes through p.v.c. spigots complete with cast iron galv. grills. Properly back fill all trenches to drainpipes and consolidate as necessary.

INSULATED CLADDING SYSTEM

8.01 PRELIMINARY;

Refer to the preliminary section which forms an integral part of this Specification.

8.02 SCOPE OF WORK;

This shall include the supply and installation of 40mm H Grade Polystyrene sheets and glass reinforced plaster coating (two coats and texture coat) to all timber framed walls.

The complete system shall be an approved system complying with the N.Z. Building Code, installed in full accordance with the manufacturer's specifications. No substandard work shall be accepted.

Allow to plaster all foundation walls.

8.03 GUARANTEES;

All work shall be covered by the Manufacturer's and Applicators guarantees which shall be supplied before the end of the contract.

PLUMBER

9.1 PRELIMINARY;

Refer to the preliminary and general clauses of this Specification.

9.2 ACCORDANCE WITH N.Z.BUILDING CODE;

All work treated under this heading is to be strictly in accordance with the N.Z. Building Code notwithstanding any omission herein and to the entire satisfaction of the Local Authority. All work included in the Specification not being in contravention to the Approved Documents is to be carried out as specified and detailed to the highest trade standard.

9.3 NOTICES;

Give all notices, pay all fees and arrange for the inspection of the work and the materials.

9.4 MATERIALS;

All materials to be the best of their respective kinds and to approval before being used.

9.5 SETTING OUT;

The Plumber shall do the setting out necessary for the various services and shall arrange with the Contractor for all openings, sleeves, chases and all pipes and fixing of fittings etc. The plumber shall be responsible for the accuracy of all setting out required for his work. All pipework must be concealed (including vents and main vent).

9.6 COLD WATER SUPPLY TO HOUSE;

Make connection to high pressure supply and run 19mm diameter supply to house. provide meter and stopcock control as required by Local Authority. Run pipe for four (4) garden taps as determined on site.

9.7 COLD WATER RETICULATION;

Pipework to be Polybutylene with 20mm main reticulation and 15mm branches to all fittings.

9.8 HOT WATER SUPPLY AND RETICULATION;

Supply and install 300 litre Mains Pressure Cylinder. Provide gate valves to allow for drainage of H.W.C. and/or removed as maybe necessary. All hot water reticulation to be in polybutylene pipework with 20mm main reticulation and 15mm branches to all fittings.

9.9 WASTE PIPES, TRAPS AND VENTS;

Waste pipes from fittings to be RPVC with polypropylene traps. Conceal all waste, soil and vent pipes.

9.10 TESTING OF PIPEWORK;

All hot and cold pipework and fittings shall be subject to a 24 hour test by coupling the whole to the hp supply. All leaks, faulty workmanship etc., shall then be rectified before commencement of any wall linings etc.

9.11 KITCHEN APPLIANCES;

Allow to pipe for Dishwasher and Wastemaster supplied by Owner.

9.12 SANITARY FITTINGS;

Allow a p.c. sum of Four Thousand Dollars (\$4000.00) and allow to install the following items:-

- Two W.C. pans with cisterns and seats
- one shower cabinet
- one washhand basin
- one bath
- one Supertub

The selection of the above fittings shall be confirmed by the Designer and Owner prior to pre-piping.

Allow to install the following fittings supplied by Joiner:-

- Kitchen sink unit
- One Vanity
- Waste Disposal Unit
- Dishwasher

Allow a p.c. sum of Two Thousand Dollars (\$2000.00) for taps, faucets and shower mixing valves. The selection of these shall be determined by the Designer and owner prior to pre-piping.

9.13 RAINWATER HEADS AND DOWNPIPES;

Allow to install downpipes as noted on drawings. Co-operate with Roofing Contractor.

Downpipes shall be u P.V.C.

Note: Wade Roof Drain and Skellerup Rainheads are to be supplied by Carpenter.

ELECTRICIAN

10.1 PRELIMINARY;

Refer to the preliminary and general clauses of this Specification.

10.2 ACCORDANCE WITH N.Z. BUILDING CODE;

The electrical work shall be carried out in accordance with the N.Z. Building Code notwithstanding any omission hereunder. All parts required to be concealed in other work shall be erected in advance of the said work or in co-operation with the trade concerned.

The Electrician shall obtain all consents and pay all fees for the above work before commencing any wiring.

10.3 CONNECTIONS;

Allow to make underground supply to site from existing power supply.

Supply to be three phase.

10.4 METERBOX;

Supply and install 600 x 400 galv. meterbox as indicated on plan.

10.5 SWITCHBOARD;

Supply and install PDL or similar Switchboard with circuit breakers on both light and plug circuits where indicated on plan.

10.6 MATERIALS AND ARTICLES;

Except where specified otherwise, all materials and articles shall be of NZ manufacture. All articles and materials not specified by maker's catalogue number shall be of the best quality.

10.7 WORKMANSHIP;

The whole of the work shall be carried out by skilled and experienced tradesmen using adequate methods in accordance with the best trade practice.

10.8 SWITCHES AND PLUG POINTS;

Plug sockets shall be PDL 500 series. Fix 450mm above floor level generally - plugs to be double. Vanities to have shaving sockets. Switches shall be PDL 500 series. Fix 1.250mm above floor level.

10.9 LIGHT AND POWER OUTLETS;

The Electrician shall confirm the location of light and power outlets with the owner prior to commencing wiring.

10.10 WATER CYLINDER;

Allow to wire for and connect main 300 litre Hot water cylinder to night store supply.

10.11 HEATING;

To be determined by Owner. For pricing purposes, allow to wire for two (2) 2kw wall heaters, one bathroom heater and one heated towel rail.

10.12 KITCHEN FITTINGS;

Allow to wire for oven, hot plates, range hood, wastemaster and dishwasher, all supplied by Owner.

10.13 TELECOM, T.V. SECURITY AND AUDIO PRE-WIRING;

Allow a provisional sum of \$500.00 for this work as determined on site with Owner.

TILE ROOFER

11.01 PRELIMINARY;

Refer to the preliminary and general clauses of this Specification.

11.02 SCOPE OF WORK;

This section shall include the supply and fixing of all the following roof components to the pitched roof areas.

11.03 TILE ROOF;

- Timber tile battens.
- Self-supporting underlay
- Butynol flashings to hips and ridges

N.B. Butt join ridge and hip capping tiles and mechanically fix, sealing where necessary with RTV sealant.

11.04 MATERIALS;

Concrete tiles shall be MONIER "Centurion" concrete roof tiles. Tiles, battens, underlay, bedding and pointing and other necessary materials shall comply with Tile Specification Guide in the Monier Product and Fixing Specification manual. Colour selection to be confirmed with Owner and Designer.

11.05 WORKMANSHIP;

All roof tiling work shall be carried out by experienced competent tradesmen in accordance with the drawings, this Specification and Monier Tiles Product & Fixing Specification. Provide the standard Monier Two Year Guarantee covering materials and workmanship.

CHEVALINE DEXX ROOFER

12.01 PRELIMINARY;

Refer to the preliminary and general clauses of this Specification.

12.02 SCOPE OF WORK;

Work includes the supply and laying of Chevaline Dextr membrane to areas of flat roofs as shown on drawings.

12.03 MATERIALS AND WORKMANSHIP;

Shall be as specified in the Equus Specification Data Sheet applied by licensed Applicator. Confirm the plywood is dry and adequately fixed before applying first coat. plywood shall be CpD plywood. All plywood shall be sealed/primed all faces before fixing.

N.B. Roofing subcontractor shall ensure that their section of roof is fully watertight. In particular, all flat roof areas and roof junctions. A guarantee to this effect shall be required to be presented to the owner on completion of the roof.

Allow to co-operate with the exterior plastering contractor to ensure the roof membrane is continuous over the exterior edges of the parapets.

ALUMINIUM WINDOWS & GLAZING

13.01 PRELIMINARY;

Refer to the Conditions of Contract and Preliminary and General clauses which shall apply to this section of the work.

13.02 N.Z. BUILDING CODE;

The window manufacture, installation and glazing shall be carried out in accordance with the N.Z. Building Code, notwithstanding any omission hereunder.

Where applicable, the following Standards and their related documents and subsequent amendments and other specifications shall form part of this Specification:-

NZS 3504:1979	Specification for Aluminium Windows
NZS 4203:1984	Code of Practice for General Structural Design and Design Loadings for Buildings. (Building Code Refs B1/VM1/VM4, C3/AS1, G10/AS1, E2/AS1).
NZS 4211:1985	Specification for Performance of Windows. (Building Code Refs B1/VM1, E2/AS1).
NZS 4223:1985	Code of Practice for Glazing in Buildings. Part 1 : 1985 Selection and Installation of Glass in buildings. Part 2 : 1985 Selection and installation of insulating glass units. Part 3 : 1993 Human Impact safety (Building Code Refs B1/AS1, F2/AS1, B1/AS1).

13.03 SCOPE;

The work done under this section comprises the supply and glazing of all windows and doors normally supplied by the Window Manufacturer, glazing of interior doors and exterior timber doors where applicable, decorative glass and mirrors. Refer to window schedule for details.

13.04 MATERIALS;

All glass provided shall be of approved manufacture, in accordance with the requirements of the New Zealand Building Code and suitable for its end use. Refer to the drawings for glass types, window materials and window finish. Generally all glazing shall be tinted. Aluminium finish shall be powdercoat to Designer's colour selection. Reveals shall be 25mm fin. DA Rimu.

13.05 PROTECTION AND CLEANING;

Precautions are to be taken to prevent glazing from damage during and after installation, cracked or broken panes are to be replaced. All glazed surfaces inside and out are to be thoroughly cleaned, free from marks and paint spots and in perfect condition on completion.

PAINTER
(NOT IN CONTRACT)

14.01 PRELIMINARY;

Refer to the preliminary section which forms an integral part of this Specification.

14.02 WORK SPECIFIED IN OTHER TRADE SECTIONS;

- a) priming of structural steel carried out before delivery by Manufacturer.
- b) pre-finished joinery and self-finished materials generally.
- c) Chevaline roofing.

14.03 SURFACES LEFT UNPAINTED;

Spouting, Colorsteel flashings and Aluminium windows.

14.04 TESTS;

When requested, the Contractor shall have either an Elcometer or microtest paint film thickness gauge made available to the Designer for the purpose of checking coating thicknesses. Also a Delmhorst paint moisture meter for testing moisture in plaster, brick, concrete and render before painting.

14.05 COLOUR SCHEDULE;

- a) All colour shall be selected by the Designer from the current colour cards and/or range of Custom colours.
- b) All colours shall be obtained from the Manufacturer or dealer excepting undercoats which may be tinted by the Contractor to a lighter colour than the finished colour with colourants recommended by the Manufacturer.

14.06 EQUIPMENT;

- a) Provide for use on site all necessary equipment including brushes, rollers, spray equipment, scaffolds and dust sheets for protection.
- b) Provide "wet paint" signs as required.

14.07 MATERIALS AND WORKMANSHIP;

Use of proprietary brands. All paints, enamels, undercoats and primers shall be first quality premium grade and delivered to the site in clearly labelled drums and cans. All materials shall be used in strict accordance with the Manufacturer's instructions.

14.08 FILLERS;

- a) Face fillers - filler shall be approved proprietary brand and shall be used in accordance with the Manufacturer's printed instructions.
- b) Grain fillings - filler shall be approved proprietary brand and shall be used in accordance with the Manufacturer's printed instructions.
- c) Remove all excess filling from the surface before application of undercoats.

14.09 WORKMANSHIP;

Finishes must be applied in a tradesmanlike manner in accordance with Manufacturer's directions.

14.10 SKILLED TRADESMEN;

- a) Only skilled tradesmen experienced in the type of work specified shall be employed in the application of coats specified in this section.
- b) Employ a qualified painting foreman who shall be constantly on the job while the work is proceeding.

14.11 CLEANING UP;

- a) on completion of painting work, clean all windows, glass and other paint-spattered surfaces.
- b) Remove all empty drums and tins progressively as work goes on.

14.12 RESPONSIBILITY FOR SURFACES;

The Painting contractor will be responsible for informing the building foreman when all surfaces are suitable for and capable of taking the designated treatments. The building foreman is responsible at all times for the protection of the prepared, painted and/or stained surfaces.

14.13 PRECAUTIONS;

All receiving surfaces must be clean, smooth, dry and free from contaminants of any kind prior to the commencement of painting.

14.14 PRE-TREATMENT FOR NEW PLASTER AND PLASTERBOARD SURFACES TO BE PAINTED;

The entire surfaces of all plaster and plasterboard work shall be stopped, filled and faced up, rubbed smooth and primed over all flush joints, stopped, filled and faced up areas. Do not paint over any Gib.Board surfaces which have not been satisfactorily stopped and sanded smooth to give a paint finish.

14.15 INTERIOR PAINTING AND PAPERHANGING ;

- Gib.Board Walls & Ceilings - seal and two coats of Satin Acrylic.
- Gib. Board sealer shall be Winstones or similar approved Gib.Board Sealer.
- Woodwork & Trim (including doors) - Seal and two coats of Satin Acrylic.

Note: Confirm all colours and finishes with the Owner before starting work.

14.16 EXTERIOR PAINTING;

- Timber Trim - prime and two coats of Satin Acrylic.
- Cedar doors - Prime and two coats of Satin Acrylic.
- Soffits and other Sheet surfaces - two coats of Acrylic.
- Plaster Surfaces - Three (3) coats of 100% Acrylic with the first coat within two weeks of plastering.
- Fibre Cement surfaces - seal and two coats of Satin Acrylic.
- Downpipes, vents and other p.v.c. items - prime and two coats of semi-gloss Acrylic.

FILE COPY

CHRIST CHURCH CITY COUNCIL



CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991

APPLICATION FOR BUILDING CONSENT

FORM: BA3

PROJECT NO.

95003867

Has a Project Information Memorandum been issued by the Council for this Project? YES ☐ NO ☒

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

OWNER (OR PURCHASER OR LESSEE) Name: <u>MICHAEL SMYTHE</u> Mailing Address: <u>5 MADELEY ROAD</u> <u>CHRISTCHURCH</u> Phone: <u>384 1213</u> Fax: <u></u>		PROJECT LOCATION Street Address: <u>5 MADELEY ROAD</u> <u>CHRISTCHURCH</u> Lot: <u>1</u> DP: <u>58711</u> Other: <u></u>																															
APPLICANT (If not owner, purchaser or lessee) Name: <u>JOHN CHAPLIN</u> Company: <u>JOHN CHAPLIN DESIGN</u> Mailing Address: <u>P.O. BOX 19519</u> <u>CHRISTCHURCH</u> Phone: <u>384 9602</u> Fax: <u>384 4060</u>		PROJECT Description of Work: <u>NEW TOWNHOUSE</u> <u>2ND UNIT</u> Intended Use: <u></u>																															
BUILDING CONSENT FEES The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (e.g. spac heaters, drainage only works, detached accessory buildings with a value less than \$5,000) are required at the time of application. Estimated Value (inclusive of GST) <u>\$130,000</u>		Will the building undergo a change of use? ☐ Yes ☒ No																															
Building Consent to be picked up from: ☒ <u>LINWOOD</u> Service Centre ☐ If prepaid post to Owner/Applicant (delete one)		Intended Life if less than 50 years years. Being Stage of an intended Stages.																															
Signature: <u>[Signature]</u> Position: (if lessee) Date: <u>05/MAY/1995</u>		FLOOR AREA Ground Flr: Existing m ² Proposed <u>83.52</u> Other Flrs: Existing m ² Proposed <u>53.41</u> Accessory Building Area: Existing m ² Proposed m ² Total Area of all Buildings: (over foundation) Existing m ² Proposed m ²																															
FOR COUNCIL USE ONLY																																	
Date Received Prepaid Fee: \$ Receipt No: Receiving Officer: Primary Classification: *		<table border="1"> <thead> <tr> <th>Code</th> <th>New</th> <th>Add</th> <th>Alter</th> <th>Demo</th> <th>Relo.</th> </tr> </thead> <tbody> <tr> <td>10.2</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>60.9</td> <td>✓</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Code	New	Add	Alter	Demo	Relo.	10.2						60.9	✓																
Code	New	Add	Alter	Demo	Relo.																												
10.2																																	
60.9	✓																																
DRAINAGE INFORMATION: Not Required ☐ Block Plan Only ☐ Full PIM ☒ Date Requested <u>10/05/95</u>																																	

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

LAND WITH UNIT 2
(APPROX. 312 SQ. m.)

SUNROOM.

LIVING.

GLAZED TIMBER
DOOR IN POWDER
COATED ALUMIN. FRAME.

UNIT 1.

F.F.L. 116.000

EXISTING RESIDENCE
F.L. APPROX. 214.000

STUDY.

400x400x200
DEEP FOOTINGS
TO TANA. PILES.

100x100x600 DEEP
FOUNDATIONS TO
LAGER POSTS.

100x75 BEARER

LINE OF SERIES 20
FOUNDATION WALL
SHOWN DASHED.

65mm Ø D.P.

300 WIDE FOOTING.

300 WIDE FOOTING.

BEDROOM.

UNIT 2.
F.F.L. 216.000

100x75 BEARER

100x75 BEARER

100x75 BEARER

65mm Ø D.P.
1.2.1

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FOUNDATION/SITE PLAN.
SCALE 1:100.

MADELEY ROAD.

95008867
5 Madeley Road

BOUNDARY 32.950m 68° 10' 20"

RP3 216.300

EXISTING HEDGE.

DRIVEWAY.

* G.L. 217.70 * E.L. 217.50
EDGE OF SEAL.

100mm
FROM
INTO
DRAIN

LEAS

EXIS'

(UNIT

PROPI

BOUNDARY 10.870m 68° 10'

BOUNDARY 19.220m 74° 37'

BOUNDARY 12.050m 88° 50'

BOUNDARY 36.830m 158° 09' 20"

BOUNDARY 32.950m 68° 10' 20"

BOUNDARY 29.420m 158° 08'

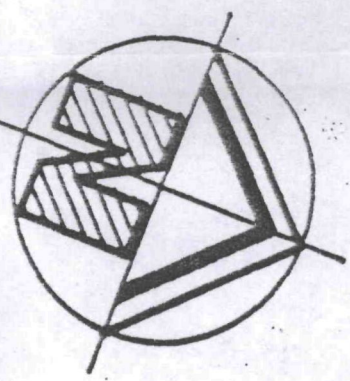
EXISTING FOUL WATER SEWER

CONNECT NEW STORMWATER INTO EXISTING PUMP

NEW FOUL WATER DRAIN CONNECTED INTO EXISTING.

CONNECT NEW STORMWATER TO EXISTING

EXISTING STORMWATER



OWNER TO ARRANGE ANY NECESSARY LEGAL RIGHTS/AGREEMENTS FOR THE PROPOSED STORMWATER CONNECTION

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

AMENDED

CHRISTCHURCH CITY COUNCIL

5 JUL 1995
CONSENT DOCUMENT

MADELEY ROAD.

1:250

AMENDED DRAWINGS 1995

4/7/95

FILE COPY

1021/5

PROJECT NO:

95003867

ADDRESS:

5 MADBLEY

- PIM HAS BEEN RECHECKED AND IS:



OK

Resource Consent



NOT OK

Checked by: *P. Dan*

at *Linnac* Service Centre

on *5/7/95* (date)

1021/5

For Official Use Only	PROJECT NO.....95003867
Form W/W/1	DEPOSIT / FEE \$.....240.....RECEIPT No.....1195694.....
RC 111	CONST. COST.....A & E COST.....
Beck Civ Fen <u>Lin</u> Pap Shir Sock (Circle as appropriate)	

CHRISTCHURCH CITY COUNCIL

APPLICATION FOR ORDINARY WATER CONNECTION

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

1. PROPERTY TO BE SERVICED

Lot.....1.....D.P.....58711.....	Street and Number.....S MADELEY RD.....
----------------------------------	---

2. PARTICULARS OF APPLICANT

Name.....MICHAEL SMYTHE.....	Contact name.....SAME AS OPPOSITE.....
Postal address.....S MADELEY RD.....	Contact phone No.....3841213.....
If you are not the owner of the property, are you authorised by the owner to submit this application ? YES/NO (delete as appropriate)	
Name of Owner.....AS ABOVE.....	

3. LOCATION OF CONNECTION (see Note D)

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

4. CONNECTION USE (tick as appropriate)

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

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

6. APPLICANT'S SIGNATURE.....DATE.....10.5.95.....

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

PLEASE READ THE NOTES ON THE BACK OF THIS FORM

1021/5

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 [S.31] PROJECT INFORMATION MEMORANDUM	FORM: BA2
		PROJECT NO.: 95003867

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

OWNER Name: M W A SMYTHE Mailing Address: 5 Madley Road CHRISTCHURCH 8008 Contact: JOHN CHAPLIN DESIGN BOX 19-515 CHRISTCHURCH Phone: Fax: Application Received: 10 MAY 1995	PROJECT LOCATION Street address : No.: 5 Street Name: MADELEY RD Suburb/Locality: FERRYMEAD Legal Description: Valuation Roll: 2290275900 Dp No 58711 Lot No 1
COUNCIL CHARGES The Council's total charges payable in respect of this Project Information Memorandum are: \$150.00	PROJECT ☒ New or relocated building ☐ Alteration Intended use(s) (<i>In detail</i>): HOUSING/ONE ADDITIONAL DETACHED UNIT OUTBUILDING/GARAGE ATTACHED Intended life: ☒ Indefinite but not less than 50 years ☐ Specified as years ☐ Demolition Being stage of an intended 1 stages.
Receipt No.:	

This Project Information Memorandum is:

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

This Project Information Memorandum includes:

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

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

Signed for and on behalf of the Council:

Name:

Position:

Date: 12 June 1995

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

W. HAASE

Building Information Officer

6 June 1995

John Chaplin Design
P O Box 19515
CHRISTCHURCH

Dear Sir

PROJECT INFORMATION MEMORANDUM NO. 95003867

Enclosed is the Project Information Memorandum for the above project, and the application for a Building Consent is now being processed.

Please note that the Project Information Memorandum may reveal matters affecting compliance with the Building Act 1991, or other authorisations required. If you wish the processing of the Building Consent application to be cancelled or suspended, please notify the Council as soon as possible.

Yours faithfully

for
AREA DEVELOPMENT OFFICER

cc ADO
 Property File
 Public Health & Safety Unit



CHRISTCHURCH CITY COUNCIL

PROJECT INFORMATION MEMORANDUM

SUPPLEMENTARY INFORMATION

PROJECT NO.:

95003867

Address: 5 MADELEY ROAD, CHRISTCHURCH
Owner: MICHAEL SMYTHE, 5 MADELEY ROAD, CHCH
Proposal: Erect new dwelling and attached garage.

The following matters have been identified in respect of the above Building Project.

A) Special features of the land concerned:

Some properties in this area were on septic tank - Check for old tanks.

B) Details of existing stormwater and wastewater utility systems relevant to the design and construction of the proposed building (Drainage Plan attached):

C) Details of other Authorisations required under any Act other than the Building Act 1991:

- i) A Resource Consent was granted on 2 March 1995 in respect to the following matters:
- to reduce the 6.0m separation distance to 3.6m.
and a copy of the Consent is attached.

STATUS OF A PROJECT INFORMATION MEMORANDUM - EFFECT OF THE NEW CITY PLAN

You are advised that the issue of a Project Information Memorandum (PIM) does not certify that the activity is authorised pursuant to the Resource Management Act 1991. It is a statement of information relevant to the activity, including its status under the operative District Plan, and notice of any resource consent that may be required at the date of issue of the PIM.

A PIM does not protect rights to carry out an activity that currently complies with the District Plan if, at a later date, changes are introduced following public notification of a new plan/plan change, resulting in some aspects of the activity no longer complying with the Plan.

Consequently, when the new City Plan is notified on 24 June 1995 there may be aspects of your building proposal which no longer comply, in which case a resource consent will need to be obtained.

A Certificate of Compliance may be obtained if an activity is a permitted activity and complies fully with the provisions of the current operative District Plan. This certificate will protect a proposal against changes and is valid for two years.

If you have any queries, do not hesitate to contact the Council, or seek legal advice.

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

ISSUED: 6 June 1995



CHRISTCHURCH CITY COUNCIL

LINWOOD SERVICE CENTRE

2 March 1995

John Chaplin Design
P O Box 19515
CHRISTCHURCH

Dear Sir

**RESOURCE MANAGEMENT ACT 1991
RESOURCE CONSENT NO RC 950304 - 5 MADELEY STREET**

I refer to your application to reduce the 6.0m separation distance to 3.6m between existing and proposed dwelling units.

This application has been considered by the Resource Management Officer Committee and consent has been granted on the grounds that:

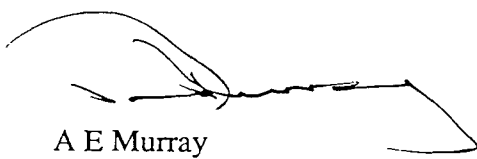
1. Any effect on the environment will be minor.
2. The proposal does not significantly contravene the objectives and policies of the District Plan.

This Resource Consent is subject to the following conditions:

1. That the development proceeds in accordance with the plans submitted.

This consent does not give approval for building works. A Building Consent must be obtained from the Council prior to any construction taking place.

Yours faithfully,



A E Murray
AREA DEVELOPMENT OFFICER

c.c. Consent Team



CONTACT Mr P Warriner

FILE 1021/5

LINWOOD SERVICE CENTRE • 180 SMITH STREET
PO BOX 24214 LINWOOD • TELEPHONE (03) 389-1477 • FAX (03) 389-1093



CHRISTCHURCH CITY COUNCIL

FAXED

Date: 10-05-95

From: LINWOOD SERVICE CENTRE

Issued to: ANGELA O'REILLY, PLAN ROOM, CIVIC OFFICES

From: ELLE N.D. NO OF PAGES 3

DOCUMENT DESCRIPTION
As a result of LIM/PIM/Consent

[illegible]

LAND WITH UNIT 2
(APPROX. 312 SQ. m.)

SUNROOM.

LIVING.

GLAZED TIMBER
DOOR IN POWDER
COATED ALUMIN. FRAME.

UNIT 1.

F.F.L. 116.000

EXISTING RESIDENCE
F.L. APPROX. 214.000

STUDY.

400x400x200
DEEP FOOTINGS
TO TANA. PILES.

300x400x600 DEEP
FOUNDATIONS TO
FIBER POSTS.

100x75 BEARER.

LINE OF SERIES 20
FOUNDATION WALL
SHOWN DASHED.

65mm Ø D.P.

300 WIDE FOOTING.

UNIT 2.
F.F.L. 216.000

BEDROOM.

T.O.B.

W.M.

300 WIDE FOOTING.

300 WIDE FOOTING.

100x75 BEARER.

100x75 BEARER.

100x75 BEARER.

300 WIDE FOOTING.

65mm Ø D.P.
F.C.T. 3600

W.C. FROM ABOVE.

400x400x200
DEEP FOOTINGS
TO CONC. PILES.

200 WIDE FOOTING.

V.P. 215.87.

* F.L. 216.30

* F.L. 215.90

W.H.B.

B.

400 SQUARE FOOTING.

PROPOSED LEASE LINE.

100mm CONCRETE FLOOR SLAB
WITH 665 MESH WITH 30mm TOP
COVER ON "MOISTOP" D.P.M.
ON ROUND NO FINES SHINGLE
HARDFILL.

CARPARK.

PATH.

* F.L. 216.50

* F.L. 216.60

L. 217.00 * F.L. 217.00
L. 217.31

BOUNDARY 32.950m 68° 10' 20"

RP3 216.300

EXISTING HEDGE.

DRIVEWAY.

95003867
5 Madeley Road

MADELEY ROAD.

FOUNDATION/SITE PLAN.
SCALE 1:100.



CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991

APPLICATION FOR BUILDING CONSENT

FORM: BA3

PROJECT NO.

95003867

Has a Project Information Memorandum been issued by the Council for this Project? YES ☐NO ☒

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

OWNER (OR PURCHASER OR LESSEE) Name: <u>MICHAEL SKYTHE</u> Mailing Address: <u>5 MADELEY ROAD</u> <u>CHRISTCHURCH</u> Phone: <u>384 1213</u> Fax: <u></u>		PROJECT LOCATION Street Address: <u>5 MADELEY ROAD</u> <u>CHRISTCHURCH</u> Lot: <u>1</u> DP: <u>58711</u> Other: <u></u>					
APPLICANT (If not owner, purchaser or lessee) Name: <u>JOHN CHAPLIN</u> Company: <u>JOHN CHAPLIN DESIGN</u> Mailing Address: <u>P.O. BOX 19515</u> <u>CHRISTCHURCH</u> Phone: <u>384 9602</u> Fax: <u>384 4060</u>		PROJECT Description of Work: <u>NEW TOWNHOUSE</u> <u>2ND UNIT</u> <u>DWELLING + ATTACHED</u> <u>GARAGE</u> Intended Use: <u></u>					
BUILDING CONSENT FEES The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (e.g. spac heaters, drainage only works, detached accessory buildings with a value less than \$5,000) are required at the time of application. Estimated Value (inclusive of GST) \$ <u>130,000</u>		Will the building undergo a change of use? ☐ Yes ☒ No					
Building Consent to be picked up from: ☒ <u>LIMWOOD</u> Service Centre ☐ If prepaid post to Owner/Applicant (delete one)		Intended Life if less than 50 years years. Being Stage <u>1</u> of an intended <u>1</u> Stages.					
Signature: <u>[Signature]</u> Position: (if lessee) <u></u> Date: <u>05/MAY/1995</u>		FLOOR AREA Ground Flr: Existing m ² Proposed <u>83.52</u> m ² Other Flrs: Existing m ² Proposed <u>53.41</u> m ² Accessory Building Area: Existing m ² Proposed m ² Total Area of all Buildings: (over foundation) Existing m ² Proposed m ²					
FOR COUNCIL USE ONLY							
Date Received		Code	New	Add	Alter	Demo	Relo.
Prepaid Fee: \$		10.2					
Receipt No:		60.9	✓				
Receiving Officer							
Primary Classification:							
DRAINAGE INFORMATION: Not Required ☐ Block Plan Only ☐ Full PIM ☒		Date Requested <u>10/05/95</u>					

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

(A)

1 Some properties in this area were on
septic tanks - Check for old tanks.

(D)

Clause 2 b 2 March 95 to reduce the
6.0m separation distance to 3.6m

PN + Drainage

P.I.M. APPLICATION CHECK SHEET		PROJECT NO.: 9500867
Project: <u>2nd Unit dwelling - Garage Attached</u> Location: <u>S MADEIRA ROAD</u>		

DRAINAGE INFORMATION:	Not Required ☐ Date Requested <u>10/05/95</u>	Block Plan Only ☐	Full PIM ☒
------------------------------	---	--	--

	Checked	Comment (see over)	Officer	Date	Time Input
☒	Hazard Register	☒ Yes ☐ No	AP.	15/5/95	5 min
☐	Property File	☐ Yes ☐ No			
☐	Site Inspection	☐ Yes ☐ No			
☐	Planning	☒ Yes ☐ No			
	☐ Zoning	R/H			
	☐ Site Area/Shape Factor				
	☐ Site Coverage/Density				
	☐ Plot Ratio/Bonuses				
	☐ Floor space				
	☐ Site suitability				
	☐ Setbacks	✓			
	☐ Recession plane/height	✓			
	☐ Separation/on site privacy	Resource Consent			
	☐ Outdoor living/service areas	✓			
	☐ Design and appearance				
	☐ Landscaping				
	☐ Signs				
	☐ Tree Register/Protected Blds				
	☐ Others				
☐	Traffic	☐ Yes ☐ No			
	☐ Car parking/garageable spaces				
	☐ Vehicle crossings				
	☐ Access and manoeuvring areas				
	☐ Loading areas				
	☐ Other				
☐	Subdivisions	☐ Yes ☐ No			
☐	Environmental Health Officer	☐ Yes ☐ No			
☐	Further Information Requested	☐ Yes ☐ No	Date Requested: Date Received:		
☐	Other (Specify)	☐ Yes ☐ No			

COMPLETE DETAILS ON REAR OF THIS SHEET AS APPROPRIATE



CHRISTCHURCH CITY COUNCIL

23 March 1995

Fox & Associates
P O Box 13-390
CHRISTCHURCH

Attn: Mr D Fox

Dear Sirs

SCHEME PLAN LIN/90/307
G & N PANNETT
5 MADELEY ROAD

With reference to the above subdivision and the subsequent correspondence from Harman & Co and Lane Neave Ronaldson about problems with the stormwater disposal system for the existing house, it was a condition of subdivision approval that the "roof stormwater from the existing house on Lot 1 was to be piped to the existing stormwater piping in the right of way if not at present discharging to an approved outfall.."

You certified in your letter of 25 July 1990 that "the conditions of approval have been met and we would now be grateful for the issue of the compliance certificate."

It is your responsibility to ensure that all of the conditions of approval have been completed and Council takes the view that if those conditions have not been met it is your responsibility to ensure that they are completed as soon as possible. Would you please liaise with Mr Pannett and have the outstanding work undertaken.

Please inform Mr B Smith of the Water Services Unit when the above work is completed.

Yours faithfully

A C Handisides

A C Handisides
SUBDIVISION PLANNING OFFICER (EAST)

ACH:JCP

c.c. Mr A W Prescott
Messrs Harman & Co
Barristers and Solicitors
P O Box 13-151
CHRISTCHURCH

c.c. Ms Wendy Hughes
Lane Neave Ronaldson
Barristers and Solicitors
P O Box 13-149
CHRISTCHURCH

c.c. Mr B Smith
Water Services Unit
Cambridge House

COPY FOR YOUR INFORMATION

CONTACT A C Handisides Telephone: 371-1767 FILE LIN/90/307

CIVIC OFFICES • 163 - 173 TUAM STREET • PO BOX 237 • CHRISTCHURCH
NEW ZEALAND • TELEPHONE (03) 379-1660 • FAX (03) 371-1792

FILE REF: 552-688			
DOCUMENT No. 0133107			
28 MAR 1995			
ACTION	INFO	DISCUSS	REPORT
<i>MR B Smith</i>			



PROJECT DETAILS

A. Identify which of the following are involved:

			NAME	ADDRESS	PHONE NO.
Designer	☐ No	☒ Yes	JOHN CHEPLIN	P.O. Box 19515	384-9602
Engineer	☐ No	☒ Yes	LEWIS & BARTON	P.O. Box 13-282	366-4320
Builder	☐ No	☐ Yes			
Drainlayer	☐ No	☐ Yes			
Plumber	☐ No	☐ Yes			
Building Certifier	☐ No	☐ Yes			

B. Identify Construction Arrangements:

Is the builder responsible for the completion of the project in accordance with the Building Consent drawings and specifications?

☒ Yes ☐ No

C. Inspection Arrangements:

Does the project involve specialist consultant design?
(eg, Structural, Civil or Mechanical Engineers)

☒ Yes ☐ No

If YES provide details of inspection procedure on Form BA 20

Producer Statements:

Are producer statements to be submitted in support of the application?
eg, for Design or Construction Inspection

☒ Yes ☐ No

If YES provide details on Form BA 20

E. Mechanical Systems:

Does the project include mechanical systems, fire protection system or emergency warning systems for which a Compliance Schedule is required?

☐ Yes ☒ No

If YES identify these features on Form BA 21

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

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



CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991

BUILDING CONSENT APPLICATION CHECK SHEET

PROJECT NO.

95003867

Project Location S MADLEY RDApplicant JOHN CHAPLIN DESIGN.

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

	Applicants Use	Council Use	
	Supplied	Rec'd	Req'd
Copy of Project Information Memorandum if previously issued			
Recent search copy of Certificate of Title and ownership details		✓	
Plans of Proposal in triplicate and Specifications in duplicate		✓	
Complete, drawn to scale, floor plan and elevations of proposed building work		✓	
Fully dimensioned site plan to scale showing:		✓	
- Position and use of all existing and proposed buildings in relation to legal boundaries		✓	
- Building Areas (proposed and existing m ²)		✓	
- Site levels - relating to top of kerb (existing and proposed)		✓	
- Hill sites. Drive gradients and heights		✓	
- Identification of recession planes		✓	
- Vehicle access, manoeuvre and parking area (incl. vehicle entrance form)			
- Site plan showing all street trees and poles affecting vehicle access			
- Living and service courts		✓	
- Landscape areas			
Spaceheater details (model, location, manufacturer's installation instructions)			
Identify significant/protected site trees or existing swimming pool location			
Identify services - Foulwater		✓	
- Stormwater (Lateral existing Y/N)		✓	
- Water		✓	
Other - Dangerous Goods Storage/Signs etc.			
Roof truss details and layout		✓	✓
Bracing schedule and description		✓	
Cross sections		✓	
Pegging certificate for two or more units on site			✓
Foundation design and report on ground conditions			
Producer Statements as detailed on Form BA20		✓	
Water application form		✓	
Fire safety summary			

Note to the Applicant:

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

LINWOOD
Service Centre.

No work shall start until a consent is issued.

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

Signed: Date: 10/5/95

Contact: Building Information Officer

Fendalton Service Centre

Corner Jeffreys Road and Clyde Road, P O Box 29-183, Telephone 351-7109, Facsimile 351-7780

Sockburn Service Centre

149 Main South Road, P O Box 11-011, Telephone 348-5119, Facsimile 348-9092

Linwood Service Centre

180 Smith Street, P O Box 24-214, Telephone 389-1477, Facsimile 389-1093

Beckenham Service Centre

66 Colombo Street, P O Box 12-033, Telephone 332-3099, Facsimile 332-3443

Shirley Service Centre

Shirley Mall Car Park, Marshland Road, P O Box 27-043, Telephone 385-3079, Facsimile 385-4224

Papanui Service Centre

Corner Langdons Road and Restell Street, P O Box 5142, Telephone 352-8117, Facsimile 352-1308

Civic Offices

163-173 Tuam Street, P O Box 237, Telephone 379-1660, Facsimile 371-1792

514/124



Transfer No.

C. Order No. 968327/2

35A / 1203

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of December one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that PETER JOHN BLACK of Christchurch, Airman and WENDY JOY BLACK, his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1178 square metres or thereabouts being Lot 1 Deposited Plan 58711 ---

DISTRICT LAND REGISTRAR



ASSISTANT LAND REGISTRAR

Subject to:

Mortgage 925978/4 to the Housing Corporation of New Zealand - 21.3.1991 at 10.26am

Appurtenant hereto is:

A right of way, right to drain sewage and water, right to convey water, electric power and telephonic communications over part Lot 2 DP 44032 (22B/1029) marked A on DP 44032 as specified in Easement Certificate 320496/1

A right to drain water over part Lot 2 DP 44032 (22B/1029) as specified in Easement Certificate 320496/1

The easements specified in Easement Certificate 968327/4 when created will be subject to Section 309(1)(a) Local Government Act 1974

A.L.R.

The within land is subject to a land covenant for the benefit of Lot 2 DP 58711 (35A/1204) contained in Transfer 982920/3

A.L.R.

Mortgage 999496/1 to Trust Bank Canterbury Limited - 17.6.1992 at 11.31am

A.L.R.

No.968327/4 Easement Certificate specifying intended easements on DP 58711

A.L.R.

Nature	Servient Tenement	Dominant Tenement
Right to drain water & sewage	2 (35A/1203)	1 (herein)
Right to drain water	2 (35A/1203)	1 (herein)
4.12.1991 at 9.28am		

A.L.R.

Measurements are Metric

Transfer A149212/3 to Michael William Alexander Smythe of Christchurch, Computer Analyst - 8.12.1994 at 11.57am

Mortgage A149212/4 to BNZ Finance Limited - 8.12.1994 at 11.57am

for A.L.R.

for A.L.R.

10' 5"	Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PIM Number 95003857
--------	---	--------------------------------------

Street Address 5 MADELEY RD
 Legal Info LOT 1 DP 58711

Applicant JOHN CHAPLIN DESIGN
 Address BOX 19-515
 CHRISTCHURCH

Service Centre LINWOOD SERVICE CENTRE

Intended Use HOUSING/ONE ADDITIONAL DETACHED UNIT OUTBUILDING/GARAGE

ATTACHED

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

The comments recorded below incorporate information held by these units and/or which is considered to be relevant to the design of this project. For any further information please contact the Water Services and Waste Managements Units, telephone: 3790550, fax: 3791802.

Supply Information On The Following

Yes/No Comments

Attachments

1	Any Council easement, pipeline, open drain, waterway or building line restriction.	N	None Shown	1
2	The availability or otherwise of the Council's drainage works to serve the property including swimming pool discharges.	Y	all stormwater to discharge to on approved outfall	
3	Minimum Section level for stormwater purposes.	I		
4	Minimum Section level for sanitary sewer purposes.	I		
5	Any information on river bank erosion, avulsion, alluvion or inundation.	I		
6	Any cost sharing scheme.	I		
7	Possible effect on adjoining properties.	Y	Developer to mitigate any adverse effects on adjoining property	
8	Any other relevant information.	Y	See attached	1
9	Is further information required to be supplied.	Y	DABI 92	
10	Trade waste involvement.	N		

Additional Comments

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

Researched By

NB

Number of Attachments 2

