



In reply, please quote
LIM0148/27

14 August 2026

Fusion Realty Limited
6 Waipapa Way
Te Kauwhata 3710

Postal Address
Private Bag 544, Ngaruawahia 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

Kia Ora,

LAND INFORMATION MEMORANDUM

Please find enclosed your Land Information Memorandum for 408 Waerenga Road
WAERENGA

If you have any questions regarding the information or content in the Land Information
Memorandum, please contact the team responsible for the relevant section of the report.

Ngaa mihi

A handwritten signature in blue ink, appearing to read "Carletta Bongard".

Carletta Bongard
Land Information Officer

Land Information

Memorandum

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

The information supplied in this Land Information Memorandum is based on existing Waikato District Council records that may not be complete. The property has not been inspected or surveyed by the Council. It is the purchaser's responsibility to check the boundaries of the property.

It is assumed that any purchaser will search for the certificate of title that is not held by the Council and will personally inspect the property and its surrounds. This information deals solely with the property named below and does not disclose any relevant information that may affect adjacent properties.

It is the sole responsibility of any purchaser to ensure that the land is suitable for a particular purpose.

► Property Details:

Valuation Reference:	04390/447.15
Legal Description:	Lot 3 DP 586820
Area:	8000 square metres more or less
Property Location:	408 Waerenga Road WAERENGA
Owners:	Lloyd Farms Limited

► Property Location:



■ Rates

Information regarding –
44A (2)
(c) information relating to any rates owing in relation to the land

► Rates & Rating Valuation:

Information regarding –
44A(2)(c) information relating to any rates owing in relation to the land.

Annual rates for 2026/2027	\$3,218.34	Balance Owing: \$6,396.72 (Balance of 1st instalment due 21 September 2026)
Value of Improvements	\$ 230,000.00	
Land Value	\$ 540,000.00	
Capital Value	\$ 770,000.00	
Date of Valuation	1 October 2023	

Valuation

Properties in the Waikato District are re-valued every three years in accordance with the Rating and Valuations Act 1988.

Current Rates

The 2026/2027 rates are based on the valuations dated 1 October 2023. A copy of the 2026/2027 rates assessment is attached.

A new part fee and charge will apply for those ratepayers that connect to specific council services after 1 July. These changes will mean that anyone that builds a new dwelling after 1 July will pay for the services their property receives (e.g. waste water, storm water, rubbish) through fees and charges, rather than rates, until rates are struck on their property in the following financial year. You will receive an invoice from Council following granting of your Code Compliance Certificate (CCC). Rates are only struck once a year.

For Further Information: <https://www.waikatodistrict.govt.nz/request-it/property/rates-information-database>

Rates Capital Value

Please note that the rates reflected in this LIM were calculated based on the capital value of the property as at 1 July of the current rating year. Any changes to the capital value of the property that have taken place since 1 July will be reflected in the rating charges for this property in the next rating year. Please contact a member of the rating team on 0800 492 452 if you require further clarification or have any questions.

Regional Council: Waikato Regional Council

Waikato Regional Council sends their rates notices annually. You are able to get specific annual regional rates information at www.waikatoregion.govt.nz Search under address or valuation reference. Alternatively, contact them on freephone 0800 800 401

■ Planning

Information regarding –

44A (2)

- (f) information relating to the use to which that land may be put and conditions attached to that use:
- (g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
- (h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

Operative Waikato District Plan (Waikato Section)

This only applies where there are outstanding appeals on the provisions of the Proposed Waikato District Plan (appeals version), to the extent they are relevant to any proposed works or project.

Zone: Rural

Policy: Waikato River Catchment

For further information please refer to the planning maps attached and the [Waikato District Plan](#)

Waikato District Plan – Operative in Part

Waikato District Council notified its decisions on Variation 3 on 30 October 2024, and the Plan became Partially Operative.

The zone of this property is: **GRUZ - General rural zone**

The following overlays apply to the property: **Defended area, Waikato River Catchment**

The provisions relevant to this property may be subject to appeal and any that are subject to appeal are not yet operative.

If the provisions relevant to this property are subject to an appeal, both the Waikato District Plan Operative in Part and the Operative Waikato District Plan will need to be considered.

Development Contributions

Builders, developers and owners cannot presume that all development contributions have been paid at the time of subdivision.

The current [Development Contributions Policy](#) can be viewed here.

For any queries on specific properties please email info@waidc.govt.nz providing the specific property number and/or property address

Development contributions policies, capital works schedules, catchments and levies are subject to review and change.

Credits are given for any development contributions paid at the time of subdivision but additional development contributions may be required at time of building consent or service connection.

■ Planning continued

Information regarding –
44A (2)

- (f) information relating to the use to which that land may be put and conditions attached to that use:
- (g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
- (h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

For any restrictions on the use of the property please refer to the Record/Certificate of Title.

► Resource Consents:

Application No	Description	Decision
SUB0134/22	SUBDIVISION CONSENT - General subdivision for 3 additional allotments in the rural zone	GRANTED 17 June 2022

Requisitions: No known planning requisitions to date.

Planning rules relating to this property are contained in the Waikato District Plan and are not outlined in this LIM report. The Waikato District Plan is available to view on Council's website at www.waikatodc.govt.nz.

■ Building

Information regarding –
44A (2)

- (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the [Building Act 2004](#), or any other Act):
- (e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the [Building Act 2004](#):
- (ea) information notified to the territorial authority under [section 124](#) of the Weathertight Homes Resolution Services Act 2006:

It is recommended that a potential purchaser engage a building consultant to complete a pre-purchase inspection of buildings. Irrespective of code of compliance, structures are subject to deterioration over time and works may have been undertaken without building consent. If requested and supplied, a copy of this may be filed on council records for future references and Land Information Memoranda.

Architects and designers require wind & earthquake information to establish bracing requirements for building development.

► Building Consents/Permits:

Number	Description	Consent/Permit issued date	CCC Issued/ Completed Date
B032600	Erect a Residence	22 February 1966	15 August 1966

Requisitions: No known building requisitions to date.

If you feel there has been unauthorised building work undertaken on this property, please note that Council has no authority to issue retrospective building consents. The current owner can, however, apply for a Certificate of Acceptance (COA).

- Please refer to the [BuildWaikato](#) site for further information regarding COAs.

■ Water Supply

Information regarding –

44A (2)

- (ba) any information that has been notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956:
- (bb) information on—
 - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:
 - (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:
 - (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:

The property is located outside an area currently served by a community water supply administered by Waikato District Council.

■ Drinking Water (potable water supply)

The property is not connected to a community water supply. It is the property owner's responsibility to ensure suitable drinking water is supplied on-site.

The construction of a bore for the taking of ground water requires consent from the Waikato Regional Council, for further information contact Waikato Regional Council.

Council Water Services Update – Effective 1 July 2026

Council advises that effective 1 July 2026, **IAWAI Flowing Waters Limited (IAWAI)** a Council Controlled Organisation (CCO) jointly owned by Waikato District Council and Hamilton City Council, will manage water services for their communities.

From 1 July 2026, **IAWAI Waters Growth Charges** will apply to properties where new residential development results in increased demand on water supply and wastewater networks.

Residential Development Growth Charges

The following charges will apply to each Household Unit Equivalent (HUE):

- **Water Supply Growth Charge:**
\$200 per HUE per year, applied over a 25-year period
- **Wastewater Growth Charge:**
\$300 per HUE per year, applied over a 25-year period

If the development is not a full (HUE) or partial connection only a partial charge applies.

Please note: If a property is sold during the 25-year period, responsibility for any remaining payments will transfer to the new owner.

Non-Residential Development

Water Supply and Wastewater Growth Charges for non-residential development will be determined as part of the 2027–2037 Water Services Strategy.

For further information, please visit the IAWAI website www.iawai.co.nz or contact IAWAI directly for assistance.

■ Council Utilities

Information regarding –

44A (2)

(b) information on private and public stormwater and sewerage drains as shown in the territorial authority's records:

■ Wastewater

The property is located outside an area currently served by a community system for wastewater disposal.

On-site wastewater disposal must comply with the Waikato Regional Plan and the AS/NZS standard for On-site Domestic Wastewater Management. New on-site effluent disposal systems must be designed and certified by an engineer or suitably qualified person.

Existing System

The property has an existing on-site wastewater disposal system. Wastewater disposal systems are sized in relation to the number of bedrooms of a dwelling and the potential occupancy.

Future building works that include additional bedrooms will require an assessment from an engineer or other suitably qualified person approved by the Council, of whether the existing on-site effluent treatment system is capable of adequately treating and disposing of the increased loadings. If upgrades are required, these shall be designed, supervised and certified by an engineer or other suitably qualified person to comply with AS/NZS 1547:2012 and the Waikato Regional Plan.

It is recommended that potential purchasers engage a contractor to inspect the septic tank prior to settlement. The Waikato District Council does not maintain or monitor private wastewater disposal systems and NZ standards indicate a septic tank should be cleaned / emptied every 3 years.

■ Stormwater

The property is located outside an area currently served by a community system for stormwater or land drainage disposal.

For any new development, Onsite Stormwater Disposal will be required under the Waikato District Plan & Waikato Regional Plan prior to connection to any public stormwater network or drains.

For further information please contact a Project Planning & Engineering Officer at the Waikato District Council.

■ Natural Hazards

Information regarding –

- Whether the site is affected by potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, inundation, peat, contamination or poor soakage.
- whether there is the likely presence of hazardous substances on the site and in particular whether the site has been recorded as being on the Regional Council's HAIL list of potentially contaminated sites.
- Refer to a copy of special features map.

LRI (Slope)

New Zealand Land Resource Inventory Maps indicate that the soils in this area may have poor bearing capacity for building foundations due to **Natural Sloping Topography**.

A geotechnical engineer may be required to investigate ground or sub-soil conditions to establish any specific requirements for building development.

Earthquakes and Landslides

Waikato Regional Hazards Portal indicates that Liquefaction Level A Category is Possible on this property. For further information please visit the portal below.

Waikato Regional Council Hazards Portal contains information about the natural hazards that may be relevant to the site. Before exploring the Portal, please read the terms of use to understand the limitations of the information contained on the site. The recipient is advised to seek expert advice in terms of the applicability and accuracy of the information as it relates to the site.

Click here to access [Waikato Regional Hazards Portal | Waikato Regional Council](#)

Supporting Information Documents: [Waikato Regional Hazards Portal - Supporting information | Waikato Regional Council](#)

Climate change means long-term changes in the Earth's weather patterns and temperatures. These changes are mostly caused by human activities like burning coal, oil, and gas, which release gases that trap heat in the atmosphere. As a result, we're seeing more extreme weather, rising sea levels, and increased risks like flooding and drought. For further information regarding climate change please visit [Earth Sciences New Zealand](#)

Flood hazards across Aotearoa New Zealand

Earth Sciences New Zealand has released the country's first nationally consistent flood risk model, alongside a public flood hazard viewer that enables New Zealanders to assess their local flood exposure in the context of national trends. This national flood hazard viewer maps areas at risk from extreme rainfall events under current and future climate conditions. For further information please visit [Public Flood Hazard Viewer](#)

Flood Risk Area - Waikato Regional Council

This property has been identified as being in proximity of a flood risk area through Waikato Regional Councils Portal.

Part of the land or site may be subject to flooding or inundation. A potential flooding hazard has been identified for this site.

- Where a proposed building is not above the identified flood level, Land Use Consent may be required under the Resource Management Act. To establish the ground level in relation to the design flood level in terms of Moturiki datum (sea level), it is recommended to engage a registered surveyor. Council holds no records relating to the ground level for this property.

For further information please visit Waikato Regional Councils Hazard Portal here

<https://www.waikatoregion.govt.nz/services/regional-hazards-and-emergency-management/regional-hazards-portal/> then go to River flooding section.

Under section 71-74 of the Building Act 2004, upon application for a building consent applicant must demonstrate that any proposed building work will be protected from hazards

■ Additional Information

Information regarding –

44A (3) In addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be

■ Health

There are no outstanding Notices or Orders under the Health Act 1956 and related legislation in respect of the property.

■ Refuse

Waikato District Council's goal is to work towards a 'zero waste' target. On 1 July 2016 we introduced a pre-paid service to our refuse and recycling to help Waikato residents reduce the volume of waste they send to landfill. Less waste will save us all more in the long run.

Refuse & Recycling Service Collection Day for this property is **Friday**.

For further information please refer to [Rubbish and Recycling](#) page

■ Utilities

The Waikato District Council does not hold records concerning utility systems it does not administer. For information concerning state highways (administered by NZ Transport Agency), electricity, telephone or gas, the relevant network operator should be contacted.

■ Telecommunication

This property may not have a physical connection to a telecommunications network.

Developer obligations are to demonstrate that a telecommunication network is available to serve the property, such network can be either physical or wireless.

Please contact the network utility supplier and/or service provider to confirm what telecommunication connection is available to the property.

Ngaa mihi



Carletta Bongard
Land Information Officer

Land Information Memorandum



- 408 Waerenga Road WAERENGA
- LOT 3 DP 586820

Rates Information Database

Use the rates information database to find out rates information about property in the Waikato district.

If you would like your details made confidential, please complete the [Request to Suppress Personal Information](#) form and return to Waikato District Council. Please note that it is not necessary to complete the form if you have no objection to your name and postal address being published in the Complete Rating Information Database.

If you have a question about your rates, please contact the rates team on [0800 492 452](#) or complete our [online request form](#) for a staff member to contact you directly.

Property details

Property location	408 Waerenga Road WAERENGA
Valuation number	04390/447.15
Legal description	Lot 3 DP 586820

Property charges (2026/2027)

	Targeted rate factor	Factor applicable	Amount
General Rate	0.0022657c/\$	770000.00	\$1,744.59
Uniform Annual General Charge (UAGC)	Fixed Charge	1.00	\$564.94
Central District Rubbish and Recycling Collection	per dwelling	1.00	\$314.79
IAWAI Water Connection Restricted	per SUIP	1.00	\$594.02

Total Waikato District Council rates and IAWAI charges \$3,218.34 incl. GST

Property valuation history

1 000k

770000



⚠ If your property connects to any additional council services between now and the 30 June 2027, there will be additional charges added to your property in the following rating year. If you have any questions or queries with regards to your 2026/27 rates, please complete our online request form for a staff member to contact you directly.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



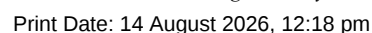

R.W. Muir
Registrar-General
of Land

Identifier **1113283**
Land Registration District **South Auckland**
Date Issued 17 August 2023

Prior References
SA3D/1354 SA58C/621

Estate Fee Simple
Area 8000 square metres more or less
Legal Description Lot 3 Deposited Plan 586820
Registered Owners
Lloyd Farms Limited

Interests
13276410.3 Mortgage to Gary Paul Fitzpatrick - 5.5.2025 at 2:19 pm



Resource Consent

(Resource Management Act 1991)



www.waikatodistrict.govt.nz

DECISION ON APPLICATION: SUB0134/22

Pursuant to Sections 34A(1), Section 104, 104B, 104D, 106, 220, 108 and 108AA of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants subdivision consent for Non-Complying Activity under the Operative District Plan:

Activity: General subdivision for 3 additional allotments in the Rural Zone

Applicant: G Buchanan

Location Address: 408 Waerenga Road WAERENGA

Legal Description: LOT 1 DP 72831 Comprised in Record of Title SA58C/621
Allotment 234C Whangamarino Parish Comprised in Record of Title SA3D/1354
Allotment 393C Whangamarino Parish Comprised in Record of Title SA12C/859
Allotment 234A3B Whangamarino Parish Comprised in Record of Title SA14B/824

This consent is subject to the conditions detailed in the attached Schedule 1.

The reasons for this decision are detailed in the attached Schedule 2.

Date original decision issued: 16 June 2022

Note: The date of commencement of this consent shall be in accordance with the provisions under Section 116 of the Resource Management Act.

A handwritten signature in black ink, appearing to read "D. McIntosh".

CONSENTS TEAM LEADER

Date of s133A amendment: 17 June 2022



Schedule I

Conditions of Consent

Resource Consent No: SUB0134/22

General Conditions (All stages)

- I The Land Transfer Plan to give effect to this resource consent shall be generally consistent with the approved plans prepared by The Surveying Company as follows:
 - Proposed subdivision of Lot 1 DPS 72831 & Lot 1 DPS 78037, allotment 234C Whangamarino Parish, Allotment 234A3B & Lot 393C Parish of Whangamarino-Waerenga Road and Kiwi Road – Waerenga, Draw No. J1227, Dated Dec 2021, Sheets 1-3.

Except as amended by the conditions below. Copies of the approved plans are attached.

- 2 Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder shall pay the actual and reasonable costs incurred by the Waikato District Council when monitoring the conditions of this consent.
- 3 Council's processing fees are to be paid in accordance with the Council's schedule of fees and charges prior to the signing of the s224 certificate.

Developer's Representative

- 4 Prior to the commencement of construction works, the Consent Holder shall appoint a developer's representative to supervise and provide certification of the engineering works.

Notification of Intention to Start Works

- 5 The Consent Holder shall notify the Waikato District Council, in writing, of their intention to commence any of the physical works associated with this consent, a minimum of 10 working days prior to commencing. The notification shall include the following details:

- (a) Names and telephone number/s of the Developer's Representative/s
- (b) Site Address to which the consent relates
- (c) The Waikato District Council subdivision reference number
- (d) Work to be undertaken
- (e) Expected duration of the works

Advice Note: The preferred means of notification is via email to subdivisions@waidc.govt.nz

STAGE 1 (Lots 1, 2, 3 & 8)

Prior to application for approval of the survey plan (s223), the Consent Holder shall comply with the following conditions:

Easements

- 6 Right of Way 'A' shall be shown on the Land Transfer Plan and included in a memorandum of easements.

Prior to the application for s224 approval the Consent Holder shall comply with the following Conditions:

Telecommunications

- 7 Written Confirmation shall be provided from a network utility operator for telecommunications confirming that connections and reticulations have been placed to the boundaries of Lots 1, 2, and 8.

OR

The consent holder shall provide, to the satisfaction of Council, written confirmation from an appropriate wireless network utility authority demonstrating that the provision of wireless telecommunication services is available to service Lots 1, 2, and 8.

Power Supply

- 8 Written Confirmation shall be provided from a network utility operator for power supply confirming that connections and reticulations have been placed to the boundaries of Lots 1, 2, and 8.

Works to be Undertaken

Install standard vehicle entranceway - Rural

- 9 A new residential vehicle crossing must be constructed to Lot 8 in the location shown on the approved Subdivision Scheme Plan, in accordance with Section 3.3.19.4, drawing D3.3.4, of the Regional Infrastructure Technical Specification (RITS) and for certification of the Land Development Engineer, Waikato District Council.

Upgrade entranceway

- 10 The existing entrance servicing Lots 1 & 2 must be upgraded to match the surface road sealing of Waerenga Road.

Certification

- 11 A 'Contractors Certificate – construction' for vehicle crossings and access way to Lots 1 & 8 by each contractor as part of the consented subdivision must be provided for certification by the Land Development Engineer, Waikato District Council.

Advice Note:

An acceptable format for certification upon completion of works can be found in the NZS4404-2010 Schedule 1B (Contractor's certificate upon completion of land development/subdivision).

- 12 A 'Certificate of Completion of Development Works' prepared and signed by the Developers Representative/ a suitably qualified professional must be provided for certification by the Land Development Engineer, Waikato District Council, to confirm that all works have been carried out in accordance with the approved plans and appropriate standards.

Advice Note:

An acceptable format for a 'Certificate of Completion of Development Works' can be found in NZS4404-2010 Schedule 1C (Certification upon completion of land development/subdivision).

Legal Documents

Consent Notices

- 13 In accordance with section 221 of the Resource Management Act 1991 the following condition/s shall apply on an ongoing basis by the subdividing owner and subsequent owners and shall be registered against the relevant records of title;

- (a) The current and future owners of Lots 1, & 2 are informed that when an application for Building Consent is made, a Geotechnical Assessment addressing earthworks, foundation design, access, stormwater management, on-site wastewater disposal and minimum floor level from a suitably qualified and experienced Engineer will be required in support of the application for certification by the Waikato District Council.
- (b) At the time of building consent application, the current and future owner(s) of Lot 8 shall ensure, to the satisfaction of the Waikato District Council, that the restrictions and recommendations identified in the following reports for foundation design, stormwater management and onsite wastewater disposal designs within the site are adhered to;
 - Ground Consulting Ltd, Geotechnical Assessment for a Proposed Subdivision: Lots 7 - 9, ref: R7542-1B, dated 14 Jan 22.

Unless an alternative report, undertaken by a suitably qualified and experienced Engineer (Geo Professional), is approved in writing by Waikato District Council.

- 14 If hardwire telecommunications supply reticulation is not installed to the boundary of Lots 1, 2, and 8, the following condition shall be complied with on an ongoing basis and shall therefore be the subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991:

- (a) No underground hardwire telecommunications supply reticulation is available to the boundary of Lots 1, 2, and 8, as confirmation was obtained from a telecommunications provider advising that provision for a wireless telecommunication connection is available to Lots 1, 2, and 8.
- (i) Details of the wireless services confirmation to Lots 1, 2 and 8 are available within the application file SUB0134/22 held at Council's offices.

Consent notices must be prepared by Waikato District Council's Solicitor. Please request your consent notice be prepared prior to issuance of the S224(c) certificate.

STAGE 2 (Lots 7, 9 & 10)

Prior to the application for s224 approval the Consent Holder shall comply with the following Conditions:

Telecommunications

- 15 Written Confirmation shall be provided from a network utility operator for telecommunications confirming that connections and reticulations have been placed to the boundaries of Lots 7 and 9.

OR

The consent holder shall provide, to the satisfaction of Council, written confirmation from an appropriate wireless network utility authority demonstrating that the provision of wireless telecommunication services is available to service Lots 7 and 9.

Power Supply

- 16 Written Confirmation shall be provided from a network utility operator for power supply confirming that connections and reticulations have been placed to the boundaries of Lots 7 and 9.

Install standard vehicle entranceway - Rural

- 17 A new residential vehicle crossing must be constructed to Lot 7 in the location shown on the approved Subdivision Scheme Plan, in accordance with Section 3.3.19.4, drawing D3.3.4, of the Regional Infrastructure Technical Specification (RITS) and for certification of the Land Development Engineer, Waikato District Council.

Upgrade vehicle entranceway - Rural

- 18 The existing vehicle crossing for Lot 9 must be upgraded in accordance with Section 3.3.19.4, drawing D3.3.4 (Residential vehicle crossing), of the Regional Infrastructure Technical Specification (RITS) and for certification of the Land Development Engineer, Waikato District Council.

Certification

- 19 A 'Contractors Certificate – construction' for vehicle crossings and access way to Lots 7 & 9 by each contractor as part of the consented subdivision must be provided for certification by the Land Development Engineer, Waikato District Council.

Advice Note:

An acceptable format for certification upon completion of works can be found in the NZS4404-2010 Schedule 1B (Contractor's certificate upon completion of land development/subdivision).

- 20 A 'Certificate of Completion of Development Works' prepared and signed by the Developers Representative/ a suitably qualified professional must be provided for certification by the Land Development Engineer, Waikato District Council, to confirm that all works have been carried out in accordance with the approved plans and appropriate standards.

Advice Note:

An acceptable format for a 'Certificate of Completion of Development Works' can be found in NZS4404-2010 Schedule 1C (Certification upon completion of land development/subdivision).

Legal Documents

Consent Notices

21 In accordance with section 221 of the Resource Management Act 1991 the following condition/s shall apply on an ongoing basis by the subdividing owner and subsequent owners and shall be registered against the relevant records of title;

- (a) The current and future owners of Lot 10 are informed that when an application for Building Consent is made, a Geotechnical Assessment addressing earthworks, foundation design, access, stormwater management, on-site wastewater disposal and minimum floor level from a suitably qualified and experienced Engineer will be required in support of the application for certification by the Waikato District Council.
- (b) At the time of building consent application, the current and future owner(s) of Lots 7 & 9 shall ensure, to the satisfaction of the Waikato District Council, that the restrictions and recommendations identified in the following reports for foundation design, stormwater management and onsite wastewater disposal designs within the site are adhered to;
 - Ground Consulting Ltd, Geotechnical Assessment for a Proposed Subdivision: Lots 7 - 9, ref: R7542-1B, dated 14 Jan 22.

Unless an alternative report, undertaken by a suitably qualified and experienced Engineer (Geo Professional), is approved in writing by Waikato District Council.

22 If hardwire telecommunications supply reticulation is not installed to the boundary of Lots 7 and 9, the following condition shall be complied with on an ongoing basis and shall therefore be the subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991:

- (a) No underground hardwire telecommunications supply reticulation is available to the boundary of Lots 7 and 9, as confirmation was obtained from a telecommunications provider advising that provision for a wireless telecommunication connection is available to Lots 7 and 9.
- (i) Details of the wireless services confirmation to Lots 7 and 9 are available within the application file SUB0134/22 held at Council's offices.

Consent notices must be prepared by Waikato District Council's Solicitor. Please request your consent notice be prepared prior to issuance of the S224(c) certificate.

Advisory Notes:

Lapse Date

- I This Resource Consent for subdivision lapses five years after the commencement of the consent, unless:
 - (a) the Consent is given effect to prior to that date.
 - or
 - (b) an application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account
 - (i) whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and
 - (ii) whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and
 - (iii) the effect of the extension on the policies and objectives of any plan or proposed plan.

Corridor Access Request

- 2 Prior to undertaking any works within the Council road reserve, a Corridor Access Request (CAR), including traffic management plan, for the works to be carried out in the road reserve, and submitted to the Waikato District Council for approval not less than fifteen (15) working days before starting these works. (if necessary)

Sediment & Erosion

- 3 The Consent Holder is to be advised that to install erosion and sediment control measures in place in accordance with the requirements of the Waikato District Plan and the Waikato Regional Council's Erosion and Sediment Control Guidelines for Soil Disturbing Activities: January 2009, prior to undertaking any soil disturbing activity.

Debris & Tracking

- 4 The Consent Holder is to be advised that any debris tracking/ spillage onto any public roads as a result of the exercise of this consent to be removed as soon as practical, and within a maximum of 24 hours after the occurrence, or as otherwise directed by the Waikato District Council's Roadway Operations Engineer, to the satisfaction of the Waikato District Council's Team Leader Development Engineering.

The Consent Holder, upon becoming aware of the need to clean up the roadway, shall advise Waikato District Council's Roadway Operations Engineer of the need for the road to be cleaned up, and what actions are being taken to do so. The cost of the clean-up of the roadway and associated drainage facilities, together with all temporary traffic control, shall be the responsibility of the Consent Holder.



Schedule 2

Reasons for Decision

Resource Consent No: SUB0134/22

- 1 The decision to grant consent has been made following a weighting exercise as the proposal was recommended to be granted under the ODP but refused under the PDP.
- 2 The actual and potential effects created by the proposal are acceptable because:
 - Overall, the subdivision seeks to create a total of 7 lots from 4 viable records of title.
 - The Operative District Plan anticipates the creation of 4 additional lots from the subject site. Although a title under 20ha will be subdivided the proposal will still only result in 3 additional lots.
 - The development potential/right for SASA58C/62I and SAI2C/859 (which are over 20ha) will be forfeited in favour of creating Lot 7 and Lot 8.
 - Lots 3, 7, 8 & 9 are interspersed by farmland maintaining open space and avoiding ribbon development.
 - Building platforms comply with setback distances to maintain open space and privacy.
 - Each lot can be provided with onsite servicing for wastewater and water supply. Stormwater can be disposed of within the respective lot boundaries.
 - Entranceways will be formed to a standard compliant with the RITS and District Plan.
 - Dispensation has been granted for the location of entranceways due to adequate sight distance and acceptable positioning of vehicle crossings.
 - Weight has been placed on the Operative District Plan due to circumstances outside the applicant's control which resulted in the consent being completed after the Decisions Version of the PDP being released.
 - The applicant could have constructed 4 dwellings total across Lots 1, 2 & 9 as a permitted activity without needing to subdivide.
- 3 The proposal is not contrary to the objectives and policies of the Operative District Plan.
- 4 The subdivision meets the provisions of section 106 of the RMA because legal and physical access is provided for and the applicant has addressed the risks of natural hazards through design and mitigation measures proposed.
- 5 Under the Operative Plan the proposal is consistent with the Operative Waikato Regional Policy Statement, and all other relevant matters.
- 6 Overall the proposal meets the purpose (section 5) and principles (sections 6-8) of the Resource Management Act 1991.

LOCAL AUTHORITY : WAIKATO DISTRICT COUNCIL
ZONING : RURAL
TOTAL AREA : 97.3389ha
COMPRISED IN : RT SA58C/621 (28.7674ha)
RT SA3D/1354 (40.0765ha)
RT SA14B/824 (3.4677ha)
RT SA12C/859 (25.0273ha)
REGISTERED OWNERS : LLOYD FARMS LIMITED

AREA SHOWN (Z) IS TO BE SUBJECT TO A LAND COVENANT. (VEGETATION HEIGHT RESTRICTION)

SCHEDULE OF EXISTING EASEMENT

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOCUMENT
RIGHT OF WAY	(J)	LOT 10 HEREON	EASEMENT INSTRUMENT 10760816.3

SCHEDULE OF EXISTING EASEMENTS IN GROSS

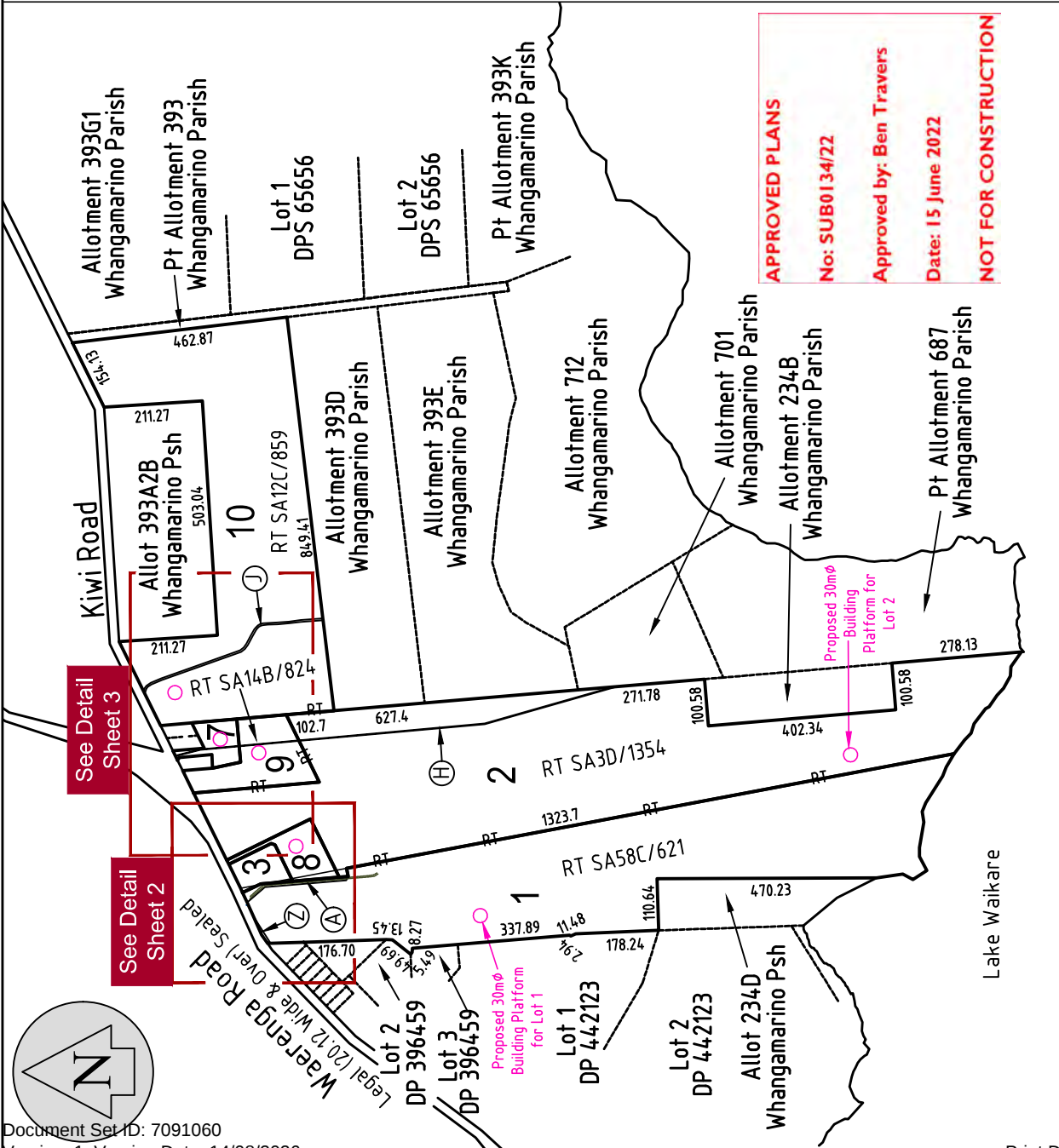
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE	DOCUMENT
RIGHT TO CONVEY ELECTRICITY	(F)	LOT 7 HEREON	WEL NETWORKS LIMITED	EASEMENT INSTRUMENT 10760816.2
	(G)	LOT 9 HEREON		
	(H)	LOT 2 HEREON		

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	(A)	LOT 1 HEREON	LOT 2 HEREON

Sheet 1 of 3

SUBDIVISION CONSENT PLAN
Drawn By M F
Scale @A3
J1227 - SUBCON 2-A OVERALL
DEC 2021 J1227



OVERALL

GREG BUCHANAN

PROPOSED SUBDIVISION OF LOT 1 DPS 72831 & LOT 1 DPS 78037, ALLOTMENT 234C WHANGAMARINO PARISH, ALLOTMENT 234A3B & LOT 393C PARISH OF WHANGAMARINO - WAERENGA ROAD AND KIWI ROAD - WAERENGA.

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PO Box 466 Pukekohe 2340
Phone 09 238 9991
Fax 09 238 9307
email : info@subdivision.co.nz
web : www.subdivision.co.nz

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THE SURVEYING COMPANY
Limited
Selling & Engineering
Version: 1, Version Date: 16/06/2022



APPROVED PLANS

No: SUB0134/22

Approved by: Ben Travers

Date: 15 June 2022

NOT FOR CONSTRUCTION

LOCAL AUTHORITY : WAIKATO DISTRICT COUNCIL
ZONING : RURAL
TOTAL AREA : 97.3389ha
COMPRISED IN : RT SA58C/621 (28.7674ha)
RT SA3D/1354 (40.0765ha)
RT SA14B/824 (3.4677ha)
RT SA12C/859 (25.0273ha)
REGISTERED OWNERS : LLOYD FARMS LIMITED

AREA SHOWN (Z) IS TO BE SUBJECT TO A LAND COVENANT. (VEGETATION HEIGHT RESTRICTION)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	(A)	LOT 1 HEREON	LOT 2 HEREON

NOTE

- CONTOUR INTERVAL = 1.0m
- COORDINATES ARE IN TERMS OF MOUNT EDEN CIRCUIT 2000
- LEVELS ARE IN TERMS OF AUCKLAND VERTICAL DATUM 1946

OVERALL

Sheet 2 of 3

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GREG BUCHANAN

SUBDIVISION CONSENT PLAN

PROPOSED SUBDIVISION OF LOT 1 DPS 72831 & LOT 1 DPS 78037, ALLOTMENT 234C WHANGAMARINO PARISH, ALLOTMENT 234A3B & LOT 393C PARISH OF WHANGAMARINO - WAERENGA ROAD AND KIWI ROAD - WAERENGA.

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Document Set ID: 7091060
Version: 1, Version Date: 14/08/2026

- CONTOUR INTERVAL = 1.0m
- COORDINATES ARE IN TERMS OF MOUNT EDEN CIRCUIT 2000
- LEVELS ARE IN TERMS OF AUCKLAND VERTICAL DATUM 1946

503.04

LOT 10
25.00ha

APPROVED PLANS

No: SUB0134/22

Approved by: Ben Travers

Date: 15 June 2022

NOT FOR CONSTRUCTION

OVERALL

Sheet 3 of 3

SCHEDULE OF EXISTING EASEMENT

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOCUMENT
RIGHT OF WAY	(J)	LOT 10 HEREON	EASEMENT INSTRUMENT 10760816 3

SCHEDULE OF EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE	DOCUMENT
RIGHT TO CONVEY ELECTRICITY	(F)	LOT 7 HEREON	WEL NETWORKS LIMITED	EASEMENT INSTRUMENT 10760816.2
	(G)	LOT 9 HEREON		
	(H)	LOT 2 HEREON		

GREG BUCHANAN

SUBDIVISION CONSENT PLAN

PROPOSED SUBDIVISION OF LOT 1 DPS 72831 & LOT 1 DPS 78037, ALLOTMENT 234C WHANGAMARINO PARISH, ALLOTMENT 234A3B & LOT 393C PARISH OF WHANGAMARINO - WAERENGA ROAD AND KIWI ROAD - WAERENGA.

Scale @A3	1 : 1500	DEC 2021	J1227
Drawn By M F		J1227 - SUBCON 2-A OVERALL	

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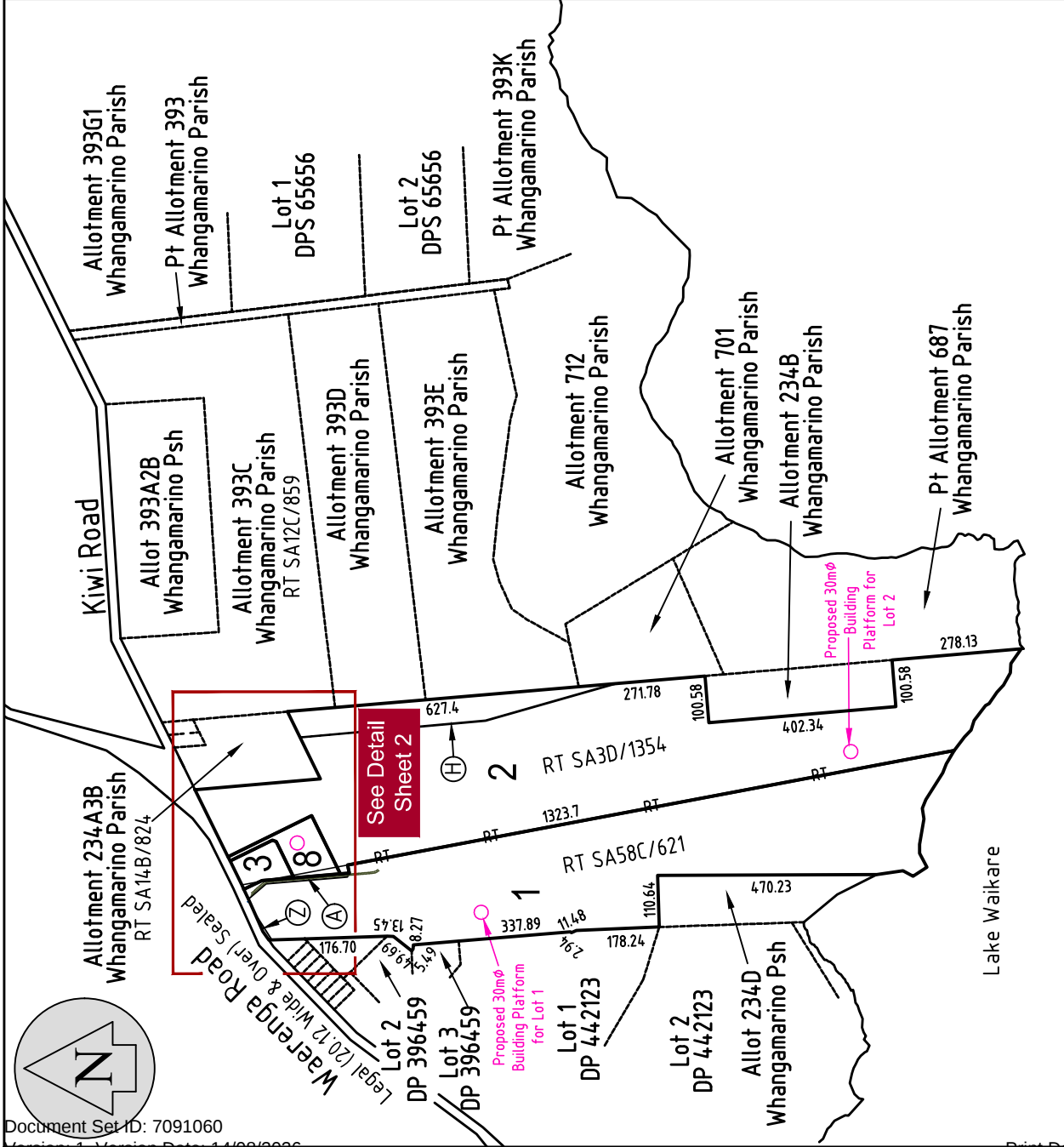
TSC

THE SURVEYING COMPANY

Plymouth SE17 3SS England

Document Set ID: 3302091
Version: 2, Version Date: 08/06/2023

Print Date: 14 August 2026, 12:18 pm



LOCAL AUTHORITY : WAIKATO DISTRICT COUNCIL
ZONING : RURAL
TOTAL AREA : 68.8439ha
COMPRISED IN : RT SA58C/621 (28.7674ha)
RT SA3D/1354 (40.0765ha)
REGISTERED OWNERS : LLOYD FARMS LIMITED

APPROVED PLANS
No: SUB0134/22
Approved by: Ben Travers
Date: 15 June 2022
NOT FOR CONSTRUCTION

AREA SHOWN (Z) IS TO BE SUBJECT TO A LAND COVENANT. (VEGETATION HEIGHT RESTRICTION)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	(A)	LOT 1 HEREON	LOT 2 HEREON

SCHEDULE OF EXISTING EASEMENT IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE	DOCUMENT
RIGHT TO CONVEY ELECTRICITY	(H)	LOT 2 HEREON	WEL NETWORKS LIMITED	EASEMENT INSTRUMENT 10760816.2

STAGE 1

Sheet 1 of 2

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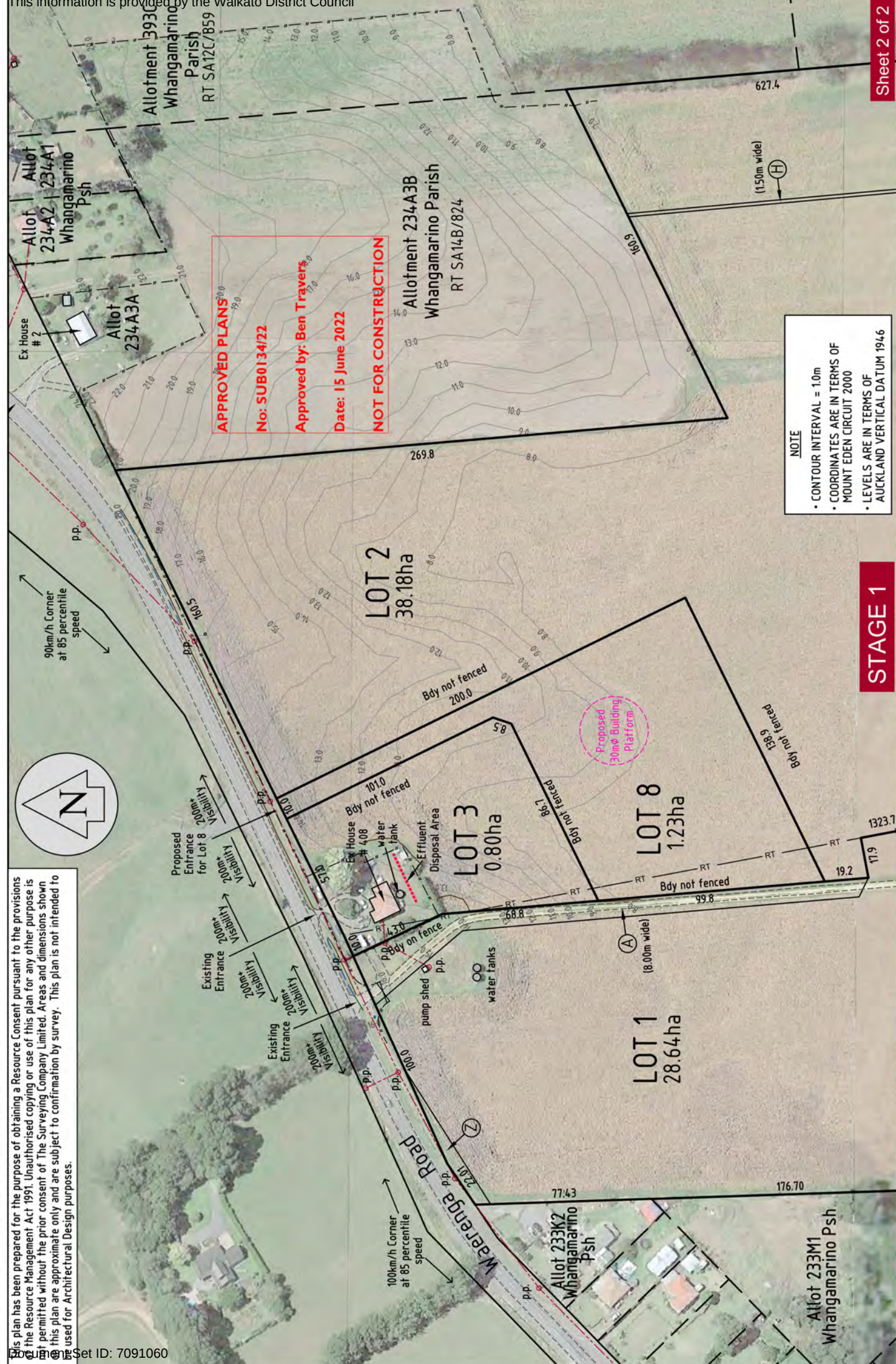
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GREG BUCHANAN

PROPOSED SUBDIVISION OF LOT 1 DPS 72831 & LOT 1 DPS 78037 AND ALLOTMENT 234C WHANGAMARINO PARISH - WAERENGA ROAD AND KIW ROAD - WAERENGA.

SUBDIVISION CONSENT PLAN

Drawn By M F
Scale @A3 1 : 10,000
J1227 - SUBCON 2-A STAGE 1
DEC 2021 J1227



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THE SURVEYING COMPANY
Limited
Level One, 17 Hall Street
PO Box 466 Pukekohe 2340
Phone 09 238 9991
Fax 09 238 9307
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web: www.subdivision.co.nz
Version: 2, Version Date: 06/06/2022

GREG BUCHANAN

PROPOSED SUBDIVISION OF LOT 1 DPS 72831 & LOT 1 DPS 78037 AND ALLOTMENT 234C WHANGAMARINO PARISH - WAERENGA ROAD AND KIWIRoad - WAERENGA.

STAGE 1

SUBDIVISION CONSENT PLAN

Drawn By M F	J1227 - SUBCON 2-A STAGE 1
Scale @A3	1 : 1500
DEC 2021	J1227

Sheet 2 of 2

LOCAL AUTHORITY : WAIKATO DISTRICT COUNCIL
ZONING : RURAL
TOTAL AREA : 28.4950ha
COMPRISED IN : RT SA14B/824 (3.4677ha)
RT SA12C/859 (25.0273ha)
REGISTERED OWNERS : LLOYD FARMS LIMITED

SCHEDULE OF EXISTING EASEMENT		
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)
RIGHT OF WAY	(J)	LOT 10 HEREON
		DOCUMENT 10760816 3

SCHEDULE OF EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE	DOCUMENT
RIGHT TO CONVEY ELECTRICITY	(F)	LOT 7 HEREON	WEL NETWORKS LIMITED	EASEMENT INSTRUMENT 10760816.2
	(G)	LOT 9 HEREON		

APPROVED PLANS

No: SUB0134/22

Approved by: Ben Travers

Date: 15 June 2022

NOT FOR CONSTRUCTION

Sheet 1 of 2

STAGE 2

GREG BUCHANAN

PROPOSED SUBDIVISION OF ALLOTMENT 234A3B AND LOT 393C PARISH OF WHANGAMARINO -
WAERENGA ROAD AND KIWĪ ROAD - WAERENGA.

Drawn By M F

Scale 1 : 10 000

EC 2021

11227

TSC
THE SURVEYING COMPANY
Civil & Structural Engineers

Level One, 17 Hall Street
PO Box 466 Pukekohe 2340
Phone 09 238 9391
Fax 09 238 9307
email : info@subdivision.co.nz
web : www.subdivision.co.nz

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Version: 2, Version Date: 08/06/2023

Print Date: 14 August 2026, 12:18 pm

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- NOTE
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 - LEVELS ARE IN TERMS OF AUCKLAND VERTICAL DATUM 1946

Allot 393A2B
Whangamarino Psh

APPROVED PLANS
No: SUB0134/22
Approved by: Ben Travers
Date: 15 June 2022
NOT FOR CONSTRUCTION

LOT 10
25.00ha

LOT 7
0.85ha

LOT 9
2.61ha

LOT 2
Stage 1

LOT 8
Stage 1



SCHEDULE OF EXISTING EASEMENT

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOCUMENT
RIGHT OF WAY	ⓐ	LOT 10 HEREON	EASEMENT INSTRUMENT 10760816.3

SCHEDULE OF EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE	DOCUMENT
RIGHT TO CONVEY ELECTRICITY	ⓑ	LOT 7 HEREON	WEL NETWORKS LIMITED	EASEMENT INSTRUMENT 10760816.2
	ⓑ	LOT 9 HEREON		

STAGE 2

Sheet 2 of 2

GREG BUCHANAN

SUBDIVISION CONSENT PLAN

PROPOSED SUBDIVISION OF ALLOTMENT 234A3B AND LOT 393C PARISH OF WHANGAMARINO - WAERENGA ROAD AND KIWĪ ROAD - WAERENGA.

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OWNER GECK H. Permit No. B032600

Particulars of Land: 439/447 Value of Permit £ 3381

Lot No. 234 DPS Type of Building residence

Parish Issued 22/2/66

Riding WAERENGA Completed 15/8/66

Street TE KAUPHATA Builder H.A. PARKER

District Address TE KAUPHATA

REMARKS: STARTED foundation 28/3/66 VALUATION DEPT.
Framing inspection 30/5/66 81/8/66
Completed Govt. 15/8/66

6165.

WAIKATO COUNTY COUNCIL

Application for Building Permit

BUILDING BY-LAW No. 2 (See Back Hereof)

To The Engineer :

I hereby apply for permission to erect a Residence
at (Road or Street) WARRINGA ROAD Locality: THE KUNWATA
for (Owner of Land) H. GERIC - 3075

Postal Address: 7 E KALANATA
according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith.

Particulars of Land } Lot No. 234C D.P. _____ Parish of Wanganamataino
SEE 203 (i) OVER } Allot No. XVI Block No.: _____ Survey District: Maramarua

Valuation No. 439/447 Riding Waerenga Area A. 99 R. 0 P. 05

Area of Ground Floor.....sq. ft. Area other floor(s).....sq. ft. Area Outbldgs.....sq. ft.
(Exterior measurement)

Estimated Cost—

Building £ ~~4000~~ 3020

Plumbing £ 240 240

Drainage £ ~~400~~ 100

Total £ 1340.5300

PERMIT FEES—

Building £ 12,760.20

Plumbing £ 4-0-0 4 0 0

Drainage £ ~~115.00~~ 15.00

Total £ 18-2-6

Purposes 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) :

Nature of ground on which building is to be placed and of the subjacent strata:

Signature of Owner Jo Yeck

Dated 27-1-1966, 19 Signature of Builder [Signature]

Address 22000 1st Ave. S. #1000

Name Of		Address
Lic. Plumber		

This Space reserved for the use of The Inspector of Buildings. Date of Permit.....22 - 2.66

REMARKS:

Ledger Folio.....

By cheque/cash.....

Exch.....

Per.....

Date	Receipt No.
------	-------------

Amount Paid

22 II 66 6165

51 -0.015176 00000000

TREATMENT

Extracts from—

WAIKATO COUNTY COUNCIL BUILDING BY-LAW No. 2

"Erection of a building" includes the re-erection of a building and the reconditioning of a building and the making of any alteration, repair, or addition to any building heretofore or hereafter erected, and the removal, either in whole or in part of a building from any place within or without the County to any place within the County or from one position to another position on the same lot of land; and "erect" has a corresponding meaning: Provided, however, that maintenance work other than structural shall not be deemed a repair.

BUILDING PERMIT REQUIRED

201. (a) No person shall erect or commence to erect any building without first obtaining a building permit from the Engineer.
(b) No person shall cause or permit the commencement of the erection of or the erection of any building if a building permit in that behalf has not first been obtained from the Engineer.

APPLICATION FOR PERMIT

202. Any person desiring to obtain a building permit shall make application therefore to the Engineer in writing signed by or on behalf of the person desiring to erect the building therein referred to.

CONTENTS OF APPLICATION

203. (a) Every such application shall set out:—
(i) The legal description and particulars of the site: This information should be taken from your title deeds in conjunction with your rating or valuation notice.
(ii) The full name and address of the applicant, and of the person for whom the work is to be done, the locality of the proposed work, and the estimated cost of such work:
(iii) The proposed use or occupancy of every part of the building:
(iv) Information as to the nature of the ground on which the building is or is to be placed and the subjacent strata.
(b) Every such application shall be in the form No. 1 in the First Schedule hereto.

PLANS AND SPECIFICATIONS

204. (a) Together with every such 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 this by-law and any other relevant by-law for the time being in force:—

- (i) For every building, except as set out in clause 205, with a framework wholly or partly of structural steel or reinforced concrete, and in every other case where the Engineer may reasonably require it, there shall also be submitted to the Engineer such stress diagrams, computations and other data as are necessary to show that the design complies with all the requirements of this by-law and any other relevant by-law in force:
(ii) Plans of reinforced concrete work shall show clearly the dimensions of all members, and the size, length, shape, position, and overlap of all reinforcement:
(iii) Plans of structural steelwork shall be complete working drawings, showing in figured dimensions the exact length and position of each part thereof in such detail that the steel may be supplied and the work fabricated from such drawings:
(iv) Detailed plans shall be in such form and on such scale as the Engineer may consider necessary to ensure certainty of interpretation.
(v) All plans other than detailed plans shall be accurately, clearly and indelibly executed to scale, and shall be drawn in ink upon drawing-paper or tracing-cloth, or printed upon cloth or approved paper. Except in the case of detailed plans, all plans shall be to scale of 1/8in. or 1/4in. to the foot:
(vi) These plans shall state the designed unit live load for each floor or portion of each floor of the building.
(b) The plans hereinbefore referred to shall be accompanied by a locality plan. This locality plan shall be drawn to scale and shall show the site of such building, together with the land, streets, private streets, public places, private ways, public reserves and buildings immediately surrounding such site and shall be sufficient to enable the Engineer to locate the precise situation of such site not only relative to the boundaries of its own land, but also relative to any buildings erected upon lands immediately adjoining.
(c) On all plans deposited under this part of this by-law the following methods shall be used to assist in making clear the various parts of the work:—
(i) The site of the proposed building shall be coloured or edged red:
(ii) Existing buildings immediately adjoining shall be coloured grey:
(iii) Sewers and sewer connections shall be shown by red lines:
(iv) Storm-water drains and drain connections shall be shown by green or black lines:
(v) The construction plans shall be so prepared as to distinguish the various materials employed in the construction of the building, also existing work from new work.
(d) There shall also be deposited with the Council, together with and contemporaneously with the deposit of the plans hereinbefore referred to, a further block plan showing to a scale of not less than 1/8in. to a foot the position of all closets, urinals, sinks, lavatories, drain-pipes, traps and other appliances connected with, and the position, level, and grades of all drains. Such block plans shall be drawn in ink on drawing-paper or tracing cloth.
(e) In addition to the structural details, etc., required herein, the plans and sections shall show as regards every floor of such proposed building the dimensions of the rooms, the situation of the flues, fireplaces, stoves and chimneys, and the position of all the several parts of such buildings and every water-closet, fuel store, washhouse, and all other appurtenances. Such plan and section shall further show the proposed means of water-supply, and the level of the lowest floor of the intended building and of the yard and ground belonging thereto, and also the means whereby it is proposed to deal with all storm-water and drainage.
(f) When lodged as aforesaid the application and plans and other documents accompanying the same shall become the absolute property of the Council.

NOTE—Specification should cover types, grading, spacing (centres) and sizes of materials. It is important that the position of existing foul drainage (especially gully traps, terminal vent, etc.) should be shown on the plans.

PERMIT MAY BE WITHHELD (without further notice) until Applicant fully complies with the above requirements.

SPECIFICATION

PERMIT No.	B 32600
OWNER	GECK. H
ADDRESS	Waerenga Rd Lekohihatai

FOR

H GECK & SONS

WAERENGA RD

TE KAUWHATA

439/447

B032600

22.2.66

Preliminary and General	Page	2
Excavation	"	3
Concretor and Steelworker	"	3
Bricklayer	"	4
Fibrous Plasterer	"	5
Solid Plasterer	"	5
Carpenter	"	5
Joiner	"	7
Plumber	"	9
Drainlayer	"	10
Electrician	"	11
Painter	"	11
Glazier	"	12

PRELIMINARY & GENERAL

TENDERS: The Tenderers shall state in their tenders the time required to complete the work also the date upon which they are prepared to commence operations. Tenders will be judged not only upon the lump sum submitted but also upon the starting date and the time for completion. The employer reserves the right to accept or reject any or all of the tenders.

BY-LAWS: The Contractor shall observe all By-laws and amendments thereto of the Waikato County Council. Give all necessary notices, obtain all permits and pay all fees in connection therewith.

MATERIALS: Unless otherwise specified the Contractor shall provide all materials and labour required for the completion of the work to the satisfaction of the STATE ADVANCEES SUPERVISOR.

MAKING GOOD: The Contractor shall be required to attend upon and make good, in and after all trades involved in this Contract, whether specified under lump sum amounts or not, and leave the work complete in every respect.

The Contractor will be held responsible for the adequate protection of roadways, boundaries, adjoining properties, etc., and make good any damage to same caused by operations under this Contract.

CONTINGENCY SUM: The Contractor shall include the sum of _____ for contingencies to be used as required by the _____, or deducted in full, free of discount on completion of the Contract.

LUMP SUMS: All lump sums and other amounts quoted in the Specification to cover goods to be provided and/or fixed by the Contractor shall mean, unless otherwise stated, the retail price including Sales Tax in the District of Hamilton and to all such sums the Contractor shall add his profit in addition to charges for cartage and fixing.

The Employer reserves the right to purchase privately any or all the articles covered by the P.C. amounts. Should this course be adopted the Contractor or Sub-Contractor concerned will be advised and P.C. amounts shall be deducted in full from the Contract at completion.

SETTING OUT: The Contractor shall be responsible for the accurate setting out and alignment of the finished walls in relation to the dimensions shown on the drawings. Large scale drawings shall take preference over small scale, and figured dimensions taken in preference to scaled ones.

CONVENIENCES, OFFICE AND STORESHED: Provide and maintain a suitable convenience where directed for the use of the workmen, keep disinfected and clean, on completion of the contract remove units and disinfect the ground around.

Provide and maintain suitable offices and store sheds where directed. Remove on completion of the Contract.

SCAFFOLDING: The Contractor will provide for the erection and maintenance of all ladders and scaffolding, ensuring that they conform to the Scaffolding Act 1935 (1952/70) advising the Scaffolding inspector of the Labour Department before usage. Allow the use of scaffolding to all sub-contractors and on completion of the Contract dismantle and remove.

MONTHLY STATEMENTS: At the end of each calendar month after commencement of the work, the Contractor shall submit to the _____ a detailed statement setting forth the items of the amount claimed for each progress certificate. This statement shall also show each and every authorised variation to the drawings and specification for that month. No progress payment will be made unless the monthly statement is produced.

OBJECTS: The nature of these specifications is to provide for the work herein enumerated and shown on the accompanying drawings to be fully completed in every detail for the purpose designed and it is hereby understood that the Contractor on accepting the Contract agrees to furnish everything necessary for the construction regardless of any omission in the contract documents.

DISCREPANCIES: Variations arising between the drawings and specifications shall be reported to the _____ immediately before proceeding with the section of work affected.

INSURANCE: The Contractor shall insure the work against Fire and such insurance to cover the full value of the premises when completed. The Contractor shall take out a full comprehensive Policy to cover all workmen employed by the contractor or employed by any person firm or company carrying out work in connection with the Contractor or Sub-Contractors.

GENERAL: Remove all rubbish from the site and building, from time to time as the work proceeds and on completion leave ready for occupation with all windows, doors, floors, etc., thoroughly clean and free from paint and other blemishes.

On completion of all work in the contract, the contractor shall hand over to the owner all Keys, etc. with tags attached signifying the doors to which they belong.

MAINTENANCE PERIOD: Allow to maintain the works in their entirety for the period of 30 days to the satisfaction of the SUPERVISOR.

GLAZIER

GENERAL: All glass to be of approved British manufacture. Fit into rebates and secure with metal sprigs, properly bed and back putty.

MIRRORS: Supply 1/4" plate-glass mirror and fix where detailed on drawing.

SCHEDULE OF GLASS

Type of Glass	Location
---------------	----------

Doors

Rooms

Garage. Back window: no top facing. Gauged 1x2 3/8 lining.
Front door 2'8" x 6'6" 3ht - 16" x 6" x 6" 3ht. All joints & sill.
Bed room. 2ht glass. 3sashes 4' x 2'8" split. Front 2ht WH.
Bed. 3' x 2'8" 4ht glass & joint. WH.
Toilet shows Louver (Center) 2/5 blades & joint.
Kt. 2ht joint. 2 1st sashes. 3' x 2'8" WH.
BED. Highby. 3' x 2' & joint. WH.
Lounge. 1-3ht joint. 1 1st joint. Main room 6' x 2'.
3sashes. 3ht 5'6" x 2'8" S.R. WH Top 2.
1 joint (center) 5'6" x 3' 3ht Fix.
Refr. 2'6" x 6'6" F.P. main. & sill.
Shows Main R.P. 6'6" x 2'2" no sill.
Front doors 3ht joint.
Side LTS 6'6" x 2' 3ht.
Ent 6'6" x 2' 3ht Related.



EXCAVATOR

TOP SOIL: Remove the top soil from the area to be covered by the building and set aside where directed. Remove any trees, bushes on the building area and grub out all roots.

EXCAVATIONS: Excavate where necessary for site levelling, foundations, posts, blocks, walls, pipes, etc., to the levels shown on plans and elevations. Excavated material to be deposited on the site where and as directed

by the Owner
Secure and maintain the banks of all excavations keeping them clear of water and spoil. Should the levels of the excavations be taken too deep the contractor will fill at his own expense, concrete of 6:1 mix.

EXISTING DRAINS: Report immediately if existing drains are encountered.

HARDFILL: The area on which concrete slabs are to be laid shall be covered with not less than 4in. of coarse shingle, broken bricks or concrete. The top to be blinded with finer shingle and thoroughly rolled to a level surface.

SURPLUS SPOIL: The top soil removed in excavations shall remain the property of the Employer and shall be deposited where directed on site. Top soil shall only be used for back filling through top 12in. of excavations, soak holes, drains, etc.

BACK FILLING: When excavations are completed generally fill in all excavations thoroughly consolidating the filling by ramming and watering as required.

CONCRETOR

MATERIALS & WORKMANSHIP: The Contractor shall adhere to the requirements of clauses 503 to 515 (N.Z.S.S. 95 part V) and any amendments thereto.

Cement—As per N.Z.S.S. clause 503.

Aggregates—As per N.Z.S.S. clause 504.

Water—As per N.Z.S.S. clause 505.

GRADES OF CONCRETE: The mixes and proportions of concrete for the purposes scheduled to conform with N.Z.S.S. clause 506.

(a) **Grade C. Concrete** crushing strength of 2500 lb. per sq. in. at 28 days using 611 lb. of cement to a cubic yard of mixed concrete:—

- (i) Suspended beams, stairs or slabs.
- (ii) Two-storey party walls footings over 2ft. 0in. wide.
- (iii) Reinforced retaining walls over 6ft. 0in. high.

(b) **Grade C Concrete**—Crushing strength at 2000 lb. per sq. in. at 28 days using not less than 540 lb. of cement for every cubic yard of mixed concrete:—
All concrete work other than mentioned in (a) or (c).

(c) **Grade D Concrete**—Crushing strength 1500 lb. per sq. in. at 28 days using not less than 470 lb. of cement for every cubic yard of mixed concrete:—

Paths, kerbs, walls, tool shed floors, floor slabs in basements, yard slabs.

MIXING: As per N.Z.S.S. Clause 509. Do not allow the use of water more than necessary to produce a stiff mix capable of being properly placed in the boxing.

STORAGE: (a) Aggregate as per clause N.Z.S.S. 508 (d).

(b) Cement as per clause N.Z.S.S. 503 (b).

PLACING OF CONCRETE: No concrete to be deposited until _____ has inspected and approved excavations, reinforcement and boxing. Remove all dirt, shavings, sawdust and other refuse from the boxing before pouring. Wet all forms immediately prior to pouring.

Pour the concrete so that there is no segregation of the aggregate. It is to be thoroughly compacted around the steelwork so that no voids or cavities are created.

Handle all concrete from the mixer to the place of final deposit as rapidly as possible. No concrete shall be used in which initial handling has taken place.

Existing concrete surfaces shall be thoroughly washed and covered with a cement and sand 1:2 slurry before depositing new concrete.

REMOVAL OF BOXING & CURING: The minimum time for the removal of boxing, after the placing of concrete, shall be three days for walls or piles and seven days for slabs spanning under 5ft. 0in. The time

for larger slabs shall be directed by the _____

All concrete to be adequately protected against frost, sun and shock or vibration until it has completely set.

REINFORCEMENT: To be of round mild steel rods complying with conditions and tests embodied in N.Z.S.S. 197 accurately fabricated and fixed in position. Rods shall be hooked and lapped at least 40 dia and unhooked ends 54 dia. Laps and intersections shall be tied together with 16G. black iron wire and secured so that they will not move during the placing of concrete. Bend all horizontal rods not less than 2ft. 0in. around the angles.

Steel to be free from all paint, grease, dust, rust scale or other coatings that will destroy or reduce the bond. Steel allowed to oxidise to such an extent as to become pitted is liable to rejection.

BOXING: All formwork to be so designed and constructed that it can be removed without damage to the concrete. It shall be so braced and supported that the exposed concrete face shall be straight and true in every direction.

When constructing the form work, form all openings and chases necessary for air ventilators, flashings, conduits and pipes, etc.

FOUNDATIONS: Foundations to conform with detail drawings in all respects. Pour continuous concrete foundations to all walls of:—

- (a) Brick veneer, concrete, block veneer.
- (b) Stepped foundations to timber structures.
- (c) Dividing walls.
- (d) Two-storey structures.

Pile foundations:—All piles shall be set at least 12" into solid ground having two strands of No. 8G. Galv. wire cast 6" into and 9" out of the pile. Internal piles at not less than 12" above ground level to support jack framing. Space piles at not more than 4' 6" centres under sleepers. For spacing between sleepers see joist spans.

(a) **Poured in situ**
8" x 8"

Positions

Exterior piles, single storey structures roofed in other than tiles.

(b) 8" x 8" with 15" x 15" x 6" pad.

Under posts carrying roofs.

(c) 8" x 8"

Interior piles.

Precast

(d) 8" x 8" on 9' x 9' x 4" pad.

Exterior piles, bungalow structures only.

(e) 8" x 8" on 12' x 12' x 8" pad.

Supporting interior bearing positions.

(f) 8" x 8" on 9" x 9" x 4" pad.

Other interior pads.

Precast piles of other cross sectional areas may be used subject to approval by local body, but in no case less than 5" x 5" at the top tapered to 6" x 6" at the bottom set in concrete as specified. All precast piles more than 2' 6" to be reinforced.

Where the height of the foundations above ground level at any point is 2' 6" but not more than 4' 6" provide 2' x 2' solid angles to exterior walls.

CONTINUOUS FOUNDATIONS: Foundations where height exceeds 4' 6" shall be continuous and stepped if ground level is sloping.

Form ventilator openings in walls at a distance of from 2' 0" from each corner and then at 4' 0" centres build in 9" x 6½" vermin proof ventilators.

BOLTS & FIXINGS: Build into concrete foundation where necessary ½" dia. bolts complete with nuts and washers. Alternatively ½" dia. hooked mild steel rods embedded minimum 8" into concrete, not more than 6" from corners, at maximum spacings of 4' 0".

CONCRETE FLOORS: Main slab: Construct where shown on drawings and finish to an even and level surface

by screeding with a wood float finish. They shall be reinforced with a layer of 16.5 H.R.C. at centre of depth. Lap intersections at not less than 6".

Porch floors and steps shall be 4" minimum depth laid with an even fall to shed rain water. Porch floors to be supported on two base walls 4" thick so arranged that the reinforcing shall span the shortest distance. Concrete steps generally shall be constructed with treads 12" wide with risers of 7" foundation taken not less than 12" into ground.

All concrete surfaces which are to be plastered to be cross combed to form a key for plaster.

CONCRETE HEARTHS: For size construction, and reinforcement see detail drawings.

PRECAST CONCRETE CHIMNEY: Shall be of approved manufacture constructed in accordance with the N.Z.S.S. 1051.

From hearth to top of flue the chimney to be constructed with precast units with rebated joints all well filled with mortar, flue left completely clean. Rods shall be placed and grouted when blocks have reached roof level. Rods are to be vibrated so that grout work may work thoroughly into position. The remaining blocks to be threaded over rods and properly grouted.

The fireplace to be fitted with an approved firebrick lining complete with hobs. The space behind fire bricks is to be filled with fine shingle and sealed with 2" cement mortar.

BRICKLAYER

BRICKS: All bricks shall be of approved manufacture, hard, sound, square, regular in size and shape and to be 40mm x 27 selected facings.

MORTAR: Mortar shall consist of:—

- (a) one part cement to three parts sand or
- (b) two parts cement to one part lime to nine parts sand.

For (a) add Febmix/Admix or other approved additive to the makers instructions and for (b) the lime shall be well mixed with the sand and water allowed to slake for 48 hours before being used.

No mortar which has become dead shall be used.

PLUMBER

MATERIAL & WORKMANSHIP: All materials shall be the best of their respective kinds and all workmanship shall be in accordance with the best trade practice. The whole of the materials and workmanship shall be in accordance with the Waikato County by-laws and shall be to the entire satisfaction of the Sanitary Engineer.

ROOFING: Galvanised Iron. Cover the entire roof with 2" mesh galvanised wire netting stapled to purlins and cover with 30 lb. Building Paper layed with 3" laps and nailed with large clout head galv. nails. Fix— gauge and galv. corrugated iron roofing, complete with all ridges, hips and verges and leave in a thoroughly watertight condition. End laps not less than 9" for 15° pitch with side laps of one and half corrugation. Fix 26 gauge lead-edged ridging and dress down into roofing.

Flashings. Care is to be taken in fixing flashings ensuring perfect efficiency. Do all necessary flashing to render the building watertight.

Chimneys. Flash chimneys at Junction of roof with roofng material allowing for upstand of 3". Cover flashing shall be well bedded into chimney, plugged and pointed with cement and sand 1:3.

Pipes: Flash and vent, soil and flue pipes at roof level.**Windows, Doors and Gable Ends.** Flashing shall be se curely fixed with 3/4" flat head galvanised nails at 3"centres.

Valleys. To be at least 15" wide, end laps to be at least 6" the lower end projecting into the guttering.

VENT PIPES: The diameter of soil and terminal vents be 3" or 4" or determined by the local authorities.

SOIL STACKS: Unless otherwise stated stack shall be of cast iron, unless directed otherwise for their entire length.

TERMINAL VENTS: Internal. Shall be cast iron, unless directed otherwise, for their entire length.

External. Shall be cast iron for the first 6' 0" above ground level, thereafter in 24 gauge seamed sheet copper. Both vertical vent and soil pipes to be supplied and fixed by the Plumber. Provide wire balloon cowls to tops of all vent pipes.

COLD WATER SUPPLY: Run cold water supply from supply with a 3/4" S.G.I. pipe to two stand pipes and to bath. Run 1/2" branches to the following, all piping under and within the house being seam-less copper tube with bronzed joints, secured to framing at 4' 6" centres, with 1" wide copper straps secured with brass screws.

Position	Size	Tap
Bath	5/6" PORC	3/4" B.B
Tub	COMC	1/2" "
Basin	PORC	1/2" Pullon
Sink	SS	3/4" B.B
W.C.'s	PORC-PLASTIC	
Roof Tank		
Shower	TILE	Mixer
Washing Machine		
Sink		

HOT WATER SUPPLY SYSTEM: Where a gas installation is wanted the gasfitter will install the hot water cylinder, gas circulator and circulating pipes. The supply tank, if necessary, and all water piping will be provided by the plumber.

Supply Tank. Provide a 24 g. copper 25 gallon supply tank, complete with copper tray having a clearance on all sides with 3" upstand with copper overflow pipe.

HOT WATER CYLINDER: Provide and fix an electric hot water cylinder of 30 gallons capacity to comply with N.Z.S.S. 720. The insulated and lagged cylinder should be readily removable, if necessary from the cupboard. Hot water cylinder shall be the standard pressure type, but if directed otherwise a "cistern" or "indirect" type shall be used.

Provide and fix element and thermostat, provided by the Electrician.

All piping from cylinder shall be in copper extending the service to the following fittings.

Position	Tap	Size
BATH		
BASIN		
SINK		
TUB		
SHOWER		
WASHING MACHINE		

SANITARY FITTINGS:

Bath shall be 7 quality cast iron porcelain enamelled bath.

Basin shall be 2" x 16" porcelain on cast iron cantilevered brackets. The height shall be determined by the Owner.

W.C. The pan to be selected glazed earthenware fitted with a polished seat, complete with an approved C.P. on brass or stainless steel hinges. Connect with low-level water waste preventor of approved manufacture and in accordance with N.Z.S.S. 245. The lining to be of sheet copper and complete with $\frac{1}{2}$ " ballcock, silence pipe, C.P. handle, $\frac{3}{4}$ " dia. overflow and $1\frac{1}{2}$ C.P. flush pipe.

Sink, Shower, Tray & Tub. To be supplied by the Plumber and set in position by the Carpenter. The Plumber shall connect these fittings to the drainage system.

DRAINLAYER

General. The whole of the work is to comply with the by-laws of the W.C.C. and the Health Department Regulations. It shall be carried out by licensed Drainlayers to the satisfaction of their Inspectors.

MATERIALS: Soil Pipes & Fittings. Soil pipes and fittings are to be 4" internal diameter first class salt-glazed earthenware with socketed joints.

Stormwater shall be 4" dia. second class salt-glazed earthenware with socketed joints.

Field Tiles: To be first class unglazed earthenware of 4" dia. unless otherwise detailed.

Concrete: "Refer to Concretor".

LAYING: Where practical keep 2' 0" below ground level at highest point. Work adjacent or under the building to be laid prior to building of foundations.

Pipes to be laid so that their invert level is true and even gradient and with a minimum fall of 1 in 40 for 4" pipes.

The joints to be fully set in 2 to 1 sand and cement mortar and flounced out approximately 45° around sockets.

The interior of pipes and fittings to be thoroughly cleaned as work proceeds.

GULLY TRAPS: To be set on a bed of concrete approximately 4" thick with kerbs not less than 2" thick carried not less than 6" below ground and extending not less than 3" above finished ground level.

Unless directed otherwise all gully traps shall be on "Closed type" with wastes discharging beneath the grating.

INSPECTION FITTINGS: Inspection fittings to be at the following points:—

- As close to main sewer as possible, and/or immediately inside the boundary.
- At every change of direction.
- At every branch serving a W.C. pan and Junctions with 6ft. branch or more in length.
- At intervals of not more than 40 feet.

Care must be taken to ensure that all covers are watertight, carefully bed the cover in clay and finish with a light sand-cement covering to the top.

DOWNPIPES shall be discharged in accordance with drainage plan.

TESTING: Before back filling, drains shall be inspected and tested, and any defects made good.

SEPTIC TANKS: Where this system is required under the contract the type of tank and effluent disposal to be as directed.

WORKMANSHIP: Build the whole of the brickwork as shown on the drawings, wet bricks thoroughly before use. Fully flush all points with mortar. Properly bond angles and junctions, keeping all perpend true. Fully flush brickwork against window frames.

WALL TIES: Secure veneer walls to the wood framing with No. 3 gauge galv. iron "butterfly" wall ties. Built in every third course at all angles, openings and end of walls. Provide five ties to each square yard at intermediate points. Well bed ties into bricks and secure to studs, care being taken to ensure an outward fall of the ties.

VERMIN PROOFING: Build in 4" wide strips of $\frac{1}{4}$ " mesh secured to bottom wall plate with $\frac{3}{4}$ " galv. staples; carried across cavity and taken 1" into brickwork. Vermin proof all chimneys, dividing walls wherever necessary to prevent entry of vermin.

BRICK WALLS: Build brick walls $1\frac{1}{2}$ " clear of the framing, care taken to keep cavity clear of mortar droppings. Flush the mortar on the back of the walls as work proceeds and at regular intervals during the work, brush the droppings from the wire ties.

Joints shall not exceed $\frac{3}{8}$ " in thickness. All Joints in exposed facings are to be weather struck as work proceeds. To be raked out and later pointed with white cement and silver sand. Lay brick on edge for sills. On completion all exposed faces of brickwork shall be cleaned and left in first class order.

(Note: Delete what is not applicable. Precast chimney under Concretor).

BRICK CHIMNEY: Construct all chimneys to drawings. Bed $\frac{5}{8}$ " rods from top of gathering to finish 3" from top of flue. Fully bed all rods in mortar. Parge flues with 1 to 3 lime and sand mortar.

Brickwork forming throat to flue is to be carried over in 9" work.

Weather the tops of chimney stacks with cement and sand 1:3 steel trowelled to a dense, smooth surface with the exception of precast concrete, finish all flues with E.W. flue liners to protect 1" above flaunching.

Render all parts of brickwork which pass within 3" of timber work.

Finish decrease in external chimney with brick tumbling in or tiles set in cement mortar at 60° pitch.

Form brick linings to chimney opening with fire brick forming hobs. Fill the cavity behind with loose shingle and finish the top with 2" cement compo.

SURROUNDS: The fire surround shall be built in accordance with detail drawings; the selection of material should be checked with owner before commencing.

MASTIC: The space between brick veneer and timber frames shall be weatherproofed with mastic.

FIBROUS PLASTERER

FIBROUS PLASTERER: Where specified in the schedule of finishing line the walls and ceilings with the following quality fibrous plaster. Flush pointing all upon completion.

Fibrous plaster sheets shall be $\frac{3}{8}$ " thick and be manufactured by an approved firm in accordance with best trade practice. They shall be free from all imperfections and thoroughly cured before fixing.

FIXING: Sheets shall be nailed securely with 1" galv. flat-headed nails spaced at not more than 5" at edges and not more than 12" centres along studs and dwangs. Sheets are to be pressed hard against the framing while being fixed.

POINTING OF FIBROUS LININGS: When all heavy nailing has been completed, stop all joints, nail holes and imperfections with pure plaster-of-paris pressed and trowelled to a smooth and even surface. The work to be clean and free from irregularities. Retarding compounds or lime must not be used.

External angles of walls are to be finished with a wood fillet.

POINTING OF GIBRALTAR BOARD: All joints and nail holes in "Gibraltar" board linings shall be similarly stopped with plaster of paris.

SOLID PLASTERER

MATERIALS: Cement to be as specified in "Concretor".

Sand to be sharp and coarse, free from saline, vegetable or loamy materials.

Hydrated Lime to be mill hydrated.

Febmix/Admix or similar approved agency may be used as recommended by the manufacturer.

RENDERING ON BRICKWORK: All joints are to be well scratched out to a depth of $\frac{1}{4}$ ", the walls well wetted and a rendering coat of 3 parts sand and 1 part cement finished with a wood float to straight and even surface.

RENDERING ON CONCRETE: Cut back all wire ties $\frac{1}{4}$ " from surface, well set walls and coat with slurry of 2 parts sand 1 part cement. When this is set apply on $\frac{1}{4}$ " coat of 3 parts sand and 1 part cement finished as above.

FINISHING COAT TO BRICKWORK OR CONCRETE: Apply a finish coat of 7 parts sand and two parts cement tinted to approval. Work up to a fine smooth finish and finish base walls with a neat bevel. (If this finish coat is not applied use the following):—Finish with a dash coat of 1 to 3 cement and sand applied to give a satisfactory and regular coverage.

DRIPS, ETC.: Form all drips or other features and form mouldings to detail drawings.

FLOOR & STEPS: All concrete floor slabs and steps are to be well cleaned down and a slurry coat of cement and sand 1:1 applied. When this is set a rendering coat of cement and sand 1:3 not less than $\frac{1}{4}$ " thick and finished with a fine float non-skid surface.

Form bullnosed arrises to nosing of steps and 1" radius cove at the junction of walling and floors.

CARPENTER

GENERAL: All timber to be best of its class, free from dead, large or loose knots, shakes and all other defects to conform with N.Z.S.S. 169 and the general list of housing timber acceptances.

TREATED TIMBER: Timbers shown in Schedule of Timbers to be treated shall be done with an approved

SEASONING: All dressed timber to be thoroughly seasoned. All framing, etc., having linings on both s shall be gauged to an even width. All finishing timbers shall be machine dressed; those to interior finishing to be sand papered in addition.

WORKMANSHIP: The whole of the carpenters work shall be properly framed, securely spike dtogether. Plates and sleepers to be halved together at all joints, which shall be over solid bearing. Joinery to be constructed by mortice and tenon, dovetailing, tongue and grooving, mitres, etc. All plates and other timbers in contact with concrete or brickwork to be seated on a continuous malthoid damp course.

MOULDINGS & PROFILES: Mouldings referred to in this specification are E & B standard runs and the selection must be met with the approval of the Owner before commencing work.

ATTEND ON OTHER TRADES: Attend on and make good after other trades provide and fix all necessary bearers, etc. Keep to a minimum the notching of framing for pipes.

Position in Building	Size	Class			JOIST SPACINGS			
Sleeper Plates	4" x 3"	BAHR	or	No. 1 Rad. Treated		Rimu &		
Jack Studs (Interior)	4" x 3"	"	"	"		Matai	Radiata	
(Exterior)	4" x 2"	"	"	"	Spans to	4'6"	N.A.	All
Floor Joists	5" x 2"	"	"	"	"	6'0"	4'6"	at
	6" x 2"	"	"	"	"	7'0"	6'0"	18" Centres
	8" x 2"	"	"	"	"	13'6"	Local Bod.	
	9" x 2"	"	"	"	"	10'6"	Regs.	
	10" x 2"	"	"	"	"	15'0"	"	
	12" x 2"	"	"	"	"	19'0"	"	
Bottom Plates (bearing walls)	4" x 2"	BAHR	or	No. 1 Rad. Treated				
Bottom Plates (non-bearing walls)	4/3" x 2"	BAR	or	No. 2 Rad. Treated				
Top Plates (bearing walls)	4" x 2"	BAR	or	No. 1 Rad. Treated				
Top Plates (non-bearing walls)	4/3" x 2"	BAR	or	No. 2 Rad. Treated				
Noggings	4/3" x 2"	"	"	"	At not more than 27" centres			
Trimmers		BAR	or	No. 1 Rad. Treated	Spans to	3'0" =	4" x 2"	
					"	"	on flat	
					"	4'6" =	4" x 3"	
					"	"	on flat	
					"	6'6" =	2/5" x 2"	
					"	9'0" =	2/6" x 2"	
					"	11'0" =	2/8" x 2"	
					"	12'0" =	2/10" x 2"	
					"	14'0" =	2/9" x 2"	
Studs (bearing walls)	4" x 2"	BAR	or	No. 1 Rad. Treated	At 18" centres			
Studs (non-bearing walls)	4/3" x 2"	BAR	or	No. 2 Rad. Treated	" " "			
Studs (openings over 4'6")	4" x 3" or	2/4" x 2"	BAR	or	No. 1 Rad. Treated	Trimmer studs only		
Braces (external)	6" x 1"	BAR	or	Merch. Rad. Treated	Cut in at 45°			
Braces (internal)	4" x 1"	BAR	or	Merch. Rad. Treated	" " " "			
Ceiling Joists	4" x 2"	BAR	or	No. 1 Rad. Treated	At 20" centres			
Ceiling Nogs and Hangers	2" x 2"	No. 2 Rad.						
Ceiling Runners		BAR	or	No. 1 Rad. Treated	For spans over 7'0" and up to 12'0", one runner at centre of span. Over 12'0" evenly spaced with max. of 6'0" centres.			
					4" x 2" up to 8'0" span			
					5" x 2" up to 12'0" span			
					6" x 2" over 12'0" span			
Rafters	4" x 2"	BAR	or	No. 1 Rad. Treated				
Purlins	3" x 2"	BAR	or	No. 1 Rad. Treated				
Under purlins (for Iron)	4" x 2"	BAR	or	No. 1 Rad. Treated	Use 4" x 3" for tiled roof			
Roof struts	4" x 2"	BAR	or	No. 1 Rad. Treated				
Sole plates	4" x 2"	BAR	or	No. 1 Rad. Treated				
Collar ties	6" x 1"	BAR	or	Merch. Rad. Treated	or 4" x 2" for tiled roofs and placed every 2nd pair rafters or 6" x 1" for tiled roofs			
Hips & Ridges	6"/9" x 1"	BAR	or	Rad/Merch Treated				
Ribbon plate	3" x 2"	BAR	or	No. 2 Rad. Treated				
Soffit Bearers	3" x 2"	BAR	or	No. 2 Rad. Treated				
Valley Rafter	6" x 2"	BAR	or	No. 1 Rad. Treated				
Valley Boards	6" x 1"	Merch. Rad. Treated.						
Fascia	9"/8" x 1"	D.A. Ht. R or Tan. D.A. Rimu						
Weatherboarding (bevel backed)	6" x 1"	D.A. Ht. M or Treated D.A. Mat/Rimu						
Weatherboarding (shiplap)	6" x 1"	D.A. Ht. M. or Treated D.A. Mat/Rimu			Or up to 10" width in Dsg Rad treated planed with full rebates and weather grooved			
Scribers	e 2" x 1"	D.A. Ht. T						
Flooring	4" x 1"	D.A. Ht. M/R or Treated D.A. M/Rimu/Radiata/Tawa.						
Skirting	} consult the } owner before } commencing.		D.A.R. D.A.R. D.A.R.					
Architrave								
Cornice								
Door Jambs	6" x 1"	D.A.R.						
Planted Stops	3" x 1/2"	D.A.R.						

FLOOR FRAMING: Stringers to be laid on edge, bevelled and scarfed at all joints, angles and intersections and well secured to foundation or piles.

Gauge floor joists to a level over stringers. Space at not more than 18" centres with laps not less than 12" and well spiked together. Provide two joists, blocked at 24" centres, under bearing walls and partitions running parallel with floor joists. Cantilevered joists to run as detailed.

WALL FRAMING: Frame all gauged timber walls with plates halved at angles. Studs to be well spiked through the plates with 4" nails. Cut in wall braces, one for walls up to 15' 0" long. Longer walls shall have at least two braces. Where this brace is not possible, on short sections of wall, cut in 4" x 2" dog leg bracing between studs where directed.

Erect the frame plumb and true and cut in nogging immediately after erection. Provide and fix all bearers and dwangs required to accommodate the work of all trades.

CEILING FRAMING: 4" x 2" joists run at 90° to the ridge, spaced at not more than 20" centres. Securely spiked at laps, to wall plates.

Runners to be fixed in accordance with the schedule of timbers, nogging to joists to be fixed as for sheet sizes. Fix each ceiling joist to runner with one hanger size 2" x 2" well spiked together.

Herringbone strut or solid block joists more than 8" deep, at not more than 8' 0" centres.

ROOF: Tiled. To have 32° pitch with rafters 18" centres. Rafters to be in single lengths, wall spiked to wall plates.

Hips and valleys to be in single lengths. Ridges to be spliced together when not in one piece. Provide under purlins, set on edge, running at full length of roof securely fixed to gable wall. In case of hip roof, mitre at hips.

Strut and brace all roofs with 4" x 2" materials at 3' 6" centres for tiled roofs, 4' 6" for iron.

Corrugated Metal, Frame as above, but rafters are to be spaced at 3' 0" centres and set at pitch shown on drawings. Provide 6" x 1" collar ties and 4" x 2" strutting to each alternate pair of rafters.

SOFFITS: Line soffits with either 3/16" plain asbestos sheets covered with half-round batten at joists or 1/4" tempered hardboard.

SHEATING TO EXTERNAL WALLS: All as detailed on drawings.

FLOORING: The size to be as scheduled cramped up tightly and nailed to joists with two brads at each joist. Bore butts for brads and punch beneath the surface.

Sand the floor on completion with No. 1½ paper, machine glass paper.

INTERNAL WALL LININGS: Line in accordance with the schedule of finishes.

Gibraltar Board to be ¾" thick 1st grade. Fix and stop as specified for Fibrous Plasterer.

Pinex Hard Board 1/8" or 3/16" nailed with 1" pins at approx. 60° and set at 8" edges and 12" along studs and dwangs. Joints to be "Vee" or covered with half round batten.

Pinex Soft Board ½" thick 1st grade with 1½" panel pins 6" centres at edges and 12" to dwangs and joists. Joints as above.

SKIRTINGS: In all rooms, cupboards and wardrobes, mitred and scribed to pattern decided by Owner.

ARCHITRAVES: As for skirtings.

INTERNAL ANGLES: To W.C., Bathroom, Laundry, Wardrobes, cupboards, kitchen and kitchen fittings, fit a quarter round mould scribed over skirting and around scotia.

FINISH TO BATHS: Support bath on two cradles and frame up front with 3" x 2". Finish the top of bath and walls with 6" x 1" D.A.H.R. scribed well in and set in white lead, mitred at angles.

WINDOW SILLS: Provide a 6" x 1" sill board to all interior finish cut into frame and fitted with mould under.

MANHOLE IN CEILING: Form manhole in ceiling where directed, framing the door out of 1" material and sheathing with typical ceiling material. Hinge door on pair of 2" pressed steel butts. Provide a ¾" lining with ½" planted stops and finish all round with half round batten, mitred at angles. Provide a ½" galv. Iron pipe on wood fillets below the shelf for a coat rail.

WARDROBES: Trim as mentioned above, but with 12" wide full length shelf set at 9" from the head of door.

SWITCH & METER BOXES: Co-operate with the Electrician to form for switchboard and meter board.

JOINERY

WINDOW FRAMES: Construct all frames in accordance with detail drawings. They shall be out of Ht. Totara or Rimu morticed and tenoned, housed and pinned in the best manner. Frames to be out of 1½" material by full depth of framing with 4" x 3" mullions and 8" x 2½" sills. Where corner windows occur, mitre the sills at the angles.

WINDOW SASHES: Sashes shall finish not less than 1½" thick, be rebated for glass, properly fitted and have a ¾" groove at sides and tops. Where shown sashes to have split rails shall have a 1½" x ¼" bevelled Ht. Totara weather strip secured with brass screws.

Sashes shown to open shall be hung on approved "Whito" fasteners.

DOOR FRAMES: Exterior. All exterior frames to be constructed with 1½" solid rebated jambs and heads, unless detailed otherwise. Frames shown with sidelights to have a 4" x 3" double rebated, throated and grooved mullions and threshold out of 8" x 2½".

Interior. To be constructed out of 1½" solid rebated or 1" stuff with ½" planted stops.

DOORS: Exterior. Shall be constructed as detailed and if a single light door to have 5" x 2" Heads and with 12" x 2" bottom rail. Multi-light door to have 9" x 2" bottom rail in lieu of 12" x 2".

Interior. Doors specified to be E & B drum flush doors faced with veneer as instructed. All cores to be treated timber. Closing stiles to have solid clashing strips and where glazed tops are required, the beads shall be slightly proud of veneer face with arrisses rounded.

KITCHEN FITTINGS: All frames forming fronts to have been framed out of D.A. Rimu with shot, dowelled and glued joints. The sink bench top is to be supplied by plumber.

Construct drawers out of 1" dovetailed fronts with 1/2" sides and back. Bottom to be 3/16" ply grooved into sides. Divide one drawer into compartments for cutlery.

Construct the sink and work benches as shown with 3" x 1" dressed framing with false floors, intermediate shelves, pastry boards, drawers, etc., as shown. The bench tops to be covered with stainless steel/formica/lino as instructed.

Construct stores cupboards, safe, broom cupboards, etc., as detailed and as for work benches out of 1" stuff but with slatted shelving in safe.

BATHROOM CABINET: Provide and fix E & B stock cabinet out of 1" framing with 3/16" plywood back, and door with plate-glass mirror.

HARDWARE: Provide and fix all hardware to complete the contract and allow the P.C. sum of _____ to cover all furniture, locks, fasteners, stays, toilet paper holders, hat and coat hooks, etc. Allow to fix all items purchased under the P.C. item.

SCHEDULE OF FINISHES

Room Space	Wall Lining	Ceiling Lining	Wall Finish	Timber Finish	Ceiling Finish	Cornice
Dining	GIB BD	P. MEX	PAPER		SCOTIA	
KIT	GIB	"	PAINT			
ROUTGE	GIB	"	PAPER			
HALL	GIB	"	"			
BEDS	LIB	"	"			
BATH	GIB	"	PAINT			
LAUNDRY	FIBOLITE	—	"			
SHOWER	HD BD	PAPER	"			
TOTAL	GIB BD	"	"			

SPECIFICATION

FOR

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WAEREHGA RD

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3. Public Risk Insurance £.....

5. No Certificates for Progress Payments for sum less than £..... : :

6. Access to Site to Start Work.....days after Signing Contract.

7. Period of Maintenance..... days.

8. Fluctuations in Costs (a) Applies.
Tenderer to state whether or not Conditions apply. (b) Does not apply.

9. Other Variations:

(a)

(b)

(c)

[illegible]

PRELIMINARY & GENERAL

TENDERS: The Tenderers shall state in their tenders the time required to complete the work also the date upon which they are prepared to commence operations. Tenders will be judged not only upon the lump sum submitted but also upon the starting date and the time for completion. The employer reserves the right to accept or reject any or all of the tenders.

BY-LAWS: The Contractor shall observe all By-laws and amendments thereto of the Waikato County. Give all necessary notices, obtain all permits and pay all fees in connection therewith.

MATERIALS: Unless otherwise specified the Contractor shall provide all materials and labour required for the completion of the work to the satisfaction of the

MAKING GOOD: The Contractor shall be required to attend upon and make good, in and after all trades involved in this Contract, whether specified under lump sum amounts or not, and leave the work complete in every respect.

The Contractor will be held responsible for the adequate protection of roadways, boundaries, adjoining properties, etc., and make good any damage to same caused by operations under this Contract.

CONTINGENCY SUM: The Contractor shall include the sum of..... for contingencies, to be used as required by the....., or deducted in full, free of discount on completion of the Contract.

LUMP SUMS: All lump sums and other amounts quoted in the Specification to cover goods to be provided and/or fixed by the Contractor shall mean, unless otherwise stated, the retail price including Sales Tax in the District of Hamilton and to all such sums the Contractor shall add his profit in addition to charges for cartage and fixing.

The Employer reserves the right to purchase privately any or all the articles covered by the P.C. amounts. Should this course be adopted the Contractor or Sub-Contractor concerned will be advised and P.C. amounts shall be deducted in full from the Contract at completion.

SETTING OUT: The Contractor shall be responsible for the accurate setting out and alignment of the finished walls in relation to the dimensions shown on the drawings. Large scale drawings shall take preference over small scale and scale figure dimensions taken in preference to scale ones.

CONVENIENCES, OFFICE AND STORESHED: Provide and maintain a suitable convenience where directed for the use of the workmen, keep disinfected and clean, on completion of the contract remove units and disinfect the ground around.

Provide and maintain suitable offices and store sheds where directed. Remove on completion of the Contract.

SCAFFOLDING: The Contractor will provide for the erection and maintainance of all ladders and scaffolding, ensuring that they conform to the Scaffolding Act 1935 (1952/70) advising the Scaffolding inspector of the Labour Department before usage. Allow the use of scaffolding to all sub-contractors and on completion of the Contract dismantle and remove.

MONTHLY STATEMENTS: At the end of each calender month after commencement of the work, the Contractor shall submit to the.....a detailed statement setting forth the items of the amount claimed for each progress certificate. This statement shall also show each and every authorised variation to the drawings and specification for that month. No progress payment will be made unless the monthly statement is produced.

OBJECTS: The nature of these specifications is to provide for the work herein enumerated and shown on the accompanying drawings to be fully completed in every detail for the purpose designed and it is hereby understood that the Contractor on accepting the Contract agrees to furnish everything necessary for the construction regardless of any omission in the contract documents.

DISCREPANCIES: Variations arising between the drawings and specifications shall be reported to the..... immediately before proceeding with the section of work affected.

INSURANCE: The Contractor shall insure the work against Fire and such insurance to cover the full value of the premises when completed. The Contractor shall take out a full comprehensive Policy to cover all workmen employed by the contractor or employed by any person firm or company carrying out work in connection with the Contractor or Sub-Contractors.

GENERAL: Remove all rubbish from the site and building, from time to time as the work proceeds and on completion leave ready for occupation with all windows, doors, floors, etc., thoroughly clean and free from paint and other blemishes.

On completion of all work in the contract, the contractor shall hand over to the owner all Keys, etc. with tags attached signifying the doors to which they belong.

MAINTENANCE PERIOD: Allow to maintain the works in their entirety for the period of 90.....

ELECTRICIAN

GENERAL: The whole of the installation shall comply with the wiring Regulations and Local Electrical Supply Authority by-laws. Materials and fittings to be best quality in accordance with the N.Z.S.S. All wiring to be concealed behind linings, etc.

WIRING: (a) **Service Mains** Plastic sheathed neutral-screened cable, P.V.C. insulated cable in conduit, mineral insulated copper sheathed cables. To be of a capacity to suit the installation in accordance with the Authoritys requirements, and the Service mains in an approved mains entry box. Unless directed otherwise allow for overhead supply with a point of entry as decided by the Authority.
(b) **Circuit Wiring** Tough rubber or plastic covered cable.

SWITCHBOARD: Meter Cabinet. Fit a hinged meter board in the box provided by the Carpenter. Provide and fix main earth connection to earthed metal water supply system.

Cables. Cables to be C.M.A. brand or other approval manufacture to comply with the following:

Rubber Insulated Cables	N.Z.S.S. 50
P.V.C. Cables & Flexible Cords	" 1272
Polythene Insulated Cables	" 1088

SWITCHES shall be 10 amp flush types complying with N.Z.S.S. 198.

LAMPHOLDERS shall be bayonet type moulded plastic holders, complying with N.Z.S.S. 144 and provide opal shades in Laundry, Bathroom, W.C. and kitchen.

SCHEDULE			
Location	Wattage	Switches	Sockets
LAMPS TO BUSY	60 wattage	FLUSH	
POINTS		FLUSH	

Allow the P.C. Sum of £.....for special fittings listed above and selected by the Owner.

ELECTRIC COOKER: Allow the P.C. the sum of £ 56.....to purchase as directed and allow all necessary fixing.

RADIO: Provide and fix flush outlet plates. From the earth terminal of the plate run a copper earth wire under the floor and couple with an earthen clip to the nearest water pipe.

The aerial terminal shall be connected to an insulated dropper and to an aerial under the soffitt at least 50 feet long bare copper wire supported on the joists with suitable insulators.

PROVIDE T.V. OUTLET

PAINTER

MATERIALS: The material for all coats to be the product of the same manufacturer. The application shall be applied strictly in accordance with the manufacturer's printed instructions.

WORKMANSHIP: All work to be carried out in accordance with the N.Z.S.S. CP 5. The colour scheme will be decided by the Owner, the Contractor should allow sufficient time for collaboration before commencing.

EXTERIOR WORK: Woodwork. Prime all external timbers, laps of weatherboards, door/window frames and sashes with priming complying with N.Z.S.S. 4056 type L.R. Totara priming shall only be used on Totara, All exterior work shall be primed before fixing in position and not exposed more than four weeks before the second coat.

As soon as priming has set, stop all nail holes and prepare surface for undercoating.
After initial preparation apply undercoat complying with N.Z.S.S. 521 type LZ, LZT, ZT or ZL
To all exposed woodwork, metal work, apply a final coat of high gloss paint of approved brand.

Metalwork. Prime laps to roof iron with red lead primer prior to fixing. Fix and allow to weather for a period of six months and apply one coat of approved roof paint.

All other iron work, galvanised or otherwise, shall be given two coats of anti-corrosive paint. Aluminium surfaces primed with zinc chromate and approved final coat.

INTERIOR: Thoroughly prepare surfaces to be painted, distempered or varnished by stopping, sealing and rubbing down to an adequate surface for later applications.

Woodwork shall be primed and then stopped with best linseed oil putty. Gibraltar board and fibrous plaster to be stopped and given an approved sealer. Then apply an undercoat and one coat of approved glossy enamel, making three coats in all.

VARNISHING OF WOODWORK: Stop where necessary with natural tinted linseed putty, allow to harden and sandpaper.

Apply one coat of white polish or clear P.V.A. sealer and one coat of clear varnish or an alternative finish and apply two coats of white polish or other approved sealer, excluding any type of water sealer, followed with one coat of clear varnish.

Where oil finish is scheduled, stop with tinted putty and apply one coat of oil stain followed by a coat of knotting.

PAPERHANGING: Wallpapers to be selected by the Owner, allow the P.C. sum of 9/- per roll and adjust cost on final payment.

All paper to be trimmed, cut straight, butt jointed and hung plumb with paper pattern matching. Paste of approved manufacture with an incorporated fungicide

GLAZIER

GENERAL: All glass to be of approved British manufacture. Fit into rebates and secure with metal sprigs, properly bed and back putty,

MIRRORS: Supply 1/4" plate-glass mirror and fix where detailed on drawing.

SCHEDULE OF GLASS

Type of Glass	Location
Doors	

Rooms

EXCAVATOR

TOP SOIL: Remove the top soil from the area to be covered by the building and set aside where directed. Remove any trees, bushes on the building area and grub out all roots.

EXCAVATIONS: Excavate where necessary for site levelling, foundations, posts, blocks, walls, pipes, etc., to the levels shown on plans and elevations. Excavated material to be deposited on the site where and as

directed by the

Secure and maintain the banks of all excavations keeping them clear of water and spoil. Should the levels of the excavations be taken too deep the contractor will fill at his own expense, concrete of 6:1 mix.

EXISTING DRAINS: Report immediately if existing drains are encountered.

HARDFILL: The area on which concrete slabs are to be laid shall be covered with not less than 4in. of coarse shingle, broken bricks or concrete. The top to be blinded with finer shingle and thoroughly rolled to a level surface.

SURPLUS SPOIL: Top soil removed in excavations shall remain the property of the Employer and shall be deposited where directed on site. Top soil shall only be used for back filling through top 12in. of excavations, soak holes, drains, etc.

BACK FILLING: When excavations are completed generally fill in all excavations thoroughly consolidating the filling by ramming and watering as required.

CONCRETOR

MATERIALS & WORKMANSHIP: The Contractor shall adhere to the requirements of clauses 503 to 515 (N.Z.S.S. 95 part V) and any amendments thereto.

Cement—As per N.Z.S.S. clause 503.

Aggregates—As per N.Z.S.S. clause 504.

Water—As per N.Z.S.S. clause 505.

GRADES OF CONCRETE: The mixes and proportions of concrete for the purposes scheduled to conform with N.Z.S.S. clause 506.

(a) **Grade C Concrete** crushing strength of 2500 lb. per sq. in. at 28 days using 611 lb. of cement to a cubic yard of mixed concrete:—

(i) Suspended beams, stairs or slabs.

(ii) Two-storey party walls footings over 2ft. 0in. wide.

(iii) Reinforced retaining walls over 6ft. 0in. high.

(b) **Grade C Concrete**—Crushing strength at 2000lb. per sq. in. at 28 days using not less than 540 lb. of cement for every cubic yard of mixed concrete:—

All concrete work other than mentioned in (a) or (c).

(c) **Grade D Concrete**—Crushing strength 1500 lb. per sq. in. at 28 days using not less than 470 lb. of cement for every cubic yard of mixed concrete:—

Paths, kerbs, walls, tool shed floors, floor slabs in basements, yard slabs.

MIXING: As per N.Z.S.S. Clause 509. Do not allow the use of water more than necessary to produce a stiff mix capable of being properly placed in the boxing.

STORAGE: (a) Aggregate as per clause N.Z.S.S. 508 (d).

(b) Cement as per clause N.Z.S.S. 503 (b).

PLACING OF CONCRETE: No concrete to be deposited until has inspected and approved excavations, reinforcement and boxing. Remove all dirt, shavings, sawdust and other refuse from the boxing before pouring. Wet all forms immediately prior to pouring.

Pour the concrete so that there is no segregation of the aggregate. It is to be thoroughly compacted around the steelwork so that no voids or cavities are created.

Handle all concrete from the mixer to the place of final deposit as rapidly as possible. No concrete shall be used in which initial handling has taken place.

Existing concrete surfaces shall be thoroughly washed and covered with a cement and sand 1:2 slurry before depositing new concrete.

REMOVAL OF BOXING & CURING: The minimum time for the removal of boxing, after the placing of concrete, shall be three days for walls or piles and seven days for slabs spanning under 5ft. 0in. The time

for larger slabs shall be directed by the

All concrete to be adequately protected against frost, sun and shock or vibration until it has completely set.

REINFORCEMENT: To be of round mild steel rods complying with conditions and tests embodied in N.Z.S.S. 197 accurately fabricated and fixed in position. Rods shall be hooked and lapped at least 40 dia and unhooked ends 54 dia. Laps and intersections shall be tied together with 169 black iron wire and secured so that they will not move during the placing of concrete. Bend all horizontal rods not less than 2ft. 0in around the angles.

Steel to be free from all paint, grease, dust, rust scale or other coatings that will destroy or reduce the strength of the steel. Steel allowed to oxidise to such an extent as to become pitted is liable to rejection.

BOXING: All formwork to be so designed and constructed that it can be removed without damage to the concrete. It shall be so braced and supported that the exposed concrete face shall be straight and true in every direction.

When constructing the form work, form all openings and chases necessary for air ventilators, flashings, conduits and pipes, etc.

FOUNDATIONS: Foundations to conform with detail drawings in all respects. Pour continuous concrete foundations to all walls of:—

- (a) Brick veneer, concrete, block veneer.
- (b) Stepped foundations to timber structures.
- (c) Dividing walls.
- (d) Two-storey structures.

Pile foundations:—All piles shall be set at least 12" into solid ground having two strands of No. 89 Galv. wire cost 6" into and 9" out of the pile. Internal piles at not less than 12" above ground level to support jack framing. Space piles at not more than 4' 6" centres under sleepers. For spacing between sleepers see joist spans.

(a) **Poured in situ**
8" x 8"

Positions

Exterior piles, single storey structures roofed in other than tiles.

(b) 8" x 8" with 15" x 15" x 6" pad.

Under posts carrying roofs.

(c) 8" x 8"

Interior piles.

Precast

(d) 8" x 8" on 9' x 9' x 4" pad.

Exterior piles, bungalow structures only.

(e) 8" x 8" on 12' x 12" x 8" pad.

Supporting interior bearing positions.

(f) 8" x 8" on 9" x 9" x 4" pad.

Other interior pads.

Precast piles of other cross sectional areas may be used subject to approval by local body, but in no case less than 5" x 5" at the top tapered to 6" x 6" at the bottom set in concrete as specified. All precast piles more than 2' 6" to be reinforced.

Where the height of the foundations above ground level at any point is 2' 6" but not more than 4' 6" provide 2' x 2' solid angles to exterior walls.

CONTINUOUS FOUNDATIONS: Foundations where height exceeds 4' 6" shall be continuous and stepped if ground level is sloping.

Form ventilator openings in walls at a distance of from 2' 0" from each corner and then at 4' 0" centres. Build in 9" x 6"½ vermin proof ventilators.

BOLTS & FIXINGS: Build into concrete foundation where necessary ½" dia. bolts complete with nuts and washers. Alternatively ½" dia. hooked mild steel rods embedded minimum 8" into concrete, not more than 6" from corners, at maximum spacings of 4' 0".

CONCRETE FLOORS: Main slab: Construct where shown on drawings and finish to an even and level

surface by screeding with a wood float finish. They shall be reinforced with a layer of..... H.R.C. at centre of depth. Lap intersections at not less than 6".

Porch floors and steps shall be 4" minimum depth laid with an even fall to shed rain water. Porch floors to be supported on two base walls 4" thick so arranged that the reinforcing shall span the shortest distance. Concrete steps generally shall be constructed with treads 12" wide with risers of 7" foundation taken not less than 12" into ground.

All concrete surfaces which are to be plastered to be cross combed to form a key for plaster.

CONCRETE HEARTHES: For size construction, and reinforcement see detail drawings.

PRECAST CONCRETE CHIMNEY: Shall be of approved manufacture constructed in accordance with the N.Z.S.S. 1051.

From hearth to top of flue the chimney to be constructed with precast units with rebated joints all well filled with mortar, flue left completely clean. Rods shall be placed and grouted when blocks have reached roof level. Rods are to be vibrated so that grout work may work thoroughly into position. The remaining blocks to be threaded over rods and properly grouted.

The fireplace to be fitted with an approved firebrick lining complete with hods. The space behind fire bricks is to be filled with fine shingle and sealed with 2" cement mortar.

BRICKLAYER

BRICKS: All bricks shall be of approved manufacture, hard, sound, square, regular in size and shape and to be Henry selected facings.

MORTAR: Mortar shall consist of:—

- (a) one part cement to three parts sand or
- (b) Two parts cement to one part lime to nine parts sand.

For (a) add Febmix/Admix or other approved additive to the makers instructions and for (b) the lime

PLUMBER

MATERIAL & WARKMANSHIP: All materials shall be the best of their respective kinds and all workmanship shall be in accordance with the best trade practice. The whole of the materials and workmanship shall be in

accordance with the HEALTH DEPT By Laws and shall be to the entire satisfaction of the Sanitary Engineer.

ROOFING: Galvanised Iron. Cover the entire roof with 2" mesh galvanised wire netting stapled to purlins and cover with 30 lb. Building Paper layed with 3" laps and nailed with large clout head galv. nails. Fix

26 gauge and galv. corrugated iron roofing, complete with all ridges, hips and verges and leave in a thoroughly watertight condition. End laps not less than 9" for 15° pitch with side laps of one and half corrugation.

Fix 26 gauge lead-edged ridging and dress down into roofing.

Flashings. Care is to be taken in fixing flashings ensuring perfect efficiency. Do all necessary flashing to render the building watertight.

Chimneys. Flash chimneys at Junction of roof with roofing material allowing for upstand of 3". Cover flashing shall be well bedded into chimney, plugged and pointed with cement and sand 1:3.

Pipes. Flash and vent, soil and flue pipes at roof level.

Windows, Doors and Gable Ends. Flashing shall be securely fixed with 3/4" flat head galvanised nails at 3" centres.

Valleys. To be at least 15" wide, end laps to be at least 6" the lower end projecting into the guttering.

VENT PIPES: The diameter of soil and terminal vents be 3" or 4" or determined by the local authorities.

SOIL STACKS: Unless otherwise stated stack shall be of cast iron, unless directed otherwise for their entire length.

TERMINAL VENTS: Internal. Shall be cast iron, unless directed otherwise, for their entire length.

External. Shall be cast iron for the first 6' 0" above ground level, thereafter in 24 gauge seamed sheet copper.

Both vertical vent and soil pipes to be supplied and fixed by the Plumber. Provide wire balloon cowls to tops of all vent pipes.

COLD WATER SUPPLY: Run cold water supply from..... supply with a 3/4" S.G.I. pipe to two stand pipes and to bath. Run 3/4" branches to the following, all piping under and within the house being seamless copper tube with bronzed joints, secured to framing at 4' 6" centres, with 1" wide copper straps secured with brass screws.

<u>HOT & COLD</u>			
	Position	Size	Tap
	Bath	5'6" CAST	2 3/4" BRASS 3" EXT
	Tub	SINGLE CONC	2 1/2" BRASS BRB
	Basin	PORE.	1/2" P. LON COCKS
	Sink	S. STEEL 5'6"	2 3/4" BRASS EXT
	W.C.'s	PORE.	PLASTIC CISTERN
	Roof Tank <u>AJAX VALVE</u>	WATER OFF TOWN SUPPLY	
	Shower	3" S. BRASS	
	Washing Machine <u>SUPPLIED BY OWNER</u>		2-1/2" BRASS BRB
	Sink		

HOT WATER SUPPLY SYSTEM: Where a gas installation is wanted the gasfitter will install the hot water cylinder, gas circulator and circulating pipes. The supply tank, if necessary, and all water piping will be provided by the plumber.

Supply Tank. Provide a 24 g. copper 25 gallon supply tank, complete with copper tray having a clearance on all sides with 3" upstand with copper overflow pipe.

AJAX VALVE 40 with boiling tap

HOT WATER CYLINDER: Provide and fix an electric hot water cylinder of..... gallons capacity to comply with N.Z.S.S. 720. The insulated and lagged cylinder should be readily removable, if necessary from the cupboard. Hot water cylinder shall be the standard pressure type, but if directed otherwise a "cistern" or "indirect" type shall be used.

Position	Size	Tap
BATH		
BASIN	As Cold supply	
SINK		
TUB		
SHOWER		
WASHING MACHINE		

SANITARY FITTINGS:

Bath shall be quality cast iron porcelain enamelled bath.

Basin shall be 22" x 16" porcelain on cast iron cantilevered brackets. The height shall be determined by the Owner.

W.C. The pan to be selected glazed earthenware fitted with a polished seat, complete with an approved C.P. on brass or stainless steel hinges. Connect with low level water waste preventor of approved manufacture and in accordance with N.Z.S.S. 245. The lining to be of sheet copper and complete with ½" ballcock, silence pipe, C.P. handle, ¾" dia. overflow and 1½ C.P. flush pipe.

Sink, Shower, Tray & Tub. To be supplied by the Plumber and set in position by the Carpenter. The Plumber shall connect these fittings to the drainage system.

DRAINLAYER

General. The whole of the work is to comply with the by-laws of the and the Health Department Regulations. It shall be carried out by licensed Drainlayers to the satisfaction of their Inspectors.

MATERIALS: Soil Pipes & Fittings. Soil pipes and fittings are to be 4" internal diameter first class salt-glazed earthenware with socketed joints.

Stormwater shall be 4" dia. second class salt-glazed earthenware with socketed joints.

Field Tiles: To be first class unglazed earthenware of 4" dia, unless otherwise detailed.

Concrete. "Refer to Concretor".

LAYING: Where practical keep 2' 0" below ground level at highest point. Work adjacent or under the building to be laid prior to building of foundations.

Pipes to be laid so that their invert level is true and even gradient and with a minimum fall of 1 in 40 for 4" pipes.

The joints to be fully set in 2 to 1 sand and cement mortar and flauched out approximately 45° around sockets.

The interior of pipes and fittings to be thoroughly cleaned as work proceeds.

GULLY TRAPS: To be set on a bed of concrete approxi-mately 4" thick with kerbs not less than 2" thick carried not less than 6" below ground and extending not less than 3" above finished ground level.

Unless directed otherwise all gully traps shall be on "Closed type" with wastes discharging beneath the grating.

INSPECTION FITTINGS: Inspection fittings to be at the following points:—

(a) As close to main sewer as possible, and/or immediately inside the boundary.

(b) At every change of direction.

(c) At every branch serving a W.C. pan and Junctions with 6ft. branch or more in length.

(d) At intervals of not more than 40 feet.

Care must be taken to ensure that all covers are watertight, carefully bed the cover in clay and finish with a light sand-cement covering to the top.

DOWNPIPES shall be discharged in accordance with drainage plan.

TESTING. Before back filling, drains shall be inspected and tested, and any defects made good.

SEPTIC TANKS: Where this system is required under the contract the type of tank and effluent disposal to be

WORKMANSHIP: Build the whole of the brickwork as shown on the drawings, wet bricks thoroughly before use. Fully flush all joints with mortar. Properly bond angles and junctions, keeping all perpend true. Fully flush brickwork against window frames.

WALL TIES: Secure veneer walls to the wood framing with No. 8 gauge galv. iron "butterfly" wall ties. Built in every third course at all angles, openings and end of walls. Provide five ties to each square yard at intermediate points. Well bed ties into bricks and secure to studs, care being taken to ensure an outward fall of the ties.

VERMIN PROOFING: Build in 4" wide strips of $\frac{1}{4}$ " mesh secured to bottom wall plate with $\frac{3}{4}$ " galv. staples; carried across cavity and taken 1" into brickwork. Vermin proof all chimneys, dividing walls wherever necessary to prevent entry of vermin.

BRICK WALLS: Build brick walls $1\frac{1}{2}$ " clear of the framing, care being taken to keep cavity clear of mortar droppings.

Flush the mortar on the back of the walls as work proceeds and at regular intervals during the work, brush the droppings from the wire ties.

Joints shall not exceed $\frac{3}{8}$ " in thickness. All Joints in exposed facings are to be weather struck as work proceeds. To be raked out and later pointed with white cement and silver sand. Lay brick on edge for cills. On completion all exposed faces of brickwork shall be cleaned and left in first class order.

(Note: Delete what is not applicable. Precast chimney under Concretor).

BRICK CHIMNEY: Construct all chimneys to drawings. Bed $\frac{5}{8}$ " rods from top of gathering to finish 3" from top of flue. Fully bed all rods in mortar. Parge flues with 1 to 3 lime and sand mortar.

Brickwork forming throat to flue is to be carried over in 9" work.

Weather the tops of chimney stacks with cement and sand 1:3 steel trowelled to a dense, smooth surface with the exception of precast concrete, finish all flues with E.W. flue liners to protect 1" above flaunching.

Render all parts of brickwork which pass within 3" of timber work.

Finish decrease in external chimney with brick tumbling in or tiles set in cement mortar at 60° pitch.

Form brick linings to chimney opening with fire brick forming hobs. Fill the cavity behind with loose shingle and finish the top with 2" cement compo.

SURROUNDS: The fire surround shall be built in accordance with detail drawings; the selection of material should be checked with owner before commencing.

MASTIC: The space between brick veneer and timber frames shall be weatherproofed with mastic.

FIBROUS PLASTERER

FIBROUS PLASTER: Where specified in the schedule of finishing line the walls and ceilings with the following quality fibrous plaster. Flush pointing all upon completion.

Fibrous plaster sheets shall be $\frac{3}{8}$ " thick and be manufactured by an approved firm in accordance with best trade practice. They shall be free from all imperfections and thoroughly cured before fixing.

FIXING: Sheets shall be nailed securely with 1" galv. flat-headed nails spaced at not more than 5" at edges and not more than 12" centres along studs and dwangs. Sheets are to be pressed hard against the framing while being fixed.

POINTING OF FIBROUS LININGS: When all heavy nailing has been completed, stop all joints, nail holes and imperfections with pure plaster-of-paris pressed and trowelled to a smooth and even surface. The work to be clean and free from irregularities. Retarding compounds or lime must not be used.

External angles of walls are to be finished with a wood fillet.

POINTING OF GIBRALTAR BOARD: All joints and nail holes in "Gibraltar" board linings shall be similarly stopped with plaster of paris.

SOLID PLASTERER

MATERIALS: Cement to be as specified in "Concretor".

Sand to be sharp and coarse, free from saline, vegetable or loamy materials.

Hydrated Lime to be mill hydrated.

Febmix/Admix or similar approved agency may be used as recommended by the manufacturer.

RENDERING ON BRICKWORK: All joints are to be well scratched out to a depth of $\frac{1}{2}$ ", the walls well wetted and a rendering coat of 3 parts sand and 1 part cement finished with a wood float to straight and even surface.

RENDERING ON CONCRETE: Cut back all wire ties $\frac{1}{4}$ " from surface, well wet walls and coat with slurry of 2 parts sand 1 part cement. When this is set apply on $\frac{1}{4}$ " coat of 3 parts sand and 1 part cement finished as above.

FINISHING COAT TO BRICKWORK OR CONCRETE: Apply a finish coat of 7 parts sand and two parts cement tinted to approval. Work up to a fine smooth finish and finish base walls with a neat bevel. (If this finish coat is not applied use the following):—Finish with a dash coat of 1 to 3 cement and sand applied to give a satisfactory and regular coverage.

DRIPS, ETC.: Form all drips or other features and form mouldings to detail drawings.

FLOOR & STEPS: All concrete floor slabs and steps are to be well cleaned down and a slurry coat of cement and sand 1:1 applied. When this is set a rendering coat of cement and sand 1:3 not less than $\frac{3}{8}$ " thick and finished with a fine float non-skid surfaced.

Form bullnosed arrises to nosing of steps and 1" radius cove at the junction of walling and floors.

CARPENTER

GENERAL: All timber to be best of its class, free from dead, large or loose knots, shakes and all other defects to conform with N.Z.S.S. 169 and the general list of housing timber acceptances.

TREATED TIMBER: Timbers shown in Schedule of Timbers to be treated shall be done with an approved

SEASONING: All dressed timbers to be thoroughly seasoned. All framing, etc., having linings on both sides shall be gauged to an even width. All finishing timbers shall be machine dressed; those to interior finishings to be sand papered in addition.

WORKMANSHIP: The whole of the carpenters work shall be properly framed, securely spiked together. Plates and sleepers to be halved together at all joints, which shall be over solid bearing. Joinery to be constructed by mortice and tenon, dovetailing, tongue and grooving, mitres, etc. All plates and other timbers in contact with concrete or brickwork to be seated on a continuous malthoid damp course.

MOULDING & PROFILES: Mouldings referred to in this specification are E & B standard runs and the selection must be met with the approval of the Owner before commencing work.

ATTEND ON OTHER TRADES: Attend on and make good after other trades provide and fix all necessary bearers, etc. Keep to a minimum the notching of framing for pipes.

Position in Building	Size	Class	JOIST SPACINGS			
Sleeper Plates	4" x 3"	BAHR or No. 1 Rad. Treated				
Jack Studs (Interior)	4" x 3"	"				
(Exterior)	4" x 2"	"				
Floor Joists	5" x 2"	"	Spans to	Rimu & Matai	Radiata	All at 18" Centres
	6" x 2"	"	"	4'6"	N.A.	
			"	6'0"	4'6"	
			"	7'0"	6'0"	
	8" x 2"	"	"	13'6"	Local Bod.	
	9" x 2"	"	"	10'6"	Regs.	
	10" x 2"	"	"	15'0"	9'0"	
	12" x 2"	"	"	19'0"	"	
Bottom Plates (bearing walls)	4" x 2"	BAHR or No. 1 Rad. Treated				
Bottom Plates (non-bearing walls)	4/3 x 2"	BAR or No. 2 Rad. Treated				
Top Plates (bearing walls)	4" x 2"	BAR or No. 1 Rad. Treated				
Top Plates (non-bearing walls)	4/3" x 2"	BAR or No. 2 Rad. Treated				
Noggings	4/3" x 2"	"				
Trimmers		BAR or No. 1 Rad. Treated	At not more than 27" centres			
			Spans to 3'0" =	4" x 2"		
				on flat		
			" " 4'6" =	4" x 3"		
				on flat		
			" " 6'6" =	2/5" x 2"		
			" " 9'0" =	2/6" x 2"		
			" " 11'0" =	2/8" x 2"		
			" " 12'0" =	2/10" x 2"		
			" " 14'0" =	2/9" x 2"		
Studs (bearing walls)	4" x 2"	BAR or No. 1 Rad. Treated	At 18" centres			
Studs (non-bearing walls)	4/3" x 2"	BAR or No. 2 Rad. Treated	" " "			
Studs (openings over 4'6")	4" x 3" or 2/4" x 2"	BAR or No. 1 Rad. Treated	Trimmer studs only			
Braces (external)	6" x 1"	BAR or Merch. Rad. Treated	Cut in at 45°			
Braces (internal)	4" x 1"	BAR or Merch. Rad. Treated	" " "			
Ceiling Joists	4" x 2"	BAR or No. 1 Rad. Treated	At 20" centres			
Ceiling Nogs and Hangers	2" x 2"	No. 2 Rad.				
Ceiling Runners		BAR or No. 1 Rad. Treated	For spans over 7'0" up to 12'0" = one & over 12'0" one runner			
			Every 6'0" evenly spaced size			
			4" x 2" up to 8' 0" span			
			5" x 2" up to 12'0" span			
			6" x 2" over 12'0" span			
Rafters	5/4" x 2"	BAR or No. 1 Rad. Treated				
Purlins	3" x 2"	BAR or No. 1 Rad. Treated				
Under purlins (for Iron & Afesta)	4" x 2"	BAR or No. 1 Rad. Treated	Use 4" x 3" for tiled roof			
Roof struts	4" x 2"	BAR or No. 1 Rad. Treated				
Sole plates	4" x 2"	BAR or No. 1 Rad. Treated				
Collar ties	6" x 1"	BAR or Merch. Rad. Treated	or 4" x 2" for tiled roofs and placed every 2nd pair rafters			
Hips & Ridges	6/9" x 1"	BAR or Rad/Merch Treated	or 6" x 1" for tiled roofs			
Ribbon plate	3" x 2"	BAR or No. 2 Rad. Treated				
Soffit Bearers	3" x 2"	BAR or No. 2 Rad. Treated				
Valley Rafter	6" x 1 1/2"	BAR or No. 1 Rad. Treated				
Valley Boards	6" x 1"	Merch Rad Treated				
Fascia	9/8" x 1"	D.A. Ht. R or Tan. D.A. Rimu				
Weatherboarding (bevel backed)	6" x 1"	D.A. Ht. M or Treated D.A. Mat/Rimu				
Weatherboarding (shiplap)	6" x 1"	D.A. Ht. M. or Treated D.A. Mat/Rimu	Or up to 10" width in Dsg Rad treated planed with full rebates and weather grooved.			
Scribers	ex 2" x 1"	D.A. Ht. T				
Flooring	4" x 1"	D.A. Ht. M/R or Treated D.A. M/Rimu/Radiata/Tawa.				
Skirting	} consult the owner before commencing.	D.A.R.				
Architrave		D.A.R.				
Cornice		D.A.R.				
Door Jambs	6" x 1"	D.A.R.				
Planted stops	3" x 1/2"	D.A.R.				

FLOOR FRAMING: To be laid on edge, bevelled and sc-afed at all joints, angles and intersections and well secured to foundation or piles.

Gauge floor joists to a level over stringers. Space at not more than 18" centres with laps not less than 12" and well spiked together. Provide two joists, blocked at 24" centres, under bearing walls and partitions running parallel with floor joists. Cantilevered joists to run as detailed.

WALL FRAMING Frame all gauged timber walls with plates halved at angles. Studs to be well spiked together through the plates with 4" nails. Cut in wall braces, one for wall up to 15' 0" long. Longer walls shall have at least two braces. Where this brace is not possible, on short sections of wall, cut in 4" x 2" dog leg bracing into studs where directed.

Erect the frame plumb and true and cut in nogging immediately after erection. Provide and fix all bearers and dwangs required to accommodate the work of all trades.

CEILING FRAMING: 4" x 2" joists shall run at 90° to the ridge spacing at not more than 20" centres. Securely spiked at laps, to wall plates.

Runners to be fixed in accordance with the schedule of timbers, nogging to be joists to be fixed as for sheet sizes. Fix each ceiling joists to runner with one hanger size 2" x 2" well spiked together.

Herringbone strutting or solid block floor joists or more than 8" deep and at not more than 8' 0" centres.

ROOF: Tiled. To have 32° pitch with rafters 18" centres. Rafters to be in single lengths. Ridges to be spliced together to wall plates.

Hips and valleys to be in single lengths. Ridges to be spliced together when not in one piece. Provide under purlins, set on edge, running at full length of roof securely fixed to gable wall mitre at hips.

Strut and brace all roofs with 4" x 2" materials at 3' 6" centres.

Corrugated Metal, Frame as above, but rafters are to be spaced at 3' 0" centres and set at pitch shown on drawings. Provide collar ties 6" x 1" strutting to each alternate pair of rafters.

SOFFITS: Line soffits with either 3/16" plain asbestos sheets covered with half-round batten at joints or 1/4" tempered hardboard.

SHEATHING TO EXTERNAL WALLS: All as detailed on drawings.

FLOORING: The size to be as shown on detail drawings cramped up tightly and nailed to joists with two brads at each joist. Bore butts for brads and punch beneath the surface.

Sand the floor on completion with No. 1½ paper, machine glass paper.

INTERNAL WALL LININGS: Line in accordance with the schedule of finishes.

Gibraltar Board to be 3/8" thick 1st grade. Fix and stop as specified for Fibrous Plasterer.

Pinex Hard Board 1/8" or 3/16" nailed with 1" pins at approx. 60° and set at 8" edges and 12" along studs and dwangs. Joints to be "Vee" or covered with half round batten.

Pinex Soft Board ½" thick 1st grade with 1½" panel pins 6" centres at edges and 12" to dwangs and Joists. Joints as above.

SKIRTINGS: In all rooms, cupboards and wardrobes, mitred and scribed to pattern decided by Owner.

ARCHITRAVES: As for skirtings.

INTERNAL ANGLES: To W.C., Bathroom, Laundry, Wardrobes, cupboards, kitchen and kitchen fittings, fit a quarter round mould scribed over skirting and around scotia.

FINISH TO BATHS: Support bath on two cradles and frame up front with 3" x 2". Finish the top of bath and wall with 6" x 1" D.A.H.R. scribed well in and set in white lead, mitred at angles.

WINDOW CILLS: Provide a 6" x 1" cill board to all interior finish cut into frame and fitted with mould under.

MANHOLE IN CEILING: Form manhole in ceiling where directed, framing the door out of 1" material and sheathing with typical ceiling material. Hinge door on pair of 2" pressed steel butts. Provide a ¾" lining with ½" planted stops and finish all round with half round batten, mitred at angles.

WARDROBES: Trim as mentioned above, but with 12" wide full length shelf set at 9" from the head of door. Provide a ½" galv. Iron pipe on wood fillets below the shelf for a coat rail.

SWITCH & METER BOXES: Co-operate with the Electrician to form for switchboard and meter board.

JOINERY

WINDOW FRAMES: Construct all frames in accordance with detail drawings. They shall be out of Ht. Totara or Rimu morticed and tenoned, housed and pined in the best manner. Frames to be out of 1½" material by full depth of framing with 4" x 3" mullions and 8" x 2½" sills. Where corner windows occur, mitre the sills at the angles.

WINDOW SASHES: Sashes shall finish not less than 1½" thick, be rebated for glass, properly fitted and have a ¾" groove at sides and tops. Where shown sashes to have split rails weathered and throated a 1½" x ¼" bevelled Ht. Totara weather strip secured with brass screws.

Sashes shown to open shall be hung on approved "Whitco" fasteners.

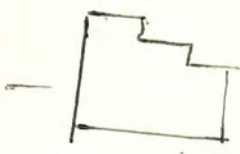
DOOR FRAMES: **Exterior.** All exterior frames to be coconstructed with 1½" solid rebated jambs and heads, unless detailed otherwise. Frames shown with sidelights to have a 4" x 3" double rebated, throated and

← To KAUNHATA
H. GEEK

WAEREMGA ROAD

10m

10m



RESIDENCE

SITE PLAN
RESIDENCE

H. GEEK + SONS

Part 1: Introduction and general provisions / How the plan works / Relationships between spatial layers

Relationships between spatial layers [000047, 000055, 000078]

The District Plan uses a range of spatial layers that are shown on planning maps including zones, overlays, site-specific controls, development areas and designations. The function of each spatial layer is set out in the National Planning Standards, November 2019, as follows:

Zones

A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible. The spatial area of each zone is shown on the planning maps. Every part of the district (except for roads) is in one zone and the zones do not overlap.

Overlays

As well as zones, there are various overlays (such as Outstanding Natural Landscapes and Significant Natural Areas) and sites/features (such as Historic Heritage buildings). An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.

Site-specific controls

Site-specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area.

Precincts

A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the outcomes anticipated in the underlying zone(s).

Designations

A designation is a provision in a district plan for a public work or project. Only a requiring authority can give notice of a requirement for a designation.



■ P 07 824 8633 ■ F 07 824 8091
■ Call Free 0800 492 45
Private Bag 544, Ngaruawahia
www.waikatodc.govt.nz

Land Information Memorandum Property Maps

408 Waerenga Road WAERENGA

Created:
Friday 14 August 2026 08:21:54



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LAND INFORMATION

Land Information	
Land No	624995
Linz No /Parcel ID	8513353
Legal Desc	Lot 3 DP 586820
Land Area	8000

LAND RESOURCE MAP

LEGEND

- Subdivisions

▼

Subdivision Status

▼

1

◀

2 - Clearance

▲

3 - 223

▶

4 - 224

✕

5 - Declined

River Environment

Easement

Natural Hazard Register

Alluvion

Erosion

Falling Debris

Fill

Inundation

Slippage

Subsidence

Waikato Coal Measures

Land Hazards

Advisory HAIL

Advisory

Contamination

MAP

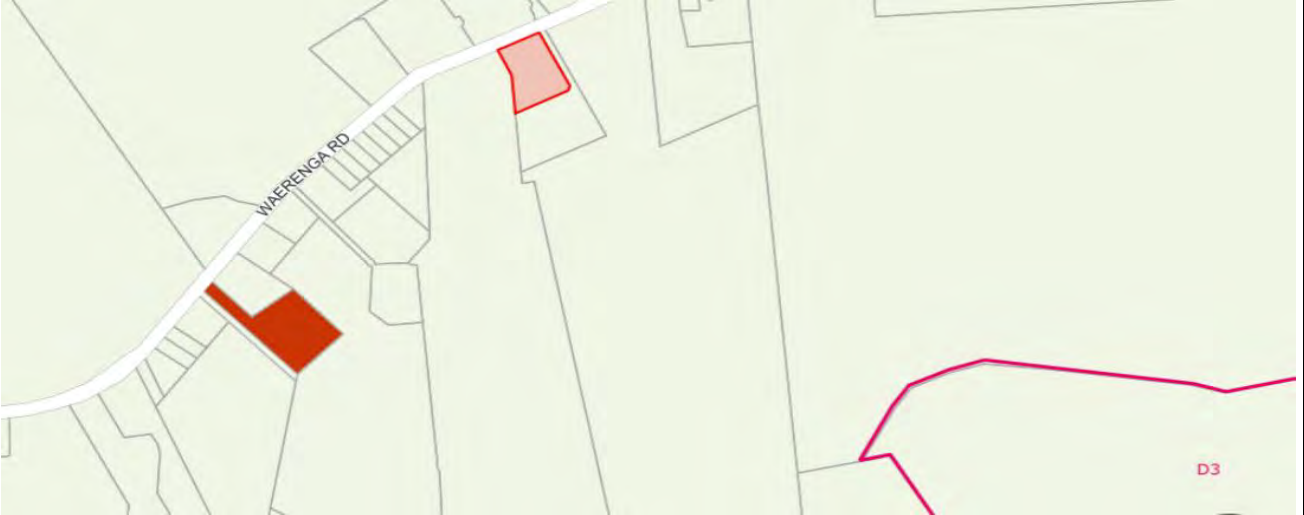
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Document Set ID: 7091060
Version: 1, Version Date: 14/08/2026

Print Date: 14 August 2026, 12:18 pm

Land Resource Information			
Property No	2025554	Assessment	04390/447.15
Property Address	408 Waerenga Road WAERENGA		
Land Hazard HAIL Register			
Hazard Type			
Description			
No data available			
Land Cover – Slope	C +B		
Land Cover - Rock	Mo		

MAP



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Operative District Plan Information

Property No	2025554	Assessment	04390/447.15
Property Address	408 Waerenga Road WAERENGA		
Zone	Rural,		
Policy/Special Control	Waikato River Catchment,		

OPERATIVE DISTRICT PLAN MAP

LEGEND

Context		Plan Section Divide	Infrastructure		Designation		Proposed designation	Minerals Mining		Aggregate Extraction Policy Area
		State Highway			Gas Line					Aggregate Resource Policy Area
		Rail			Transmission Line					Coal Mine Policy Area
		Land Parcel			Indicative Road Intent Important Local A					
		Water Body			Indicative Road Intent Important Local B					
Building Construction		Reserve	Infrastructure		Indicative Road Location Important Collector			Zones		
		Airport Inner Noise Control Boundary			Indicative Road Location Important Service Lane					
		Airport Outer Noise Control Boundary			National Walkway					
		Airport SEL 95 Noise Control Boundary			Raglan Navigation Beacon					
		Background Noise Area			Segregation Strip					
Commercial		High Background Noise Area	Natural Environment		Walkway Cycleway Bridleway			Commercial		Village Business (Franklin)
		Noise Control Boundary								Business (Waikato)
		Noise Boundary Distance (m)								Business (Franklin)
		Airport Obstacle Limitation Surface								Forest Conservation (Franklin)
		Area A and B (Pokeno)								Queen's Redoubt Heritage (Franklin)
Hazard Policies		Area of Interest / Scheduled Area	Urban Environment					Open Space		Recreation (Franklin)
		Business Centre Classification								Wetland Conservation (Franklin)
		Housing Restriction Area								Recreation (Waikato)
		Front Yard Control Line								Heavy Industrial (Waikato)
		Main Frontage Control Line								Industrial 2 (Franklin)
Culture & Heritage		Mixed Use Policy Area	Natural Environment					Industrial		Industrial Services (Franklin)
		Tamahere Commercial Area								Light Industrial (Franklin)
		Town Centre								Industrial Park (Waikato)
		Town Centre Overlay Area								Light Industrial (Waikato)
		Verandah								Industrial (Franklin)
Map Information		Catchment Management Plan Area	Urban Environment					Cultural		Maioiro Mining (Franklin)
		1% Design Flood Level								Aggregate Extraction (Franklin)
		Flood Limit								Timber Processing (Franklin)
		Flood Risk								Pa (Waikato)
		Huntly East Mine Subsidence								Residential (Franklin)
Map Information		Huntly South Assessment I	Urban Environment					High Density Residential		Living (Waikato)
		Land Stability Policy Area								Residential 2 (Franklin)
		Remediation Policy Area								New Residential (Waikato)
		River Stability Policy Area								Living Zone Te Kauwhata Ecological (Waikato)
		Battlefield View Shaft								Living Zone Te Kauwhata West (Waikato)
Map Information		Heritage Area	Urban Environment					Low Density Residential		Village (Franklin)
		Heritage Item								Rural-Residential (Franklin)
		Notable Tree								Country Living (Waikato)
		Schedule 8A								Coastal (Franklin)
		Site of Significance								Coastal (Waikato)
Map Information		Urupa	Urban Environment					Agriculture Production		Rural (Franklin)
		Waikato River Catchment								Rural (Waikato)

WAIKATO DISTRICT PLAN – OPERATIVE IN PART MAP

LEGEND

Refer Separate Legend

MAP



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Waikato District Plan – Operative in Part Information

Property No	2025554	Assessment	04390/447.15
Property Address	408 Waerenga Road WAERENGA		
Zone	GRUZ - General rural zone,		
Overlay	Defended area, Waikato River catchment,		



Waikato District Plan - Operative in Part Map Legend

OPERATIVE

ZONES



Zones



MR22 - Medium density residential zone 2

GRZ - General residential zone

OHI - Ohinewai zone

OVERLAYS



Precincts



Precincts



Specific controls Residential zones



Geotechnical limitation area



Tuurangawaewae Marae surrounds



Tuurangawaewae Marae Outlook High
Potential Effects Area



Tuurangawaewae Marae building Height
Assessment Overlay



Outer intensification area

OPERATIVE IN PART

OVERLAYS

District-wide matters

Energy, infrastructure and transport



Indicative road



Gas transmission line



National grid

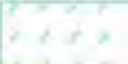
Hazards and risks overlays



Coastal sensitivity area (erosion)



Coastal sensitivity area (inundation)



Defended area



Flood plain management area



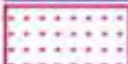
Flood ponding area



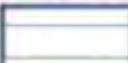
High risk coastal erosion area



High risk coastal inundation area



High risk flood area



Mine subsidence risk area

Historical and cultural values overlays



Historic heritage item

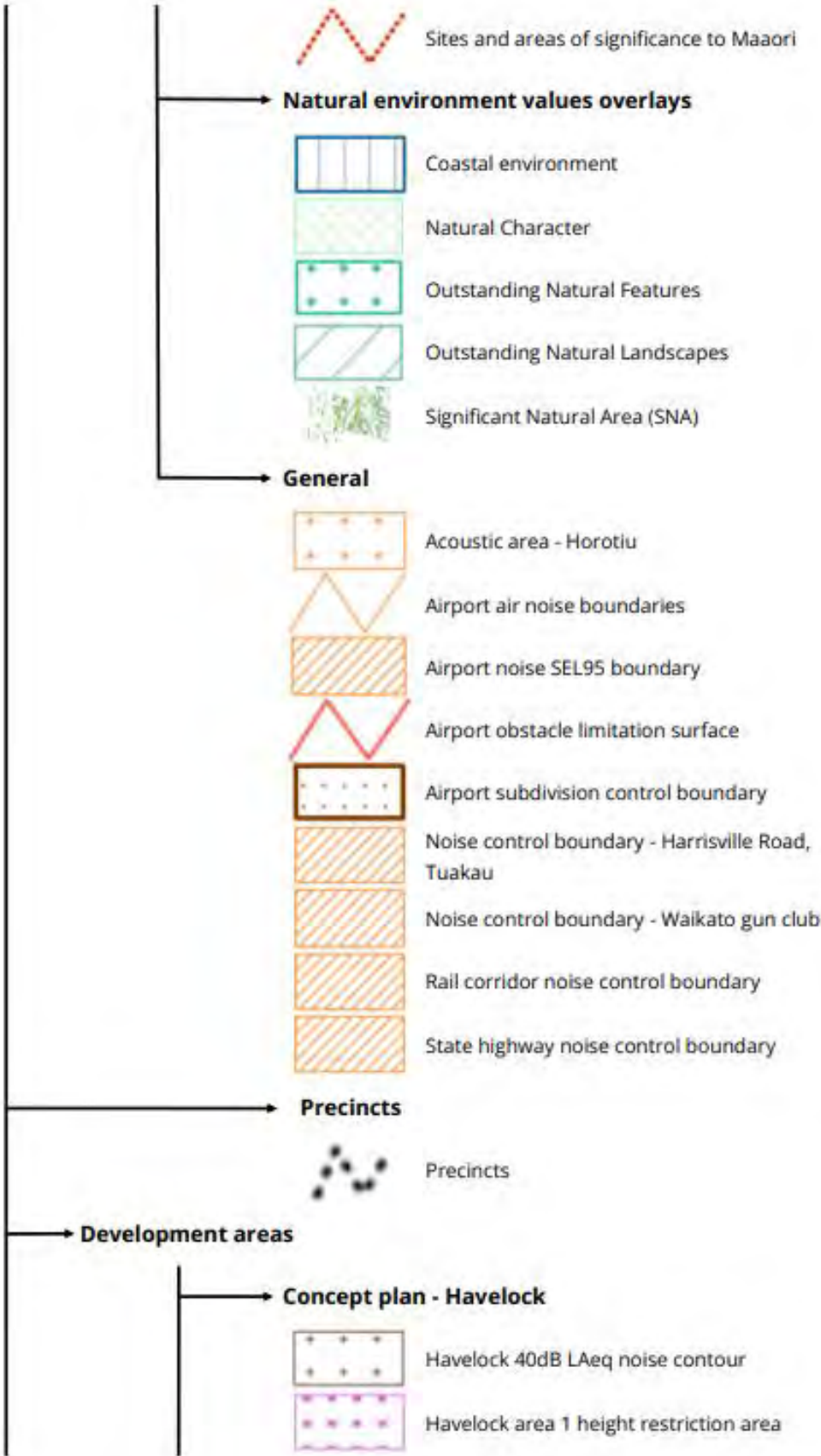


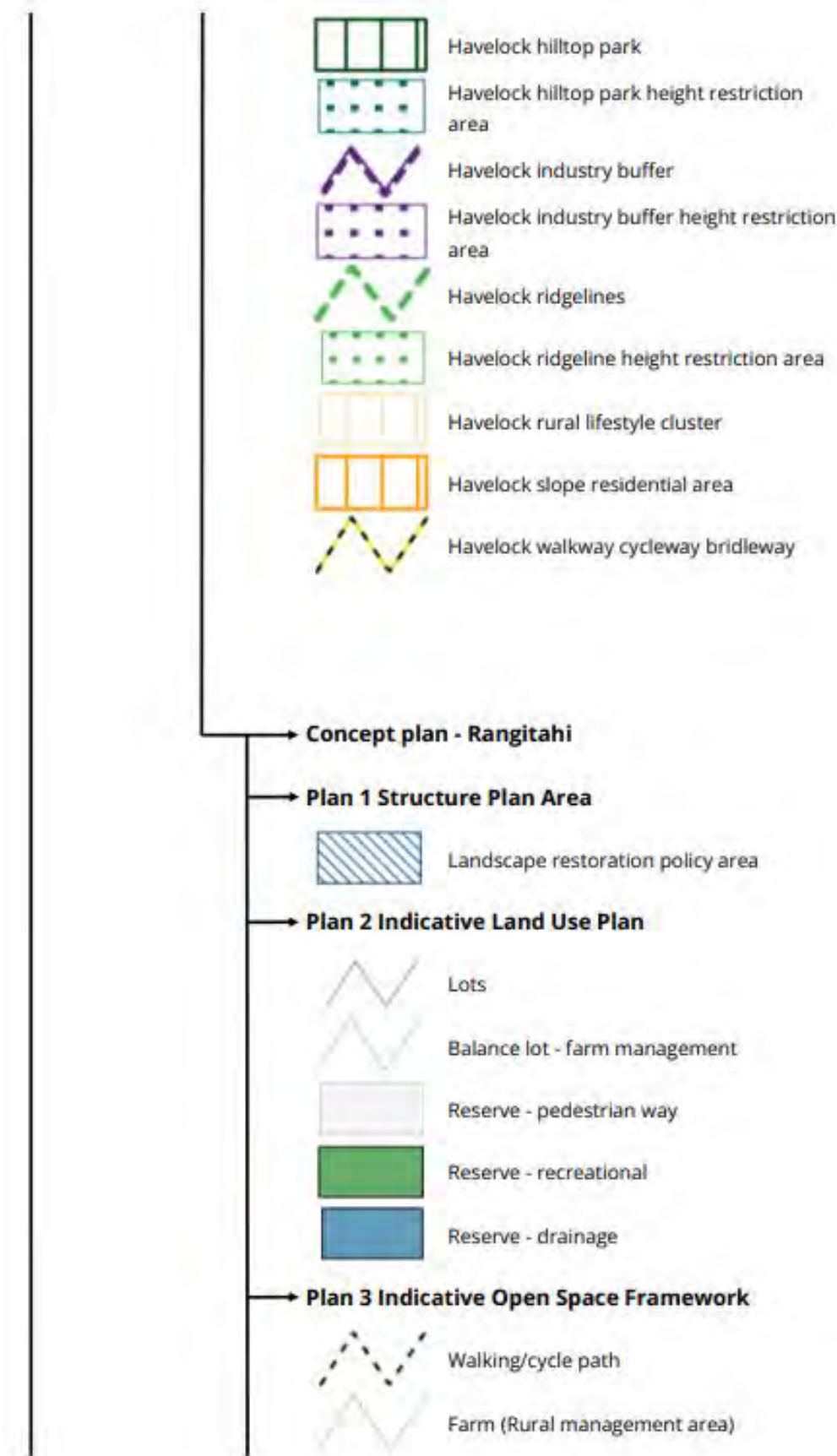
Extent of setting

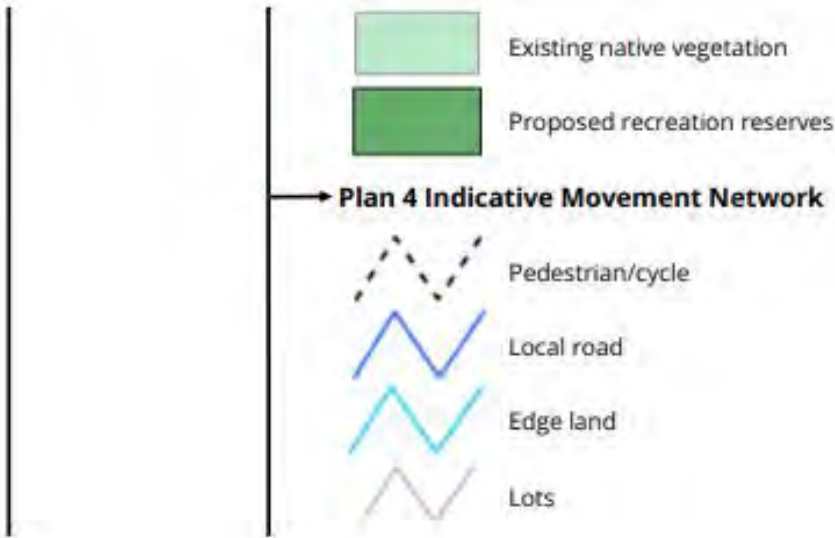


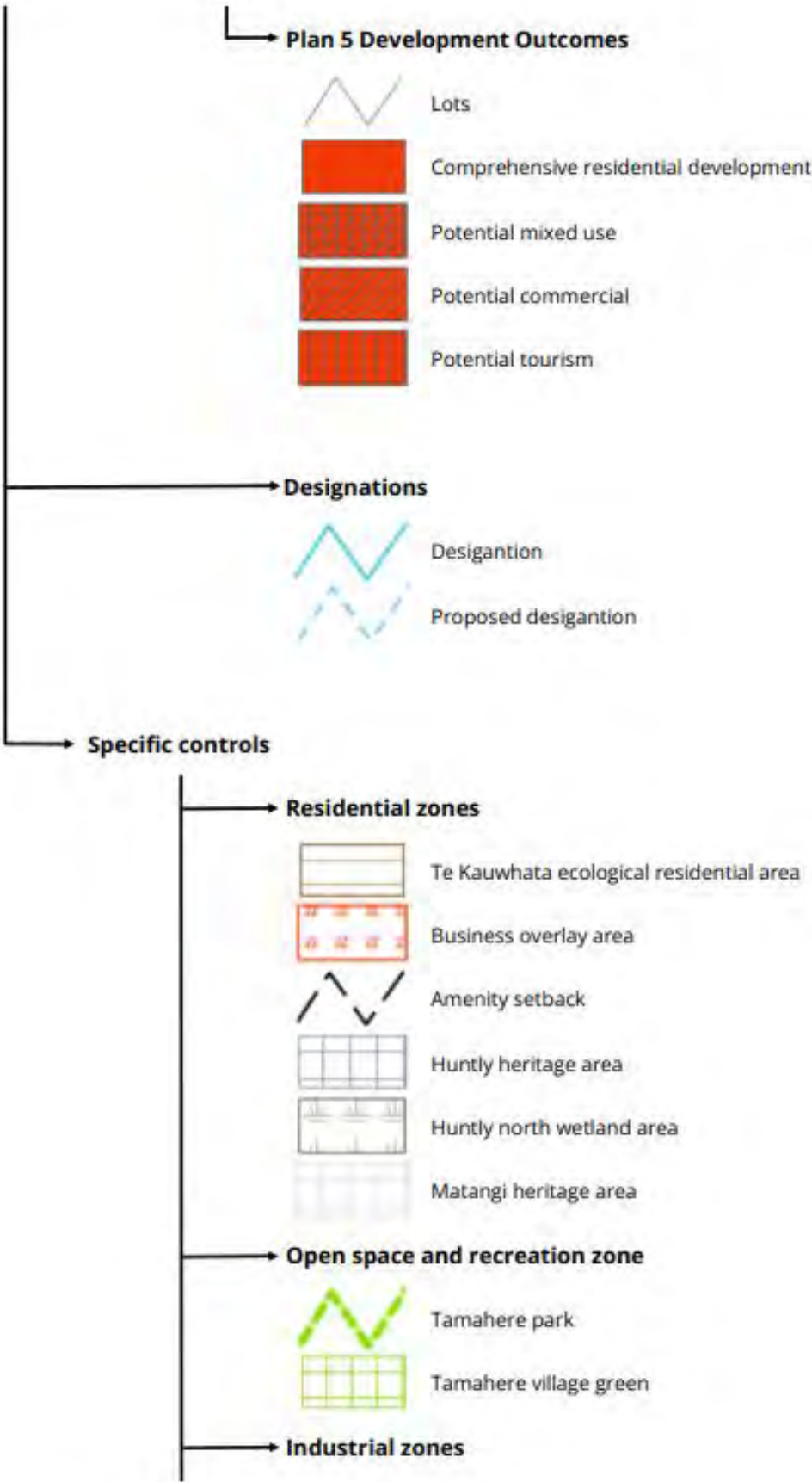
Notable tree

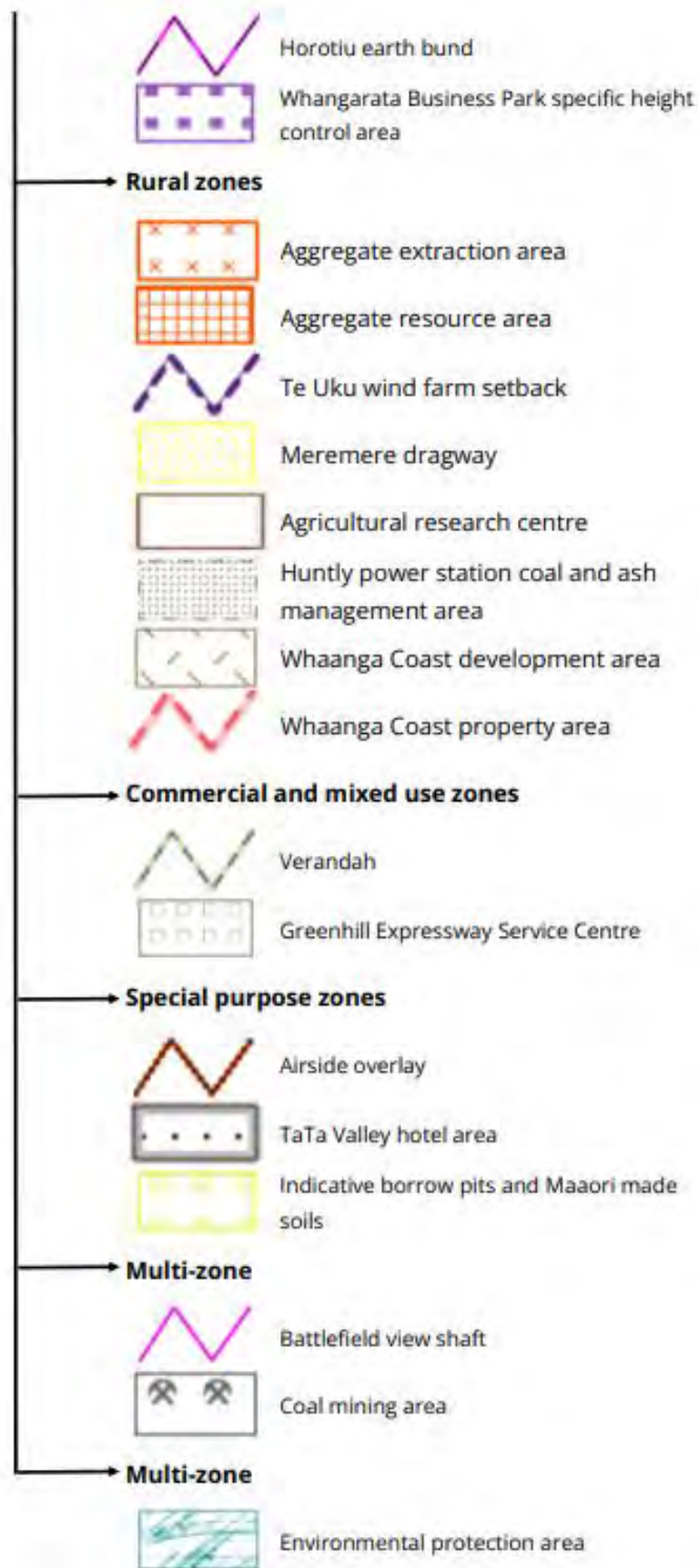
Historical and cultural values overlays











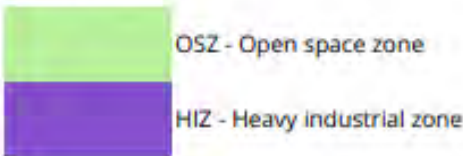


ZONES

Zones



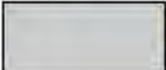
Zones



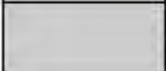


GIZ - General industrial zone

Special purpose zones



MAZ - Mercer airport zone



MSRZ - Motorsport and recreation zone



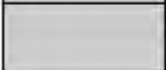
CORZ - Corrections zone



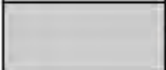
BTZ - Business Tamahere zone



HOPZ - Hopuhopu zone



RPZ - Rangitahi Peninsula zone



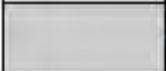
TKAZ - Te Kowhai airpark zone



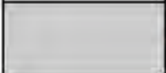
FUZ - Future urban zone



MTZ - Matangi zone



TTZ - TaTa Valley zone



KLZ - Kimihia lakes zone

APPEALS

Appeals



Appeals

ADDITIONAL INFORMATION

Additional Information



Mystery Creek noise boundary



Fonterra noise control boundary



Rail corridor noise alert area



Rail corridor vibration alert area

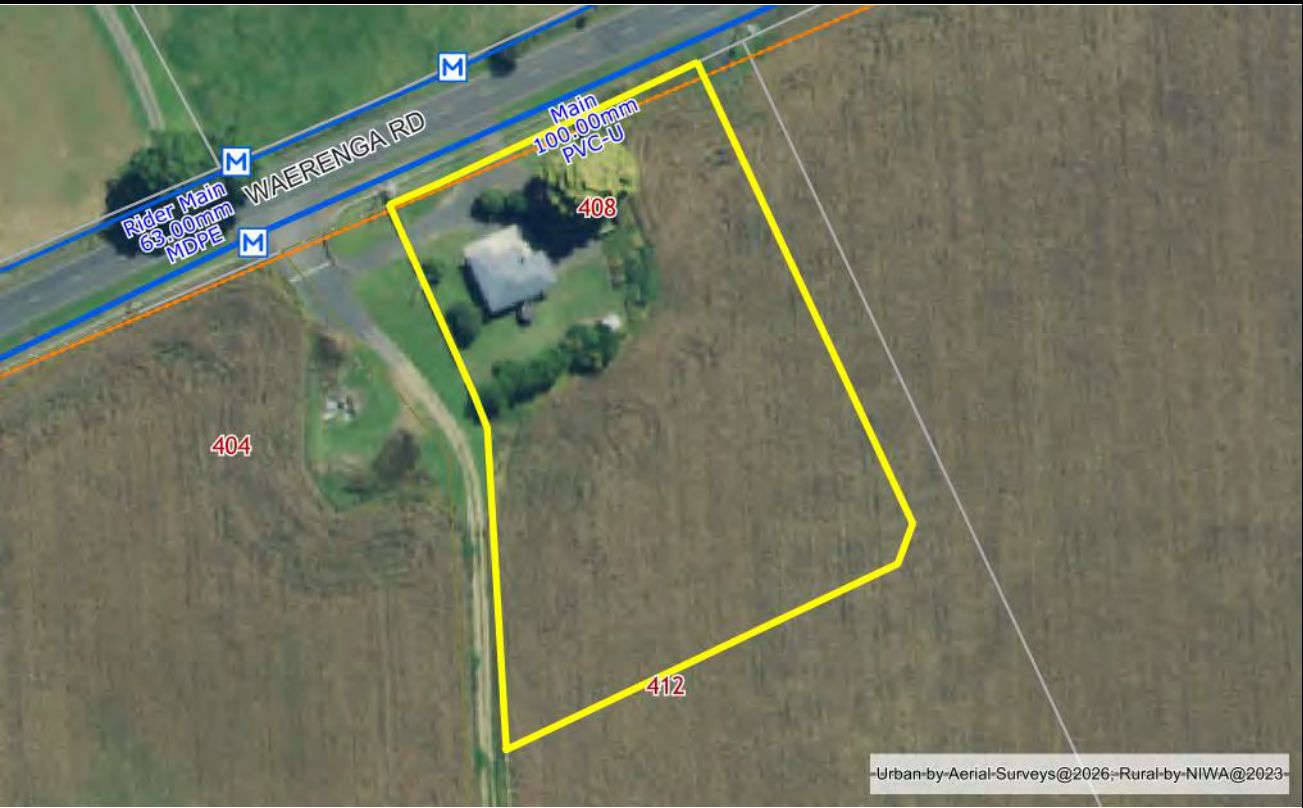
Copyright & Disclaimer - Cadastre boundaries sourced from Land Information New Zealand under CC-BY Graphical representations of the District Plan rules have been derived from various sources, the representations are to the best of knowledge. Exact boundaries may require further investigation, please direct enquires to the Planning and Policy team districtplan@waidc.govt.nz

UTILITIES MAP

LEGEND

Storm Water Point				Waste Water Point			
 Fitting	 Other	 Pipe		 Fitting	 Other	 Gravity Main	 Rising Main
 Manhole	 Sump	 Drain	 Misc	 Manhole	 Valve	 Other	 Service
Water Supply Point							
 Backflow	 Other	 Hydrant	 Main	 Rider Main			
 Fitting/Node	 Valve	 Meter	 Raw Water Main	 Rising Main			

MAP



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Water Meter Information

Meter	
Route	
Sequence	
Tariff	
Status	
Location	
Meter Install	
DCL Type	

No data available

SOLID WASTE MAP

LEGEND

 Labels Az Address Label Az Road Label  Territorial Authority  Waikato District  Other Districts  Rail  Property  Parcel	 Solid Waste Charges  WstStdNor  WstRcyMU  WstStdTua  WstBusTua  WstRaglan  WstRcyGLM  WstStdCen
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MAP



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Solid Waste Information

Property No	2025554	Assessment	04390/447.15
Property Address	408 Waerenga Road WAERENGA		
Contract Name	Green Gorilla		
Day Name	Friday		