



Council Property File

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Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

CODE COMPLIANCE CERTIFICATE NO: 29904

Section 56 (3) Building Act 1991

Issued by:

STEPHEN PAUL STRADLING

Currently approved and registered as a building certifier

Territorial Authority:

Kapiti Coast District Council

Building Consent No: 990108

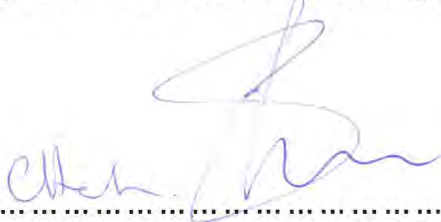
PROJECT	PROJECT LOCATION
New building ☒	Owner : PATTERSON
Description/Intended use(s)	Street Address : 2 Inverell Place Waikanae
DWELLING	
Intended life:	Legal Description:
Indefinite but not less than 50 years ☒	Lot 2
	DP 83624

This is:



A final code compliance certificate issued in respect of all the building work under the above building consent

Signed by or for and on behalf of the building certifier:



.....
S P Stradling

Date: 18 August 99

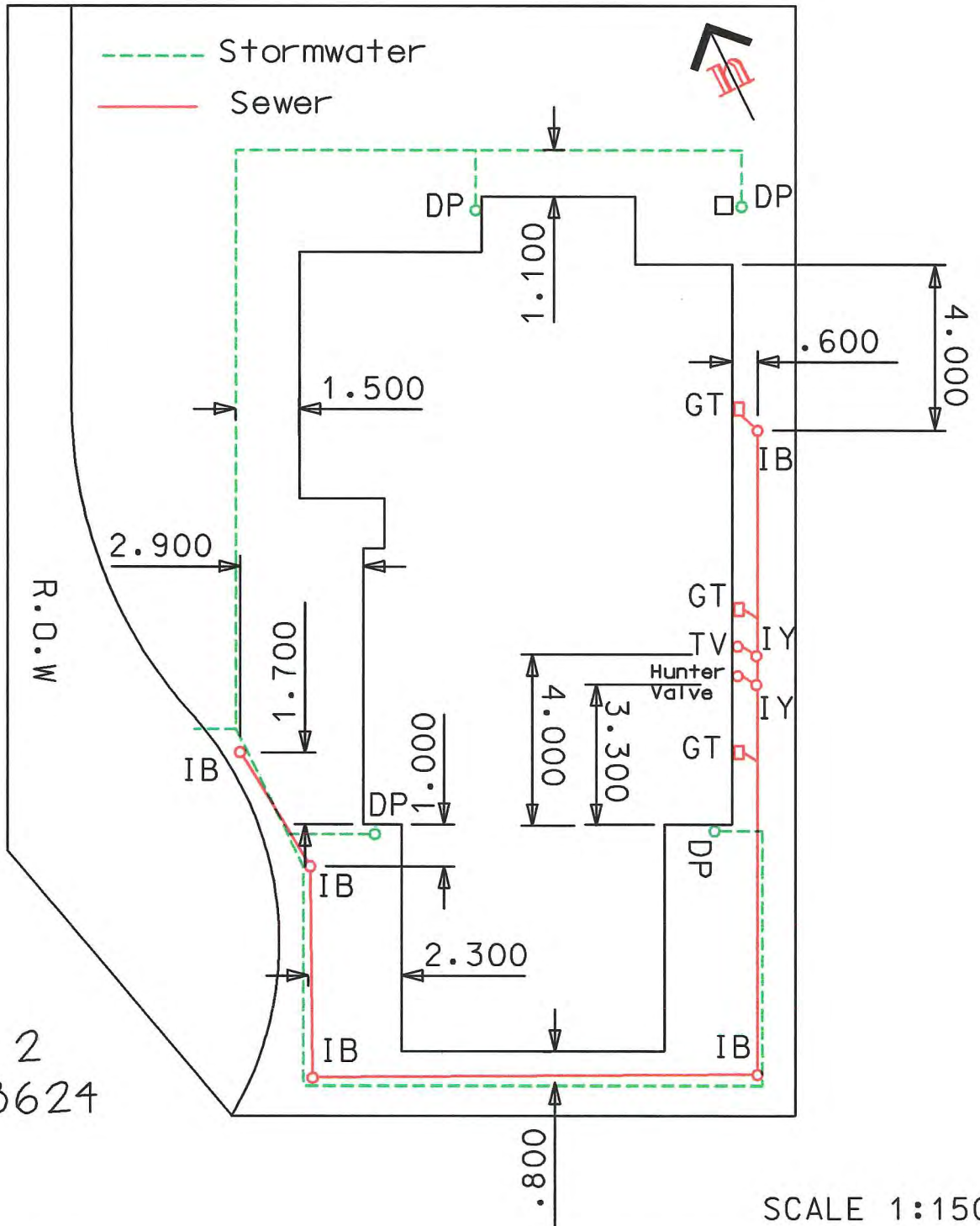
TE MOANA ROAD

INVERELL PLACE

R.O.W

LOT 2
DP 83624

--- Stormwater
— Sewer



SCALE 1:150

ENVIRO + PLUS – Drainage Plan
Inverell Place, Waikanae

Registered Drainlayer

ORIGINAL
SHEET
SIZE

A4

BUILDING
CONSENT No

DATE 5/99

ENVIROPLUS LTD

Building Certifier's Inspection Report

Section 57(3) (a) Building Act 1991

As at 31/7/99

Owner	Site Location
Patterson	2 Inverell Pl, WAIKANAE.

LOT 2 PC 83624

Building Certificate No. 29904	Bldg Consent No. 990108
Job Description New Dwelling	
Notes Builder Brent Neale 025480590, Errol Burgoyne 0252436477. Plumber Bob Ralfe.	

Assessment Details

Date	Assessment Type	Result (P/F)	Comments
9/3/99	Siting/Footing		Siting OK. Footing requires Engineers Report.
11/3/99	Conc Slab Pre-pour	P	OK.
	P&D Sub-Floor	P	OK.
6/4/99	Framing	P	OK. Brace missing in garage, instructed to install.
	Structural Connections		OK.
	Roof Framing		All OK.
	Timber Moisture	P	OK.M.C. = 12%-15%
	Insulation	P	All in place
	Internal Services	P	Test OK.
19/4/99	Postline	P	Gib1,2,3 braces not nailed at 150cts. Instructed Builder to do so. Done.
19/5/99	External Services	P	Tested OK.
1/7/99	Final	F	Gullies to low. Rest OK. See Check List.
31/7/99	Check Gully surrounds	P	Done.

Signed by the building certifier



S P Stradling

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To: Kapiti Coast District Council

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

CONSENT NO

990108

ANTICIPATED COMMENCEMENT

DATE 22 Feb

PART A : GENERAL

(Complete Part A and B in all cases - Refer over for Parts C-E, sign and date)

APPLICANT (OWNER*)	PROJECT
Name: <u>Phoenix Contracting Ltd</u>	Cross One
Mailing address: <u>ENVIRO+PLUS LIMITED</u> <u>62 Potts Road</u>	New or relocated Building ☒
Contact [Print Name and position]: <u>R.D. 1 Levin 5500 Steve Stradling (Certifier)</u>	Alterations or additions ☐
Phone: <u>063682964</u> Fax <u>063682964</u>	Accessory Building or Fire ☐
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.	Building Demolition or Removal ☐
	Being stage <u>1</u> of an intended <u>1</u> stages. (19/1000)
	Estimated value (inclusive of GST): \$ <u>120000?</u>
	Intended use, eg Dwelling, Carport, Garage, etc <u>Dwelling</u>
	Intended life: (of building) Indefinite but not less than 50 years ☒
	Specified as _____ years
FOR COUNCIL USE Received: <u>5/2/99</u>	PROJECT LOCATION
Application fee: \$ _____	Street address (if any) <u>12 Inverell Pl</u> <u>Waikanae</u>
Receipt No: _____	Legal description (as shown on certificate of title or rates notice, if any): Lot <u>2</u>
Paid By: _____	DP <u>83624</u>
	Valuation No. <u>1494107700</u>

NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL

This Application is for:

☐ Building Consent only, in accordance with project information

☐ Both building consent and a project information memorandum

PLEASE NOTE

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section

CONFIDENTIALITY
Plans and Specifications

SIZE OF BUILDING

Floor area m ²	167
No of stories	1
No of Units	1

Bldg Cert

PART B : BUILDING DETAILS

(Complete Part B in all cases)

This application is accompanied by *(cross each applicable box, attach relevant documents in duplicate):*

The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:

- Building certificates
- Producer statements
- References to accreditation certificates issued by the Building Industry Authority
- References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction

PART C : PROJECT DETAILS

(Complete Part C only if you have not applied separately for a project information memorandum)

- Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- New provisions to be made for vehicular access, including parking
- Provisions to be made in building over or adjacent to any road or public place
- New provisions to be made for disposing of stormwater and wastewater
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- New connections to public utilities
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- Any cultural heritage significance of the building or building site, including whether it is on a marae

PART D : KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s): Plan Workz

Building Certifier(s): Enviro Plus (Steve Stradling)

Builder/s Phoenix Contracting Ltd

Registered Drainlayer: TBN REG NO: _____

Craftsman Plumber: TBN REG NO: _____

Other: _____

PART E : COMPLIANCE SCHEDULE DETAILS

E1: Systems Necessitating a Compliance Schedule

(Complete Part e1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following *(Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):*

- Automatic sprinkler systems or other systems of automatic fire protection
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use.
- Any automatic back-flow preventer connected to a potable water supply

Lifts, escalators or travelators or other similar systems
 Mechanical ventilation or air conditioning system serving
 Any other mechanical, electrical, hydraulic or electronic
 compliance with the building code
 Building maintenance units for providing access to the ex
 Such signs as are required by the building code in respect
 None of the above

E2: Other Systems and Features to be in
 (Complete Part E2 only if building contains one or more)

The building will contain the following (cross each applicable
 maintenance and reporting procedures):

Means of escape from fire
 Safety barriers
 Means of access and facilities for use by persons with disabilities
 of the Disabled Persons Community Welfare Act 1975
 Handheld hoses for firefighting
 Such signs as are required by the building code or Section 223
 Act 1975

Signed for and on behalf of the Applicant:

Name: _____ Date: ____/____/____
 Position: _____

FOR OFFICE USE ONLY

FEES		APPLICATION DEPOSIT	\$.....
Building	\$ 176	RECEIPT NO	DATE.....
Sewer Connection	\$.....	INVOICE NO	DATE.....
Water Connection	\$.....	31032	19.3.99
Vehicle Crossing ? >	\$ 700	RECEIPT NO	DATE 25.3.99
Damage Deposit	\$.....	762050	
Structural Checking	\$.....	FEES PAID BY:	
Building Research Levy	\$ 150	ENVIROPLUS LTD	
Development Levy	\$.....	ANZ	
BIA Levy	\$ 97.50	BUILDING CONSENT	DATE ISSUED
Compliance Schedule	\$.....	990108	25.3.99
Digital Storage Fee	\$ 22.50	AUTHORISATION FOR REFUND OF DEPOSITS	
Certificate of Title Change	\$.....	Deposit held =	\$ 700.00
Photocopying	\$.....	Cost to Repair Damage Caused During	
SUBTOTAL	\$ 1146	Construction =	\$.....
Less Deposit Paid	\$.....	Total Balance to be Refunded	\$ 700.00
TOTAL	\$ 1146	Authority Number:	4258 (see)
GST INCLUDED	\$.....	Authorised:	G. Lawton DATE: 11.10.99

49/01

Received with thanks by
 KAPITI COAST DISTRICT COUNCIL

Receipt no. 762050

25-03-99 16:41

COPY *COPY* *COPY*

DR BC990108

PHOENIX CONTRACTING

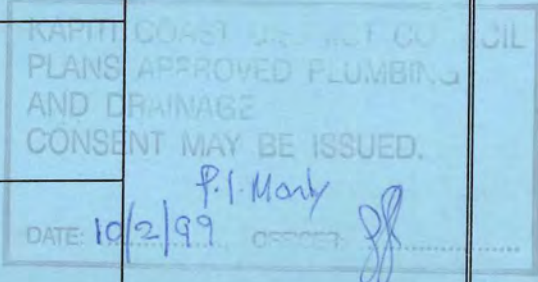
PHOENIX CONTRACTING LTD: C/- ENVIROPLUS

CO H ENVIROPLUS LTD

1,146.00

1,146.00

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS		COMMENTS	CHECKED/DATE STAMP
	Yes	No		
Town Planning	Zoning Confirms			
	Dispensation			
	Planning Consent			
	Special Floor Level			
Plumbing				
Drainage				
Stormwater	To Channel			
	To Drain			
	Confined to Lot			
Building				
Structural	Specific Design			
	Foundation			
	Structure			
	Roof			
Subdivisional Engineer				
	Earthworks Bylaw Conditions			
Environmental Health				
Site- Footpath & Entrance Conditions			Ground	

NOTES:

No info supplied
assumed to install
DE

S.S.

Bldg Cert

Entry from Tenna
Road. OK. No Damage
1/10/99

LINZ9

LAND INFORMATION NZ Title Search Coupon

A 415645

Please provide me with one title search of the following title.

This coupon will be returned with the copy of the title search requested and must be produced for any claim or query.

NAME:

Copy Requested

338

Shown	Dominant Tenement
A	LOT 2,3,4
B	LOT 1,2,4
C	LOT 1,2,3
D	LOT 1,3,4
Z	LOT 2,3,4

Lot 5	SOD - 556
Lot 6	SOD - 557

SURVEY BLK. & DIST. IX KAITAWA
NZMS 261 SHT RECORD MAP No

LOTS 1 - 6 BEING A SUBDIVISION OF
LOTS 34 & 35 DP 14701

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by CUTTRISS MCKENZIE MARTIN LTD
Scale 1 : 200 Date SEPT 1996

Alliance

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Approved WGLM 95/3*

Approvals

Dey

M

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE
RESOURCE MANAGEMENT ACT 1991 ON THE
27th DAY OF September 1996.
SUBJECT TO THE GRANTING OR RESERVING OF
THE EASEMENTS SET OUT IN THE
MEMORANDUM HEREON
THE COMMON SEAL OF THE KAPITI COAST
DISTRICT COUNCIL IS AFFIXED HERETO IN
THE PRESENCE OF:



Mayor

General Manager

Note: Subject to existing water rights
created by T 253279 - undefined

Total Area 2022m²

Comprised in S.T. 558/135 (A11)

I, Edward Charles Muldrum of Waikanae,
Registered Surveyor and holder of an annual practising certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1980 hereby certify that this plan has been made from
surveys conducted by me or under my directions, that both plan and
survey are correct and have been made in accordance with the Survey
Regulations 1977 of any regulations made in substitution thereof.
Dated at this day
of January 1997 Signature

Field Book Reg 9 (3) Traverse Book 558 p. 92, 143
Reference Plans DP 14701
Examined Dey Correct

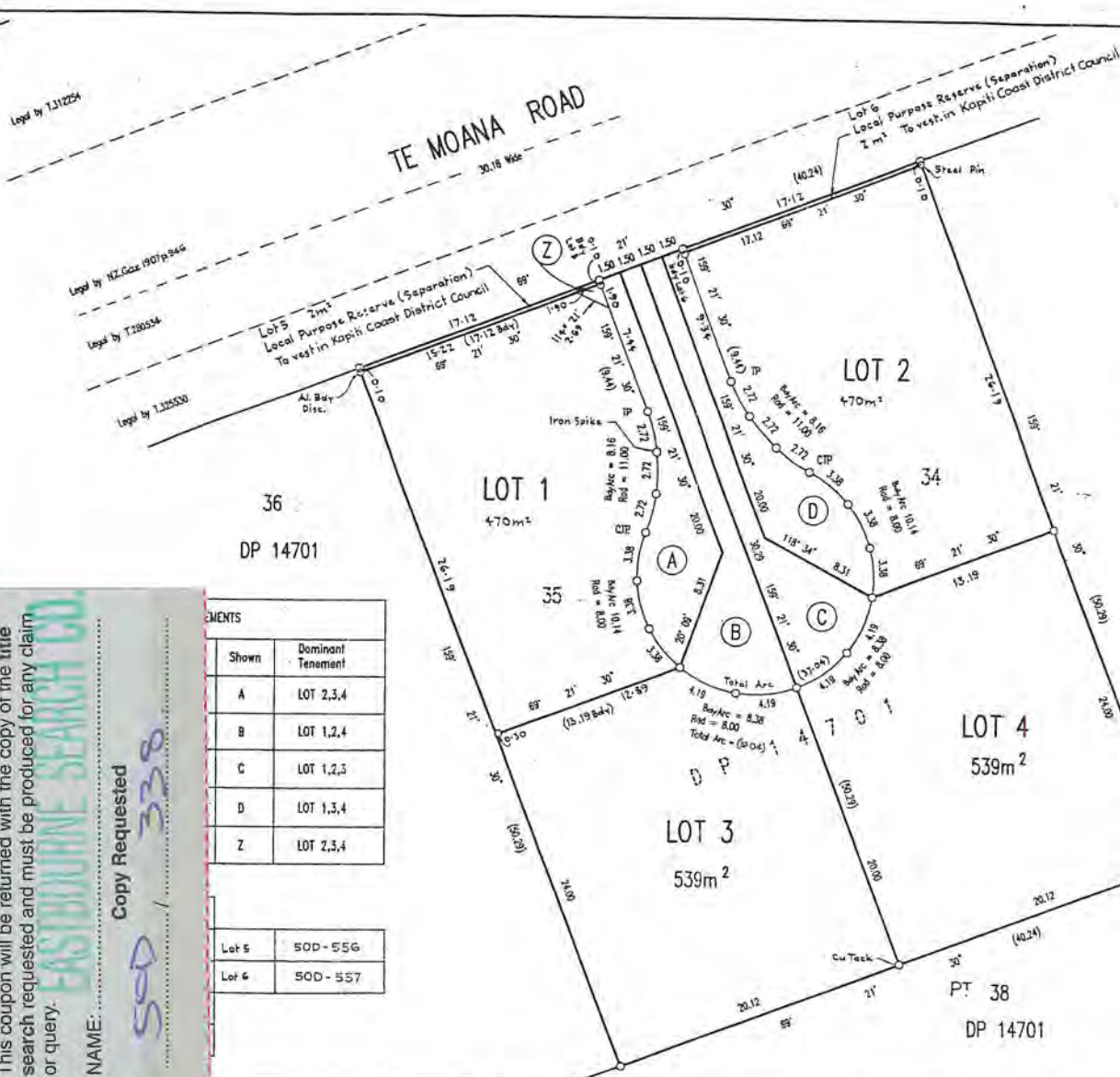
Approved as to Survey

7.3.97

Deposited this 17th day of September 1997

File 17017 LTT
Received 5.2.97
Instructions

Doal Form D15 "Approved (LM) 940"



WALLBRACING CALCULATION SHEET A

(For use with NZS 3604 : 1990)

NAME:	PATTERSON
SITE ADDRESS:	INVERELL PLACE
TOWN:	WAIKANAE
LOT & D.P. NUMBER:	LOT 2 DP 83624

1	LOCATION OF STOREY:	SINGLE
	SITE WIND ZONE: (Table 2.4)	HIGH
	EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3)	A
2	FOR EARTHQUAKE: ROOF WEIGHT: AVERAGE ROOF PITCH: TYPE OF CLADDING: EARTHQUAKE ZONE: STOREY IN ROOF SPACE:	LIGHT 30 HEAVY A NO
	E =	4.60 BU's/m ²
3	FOR WIND: BUILDING HEIGHT: ROOF HEIGHT: STUD HEIGHT: WIND SPEED:	5.30 m 2.90 m 2.40 m
	W(AL) = W(AC) =	77 BU's/m 76 BU's/m
4	ROOF OR BUILDING LENGTH: ROOF OR BUILDING WIDTH: GROSS FLOOR AREA	20.42 BL (m) 10.00 BW (m) 167.00 GPA m ²
5	EARTHQUAKE LOAD GPA * E WIND LOAD; ACROSS; W(AC) * BL WIND LOAD; ALONG; W(AL) * BW	768.20 BU's 1551.92 BU's 770.00 BU's

ENVIRO+PLUS

BUILDING CERTIFICATION

ACROSS

WALL OR BRACING	LINE	BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
LINE LABEL	MIN. BU's REQ.	BRACING ELEMENT NUMBER	BRACING TYPE	LENGTH ELEMENT L (m)	RATING BU/m EQ	BU's ACHIEVED (BU/m * L)	RATING BU/m	BU's ACHIEVED (BU/m * L)
L	100	L1	BR4	1.10	85	93.50	100	110.00
		L2	BR9	0.60	95	57.00	110	66.00
M	70	M1	GIB2	3.50	70	245.00	80	280.00
N	70	N1	GIB3	1.60	60	96.00	65	104.00
		N2	BR4	1.00	85	85.00	100	100.00
						0.00		0.00
O	70	O1	GIB3	3.50	60	210.00	65	227.50
		O2	GIB2	1.80	60	108.00	75	135.00
						0.00		0.00
P	70	P1	GIB3	3.00	60	180.00	65	195.00
		P2	GIB2	1.90	60	114.00	75	142.50
						0.00		0.00
Q	100	Q1	GIB1	2.10	50	105.00	55	115.50
		Q2	GIB1	2.10	50	105.00	55	115.50
								0.00
								0.00

TOTALS ACHIEVED	EQ	1398.50	W	1591.00
TOTALS REQUIRED	EQ	768.20	W	1551.92

ALONG

WALL OR BRACING	LINE	BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
LINE LABEL	MIN. BU's REQ.	BRACING ELEMENT NUMBER	BRACING TYPE	LENGTH L (m)	RATING BU/m EQ	BU's ACHIEVED (BU/m * L)	RATING BU/m	BU's ACHIEVED (BU/m * L)
A	204	A1	BR5	1.30	85	110.50	115	149.50
		A2	BR5	1.30	85	110.50	115	149.50
						0.00		0.00
B	70	B1	GIB3	1.90	60	114.00	65	123.50
		B2	GIB2	2.80	70	196.00	80	224.00
		B3	GIB3	2.50	60	150.00	65	162.50
C	204	C1	GIB1	2.70	50	135.00	75	202.50
		C2	BR4	1.10	85	93.50	100	110.00
						0.00		0.00
						0.00		0.00
						0.00		0.00
						0.00		0.00
						0.00		0.00
						0.00		0.00
						0.00		0.00
						0.00		0.00
						0.00		0.00

TOTALS ACHIEVED	EQ	909.50	W	1121.50
TOTALS REQUIRED	EQ	768.20	W	770.00



RESOURCE CONSENT NUMBER: RM 990047

That pursuant to sections 104 and 108 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Land Use Resource Consent to:

PHOENIX CONTRACTING OF 2 INVERELL PLACE, WAIKANAE.

To construct a dwelling which encroach the 3 metre rear yard requirement at 2 Inverell Place, Waikanae (Lot 2 DP 83624), as shown on the plans dated 1 January 1999 which accompanied the resource consent application RM 990047 subject to the following conditions:

1. The building design, location and appearance shall be in accordance with the site and elevation plans labeled 'Proposed New Dwelling For Patterson' dated 1/1/99 submitted with the resource consent application RM990047.

ISSUED: 4 March 1999

Natasha Hayes
RESOURCE CONSENTS PLANNER
for
Christopher P Shaw
RESOURCE CONSENTS MANAGER

COPY FOR YOUR
RECORDS

KCDC

GENERAL SPECIFICATION

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Painter and Decorator	18 - 19
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Spray Texture Finish	23
Bricklayer	24 - 25

ENVIRO+PLUS

BUILDING CERTIFICATION

- 1.07 **MAINTENANCE**
Where required by the Agreement between the owner and the contractor the contractor shall undertake to remedy any defects in the dwelling within 31 days after completion.
- The owner will notify the contractor in writing of any items which require rectifying within 31 days.
- 1.08 **VARIATIONS**
No variations shall be considered unless the contractor prepares a separate estimate for such work.
- The contractor shall not be obliged to undertake any variation until the owner has given approval by signing and returning the variation to the contractor.
- 1.09 **MONETARY ALLOWANCES**
A prime cost (P.C.) sum shall be varied by the substitution for the prime cost sum of the actual price paid by the contractor for the particular work or materials supplied and the contract price shall be increased or decreased (as the case may be) by the amount by which such sum is varied. These shall be added to or deducted as the case may be, a sum representing such percentage as is normally charged by the contractor, but in no case shall such percentage exceed ten percent of such variation.
- 1.10 **TEMPORARY SERVICES**
The contractors shall provide and maintain all temporary services necessary for the work, and give notices and pay all dues in connection therewith.
- 1.11 **SETTING OUT**
The contractor/or his employees shall be responsible for setting out the works as shown on the drawings and to maintain set out level pegs and control pegs during the currency of the contract. Site boundary pegs are the owners responsibility.
- 1.12 **COMPLETION**
The contractor or his employees shall remove all rubbish and equipment accumulated during construction, remove all temporary work and leave all services in good order, rake out all rubbish, leave floors broom clean and windows whole and clear.
- 1.13 **MATERIALS SUBSTITUTION**
Where the use of Brand names are used in this specification, substitution may be made, provided the substitute materials used are of equal or better quality than the item being replaced.
- 1.14 **SCAFFOLDING**
The contractor is required to provide the necessary scaffolding, lifting equipment and protective measures required by the contractors, to the satisfaction of the Scaffolding Inspector and in accordance with the Construction Act 1959 and its amendments.
- 1.15 **SPECIALIST PRODUCTS**
The insertion of the name of any firm or proprietary article in this specification is to be read merely as an indication of the class or quality required, such goods may be obtained from any other firm subject to the approval of the Architect.

PRELIMINARY & GENERAL

1.01 SCOPE OF WORK

This contract comprises the supply of all plant, materials and labour necessary for the construction, completion and maintenance of the whole of the work specified herein and / or shown on the drawn.

1.02 CONTRACT DOCUMENTS

The following documents form this contract:-

- (1) Builders tender and Building agreements
- (2) This specification and addendum sheet
- (3) Working drawings

1.03 SITE

The contract is based upon the site conforming with:

- (a) Levels and/or contours as shown on the drawings together with specific foundation details drawn or specified.

or

- (b) Level site.

The sub soil is of sufficient strength as to necessitate only the minimum foundations requirement of the Local authority or Lending institution, unless otherwise drawn or specified.

Where the sub soil is not of sufficient strength to meet the requirements of minimum foundations, all additional work, labour and materials to provide adequate foundations or bearing capacity shall become a variation to the contract (this includes previously cultivated ground and filled sites.)

1.04 DRAWINGS AND SPECIFICATIONS

This specification is to be read in conjunction with the plans, working drawing s and any other detail drawing which may be issued. All figured dimensions shall be taken in preference to those scaled. All detailed drawings shall supercede those to smaller scale.

If any error or inconsistency should appear in or between the drawings and specifications, the drawings shall take precedence and such differences are to be referred to the designer for interpretation.

1.05 BYLAWS AND PERMITS

The whole of the work shall be carried out in accordance with and shall conform to the Bylaws and Regulations of the Local Authority and the requirements of the owners mortgagor.

The contractor shall obtain all permits and pay all inspection and other fees necessary for the carrying out of the contract.

Note: Crossing Fees - Upgrading Right of Way

The contractor shall pay necessary deposits or fees for sealing, vehicle crossings, etc, as required by the Local Authority only to allow permits to be uplifted. All such amounts are the liability of the owner, and such amounts as required charged as extra.

1.06 INSURANCES

Prior to commencing construction of the contract, the contractor shall purchase the following insurance for the period of the contract (excluding maintenance).

- (a) Workers Compensation Insurance as stipulated by the Act.
- (b) Contractors "All Risk Insurance" or "Fire Insurance" insuring against loss or damage by fire in the joint names of the contractor and the owner to the full insurable value.

EXCAVATIONS

- 2.01 **PRELIMINARY**
The whole of the works shall be carried out in accordance with and shall conform to the Bylaws and Regulations of the Local Authority.
- 2.02 **SET OUT**
Set out the whole of the excavations to the layout and overall dimensions as required.
- 2.03 **CLEARING SITE**
Clear off all vegetation over the area of the proposed building.
- 2.04 **UNSTABLE GROUND**
Where loose, soft or otherwise unstable ground is encountered, the excavation depth is to be increased until solid bearing is reached. An extra to the contract will be made for such work.
- 2.05 **EXCAVATION CONCRETE FLOOR**
(i) **Excavations:**
Remove vegetation and top soil over the whole of the building area as shown on the drawings, to a minimum depth as required by the Local Body for the lending authority. Excavate for all foundations shown on plan to a solid bearing at a minimum depth of 300mm below adjacent ground level.
- (ii) **Backfilling:**
Backfill against exterior of foundations as required with clean excavated material well compacted.
- (iii) **Filling under Slab:**
Filling under all concrete floor to the underside of the floor slab with hard material lacking fines. This layer shall be well consolidated and its surface shall be blinded with clean fines well rolled and consolidated.
- 2.06 **INSPECTION**
All excavations are to be inspected by the Local Authority prior to placing any concrete or filling.

CONCRETE WORK

3.01 PRELIMINARY AND GENERAL

Note all clauses under preliminary and general of this specification which shall apply to this section of the work.

3.02 EXTENT OF WORK

Comprises the setting out, boxing and placing of concrete in the foundations, floor slabs, walls, beams and bands and any other concrete work shown on the drawings.

3.03 MATERIALS

Water for concrete shall be fresh, potable quality added only in sufficient quantity to make a stiff but workable mix.

Cement shall be fresh portland cement and shall be carefully handled and stored away from moisture until used.

Concrete shall be ordinary grade concrete with a minimum specified crushing strength of 17.5mPa after 28 days curing except where a higher grade of concrete is required.

Site mixed concrete shall consist of 4 parts coarse aggregate, 2 parts fine aggregate and 1 part of fresh portland cement. Maximum aggregate size shall be 20mm. Alternatively, properly graded and mixed clean, sharp "all in" aggregate may be used mixed in a ratio of 4.5 parts aggregate to 1 part fresh Portland cement. Care must be taken to ensure that measures of the aggregate and cement are the same volume. Each cubic metre of concrete shall contain not less than 8 bags of cement. Ingredients shall be mixed in a power driven mixer for not less than 1.5 minutes after all the ingredients have been added.

3.04 REINFORCING

Reinforce foundations walls, footings and beams as required. All main reinforcing bars shall be deformed bars continuous around corners and through steps in footing and walls. Tie bars between main bars may be plain round bars. Reinforcing shall be neatly and accurately bent and placed as required. Tie all laps and crossing with 16 gauge black iron wire. Generally, reinforcing in foundations and walls shall be placed in the centre unless otherwise required.

Provide 75mm bottom and side cover to all steel below ground level and 50mm minimum elsewhere except otherwise required. Place concrete or plastic spacers to hold steel in position and to maintain correct cover.

Laps in deformed bars shall be a minimum of 40 x diameter and shall be staggered at random.

Openings in foundation walls shall be trimmed with a minimum of 1/D12 bar extending not less than 600mm beyond the edges of the opening.

3.05 FORMWORK

Formwork generally shall be of 12mm minimum thickness plywood shutters or 25mm nonstaining boarding so constructed that it can be easily removed without damaging the concrete. It shall be constructed true to line and level and shall be effectively propped, tied and strutted to prevent deformation or movement under the load of wet concrete. Form all openings in formwork for vents conduits or ducts.

3.10 CONCRETE BLOCKWORK

3.10.1 REFERENCE

This portion of the specification relates to materials, methods and finishes required for all the concrete blockwork to be carried out by the contractor.

3.10.2 GENERAL

Use workmanship complying with NZS421OP (1981)

Use only expert blocklayers specialising in the laying of concrete blocks.

3.10.3 BLOCKS

Use Class A quality concrete blocks free from staining and defects. Use Onoda NN blocks for exterior surfaces.

3.10.4 BLOCKLAYING

Lay all blockwork in accordance with NZS 410P (1981)

Lay blocks true and level as detailed throughout in stretcher bond.

Check that starter rods are firmly fixed and correctly located in boxing prior to concrete being poured.

Form clean outs at positions least objectionable to wall finish. Clean outs shall be saw cut in blocks and not less than 90mm high x 100mm wide.

Obtain owner's approval for method sealing clean outs before grouting.

Hose down cavity at least twice daily or whenever work is interrupted for 30 minutes or longer. Ensure cavity is completely free of all debris prior to filling.

Strike off mortar squeezed from joints as work proceeds. Add mortar where required to ensure completely filled joints. Tool joints so that the intersection of horizontal and vertical joints are even without projecting lips. Compress mortar in all joints and finish with a concave joint surface.

Fully brace and support blockwork walls during the pouring and setting of concrete.

Lay all blockwork to give a fairface finish to all exterior and exposed interior surfaces unless otherwise detailed.

3.10.5 TOLERANCES

Erect blockwork to the following tolerances:

Plumbness of lines, surface joints of faces:

In 3m maximum: +/- 5mm maximum

In any one storey or 6m maximum: +/- 10mm maximum

In 13m or more: +/- 20mm maximum

3.06 FOUNDATIONS

Foundation footings, walls and reinforcing shall be as shown on the drawings. All footings shall be laid on a clear, level bed, (see also -Excavations).

While concrete is still green, place all bolts for holdings down wall plates, bearers, braces etc. Bolts for holding down wall plates shall be not less than 10mm dia, set not less than 75mm into the concrete, cranked for anchorage. They shall be set not more than 300mm for a corner or end of a wall shall be spaced at not more than 900mm centres. Each length of plate shall be held down with not less than 3 bolts.

Bearers shall be fixed to foundation walls or nib piers with 12mm dia., bolts set not less than 150mm into concrete.

3.07 CONCRETE SLABS

Where shown on the drawings, cast concrete slabs the porches and floors. Slabs shall be a minimum of 100mm thick and shall be reinforced with H.R.C. 668 mesh placed 35mm max. from the top of the slab. Lap mesh 230mm at edges.

Before casting slabs (except porch slabs), blind hardfill with sand to a depth of 25mm. Lay vapour barrier of 0.25mm polythene or approved damp course underlay. Joints shall be lapped 150mm and sealed with polythene tape. Vapour barrier shall be continuous across beams and footings as shown. Where pipes penetrate the vapour barrier they shall be wrapped with tape to provide a seal.

Care shall be taken whilst pouring concrete to ensure that the vapour barrier is not damaged. Tears shall be repaired before concrete is poured.

Slabs shall be screeded level with falls where shown on the drawings.

After the initial set has occurred, finish surface of slab with a steel float, taking care not to pull the aggregate or form ridges.

Care should be taken not to excessively work the surface, drawing excess laitance. Should this occur, the surface shall be treated with a hardening substance to prevent dusting.

Slabs shall be finished level with a tolerance of +4mm in the length of a 3.0m straight edge.

Concrete shall be kept from premature drying out by keeping damp for a period of 5 days after pouring.

3.08 PLACING OF CONCRETE

Concrete shall be mixed as close to the work as possible and shall be placed from the mixer directly into the formwork. Concrete in formwork shall be compacted by means of immersion vibrators, handled by competent operators or by other suitable tools. Care shall be taken not to excessively work the concrete.

3.09 PORCH AND TERRACE FLOORS

Concrete slabs to be minimum 100mm thick supported on consolidated hardcore filling and laid with an even fall to exterior edges.

Supporting walls to be minimum 100mm thick concrete.

Steps to have treads and risers of size shown on drawings and to have a minimum 100mm throat.

All reinforced as detailed on drawings. All concrete surfaces which are to be plastered are to be cross combed to form key for plaster.

Levels of blockwork courses, lintels and bond beams:

In 6mm maximum: +/- 5mm maximum

Overall variation: +/- 10mm maximum

3.10.6 REINFORCING STEEL

Use grade 275 plain or deformed reinforcing steel to sizes detailed.

Ensure correct steel placing during grout pouring.

3.10.7 MORTAR

Use mortar complying with NZS 421OP (1981) Section 3.

Add Onoda NN waterproofing administered in proportion of 6% by weight of cement to mortar in lieu of lime. Pre-mix Onoda in half the quantity of mixing water. Mix mortar for eight minutes. Use mortar with 5.52 MPa strength after 7 days, 12.41 MPa after 28 days and a slump of 75mm +/- 6mm.

3.10.8 GROUT

Use grout complying with NZS 421OP (1981) Section 4.

Use site mixed grout with a spread of 450 to 530mm range. Test grout for spread every sixth batch.

3.10.9 GROUT PLACING

Place grout in accordance with NZS 421OP (1981) Section 13.

Place grout by the high lift continuous consolidation method in accordance with NZS 421OP (1981) Section 14.

Consolidate all grout with a pencil vibrator of 6000 to 12000 full cycle per minute frequency. Insert and withdraw vibrator slowly. Provide two vibrators on site at all times during grout placing in case of vibrator failure.

3.10.10 CEMENT PLASTER

Allow for hardwall plaster surfaces as shown on the plan to the following areas:

- a) Horizontal verandah surfaces between the quarry tiles.
- b) Vertical verandah edge
- c) Chimney

CARPENTRY

4.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the Bylaws and Regulations of the Local Authority and Mortgage Institution.

The contractor shall obtain all permits and pay all inspection and prepay other fees necessary for the carrying out of this contract.

4.02 EXTENT OF WORK

Comprises the supply and fixing of all timberwork, lining, sheathing, fittings, finishings and hardware specified or otherwise required as shown to the best trade practice.

Cut away for, attend on and make good after all other trades.

Provide and fix all necessary beads, stops, fillets, etc as may be required. Leave all working parts in good working order.

4.03 MATERIALS

All materials shall be new unless otherwise specified and the best of their respective kinds.

All timbers shall be as specified and graded according to NZS 169 and shall be straight and in as long lengths as procurable. All treated timbers shall be in accordance with the timber preservation Authorities regulations. Framing timbers to which linings are to be fixed should be gauged to eliminate variations in sizing. Exposed exterior and interior finishing are to be machine dressed to a constant thickness and width.

4.04 WORKMANSHIP

Workmanship of the best shall be employed in thoroughly securing and framing together spiking or bolting down as may be required.

All nails in exposed work are to be punched below the surface.

4.05 PAINT PRIMING

All exposed exterior woodwork including laps, rebates mitred joints, etc. where paint finished shall be primed and where stain finished shall have one coat of stain prior to fixing.

4.06 DAMP ROOF COURSE

Lay an approved 3-ply bitumen-fabric DPC or other approved material under all timber which is in direct contact with concrete or masonry construction.

4.07 BUILDING PAPER

Provide breather-type building paper complying with NZS 2295 and secure to the exterior face of stud framing or sheet bracing material. Run building paper horizontally with upper sheets lapping over lower not less than 75mm. Adequately secure to plates, bearers and studs, extending from upper side of top plate to the underside of the bearers of wall plates supporting the ground floor joists. Replace or adequately repair immediately before fixing exterior sheathing if punched or torn.

4.08 TIMBER GRADES

The builder shall allow for all timbers as specified below:

Sub floor framing	-B A Ht Rimu or H3 treated pinus radiata
General framing	- Boric treated No 1 framing graded Pinus
Radiata	or BA Rimu

4.12 BRACING

All bracing elements shall be located strictly in the positions required.

Metal bracing shall be 22x22x1.2mm galv. steel angle or pairs of 22x22x1.2mm galv. strap braces fixed to top and bottom plates and studs as shown in the nailing schedule. Each length of strap bracing shall be fitted with purpose made tensioners and properly adjusted.

Where angle braces are used, they shall be set in straight lines and saw cuts in framing shall be only of sufficient width and depth to neatly accommodate the bracing. Excess depths of cuts will not be permitted and studs cut to excess depths will be removed and replaced.

Bracing shown on the drawings is required to satisfy the requirements of NZS 3604. The contractor may provide additional bracing to hold frames square and true during erection.

The plan lengths of bracing elements shall not be less than that shown on the drawings or in the bracing schedule.

Cladding or linings forming part of the bracing element shall be fixed to the framing ALL ROUND with fixings at centres set out in the nailing schedule.

Generally types 1 and 3 bracing elements require the lining to be fully fixed on one face of the framing only while types 2 and 4 require complete fixing of the lining on both faces of the framing over the area of the wall containing the brace.

Sheet bracing shall be of the materials and shall be fixed in the locations shown on the drawings. In additions to the nail fixing required in the nailing schedule sheet bracing elements shall be connected to bottom plates and joists or boundary joists as shown in fig. 47 of NZS 3604.

Bottom plates shall be held down to slabfloors with 12mm dia. bolts or proprietary fixing not more than 150mm from the bottom corners of sheet bracing elements with galv. straps or similar fixings of 6kN capacity between bottom plates and end studs of sheet bracing elements all as shown in fig. 47 NZS 3604.

Internal walls containing bracing elements shall be connected to exterior walls at right angles at top plate level either directly or by a framing member in the line of the wall. Connections shall be made using nail plates or 25x1mm steel straps with 6/30x2.5f.h nails into each member. Top plates in walls containing bracing elements shall be butted together and jointed with metal connections as above. See addendum and drawing for nail plate sizes and number of steel plates required at each connection. See also clause 6.73. and fig. of NZS 3604.

4.13 POSTS AND BEAMS

Where required erect posts and beams of timber treated to TPA C7 specification. Except where otherwise required posts shall be anchored to concrete base pads with 50x6mm galvanized

Steel fish-tailed straps 450mm long set 225mm min into concrete each side of posts. Fix posts to plates with 2/12mm dia. galv. bolts. Connect posts to beams with 50x6x400mm long galv. steel plates each side and 2/12mm dia. galv. bolts through plates into each member. All concrete pads, anchorages, joints and fixings shall comply with the requirements expressed or implied by clause 7 of NZS 3604.

4.14 ROOF AND CEILING FRAMING

Frames up for roof as required. Where roof trusses are used, they shall be constructed in a properly equipped factory using nail plates at all joints.

Exposed beams, rafters, joists and trusses - Clean Douglas Fir or Oregon
or as detailed on plans

Interior finish - Heart BA Rimu or finger jointed Pinus where
painted

4.09 FLOOR JOISTS

Floor joists shall be of the sizes, and at the centres indicated on the drawings.

Gauge joists level and in straight lines. Provide minimum landing of 32mm on their supports except for cantilever joists. Joists may be butted over supports except joists to which diagonal bracing is attached. These joists and every third joist, shall be lapped 300mm over the centre of a support or shall be 300mm timber flitch plate centre on the joint and connected to each joists with 4/100mm nails to each joists. Alternatively 2 connectors each having a capacity of 3 kN may be used.

Provide double joists under all load-bearing walls. Double joists may be separated by 50mm packings at not more than 600mm centres. Non load-bearing walls shall be over joists or may be supported by 100x50mm blocking between parallel joists at each end of the wall, at each side of door openings and at not more than 1.2m centres.

Fix 25mm thick boundary joists as trimmers to the ends of all joists required. Fix other support as detailed on the drawings or required by NZS 3604.

Provide full depth blocking or herring bone strutting at the mid span of all joists exceeding 2.4m span as indicated on the drawings. All joists shall be fixed to supporting bearers, beams or plates as required by the nailing schedule, with additional fixings as required.

Provide dwang between joists at the line of all joists in flooring and for ceiling linings where the joists are for an upper floor.

4.10 WALL FRAMING

Frame up for walls and partitions as required. Studs shall be cut square at ends or true to angles of gable or sloped frames. All studs shall be continuous for their full length from top to bottom plates including plates at roof level on gable frames. Fix ribbon plate to studs for fixing ceiling joists at gable and frames.

Framing shall generally be out of 100x50mm or 75x50mm No 1 framing grade H1 treated pinus radiata.

Top and bottom plates shall be sizes complying with tables 18 and 19 of NZS 3604 and as required. Studs shall be of sizes and at the centres shown on the drawings and as required by tables 12, 14 and 15 of NZS 3604. Provide two rows of dwangs in the height of each wall to provide stiffness to framing and support for linings.

4.11 LINTELS

Lintels shall be of sizes shown on the drawings and complying with table 16 of NZS 3604 (see appendix A).

Lintels shall be supported at ends by checking trimmer studs not less than 15mm not more than 20mm for 100mm deep lintels. Lintels not exceeding 200mm deep shall be supported by 50mm thick doubling studs. Lintels not exceeding 300mm deep shall be supported by 75mm thick doubling studs. Lintels shall be fixed to trimmer studs and trimmer studs to floor joists at the bottom with 25mm galv. straps or other similar fixings as required by NZS 3604. Refer also to drawings and / or fig. 41 NZS 3604.

All nailing of treated framing shall be as shown in the nailing schedule NZS 3604 table 30.

4.18 DWANGS AND BATTENS

Provide dwangs around the perimeter of all ceilings areas and between ceiling joists or truss bottom chords at 900mm centres. Dwangs shall be 75x50mm fixed on edge. Where battens for ceiling linings are required they shall be of the sizes and at the centres shown on the drawings or as required by table 29 of NZS 3604.

Trim for ceiling access manhole where required. The access hole shall be not less than 500x600mm and shall be trimmed with framing of the same size as the ceiling members.

4.19 EXTERIOR CLADDING

Exterior cladding shall be as shown on the drawings and/or set out in the addendum. All materials shall be fixed according to the manufacturers instructions and details according to the best accepted trade practices. All linings shall be fixed over breather-type building paper. All fixing nails shall be galvanized or other non-corrodible metal as noted in the addenda.

4.20 SOFFITS

Where required line soffits with 4.75mm Hardiflex. Lining shall fit close to wall framing. Joints in sheets shall be set into extruded PVC mouldings. Fix with galvanised shear-point nails.

4.21 FLOORING

Lay high density, temporary water proofed, flooring grade particle board or t & g flooring as required. Joints in sheet flooring shall be made over supports. Where necessary provide 75x50mm dwangs between joists to provide this. Fix flooring to joists not less than 10mm from edges around all edges of the sheets and at each intermediate joist at centres shown in the nailing schedule.

4.22 INTERIOR LININGS

All interior linings shall be fixed strictly according to the manufacturers recommendations. See schedule of linings for materials to be used. All lining material shall be carefully stacked and handled on site to prevent damage.

4.23 GIBRALTAR BOARD

Where required line walls with standard 9.5mm gibraltar board or 9.5mm gibfoil.

Sheets may be fixed horizontally or vertically according to details provided by the manufacturer except that where the lining forms part of a wall bracing element or ceiling diaphragm nailing shall comply with the nailing schedule and each sheet shall be fixed on ALL EDGES. Linings to exterior walls and ceiling, shall preferably be Gibfoil. Standard polythene vapour barrier. Where Gibraltar Board forms part of a wall bracing element or a ceiling diaphragms, they shall be fixed to framing all round and at intermediate framing as set out in the nailing schedule.

Except at bracing elements or ceiling diaphragms, linings may be fixed to framing using gib-fix adhesive with supplementary nailing.

Leave 3mm min. gaps between sheets at joints. Where wallpaper is to be applied stop joints and nails with 4F stopping plaster or gibstopping compound feathered out approximately 100mm on each side of the joint and trowelled to a smooth, even surface. Where walls are to be painted joints and corners shall be finished using gib-bedding compound with stopping feathered out at edges. After stopping has set sand lightly to a smooth surface using 120 grit abrasive paper. Fix timber or expand metal strips at external corners of linings before stopping.

4.24 PRE-FINISHED WALLBOARD

Where required line walls and ceiling, with pre-finished wallboard. Linings shall be fixed to framings with wall board adhesive systems appropriate to the type of lining. All joints shall be set in extruded PVC mouldings.

Where a wall bracing element occurs, prefinished wallboard lining shall be fixed over the Gib Board or Hard board lining forming part of the bracing element.

4.15 TRUSSES

Unless otherwise approved by the local authority engineer roof trusses shall be constructed in a properly equipped factory using nail plates at all joints and shall be constructed to standard designs of the nail plate manufacturer or to designs prepared by a registered engineer. All trusses shall be certified by the fabricator as being constructed to the standards required by the designer and each truss shall be labelled in accordance with the requirements of NZS 3604, cl. 10.2.3.

Where alterations to standard designs are required to fit the construction the design amendment is to be carried out by the original designer and the fee for the work is to be allowed for in the tender.

Trusses shall be carefully handled and stacked on site to prevent damage. Damaged trusses shall be removed from the site or repaired to the satisfaction of the designer or fabricator.

Trusses shall be fixed to top plates with 2/skewed 100x3.75 nails plus additional fixing to top plate and wall studs consisting of 4mm dia. wire dogs, 4mm dia. galv. wire ties wrapped over top chord and stapled to studs with min. 3/30x2.5mm galv. staples, or by other connectors to comply with NZS 3604, cl. 10.2.5.

Connect jack trusses to common trusses with connectors and blocking as detailed by the truss designer.

Provide 75x50 blocking between bottom chord, or ceiling battens as shown on the drawings.

4.16 PURLINS AND TILING BATTENS

Securely fix purlins and/or tiling battens as required. Purlins shall be set out equally along the length of the rafter at centres not greater than shown on the drawings. Fix purlins to rafters with nailing as required in the nailing schedule plus any additional fixings as required.

Tiling battens shall be of the sizes required and at centres to suit tiles. Tiling battens shall be supplied and fixed by the roofing sub-contractor. The main contractor shall provide temporary members required to hold roof framing in position until tiling battens are fixed.

4.17 ROOF BRACING

Provide and fix roof bracing as shown on the drawings and required by NZS 3604. Roof plane bracing shall consist of pairs of 25x1.2mm galv. steel strap bracing with 1 tensioner for each 3.6m of brace (or part thereof) fixed to each truss or rafter at crossing point and to the top plate of external walls as required in the nailing schedule. Bracing may be fixed to either the top or under-side of the rafters.

Where required fit roof space bracing complying with clause 10.5.3 of NZS 3604.

Braces shall consist of a single member or otherwise be pairs of 100x50 members spaced 50mm apart and nailed together through blocking pieces not more than 1m apart for effective lengths up to 5.2m max. Braces shall be fixed to blocking between rafters or ridge at the top and a 100x50 brace runner at the bottom connected to ceiling framing. Bracing and blocking shall be fixed as set out in the nailing schedule.

Hip end jack rafters or rafters in heavy hip roofs shall be braced from the top plate to an internal wall bracing element above the level of the ceiling joists. Brace with 100x50mm timber on the flat fixed to end wall framing, each truss chord or ceiling joist it crosses and to the wall bracing element as shown in figures 55 and 56 of NZS 3604.

4.25 **INTERIOR FINISHING TIMBERS**

Provide and fix all skirtings, architraves, scotias, sill boards and others mouldings and beadings required to complete the works.

Where finishing timbers are specified to be clear finished they shall be heart rimu unless otherwise specified. Elsewhere they may be finger jointed pinus radiata, MDF or other approved.

Sill boards where required shall be out of 100x25mm timber neatly fitted to jambs and bullions.

Skirtings shall generally be out of 100x25mm timber, bullnosed with grooved back. Mitre corners and glue joint when fixing.

Architraves where required shall be out of 50x25mm timber bullnosed with grooved back. Mitre corners and glue joint when fixing.

Drill holes for fixings at ends of all finishings timbers and fix with 40mm long panel pins. Any splits which occur through failure to drill holes or the use of excessively large nails shall be glued to prevent later opening up. Split timbers may be rejected.

Before fixing in place all finishing timbers shall be hand sanded to a surface satisfactory and acceptable for the proposed method of finishing.

4.26 **SWITCHBOARD**

Trim opening for switchboard in required location and form box to carry switch-board with provision for the board to be hinged for access to wiring at the rear. Line the inner faces of the switch-board box with firestop gib. board or 2 layers of 9.5mm gib. board. Fit door catch to face of switch-board.

4.27 **HARDWARE**

The contractor shall allow in his tender the PC sum shown in the addendum for hardware. Allow for taking delivery of and fixing of all items supplied from the PC sums (see P & G). Items to be charged against PC sums shall include door latches, locks and furniture; cupboard catches and pulls; sliding door tracks and fittings; towel rail, and other similar items; but shall not include nails, bolts, screws, hinges or similar miscellaneous connecting devices or fixings.

4.28 **FLASHINGS**

Ensure the delivery of machine folded flashings for exterior doors and windows (0.6mm aluminum.) and install above and around as detailed or otherwise required.

JOINER AND GLAZIER INCLUDING ALUMINIUM WINDOWS

- 5.01 Refer to Preliminary and General which covers all parts of the work.
- 5.02 **SCOPE**
Cupboards shelves and benches as shown. Interior and exterior doors and windows as shown and required.
- 5.03 **FINISH**
All Joinery work shall be machine sanded and finished by hand. Smooth all surfaces and paper off all arises. Leave ready to receive paint, or varnish as shown.
- 5.04 **GLAZING**
All glazing to NZS 4223. All glazing clear except where specified on window schedule. To NZS 4223.
- 5.05 **MIRRORS**
High quality silver backing, exposed edges rounded and polished, glue pad fix to suitable substrate, vinyl backed for safety.
- 5.06 **MATERIALS**
All timber shall be of the grade specified, thoroughly seasoned, cut square and of the full dimensions necessary to the New Zealand National Grading Rules NZS 169. Where required, all timbers shall be treated in accordance with the requirements of the Timber Preservation Authority.

Moisture content of timber shall be 12% to 18% based on oven dry weight. These percentages shall apply at the time of machining and at the time of installation. All timber must be straight, sound, free from checks, splits and other defects.

For vanity, hinges and steel drawer sliders to be brass.

- 5.07 **WORKMANSHIP**
All joinery shall be made in accordance with the best trade practice of sound repute in suitable workshops by competent tradespeople using tools, machines and equipment appropriate for the job following the details, drawings and instructions to the approval of the Architect, to whom access to the site, all workshops and facilities shall be granted during normal working hours.

The assembling of doors, sashes, frames, fittings and the like shall be by means of those joints appropriate to the nature of the job.

Mortice and Tenon, housing, dowelling and the like shall be used wherever required. Joints shall be accurately cut and fitted and well glued to develop full strength (see clause 27 of the NZS 46K0).

Screws shall be used in preference to nails or brads and counter sunk holes shall be drilled in the attached member just large enough to ensure a sliding fit. The hole in the second member shall be no larger than is necessary to give a secure hold without splitting the second timber.

Screws shall not be hammered but shall be screwed tight without stripping the hole. A non staining lubricant such as soap may be used. Nails and brads shall be neatly punched and the holes suitably stopped. On no account shall corrugated fasteners be used.

Glazing shall be the responsibility of the joiner and may be carried out on site.

5.08 TIMBER GRADES

Units - two pot epoxy painted medium density fibreboard

Stairs - 20mm H.D flooring grade particle board,
hardwood nosing

5.09 DETAILS AND DIMENSIONS

Check all scheduled dimensions on site prior to fabrication. Construct all joinery and fitted work true to detail.

Additional details, if required, will be supplied by the Designer upon request.

5.10 ALUMINIMUM WINDOWS

Details of window sizes and installation shall be supplied by the selected manufacturer before work is commenced to enable openings to be made to suit. These are to conform to NZS 4211 1985 (high wind classification 1400Pa D W P)

Sashes to be awning type on interlock stalls sashes and frame to have mitred corners and securely fixed with mechanical jointers. Seal joints with small joint sealant. Sashes to close against flexible Neoprene weather stripping all round supply with glass ready for installation. Fit sashes with one pair of wedge fasteners, Frames to be supplied complete with factory fitted 20mm thick customwood or treated pine reveal linings grooved to receive wall linings.

5.11 INTERIOR DOORS

1980 high x40mm thick hollow core flush doors. Frames to be 135 x 41mm Slimline.

5.12 STAIRS

Provide stairs as shown. Stairs to have cut strings so that no stringer is visible. Co-ordinate with carpenter and measure on site prior to fabrication.

PLUMBER AND DRAINLAYER

6.01 Refer to preliminary and general which covers all parts of the work.

6.02 **GENERAL**

All plumbing work shall be carried out by a licensed Plumber to the requirements of the Local Authority and the New Zealand Building Act 1991.

Method of compliance will be to New Zealand Building Code.

All work shall be set out as shown on drawings services plan, except with prior permission from the Designer.

All materials shall be the best of their kind and to the Designers approval.

All work here described shall include all jointing materials, nails, lead wedges, wall hooks, collars, straps etc, necessary to the perfect completion of the job.

All fittings and work shall be in perfect working order on completion.

Liaise with carpenter for supply of all flashings to window joinery.

6.03 **MATERIALS**

All cold water reticulation in polybutylene pipes.

All hot water reticulation in copper pipe.

All wastes in UPVC to NZS 7641 as approved by the Local Authority.

Terminal and back vents in UPVC as above.

Spouting and downpipes as shown. (generally upvc)

6.04 **WORKMANSHIP**

All pipes shall be set in straight lines with even gradients avoiding places where airlocks are likely to occur. Use easy bend wherever possible.

Take pipes in the shortest most practicable route, however under the floor and parallel to joists if possible.

Conceal all pipes, wastes, vents etc within the framing at all places. Lag hot water supply pipe to outlets with spirally wound plumbers felt.

Fix all PVC to manufacturers instructions and make allowance for any expansion especially when cutting through framing.

Test all pipework for 60 minutes with full water and mend any leaks.

Ensure that galvanised iron, copper and aluminum are nowhere in contact by placing strips of 2ply bituminous fabric between them where this would otherwise occur.

Ensure that carpenter provides all necessary supports, grounds etc.

6.05 **FLASHINGS**

Supply, fold and fix flashings as required or requested in galvanized mild steel or powder coated aluminium.

6.06 SCOPE

- New services as shown.
- Connection to existing services, extend to connect.
- Supply and installation of all traps, wastes, vents etc.
- Installation of all fittings as shown.
- Extension of existing vents etc. through new structure.

6.07 DRAINLAYER

All drainage work shall be carried out by a licensed drainlayer to the requirements of the Local Authority and of the New Zealand Building Act 1991.

Drains shall not be covered until inspected, tested and approved by the Sanitary Inspector and to the satisfaction of the Designer. Apply for the necessary permits and pay fees.

6.08 MATERIALS

Sewer drains shall be 110mm diameter UPVC, conforming to NZSS 365, jointed with Neoprene sleeves tied 1.54mm FMB stainless steel. Inspection junctions, gulley traps, bends etc shall be first quality PVC.

Stormwater drain to be 100mm as above.

6.09 WORKMANSHIP

Drains are to be laid with even gradients not less than 1 in 50.

Refer to excavator for excavation and backfilling.

Take pipes in the shortest most practicable route.

6.10 COMPLETION

All drains must be checked before completion, and their location indicated accurately (including inverts) on an "as laid" plan submitted to the Designer.

PAINTER AND DECORATOR

7.01 PRELIMINARY

Note all clauses under preliminary and general of this specification which apply to this section of the work.

7.02 MATERIALS

In this section of the specification where the word "paint" is used the reference shall also apply to vanish unless obviously inapplicable.

Generally all materials shall be of NZ manufacture of approved brands. All paints and varnishes shall be delivered to the site in unopened cans. Paints shall be applied straight from the can, strictly in accordance to the manufacturers recommendations. Any thinning of the paint required shall be carried out strictly to the makers recommendations succeeding coats of paint shall be of the same brand, unless approved otherwise.

7.03 WORKMANSHIP

All work shall be carried out in accordance with good trade practice. Surfaces shall be clean and properly prepared before coating and work shall be in accordance with Code of Practice NZS 2239 "Painting of Buildings". Rub previously painted surfaces lightly with fine glasspaper between coats and wipe over with a tack rag to remove dust. All coats shall be laid off when finishing off to remove brush marks. **DO NOT PAINT OVER UN-PUNCHED NAILS** or other protruding fixings.

7.04 COLOUR SCHEMES

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

7.05 STOPPING

After priming, all nail holes or joints are to be stopped with linseed oil putty and cleaned off before undercoating. Varnished work is to be stopped with matching putty after the first coat of sealer. Stop all nail holes and gaps in finishing timbers.

7.06 EXTERIOR PAINTING

Prime all exterior woodwork unless an oil finish is specified. After priming, all external woodwork and adjacent metalwork such as flashings, spouting and downpipes, is to be given one good undercoat followed by a finishing coat of high gloss paint (acrylic or enamel).

Wipe down all metalwork with solvent before priming.

Priming coats shall be well brushed in and all faces shall be covered, ends of laps and tops and sides of sashes, doors and such like. Sashes and doors shall be painted with enamel paint, not acrylic.

Hardiflex lining to eaves soffits shall be painted with 2 coats of PVA latex paint. Fibre-cement sheets (e.g. Hardiflex) shall be painted with 2 coats of acrylic gloss paint or shall be finished with other surface treatment as required. Exterior concrete block walls (except foundation walls) shall receive 2 coats of Resene, or other approved, concrete block sealer or masonry filler, well brushed into the surface, and applied strictly according to the manufacturer's specifications.

7.07 INTERIOR PAINTING

All interior finishes are to be as required. Wall linings and ceilings shall be given one coat of undercoat and finished with two coats of approved flat or semigloss paint as required. Where full gloss is required in toilets and cleaners cupboard the finishing coat shall be full gloss enamel. Doors shall be painted on both faces and all edges.

Allow to paint counter, carcass and shelves unless pre-finished surfaces are specified.

7.08 PAPERHANGING

Where required hang wallpaper or lining paper to walls, cupboards and ceilings. All walls shall be sized before papering. Lightly sand walls where necessary to remove excess stopping or protuberances. Wallpapers shall be hung plumb and true with edges carefully butt jointed. Carefully match all patterns and check rolls before hanging for variations in shading across the rolls or their defects.

Any mismatched or faulty papers will be rejected and replaced, including hanging, at no cost to the owners.

7.09 COMPLETION

At completion clean all paint marks off glass and other surfaces, re-touch all damaged paintwork and leave the premises ready for occupation.

ROOF COVERINGS

8.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the bylaws and regulations of the Local Authority.

8.02 EXTENT OF WORK

This trade consists of the supply and fixing by approved fixers, of roofing and accessories as required.

8.03 METAL ROOF TILE

Materials: The tiles shall be from an approved metal roof tile manufacturer (colour selected by owner).

Underlay: Over the whole of the roof area fix underlay of an approved roofing felt. Lap over all hips, ridges and over fascia board to give drip into gutter.

Battens: Supply to manufacturers recommendations. Battens to be fixed at maximum 363mm centres with first batten 330mm from face of fascia.

Tiling: Lay tiles as recommended by manufacturer fixing to each tiling batten as work proceeds.

**Ridges,
Barges, Hips:** Finish all ridges, hips and barges where shown on drawings, with coated cappings.

Valleys: Construct and finish valleys where shown on drawings as recommended by roofing manufacturer.

Flashings: Flash and over flash all projections through roofing. All flashings to be coated.

8.04 CONCRETE ROOF TILES

Materials: The tiles shall be from an approved concrete tile manufacturer (colour as selected by owner.)

Underlay: Over the whole of roof area fix underlay of 6.8kg saturated roofing felt. Lap over all hips, ridges and over fascia board far enough to give drip into gutter. Where the rise of the fascia above rafter top could cause ponding, an anti-ponding board or a device giving similar results should be provided.

Fixing battens to a maximum gauge of 350mm. Size of batten shall be not less than that shown on the drawings, with rafter spacing up to 450mm centres 50mm x 25mm, between 450mm and 600mm centre 50mm x 37mm, between 600mm and 900mm centre 50mm x 50mm battens.

Tiling: Lay tiles to a minimum head of 75mm. Secure every eaves course tile, every top course tile, all perimeter tiles with 57mm x 37mm and 50mm x 50mm battens. Secure every alternative tile within the body of the roof. The first course of tiling shall be fixed so as to provide an adequate projection over the fascia into the gutter.

Valleys: Cut tiling neatly and cleanly to the rake of the valley leaving a gap of 75mm to 100mm between the cut edges.

- Hips:** Fix starter hip tiles at the foot of all hips. Cut tiling closely to the rake of the hip.
Cover all hips with ridge tiles to colour as specified, bedded and struck pointed in cement mortar coloured to blend in with tiles. Hips and ridge tiles must be bedded solid only at the ends or at the junction of hip and ridge. Starter hip ridge and every alternative ridge to be mechanically secured.
- Cover all ridges with ridge tiles of selected colour bedded and pointed to match the tiles.
The end ridge and every alternative edge must have weep holes fitted when mortar is still wet.
- Mortar:** All bedding mortar shall be specially mixed mortar and for the purpose shall consist of 4 parts clean sharp sand and 1 part cement and C.P. 30 or similar at the rate of 1.52 litres to 1 bag of cement. The mortar to be coloured to match tiling.

8.05 LONG RUN ROOFING

- Materials:** Zincalume steel roofing shall be 0.55mm thick Trimline profile. Roofing shall be pre-coated with "colourcoat" silicone modified polyester G2 in accordance with the manufacturers instructions.
- Underlay:** Building paper underlay shall be Duroid roofing underlay (D R U) or equal and approved.
- Flashings:** Flashings shall be fabricated from 0.55 G2Z sheet or 0.9mm aluminium sheet colour to match adjacent roofing as recommended by the manufacturer.
- Spoutings:** Spoutings shall be P V C fascia gutter on concealed brackets with down pipes and standoff brackets to match.
- Fixings:** Rivets, bolts, screws etc shall be compatible with adjacent materials so that no electrolytic action will occur.
- Sealant:** Sealant if required shall be 'Silaflex N' (Neutral Cured) by Fosroc and BR 606 preformed strip.
- Birdproofing:** Bitumenised foam strips to Trimline profile shall be 'Tetral' as manufactured by Aluminium supplies Ltd.

Form ridges, barges, hips and valleys where shown on the drawings as recommended by the roofing manufacturer.

8.06 BUTYNOL ROOFING

All surfaces to which Butynol is to be fixed shall be clean, smooth, dry and free from sawdust, grit or sharp objects. Plywood must be sanded on one side and free from knots. (CD) Construction Grade or water based treatment to H3 specification as per NZS3602 1990 page 17 and Australian/New Zealand Standard 2269:1994. Timber sarking should be overlaid with Plywood, giving an ideal laying surface.

For normal conditions Plywood substrate should be 17.5mm and fixed with 3mm gaps between all sheets, and screw fixed to plywood manufacturer's specifications. Fixing centres: edges 150mm, intermediates 200mm. Note that there may be a requirement for closer screwing of the plywood substrate to suit the particular situation. Plywood is to be laid with the face grain at right angles to the supports. Where roofs are over damp conditions adhesive fixing should be used with screws. Refer to plywood manufacturers for screw specification. Staples and

nails are not suitable in any circumstances. NOTE: The use of LOSP (Light oil solvent preservative) treated plywood or composite boards of any type or density must not be used under Butynol in any circumstances or conditions.

Butted edges of Ply sheets are to be taped using 25mm Polyethylene tape. Wooden substrate with right angled internal corners should have a timber triangular fillet 50mm x 50mm screwed to each corner. External corners should be rounded to reduce wear on edges and allow an improved finish. Downpipe outlet holes should be drilled through timber boxed gutters and decks before installation. Butynol must have a 150mm minimum upstand on decks, therefore provision must be made for timber backing. It is important to leave doors and windows out until Butynol has been fixed. A steel trowel finish is required on all concrete surfaces.

If any patch or filling of substrate is required it is best to use a fibreglass material, or Dunlop floor laying compound to resist the heat absorbed through the black Butynol, so it will not break up causing bubbling.

Pumice surfaces are not recommended as a suitable substrate for Butynol. Light weight concrete surfaces require saw cut grooves for venting purposes.

On large areas of plywood, sheets may be preprimed before being screwed to roof framing, to speed the application of the Butynol. Temperature on the substrate surface must not drop below 6° for adhesives to go off.

LAYING SPECIFICATION

The subcontractor for the work called for in this trade will be a Company or Person Accredited by Dunlop.

The Accredited Applicator (hereafter called the Applicator) shall examine all drawings and provide for the flashing, caulking and sealing of all vents, stacks and pipes penetrating the roofing membrane. Also all flashings at walls, parapets, verges, gutters etc, unless otherwise instructed in the specifications.

The surface to which Butynol is to be fixed shall be clean, smooth, dry and free from sawdust, grit or sharp objects. Membrane laying shall not start until defects have been corrected.

It is the responsibility of the applicator to ensure that the surface to be covered by the Butynol is in fit and proper condition, suitable in all respects for the laying of the material.

On completion the Applicator will provide the owner with a Workmanship Warranty and obtain from Dunlop a Materials Warranty.

8.06 ON COMPLETION

On completion of the roofing work clean down and remove all stains, nails, metal filings and other debris from all roof surfaces and gutters. Leave all roofing and flashings in a workmanlike, undamaged and weather proof condition on completion.

ELECTRICAL

9.01 Refer to the Preliminary and General section which covers all parts of the work.

9.02 **GENERAL**

All electrical work shall be carried out in accordance with the Electric Wiring Regulations 1961, and to Local Authority requirements and to the complete satisfaction of the Local Inspector and the Designer. All cutting and drilling of timber is part of the work, but care must be taken of the work of other trades.

The Electrical contractor is required to co-operate with the carpenter at all times in the fixing of his work.

All wiring is to be concealed, with a minimum of horizontal runs through walls.

9.03 **MATERIALS AND WORKMANSHIP**

All materials are to be of the best quality of their kind and free from defects.

Cable shall be TPS, securely clipped to framing where exposed.

Flush boxes may be nailed to framing provided flush plates are correctly aligned with finished wall surface.

Full width backing shall be provided for batten and ceiling roses, and any other fixtures attached to framings.

Arrangement of circuits shall be approved by the Designer prior to installation.

9.04 **SCOPE OF WORK**

Install all electrical work as shown and to selection.

Supply and install as necessary - cables, switches, lamps, fuses, MCB's and other fixtures necessary to complete lighting and power circuits.

9.05 **COMPLETION**

The whole of the electrical system must be tested and passed by the Power Boards Inspector before being taken over by the owners.

SPRAY TEXTURE FINISH

10.01 PRELIMINARY AND GENERAL

This specification is for the application of spray texture finishes to the exterior of the building as shown. A sample panel showing the proposed texture and finish is to be supplied with any quote. The work is to include selected colour over or as part of the finish. Only approved applicators will be accepted for this work.

10.02 SURFACE PREPARATION

It is the applicators responsibility to ensure that the base material is up to standard before application of the texture coating.

Remove all dust and other surface detritus before starting work. Fill holes and other imperfections to ensure an even finish.

Apply approved filler and tape to all joints to manufacturer's instructions. Allow to cure and sand smooth before sealing coat is applied.

10.03 COATING APPLICATION

All external surface to receive a sealer and basecoat as required before application of the top coats. Allow all coats to dry and cure before further coats are applied. Apply only when weather conditions are suitable and protect from rain during the drying period.

A coarse heavy texture finish is required to be applied. The sample panel provided will act as a standard for the final on site finish.

10.04 WARRANTY

All systems are to be warranted for film integrity for 10 years from the date the application is finished. The applicator is to provide a written warranty to the owner stating that the work has been carried out to manufacturer's instructions and the warranty period as above.

BRICKLAYER

11.01 PRELIMINARY AND GENERAL

Read and note all clauses under Preliminary and General of this specification where they apply to this trade, (these clauses shall also apply to veneer work of concrete block, split stone or similar materials).

11.02 RELEVANT SPECIFICATIONS

All work shall be in accordance with the requirements of NZS 4210.

11.03 MATERIALS

- (a) **BRICKS:** Bricks for external veneers and foundation walls shall be of the colours and type selected and shall comply with NZSS 366 Caly Building bricks Grade A or B. All fair face brickwork shall be laid with their best face outwards.
- (b) **CEMENT:** Cement shall be ordinary Portland cement and at the time of use shall comply with NZSS 1844 Portland cement.
- (c) **PLASTICIZER:** Plasticizer shall be used in accordance with the manufacturer's instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.
- (d) **WATER:** Water shall be drinking quality and shall at the time of use be free from acids, alkalis and organic impurities.
- (e) **SAND FOR MORTARS:**
Sand used shall be clean, sharp and shall comply with the relevant clauses of NZSS 2129, 1967, Sands for mortar, Plasters and External Renderings.

11.04 PREPARATION OF MORTAR

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

11.05 BRICKLAYING

Brick shall be laid in stretcher bond, true to line, level and plumb, and in accordance with best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than more than 1.00mm above wall line. Corners shall be raked back. On no account will toothing be permitted. All joints will be completely filled with mortar and the bricks shall be shoved into place at least 10mm and shall be disturbed as little as possible after initial positioning.

Head joints shall be buttered on three edges, deeply furrowed joints will not be permitted and mortar shall be spread on the bed joint not more than 10mm thick and shall be tooled as directed as work proceeds. Where tapestry bricks are used, care should be taken to use a tool slightly smaller than joint width to prevent pushing mortar into the brick striations.

11.06 BRICK VENEER

Construct brick veneer as shown on the drawings and in accordance with NZS 3604. Mortar and workmanship shall be as previously specified. Veneer ties, and their anchorages, shall be designed and fixed so as to resist a lateral load in tension or compression of twice the weight of veneer which each tie supports, without elongation or shortening of the assembly by more than 1.2mm.

Ties shall be non-corrodible metal or shall be galvanised after forming, with a zinc coating. If of round bar they shall be of a minimum of 4.75mm; if of sheet metal they shall be of a minimum thickness of 1.3mm and a minimum width of 25mm. Sheet metal ties are preferred.

Approved ties shall be spaced at not more than 600mm horizontally and not more than 350mm vertically or 450 horizontally and 400 vertically. An air space of at least 40mm shall be maintained between timber frame and exterior veneer and weep holes shall be left every third joint for the discharge of ventilation to cavities. Care shall be taken to maintain the air-space and upstand free of any mortar droppings, protruding joints, or pipes or electrical wire, junction boxes, etc. Incorporate galvanised 4 mesh 1.0mm vermin proofing. Where shown build in bricksized concrete vents as required. All facing work shall be kept clean as the work proceeds. On completion, all brick work shall be left in a clean state. Clean down with a weak acid solution to remove mortar stains.

11.07 SILLS

Sills to be brick on edge, quarry tiles, or concrete slabs brought to the underside of sills. Junction between to be filled with 'Hydroseal' and over-pointed with cement mortar.

11.08 BUILDING PAPER

Cover the whole of the external face of framing with breather type building paper, lapped 150mm at joints and fastened to framing with large headed galvished clouts-(to be carried out by Carpenter). Veneer ties shall be fixed over the building paper. Fixing nails only shall penetrate through the paper.



Building Consent

Section 35, Building Act 1991

Application

PHOENIX CONTRACTING LTD	No.	990108
C/- ENVIRO+PLUS LTD	Issue date	25/03/99
62 POTTS ROAD, R D 1	Application date	8/02/99
LEVIN	Overseer	STEPHEN STRADLING

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGES NEW DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$150,000
Location	2 INVERELL PLACE, WAIKANAE
Legal Description	LOT 2 DP 83624
Valuation No.	1494107700

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	898.50
Building Research Levy	\$	150.00
Building Industry Authority Levy	\$	97.50
Total	\$	1,146.00

PAID

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 is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:

Name: 

Date: 25.3.99

ENVIROPLUS LTD

Building Certifier's Inspection Report Section 57(3) (a) Building Act 1991

As at **31/3/99**

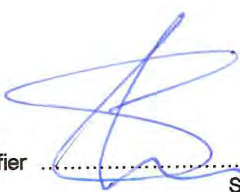
Owner	Site Location
Patterson	Inverell Pl, WAIKANAE.

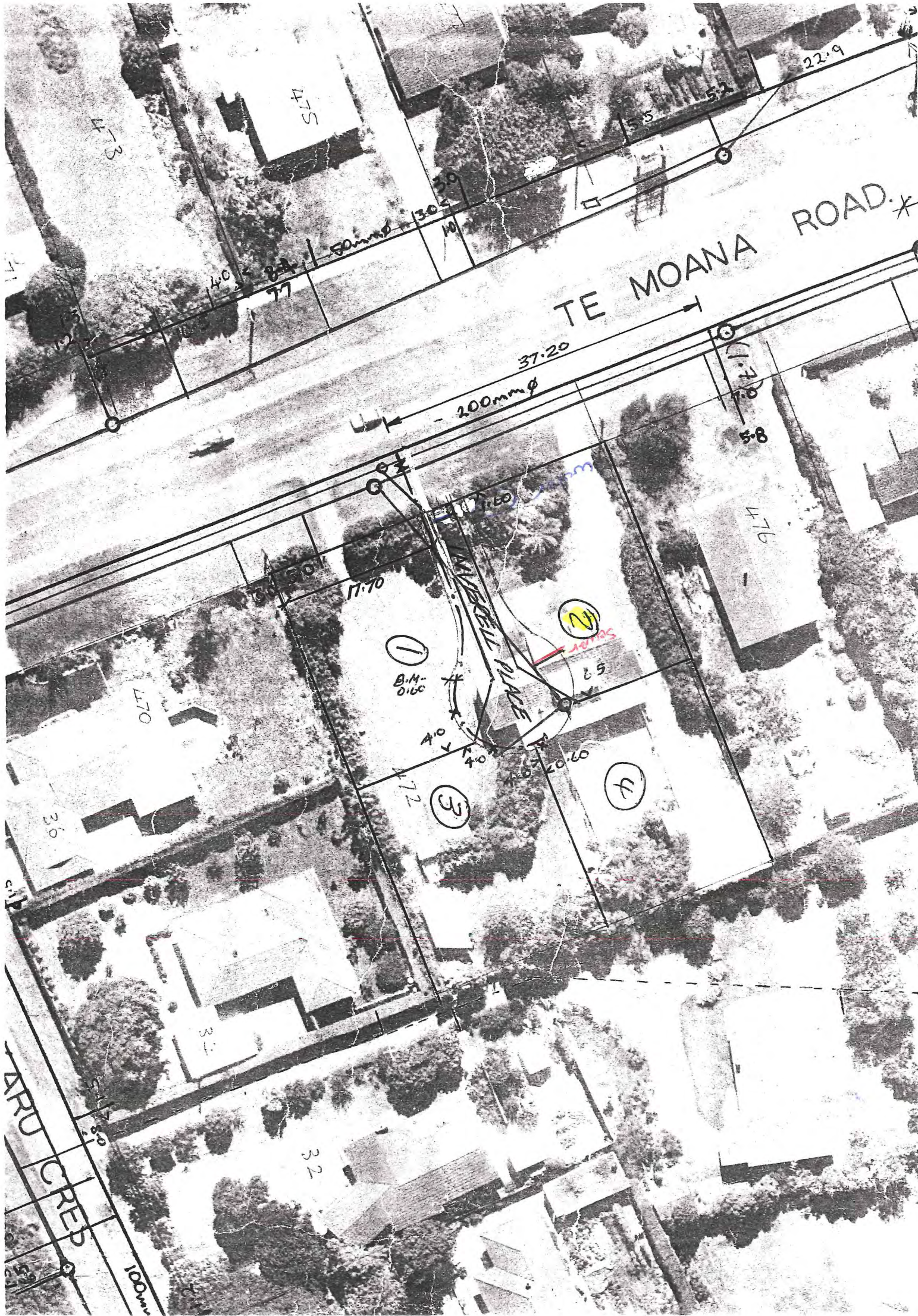
Building Certificate No.	Bldg Consent No.
	108 99 0258
Job Description	
New Dwelling	
Notes	
Builder Brent Neale 025480590, Errol Burgoyne 0252436477.	

Assessment Details

Date	Assessment Type	Result (P/F)	Comments
9/3/99	Siting/Footing		Siting OK. Footing requires Engineers Report.
11/3/99	Conc Slab Pre-pour		OK.
	P&D Sub-Floor		OK.

Signed by the building certifier

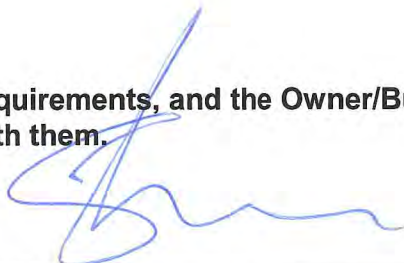

S P Stradling



1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.

I have read the foregoing requirements, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/
AUTHORISED PERSON



Date:



PHOENIX CONTRACTING LTD
C/- ENVIRO+PLUS LTD
62 POTTS ROAD, R D 1
LEVIN 5500

GST REG No. 51-860-608
CUST No. BC990108

19/03/99

TAX INVOICE 31932

990108 : 2 INVERELL PLACE, WAIKANA
NEW DWELLING

QTY	DESCRIPTION	RATE	AMOUNT
	Building Consent/Project Info. Memo.	176.00 *	
	Building Research Assoc. of NZ Levy	150.00 *	
	Refundable Damage Deposit	700.00 06	
	Plan Digital Storage Fee	22.50 *	
	Building Industry Authority Levy	97.50 *	
	BEFORE GST		1,096.44
	(* INCLUDES GST)	GST	49.56
	TOTAL		\$1,146.00

THIS IS NOTIFICATION THAT YOUR APPROVED PLANS
ARE READY TO UPLIFT.

PHOENIX CONTRACTING 19/03/99 BC990108 /31932 1,146.00



Project Information Memorandum

Section 31, Building Act 1991

Application

PHOENIX CONTRACTING LTD	No.	990108
C/- ENVIRO+PLUS LTD	Issue date	19/03/99
62 POTTS ROAD, R D 1	Application date	8/02/99
LEVIN	Overseer	STEPHEN STRADLING

Project

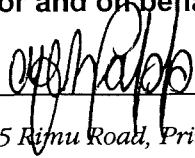
Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGES NEW DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$150,000
Location	2 INVERELL PLACE, WAIKANAE
Legal Description	LOT 2 DP 83624
Valuation No.	1494107700

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.

This project information memorandum includes:

- ☐ Information identifying relevant special features of the land concerned
- ☐ Details of relevant utility systems
- ☐ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: 

Date: 10.3.99

R/14990047



BC 990108

12 February 1999

Phoenix Contracting Ltd
C/o Enviro Plus Ltd.
62 Potts Road
RD 1 LEVIN 5500

Dear Sir

PROPOSED HOUSE - 2 INVERELL PLACE - WAIKANAE

I refer to your building consent application that is currently being processed.

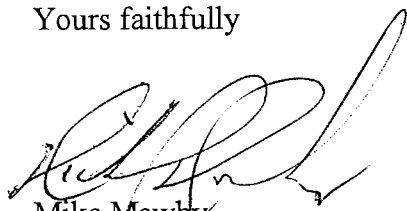
The plans for the proposed house indicate that a rear yard of 1.5 metres will be provided on the southern boundary instead of the 3.0 metres required by the district plan for a site fronting onto a road.

You must either amend the plans so that the proposal will comply with the district plan; or make application for a resource consent (land use) pursuant to Section 87 (a) of the Resource Management Act 1991.

For advice as to how to apply for a resource consent, please get in touch with the Resource Consents Department on 298-5139 extension 816.

Your building consent will not be issued until such time as you have obtained approval for the resource consent.

Yours faithfully


Mike Mawby
BUILDING CONTROL OFFICER

*h.c. approved
17/3/99*

had a week.

ENVIROPLUS LIMITED
62 POTTS ROAD
RD 1, LEVIN

5 February 99

To : Kapiti Coast District Council

BUILDING CONSENT APPLICATION for Phoenix Contracting, 2 Inverell
Place, WAIKANAE

I enclose with the above application the following information :

1. Building Certificate
2. 1 set of plans & specifications
3. Copy of the COT



Steve Stradling
Building Certifier

BUILDING CERTIFICATE NO: 29904

(Section 56, Building Act 1991)

Issued by: **STEPHEN PAUL STRADLING**
Currently approved and registered as a building certifier in respect of the provisions of the Building Code listed in my scope of approval, with no general limitations.

To : **Kapiti Coast District Council**

Project Information Memorandum No:

Building Consent No:

(where issued)

PROJECT	PROJECT LOCATION
New building ☒	Owner: PHOENIX CONTRACTING LIMITED
Intended use / description : DWELLING	Street address: 2 INVERELL PLACE WAIKANA
Intended life: Indefinite but not less than 50 years ☒	Legal description: Lot : 2 DP : 83624

THIS CERTIFICATE DOES NOT APPLY TO ELECTRICAL WIRING OR GAS FITTING

This is to certify that:

I have been engaged to inspect specified building work in relation to provisions of the building code.

The "Scope of Engagement " involves ☒ certification of plans & specifications

☒ on-site inspection at all stages of construction

I am satisfied on reasonable grounds that:

☒ The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans and specifications

Specific Exclusions (which are documented by Producer Statement and/or specific design)

1. Garage door lintel (Trifold or ganglam by framing fabricator)

Signed by or for and on behalf of the building certifier



S P Stradling

Date: 4 February 99

Reference:
Prior CT: 558/135
Document No.: B626879.4

SEARCH COPY
2 FEB 1999

LT69

REGISTER

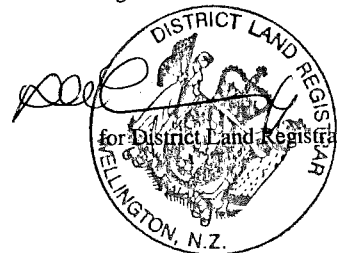
50D/338

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 17th day of November One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that PHOENIX CONTRACTING LIMITED

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 470 square metres, more or less being **LOT 2 DEPOSITED PLAN 83624**



Subject to water rights created by Transfer ²⁵³²⁷⁹~~327793~~

B626879.3 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council.

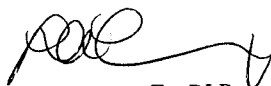
B626879.5 Easement certificate affecting Lots on DP 83624

NATURE	SERVIENT LAND	DOMINANT LAND
Right of way, Sewage & Stormwater Drainage, Water, Gas & Electricity Supply & Telephone Transmission	1-A CT 50D/337	2
"	3-B CT 50D/339	2
"	4-C CT 50D/340	2
"	2-D	1, 3 & 4
Sewage Drainage	1-Z	2

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

B626879.6 Mortgage to Westpac Banking Corporation

All 17.11.1997 at 3.00.


For DLR

50D/338

FEE CALCULATION SHEET

Application No: 990109
 Date: 8/2/99
 Site Address: 2 Inverell Rd

ADMIN = \$40 per hour
 PLAN VETTING = \$72 per hour
 INSPECTIONS = \$60
 DIGITAL SCANNING = \$22.50

TECHNICAL CONSULTANTS = Cost + 10%
 NETWORK UTILITY OPERATORS = Cost + 10%

New here

yes/no

CLASSIFICATION	\$	PLAN VETTING				TOTAL \$	CONSULTANTS			TOTAL \$	INSPECTIONS					DIG SCAN	TOTAL \$	ADMIN \$	PIM	TOTAL
		PI	D	Bld	EH		T/P				Site	PI	D	Bld	EH					
1	Fire Places, Signs	0-1500																40	Nil	
2	Sheds, Carports	1501-4000																40	Nil	
3	Garages, Conservatories, Swim Pool, etc	4001-10000																40	50	
4	House Additions	4001-10000																40	50	
5	House Additions	10001-50000																40	50	
6	Dwellings	50001-100000																40	100	
7	Dwellings	100001-150000					2			36						✓		40	100	176
8	Dwellings	150001-200000																60	100	
9	Dwellings	200001-250000																60	140	
10	Dwellings	250001-300000																80	140	
11	Dwellings	300000 +																80	160	
12	Commercial/Industrial	0-10000																40	50	
13	Commercial/Industrial	10001-50000																40	60	
14	Commercial/Industrial	50001-10000																40	100	
15	Commercial/Industrial	100001-150000																40	100	
16	Commercial/Industrial	150001-200000																60	100	
17	Commercial/Industrial	200001-250000																60	140	
18	Commercial/Industrial	250001-300000																60	140	
19	Commercial/Industrial	350001-350000																60	140	
20	Commercial/Industrial	350001-400000																80	160	
21	Commercial/Industrial	400001-450000																80	180	
22	Commercial/Industrial	450001-500000																80	200	
23	Commercial/Industrial	5000000 +																80	250	

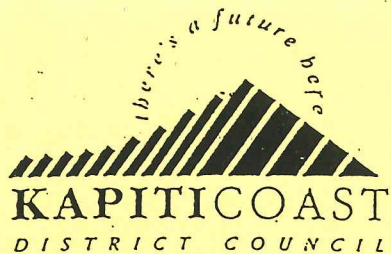
CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS	STANDARD ADDENDA			
14	32		17	
1	2		18	
17	3		19	
7	4		20	
16	5		21	
2	6		22	
3	7		23	
18	8		30	
4	9		31	
8	10		33	
5	11		24	
10	12			
12	13			
6	14			
9	15			
11	16			
13				
15__				

STANDARD CONDITIONS	
1	34
2	
3	

NON STANDARD ADDENDA

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



PROJECT INFORMATION MEMORANDUM

Planning Requirements

APPLICANT: Phoenix

MAILING ADDRESS: _____

SITE ADDRESS: 12 Inverell Place Waikanae

LOT NO: 2 DP: 83624

PROJECT: New Building ☒ Alteration ☐
Removal/Demolition ☐ Relocated Building ☐
(approx age _____ years)

INTENDED USE: Smelling

ZONING: TRANSITIONAL DISTRICT PLAN: N/A

PROPOSED DISTRICT PLAN: Residential

USE PERMITTED: _____

RESOURCE CONSENT GRANTED: None listed

DESIGNATIONS ON PROPERTY: None listed

EASEMENTS: ROW, access, & services

SITE SUBJECT TO INUNDATION: Not known to be

COASTAL BUILDING LINE RESTRICTION: N/A

RELOCATABLE ZONE: N/A

MINIMUM FLOOR LEVEL (50 year event) N/A Metres above mean sea level

RECOMMENDED MINIMUM

FLOOR LEVEL (100 year event) N/A Metres above mean sea level

YARD AND HEIGHT REQUIREMENTS: 3.0 rear yard required

TREE/BUILDING PRESERVATION: None listed

OTHER COMMENTS: _____

NOTE: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a Registered Surveyor prior to foundation inspection.

SPECIAL FEATURES OF THE ABOVE LAND

Information is attached identifying the following special features of the land concerned that are known to Council:

Potential Erosion ☐

Potential Avulsion..... ☐

Potential Subsidence..... ☐

Potential Slippage..... ☐

Potential Alluvion..... ☐

Potential Inundation..... ☐

Presence of Hazardous Contaminants..... ☐

Other feature(s) or characteristic(s) likely to be relevant to the design or construction of the proposed buildings and not apparent from the District Scheme or District Plan:

(Plumbing & Drainage)

SEWER AVAILABLE/CONNECTED available

WATER AVAILABLE/CONNECTED available

SITE PLAN OF EXISTING SERVICES (IF ANY) N/A

LOCATION OF SEWER LATERAL shown

LOCATION AND SIZE OF WATER TAP 20mm shown

LOCATION OF EASEMENTS (IF ANY) R.O.W + Services

LOCATION OF PUBLIC DRAINS (IF ANY) none

STORMWATER DISPOSAL TO CHANNEL ☒

DRAIN ☐

ON SITE ☐

ADDITIONAL COMMENTS

90... G.b Cove 2nd C.T.H
4 Panel Settle

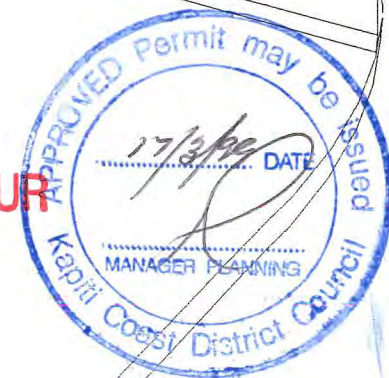


ENVIRO+PLUS


BUILDING CERTIFICATION

COPY FOR YOUR
RECORDS

KC DC



Proposed New Dwelling for:

Patterson

Lot 2, DP 83624

Inverell Place

Waikanae

Proposed New Dwelling for: Patterson

Prepared by:

TPIAN WORK 7.1

Drawn: S Neale
Date: 1-1-99

Issue: A
Date: 1-1-99

A3

**MINIMUM FINISHED FLOOR
LEVEL ABOVE -**

PROTECTED GROUND

100mm BRICK VENEER
150mm OTHER CLADDINGS

UNPROTECTED GROUND

150mm BRICK VENEER
225mm OTHER CLADDINGS

Pressed metal roofing tiles and battens
Heavy roofing paper
Proprietary trusses at 900 cts.
Truss connection to N.Z.S. 3604
R 1.8 ceiling batts.
Roof plane bracing to N.Z.S. 3604.
30 DEG. PITCH

HIGH WIND ZONE

2 - 'Z' Nails to Truss/Rafter and external
Wall top Plates (Light Roof)
Standard Framing to NZS 3604
Stud Tables
Fixings in accordance with Nailing
Schedule

ENVIRO+PLUS



BUILDING CERTIFICATION

The cavity shall be ventilated to
the outside air with top and bottom openings.
The bottom openings shall serve also as
weep holes to drain moisture to the outside.

Continuous spouting & downpipes.
Hardiflex soffits and P.V.C.
jointers.
Brick veneer to N.Z.S. 3604
Building paper to all
external wall framing
Protect edge of slab with
subfloor polythene.

The cavity between the masonry
veneer and the exterior face of
the timber stud wall shall not
be less than 40mm nor more than
75mm wide. Pipes and services
shall not be placed in the cavity.

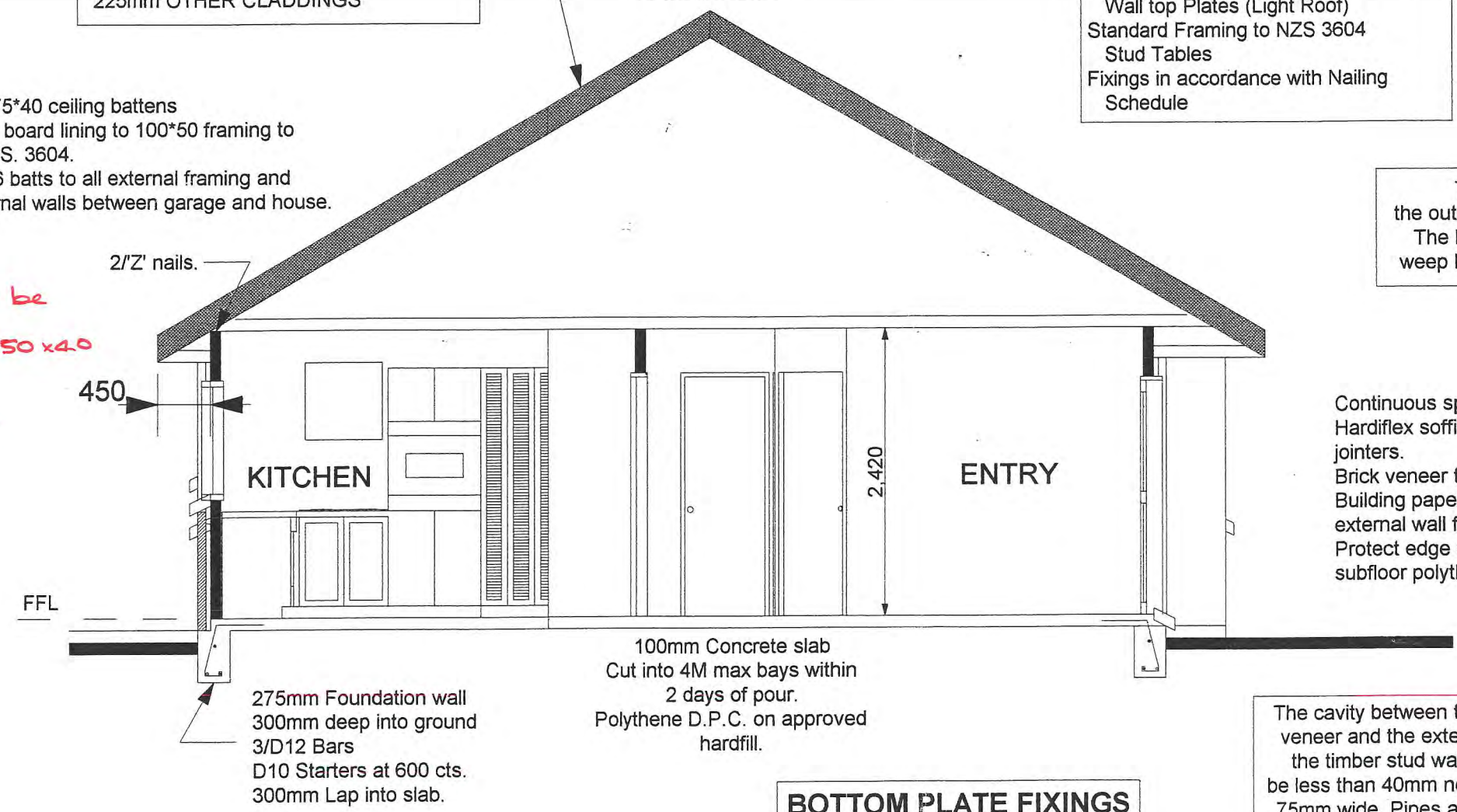
BOTTOM PLATE FIXINGS

10mm Dia Max 900mm cntrs
12mm Dia Max 1.400m cntrs
Approved Anchors (fixed to
manufacturers instructions)
'Ramset' Dynabolt 'PLUS' only.

CROSS SECTION - AA Scale 1:50

Ex 75*40 ceiling battens
Gib. board lining to 100*50 framing to
N.Z.S. 3604.
R1.6 batts to all external framing and
internal walls between garage and house.

NB
Top plate to be
100x50 plus 150x40
or localized
Dwangs were
required



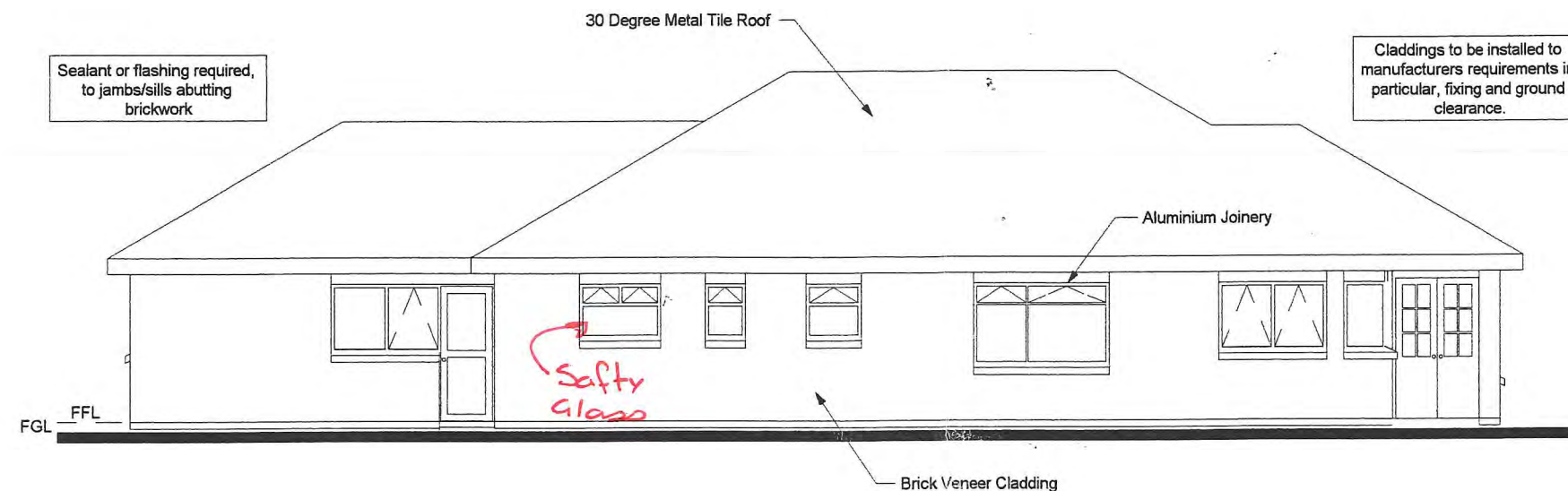
Proposed New Dwelling for: Patterson

Prepared by: **TPTIAN WORKZ.T**

Drawn: S Neale
Date: 1-1-99

Issue: **A**
Date: 1-1-99

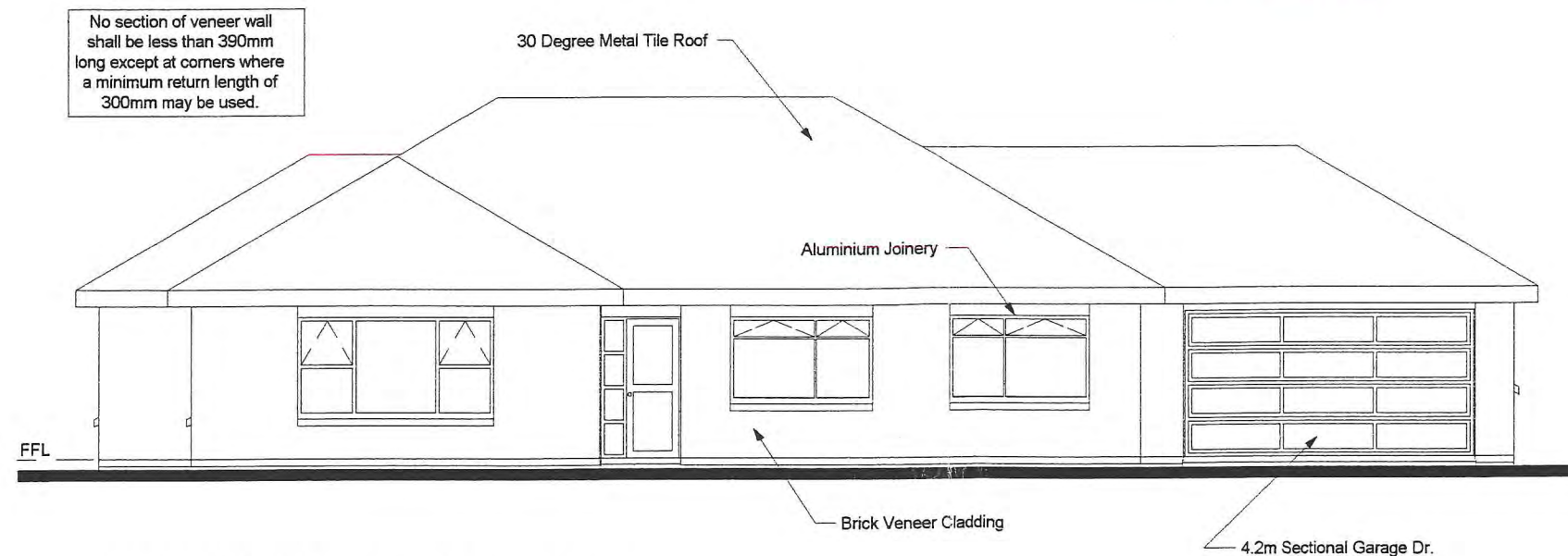
A3



EAST ELEVATION - Scale 1:100

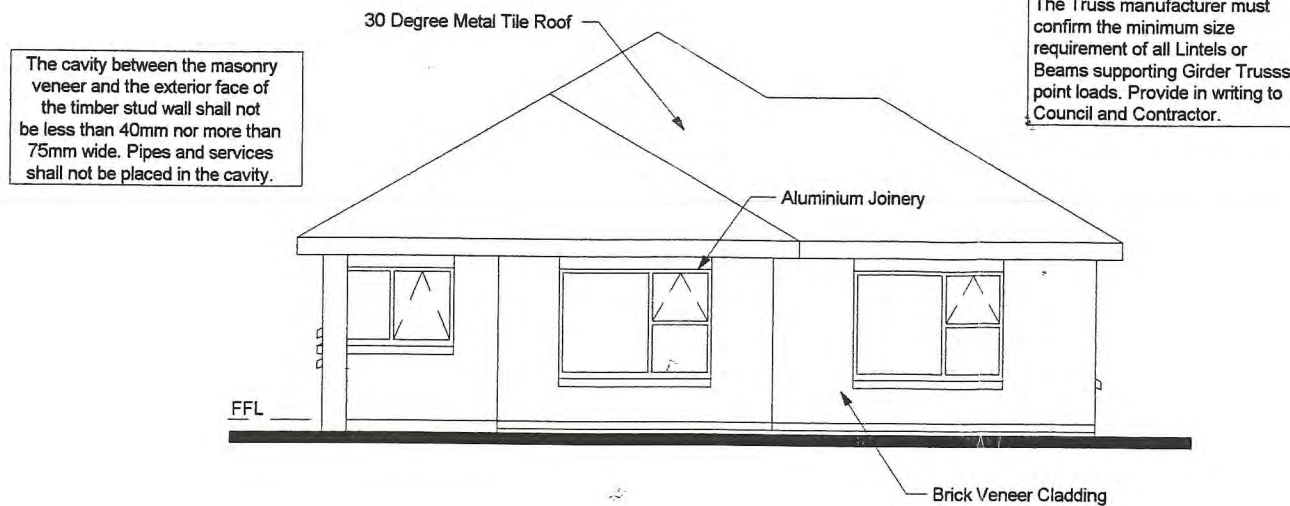
ENVIRO+PLUS

BUILDING CERTIFICATION



WEST ELEVATION - Scale 1:100

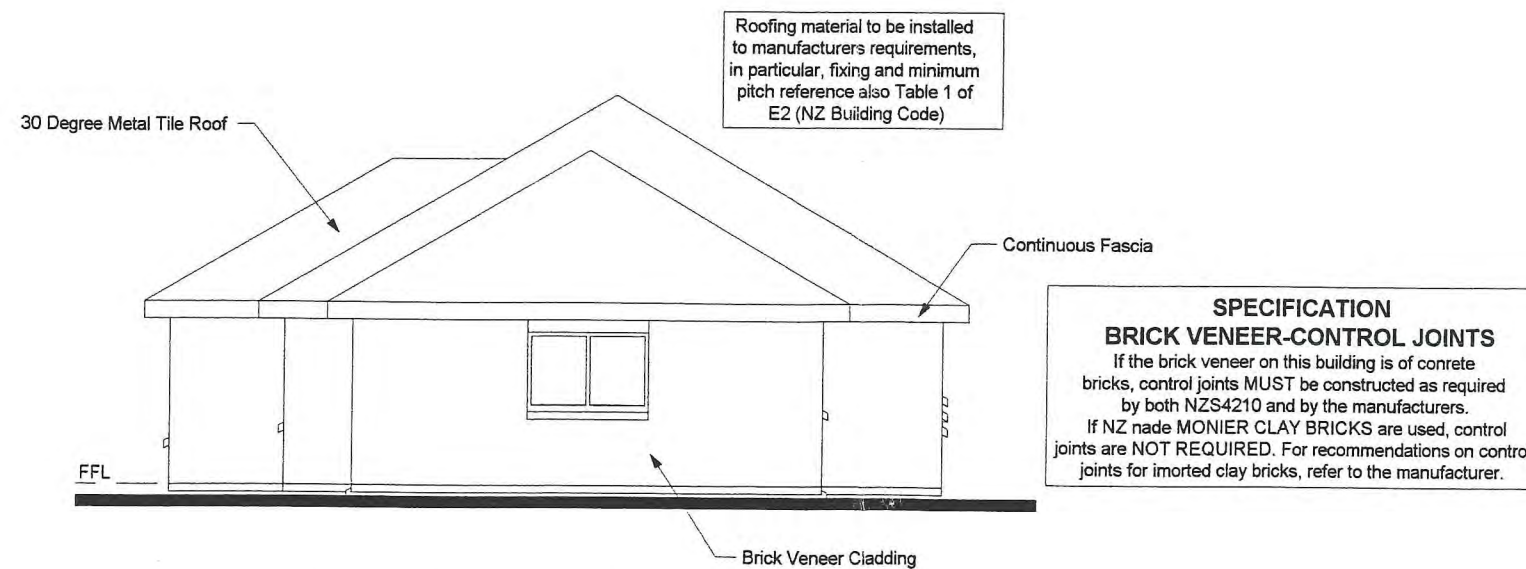
Proposed New Dwelling for: Patterson
 Prepared by: THE
 Drawn: S Neale
 Date: 1-1-99
 Issue: A
 Date: 1-1-99
 A3



NORTH ELEVATION - Scale 1:100

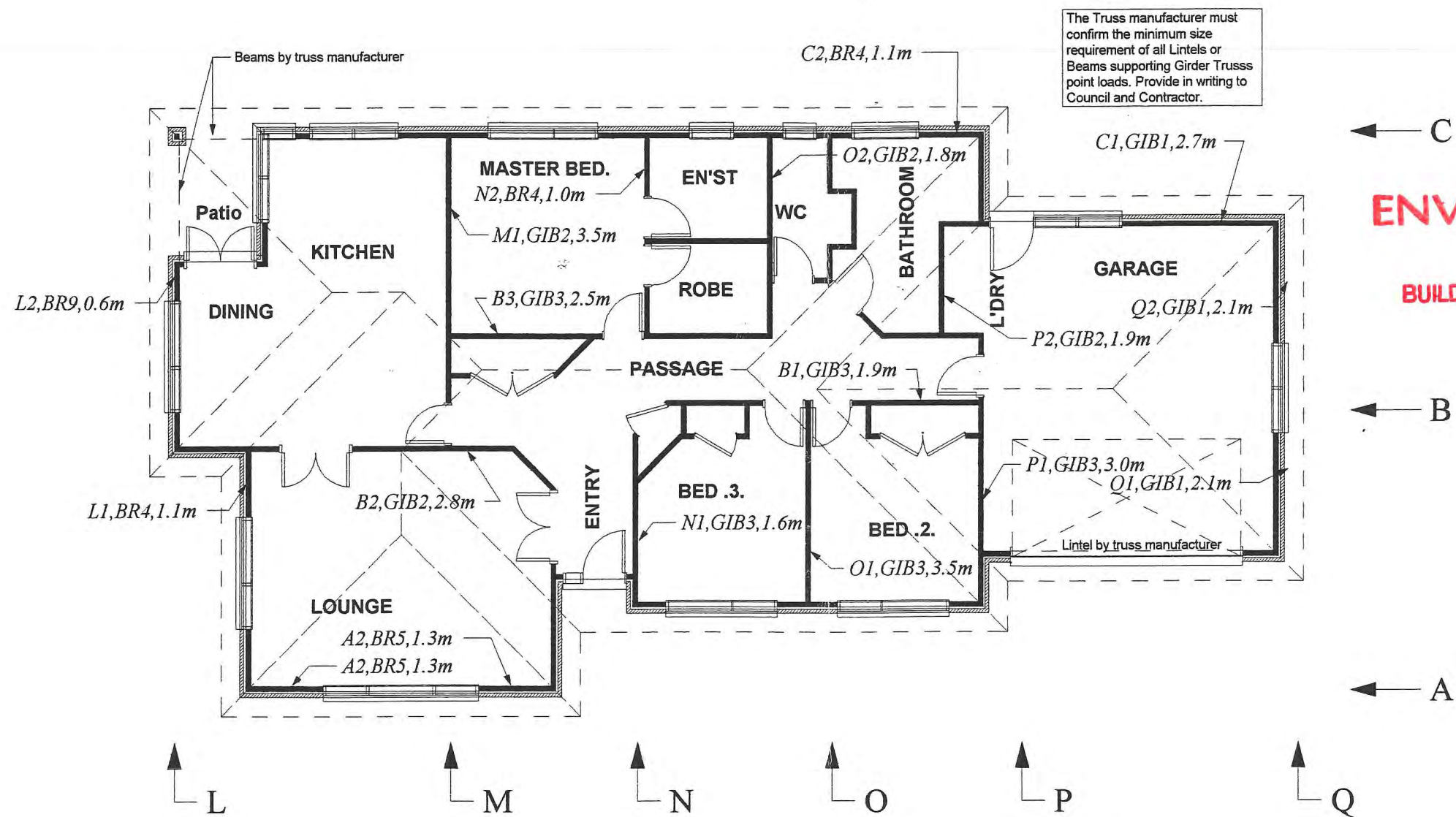
ENVIRO+PLUS

BUILDING CERTIFICATION



SOUTH ELEVATION - Scale 1:100

Proposed New Dwelling for: Patterson
 Prepared by: THE TPIAN WORKS
 Drawn: S Neale
 Date: 1-1-99
 Issue: A
 Date: 1-1-99
 A3



← C

ENVIRO+PLUS



BUILDING CERTIFICATION

← B

← A

ROOF/BRACING PLAN - Scale 1:100

Roofing material to be installed to manufacturers requirements, in particular, fixing and minimum pitch reference also Table 1 of E2 (NZ Building Code)

Proposed New Dwelling for: Patterson

Prepared by: THE TPIAN WORKZ.T

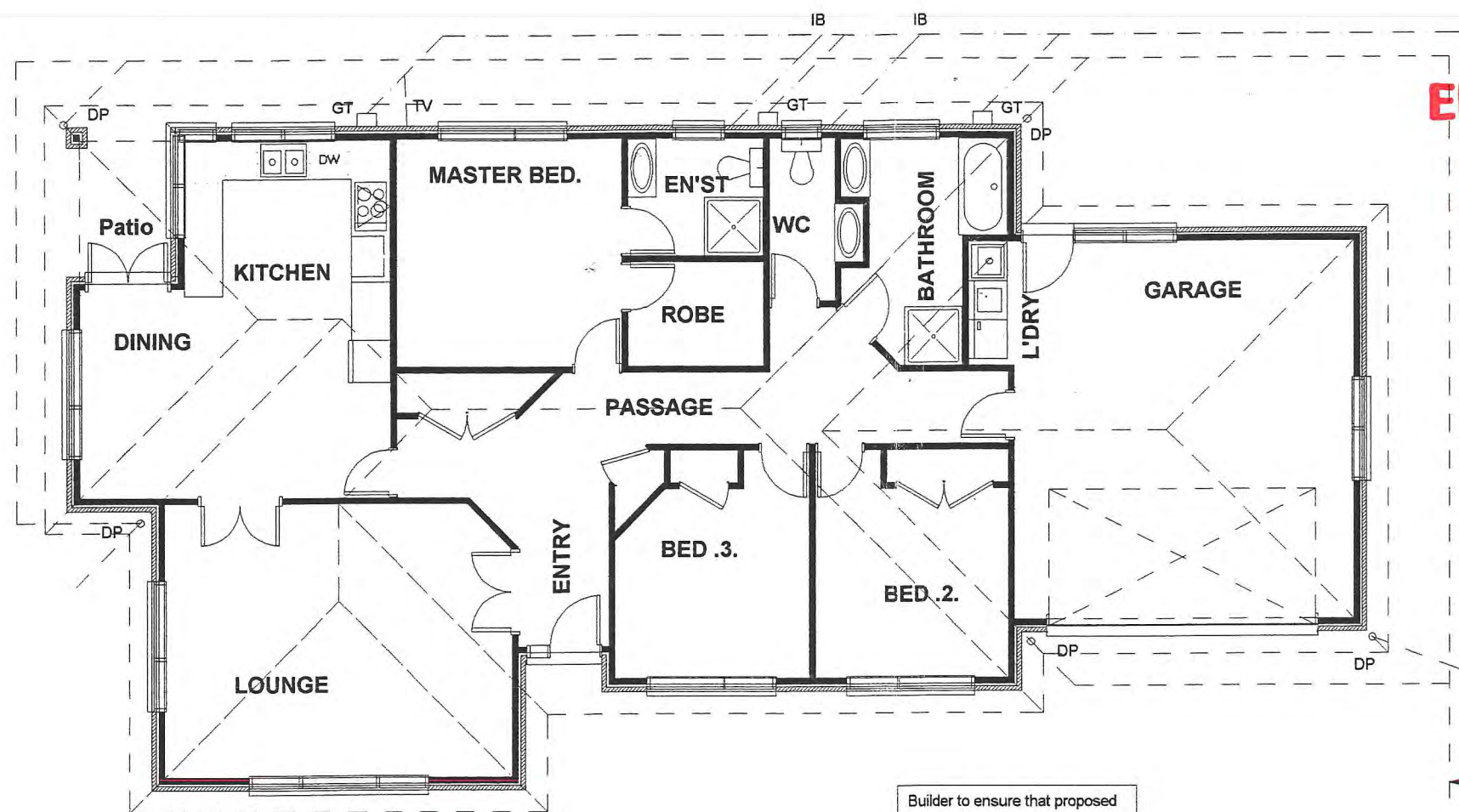
Drawn: S Neale

Date: 1-1-99

Issue: A

Date: 1-1-99

A3



ENVIRO+PLUS

BUILDING CERTIFICATION

Builder to ensure that proposed foundation height will allow a satisfactory drainage connection to the sewer main.

Waste drain out to local authority drain
 Stormwater drain out to local authority drain

DRAINAGE PLAN - Scale 1:100

Proposed New Dwelling for: Patterson

Prepared by: **THE TPIAN WORKZ.T**

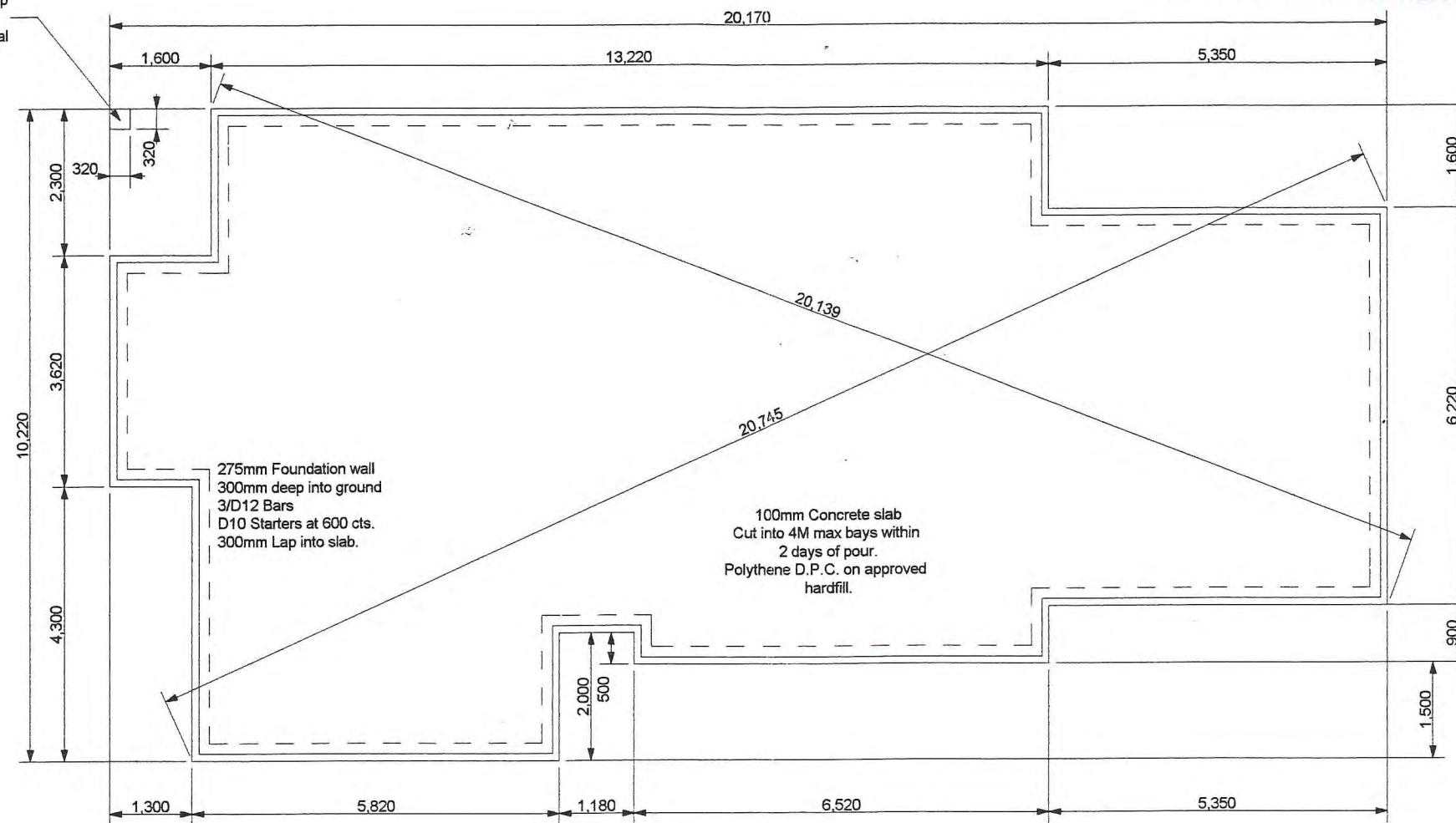
Drawn: S Neale
 Date: 1-1-99

Issue: **A**
 Date: 1-1-99

A3

400x400x400

320x320x300 Deep
 concrete footing.
 Patent bottom metal
 bracket.



FOUNDATION PLAN - Scale 1:100

Proposed New Dwelling for: Patterson

Prepared by: **THE TPIAN WORKZ**

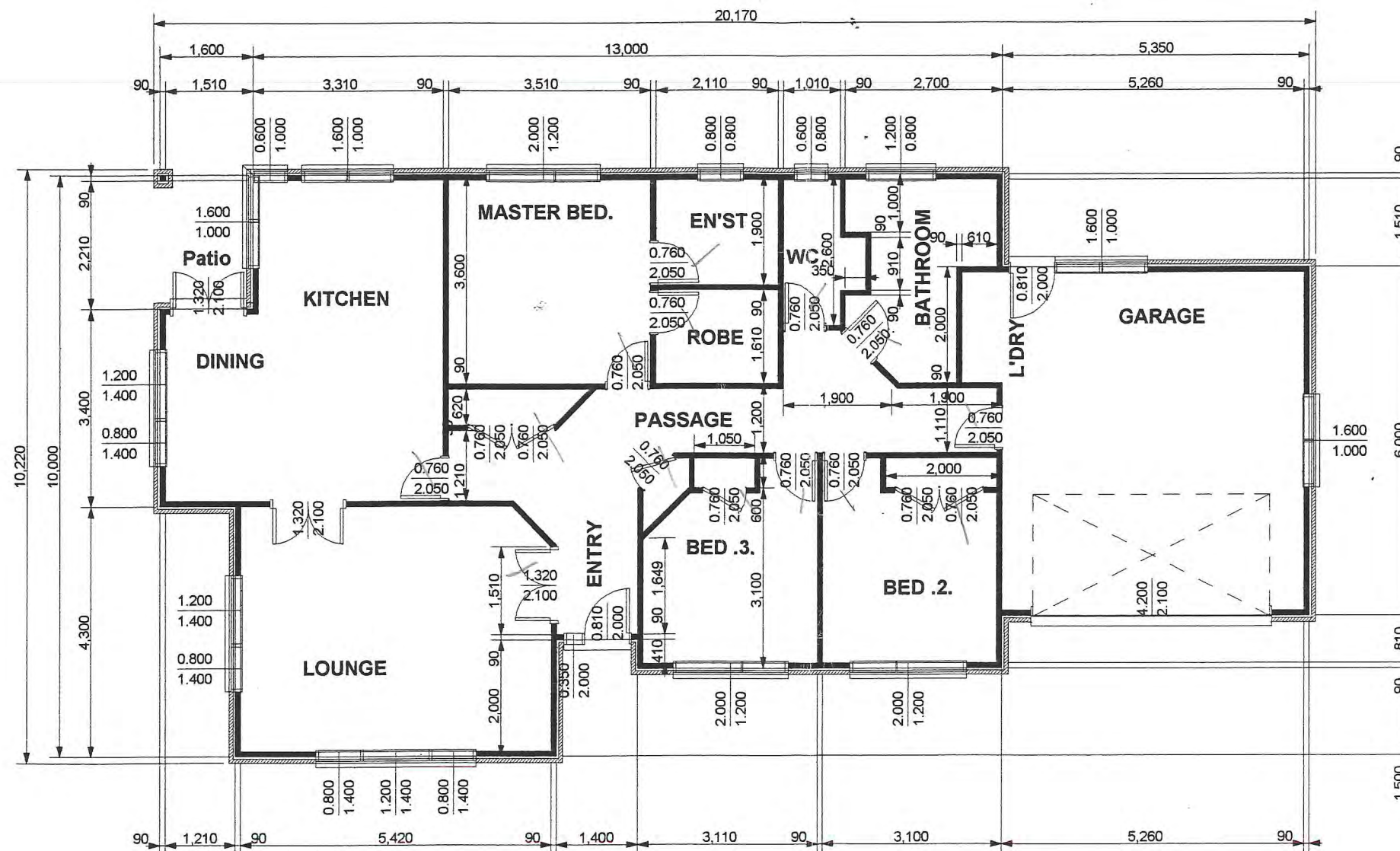
Drawn: S Neale

Date: 1-1-99

Issue: **A**

Date: 1-1-99

A3



DIMENSION PLAN - Scale 1:100
 Note: All dimensions to be checked on site.

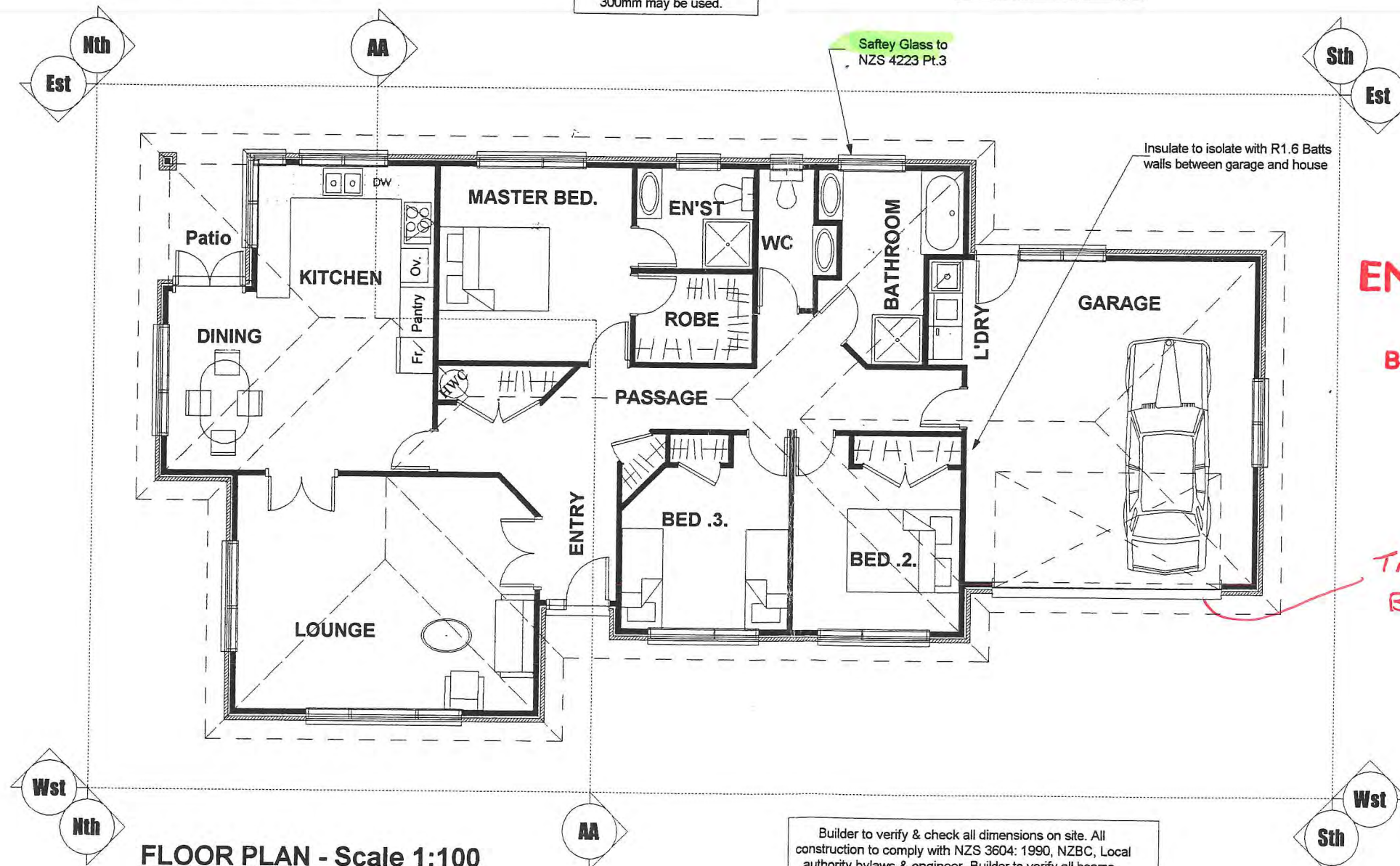
ENVIRO+PLUS
 BUILDING CERTIFICATION

Proposed New Dwelling for: Patterson
 Prepared by: THE
 TPIAN WORKZ.T
 Drawn: S Neale
 Date: 1-1-99
 Issue: A
 Date: 1-1-99
 A3

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.	
FIT SUITABLE FLASHINGS, ETC.	
JOINERY	
HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP

No section of veneer wall shall be less than 390mm long except at corners where a minimum return length of 300mm may be used.

All habitable/service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.



ENVIRO+PLU
BUILDING CERTIFICATION

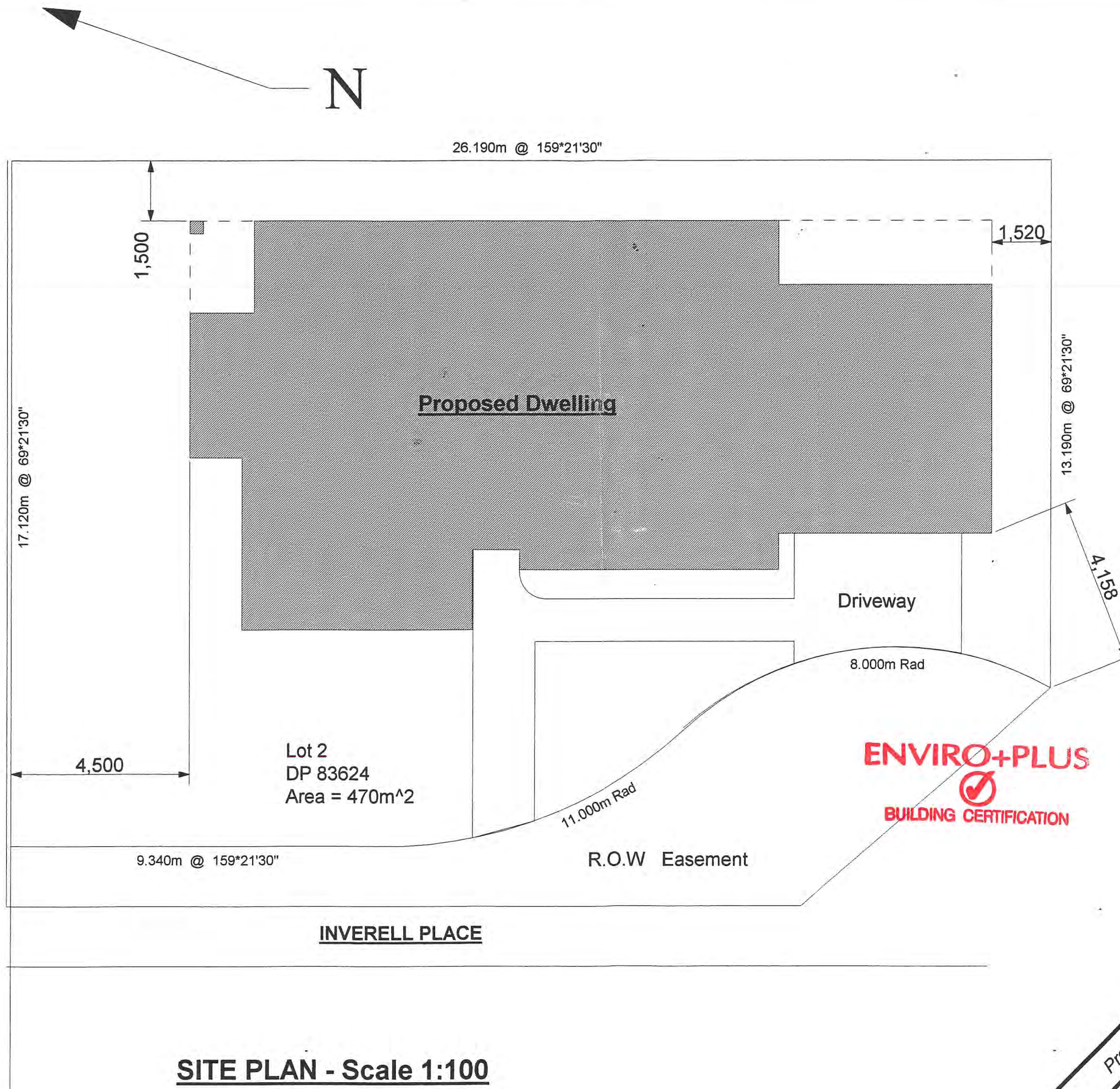
*Trifold or Ganglam
By framing fabricator*

FLOOR PLAN - Scale 1:100
Area = 167m²
Site size 470m² (ie 35%)

Builder to verify & check all dimensions on site. All construction to comply with NZS 3604: 1990, NZBC, Local authority bylaws & engineer. Builder to verify all beams, joists, studs, rafter & other structural members on site to confirm full compliance.

Proposed New Dwelling for: Patterson
Prepared by: THE TPIAN WORKS
Drawn: S Neale
Date: 1-1-99
Issue: A
Date: 1-1-99
A3

TE MOANA ROAD



SITE PLAN - Scale 1:100

Proposed New Dwelling for: Patterson

Prepared by: TPIAN WORKS

Drawn: S Neale

Date: 1-1-99

Issue: A

Date: 1-1-99

A3

Drawn: S Neale
Date: 1-1-99
Issue: A
Date: 1-1-99
Prepared by:
Proposed New Dwelling for: Patterson
THE TPIAN WORKS
A3

KOROMIKO ROAD

To State Highway No.1

TE MOANA ROAD

To Waikanae Beach

KARU CRESENT



LOT 2
DP 83624

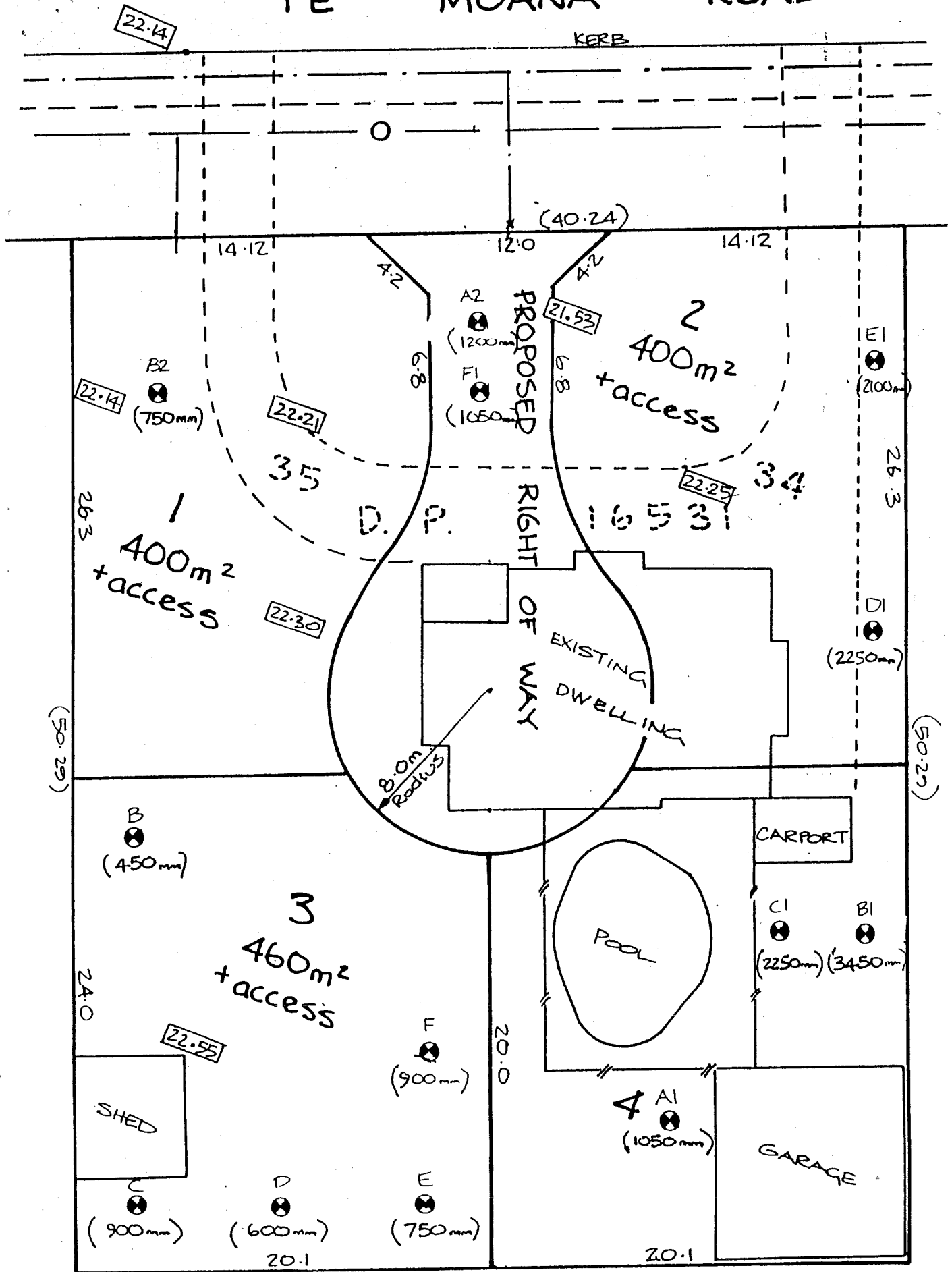
INVERELL PLACE

ENVIRO+PLUS
BUILDING CERTIFICATION

KARU CRESENT

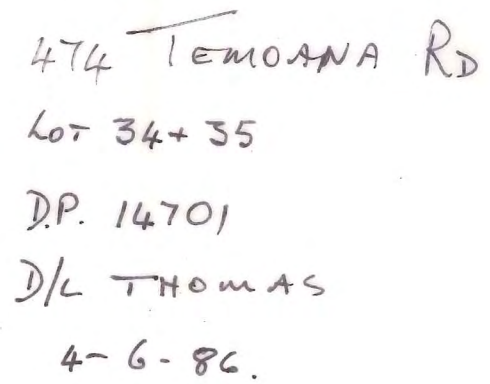
LOCALITY PLAN - Not to Scale

TE MOANA ROAD



⊗ DENOTES SOIL TEST LOCATIONS (APPROX.)
(DEPTHS TO FIRM MATERIAL SHOWN IN BRACKETS)

SCALE 1:250

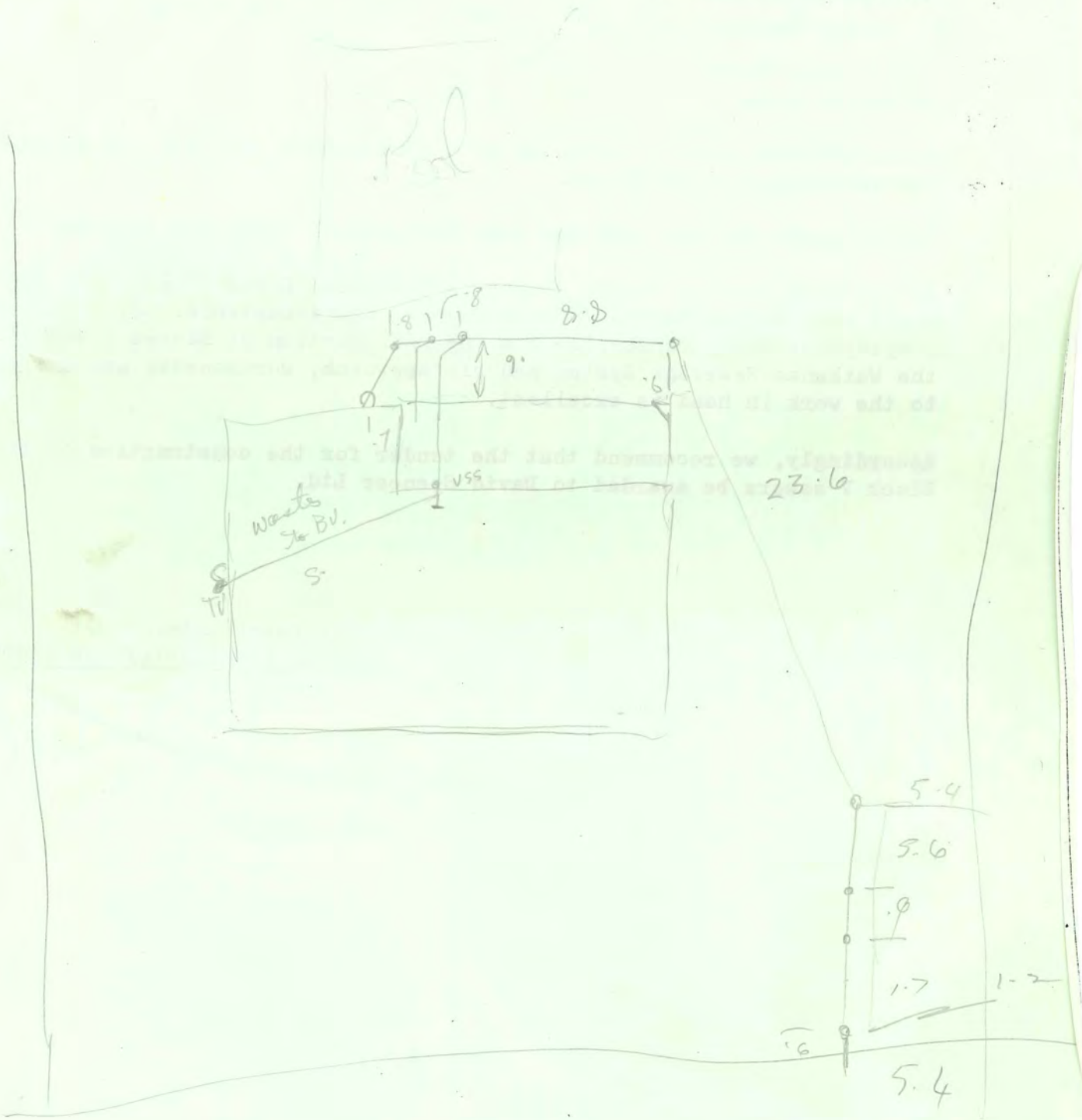


Hodgson
474 Texoma

Port Lay

20-5-86

Cown 4.6-86.



179

H.C.C./B.I.

Horowhenua County Council

PERMIT No. M133
D061628

LOCALITY Waikanae

DATE RECEIVED 9 : 5 : 86 DATE ISSUED 23 : 5 : 86

APPLICATION
FOR BUILDING PERMIT

OWNER'S NAME GEORGE PEELE HODGSON. CHRISTINA AILSA McLEAN HODGSON

FOR OFFICE USE ONLY

REMARKS:

APPROVED

B. Todd

COUNTY ENGINEER

DATE 21-5-86

NOTE.—

1 All Plans and Specifications must be in ink.

Valuation Book No.

1496/112

Date

19

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 542,
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in Waikanae. RIDING.

1. Type of Building: ADDITION OF CONSERVATORY AND CANOPY

Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONCRETE Walls: POLYCARBONATE Roof: POLYCARBONATE

Total floor area: 13.8 sq. metres.

2. Purpose for which every part of Building is to be used or occupied. (Describing separately each part intended for use or occupation for a separate purpose) CONSERVATORY & CANOPY AT BACK DOOR

3. Allotment: * Lot: 35 P 34 D.P.: 14701 Section: _____

Area: _____ Block: _____ S.D. _____ Locality: _____

4. Owner's Full Name: GEORGE DEELE HODGSON & CHRISTINA AILSA McLEAN HODGSON

Address: * 474 TE MOANA RD WAIKANAe

5. Previous Owner If Section has been recently transferred

6. Frontage (Length): _____ Name of Street or Road: 474 TE MOANA RD

7. Estimated Value of Building—* \$ 10000.00

Plumbing and Drainage— \$ _____ : Total \$ 10,000 :

8. Fees \$ 90.00 : No. of Receipt 0664

See Scales of Fees on Back Page.

Building Research Levy \$ _____ : Footpath Damage Deposit \$ _____ :

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate to be provided.

Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:

- (a) A Floor plan of each floor level;
- (b) An elevation of each external wall;
- (c) The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
- (d) Adequate information on all subfloor, floor, wall and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element;
- (e) The type and location of cladding, sheathing and lining.
- (f) Where a building requires Plumbing and Drainage Work, a separate application form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant * [Signature] as BUILDER or OWNER.

Address 474 Te Moana Rd.

Builder's Name if not the applicant and Address _____

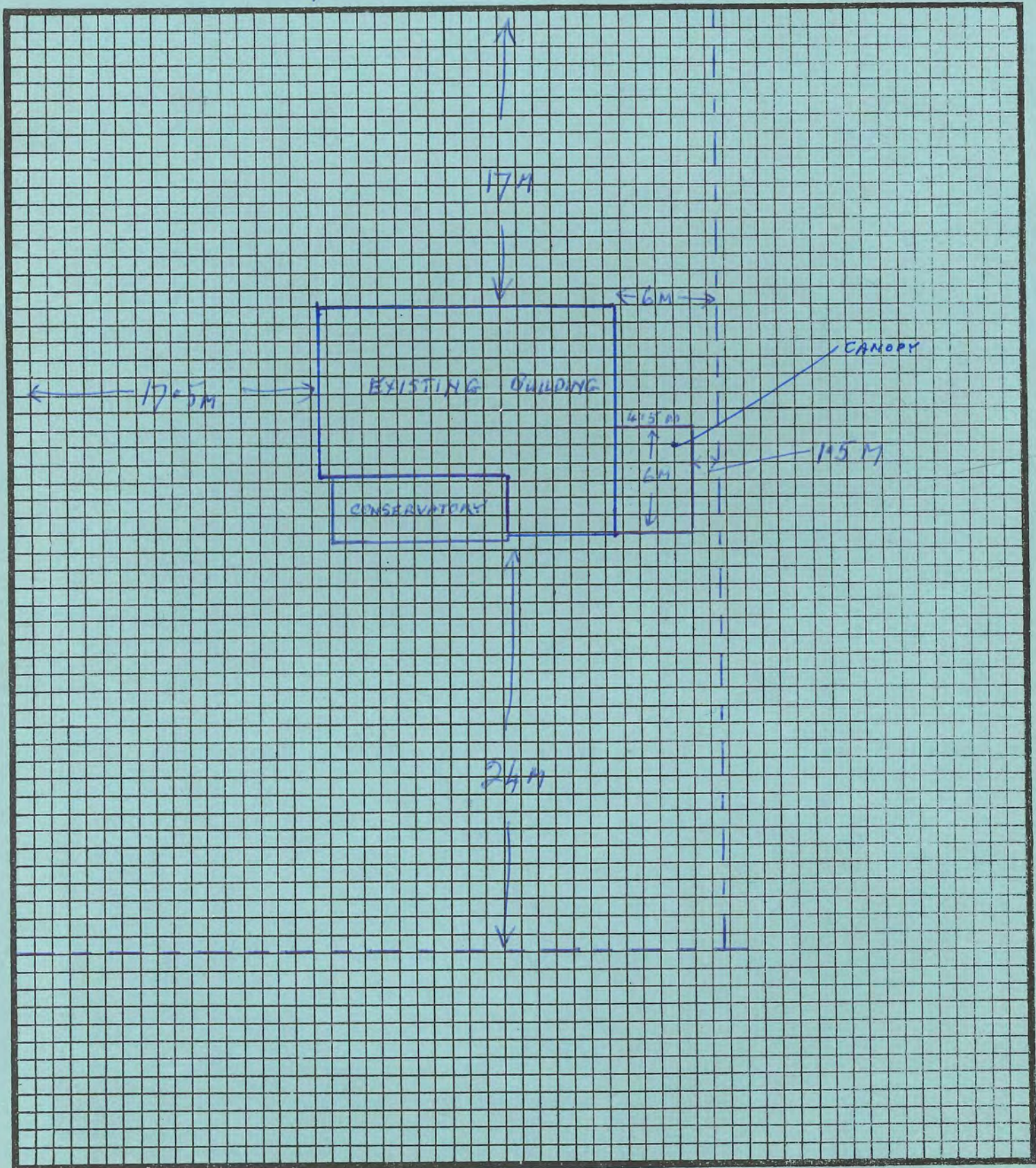
PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.
NOTE.—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two squares to one metre.)

Boundary Lines to be shown thus: — — — — —

Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.

Frontage to TE MOANA Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

Fees not to be paid until requested by Office

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

Estimated Value of Work	Fees					Fees				
	10 April 1986					1 October 1986				
Not exceeding \$ 3,000	\$ 3,000	..	..	..	\$50.00	..	..	..	\$55.00	
Over \$ 3,000 & not exceeding \$ 7,000	\$ 7,000	..	..	..	\$60.00	..	..	..	\$66.00	
Over \$ 7,000 & not exceeding \$ 10,000	\$ 10,000	..	..	..	\$90.00	..	..	..	\$99.00	
Over \$ 10,000 & not exceeding \$ 15,000	\$ 15,000	..	..	..	\$110.00	..	..	..	\$121.00	
Over \$ 15,000 & not exceeding \$ 20,000	\$ 20,000	..	..	..	\$150.00	..	..	..	\$165.00	
Over \$ 20,000 & not exceeding \$ 25,000	\$ 25,000	..	..	..	\$190.00	..	..	..	\$209.00	
Over \$ 25,000 & not exceeding \$ 30,000	\$ 30,000	..	..	..	\$230.00	..	..	..	\$253.00	
Over \$ 30,000 & not exceeding \$ 40,000	\$ 40,000	..	..	..	\$260.00	..	..	..	\$286.00	
Over \$ 40,000 & not exceeding \$ 50,000	\$ 50,000	..	..	..	\$300.00	..	..	..	\$330.00	
Over \$ 50,000 & not exceeding \$ 60,000	\$ 60,000	..	..	..	\$340.00	..	..	..	\$374.00	
Over \$ 60,000 & not exceeding \$ 70,000	\$ 70,000	..	..	..	\$380.00	..	..	..	\$418.00	
Over \$ 70,000 & not exceeding \$ 80,000	\$ 80,000	..	..	..	\$420.00	..	..	..	\$462.00	
Over \$ 80,000 & not exceeding \$ 90,000	\$ 90,000	..	..	..	\$430.00	..	..	..	\$473.00	
Over \$ 90,000 & not exceeding \$100,000	\$100,000	..	..	..	\$450.00	..	..	..	\$495.00	
Over \$100,000 & not exceeding \$150,000	\$150,000	..	..	..	\$490.00	..	..	..	\$539.00	
Over \$150,000 & not exceeding \$200,000	\$200,000	..	..	..	\$530.00	..	..	..	\$583.00	
For every \$50,000 extra add:					80.00				88.00	

Fees Payable for Special Duties

For inspection required in the case of proposed structural alterations before plans for approval ..	\$ 30.00	..	..	..	\$ 33.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$ 50.00	..	..	..	\$ 55.00
For inspecting old timber before re-using the same in a new building	\$ 30.00	..	..	..	\$ 33.00
For any inspection that may be deemed necessary for connection with any building or work in respect of which no fee has otherwise been paid	\$ 30.00	..	..	..	\$ 33.00
For inspecting any timber or building outside the County prior to re-using or resiting within the County - actual expenses incurred.					
For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged					

Inspector: M

File No.

Receipt No. 0664

Date Permit Issued 23/5/86

OWNER

Name G.P. Hickey

Mailing Address 414 Te Marama Road
Waikanae

BUILDER

Name As owner

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 414

Street Name Te Marama Road

Town/District Waikanae

Riding Waikanae DC.

LEGAL DESCRIPTION

Valuation Roll No. 1496/113

Lot 34 + 35 D.P. 14101

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Addition to dwelling - Conservatory + Comp. p.

FLOOR AREA **DWELLING UNITS**

Whole Sq. Metres 13 Number Erected _____

ESTIMATED VALUES

Building	<u>10,000</u>
Plumbing	_____
Drainage	_____
TOTAL	<u>10,000</u>

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED
- include conversions and resited buildings

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>40.00</u>	Water Connection	\$ _____	Receipt No.	<u>0664</u>
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____	Date of Payment	<u>23/5/86</u>
Building Research Levy	\$ _____	M.S. Plumbing	\$ _____	Authorised Officer	_____
Plumbing	\$ _____		\$ _____		
Drainage	\$ _____		\$ _____		
Sewer Connection	\$ _____		\$ _____		
		TOTAL:	\$ <u>40.00</u>		



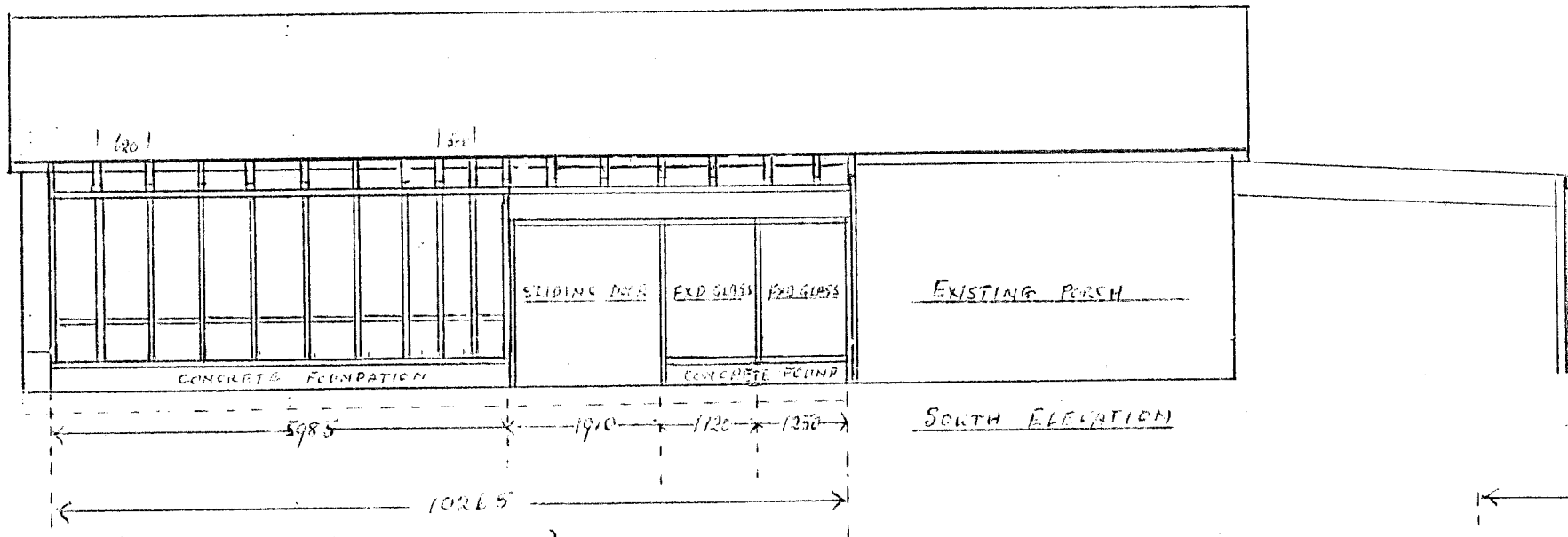
Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)
_____	_____
_____	_____
_____	_____
_____	_____

[illegible]

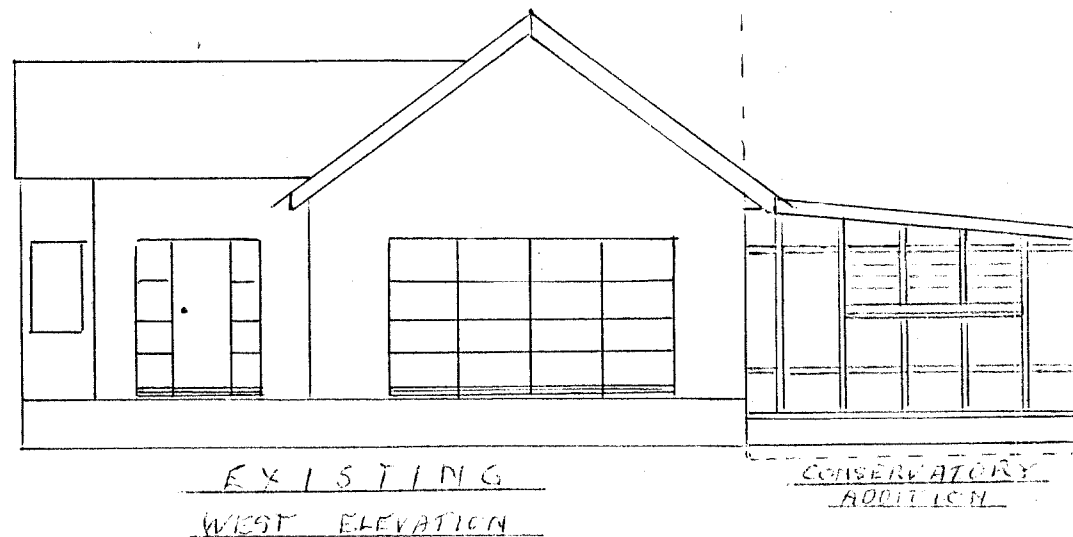
H. F. Davis

8 / 1 / 18



SPECIFICATION (CONSERVATORY)

FOUNDATION	CONCRETE 2' X 10" DIA REINARS
FLOOR	CONCRETE
FRAMING	55 X 90 MM OREGON
ROOF	65 X 140 MM OREGON
CLADDING	6MM CLEAR POLYCARBONATE
VENTILATION	3 X 4 SLAT COPPER LOUVRE
SLIDING DOOR	BROOKS ALUMINIUM COMMERCIAL SET
WINDOWS	FRAME HENDERSON TRACK 6MM GLASS
LINTEL	295 X 60 MM OREGON
BATHROOM VENT	EXHAUST 8" FAN WITH AUTO VALVES
	THROUGH CEILING ABOVE TOILET
DRESSING ROOM	BUILT IN CUPBOARDS & HANGING
	SPACE AS IN PLAN
CANOPY AT BACK DOOR	
UPRIGHTS	200MM DIA GROUND TREATED PILES
LINTELS	450 X 150 OREGON
ROOF	25 FOR CONSERVATORY



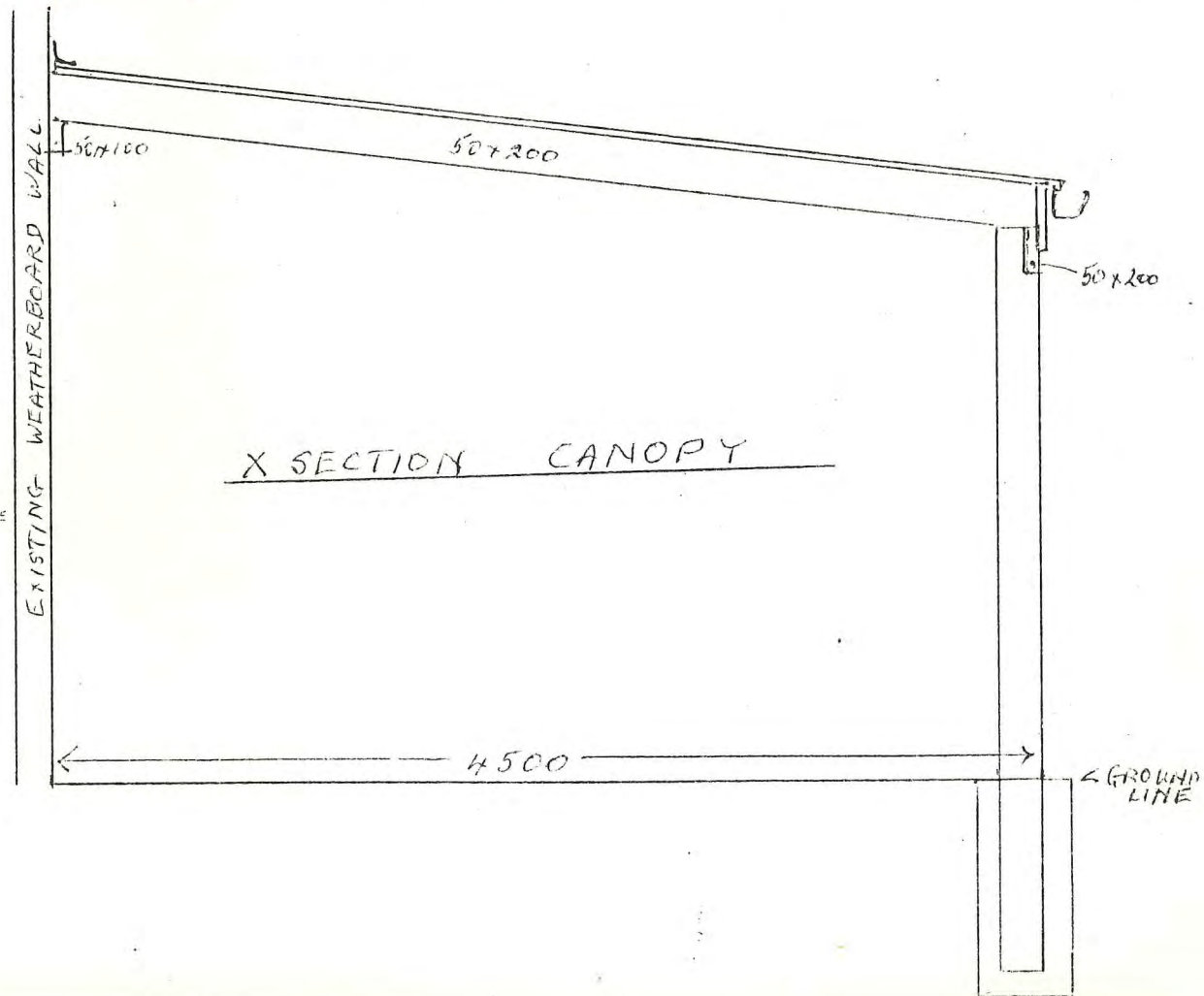
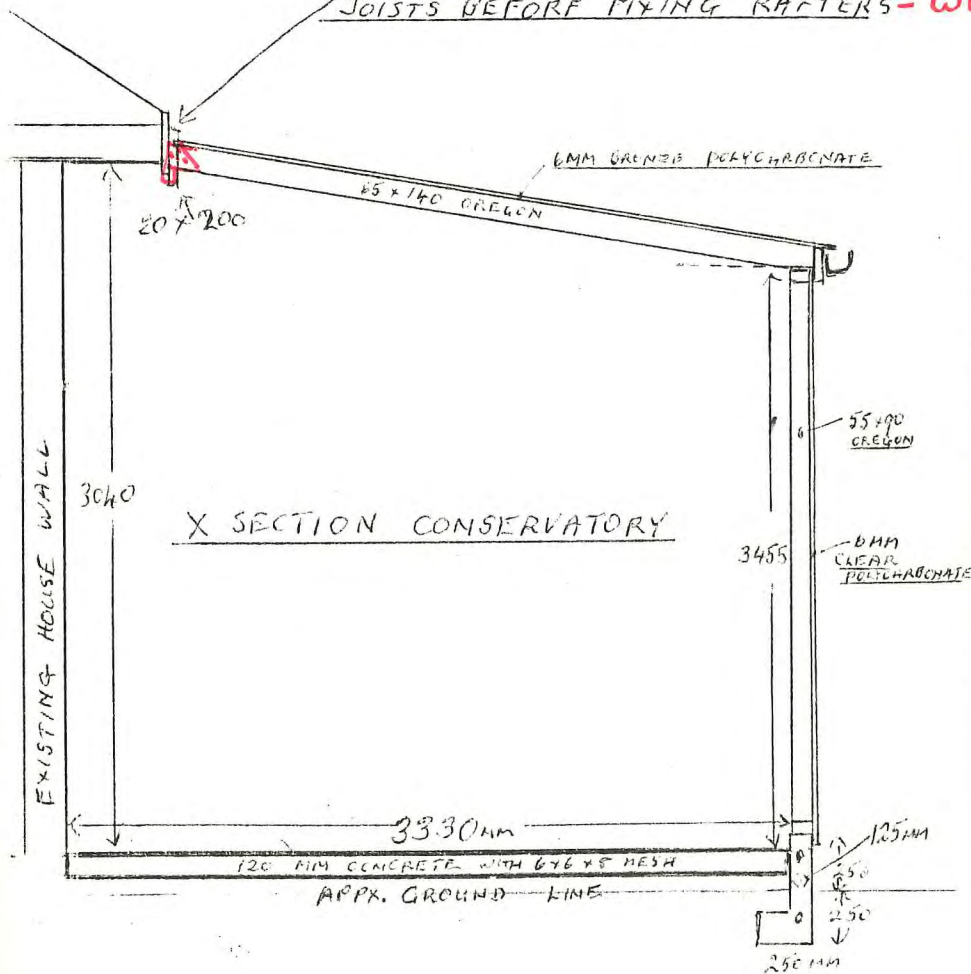
PROPOSED CONSERVATORY

MR & MRS G P HODGSON

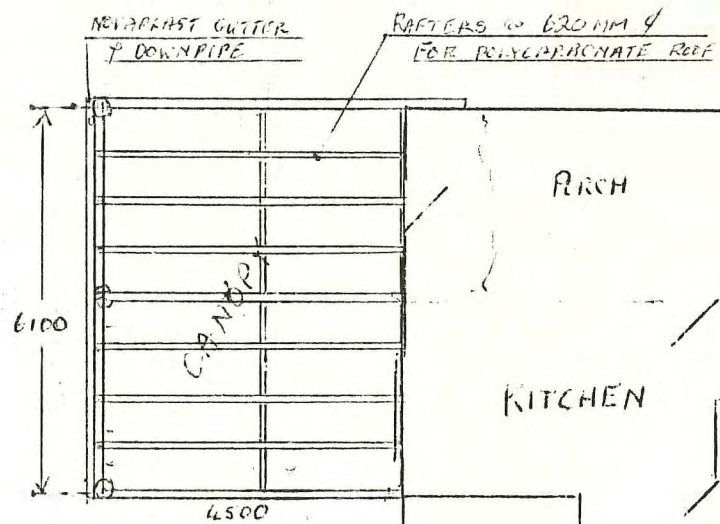
28/4/0

ADDITIONAL FACIA SILICON SEALED
AND NAILED THROUGH TO CEILING
JOISTS BEFORE FIXING RAFTERS -

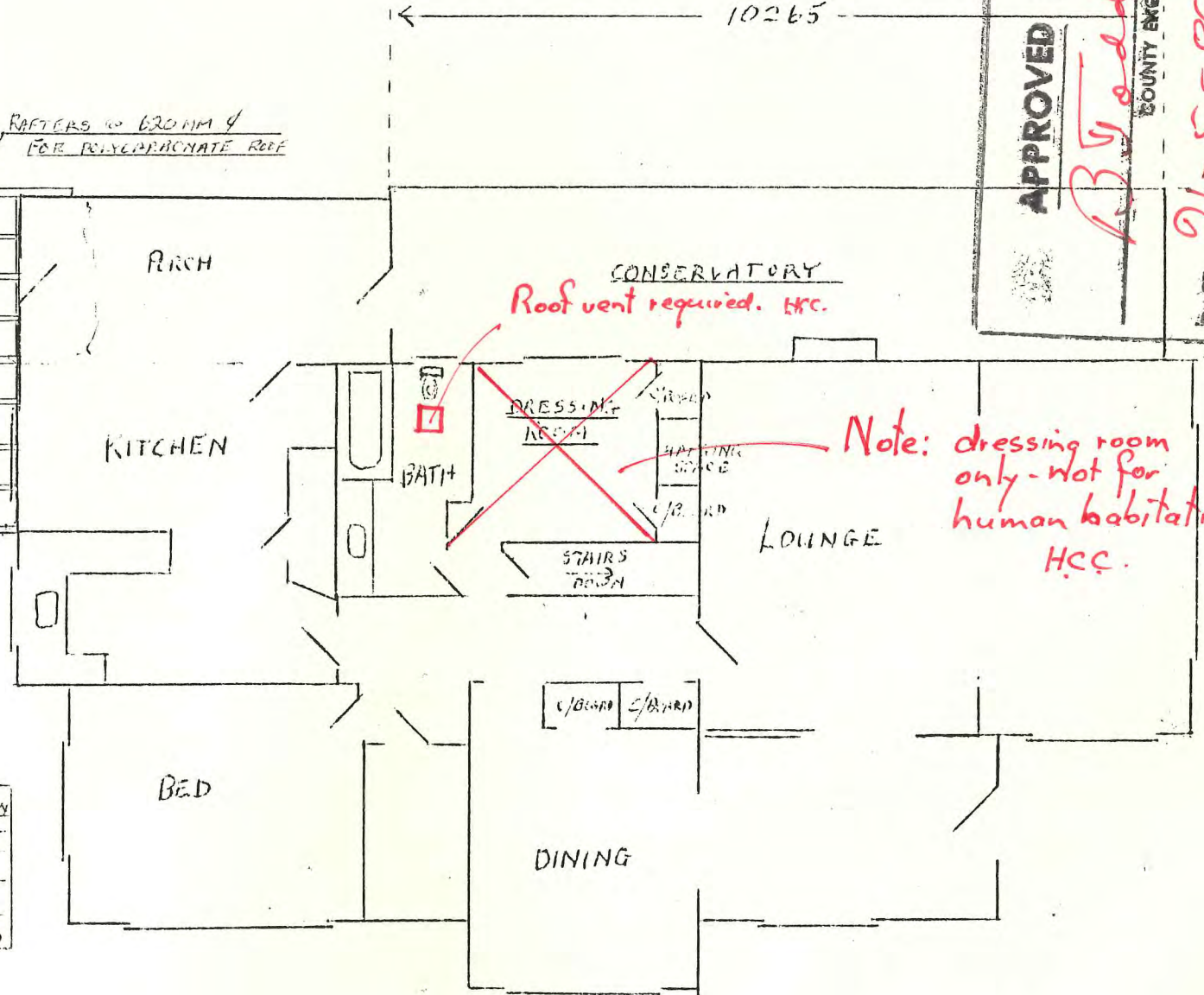
with patent galv. saddles H.C.C.



S



SPECIFICATION CANOPY
 POLES 3" x 200MM GROUND TREATED TON
 RAFTERS 200 x 50 TANAISED
 DWANGS 200 x 30 TANAISED
 POLES 900MM INTO GROUND & CONCRETE



APPROVED
 COUNTY ENGINEER.
 DATE 21-5-86

Note: dressing room only - not for human habitation. HCC.

N

PROPOSED CONSERVATORY AND CANOPY

2877

H.C.C./D.1

Horowhenua County Council

PERMIT No. W6895.

LOCALITY Waikouae Sewer.

DATE RECEIVED : : .

DATE ISSUED 23:5:86

APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME G.P. Hodgson.

FOR OFFICE USE ONLY

REMARKS:

Plan of proposals requested on a/c.

APPROVED	
<i>B. J. [Signature]</i>	
COUNTY ENGINEER.	
DATE	<i>21-15-86</i>

*Cheque Attached
Issue Phase
JCH*

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

Valuation Book No. 1496/112-

Date _____, 19____

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. BOX 542,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work connect existing Drainage to Council sewer and Plumbing alterations to suite.

Allotment. Lot: 34 + 35 D.P.: 14701 Section: _____ Area: _____

Block: _____ S.D.: _____ Locality: Waikanae

Previous Owner { If Section has been recently transferred } _____

Frontage (Length) _____ (Name of Street or Road) 474 Te Moana Rd.

Water Supply (Description) _____

Est. Material Value of Plumbing Work \$ 300 : 00 Est. Labour Value of Plumbing Work \$ 400 : 00

Est. Material Value of Drainage Work \$ 906 : 00 Est. Labour Value of Drainage Work \$ 800 : 00

1200 - 00

1400 - 00

Total Value \$ 2600 : 00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ 150 - 00 Receipt No.: 0665

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: Mr + Mrs Hodgson
474 Te Moana Rd Waikanae.

NOTE.—The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.
- (b) Specifications of work materials to be used.
Plan showing drain should be drawn to scale of 1-100.
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: H. J. Thomas

Address Box 67 Waikanae

Craftsman
Plumber's Signature, Address, and Registered No. H. J. Thomas Box 67 Waikanae 2096

Registered Drainlayer's
Signature, Address, and Registered No. as above.

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

SCALE OF PERMIT FEES

<u>Estimated Labour Value of Work</u>					<u>Fee Payable</u>				
					<u>10 April 1986</u>	<u>1 October 1986</u>			
	Not exceeding \$200	..	..	..	\$30.00	..	..	..	\$33.00
In excess of \$200 but not exceeding \$300	..	..	..	..	\$40.00	..	..	..	\$44.00
In excess of \$300 but not exceeding \$400	..	..	..	..	\$50.00	..	..	..	\$55.00
For every \$100 or part thereof in excess of \$400					\$10.00	..	..	..	\$11.00

PERMIT

W

No

6895

HOROWHENUA COUNTY COUNCIL

WAIKANAE DISTRICT COMMUNITY

PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

Mr H G H ThomasP O box 64Waikanae

(a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

Mr Hodgson and situated in 414 Te Moana Road Street (orRoad), Waikanae being described as Lot 34 + 35 DP 14101.Description of work: Connect existing drainage to sewer andEstimated Value of work excluding materials: plumbing alteration to suiteEstimated Cost \$ 1400.00Permit Fee \$ 150.00Receipt No. 0665Connection Fee \$ —TOTAL \$ 150.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1978 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

day of _____ 19_____

Date 23-5-86

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL

WAIKANAE DISTRICT COMMUNITY

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____

_____ Street/Road, owned by Mr _____ the plumbing/drainage

works specified in Permit No. _____, issued on _____ 19_____, and I do hereby request that such works should be inspected.

Dated this _____ day of _____ 19_____

Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: _____ 19_____

Inspector

HOROWHENUA COUNTY COUNCIL

WAIKANAE WATER SUPPLY

Application for Permit for Water Supply Work

TO: The County Engineer,
Horowhenua County Council,
P.O. Box 17,
LEVIN.

I, George Ruth Hodgson (Full name)
of Lekeana Rd Waikanae (Postal address)

do hereby apply for permission to have the following plumbing work carried out in accordance with the undermentioned particulars and the plan attached hereto—

Description of work: Connecting dwelling to Council Water Supply
Allotment: Lot 34/35 D.P. 14701 Section _____ Area 0-2-00
Block Waikanae Extension Ck4 Blk 1x Kaitawa S.D. _____
Street Lekeana Rd House No. 474

The licensed plumber who will carry out the said work is
John W. Rensley (Full name)
of 23 Waimea Rd Waikanae Beach (Address)

Estimated value of plumbing work £ 15 : - : -

Present source of supply, e.g., bore, roof tanks, private supply: Bore

Signature of Applicant [Signature]
(Owner or Lessee)

FOR OFFICE USE

Connection Fee £ 12 : 0 : 0 Application No.: 496
Permit Fee £ 5 : 0 : 0 Date: 6/4/67
TOTAL £ 12 : 5 : 0 Valuation Roll No.: 1494/1405
Permit No.: W 617
Receipt No. 15307/15308 Date: 6/4/67
Date Paid: 6/4/67 Work completed: _____
Plan noted: _____
Date: _____

L12-5-6

SCALE OF PERMIT FEES

Estimated Value of Work:

Fee Payable:

	£	s.	d.
Not exceeding £5		1	0
Exceeding £5 but not exceeding £10		2	6
" £25 " " " £50	10	0	0
" £50 " " " £100	1	0	0
" £100 " " " £150	1	10	0
" £150 " " " £200	2	0	0
" £200	£2, plus 10/- for every £100 or part thereof in excess of £200.		

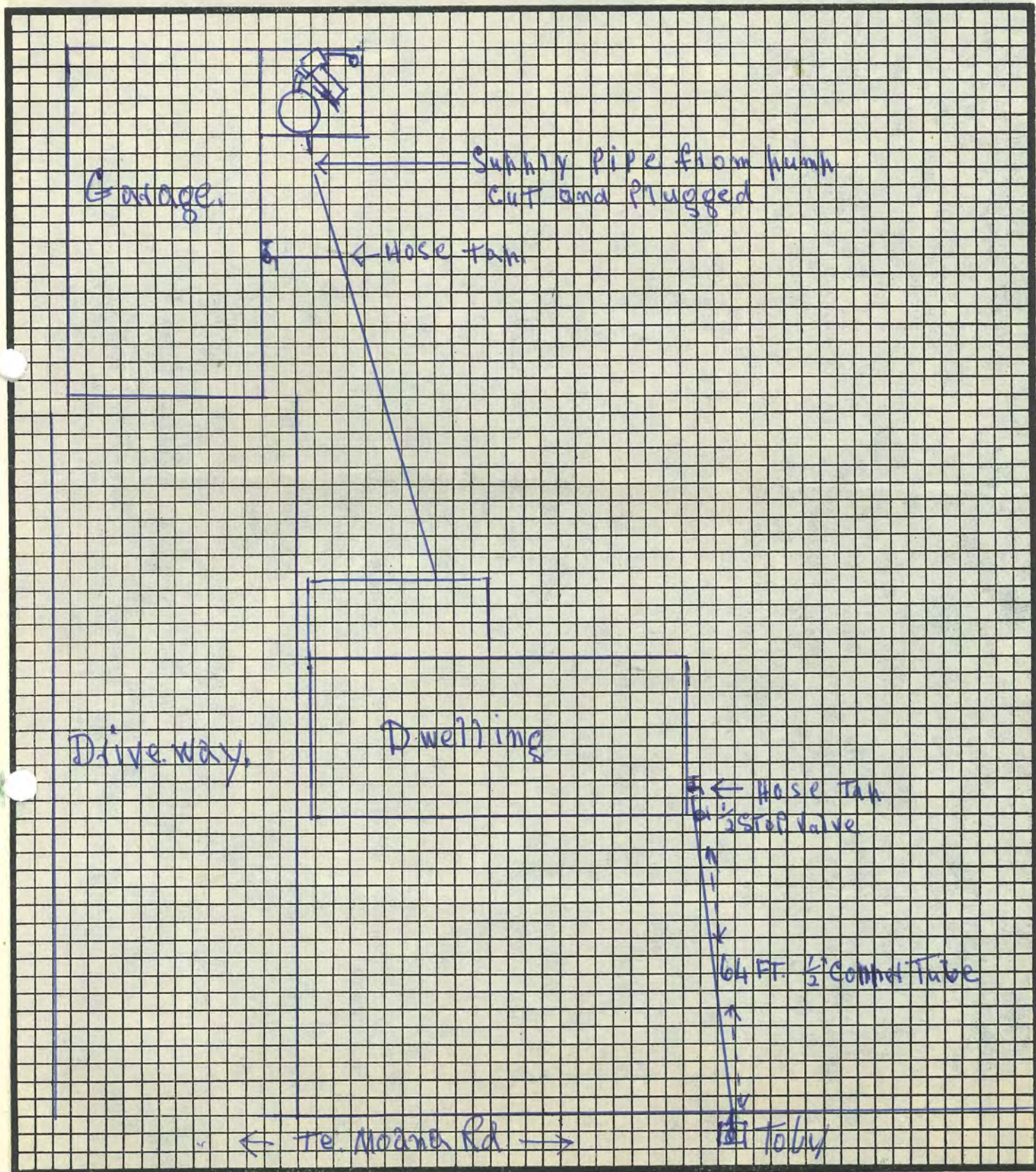
Waikanae County Town Water Supply

PLAN OF ALLOTMENT

Showing position of buildings and existing water supply and pipes
(Particular care to be taken to show location and distribution pipes from bores)

Boundary Lines to be shown thus: - - - - -

Frontage to Te Moana Road. Road



Horowhenua County Council

PERMIT No.

LOCALITY

DATE RECEIVED

11 : 5 : 67.

DATE ISSUED

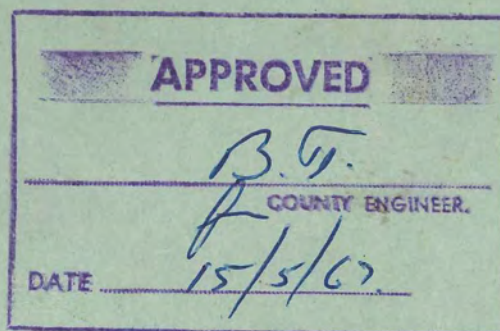
22 : 5 : 67.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

FOR OFFICE USE ONLY.

REMARKS:



P.O.D. App to come.

NOTE.—

1 All Plans and Specifications must be in ink.

Application for Building Permit

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 17,
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in WAIKANA RIDING.

1. Type of Building: ADDITIONS & ALTERATIONS
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONC. Walls: WOOD Roof: TILES.

Total floor area: 252 sq. ft. ADDITION

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose)

3. Allotment: Lot: #4 34/5 D.P.: 2018 14/01 Section: 5, 6, 0/0
Area: 0-2-00 Block: _____ S.D. _____ Locality: _____

4. Owner's Full Name Mr & Mrs Hodgson
Address Le Moana Rd Waikeanae

5. **Previous Owner** { If Section has been recently transferred } _____

6. **Frontage** (Length) _____ Name of Street or Road.....NEW YORK.

- | | | | | | |
|---------------------------------|-----------------|---|---|---|------------|
| 7. Estimated Value of Building, | 1000 | : | 0 | : | 0 |
| Plumbing and Drainage | 950 | : | | : | |
| | | | | | Total 1000 |

8. Fees 5 : 0 : 0 No. of Receipt 15980
See Scales of Fees on Back Page. P.D. 15980

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including—

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front, Rear and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant C.T. Sales as BUILDER or OWNER

Address Greenway Road, Waikanae.

Builder's Name { If not
and Address { the
applicant }

Fees not to be paid until requested by Office.

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

<u>ESTIMATED VALUE OF WORK</u>				<u>FEES</u>	
Not exceeding \$20 (£10)				50c. (	5 0)
Over \$20 (£10)	and not exceeding	\$200 (£100)		\$1.00 (	10 0)
" \$200 (£100)	" "	\$400 (£200)		\$2.00 (	£1 0 0)
" \$400 (£200)	" "	\$600 (£300)		\$3.00 (	£1 10 0)
" \$600 (£300)	" "	\$800 (£400)		\$4.00 (	£2 0 0)
" \$800 (£400)	" "	\$1,000 (£500)		\$5.00 (	£2 10 0)
" \$1,000 (£500)	" "	\$1,200 (£600)		\$6.00 (	£3 0 0)
" \$1,200 (£600)	" "	\$1,400 (£700)		\$7.00 (	£3 10 0)
" \$1,400 (£700)	" "	\$1,600 (£800)		\$8.00 (	£4 0 0)
" \$1,600 (£800)	" "	\$1,800 (£900)		\$9.00 (	£4 10 0)
" \$1,800 (£900)	" "	\$2,000 (£1,000)		\$10.00 (	£5 0 0)
" \$2,000 (£1,000)	" "	\$2,500 (£1,250)		\$12.00 (	£6 0 0)
" \$2,500 (£1,250)	" "	\$3,000 (£1,500)		\$14.00 (	£7 0 0)
" \$3,000 (£1,500)	" "	\$3,500 (£1,750)		\$16.00 (	£8 0 0)
" \$3,500 (£1,750)	" "	\$4,000 (£2,000)		\$18.00 (	£9 0 0)
" \$4,000 (£2,000)	" "	\$5,000 (£2,500)		\$21.00 (	£10 10 0)
" \$5,000 (£2,500)	" "	\$6,000 (£3,000)		\$24.00 (	£12 0 0)
" \$6,000 (£3,000)	" "	\$7,000 (£3,500)		\$27.00 (	£13 10 0)
" \$7,000 (£3,500)	" "	\$8,000 (£4,000)		\$30.00 (	£15 0 0)
" \$8,000 (£4,000)	" "	\$9,000 (£4,500)		\$33.00 (	£16 10 0)
" \$9,000 (£4,500)	" "	\$10,000 (£5,000)		\$36.00 (	£18 0 0)
" \$10,000 (£5,000)	" "	\$12,000 (£6,000)		\$40.00 (	£20 0 0)
" \$12,000 (£6,000)	" "	\$14,000 (£7,000)		\$44.00 (	£22 0 0)
" \$14,000 (£7,000)	" "	\$16,000 (£8,000)		\$48.00 (	£24 0 0)
" \$16,000 (£8,000)	" "	\$18,000 (£9,000)		\$52.00 (	£26 0 0)
" \$18,000 (£9,000)	" "	\$20,000 (£10,000)		\$56.00 (	£28 0 0)
" \$20,000 (£10,000)	" "	\$25,000 (£12,500)		\$64.00 (	£32 0 0)
" \$25,000 (£12,500)	" "	\$30,000 (£15,000)		\$72.00 (	£36 0 0)
" \$30,000 (£15,000)	" "	\$35,000 (£17,500)		\$80.00 (	£40 0 0)
" \$35,000 (£17,500)	" "	\$40,000 (£20,000)		\$88.00 (	£44 0 0)
" \$40,000 (£20,000)	" "	\$50,000 (£25,000)		\$98.00 (	£49 0 0)
" \$50,000 (£25,000)	" "	\$60,000 (£30,000)		\$108.00 (	£54 0 0)
" \$60,000 (£30,000)	" "	\$70,000 (£35,000)		\$118.00 (	£59 0 0)
" \$70,000 (£35,000)	" "	\$80,000 (£40,000)		\$128.00 (	£64 0 0)
" \$80,000 (£40,000)	" "	\$90,000 (£45,000)		\$138.00 (	£69 0 0)
" \$90,000 (£45,000)	" "	\$100,000 (£50,000)		\$148.00 (	£74 0 0)
" \$100,000 (£50,000)	" "	\$120,000 (£60,000)		\$158.00 (	£79 0 0)
" \$120,000 (£60,000)	" "	\$140,000 (£70,000)		\$168.00 (	£84 0 0)
" \$140,000 (£70,000)	" "	\$160,000 (£80,000)		\$178.00 (	£89 0 0)
" \$160,000 (£80,000)	" "	\$180,000 (£90,000)		\$188.00 (	£94 0 0)
" \$180,000 (£90,000)	" "	\$200,000 (£100,000)		\$198.00 (	£99 0 0)
" \$200,000 (£100,000)	" "	\$240,000 (£120,000)		\$210.00 (	£105 0 0)
" \$240,000 (£120,000)	" "	\$280,000 (£140,000)		\$220.00 (	£110 0 0)

For every \$40,000 (£20,000) or part thereof in excess of \$280,000 (£140,000) add additional fee of \$10.00 (£5).

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval \$1.00 (10/0)

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building 50c. (5/0)

For inspecting old timber before reusing the same in a new building \$1.50 (15/0)

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid 25c. (2/6)

①
HODGSON HOUSE.

PROPOSED ALTERATIONS AND ADDITIONS:

KITCHEN:

Remove existing cupboards.
Replace with new. Remove chimney
& fireplace. Reposition washer &
dryer, in area of removed chimney.
Build pantry in washer & dryer's
original position. Remove screen
reposition back door.

BATHROOM AND BACK PORCH:

Delete back porch - reposition
switch board, new bath & hand basin -
reposition doorway from hall.

STAIRS:

Remove existing case - Replace
with wider case having winders
at the bottom for more gentle
a rise.

FRONT PORCH & HALL.

Remove front door - build

2
in front porch to form
dressing room - partition across
from Bed (1) door way.

Remove fitment from Bed 1, to
dressing room by dividing same -
form storage cupboard above
Bed 1 wardrobe; with access
to dressing room.

SUN ROOM.

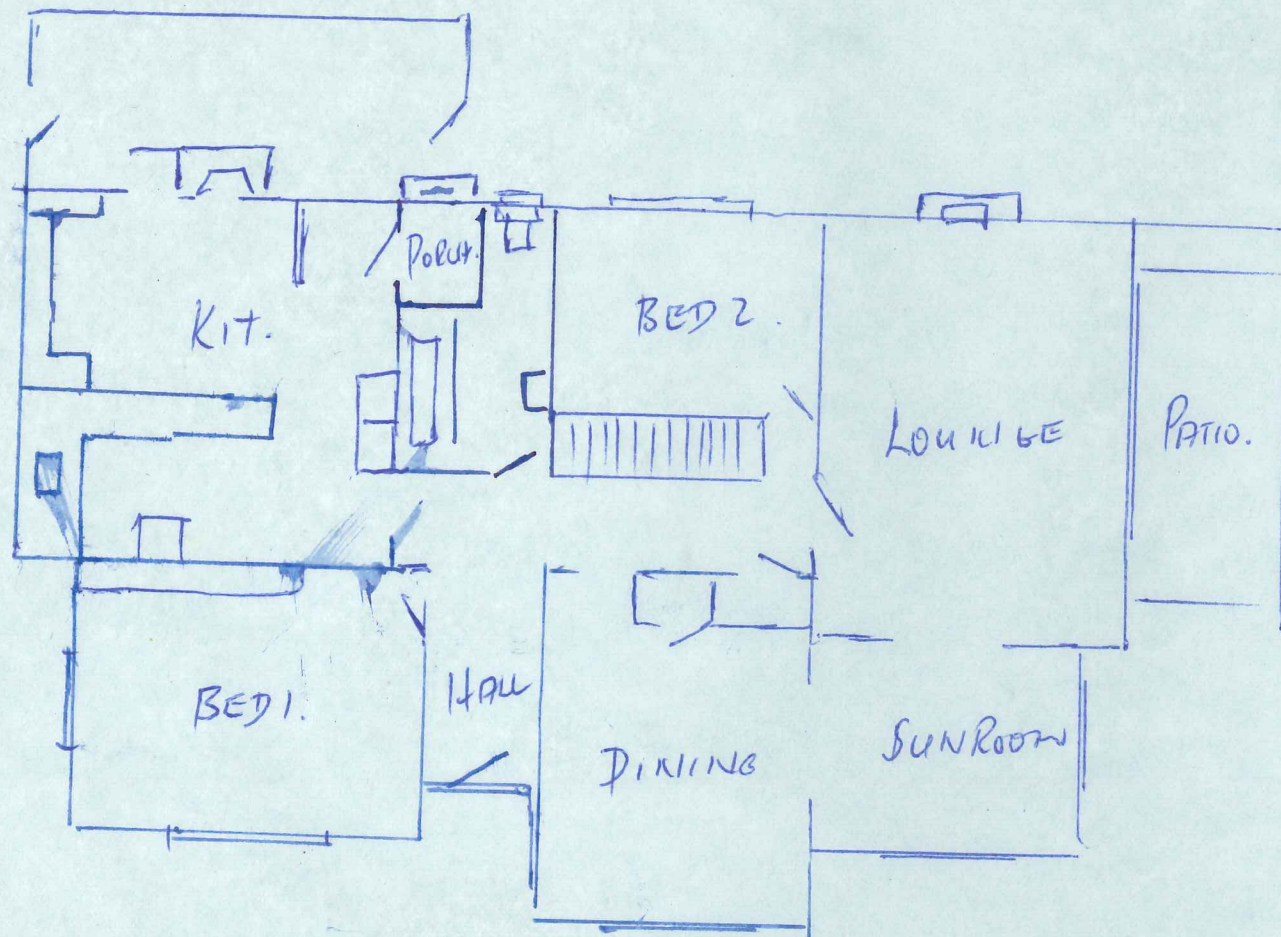
Remove west wall - extend
room 3ft westwards forming new
front entrance, with awning
type roof over.

LOUNGE AND PATIO:

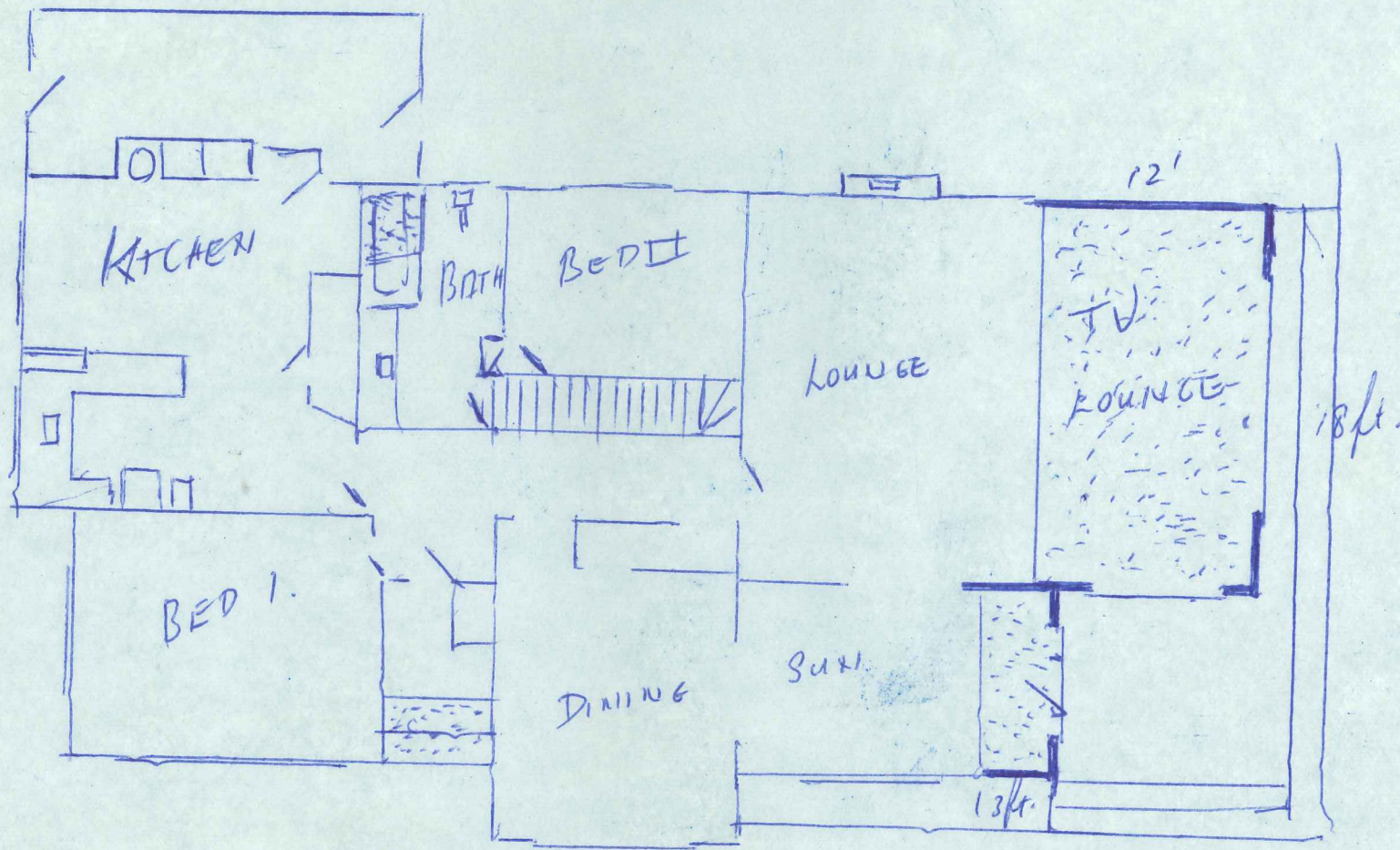
Remove west wall
window frames - ~~remove~~ remove existing
patio - extend lounge 12ft
west by full width - reposition
west window frame, with new window
in north wall - build down
floor extension approx 10", from
existing floor level.

Remove fire place from lounge.
d frame up — Form new patio
a steps with flower box ~~at~~ along
northern side of sunroom.

HOPGSON HOUSE.



EXISTING DWELLING.
AT MAY 1967



PROPOSED DWELLING.

ADDITIONS 1967

BUILDING APPLICATIONS

HCC/B9

Hodgson Dwelling additions, E. Gates.

State of Progress

Date Initials Remarks

Building Application Received

11/5/67

BS.

Drainage application received

Site Inspected Received

11

11

Building Application under action

15/5/67

11

Drainage Application under action

Miscellaneous

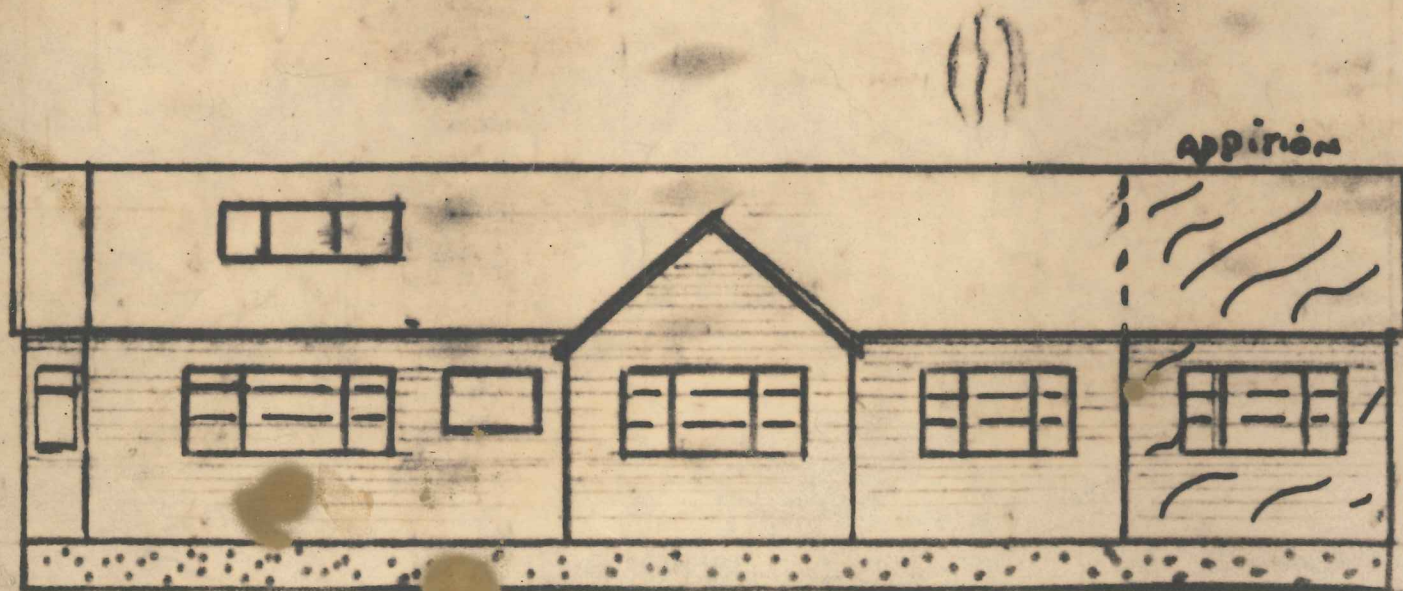
HCC/B8 (Fees) Posted

Building Permit Authorised

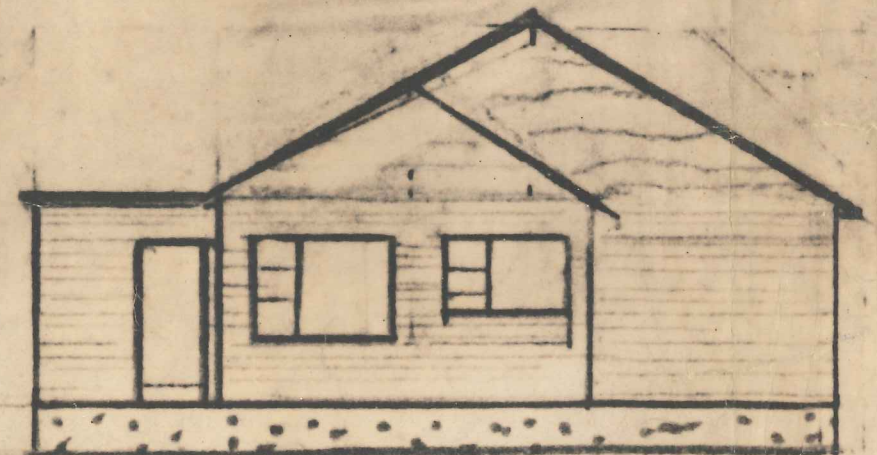
22/5/67

Drainage Permit Authorised

SPECIFICATION
 Foundation - 12" Gr. - 5" Gr. walls
 Floor - 4" Conc.
 Framing - 4x2 - 18" c
 Roofing - 4x2 - 18" c
 Cladding - 6" w/3d.
 Roof - Conc. Tiles.



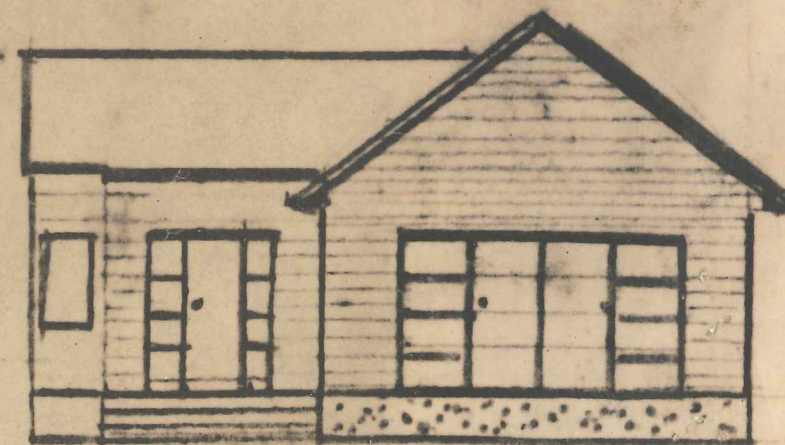
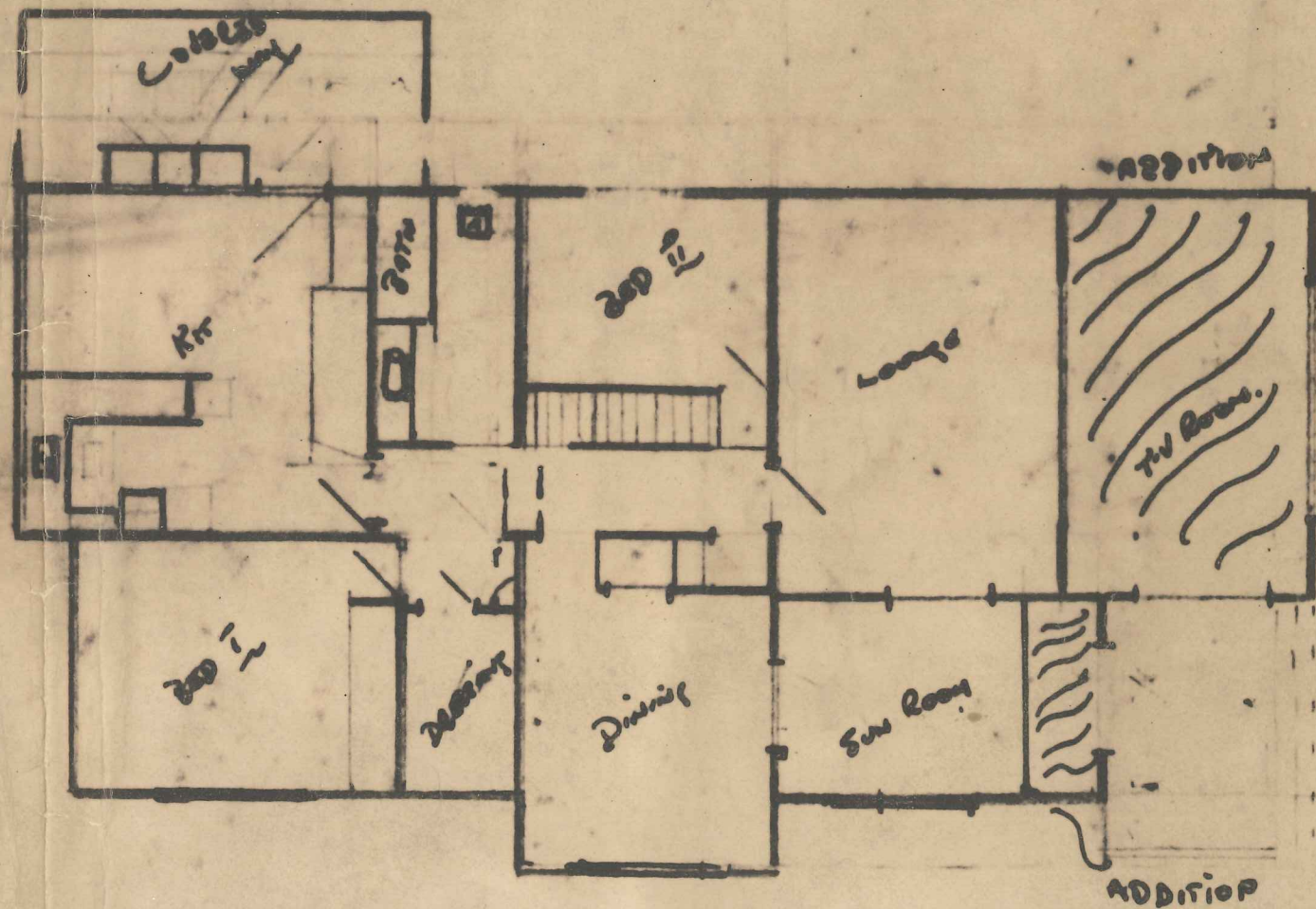
NORTH



EAST.

PROPOSED ADDITIONS TO PREMISES FOR MR. MRS G. HODGSON TEMOANA ROAD WAIN

SCALE 1/2"



WEST