Considerations Under Delegated Authority

Application 205812

Local Government Act 1974 **Section 348**

Subject

The Applicant, Waka Kotahi - NZ Transport Agency request the following:

1. To create a right of way easement shown as area "A" over Rural Section 7636 (CB32K/748) in favour of Selwyn District Council (SDC). The purpose of the right of way is to provide SDC with access to a stock water race syphon created as part of the Christchurch Southern Motorway development.

2. The Christchurch Southern Motorway, which includes the Waterholes Road overpass, has been constructed adjacent to the western boundary of the subject site. A stockwater race which ran parallel to the boundary of the subject site has been realigned and piped across the new motorway corridor, which has resulted in the need for a water race syphon to be constructed in the road corridor outside the south western corner of the subject site.

3. The syphon requires ongoing maintenance by SDC and access to it is not possible directly from Waterholes Road. Therefore SDC requires a right of way easement over the subject site to access and maintain the water race syphon. The right of way is proposed over the existing access within the subject site which was upgraded as part of the motorway project. The owner (Deborah Margaret Devine of 904 Waterholes Road) has agreed to the grant of the easement as part of the property agreement dated 19 May 2017, a copy of which has been supplied by the applicant.

4. The right of way is marked as area "A" on the draft LT 554803 plan provided by the applicant. Under Section 348 of the Local Government Act 1974, the permission of Council is required to grant or reserve a right of way and the District Plan requirements are relevant.

5. Rule 4.5.1 applies to vehicle accessways and crossings; however in this case as no new accessway or crossing is required or proposed and the right of way simply overlies an existing access created and approved as part of the Christchurch Southern Motorway project, assessment against the District Plan rules is not considered necessary in this

instance. Irrespective of this, the applicant has confirmed compliance with the relevant rules in Rule 4.5.1 and that the proposed access is a permitted activity.

6. As this easement is to be granted outside a subdivision application, Land Information New Zealand requires that Council confirm that it is satisfied with the proposal by issuing a certificate under section 348 of the LGA. It is therefore in order to make the following recommendation.

Recommendation

"That pursuant to Section 348 of the Local Government Act 1974, the Selwyn District Council approves application 205812 for the grant of an easement of right of way marked "A" over Rural Section 7636 (CB32K/748) to the following conditions imposed under Section 348(2)(a) of the Act."

1. That the easement shall be created and granted in accordance with the attached approved plan (Firm: Ashley Macfarlane Surveying Ltd, CSD Plan LT 554803 DRAFT) and the details included with the application.

Notes to the applicant

a. Pursuant to Section 348(3) of the Resource Management Act 1991, if not given effect to, this permission shall lapse three years after the date of this decision unless a longer period is specified by the Council upon application under Section 348(3) of the Act.

Planner:  Signed: 12/1/2020



Rosie Flynn, Team Leader Resource Consents: Signed: 13/1/2020

Sections 95, 95A-E, 104, 104B, 106, 106A, 108, 108AA, 220

Resource Management Act 1991

Decision and Planning Report

Planning Report pursuant to section 42A of the Resource Management Act 1991 recommending whether or not an application for resource consent should be:

- Publicly notified, limited notified or non-notified
- Granted or declined, and, if granted, the conditions of consent

Decision pursuant to section 113 of the Resource Management Act 1991

APPLICATION NUMBERS	RC265385, RC265414
APPLICANT	D Devine
BRIEF DESCRIPTION OF THE APPLICATION	This is a joint application for subdivision and land use consent (including consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS). The following consents are sought: ● To undertake a two lot rural subdivision ● To construct a principal dwelling with a non-complying internal setback ● Consent under the NES-CS
ADDRESS	904 Waterholes Road, Rolleston
LEGAL DESCRIPTION	RS 7636
TITLE REFERENCE	CB32K/748
AREA	8.271 ha
ZONING / OVERLAYS	**Partially Operative Selwyn District Plan (Appeals Version)** General Rural Zone Plains Flood Management Overlay Noise Control Overlay - State Highway Noise Control Noise Control Overlay - Airport 50 dB Ldn Noise Control Overlay Rural Density Overlay - SCA-RD1 Inner Plains/ Te Urumanuka ki Ana-ri
OVERALL ACTIVITY STATUS	Discretionary

The Application

1. This application was formally received by the Selwyn District Council on 11 May 2026. Further information was received on 9 June, 11 June, 18 June and 29 June 2026, and this information now forms part of the application.

2. The application proposes to undertake a two-lot rural subdivision as follows:

- Lot 1 was created as a 4.035 hectare vacant lot with access via Devine Drive
- Lot 2 was created as a 4.133 hectare lot with an existing dwelling with access via the existing vehicle access from Waterholes Road



Figure 1. Proposed subdivision plan

3. The subdivision and land use aspects have been bundled in one application and will be processed as such, given that there is an overlap between the two such that consideration of one may affect the outcome of the other, and it would not be appropriate to separate them. This enables an integrated and holistic assessment of the proposal as a whole.

The Existing Environment

4. The application site contains an existing singly storey principal dwelling, a minor dwelling and associated accessory buildings, as shown in **Figure 2** below.



Figure 2. Aerial image of locality. Source: Toitū Te Whenua (LINZ)

5. The application site is bounded to the north and east by smaller rural lots of between 5000m^2 and 6000m^2 lots with access from Devine Drive. Larger rural-residential lots are located to the west of the site. The Christchurch Southern Motorway is located immediately to the south of the site.

6. Waterholes Road is identified in the PODP as an Arterial Road in this location.

Activity Status

Partially Operative Selwyn District Plan (Appeals Version) ("the Partially Operative Plan")

7. The application site is zoned General Rural Zone. The site is also subject to Plains Flood Management Overlay, Noise Control Overlay - State Highway Noise Control, Noise Control Overlay - Airport 50 dB Ldn Noise Control Overlay, Rural Density Overlay - SCA-RD1 Inner Plains/ Te Urumanuka ki Ana-ri.

8. The Council released the Appeals Version of the Partially Operative Plan on 27 November 2023. Many provisions are beyond challenge and are operative/treated as operative (pursuant to cl 103 of Schedule 1 and s 86F of the Act). Those subject to appeal continue to have legal effect pursuant to s 86B.

Subdivision

9. The proposed type of subdivision does not meet the following rules:

RULE	TOPIC	NON-COMPLIANCE	STATUS
SUB-R2	Subdivision in the General Rural Zone	1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15 is a controlled activity.	

		Where: 1. Every site created contains a net site area not less than that specified in GRUZ-SCHED2 Residential Density. Any site that is, or that is proposed to be as part of the application, subject to a legal mechanism restricting the number of residential units which may be erected on the site shall be of sufficient size to comply with the minimum net site area, excluding any area which cannot be used to erect a residential unit. The minimum net site area shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation. - complies **And this activity complies with the following rule requirements:** SUB-REQ2 Building Square - complies SUB-REQ3 Outline Development Plan - not applicable SUB-REQ5 Number of Sites - not applicable SUB-REQ6 Access - **does not comply** SUB-REQ8 Corner Splays - not applicable	
SUB-REQ6		1. Every site created, including any balance site, has legal access to a road, and that access is not obtained by crossing a railway line - complies. 3. Every site created, including any balance site, has legal access to a formed road maintained by Council - complies 6. Every site created, including any balance site, has legal access to a road that is not an Arterial Road listed in APP2 – Roading Hierarchy where the posted speed limit is 60km/hr or greater - **does not comply** 11. Every site created, including any balance site, has legal access to a road that is not a State Highway where the posted speed limit is 60km/h or greater - not applicable The proposal seeks to provide Lot 2 with access to Waterholes Road	Restricted Discretionary (Rule SUB-REQ6.7)
SUB- R17	Subdivision and Natural Hazards	4. Subdivision within the Plains Flood Management Overlay. This rule does not apply to any subdivision under SUB-R15 is a restricted discretionary activity. **Where:** 1. Every site created is outside a high hazard area - complies	Restricted Discretionary (Rule SUB-17.4)

10. There are suitable building sites on Lot 2. A Flood Assessment Certificate (FAC) does not need to be applied for in association with this subdivision application. A consent notice is recommended that the finished floor level of any residential building shall be set in accordance with the requirements of the Flood Assessment Certificate process outlined in NH-SCHED1 of the Selwyn District Plan, and that prior to the issue of a building consent, the owner must provide evidence to the Selwyn District Council that the finished floor level complies with the approved FAC for the site.

11. Therefore, the subdivision proposal is a Restricted Discretionary activity under the Partially Operative Plan.

Land use

12. The proposed land use activity does not meet the following rules:

RULE	TOPIC	NON-COMPLIANCE	STATUS
GRUZ-R3	Residential Unit	1. The establishment of a new, or alteration, or expansion of an existing residential unit, where the activity complies with GRUZ-SCHED2 - Residential Density - Specific Control Areas. **And this activity complies with the following rule requirements:** GRUZ-REQ1 Building Coverage - can comply GRUZ-REQ2 Structure Height - can comply GRUZ-REQ4 Structure Setbacks - **does not comply** GRUZ-REQ4B Landscaping - not applicable GRUZ-REQ10 Sensitive Activity Setback from Intensive Primary Production - not applicable GRUZ-REQ11 Sensitive Activity Setback from Mineral Extraction - not applicable GRUZ-REQ16 Springfield Airfield Height Restriction - not applicable EI-REQ23 West Melton Aerodrome Height Restriction - not applicable	
GRUZ-REQ4	Structure Setbacks	All structures, excluding public amenity structures, shall comply with the minimum setbacks listed in GRUZ-TABLE1 - Structure Setbacks. Residential Unit - 30m from internal boundary The proposal includes a building platform that is located 15m from the southern internal boundary	Restricted Discretionary (Rule GRUZ-REQ4.1)
TRAN-R4	Vehicle Crossing	The establishment of a vehicle crossing **Where:** 1. the vehicle crossing is located no closer to an intersection with a State Highway or arterial road than: a. 60m to the departure side of any intersection; and b. 30m to the approach side of any intersection; and - not applicable 2. the vehicle crossing does not service any: a. service station; or b. truck stop; or c. activity that generates more than: i. in PREC11 - Rural Services Precinct, 250vm/d ii. elsewhere, 40vm/d. - not applicable **And this activity complies with the following rule requirements:**	

		TRAN-REQ2 Vehicle Crossing Access Restrictions - **does not comply** TRAN-REQ3 Number of Vehicle Crossings - complies TRAN-REQ4 Siting of Vehicle Crossings - **does not comply** TRAN-REQ5 Vehicle Crossing Design and Construction - can comply TRAN-REQ6 Vehicle Crossing Surface - can comply	
TRAN-REQ2	Vehicle crossing access restrictions	Where a vehicle crossing is formed within an arterial road it shall comply with the following: 1. no alternative legal access is available from a collector road or local road; and - **does not comply** 2. sufficient on-site manoeuvring is available so reversing onto the arterial road shall not occur. - will comply	Restricted Discretionary (Rule TRAN-REQ2.15)
TRAN-REQ4	Siting of Vehicle Crossings	Vehicle crossing(s) shall: 1. comply with TRAN-TABLE4 - Vehicle Crossing Distances from Intersections as illustrated in TRAN-DIAGRAM1 - Accessway Separation from Intersections; and - will comply 2. be located a minimum distance of 10m from the end of any splitter or approach island to a roundabout; and - not applicable 3. comply with TRAN-TABLE5 - Vehicle Crossing Sight Distances as illustrated in TRAN-DIAGRAM2 - Sight Distance Measurements and Values; and - **does not comply** 4. not be formed within a State Highway. - not applicable	Restricted Discretionary (Rule TRAN-REQ1.2)

13. Therefore, the land use proposal is a Restricted Discretionary activity under the Partially Operative Plan.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

14. The NES-CS manages activities that involve the disturbance of land which may be contaminated. This is determined by whether activities listed in the Hazardous Activities and Industries List (HAIL) have or are likely to have occurred on the site.

15. The applicant has provided a Preliminary Site Investigation and an OSMP to support the application. The conclusions of the PSI is that the application is permitted under the NES-CS.

16. The Contaminated Land Team at Environment Canterbury has peer reviewed the PSI and OSMP and disagrees with the conclusions of the PSI, noting that the contaminant concentration exceeds the tier 1 soil guideline value by a factor of 17.

17. The proposal is therefore a discretionary activity in terms of the NES-CS.

Notification Assessment

Assessment of Adverse Environmental Effects (Sections 95A, 95B, 95D and 95E)

Restrictions on Matters Considered

18. The overall status of the activity is **Discretionary**. As such, the Council's discretion is unrestricted and all adverse effects must be considered.

19. However, it is considered that the relevant matters in Rule SUB-REQ6, and SUB – Matters for Control or Discretion and the matters of discretion for GRUZ-REQ4 provide a useful framework for assessing the application, as discussed below.

Effects

Subdivision

SUB-REQ6 - Access

20. The application seeks to provide Lot 2 with access to Waterholes Road, an arterial road. Therefore, the application has a restricted discretionary status in accordance with SUB-REQ6.

21. The design and location of the existing vehicle crossing for proposed Lot 2 have been reviewed and assessed by Amie Johnson, Development Engineer, who has confirmed that the vehicle crossing is acceptable in this location.

Subdivision - Matters for Control or Discretion

SUB-MAT1 - Size and Shape

22. The proposed lots reflect the natural and physical boundaries of the site .

SUB-MAT2 Context

23. There are no relevant consent notices memoranda of encumbrance, or other development constraints on the site.

SUB-MAT3 - Infrastructure

24. The proposal does not seek to vest any infrastructure in the Council.

SUB-MAT4 (Telecommunications and Electricity)

25. It is considered that there is sufficient information to ensure that proposed Lot 1 can be connected to telecommunications and electricity at the building consent stage.

SUB-MAT5 (Water)

26. The applicant proposes to provide a new bore within Lot 1 for potable water supply.

SUB-MAT6 (Stormwater Disposal)

27. Not applicable

SUB-MAT7 (Wastewater Disposal)

28. The existing dwelling on proposed Lot 2 has an existing on-site wastewater treatment and disposal system. Mr Graham Fowler has provided further information and a detailed assessment of the existing wastewater management system in the RFI Response of 29 June. I accept Mr Fowler's assessment.

SUB-MAT 9 - Movement Networks

29. The applicant advises that the existing vehicle access for proposed Lot 2 was constructed by NZTA and that the vehicle crossing for proposed Lot 1 will be constructed at the building consent stage in accordance with TRAN-DIAGRAM5.

SUB-MAT10 - Reserves

30. Not applicable

SUB-MAT11 - Easements

31. Proposed easements have been shown on the scheme plan.

SUB-MAT12 - Development Constraints

32. Not applicable

SUB-MATA - Highly Productive Land

33. The NZLRI Land Use Capability maps indicate that the site has Class 3 versatile soils located in the southern portion of the site, as detailed in **Figure 4** below, and therefore the NPS-HPL is relevant to the proposal.

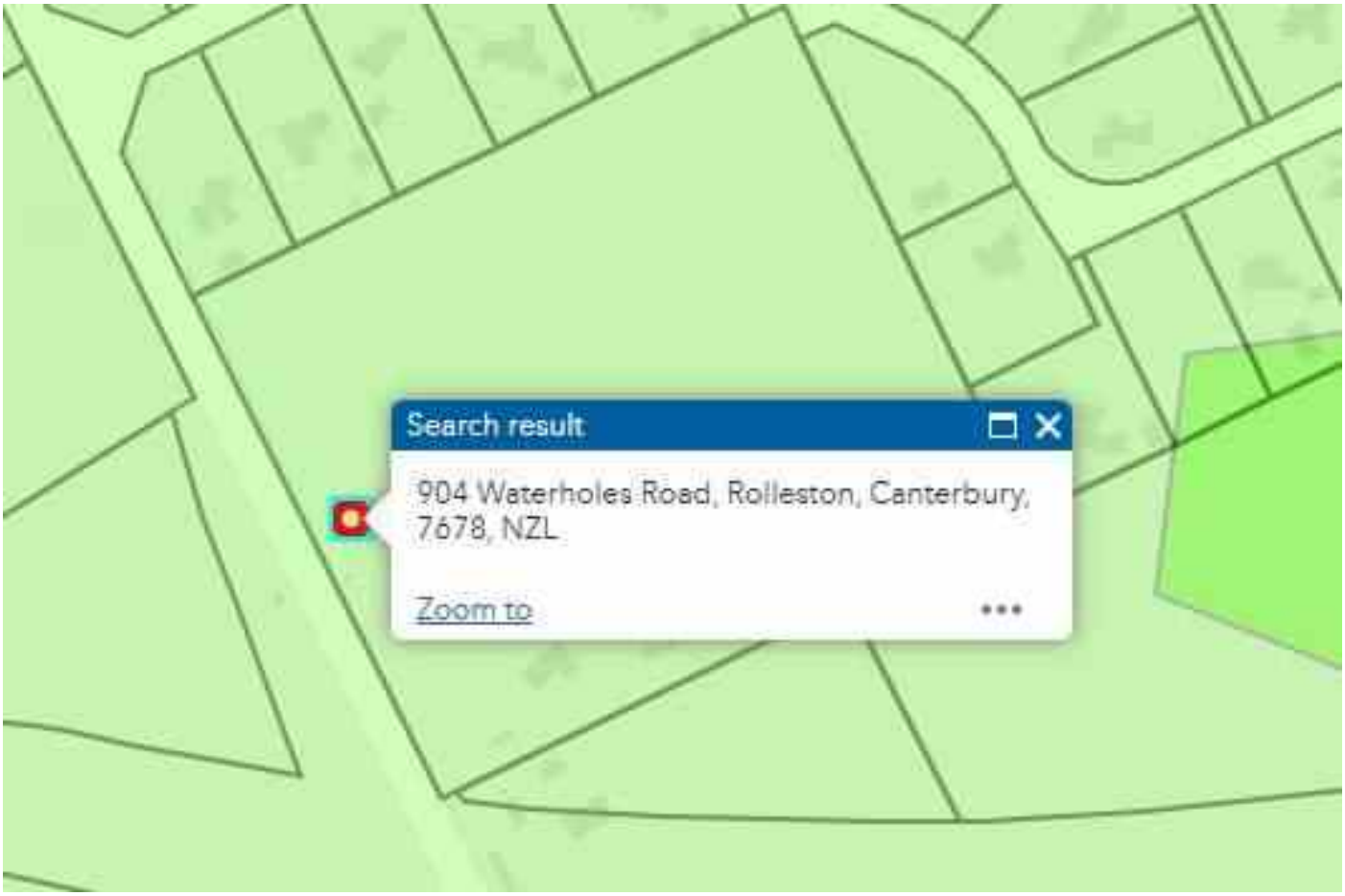


Figure 3. NZLRI Land Use Capability Map

34. It is considered that the proposal does not alter the physical characteristics of the site and that the soils and land properties remain unchanged. Further, no legal constraints are proposed, and no land is being removed from productive use. It is considered that the proposal will meet the three tests in Clause 3.8. It is considered

that any adverse effects on the availability and productive capacity of highly productive land will be less than minor.

Land Use

Structure Setback

35. GRUZ-REQ4 requires that all principal dwellings are set back a minimum of 30m from all internal boundaries. The application has identified a building platform 15m from the southern internal boundary, and is therefore a restricted discretionary activity, subject to the matters of discretion outlined in GRUZ-MAT3. These matters have been assessed as follows:

    1. *Effects on privacy or dominance of adjoining sites*

36. The proposal will result in a principal dwelling being located within the 30m setback requirement with proposed Lot 2. The location of the dwelling has the potential to have adverse effects on privacy or dominance for the owners/occupiers of proposed Lot 2.

    2. *Whether the reduced setback would result in the site remaining compatible with the surrounding character when viewed from neighbouring sites*

37. The proposed building platform is setback a considerable distance from Waterholes Road. It is considered that the distance to other adjacent rural lots and public spaces to the west will ensure that any adverse effects associated with the non-compliant setback of the dwelling to the southern internal boundary will be less than minor.

38. The proposed building platform meets the internal boundary setbacks with the adjacent smaller rural-residential lots located to the north and east of the site. This, combined with intervening mature shelterbelts along these property boundaries, will ensure that any adverse effects associated with the non-compliant setback of the dwelling to the southern internal boundary will be less than minor for the adjacent properties.

    3. *The necessity to enable more efficient or practical use of the remainder of the site or the long term protection of listed trees, heritage items, cultural sites, or natural features on the site.*

39. Not applicable.

    4. *The extent to which the reduced setback is to facilitate practical use of the building or day to day management of the site, including the need to align with existing buildings in the vicinity and their associated use.*

    5. *The degree to which the topography, location, design, landscaping, screening, and appearance of the building mitigates the visual effects of the reduced setback.*

40. The proposed building platform is located on an elevated mound within the site, where "*a dwelling should desirably be erected to avoid potential flood risk from extreme flood events*".

    6. *Whether a reduced setback from boundaries with the rail corridor will enable buildings, balconies, or decks to be constructed or maintained without requiring access above, on, or over the railway corridor.*

41. Not applicable

    7. *The extent to which any reduced setback will result in reverse sensitivity effects on primary production or activities that directly support primary production.*

42. The non-compliant setback is internal to the development.

43. It is considered that any adverse effects associated with the non-compliant internal setback will be less than minor.

Transport

44. The application seeks to provide access to Lot 2 from Waterholes Road via an existing vehicle crossing and accessway. The design and location of this vehicle crossing have been reviewed by Ms Amie Johnson, Development Engineer, who has advised that the vehicle crossing is acceptable for Lot 2 only, subject to the existing right of way to be appropriately transferred onto the title of Lot 2.

45. Noting the arterial status of Waterholes Road, Ms Johnson also notes that no further vehicle crossings should be established, and seeks that a consent notice and LIM note is placed on Lot 1 stating that the future owners are advised that no access can be established through Waterholes Road.

46. The application seeks to provide access to Lot 1 from Devine Drive. Ms Amie Johnson has reviewed the potential locations of the vehicle crossing and confirmed that due to the low traffic environment, any adverse effects associated with the reduced sight lines will be less than minor.

47. The road reserve adjacent to Devine Drive includes a wide berm that includes a large grassed area with mature trees. In the RFI response of 11 June, the applicant has provided a sketch of the proposed vehicle crossing (**Figure 5** below). Ms Johnson has recommended that a consent notice is placed on the title to ensure that this area is suitably maintained.

48. It is considered that any adverse transport effects will be less than minor.

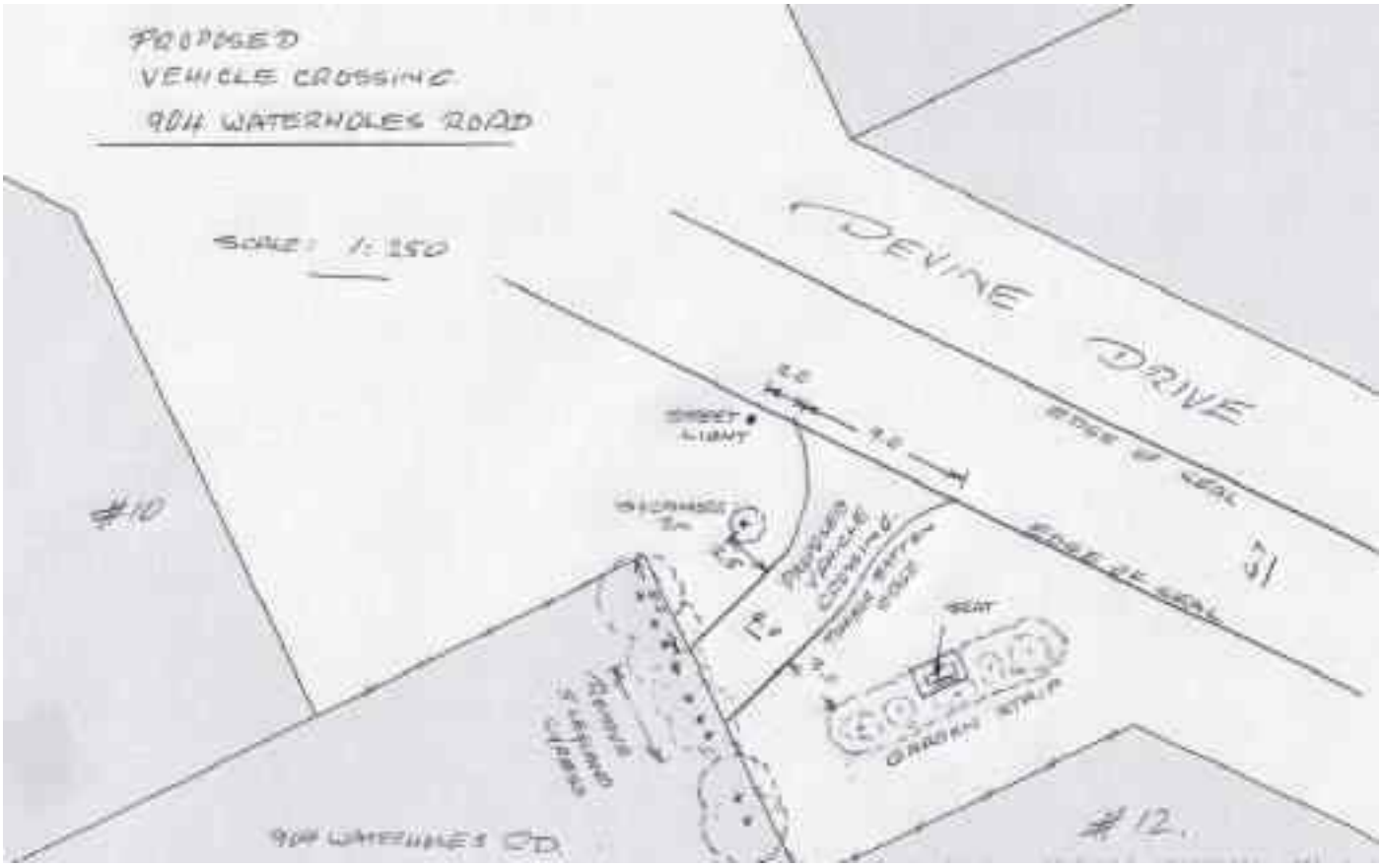


Figure 4. Draft sketch of proposed vehicle crossing (source: RFI response 11 June 2026)

Natural Hazards Effects

49. The application site is located within the Plains Flood Management Overlay but is not within a high-hazard area. Assessment is restricted to NH-MAT1, and any additional information required to enable a Flood Assessment Certificate to be issued for every site created in accordance with NH-SCHED1 Flood Assessment Certificates.

50. The application site is located within the Plains Flood Management Overlay. As detailed in **Figure 5** below, the existing building on proposed Lot 2 is located outside of flow paths, and proposed Lot 1 has a number of flow paths reaching approximate depths of 0.2m - 0.3m across the site. It is noted that the dwelling platform is located in an area outside of the flow paths; however, any accessway will be located within these flow paths.

51. The existing residential activity on proposed Lot 2 will continue unchanged, and the proposed subdivision will provide the potential for a principal dwelling to be erected on Lot 2. No physical work is proposed that would

modify land levels, overland flow paths, flood storage capacity, or displace flood waters in a manner likely to cause an effect on an adjacent site.

52. It is recommended that a consent notice be imposed on proposed Lot 1 requiring that the finished floor level of any residential building is set in accordance with the requirements of the Flood Assessment Certificate process outlined in NH-SCHED1 of the Selwyn District Plan, and that prior to the issue of a building consent the owner must provide evidence to the Selwyn District Council that the finished floor level complies with the approved Flood Assessment Certificate for the site.

53. Overall, the adverse effects of natural hazards are considered less than minor.



Figure 5. Flood model results for application site (source: Canterbury Maps)

Contaminated Land

54. The NES-CS manages activities that involve the disturbance of land that may be contaminated. This is determined by whether activities listed in the Hazardous Activities and Industries List (HAIL) have or are likely to have occurred on the site.

55. The applicant has provided a Preliminary Site Investigation and an OSMP to support the application. The conclusions of the PSI is that the application is permitted under the NES-CS.

56. As noted above, the Contaminated Land Team at Environment Canterbury has peer reviewed the PSI and OSMP and disagrees with the conclusions of the PSI, noting that the contaminant concentration exceeds the tier 1 soil guideline value by a factor of 17. It is noted that the "potentially contaminated existing burn area"

has not been specifically sampled but rather assumed to be contaminated at a similar level to the contaminated former burn area.

57. As part of the RFI response dated 9 June 2026, the applicant confirmed that the applicant intends to continue to use the burn-pile area. An application for consent under the NES-CS was received on 18 June 2026, and included an On-going Site Management Plan (OSMP).

58. This information has been peer-reviewed by the Contaminated Land Team, who have noted that the provided results exceed the applicable land use standard by a significant degree, which is incongruent with the conclusion required for regulation 8(4), as proposed by the Momentum report. Noting that the applicant has not provided a DSI as required by regulation 10(2)(a), Mr Michael Massey, Contaminated Land Officer, notes that while the PSI is *"not a full DSI, the results are not something a responsible practitioner could ignore. However, I also consider that a full DSI is not necessarily a proportional recommendation for the proposed activity."* On this basis, Mr Massey has accepted the substance of the report and recommended the following consent notice and condition of consent to manage contaminated land:

Consent Notice

The following consent notice pursuant to s221 of the Act will be issued by the Council for Lot 1:

1. *Contaminated Land*

- *Any future owners of Lot 1 are informed that contamination is present on this site and all activities must abide by the OSMP*

- *Any future owners of Lot 1 are informed that future activities will require a Detailed Site Investigation to delineate contamination and recommend remediation or mitigation measures in accordance with the NES-CS due to the presence of contaminated soils on site.*

Resource Consent Condition

All activities on site must be undertaken in accordance with the Ongoing Site Management Plan from Momentum Environmental and dated May 2026

59. Subject to acceptance of the consent condition and consent notice, it is considered that any adverse effects will be less than minor.

Positive Effects

60. Positive effects are not relevant to the consideration of notification and will be considered as part of the s 104 assessment later in this report.

Conclusion

61. Any adverse effects are considered to be less than minor, in terms of adjacent persons and the wider environment.

Public Notification (Section 95A)

62. Section 95A states that a consent authority must follow the steps in the order given to determine whether to publicly notify an application for resource consent.

STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(2) AND 95A(3))	
Has the applicant requested the application is publicly notified?	No
Is public notification required under section 95C (no response or refusal to provide information or agree to the commissioning of a report under section 92)?	No

Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977?	No

STEP 2: PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(4) AND 95A(5))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude public notification?	No
Is the application for one or more of the following, but no other types of activities: A controlled activity? A boundary activity only (as per the definition of "boundary activity" in s 87AAB of the Act)?	No

STEP 3: PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(7) AND 95A(8))	
Is the activity subject to a rule or national environmental standard that requires public notification?	No
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	No

STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES (SECTION 95A(9))	
Do special circumstances exist in relation to the application that warrant public notification?	No

Conclusion

63. In conclusion, in accordance with the provisions of section 95A, the application must not be publicly notified and a determination on limited notification must be made, as follows.

Limited Notification (Section 95B)

64. Section 95B states that a consent authority must follow the steps in the order given to determine whether to give limited notification of an application for resource consent, if it is not publicly notified under section 95A.

STEP 1: CERTAIN AFFECTED GROUPS AND AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(1)-(4))	
Are there any affected protected customary rights groups, as defined in s 95F?	No
Are there any affected customary marine title groups, as defined in s 95G (in the case of an application for a resource consent for an accommodated activity (as defined in the Act))?	No
Is the proposed activity on or adjacent to, or may it affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and is the person to whom that statutory acknowledgement is made an affected person under s 95E?	No

STEP 2: LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95B(5) AND 95B(6))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude limited notification?	No
Is the application for a controlled activity under the district plan only and not a subdivision of land?	No

STEP 3: CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(7)-(9))	
In the case of a "boundary activity", is an owner of an allotment with an infringed boundary an affected person?	No
For any other activity, are there any affected persons in accordance with section 95E of the Act (as assessed in the Assessment of Adverse Environmental Effects above)?	No

STEP 4: LIMITED NOTIFICATION IN SPECIAL CIRCUMSTANCES	
Do any special circumstances exist in relation to the application that warrant notification to any other persons not already determined to be eligible for limited notification (excludes persons assessed under section 95E as not being affected)?	No

Conclusion

65. In conclusion, in accordance with the provisions of section 95B, the application must not be limited notified.

Notification Recommendation

66. I recommend that the applications RC265385, RC265414 be processed on a **non-notified** basis in accordance with sections 95A-E of the Resource Management Act 1991.

Report by: Jane Anderson Consultant Planner	Date: 7 July 2026

Notification Decision

67. For the reasons set out in the report above, the Notification Recommendation is adopted under delegated authority.

 **Commissioner Tim Harris**	**Date: 9 July 2026**

Section 104 Assessment

68. Section 104 of the Act sets out the matters the Council must have regard to when considering an application for resource consent.

69. Section 104(1), in particular, states as follows:

> ***104 Consideration of applications***
>
> *(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M [Effect of incorporation of MDRS in district plan], have regard to–*
>
> *(a) any actual and potential effects on the environment of allowing the activity; and*
>
> *(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
>
> *(b) any relevant provisions of—*
>
> *(i) a national environmental standard:*
>
> *(ii) other regulations:*
>
> *(iii) a national policy statement:*
>
> *(iv) a New Zealand coastal policy statement:*
>
> *(v) a regional policy statement or proposed regional policy statement:*
>
> *(vi) a plan or proposed plan; and*
>
> *(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
>
> *…*

70. Section 104(2) states that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan, i.e. the operative plan, permits an activity with that effect.

71. Section 104B applies to discretionary and non-complying activities. It allows that the consent authority may grant or refuse the application, and, if granted, it may impose conditions under s 108.

Section 104(1)(a) - Effects on the Environment

72. An assessment of the adverse environmental effects of the proposal was completed above as part of the notification section of this report. That assessment is equally applicable to section 104 and is applied as such. Again, it is noted that the permitted baseline is relevant (section 104(2)), and regard must not be had to any person who has given written approval (section 104(3)(ii)).

73. It is also appropriate to consider the positive effects of the proposal at this section 104 stage. There are no particular positive effects on the environment.

74. As concluded in my notification assessment, I consider that the adverse effects on the environment resulting from the proposal will be less than minor.

Section 106 - Natural Hazards and Access

75. Section 106 of the Act states as follows:

> ***106 Consent authority may refuse subdivision consent in certain circumstances***
>
> *(1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
>
> *(a) there is a significant risk from natural hazards; or*
>
> *(b) [Repealed]*

(c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

(1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of all of the following taken together:*

(a) *the likelihood of natural hazards occurring (whether individually or in combination):*

(b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards:*

(c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*

(2) *Conditions under subsection (1) must be—*

(a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*

(b) *of a type that could be imposed under section 108.*

76. It is considered that, subject to a consent notice requiring the finished floor level of any residential building to be in accordance with the Flood Assessment Certificate, there are no significant natural hazard risks that would prevent the granting of consent.

77. Further, as has been discussed, it is considered that subject to the identified consent notices, the two lots will be provided with legal and physical access.

Section 104(1)(b) – Relevant Provisions of Statutory Documents

District Plans (section 104(1)(b)(vi))

Partially Operative Plan – Objectives and Policies

78. The Partially Operative Plan objectives and policies that I consider relevant relate to subdivision, rural character and amenity.

79. SUB-O1 seeks that subdivision design and layout result in the efficient use of land and are compatible with the role, function, and planned urban form of the zone. SUB-O2 seeks that every site created by subdivision has the characteristics, infrastructure and facilities appropriate for the intended use of the land. SUB-O3 seeks that site sizes reflect the anticipated development outcomes of the zone. It is considered that the proposed lots will be consistent with the subdivision objectives and policies.

80. Objective GRUZ-O1 seeks to provide for the use and development in rural areas that supports, maintains and enhances the function and form, character and amenity values of the rural areas. Policy GRUZ-P1 seeks to maintain or enhance rural character and amenity values of rural areas by retaining a low overall building density. It is considered that the proposed location of the building platform will maintain the function, form and amenity of the General Rural Zone without significant adverse effects on rural character or visual amenity.

81. Overall, I consider the proposal to be consistent with the Partially Operative Plan.

Other Relevant Documents (section 104(1)(b)(i)-(v))

Canterbury Regional Policy Statement (CRPS)

82. The District Plans give effect to the relevant higher order documents, including the CRPS. Therefore, I consider there is no need to assess these provisions.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

83. The NES-CS was discussed earlier in this report, with my conclusion being that resource consent is required for a discretionary activity as the proposal exceeds the tier 1 soil guideline factor. The applicant has consequently sought resource consent under the NES-CS and provided an OSMP in support of this application. On balance, it is considered that subject to compliance with the proposed consent notice and consent condition, the proposal will be consistent with the NES-CS.

National Policy Statement Highly Productive Land (NPS-HPL)

84. The NZLRI Land Use Capability maps indicate that the site has Class 3 versatile soils, and therefore the NPS-HPL is relevant to the proposal.

85. Part 2 of the NPS-HPL provides an objective and policy framework relevant to the proposed development. Objective 1 seeks to protect highly productive land for use in land-based primary production. Associated Policy 4 seeks to ensure that the use of highly productive land for land-based primary production is prioritised and supported. Policy 6 seeks to ensure that the rezoning and development of highly productive land for rural lifestyle is avoided, except as provided in this National Policy Statement.

86. The proposal \complies with the rural density requirements and will retain the overall productive capacity of the subject land over the long term. The subdivision also avoids cumulative loss of HPL and, given the compliant density, avoids potential reverse sensitivity effects on surrounding land-based primary production activities.

87. I consider the proposal to be consistent with the relevant objectives and policies of the NPS-HPL.

National Policy Statement for Natural Hazards (NPS-NH)

88. The application site is located within the Plains Flood Overlay and therefore the NPS-NH applies to the proposal. The NPS requires a risk assessment of the proposed activity using the risk matrix and methods set out in the statement. In this context, the site is subject to a risk of the natural hazard during a 200-year event (0.5% AEP storm event).

89. A recommended consent notice will require that the finished floor level of any residential building is set in accordance with the requirements of the Flood Assessment Certificate process outlined in NH-SCHED1 of the Selwyn District Plan. Prior to the issue of a building consent, the owner must provide evidence to the Selwyn District Council that the finished floor level complies with the approved Flood Assessment Certificate for the site.

90. Given that the driveway to the residential unit on proposed Lot 1 will experience flood depths of up to 0.2m - 0.3m during 100-year ARI, 200-year ARI and 500-year ARI events, there is a limited loss in access leading to a minor risk.

91. Given the existing risks of natural hazards, that the existing dwelling is located outside of significant water depth, and the dwelling on Lot 1 proposed to be located in accordance with the FAC process, it is considered that the overall risk level is minor.

92. For completeness, the proposal is considered to be consistent with the objective and policies of the NPS-NH.

Section 104(1)(c) – Other Matters

93. No further matters are considered relevant to assessing this application.

Part 2 – Purpose and principles

94. The consideration under section 104 is subject to Part 2 of the Act – Purpose and principles.

95. The purpose of the Act is contained within section 5 and it is to promote the sustainable management of natural and physical resources. *Sustainable management* means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while: sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and avoiding, remedying, or mitigating any adverse effects of activities on the environment.

96. The other sections of Part 2, sections 6, 7 and 8, address matters of national importance, other matters and Te Tiriti o Waitangi (the Treaty of Waitangi) respectively.

97. The relevant District Plans have been prepared having regard to Part 2, with a coherent set of policies designed to achieve clear environmental outcomes; therefore, taking into account relevant case law, I consider that assessment under Part 2 is unlikely to be necessary. For the sake of completeness, however, Part 2 is briefly assessed below.

98. In addition to section 5, I note that the following clauses of Part 2 would be particularly relevant:

(f) maintenance and enhancement of the quality of the environment:

99. Based on my assessment of the proposal in this report, I conclude that the proposal will be consistent with Part 2 of the Act.

Conclusions

100. The application is for the following consents:

- RC265385 - Subdivision (s11) - To undertake a subdivision to create two rural lots
- RC265414 - Land Use (s9) - To erect a principal building with a non-complying internal setback

101. The overall status of the application is discretionary.

102. It is considered that any adverse effects will be less than minor, in terms of adjacent persons and the wider environment.

103. It is considered that the proposal will be consistent with the objectives and policies of the Partially Operative District Plan

104. Having considered all relevant matters, on balance and overall, I conclude that the application may be granted, subject to conditions of consent.

Recommendation

105. I recommend that subdivision consent RC265385 and land use consent RC265414 are **granted**, pursuant to sections 104, 104B, 106 of the Resource Management Act 1991, subject to the conditions of consent below pursuant to sections 108, 108AA and 220 of the Act.

Report by: Jane Anderson Consultant Planner	Date: 7 July 2026

Decision

106. For the reasons set out in the report above, the Recommendation is adopted under delegated authority.

 **Commissioner Tim Harris**	**Date: 9 July 2026**

Conditions of Consent

RC265385 Subdivision Consent Conditions

1. The subdivision shall proceed in general accordance with the information formally received with the application on 11 May 2026, the further information provided on 9 June, 11 June, 18 June and 29 June 2026, and the attached stamped Approved Plan entitled 904 Waterholes Road Subdivision GF-102, Sheet V060 Revision C and dated 15.04.2026, except where another condition of this consent must be complied with.

2. The following conditions of consent must be met prior to the issue of a section 224(c) Completion Certificate at the expense of the consent holder.

3. All required easements must be created, granted or reserved.

Consent Notices

4. The following consent notices pursuant to s 221 of the Act will be issued by the Council and must be registered on the Record of Title to ensure ongoing compliance as follows:

   Contaminated Land for Lot 1

(a) Any future owners of Lot 1 are informed that contamination is present on this site and all activities must abide by the On-going Site Management Plan (OSMP)

(b) Any future owners of Lot 1 are informed that future activities will require a Detailed Site Investigation to delineate contamination and recommend remediation or mitigation measures in accordance with the NES-CS due to the presence of contaminated soils on site.

   Vehicle Crossings for Lot 1

(c) A vehicle crossing to service Lot 1 must be formed in accordance with the requirements of District Plan and the approved consent documents prior to the occupation of a residential unit or principal building.

   The vehicle crossing must be sealed/metalled to match the existing road surface for the full width of the crossing and for the first ten metres (as measured from the edge of the existing formed carriageway towards the property) or to the property boundary, whichever is the lesser.

(d) No access to Lot 1 shall be established via Waterholes Road

(e) The consent holder is to be advised that the road reserve land frontage to Devine Drive through which the vehicle accessway and crossing is established for Lot 1 will the responsibility of the consent holder for the maintenance of the lawn area.

   Minimum Finished Floor Level - Lot 1

(f) The finished floor level of any residential building shall be set in accordance with the requirements of the Flood Assessment Certificate process outlined in NH SCHED1 of the Selwyn District Plan. Prior to the issue of a building consent, the owner must provide evidence to the Selwyn District Council that the finished floor level complies with the approved Flood Assessment Certificate for the site.

   Firefighting Water Supply for Lots 1 and 2

(g) Prior to the occupation of any residential unit or principal building, domestic water and firefighting storage must be provided. A minimum of 20,000 litres must be maintained at all times as a static firefighting reserve within a 30,000-litre tank. Alternatively, an 11,000-litre firefighting reserve is to be provided for the dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located within 90 metres of the dwelling. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS

4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling.

The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire. The connection point/coupling must have a hardstand area adjacent to it that is suitable for parking a fire service appliance. The hardstand area must be located in the centre of a clear working space with a minimum width of 4.5 metres. The access must be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access must be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

Vehicle Crossings and Accessways

5. A vehicle crossing to service Lot 1 must be formed in accordance with the requirements of the District Plan and the approved consent documents prior to the occupation of a residential unit or principal building.

Power and Telecommunications Services

6. The consent holder must provide evidence in writing from the relevant Authorities that existing electrical, and telecommunications reticulation has the capacity to provide a service connection to all the lots.

   ADVICE NOTE: The Council does not require physical connections to power and telecommunications services in the rural area and all prospective purchasers should investigate likely costs.

   LIM Notes for Lot 1

   No vehicular access can be established via Waterholes Road

   The Consent Holder is advised that prior to the construction of the vehicle crossing to access Lot 1, consultation will be required with the Landscape Advisor (development.landscaping@selwyn.govt.nz) to determine the location of the vehicle crossing and accessway within the road reserve.

RC265414 Land Use Consent Conditions

1. The proposal shall proceed in general accordance with the information submitted with the application on 11 May 2026, the further information provided on 9 June, 11 June, 18 June and 29 June 2026, and the attached stamped Approved Plan entitled 904 Waterholes Road Subdivision GF-102, Sheet V060 Revision C and dated 15.04.2026, except where another condition of this consent must be complied with

   Contaminated Land

2. All activities on site must be undertaken in accordance with the Ongoing Site Management Plan from Momentum Environmental and dated May 2026

Attachment

1. RC265385 and RC265414 Subdivision Approved Plan(s) - 904 Waterholes Road Subdivision, Sheet V060 Revision C and dated 15.04.2026

Development Contributions

Subdivision Consent

Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002. Any objection or request for reconsideration must be made in writing in accordance with the Development Contribution Policy in place at the time of application.

The consent holder is advised that, pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy, the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Note: The amounts set out in the attached table are applicable at the time the application for resource consent is formally received. If the time between the date the resource consent is formally received and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was formally received. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

Please contact our Development Contributions Assessor on 03 347 2800 or at:

development.contributions@selwyn.govt.nz .

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE ($)	Development Contribution ($ Excl. GST)	GST ($)	Development Contribution ($ Incl. GST)
Water Supply	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wastewater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	1.00	0.50	0.50	11,663.00	5,831.50	874.73	6,706.23
Community Infrastructure	1.00	0.50	0.50	1,478.00	739.00	110.85	849.85
Roading	2.00	1.00	1.00	1,269.00	1,269.00	190.35	1,459.35
Roading ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					7,839.50	1,175.93	9,015.43

Selwyn District Council Advice Notes for the Consent Holder

Lapse Period (Subdivision Consent)

(a) Pursuant to section 125 of the Resource Management Act 1991, this subdivision consent lapses five years after the date of issue of the decision, i.e. the date of receipt of the Notice of Decision email, unless:

(i) A survey plan is submitted to Council for approval under section 223 of the Act before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the Act; or

(ii) Before the consent lapses an application is made to the Council to extend the period after which the consent lapses and the Council decides to grant an extension.

Lapse Period (Land Use Consent)

(b) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this land use consent shall lapse five years after the date of issue of the decision, i.e. the date of receipt of the Notice of Decision email, unless before the consent lapses an application is made to the Council to extend the period after which the consent lapses and the Council decides to grant an extension.

Section 224 Certificate Issuing Requirements (Subdivision)

(c) A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other related costs associated with the Resource Consent have been paid in full.

Resource Consent Only

(d) This consent is a Selwyn District Council resource consent under the Resource Management Act. It is not an approval under any other Act, Regulation or Bylaw. Separate applications will need to be made for any other approval, such as a water race bylaw approval or vehicle crossing approval.

Building Act

(e) This consent is not an authority to build or to change the use of a building under the Building Act. Building consent may be required before construction begins or the use of the building changes.

Regional Consents

(f) This activity may require resource consent(s) from Environment Canterbury (ECan). It is the consent holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity.

Monitoring

(g) In accordance with section 36 of the Resource Management Act 1991, the following monitoring programme and associated fee has been charged: Basic - No site inspection.

(h) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.

(i) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance Team, compliance@selwyn.govt.nz.

(j) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees at a time and cost basis.

Vehicle Crossings

(k) Any new or upgraded vehicle crossing requires approval from Council's Infrastructure and Property Department prior to installation. Applications to install a new vehicle crossing or upgrade an existing one can be made online via the SDC website (Selwyn District Council - Application to Form a Vehicle Crossing (Entranceway)). For any questions regarding the process please contact the Roading Team via email at transportation@selwyn.govt.nz.

Street Trees and Vegetation

(l) All proposed vehicle crossings must be located in accordance with the SDC Engineering Code of Practice and the SDC Tree and vegetation Policy. This requires vehicle crossings to be set back a minimum distance from street trees depending on the location of the street tree relative to the direction of vehicle travel over the crossing. Where the relocation of an existing street tree is necessary to enable the work provided for by this consent, approval should be sought from an SDC Landscape Development Advisor - development.landscaping@selwyn.govt.nz. The relocation of any street tree will be undertaken by an SDC approved contractor within the planting season at the consent holders' expense in accordance with the accepted plans.

Relocation of street lights

(m) The relocation of existing streetlights to enable works proposed by this consent must be undertaken at the expense of the consent holder and be installed in accordance with the accepted engineering plans.

Provision of stormwater

(n) Onsite stormwater treatment and disposal system(s) must comply with the requirements of the discharge consent issued by Environment Canterbury Regional Council. Where compliance via a Certificate of Compliance cannot be provided, a Resource Consent must be obtained.

Impact on Council Assets

(o) Any damage to fixtures or features within the Council road reserve that results from construction or demolition on the site shall be repaired or reinstated at the expense of the consent holder.

Vehicle Parking During the Construction Phase

(p) Selwyn District Council is working to keep our footpaths safe and accessible for pedestrians, including school children. The Council also seeks to avoid damage to underground utility services under footpaths, e.g. fibre broadband. During the construction phase (and at all other times), please:

(i) park only on the road or fully within your property – it is illegal to obstruct or park on a footpath; and

(ii) arrange large deliveries outside of peak pedestrian hours, e.g. outside school start/finish times.

Site Inspection Sheet 071383

Application

D M DEVINE & MALLEY & CO TRUSTEES LTD
BOND FREW LTD
PO BOX 61
DARFIELD

Issue date 16/08/07

Project

Description	COMMERCIAL ALTERATIONS AND ADDITIONS Being Stage 1 of an intended 1 Stages CHANGE OF USE - STABLES TO DOG GROOMING FACILITY
Intended Life	Indefinite, but not less than 50 years
Intended Use	Reception, shop area, Dog grooming Room + Staff facilities. WC's Dog
Estimated Value	$15,000
Location	904 WATERHOLES ROAD, TEMPLETON
	RAPID:
Legal Description	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation No.	2352208400
Builder	



Re Received by JOHN HASSAN

AMENDMENTS

BCA CODE COMPLIANCE CERTIFICATE CIRCULATION SHEET

OWNER: _____ CONSENT NO: _____

AGENT: _____ ON ACCOUNT: YES / NO

	INSPECTOR SIGN OFF	T & C OFFICER SIGN OFF	BCA SIGNATORY	CUSTOMER SERVICES	FINANCE OFFICER (For Reconciliation)	T/LEADER STAT CHECK
INITIAL & DATE COMPLETED						

INTENDED USE (if changed from BC): _____

CUSTOMER SERVICES	INITIAL & DATE
RECEIVED & ENTERED BY:	
CCC SENT BY:	

INSPECTOR		INITIAL & DATE
ALL INSPECTIONS CARRIED OUT	YES / NO	
ALL INFORMATION INCLUDED	YES / NO	
ALL CONSENT CONDITIONS/NOTES MET	YES / NO	
ENERGY CERTIFICATES PROVIDED	YES / NO NA	
P/S 3's & P/S 4's	YES / NO NA	
INTENDED USE CORRECT	YES / NO	

FURTHER INFORMATION REQUESTED:	FI APPROVED:

POST BC AND CCC COSTINGS

DATE	INITIALS	ADMINISTRATION	UNITS	PROCESSING / RE-INSPECTIONS	UNITS	TRAVEL	MILAGE

Reconciliation Completed: _____ Invoice Generated: _____ Refund: _____ No further action resulting from reconcile: _____

32 Newnham St
PO Box 32
Rangiora

HANSEN CONTRACTORS

FAXED Elan Selwyn Artisan 616108
PH (03) 313 8418
FAX (03) 313 8580
A/H 0274 545 775

DRAINAGE EXCAVATION

Producer Statement

Septic Tank and Effluent Treatment Field

Design Number: 178 **Dated:** 28 June 2007.

Issued by: **Hansen Contractors Limited** **Reg. No.** 20686.

In respect of the following:
The location and installation of the septic tank and effluent treatment field were installed in accordance with the approved consent and as per the designer and or manufacturer's specifications.

Applicant: Shane and Lisa O'Brien

Installed at: Lot 3 DP 369133, Needons Ross Rd.

Installed on: 4 April 2008

Resource Consent Number: CRC 074192.

Building Consent Number: 071383.

As a registered drainlayer, currently holding an annual practising licence, I certify that I, or personnel under my control have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the approved design.

Signed: _____ Date: 21-5-08

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

❑ Inspection 1

Structural framing and fixings.

Flashings in place prior to cladding being fixed.

❑ Inspection 2

NOTE: A weathertight exterior is required before a preline inspection occurs.

Plumbing pipe work prior to fixing of internal linings.

Preline moisture test and structural framing check including confirmation of treated timber where required.

Completeness of insulation prior to fixing of internal linings.

Window installation to check ventilation, air seals, and glazing.

❑ Inspection 3

NOTE:- All drainage work must be inspected prior to backfilling.

Inspection and testing of sanitary sewer.

On site sewage to human effluent holding tank.

Check nailing off of bracing panels before stopping work is carried out.

❑ Inspection 4

Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Accessible route and facilities.

Slip resistant surfaces.

Fire safety egress, signs, and other warning systems.

Note:

Under the Building Act 2004 (Section 363) buildings intended for public use which are, or have been, the subject of a Building Consent and which do not have a Code Compliance Certificate issued, must not be occupied until that approval is granted.

Note:

Human effluent holding tank to be emptied by a licensed operator and disposed of at a Environment Canterbury (Ecan) approved site. It is the owners responsibility for ongoing maintenance of the holding tank and provision of an ongoing contract with prospective purchasers.

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.

Signature

03 DEC 2007

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 15/10/07

0708290.25

SCANNED

Selwyn DISTRICT COUNCIL

CODE COMPLIANCE CERTIFICATE APPLICATION

SECTION 92 BUILDING ACT 2004

071045

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Web Site www.selwyn.govt.nz

THE BUILDING

(refer to your Rates Account for details)

Site Address: 904 Waterholes Road Street /Road

Rapid Number: (Applies to Rural Properties Only)

Legal description: Rural Sec 7636 BLK XV I Rolleston SD

(This could include all or any of the following - Lot, DP, Section, Block or Township etc.)

Valuation Roll Number: 2352208400

Type of Building Work: Installation Diesel Heater (Eg: Domestic Dwelling)

Project Information Memorandum No: 071045 P.

1. Building Consent No: 071045.

2. Building Consent Issued by (Name of Building Consent Authority): Selwyn District Council

THE OWNER

3. Owner's Name: D M Devine & J M Shingleton. (Company or name of organisation)

4. Contact Person: Debbie Devine. (If Owner is not an Individual)

5. Mailing Address: 904 Waterholes Rd Templeton

6. Street Address / Registered Office: As above

7. Phone Numbers: Mobile: —

Daytime: 3495 893 After Hours: Same

8. Fax: —

9. Email: —

10. Website: —

11. The following evidence of ownership is attached to this application:

☐ Current Certificate of Title

☐ Current Sale and Purchase Agreement with Council Office

AGENT / APPLICANT

(Contact Details MUST be in New Zealand)

12. Name of Agent: Bruce Pertuns

13. Contact Person: Bruce

65 Dunair Drive

14. Mailing/Billing Address: Westhaven Chch 8083

15. Street Address / Registered Office: As above

16. Phone Numbers: Mobile: 0274 311859

Daytime: — After Hours: —

17. Fax: —

18. Email: —

19. Website: —

20. ☑ Authorisation from Owner Attached. (Authorisation from the owner conferring authority) with council office

21. **Note: The Agent will be the first point of contact for communications with the Building Consent Authority regarding this Application and will receive all correspondence including all invoices.**

For Office Use Only

RECEIVED 29 SEP 2007 SELWYN DISTRICT COUNCIL

PERSONNEL

22. All Building Work to be carried out under the above Building Consent was completed on: 23/08/07

23. The Licensed Building Practitioner's who carried out the building work are as follows:
(Please identify other tradespeople as appropriate)

	Certificate Attached (Tick box)	
Builder:	❒	Phone:
Address:		Registration No:
Plumber:	❒	Phone:
Address:		Registration No:
Drainlayer:	❒	Phone:
Address:		Registration No:
Electrician:	❒	Phone:
Address:		Registration No:
Gasfitter:	❒	Phone:
Address:		Registration No:
Other: Installer Bruce Parkins	❒	Phone: 0274-311859
Address: 65 Dunair Drive Chch 8083		Registration No: 1285.
Other:	❒	Phone:
Address:		Registration No:
Other:	❒	Phone:
Address:		Registration No:
Other:	❒	Phone:
Address:		Registration No:
Other:	❒	Phone:
Address:		Registration No:
Other:	❒	Phone:
Address:		Registration No:
Other:	❒	Phone:
Address:		Registration No:

Photocopy and attach additional pages as required to provide a complete list of ALL sub-trades involved in the project.

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No:

Code Compliance Certificate 071045

Section 95, Building Act 2004

The Owner

Name of Owner:	Devine Deborah Margaret & Shingleton John Michael
Mailing address:	C/- B L Perkins Ltd, 65 Dunair Drive, CHRISTCHURCH 8083
Street address/registered office:	
Phone number:	
Landline:	Daytime: 349 5893
Mobile:	After hours: 349 5893
Facsimile number:	
Email address:	
Website:	

The Building Work

Street Address of Building:	904 WATERHOLES ROAD, TEMPLETON
Legal Description of land where building is located:	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation Number:	2352208400
Type of Work:	INSTALLATION OF SOLID FUEL HEATER - DIESEL HEATING
Intended Use:	Domestic Free Standing - Diesel Heater.
Estimated Value:	$6,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced: 2007

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that the Building work complies with the Building Consent

Selwyn District Council Building Consent Authority Signatory

Issue Date: 5/09/07

BUILDING CONSENT AUTHORITY CCC CIRCULATION SHEET

OWNER: Devine & Shingleton CONSENT NO: 071045

DEPARTMENT SIGN OFFS	CUSTOMER SERVICES	INSPECTOR SIGN OFF	T & C O SIGN OFF (For Compliance Schedule)	FINANCE OFFICER (For Reconciliation)	BCA SIGNATORY
DATE	10 SEP 2007	29/8/07			4 Sept 07
COMPLETED	✓	✓			

DEADLINE DATE: FORMALLY RECEIVED DATE:

PROCESS SIGN OFFS

INSPECTOR: A. Fearon

INTENDED USE: (If changed from BC)
NO CHANGE.

CUSTOMER SERVICES		SIGN & DATE
Received and entered	29/8/07	✓
Generate CCC document	-5 SEP 2007	✓
CCC Sent and filed	10 SEP 2007	✓

INSPECTOR		
All inspections carried out	YES / NO	29/8/07
All information included	YES / NO	29/8/07
All consent conditions/notes met	YES / NO	29/8/07
Energy Certificates provided	YES / NO / NA	29/8/07
PS3's & PS 4's	YES / NO / NA	29/8/07
Intended Use Correct	YES / NO	29/8/07

FURTHER INFORMATION REQUESTED

POST B/C & CCC COSTINGS

DATE	INITIALS	ADMINISTRATION	UNITS	TRAVEL	MILEAGE
		PROCESSING/REINSPECTIONS			

Reconciliation completed: Invoice generated: Refund made:

No further action as result of reconciliation:

Referred to: for query:

Selwyn DISTRICT COUNCIL — INSPECTION NOTICE

(5)

Inspections are to be booked by the owner or builder

Name: D.M. DEVINE & J.M. STRINGER Consent No: 071045

Site Address/Rapid No: 9041 WAIMAKARIRI Officer:
ROAD TEMPLETON Name:

Type of building work: INSTALLATION OF DIESEL HEATING UNIT.

On 29 / 8 / 2007 at am / pm this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2004 [Section 174]. The purpose of the inspection was:-

a		Siting & Founds	h		Bond Beam	o		Other	
b		Slab	i		Blockfill	p		Resource Consent	
c		Pre Wrap	j	✓	Heating unit	q		Complaint/investigation	
d		Post Wrap	k		Sanitary drainage	r		Compliance Schedule	
e		Half height veneer	l		Stormwater drainage	s		WOF/ c/s audit	
f		Preline/Plumbing	m		Pile/pole holes	t	✓	Final Inspection	☑ Pass ☐ Fail
g		Post line bracing	n		Cladding	u			

BUILDING WORK MAY PROCEED ☑ MAY NOT PROCEED ☐ RE-INSPECTION YES ☐ NO ☑

INSPECTION NOTES:

- PAD FOR TANK IN POSITION AS PER PLAN.
- TANK (480L) BOLTED DOWN TO PAD.
- MAKE = GODIN.
- MODEL = SMART JURASSIEN (REF NO = 3703)
- UNIT BOLTED DOWN TO HEARTH
- ALL CLEARANCES AS PER THE INSTALLATION GUIDE.
- 125mm Ø FLUE & CEILING PLATE IN POSITION.
- CHIMNEY THROUGH ROOF & FLASHING.
- TRIPLE FLUE THROUGH ROOF SPACE.
- SMOKE DETECTORS IN PLACE AS PER PLAN.
- P.S. RECEIVED & C.C.C APPLICATION FORM.
- (R) INSPECTION 1/2 CARRIED OUT.
- SAFETY STRING IN PLACE.

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

ENTERED

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☑

Satisfactory. Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete as detailed above, and rectification is required. ☐

A notice to fix will be issued ☐

Notice to:	Contractor ☐	Owner ☑	Agent ☐	Occupier ☐	Signed:
By:	Telephone ☐	Fax ☐	Posting ☐	Left on Site ☐	

Building Consent 071045

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

☐ **Inspection 1**

Slab and plate fixings before concrete is poured. (Tank Pad.)

☐ **Inspection 2**

Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Flue clearances, hearth and fire place fixing down.

Smoke alarm installation.

Note:-

A Producer Statement Construction (PS3) from an Approved Installer for the installation of the Liquid fuel appliance shall be forwarded to the Selwyn District Council with the application for Code Compliance Certificate upon completion of the work.

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.

A Producer Statement Construction (PS3) Form.

Signature

08 AUG 2007

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 27/07/07

Site Inspection Sheet 071045

Application

D M DEVINE & J M SHINGLETON
BRUCE PERKINS
65 DUNAIR DRIVE
WESTHAVEN
CHRISTCHURCH

Issue date 25/06/07

Project

Description	SOLID FUEL HEATERS Being Stage 1 of an intended 1 Stages INSTALLATION OF SOLID FUEL HEATER - DIESEL HEATING
Intended Life	Specified as 25 years
Intended Use	
Estimated Value	$6,000
Location	904 WATERHOLES ROAD, TEMPLETON RAPID:
Legal Description	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation No.	2352208400
Builder	



AMENDMENTS	

PS 3 - CONSTRUCTION

Attach business card here if available

BUILDING CONSENT NUMBER: 071045

OWNERS NAME: D M Devine & J M Shingleton

SITE ADDRESS: 904 Waterholes Rd

This form must be completed and returned together with Form BAM 006 (Application for Code Compliance Certificate)

COMPLIANCE CHECK LIST FOR THE INSTALLATION OF A SOLID FUEL HEATER

Make: Godin Model: Jurassien.

Serial Number: 38037053

Freestanding: ☑ Inbuilt: ☐ (Tick one)

New: ☑ Secondhand: ☐ (Tick one)

Tick as appropriate	Yes	No	N/A
* The existing chimney structure has been inspected, approved and chimney cleaned prior to installation	☐	☐	☑
* Is the fireplace surround/chimney face junction sealed up with heat resistant material	☑	☐	☑
* The flue pipe is constructed of austenitic stainless steel	☑	☐	☐
* Seismic restraint has been fitted	☑	☐	☐
* The flue sections are secured together with stainless steel rivets and the flue is secured to the appliance	☑	☐	☐
* The chimney void has been vented at the top	☑	☐	☐
* Flue and appliance clearances have been achieved in terms of the manufacturer's instructions or AS/NZS 2918:2001	☑	☐	☐
* Complying smoke alarms installed as per approved Building Consent	☑		

* If response to any of the items is "no" please comment: _____

* If wet back fitted, name the craftsman plumber who carried out the work: _____ Registration No. _____

I Bruce Perkins **(print name)** certify that the above specified installation has been carried out as described and in accordance with the manufacturer's installation instructions and the current approved building code requirements.

THE OWNER HAS BEEN ADVISED NOT TO USE THE APPLIANCE UNTIL CODE COMPLIANCE CERTIFICATE HAS BEEN ISSUED BY SELWYN DISTRICT COUNCIL

Installers Signature: _____ Date 21/08/07 Reg No. 1285.

Address: 65 Dunair Drive Ch Ch 8083

Telephone No. 0274-311859

SPECIFIED SYSTEMS

24. The following specified systems are contained on the **compliance schedule** for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the Building Consent: *(List Specified Systems)* *(use additional pages if required)*

SIGNATORY

25. ☑ I request that you issue a code compliance certificate for this work under Section 95 of the Building Act 2004.

26. The code compliance certificate should be sent to :- *(unless otherwise advised the Code Compliance Certificate will be sent to the Agent/Applicant)*

B-L Perkins Ltd
65 Dunair Drive
Westhaven Chch 8083

27. **Signed by or for and on behalf of the Applicant**

28. Name of Person Signing: Bruce Perkins 29. Date: 23/08/07

Note: if acting "for and on behalf", please read the following declaration before signing – "I hereby declare that I am authorised to act as Agent / Applicant"

ATTACHMENTS

30. The following documents are attached to this application:-

☑ Certificates from the personnel who carried out the work.

You are required to supply certificates from all of the Trades involved in your project, such certificates should include the following information:-

- Name, address, and contact phone numbers.
- Registration Number (where applicable).
- Building Consent number.
- Project site address, and scope of work.
- Name of the tradesperson who carried out the work.
- A statement confirming which NZ Building Code Clauses which the work complies with, and compliance with the Approved Building Consent Documents including any variations.
- The Certificate must be signed and dated by the tradesperson responsible for the work.

☐ Certificates that relate to the energy work (Electrical and Gasfitter).

☐ Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent (Installers certification).

APPLICATION INFORMATION

Code Compliance Certificate

A Code Compliance Certificate will be issued within 20 working days from application provided all the information required has been supplied. All inspections listed in the Building Consent documentation must have been booked and carried out to the Building Consent Authorities satisfaction during the construction phase. In the event that no application for Code Compliance is made within 2 years after the granting of the Building Consent the Building Consent Authority is obliged to issue a Notice To Fix for any outstanding work .

Notice to Fix

If a Notice to Fix is issued, it will state the building work that must be carried out and will set a timeframe in which this work must be completed. Once the work listed has been completed a further inspection shall be booked by phoning the Inspection Bookings Team on Phone 324 5848.

Fees

Please Note:- All work for the issue of a Code Compliance Certificate and Compliance Schedule will be invoiced and must be paid in full before the Code Compliance Certificate will be issued.

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add

Site Inspection Sheet 080235

Application

D M DEVINE & MALLEY & CO TRUSTEES LTD
SHEDS NZ LTD
PO BOX 23106
CHRISTCHURCH

Issue date 4/04/08

Project

Description	FARM BUILDINGS Being Stage 1 of an intended 1 Stages FARM BUILDING
Intended Life	Indefinite, but not less than 50 years
Intended Use	3 bay farm building (Non habitable), 94 m
Estimated Value	$21,000
Location	904 WATERHOLES ROAD, TEMPLETON RAPID:
Legal Description	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation No.	2352208400
Builder	



AMENDMENTS

08023

BCA CODE COMPLIANCE CERTIFICATE CIRCULATION SHEET

OWNER: Devine

AGENT: Shots NZ

CONSENT NO: 080255

ON ACCOUNT: YES / (NO)

	INSPECTOR SIGN OFF	T & C OFFICER SIGN OFF	BCA SIGNATORY	CUSTOMER SERVICES	FINANCE OFFICER (For Reconciliation)	T/LEADER STAT CHECK
INITIAL & DATE COMPLETED	17/12/08		9/6/09 *All signed off on 17/12/08*			

INTENDED USE (if changed from BC): Farm Building

CUSTOMER SERVICES	INITIAL & DATE
RECEIVED & ENTERED BY:	9.6.08
CCC SENT BY:	

INSPECTOR		INITIAL & DATE
ALL INSPECTIONS CARRIED OUT	(YES) / NO	17/12/08
ALL INFORMATION INCLUDED	(YES) / NO	17/12/08
ALL CONSENT CONDITIONS/NOTES MET	(YES) / NO	17/12/08
ENERGY CERTIFICATES PROVIDED	YES / NO (NA)	17/12/08
P/S 3's & P/S 4's	YES / NO (NA)	17/12/08
INTENDED USE CORRECT	(YES) / NO	17/12/08

FURTHER INFORMATION REQUESTED:	FI APPROVED:

POST BC AND CCC COSTINGS

DATE	INITIALS	ADMINISTRATION	UNITS	PROCESSING / RE-INSPECTIONS	UNITS	TRAVEL	MILAGE

Reconciliation Completed: _____ Invoice Generated: _____ Refund: _____ No further action resulting from reconcile: _____

Selwyn DISTRICT COUNCIL

2 NORMAN KIRK DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

COPY

REF NO

Code Compliance Certificate 080235

Section 95, Building Act 2004

The Owner

Name of Owner:	Devine Deborah Margaret & Shingleton John Michael
Mailing address:	904 Waterholes Road, RD 8, Christchurch 7678
Street address/registered office:	
Phone number:	
Landline:	Daytime:
Mobile: 021924499	After hours: 349 5893
Facsimile number:	
Email address:	
Website:	

The Building Work

Street Address of Building:	904 WATERHOLES ROAD, TEMPLETON
Legal Description of land where building is located:	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation Number:	2352208400
Current lawfully established use:	FARM BUILDING
Type of work:	3 bay farm building (Non habitable). 94 m^2
Estimated Value:	$21,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced: 2008

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that-
the Building work complies with the Building Consent

Selwyn District Council Building Consent Authority Signatory

Issue Date: 8/01/09

Project N° 080235

Selwyn DISTRICT COUNCIL

SCANNED

(BAM 008)

03/3/1604-3

FOR OFFICE USE ONLY
Project No: 080235
Date Received: 9.6.08

Application for a Code Compliance Certificate ~~of Acceptance~~

(Only complete items that are applicable to your project)

APPLICATION

I request that you issue a Certificate of Acceptance for the building work described in this application.

THE BUILDING

Street Address (or Rapid No if applicable): 904 Waterholes Rd	Building Name (if applicable): Farm Building
Legal Description: Lot: 7636 DP:	Valuation Roll Number: 2352208400
Number of Levels: 1 / Level/Unit No:	Total Floor Area: (all floors included) 74.5 m²
	Existing: m² Add: m²
Current lawfully established use: Workshop.	Approx year building first constructed: 2008.

THE PROJECT

Description of building work: *(eg dwelling, commercial, farm shed, garage etc)* Farm Building

Did the building undergo a change of use? ☐ Yes ☑ No

If "Yes", provide details of the new use:

Intended life of the building: 50 Indefinite but not less than 50 years ☐ or specified as 50 years

List Building Consents previously issued for this building (if any): *(ie is this project being constructed in stages? Is this consent for a relocated or transportable building?)*

Associated Resource Consents:

Estimated Value (inc GST) *(ie the estimated aggregate of the values of all goods and services)*: $

THE OWNER

Owner's Name: Deborah Devine	Contact Person: *(if owner is not an individual)*
Mailing/Billing Address: 904 Waterholes Rd Templeton	
Street Address/Registered Office:	
E-mail Address:	Phone Day:
Phone A'Hours: 349 5993 Fax:	Cellphone: 021 924499

THE AGENT

Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices.

Agent's Name: Sheds NZ	Contact Person: *(if Agent is not an individual)* Craig
Mailing/Billing Address: PO Box 23106 Templeton	
Street Address/Registered Office: 1304 Main St Rd	
E-mail Address: craig@sheds-nz.co.nz	Phone Day: 3477031
Phone A'Hours: Fax: 3477032	Cellphone:

REQUIRED ATTACHMENTS

Evidence of ownership attached to this application:

☐ Certificate of Title ☐ Sale and Purchase Agreement

Complete and attach **ONE** of the following checklists, and provide **ALL** of the information and plans requested on that checklist:

☐ Form BAM 002-R Residential work ☐ Form BAM 002-I Commercial/Industrial work

Application Fee (Deposit)

☐ Application Fee of $ (refer to cover sheet for appropriate fees)

REASONS

A certificate of Acceptance is required because:

☐ **Unauthorised work:** The owner, or owners predecessor in title, carried out building work for which a building consent was required, but a building consent was not obtained because: (explain detail):

☐ **Urgent work:** A building consent could not practicably be obtained in advance because the building work Had to be carried out urgently: (complete one of the following)

- for the purpose of saving or protecting life or health or preventing serious damage to property as follows: *(explain in detail)*

☐ - in order to ensure that a specified system was maintained in a safe condition or made safe as follows: *(explain in detail)*

☐ **Building Certifier/Building Consent Authority Work:** The building consent authority that granted the building consent is unable or refuses to issue a code compliance certificate in relation to the building work, and no other building consent authority will agree to issue a code compliance certificate for the building work:

Building Certifier/Building Consent Authority:

KEY PERSONNEL

Name of Builder: Bowron Builders		Registration Number:
Mailing Address: 279 Selwyn St.		
E-mail Address: bbowron@xtra.co.nz	Phone Day: 0274375606	
Name of Craftsman Plumber:		Registration Number:
Mailing Address:		
E-mail Address:	Phone Day:	
Name of Registered Drainlayer: Cornerstone Drainage		Registration Number:
Mailing Address: 796 Waterholes Rd RD 5		14400
E-mail Address: cornerstonedrainage@xtra	Phone Day: 0274 325296	
Name of Craftsman Gasfitter:		Registration Number:
Mailing Address:		
E-mail Address:	Phone Day:	
Name of Designer:		Registration Number:
Mailing Address:		
E-mail Address:	Phone Day:	

Andrew Matiukewitsch of Black Constructions.

KEY PERSONNEL *(continued)*			
Name of Engineer:	[redacted]	Registration Number:	
Mailing Address:	15 Emperor Place, Kenthurst NSW 2156 Australia.		
E-mail Address:		Phone Day:	

NOTES BY APPLICANT (Other notes or comments which you as the applicant may wish to add)

SIGNATURE

Signed by or for and on behalf of the Owner: B J Barron

☐ Owner ☑ Agent Date: 9/6/2009

Note: If acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Owner".

NOTES

- An appointment must be made with a Building Consent officer to lodge this application. A minimum application fee plus relevant levies apply at that time.
- Certificate of Acceptance Fees: The charges incurred by the Council in processing this application are payable whether or not the application is approved.
- The application for a Certificate of Acceptance does not avoid the possibility of prosecution if the work was carried out illegally.

Selwyn DISTRICT COUNCIL

Code Compliance Certificate Application Checklist (BAM 006-C)

(In conjunction with Code Compliance Certificate Application Form)

Building Consent No: 080235

Date Received: 9.6.08

Project address: 904 Waterholes Road

Have all the inspections listed in the Building Consent been carried out **YES** / **NO (Please circle)** If NO, please book the inspection/s before proceeding with this application. NB The following is required on application in sufficient detail to show compliance with all aspects of the relevant Building Consent. Please complete this Checklist in FULL by placing a tick (√) in the supplied or Not Applicable boxes. Additional information may be requested during processing of the application.	Supplied	Not Applicable	Selwyn BCA Use Only
Check You Have Included -			
COMPLETED, dated & signed Application Form			✓
The Valuation number and Building Consent number			✓
An Address for the CCC to be posted to			✓
A copy of the Current Certificate of Title			
Check You Have Listed The Key Personnel -			
– Name, address, phone number, registration number for ALL key personnel – Eg. Builder, Electrician, Drain layer, Plumber, etc			✓
– Trade Certificates * - Provided for all Key Personnel			
Check You Have Included The Documentation -			
Electrical Certificate		✓	
Gas Certificate		✓	
Water Pressure Test (1500KPA) statement, if requested by Building Inspector		✓	
Producer Statement Construction (PS3) if required by Building Consent conditions		✓	
Producer Statement Construction Review (PS4) if required by Building Consent conditions		✓	
Proof of potability of water (3 tests results- 1x chemical + 3x Bacteria)		✓	
Exterior Cladding – Construction Statement required by Building Consent conditions. Eg Plaster Cladding, Classic Stone		✓	
Relocated Buildings – Copy of Code Compliance Certificate for the building issued by the local authority whom's district the building was constructed in		✓	
Pile Driving records for driven piles		✓	
Septic tanks- Confirmation from Ecan that they have received and approved the certificate of construction from the drain layer / designer (Compliance Monitoring report)		✓	
Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent including-			
Installers Certificates		✓	
FPIS Certificates		✓	
Dangerous Goods Location – Test Certificate issued by an ERMA approved test certifier.		✓	
Approvals from Other Authorities – Approvals for discharges to land, air, or water from Ecan, or the like		✓	
NOTE: Once received by the BCA, your CCC application will be considered and either issued or refused within 20 working days. Please note if any further information is requested this time is suspended until that information is received.			

* Refer to Selwyn District Council's guide to applying for a Code Compliance Certificate booklet for requirements for information to be included in trade certificates.

For BCA Use Only:
This application is accepted / declined as all relevant information has / has not been supplied - signed:- SA

(A) barn (1) (2nd)

Selwyn DISTRICT COUNCIL — INSPECTION NOTICE

Inspections are to be booked by the owner or builder

Name: DM Deane + Halley + Co Trustees LTD — Consent No: 080235

Site Address/Rapid No: 904 waterholes Road, Templeton — Officer: 23

Name: Geoff Stevenson

Type of building work: Farm building

On 10 / 06 / 08 at 9-15 am / ~~pm~~ this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2004 [Section 174]. The purpose of the inspection was:-

a		Siting & Founds	h		Bond Beam	o		Other	
b		Slab	i		Blockfill	p		Resource Consent	
c		Pre Wrap	j		Heating unit	q		Complaint/investigation	
d		Post Wrap	k		Sanitary drainage	r		Compliance Schedule	
e		Half height veneer	l		Stormwater drainage	s		WOF/ c/s audit	
f		Preline/Plumbing	m		Pile/pole holes	t	✓	Final Inspection	☑ Pass ☐ Fail
g		Post line bracing	n		Cladding	u			

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ RE-INSPECTION YES ☐ NO ☑

INSPECTION NOTES:

Structure of building as shown on consent plans
Bracing + structural fixings as per plan.
Stormwater to soakholes each side of building

CCC application received

ENTERED

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory. Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required ☐

A notice to fix will be issued ☐

Notice to:	Contractor ☐	Owner ☑	Agent ☐	Occupier ☐	Signed
By:	Telephone ☐	Fax ☐	Posting ☐	Left on Site ☑	

Selwyn DISTRICT COUNCIL — INSPECTION NOTICE

Inspections are to be booked by the owner or builder

Name: Dennis + Malley + Co trustees ltd — Consent No: 080235

Site Address/Rapid No: 904 Waterholes rd Templeton — Officer: 27

Name: Chris Westwood

Type of building work: Farm Buildings

On 14 / 5 / 08 at 8.30 am / pm this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2004 [Section 174]. The purpose of the inspection was:-

a	✓	Siting & Founds	h		Bond Beam	o		Other	
b	✓	Slab	i		Blockfill	p		Resource Consent	
c		Pre Wrap	j		Heating unit	q		Complaint/investigation	
d		Post Wrap	k		Sanitary drainage	r		Compliance Schedule	
e		Half height veneer	l		Stormwater drainage	s		WOF/ c/s audit	
f		Prelims/Plumbing	m		Pile/pole holes	t		Final Inspection	☐ Pass ☐ Fail
g		Post line bracing	n		Cladding	u			

BUILDING WORK MAY PROCEED ☑ MAY NOT PROCEED ☐ RE-INSPECTION YES ☐ NO ☑

INSPECTION NOTES: Pad on site.

11 350 x 350 x 500 deep holes & D12 starters
5 600 x 600 x 800 deep holes & D12 starters
DPM with 668 mesh on chairs
all as per plan
Siting confirmed by builder

ENTERED

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☑

Satisfactory. Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required ☐

A notice to fix will be issued ☐

Notice to	Contractor ☑	Owner ☐	Agent ☐	Occupier ☐	Signed
By	Telephone ☐	Fax ☐	Posting ☐	Left on Site ☑	

Selwyn DISTRICT COUNCIL

Building Consent Inspection Prompt Sheet
Concrete Floor Slabs

(BAM 202)

PROJECT DETAILS					
Building Consent No. 080235		Site Copy Viewed:	✓	Yes	No
Inspector's Name: Chris D					
Time Arrived: 8.30	Time Departed:	Date: 14/5/08			

ITEMS INSPECTED			
Damp Proofing		**Base Course**	
✓	DPM		Material
✓	Lapping and Sealing		Depth
	Penetrations		Compaction
	Edge Finishing		Vegetation Removed
Reinforcing		**Other Items**	
✓	Mesh Size		Brace Fixings
✓	Lapping		Framing Fixings
	Cover		Shrinkage Control
	Shrinkage Rods		Heating
✓	Chairs		Insulation
	Starter Lapping		Services
	Starter Tying		

This is not an inspection record, it serves as a prompt and simply indicates that the items listed have been inspected. The Inspection Notice (BAM 130) provides the record of items inspected and decisions made with respect to progression of building work, together with reasons for these decisions as inspection notes.

600 x 600 x 800 deep
350 x 350 400 deep.

Building Consent 080235

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

☐ **Inspection 1** 14/05/08 Chris Hutchison

Excavation for foundations including ground bearing capacity.

Single pour floors to check reinforcing steel in foundation, slab thickenings, floor slab, DPC before concrete is poured.

☐ **Inspection 2**

Control joints and saw cuts to floor slab have been completed. Inspection N°2 has been included with inspection N°3. PGR 8/1/09.

Structural framing and fixings prior to building wrap, soffit, and roofing installation.

☐ **Inspection 3** CDI 10-6-08: Geoff Stewart

Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Bracing elements prior to fixing of internal linings.

Stormwater disposal to soakholes.

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.

Signature

8.4.08
Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 3/04/08

TERRITORIAL AUTHORITY PIM CIRCULATION SHEET

OWNER: Devine
AGENT: Sheds NZ

CONSENT NO: 080235P
ON ACCOUNT: YES / (NO)

FORMALLY RECEIVED DATE		BUILDING	ASSETS	PLANNING	TA SIGNATORY	T/LEADER STAT CHECK
22/2/08	DEADLINE DATE	4.3.08	[redacted]	6.3.08		
	INITIAL & DATE	04.03.08 Floor Seen 4/3/08		MP 10/3/08	13/3/08	

TYPE OF WORK: Farm Building

PIM FEE PAID: $200=

SITE CONDITIONS:
EQUAKE: B SNOW: 0.4 S kPa WIND: N4 o/c ALTITUDE: 40m CORROSION: 1

PROCESS SIGN OFFS	INITIAL & DATE
PREVIEWED BY:	VS+JL 22/2/08
LOADED BY:	DJ 24-2-08
ENVIRONMENT CANTERBURY CONTAMINATION INFORMATION PROVIDED:	

A COMPLETE COPY OF THE PIM IS TO BE SENT TO THE FOLLOWING PARTIES WHEN ISSUED:		YES	NO
PLANNING:	HISTORIC PLACES TRUST		✓
(Address for service required)	LOCAL IWI		✓
BUILDING:	FOOD & HEALTH		✓
	ORION		✓
OTHER:			

PIM SENT OUT TO ALL PARTIES IDENTIFIED ABOVE WITH ALL ATTACHMENTS BY: DJ 14.3.08

ATTACHMENTS:	
PROPERTY MAP	✓
WATER RACE MAP	✓
WATER SUPPLY MAP	–
PIPED STORMWATER MAP	–
SEWER MAP	–
EXISTING / AS BUILT DRAINAGE PLAN	
RM CERTIFICATE	N
DEVELOPMENT CONTRIBUTION NOTICE	
OTHER (specify): Water Connection Form	

ASSETS:	
SEWER	
STORMWATER	
WATER	
HAZARDS	
ENTRANCES	

COMMENTS:

CHECKSHEET, FURTHER INFORMATION & FILE NOTES TO BE ATTACHED TO THIS PAGE.

Selwyn DISTRICT COUNCIL

2 NORMAN KIRK DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

REF No.....

Project Information Memorandum 080235P

Section 34, Building Act 2004

Application

Owner:	D M DEVINE & MALLEY & CO TRUSTEES LIMITED		
SHEDS NZ LTD		No.	080235P
PO BOX 23106		Issue date	12/03/08
CHRISTCHURCH 8445		Formally Received Date	22/02/08

Project

Description	FARM BUILDINGS
	Being Stage 1 of an intended 1 Stages
	FARM BUILDING
Intended Life	Indefinite, but not less than 50 years
Intended Use	3 bay farm building (Non habitable). 94 m².
Estimated Value	$21,000
Location	904 WATERHOLES ROAD, TEMPLETON
Legal Description	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation No.	2352208400

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

This Project Information Memorandum does NOT constitute a Building Consent.

Signed for and on behalf of the Council:

Name: _____ **Date:** 13/3/08

Building Department Comments

Building Control Officer: - Rosa Quispe-Chávez

Site Constraints

The following design criteria are indicated as being acceptable on and around the proposed construction site.

Earthquake Zone	:	B (as per NZS3604)
Snow Load (Sg)	:	0.4 kPa
Site Wind Speed	:	44 m/s (High)
Altitude	:	40 m (amsl)
Corrosion	:	1 (as per NZS3604)

Special Land Features

Ground bearing capacity on this site should meet the requirements of the NZ Building Code Section B1 without a subsoil investigation being carried out.

Other Information

None known but refer to Planning Department comments.

Planning Department Comments

Buildings Compliance : Planner - A Pankhurst

Resource Consent Required? Not Required

Based on the plans and details submitted with this application, this building complies with the relevant provisions of the Proposed District Plan and no resource consent is required.

Please note that the vehicle crossing serving any new dwelling or principal building is required to be formed and sealed/metalled to Council standards or a resource consent will be required. This requirement also relates to any new vehicle crossing regardless of whether or not it serves a dwelling/principal building.

Activity:

Activity: Farm Building
Zoning: Inner Plains

Current Resource Consents:

Previous resource consents granted / refused for this property?
None Found

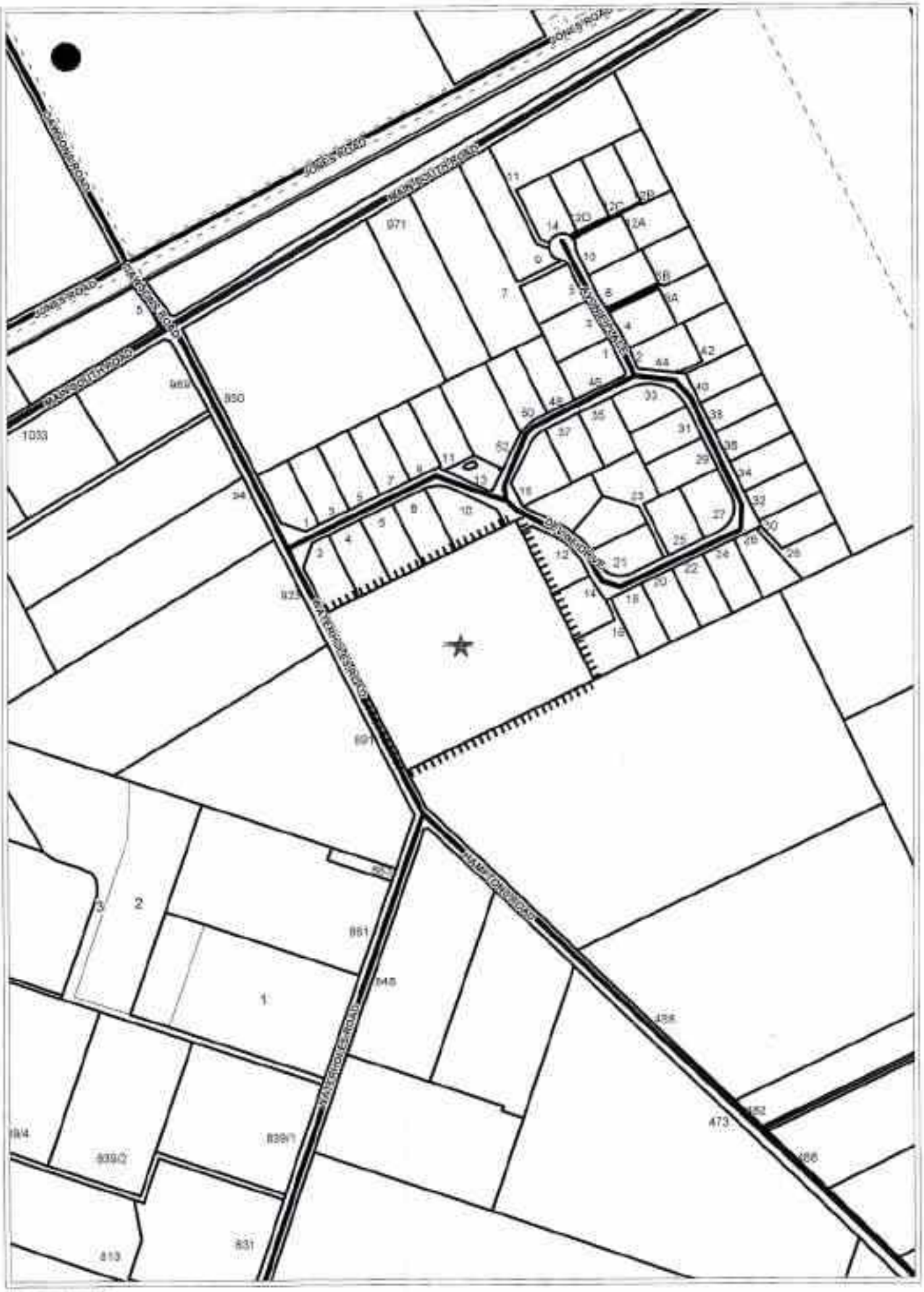
Land Features:

Designations: None Found

Heritage Items : None Found

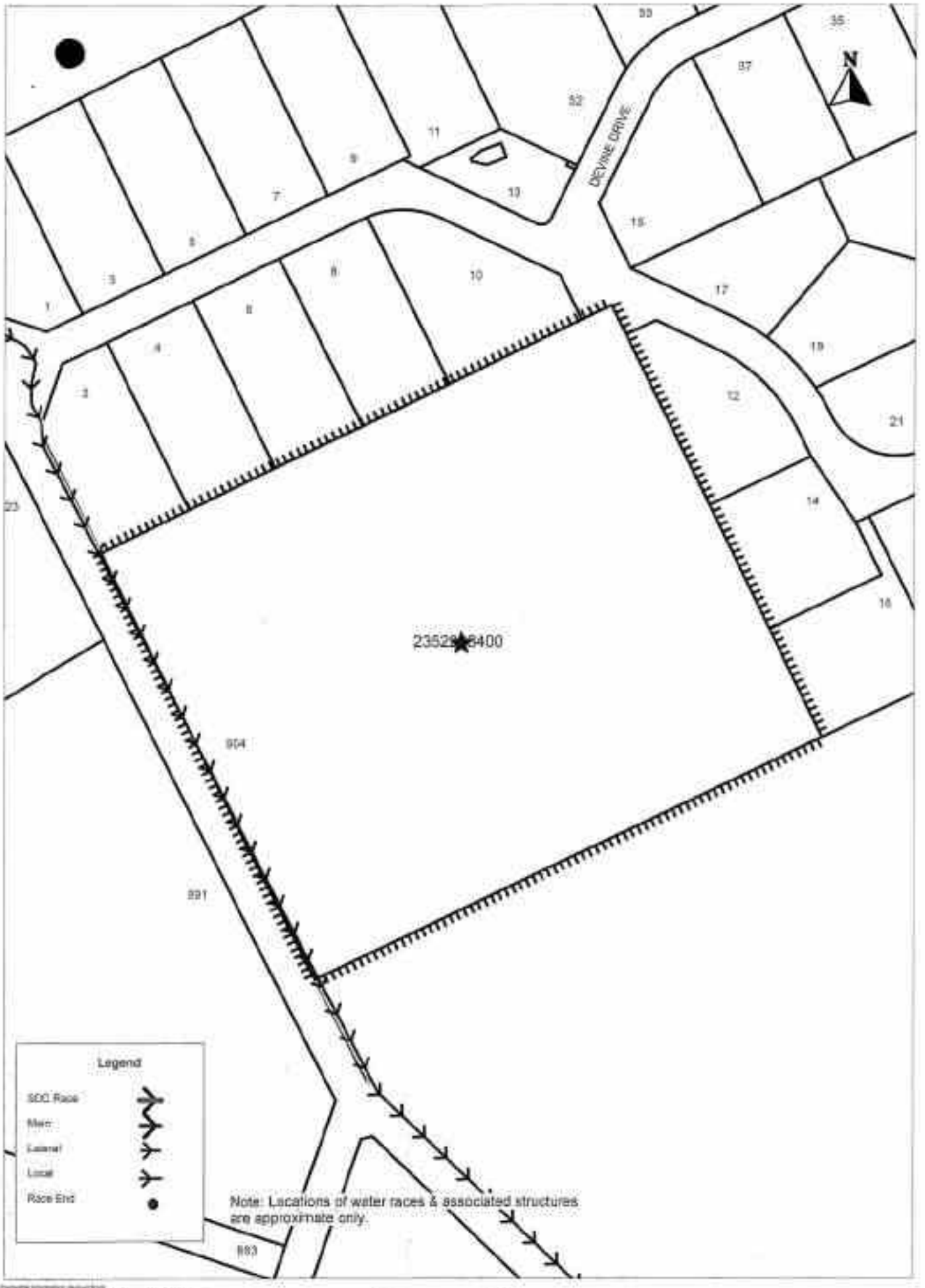
Registered by the New Zealand Historic Places Trust (NZHPT) : Not Applicable

Special Land Features : None Found



Property Map

Selwyn District Council



Waterraces Map

Selwyn District Council

Selwyn DISTRICT COUNCIL

ROLLESTON DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

SHEDS NZ LTD
PO BOX 23106
CHRISTCHURCH 8445

GST Number: 53-113-451
Invoice Date: 12/03/08
Customer No: BC080235P

Tax Invoice 57965

Quantity	Description	Rate	Amount
	080235P : 904 WATERHOLES ROAD, TEMPLETON FARM BUILDING Owner: D M DEVINE & MALLEY & CO TRUSTEES LIMITED		
	ADMINISTRATION/PROCESSING/ISSUE FEE		155.00 *
	PLANNING		45.00 *
			$200.00
	(* Incl GST $22.22)		
	Cash Received		200.00CR

Total incl. GST 0.00

This is a PIM invoice only.
Any Building Consent fees will be invoiced separately.

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

SHEDS NZ LTD
PO BOX 23106
CHRISTCHURCH 8445

Customer No.: BC080235P
Invoice No.: 57965
Total Due: 0.00

Amount Enclosed:

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 080235

Applicants Name: Debbie Devine

Date: 10/3/08

MEMO

Agent indicated that shed to be used for general storage and farm equipment not for the housing of animals.

Signed

VS22/2/08.

Selwyn DISTRICT COUNCIL

080222035 (BAM 002)

SCANNED

FOR OFFICE USE ONLY
Project No: 080235 + P
Date Received: 22/2/08.

Project Information Memorandum and/or Building Consent Application

(Only complete items that are applicable to your project)

APPLICATION

I request that you issue a: *(please tick one)*		Project Information Memorandum only (PIM)
		Building Consent only (for existing PIM) No: (attach copy)
	✓	Building Consent (including Project Information Memorandum)

THE BUILDING

Street Address (or Rapid No if applicable): 904 WATERHOLES ROAD	Building Name (if applicable):
Legal Description: Lot: 7636 DP: BUL XD1	Valuation Roll Number: 23522 08400
Number of Levels: / Level/Unit No:	Total Floor Area: (all floors included) Existing: m² Add: 94 m²
Current lawfully established use:	Approx year building first constructed:

THE PROJECT

Description of building work: *(eg dwelling, commercial, farm shed, garage etc)* FARM SHED

Will the building work result in a change of use of the building? ☐ Yes ☒ No

(Refer to Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005 if in doubt)

If "Yes", provide details of the new intended use:

Intended life of the building: ☐ Indefinite but not less than 50 years ✓ or specified as: years

List Building Consents previously issued for this building (if any): *(ie is this project being constructed in stages? Is this consent for a relocated or transportable building?)*

Estimated Value (inc GST) *(ie the estimated aggregate of the values of all goods and services)*: $ 21,000

THE OWNER

Owner's Name: Debbie Deacon		Contact Person: *(if owner is not an individual)*	
Mailing/Billing Address: 904 Waterholes Road RD5 Christchurch			
Street Address/Registered Office:			
E-mail Address:		Phone Day:	
Phone A'Hours: 349 5893	Fax:	Cellphone:	021 924499

THE AGENT

Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices.

Agent's Name: SHEDS NZ LTD		Contact Person: *(if Agent is not an individual)*	Kevin Barron
Mailing/Billing Address: PO Box 23106 Ch-Ch 8445			
Street Address/Registered Office: 1304 Main SH 1 Woodend			
E-mail Address: kevin@sheds.co.nz		Phone Day:	3477031
Phone A'Hours:	Fax: 3477031	Cellphone:	0274 375515

REQUIRED ATTACHMENTS

Evidence of ownership attached to this application:

[X] Certificate of Title [ ] Sale and Purchase Agreement

Complete and attach **ONE** of the following checklists, and provide **ALL** of the information and plans requested on that checklist:

[X] Form BAM 002-R Residential work [ ] Form BAM 002-I Commercial/Industrial work

Application Fee (Deposit)

[ ] Application Fee of $ (refer to cover sheet for appropriate fees)

KEY PERSONNEL

Name of Builder:	SHROS NZ LTD		Registration Number:
Mailing Address:	PO Box 27104 CHCH 8445		
E-mail Address:	leon@shros.nz-6.nz	Phone Day:	3677031
Name of Craftsman Plumber:			Registration Number:
Mailing Address:			
E-mail Address:		Phone Day:	
Name of Registered Drainlayer:			Registration Number:
Mailing Address:			
E-mail Address:		Phone Day:	
Name of Craftsman Gasfitter:			Registration Number:
Mailing Address:			
E-mail Address:		Phone Day:	
Name of Designer:			Registration Number:
Mailing Address:			
E-mail Address:		Phone Day:	
Name of Engineer:	ANDREW Matukewitch		Registration Number:
Mailing Address:	15 Emperor Place Kelmscott NSW 2568 Aust		219 815
E-mail Address:	andrew@steels.com.au	Phone Day:	61 7 56518801

NOTES BY APPLICANT (Other notes or comments which you as the applicant may wish to add)

STORMWATER TO SOAKHOLES - OWNER TO COMPLETE

SIGNATURE

Signed by or for and on behalf of the Owner: _____

[ ] Owner [ ] Agent Date:

Note: If acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Owner".

To: Selwyn District Council
From: ~~Mr Baxter~~ & Ms Devine
Date: 21st January 2007
Subject: Authorisation

I, ~~Mr Baxter~~ & Ms Devine owners of the property at Waterholes Road, Templeton authorize Sheds NZ to act as our agent during the supply and installation of our shed at the above address.

Thank you

Signed

~~Mr Baxter~~ & Mrs Devine

080235

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

R. W. Muir
Registrar-General of Land

Search Copy

Identifier	**CB32K/748**
Land Registration District	**Canterbury**
Date Issued	30 January 1990

Prior References
CB6/119

Estate	Fee Simple
Area	8.0937 hectares more or less
Legal Description	Rural Section 7636

Proprietors
Deborah Margaret Devine and Malley & Co Trustees Limited

Interests

Identifier CB32K/748

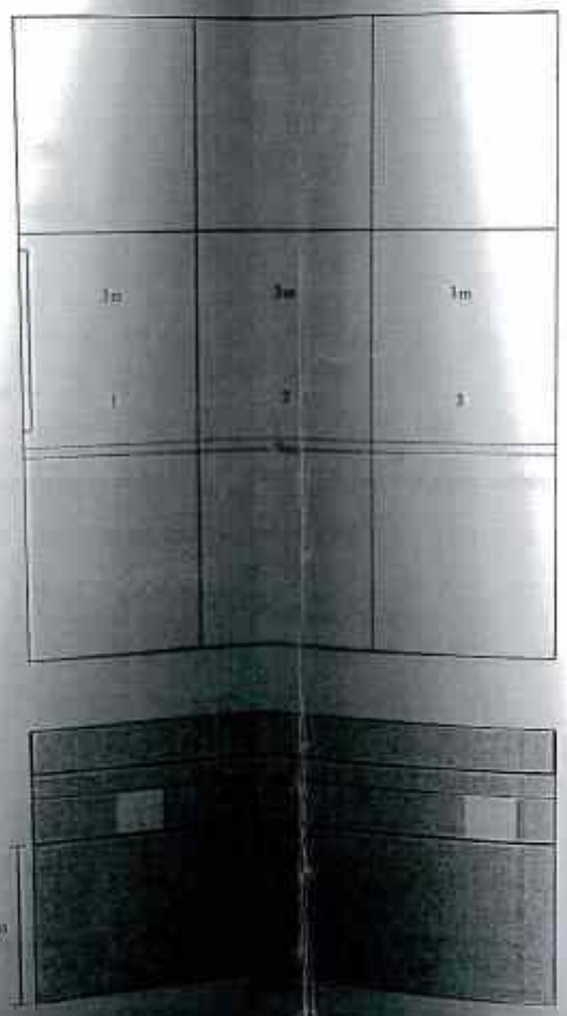


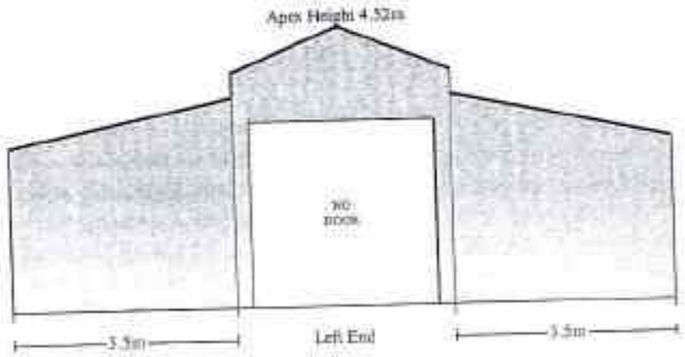
FILE COPY

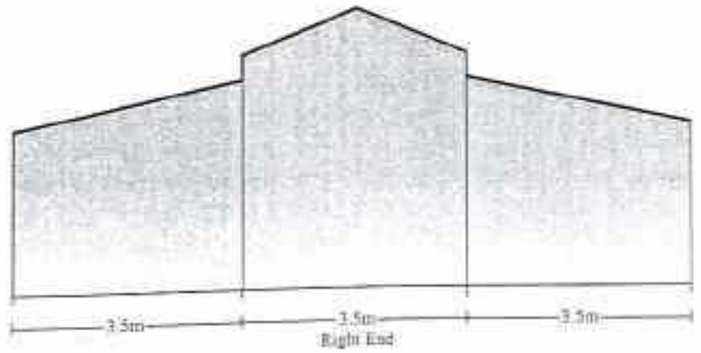
PRINT ONLY

080235









COPY

PRM ONLY

080235

Job 7240 - 2

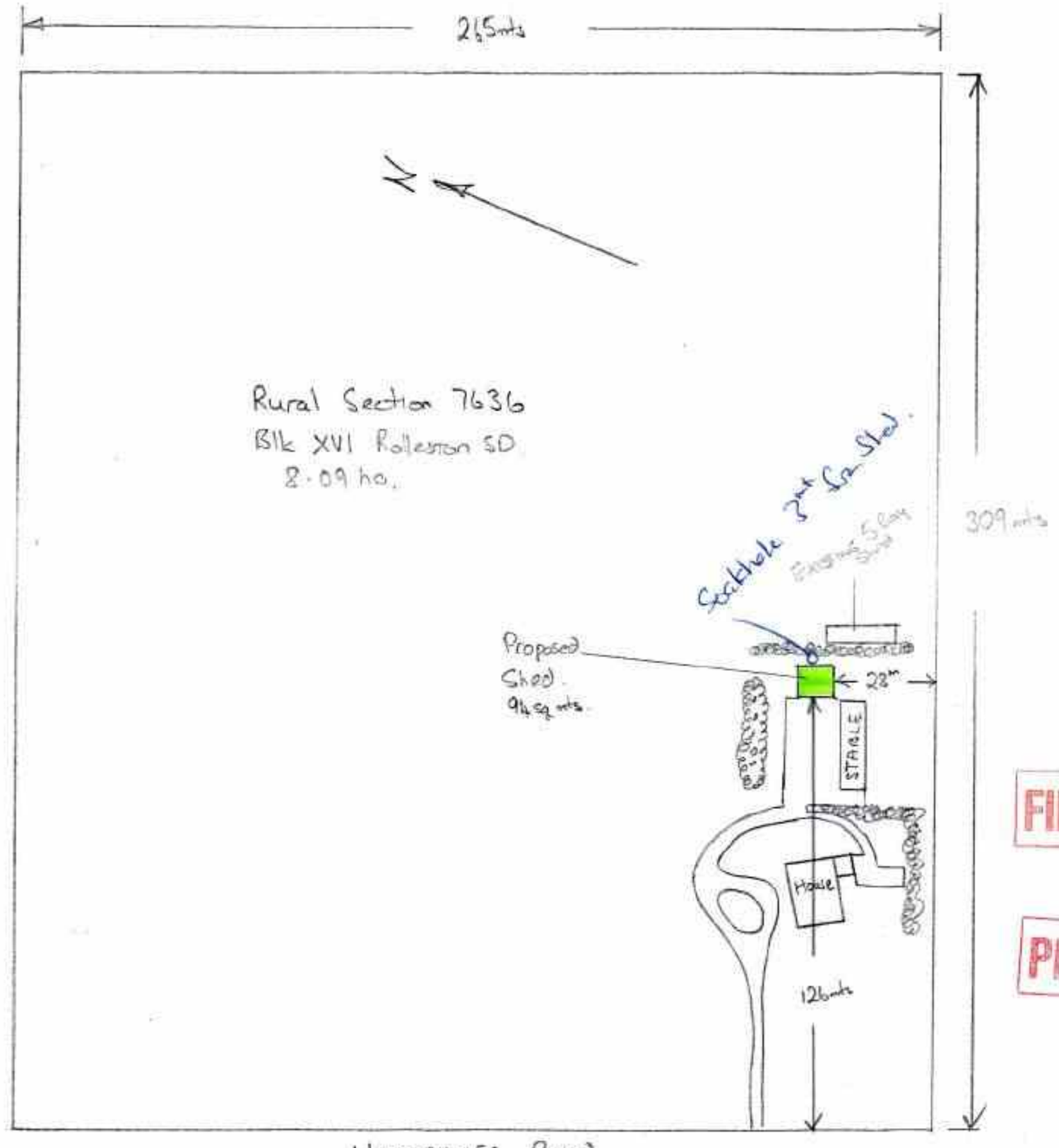
Purchaser Name: Deborah Devine	Layout & Elevations
Site Address: Waterholes Road Templeton New Zealand	
Ref # Job 7240 - 2	Print Date: 19/2/2008

Wide Span Sheds Ltd
Wide Span Sheds
Phone: 0800 5657 8888
Fax: 0800 5657 8899
sales@widespansheds.com.au
www.widespansheds.co.nz

ANDREW MATIUKEVITCH
MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550
M.IPENZ 219815
Practising Professional Structural & Civil Engineer

Signature:

SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL Farm Building
DATE 10/3/08 PLANNER MP



FILE COPY

PIM ONLY

080235

SITE PLAN. Deborah Deane Waterholes Road Templeton. Scale 1·1250

PIM DOCUMENTS TO BE ATTACHED TO THIS PAGE

PROJECT INFORMATION MEMORANDUM RECORD

LEGAL DESCRIPTION: RURAL SECT 7636 BLK XVI ROLLESTON SD

VALUATION NO: 1352[illegible]2 -084 -00

CONSENT NO: 060235P

PROPERTY ADDRESS: 904 Waterholes RD

OWNER: Devine

PROJECT DESCRIPTION: Farm Bldg

AGENT: Sheds NZ

TERRITORIAL AUTHORITY PIM CIRCULATION SHEET

OWNER: Devine
AGENT: Bond Frew Ltd.

CONSENT NO: 071355 P
ON ACCOUNT: ~~YES~~ / NO

FORMALLY RECEIVED DATE		BUILDING	ASSETS	PLANNING	TA SIGNATORY	T/LEADER STAT CHECK
10-8-07	DEADLINE DATE	##				
	INITIAL & DATE	20/08/07		OJ 23/8/07	29/8/07	

TYPE OF WORK: Change of Use - Stables to Dog Grooming

PIM FEE PAID: $ 200.00

SITE CONDITIONS:
E'QUAKE: B SNOW: 0.4 kPa WIND: 44 m/s ALTITUDE: 40m CORROSION: 1

PROCESS SIGN OFFS	INITIAL & DATE
PREVIEWED BY:	JL + JB 13.8.07
LOADED BY:	Kathryn 16-8-07
ENVIRONMENT CANTERBURY CONTAMINATION INFORMATION PROVIDED:-	

A COMPLETE COPY OF THE PIM IS TO BE SENT TO THE FOLLOWING PARTIES WHEN ISSUED:

		YES	NO
PLANNING:	HISTORIC PLACES TRUST		✓
	LOCAL IWI (Address for service required)		✓
BUILDING:	FOOD & HEALTH 20/08/07		✓
	ORION 24/8/07		✓
OTHER:			

PIM SENT OUT TO ALL PARTIES IDENTIFIED ABOVE WITH ALL ATTACHMENTS BY: 29/08/07

ATTACHMENTS:	
PROPERTY MAP	✓
WATER RACE MAP	✓
PIPED STORMWATER MAP	n
SEWER MAP	n
Water	n
EXISTING / AS BUILT DRAINAGE PLAN	✓
RM CERTIFICATE	✓
DEVELOPMENT CONTRIBUTION NOTICE	
OTHER (specify): Water Connection Form	

ASSETS:	
SEWER	
STORMWATER	
WATER	
HAZARDS	
ENTRANCES	

COMMENTS:
NOTE TO PROCESSOR: STABLE CONSENTED UNDER 1991/92 BUILDING PERMIT: J61634

PIM COMPLETED

CHECKSHEET, FURTHER INFORMATION & FILE NOTES TO BE ATTACHED TO THIS PAGE.

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.

Project Information Memorandum 071383P

Section 34, Building Act 2004

Application

Owner:	D M DEVINE & MALLEY & CO TRUSTEES LTD		
BOND FREW LTD		No.	071383P
PO BOX 61		Issue date	28/08/07
DARFIELD		Formally Received Date	10/08/07

Project

Description	Farm Buildings - alterations & additions Being Stage 1 of an intended 1 Stages CHANGE OF USE - STABLE TO DOG GROOMING FACILITY
Intended Life	Indefinite, but not less than 50 years
Intended Use	Alteration of Existing Stable to include: • New Internal Partition Walls to provide Reception, Staff Room, Dog Grooming Room and Sanitary Facilities, and • Change of Use: Part of Existing Stable to Dog Grooming Facility (40.92m2).
Estimated Value	$15,000
Location	904 WATERHOLES ROAD, TEMPLETON
Legal Description	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation No.	2352208400

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

This Project Information Memorandum does NOT constitute a Building Consent.

Signed for and on behalf of the Council:

Name: _____ **Date:** 29/8/07

Building Department Comments

Building Control Officer: - John Haddow

Site Constraints

The following design criteria are indicated as being acceptable on and around the proposed construction site.

Earthquake Zone	:	B (as per NZS3604)
Snow Load (Sg)	:	0.4 kPa
Site Wind Speed	:	44 m/s (**HIGH** – as per NZS3604)
Altitude	:	40 m (amsl)
Corrosion	:	1 (as per NZS3604)

Special Land Features

Ground bearing capacity on this site should meet the requirements of the NZ Building Code Section B1 without a subsoil investigation being carried out.

Other Information

As the proposed building work relates to a public building, you are advised that under Section 363 of the Building Act 2004 those parts of the building affected by the building work must not be occupied until such time as a Code Compliance Certificate has been issued.

Further approvals and other permits may be required from other authorities such as:-

Environment Canterbury ❑ Effluent Disposal Systems

Evidence that all such approvals have been obtained must be provided at the time of Building Consent lodgement.

Planning Department Comments

Buildings Compliance : Planner - Jowett

Resource Consent Required? YES

In order to determine whether or not the proposed dog grooming studio is a permitted activity the following further information needs to be supplied:

How many full time equivalent full time persons will be employed in relation to the business

How many vehicle movements would you anticipate would be generated by the business and how many would be generated by the existing activities on the site.

Until either a resource consent has been granted for the above activity or Council has been provided with sufficient information to determine that a resource consent is not required, no building may commence.

Please note that the vehicle crossing serving any new dwelling or principal building is required to be formed and sealed/metalled to Council standards or a resource consent will be required. This requirement also relates to any new vehicle crossing regardless of whether or not it serves a dwelling/principal building.

Activity:

Activity: Dog grooming studio (change of use from stables)
Zoning: Inner Plains

Current Resource Consents:

Previous resource consents granted / refused for this property?
None Found

Land Features:

Designations: None Found

Heritage Items : None Found

Registered by the New Zealand Historic Places Trust (NZHPT) : Not Applicable

Special Land Features : None Found

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No .....

Form 4

Certificate attached to project information memorandum 071383P

Section 37, Building Act 2004

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

In order to determine whether or not the proposed dog grooming studio is a permitted activity the following further information needs to be supplied: How many full time equivalent full time persons will be employed in relation to the business How many vehicle movements would you anticipate would be generated by the business and how many would be generated by the existing activities on the site. Until either a resource consent has been granted for the above activity or Council has been provided with sufficient information to determine that a resource consent is not required, no building may commence.

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

RJamieson

Signature

Planner

Position

On behalf of: Selwyn District Council

Date: 23/08/07

SERVICE CENTRES:
LEESTON, HIGH STREET, LEESTON, PH: (03) 324-8080
DARFIELD, SOUTH TERRACE, DARFIELD, PH: (03) 318-8338
LINCOLN, GERALD STREET, LINCOLN, PH: (03) 325-3288
ROLLESTON COMMUNITY CENTRE, ROLLESTON DRIVE, ROLLESTON, PH: (03) 347-9693



Cadastral data based derived from
Land Information New Zealand's Digital Cadastral Database (CDB)
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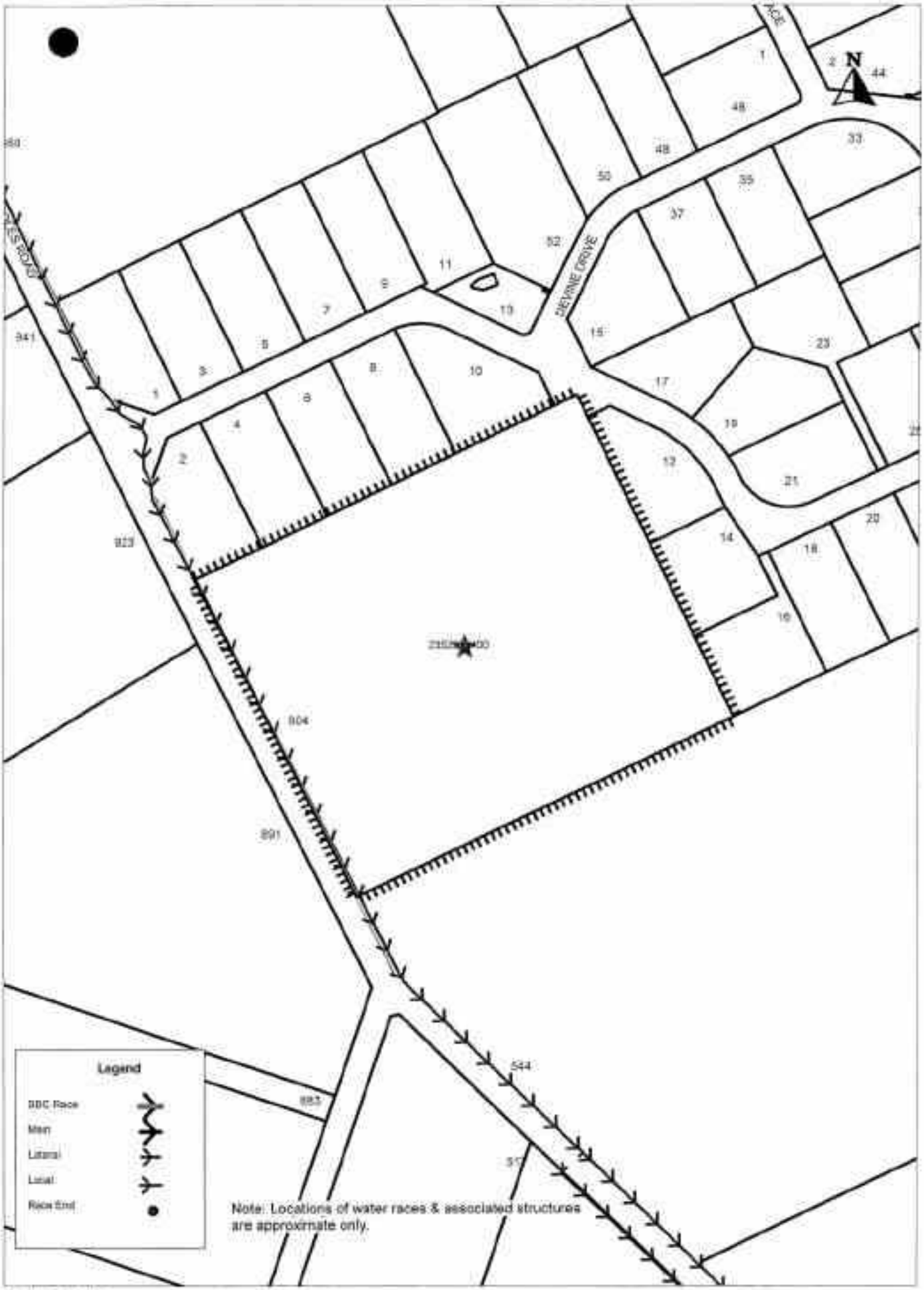
Digital Licence No. 1300001-01

Property Map

Selwyn DISTRICT COUNCIL



CROWN COPYRIGHT RESERVED

Waterraces Map

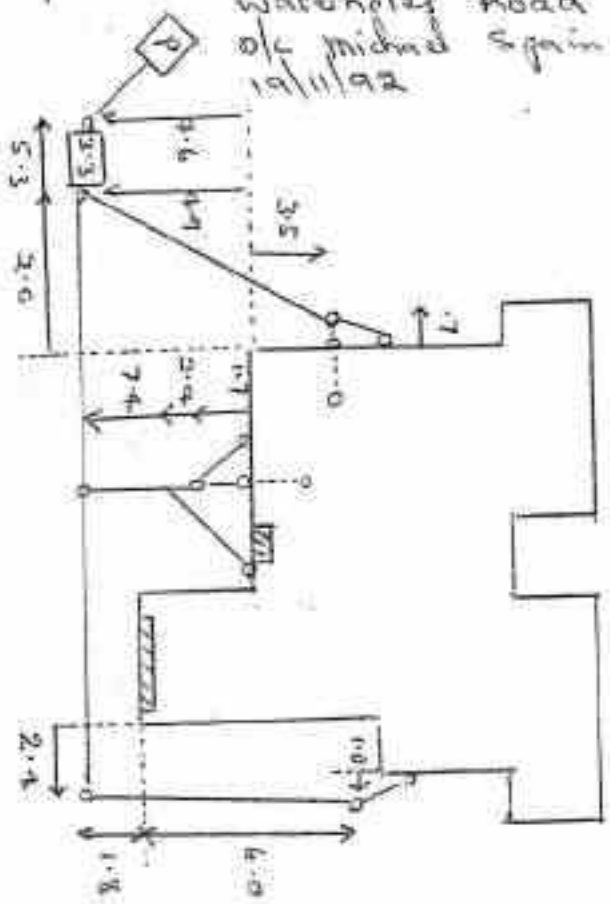
DRAINAGE PLAN

Vain No.:

B. Consent/Permit No.:

Date Issued:

23522/107 Pt. Capalon - Watchelay Road o/c Midrand Sgain 19/11/92



Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

BOND FREW LTD
PO BOX 61
DARFIELD

GST Number: 53-113-451
Invoice Date: 28/08/07
Customer No: BC071383P

Tax Invoice 50650

Quantity	Description	Rate	Amount
	071383P : 904 WATERHOLES ROAD, TEMPLETON CHANGE OF USE - STABLE TO DOG GROOMING FACILITY Owner: D M DEVINE & MALLEY & CO TRUSTEES LTD		
	ADMINISTRATION/PROCESSING/ISSUE FEE		155.00 *
	PLANNING		45.00 *
			$200.00
	(* Incl GST $22.22)		
		Cash Received	200.00CR

Total incl. GST 0.00

This is a PIM invoice only.
Any Building Consent fees will be invoiced separately.

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

BOND FREW LTD
PO BOX 61
DARFIELD

Customer No.: BC071383P
Invoice No.: 50650
Total Due: 0.00

Amount Enclosed:

2.

07070600 2

Selwyn DISTRICT COUNCIL

BUILDING CONSENT / PIM APPLICATION

UNDER THE BUILDING ACT 2004 071383

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Web Site www.selwyn.govt.nz

SCANNED

THE BUILDING

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

(refer to your Rates Account for details)

1. Site Address: Waterholes Road

Street /Road

Rapid Number: 091090 41
(Applies to Rural Properties Only)

2. Legal description: RURALSEC 7636 BLK XVI
RollestON S D
(This could include all or any of the following:- Lot, DP, Section, Block, or Township etc.)

Valuation Roll Number: 23522-08400

3. Building Name:
(If Commercial, or where buildings have Official Names)

4. Location of Building within Site:
(For large sites or those such as Universities, Schools, etc)

5. Number of Levels: 1 6. Level/Unit No:

7. **Total Floor Area for New Work Only:-** 40 m²
Site coverage will be assessed by planning staff

8. Current Lawfully Established Use: *(Eg. Use as per Previous Consent for the existing building)*

9. Year Building First Constructed: 1992
(Only Applicable to Existing Buildings. Approximate Date is Acceptable Eg., 1920s or 1960-1970)

PIM COMPLETED

THE OWNER

10. Owner's Name: Debbie Devine
(Company or organizational name)

11. Contact Person:
(If Owner is not an Individual)

12. Mailing Address: Waterholes Road,
RD 5, Christchurch

13. Street Address / Registered Office: N/A

14. Phone Numbers Mobile: 021924499

Daytime: 3495593 After Hours: 3495893

15. Fax: 3495 857

16. Email: elaremont.studding.co.nz

17. Website: —

18. The following evidence of ownership is attached to this application:

☑ Current Certificate of Title
☐ Current Sale and Purchase Agreement

AGENT / APPLICANT

(Contact Details MUST be in New Zealand)

19. Name of Agent: BOND FREW LTD

20. Contact Person: PETER BOND

21. Mailing/Billing Address: PO Box 61
DARFIELD

22. Street Address / Registered Office: 8 SOUTH TCE, DARFIELD

23. Phone Numbers Mobile:

Daytime: 03 3188900 After Hours:

24. Fax: 03 3188930

25. Email: bondfrew@xtra.co.nz

26. Website:

27. ☑ Authorisation from Owner Attached.
(Authorisation from the owner confirming authority)

28. **Note: The Agent will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.**

APPLICATION

29. I Request that a:

☐ Project Information Memorandum Only (PIM)
☐ Building Consent for PIM No:
☑ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application.

Council Use Only
RECEIVED
- 6 JUL 2007
SELWYN DISTRICT COUNCIL

RESubmitted
10-8-07

THE PROJECT

30. Type of Building Work: *(eg dwelling, commercial, farm shed, garage, etc)*

Hay shed conversion

31. Will the Building Work Result in a Change of Use of the Building: ☑ Yes ☐ No

32. If 'Yes', Provide Details of the New Intended Use: *(Eg domestic use, shop, replaced shed, garage to bedroom)*

Portion of stable block to be converted to dog grooming facility

33. Intended Life of the Building:

☑ Indefinite but not less than 50 years

☐ Or Specified as _____ years

34. List Building Consents Previously Issued for **This Building** *(If Any): (ie., Is this project being constructed in stages?, Is this consent for a Relocated or Transportable Building?)*

Building consent when built in 1992

35. **Estimated Value (Inc GST) $** 15,000 *(ie., the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST)*

PROJECT INFORMATION MEMORANDUM

(This Section must be completed if you are applying for a PIM. DO NOT Complete this section if the Application is for a Building Consent Only)

following matters are involved in the project: *(Tick appropriate boxes that apply to your project)*

bdivision
w or altered connections to public utilities
w or altered access for vehicles
ilding work over or adjacent to any road or public place
ilding work over any existing drains or in close proximity
wells or water mains

☑ Alterations to land contours
☑ New or altered locations and/or external dimensions of buildings
☑ Disposal of stormwater and wastewater
☑ Other matters known to the applicant that may require authorisations from the Territorial Authority *(Eg. Planning Approvals, other Licenses)*

(Specify): _____

following documents are attached to this application:-

Site Plan, Floor Plans, and Elevations of the proposed building.

Application Fee of $200.00. ***(Refer (a) on Back Page of this Form)***

BUILDING CONSENT

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

37. **The following documents are attached to this application:-**

☑ A Schedule of all the plans, specifications, and other documentation supplied with this application is attached.
☑ Two copies of Plans and Specifications for the Project. *(NOTE:- THREE Copies will be required for Commercial Projects)*
☐ Project Information Memorandum.
☐ Development Contribution Notice. *(If Applicable)*
☐ Certificate attached to Project Information Memorandum. *(Resource Management Act)*
☐ Specific arrangements for multiple or unusual Inspections documented.
☑ Application Deposit Fee of $200.00. ***(Refer (b) on Back Page of this Form)***

38. ☑ A Schedule as a separate document confirming the Building Work will comply with the Building Code set out as follows:

Clause	Means of Compliance	Waiver/Modification Required
(list relevant Clause numbers of Building Code)	*(refer to relevant compliance document(s) or detail of alternative solution in the plans and specification)*	*(state nature of waiver or modification of Building Code required)*

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R. W. Muir
Registrar-General
of Land

Identifier	**CB32K/748**
Land Registration District	**Canterbury**
Date Issued	30 January 1990

Prior References
CB6/119

Estate	Fee Simple
Area	8.0937 hectares more or less
Legal Description	Rural Section 7636

Proprietors
Deborah Margaret Devine and Malley & Co Trustees Limited

Interests

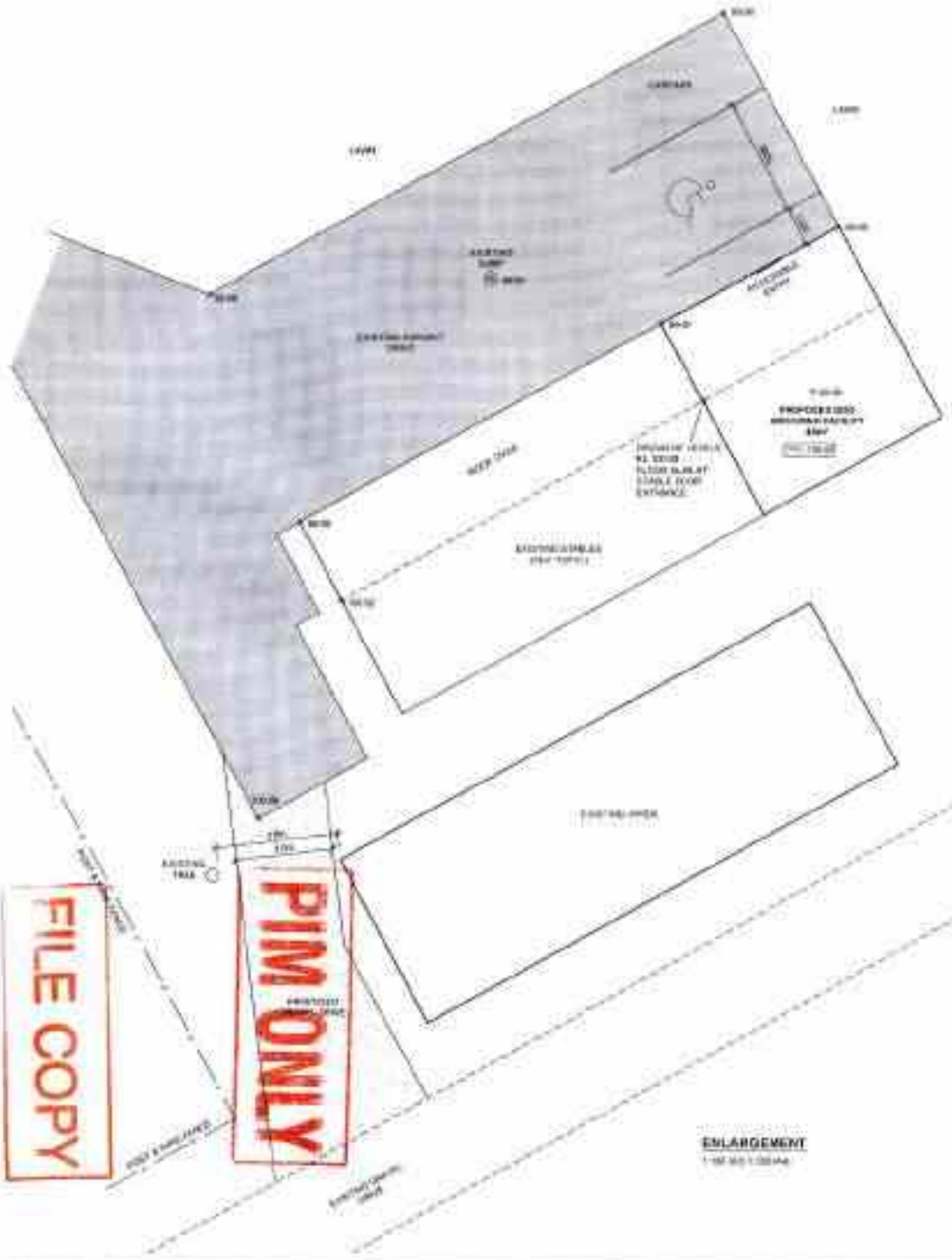
PIM ONLY

FILE COPY



PIM ONLY

FILE COPY



ENLARGEMENT



SITE PLAN

PLAN SCHEDULE

SHEET NO	DESCRIPTION
1	SITE PLAN
2	FLOOR PLAN, SECTION A-A
3	EXISTING AND PROPOSED ELEVATIONS
4	DETAILS

ORIGIN OF LEVELS:
FLOOR SLAB AT STABLE DOOR ENTRANCE
RL 100.00 ASSUMED

SITE AREA: 8.8937ha
LEGAL DESCRIPTION: R.S.7036
COMPRISED IN: C.T.1206/148

Bond Frew Ltd
CIVIL ENGINEERS

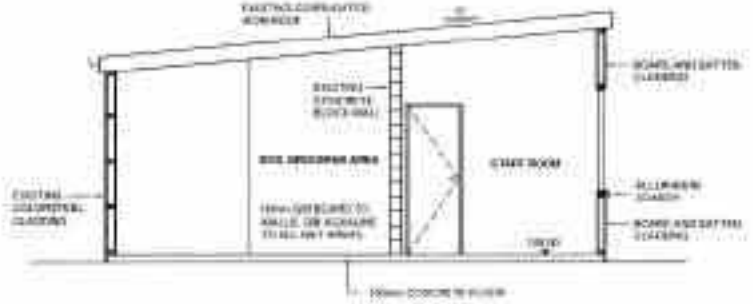
PROJECT:
DOFUNE
PROPOSED DOG GROOMING FACILITY
BUILDING FIT OUT

LOCATION:
WATERHOLES ROAD, TEMPLETON

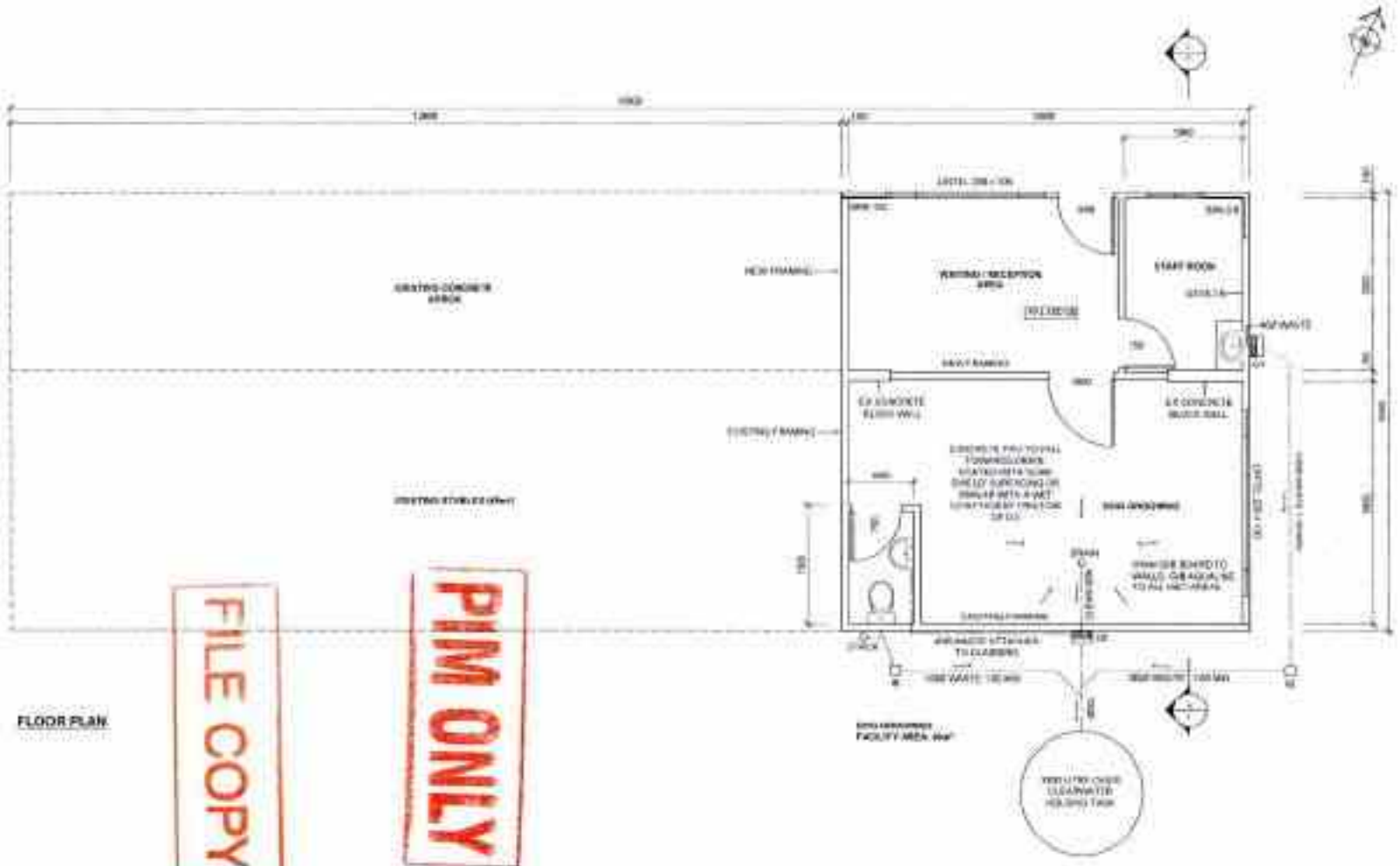
SHEET TITLE:
SITE PLAN

DATE	A.S.T. 2007
SCALE	AS SHOWN
ISSUE	BUILDING CONSENT
REVISION	0
DRAWN	EBE

SHEET 1 OF 4



SECTION A-A



FLOOR PLAN

FILE COPY

PIM ONLY

NOTES:

1 DRAINAGE

2 FLOOR COVERING

3 TIMBER GRADE AND TREATMENT

4 INSULATION

5 LINING

SITE AREA: 0.0931ha
LEGAL DESCRIPTION: R.S.7638
COMPRISED IN C.T. 53K/749

Bond Frew LTD
CIVIL ENGINEERS

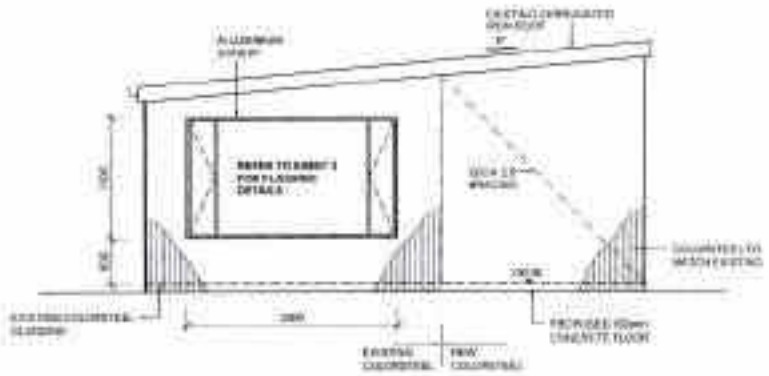
PROJECT
CLOSING
PROPOSED DOG GROOMING FACILITY
BUILDING 57 OUT

LOCATION
WATERHOLE ROAD, TEMPLETON

SHEET TITLE
FLOOR PLAN SECTION

DATE	JULY 2007
SCALE	1:50 (A2) 1:100 (A4)
DRAWN	BUILDING CONSENT
REVISION	0
JOB NO.	1058

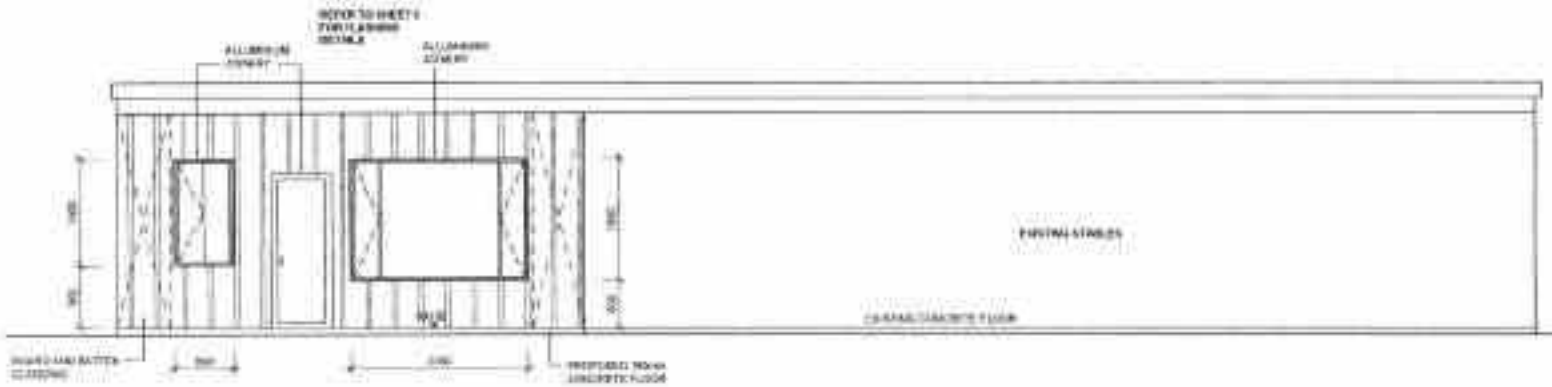
4



EAST ELEVATION (PROPOSED)



EAST ELEVATION (EXISTING)



NORTH ELEVATION (PROPOSED)



NORTH ELEVATION (EXISTING)

FILE COPY

PIM ONLY

Bond Frew LTD
CIVIL ENGINEERS

PROJECT
C DEVINE
PROPOSED DOG GROOMING FACILITY
BUILDING FIT OUT

LOCATION
WATERHOLES ROAD TEMPLETON

SHEET TITLE
ELEVATIONS

DATE JULY 2007

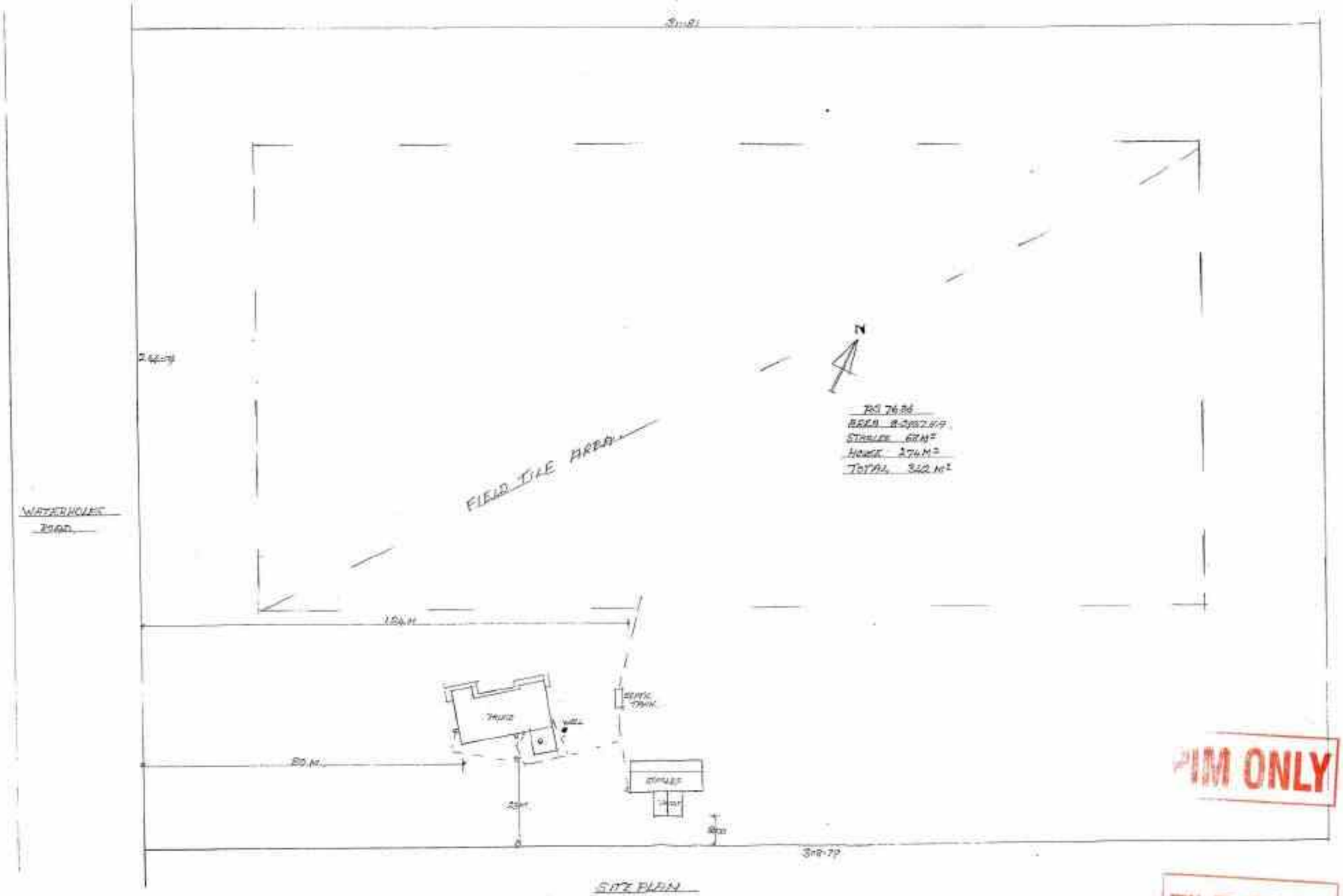
SCALES 1:50 (A3) 1:100 (A4)

ISSUE BUILDING CONSENT

REVISION 0

JOB NO. 1055

A1P
4



SITE PLAN

PIM ONLY

FILE COPY

PROPOSED HOUSE & STABLES FOR K.&D. CAROLAN. WATERHOLES RD., TEMPLETON.

SCALE	DATE	SHT.
1:1000	16·9·91	1 OF 7

PIM DOCUMENTS TO BE ATTACHED TO THIS PAGE

PROJECT INFORMATION MEMORANDUM RECORD

LEGAL DESCRIPTION: RS 7636

VALUATION NO: 23522 - 084 - 000

CONSENT NO: 071383P

PROPERTY ADDRESS: 904 Waterholes Road, Templeton

OWNER: Deuce

PROJECT DESCRIPTION: CHANGE OF USE - STABLES TO DOG GROOMING FACILITY

AGENT: BOND FREW LTD

C602680?

Selwyn DISTRICT COUNCIL

BUILDING CONSENT / PIM APPLICATION

UNDER THE BUILDING ACT 2004 BC 060130

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Web Site www.selwyn.govt.nz

THE BUILDING

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

(refer to your Rates Account for details)

1. Site Address: Waterholes Rd.
Street /Road

Rapid Number: 09109041
(Applies in Rural Properties Only)

2. Legal description: LS 7636 BLK VI
Rolleston SD.
(This could include all or any of the following – Lot, DP, Section, Block, or Township, etc.)

Valuation Roll Number: 23522-08400

3. Building Name:
(Eg. Universities, etc where buildings have Official Names)

4. Location of Building within Site:
(Only Applicable to Sites such as Universities, Schools, etc)

5. Number of Levels: 6. Level/Unit No.:

7. Total Floor Area for New Work Only:- ~~[illegible]~~ m²
Site coverage will be assessed by planning staff.
225 x 9 (202.5)

8. Current Lawfully Established Use: *(Eg. Use as per Previous Consent for the existing building)*

9. Year Building First Constructed:
(Only Applicable to Existing Buildings, Approximate Date is Acceptable Eg. 1920s or 1960-1970)

THE OWNER

10. Owner's Name: D Devine
(Company or organizational name)

11. Contact Person: & M Long
(If Owner is not an Individual)

12. Mailing Address: Ardlui Rd.
RD 2 Dunsdale,

13. Street Address / Registered Office:

14. Phone Numbers: Mobile 027 437 6406
Daytime: After Hours: 3182 401

15. Fax:

16. Email:

17. Website:

18. The following evidence of ownership is attached to this application:
- ☐ Current Certificate of Title
- ☐ Current Sale and Purchase Agreement

AGENT / APPLICANT

(Contact Details MUST be in New Zealand)

19. Name of Agent:

20. Contact Person:

21. Mailing/Billing Address:

22. Street Address / Registered Office:

23. Phone Numbers: Mobile:
Daytime: After Hours:

24. Fax:

25. Email:

26. Website:

27. ☐ Authorisation from Owner Attached.
(Authorisation from the owner confirming authority)

28. **Note: The Agent will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.**

APPLICATION

29. I Request that a:
- ☐ Project Information Memorandum Only (PIM)
- ☐ Building Consent for PIM No:
- ☐ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application

City Office Use Only

RECEIVED 08 FEB 2006

THE PROJECT

30. Type of Building Work: *(eg dwelling, commercial, farm shed, garage, etc)*

Farm Shed.

31. Will the Building Work Result in a Change of Use of the Building: ☐ Yes ☑ No

32. If 'Yes', Provide Details of the New Intended Use: *(Eg. domestic use, shop, restaurant, food storage, to bedroom)*

33. Intended Life of the Building:

☑ Indefinite but not less than 50 years

☐ Or Specified as:_____ years

34. List Building Consents Previously Issued for **This Building** *(If Any)*: *(ie., Is this project being constructed in stages?, Is this consent for a Relocated or Transportable Building?)*

35. **Estimated Value (Inc GST) $** 25,287.00
(ie., the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST) (M Lang 9/12)

PROJECT INFORMATION MEMORANDUM

(This Section must be completed if you are applying for a PIM. DO NOT Complete this section if the Application is for a Building Consent Only)

36. The following matters are involved in the project: *(Tick appropriate boxes that apply to your project)*

- ☐ Subdivision
- ☐ New or altered connections to public utilities
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Building work over any existing drains or in close proximity to wells or water mains
- ☐ Alterations to land contours
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ Disposal of stormwater and wastewater
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority *(Eg. Planning Approvals, other Licenses)*

(Specify)

The following documents are attached to this application:-

- ☑ Site Plan, Floor Plans, and Elevations of the proposed building.
- ☑ Application Fee of $200.00. ***(Refer (a) on Back Page of this Form)***

BUILDING CONSENT

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

37. **The following documents are attached to this application:-**

- ☐ A Schedule of all the plans, specifications, and other documentation supplied with this application is attached.
- ☐ Two copies of Plans and Specifications for the Project. *(NOTE:- THREE Copies will be required for Commercial Projects)*
- ☐ Project Information Memorandum.
- ☐ Development Contribution Notice. *(If Applicable)*
- ☐ Certificate attached to Project Information Memorandum. *(Resource Management Act)*
- ☐ Specific arrangements for multiple or unusual Inspections documented.
- ☐ Application Deposit Fee of $200.00. ***(Refer (b) on Back Page of this Form)***

38. ☑ A Schedule as a separate document confirming the Building Work will comply with the Building Code set out as follows:

Clause *(list relevant Clause numbers of Building Code)*	Means of Compliance *(refer to relevant compliance document(s) or detail of alternative solution in the plans and specification)*	Waiver/Modification Required *(state nature of waiver or modification of Building Code required)*

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

Selwyn District Council

Building Consent Notes Entry

No: 060130
Applicant: D DEVINE
Project: FARM BUILDING
Location: WATERHOLES ROAD, ROLLESTON

Done Date: 21/08/06

Officer: Kathryn Lewis

Notes:

```
Malcolm Lang phoned to say he had never received
the invoice. I refaxed it so don`t withdraw yet.
```

Delete This Note

OK Cancel

Copyright © 1997, Napier Computer Systems Limited. All rights reserved.
Author: Lesley Marshall

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.

10 August, 2006

D DEVINE
C/- M LANG
ARDLUI ROAD
RD2
DARFIELD

Dear Sir/Madam

Re: Building Consent no. 060130 / FARM BUILDING
WATERHOLES ROAD, ROLLESTON

We advise that your Building Consent application has been ready for uplifting and payment since 23 June 2006.

We request payment of the outstanding fees of $1152.50 for this consent by 7 September 2006.

Although this Building Consent has been issued, it is not deemed to be granted until such time as full payment of these fees has been received by Council.

If payment of this outstanding amount is not received by the above date we reserve the right to cancel this Building Consent and return the documentation. Any processing fees incurred by the Council to date will be charged to recover costs.

Should you have any queries regarding this letter, please phone our Regulatory Finance Officer Eamonn Waters on 324-5852 to resolve this matter.

Yours faithfully

Customer Services Administrator

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.

19 April 2006

D DEVINE
C/- M LANG
ARDLUI ROAD
RD2
DARFIELD

Dear Sir/Madam

RE: Application for Building Consent No. **060130**

FARM BUILDING
WATERHOLES ROAD, ROLLESTON

To enable me to process the above application, would you please supply the following information.

Your Building Consent cannot be issued until this information is received.

B1 – STRUCTURE

1. Provide clear, fully dimensioned Purlin fixings details – including correctly identified and current proprietary brackets (FB154/53 does no appear to be a valid identifier for either Gangnail® or Pryda® proprietary brackets).

15 JUN 2006

2. Specify Rafters and Girts that pass the design criteria for this project.

15 JUN 2006

3. Provide clear, fully dimensioned Girt (shown on the plans as "Grits") fixing and checking details – Specify either the maximum or minimum check-in dimension or the minimum net pole section.

15 JUN 2006

4. Provide clear, fully dimensioned Rafter fixing and checking details – Specify the either the maximum or minimum check-in dimension or the minimum net pole section. In addition, specify both the vertical and horizontal clearance details to demonstrate compliance with NZS3603:1993, Figure 4.1.

15 JUN 2006

5. Specify the size of washers to be used. 50x50x3mm

18 MAY 2006

6. Refer to the Roofing System Manufacturer's design literature and amend the Purlin End span and internal span spacing accordingly. Please note Diamond® detail the end span and internal span, for Category 2 roofs, as 700mm and 1000mm respectively (centre to centre) for 0.4BMT.

18 MAY 2006

Amended roof plan supplied -

7. The roof pitch for this project appears to be about 2.5 degrees; this is less than the minimum specified by Diamond. Therefore, either change the pitch of the roof or specify an alterative cladding system. Roof pitch now 8°

18 MAY 2006

8. Provide a fully dimensioned section detail through the perimeter edge thickening of the concrete slab. Detail Shown on Sht 1 of 3

18 MAY 2006

9. Provide pole foundation detail, at a scale which is clear and legible, showing the dimension of the concrete above and below ground, diameter of concrete and the pole embedment dimension below ground. We recommend a detail drawing at scale 1:20. Detail Shown on Sht 1 of 3

18 MAY 2006

10. The design review, carried out by our engineer, has identified that the Rafters and Girts, specified for this project, fail in wind uplift and the building stability appeared to fail in wind-generated overturning sufficient to necessitate a redesign of the structure. Please supply an amended design, with supporting calculations, to show compliance with NZBC B1 – Structure. Please include the Overturning design calculations for this project. New Calcs provided by engineer.

18 MAY 2006

11. On your detail "Pole Spacing & Bracing" we are unclear what the dimensions given refer to; are they centre-to-centre of the poles or overall framing or overall the cladding. Please provide amended plan with clear and unambiguous dimensions (include the Centre-to-centre distances). New plans show CTR-TO-CTR.

18 MAY 2006

12. On your detail "End Wall" we are unclear what the "S/L" or "G/L" refer to. Provide an amended plan with the abbreviation rewritten in full. GL = Ground Level – Plans amended

18 MAY 2006

13. Indicate, on the plan, whether the Purlins and Girts are either rough sawn or green gauged. Rough Sawn – plans amdt.

18 MAY 2006

14. Show, on the plans, the timber stress grade.

18 MAY 2006

15. Show, on the plans, and overhang dimension of the roof. 100 mm

16. Supply entry door framing details. – dwg's amended.

18 MAY 2006

17. Supply the horizontal and vertical spacing's of bolts to demonstrate compliance with NZS3603:1993, Figre 4.1.

18 MAY 2006

18. Supply clear and concise dimensions for all axis of the structure. fully + correctly dimensioned.

E1 – SURFACE WATER

18 MAY 2006

19. Please correctly identify the proposed Finished Floor Level (FFL) in relation to the existing Ground Level (GL) for this project and provide details showing how the 200mm ground clearance (with only a 100mm thick concrete slab), referred to in your Building Code Compliance Schedule is to be achieved (refer to item 8 of my letter dated 9/3/06). 150mm above GL.

E2 – EXTERNAL MOISTURE

18 MAY 2006

20. The Building Code Compliance Schedule supplied with your application states that this project will comply with E2/AS1. Therefore, provide roof and corner flashing details to demonstrate this compliance. Schedule amended.

GENERAL

15 JUN 2006

- Please refer to item 1 of my previous letter, dated 9/3/06, regarding layout and print quality of plans submitted in support of you application for building consent – this issue is still to be addressed. In addition, please ensure that at least 3 elevation views are included with any subsequent amendments
- Please ensure that any information supplied prior to this letter is also included in any subsequent amendments to design drawings.
- We suggest that the owner liaise directly with both the Engineer (Peter Bond) and the nominated Builder (Malcolm Lang) to produce a design which address all the issues identified above.

No further processing of this application will take place until **all** of the above information is received.

It is important that any enquires/correspondence relating to the above is addressed for the attention of: Building Consent Officer, Private Bag 1, LEESTON.

Yours faithfully

John Haddow
Service Delivery Officer
Building Control

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 060130

Applicants Name: Downie

Date: 19/5/06

MEMO

Spoke to Peter Bond - Sht 2 of 3 is missing from the Design drawings. He asked me to call Malcolm Lang - Spoke to Malcolm - He will get 2 copies of P.2 in the mail ASAP. BC on hold (HOLD) until receipt of missing drawing.

Phoned Peter to let him know I had received the email & He will drop it into Darfield today 9/6/06

Signed

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 060129 and 060130

Applicants Name: LANG

Date: 10/5/06

MEMO

Warwick Dowling phoned this morning. He is concerned that the builder (Malcolm Lang) has started the projects without a "BC". If the builder has poured Concrete there will be no way to check for correct embedding of the Structural poles, therefor a "notice to Stop work" would be required. He asked me to speak to Peter write to Confirm. I also phoned Malcolm Lang to confirm the extent of any building work Carried out on these projects. He said that the pole holes were Complete and that the Engineer "Peter Bond" had inspected them.

Signed

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 060129 and 060130

Applicants Name: Lang

Date: 10/5/06

MEMO

He also confirmed that no concrete had been poured and that Peter Bond would be producing a report for the post holes. I will speak to Peter (SDC) for guidance

Signed

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 060130

Applicants Name: LANE

Date: 13 / 4 / 06

MEMO

Malcolm Lang phoned. He is convinced that we are "being picky over trivial things" I advised him that our engineer had checked the engineering calculations, submitted as a result of my FI letter (9/3/06) and that the "Rafters Pad". I Confirmed that I do not consider this to be a "trivial" matter. In addition, the overall drawing standard of the supplied plans was poor and contained insufficient information or incorrect structural fixings.

Signed

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 060130

Applicants Name: MALCOLM LANG

Date: 10/3/06

MEMO

Malcolm Lang phoned Re: my F1 letter. He expressed concern that we were being "over picky". I stated that the quality of the drawings and the lack of general and specific information means that I have to ask him to supply it in order to prove compliance. After an in depth discussion he agreed with all points and will forward a set of amended drawings with all the relevant information included -

Signed

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No

9 March 2006

D DEVINE
C/- M LANG
ARDLUI ROAD
RD2
DARFIELD

SUPERSEDED
18 MAY 2006
Refer letter dated 19/4/06

Dear Sir/Madam

RE: Application for Building Consent No. **060130**

FARM BUILDING
WATERHOLES ROAD, ROLLESTON

To enable me to process the above application, would you please supply the following information.

Your Building Consent cannot be issued until this information is received.

GENERAL

1. The print quality of the plans provided with your Building Consent were illegible in several areas, presumably due to them being multi-generation photocopies. Please note; copies of all drawings and documents supplied to us to support the building consent application (two sets required) shall be full and faithful to the original. This means that no information shall be left off, either partially or in full. For example, photocopies ***shall not be*** supplied to us with information missing to any degree near the edges of the copy. A professional approach to this would be to create borders of a sufficient size around all documents and drawings to allow for the usual printable area on modern photocopiers – this printable area is less than the standard sheet sizes. We suggest a minimum 10mm wide border around all documents and plans Drawing Standard improved.

18 MAY 2006

2. All drawings (this includes sketches) and documents shall be uniquely identified. They shall each be dated and numbered, and drawings shall also show revision details including revision number and date. Drawings shall have the names and contact details of the designer and engineer as appropriate. Documents sets shall have a cover page with the title of the document and names and contact details of the designer and engineer as appropriate

B1 – STRUCTURE

3. This project is located in a high wind zone (44m/s). Please supply supporting calculations to justify your selection of timber sizes (Posts, Girts, Rafters and Purlins).

4. Supply a clear, fully dimensioned, details of post bearing foundations (Main and intermediate). Note, make due allowance for replacement of the concrete by the pole embedded in it.

5. Supply details of the Bracing Straps to be used for this project. Include Bracing Calculations to demonstrate compliance with NZBC B1 – Structure.

6. The "Joining Rafter to Pole" "Purlin to Rafter" and "Joining Rafter" details show insufficient information. Supply amended drawings which clearly show depth of rebates, timber sizes and treatment levels, any proprietary basketry including fixing method and bolt/Washer sizes and treatment levels. This information is necessary to ensure compliance with relevant standards and codes.

B2 – DURABILITY

5/4/06

7. Your Compliance Schedule and the Design Drawings detail the timber treatment levels for all timber, other than the H5 Posts, as H3. Please specify whether H3.1 or H3.2 will be used for this project. – DLGS (Resubm. req) now have H3 or H3.2

E1 – SURFACE WATER

8. Your Compliance Schedule states that the Finished Floor Level will be 200mm above surrounding ground level. Provide details, fully dimensioned and labelled, showing how this will be achieved. Please note; the hand written comment on the plans originally supplied with your Building Consent Application states that 100mm Concrete floor.

5/4/06

9. Please specify whether gutter and down pipes will be used on this project. If so, specify their sizes and the location of the down-pipes. Also include storm-water disposal method (ie. To soak hole or land drainage etc.) to show compliance with NZBC E1 – Surface Water. – No dp's or gutter – waterflow direct to land – Refer dg.

E2 – EXTERNAL MOISTURE

10. Your Compliance Schedule states that the project will comply with NZBC E2/AS1. Supply details of external wall cladding, roof cladding and flashings between the two.

No further processing of this application will take place until **all** of the above information is received.

It is important that any enquires/correspondence relating to the above is addressed for the attention of: Building Consent Officer, Private Bag 1, LEESTON.

Yours faithfully

John Haddow
Service Delivery Officer
Building Control

SUPERSEDED
18 MAY 2006
Refer letter dated 19/4/06

* * * RECEIPT * * * GST #: 53-113-451
Received with thanks by 15/01
SELWYN DISTRICT COUNCIL

3-02-06 15:54 Receipt no.434557

DR BC060130 PIM DEPOSIT 200.00-
D DEVINE::::::
CO MAT HORNBY
CANTERBURY BOBCAT CO 200.00

* CONFIRMED WITH OWNER THAT 5-BAY FARM BLDG. EXISTS BUT OWNER NOT SURE IF ITS 060130.



BC 060130 23522 - 084 - 00

Selwyn DISTRICT COUNCIL

2 NORMAN KIRK DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

REF NO .....

FILE COPY

12 May 2008

D DEVINE & JM SHINGLETON
WATERHOLES RD.
RD5
CHRISTCHURCH

Dear Sir/Madam

RE: 060130 FARM BUILDING

Our records indicate that a Code Compliance Certificate application has not yet been received for the above building consent.

The Building Act 2004 Section 93 requires the Selwyn District Council to decide whether to issue a Code Compliance Certificate where no application is made within the two year period since the date of granting the consent (ie fully paid for). As the statutory two year period is about to expire please, either:

1. Confirm in writing that you will not be applying for a Code Compliance Certificate. Or,

2. Complete the Code Compliance Certificate application form that was enclosed with your building consent and forward it to the Council before the expiry date, provided that all the building work has been completed and inspected. Or,

3. Request an extension to the expiry date in writing.
   - Clearly identifying the work that has been done, the work that is still to be done and will not be completed within the two year period.
   - The new expiry date required.
   - The reasons why the work was not done within the two year period and why an extension should be granted by the Council.

   Note that in keeping with the intent of the Building Act there is no guarantee that the Council will agree to an extension to the expiry date.

If the above is information is not supplied it may not be possible to issue a Code Compliance Certificate.

Yours faithfully

Dante S. Quiñanola
Technical and Compliance Officer

cc D DEVINE
C/- M LANG, ARDLUI ROAD, RD2, DARFIELD

Site Inspection Sheet 060130

Application

D DEVINE
D DEVINE
C/- M LANG
ARDLUI ROAD
RD2
DARFIELD

Issue date 9/02/06

Project

Description	FARM BUILDINGS Being Stage 1 of an intended 1 Stage FARM BUILDING
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	$25,300
Location	WATERHOLES ROAD, ROLLESTON RAPID: 0910904
Legal Description	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation No.	2352208400
Builder	



AMENDMENTS

POST BC & CODE COMPLIANCE CERTIFICATE COSTINGS

BC

ADMINISTRATION

	UNITS
ADMINISTRATION UNITS SUB-TOTAL	

X $4.50 = $

PROCESSING / REINSPECTIONS

DATE	INITIALS	DETAILS	UNITS	TRAVEL	MILEAGE
SUB-TOTALS					
		RATE	x $6.75	X $6.75	x $0.62

PROCESSING / REINSPECTIONS SUB-TOTAL $

TOTAL CHARGES FOR POST BC & CODE COMPLIANCE CERTIFICATE WORK $

Invoice Date:- _____ Invoice Number:- _____

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

❑ Inspection 1

Excavation for foundations including ground bearing capacity

Reinforcing steel in foundation before concrete is poured.

Pole hole excavations including set.

❑ Inspection 2

Structural framing and fixings.

Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.

Signature

06 SEP 2006

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 23/06/06

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 060130

Applicants Name: DEVINE

Date: 12/05/08

MEMO

SPOKE TO OWNER MRS. DEVINE & SHE CONFIRMS THAT A 5-BAY FARM BLDG. DOES EXIST ON PROPERTY THOUGH NOT PARTICULARLY SURE IF ITS 060130. ALSO RANG MALCOLM LONG THE BUILDER AND ASKED WHY THE COUNCIL DOESN'T HAVE ANY RECORD OF INSPECTIONS BEING CARRIED OUT & WAS TOLD THAT PETER BOND "THE ENGINEER" HAD TAKEN THE LIBERTY OF DOING THE INSPECTIONS HIMSELF AS IT USED TO TAKE TOO LONG TO GET A BC BACK THEN.

Signed

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No

Building Consent 060130

Section 51, Building Act 2004

Street address of building:	WATERHOLES ROAD, ROLLESTON
Legal description:	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation number:	2352208400
Rapid number:	0910904
Building name:	
Building location on site:	
Level/unit number:	

Name of Owner:	D DEVINE

Applicant/Agent:	D DEVINE
Contact person:	
Mailing address:	C/- M LANG, ARDLUI ROAD, RD2, DARFIELD
Street address/registered office:	
Phone number:	
Landline:	0274 376 406
Mobile:	318 2401
Daytime:	
After hours	
Facsimile number:	
Email address:	
Website:	

The following building work is authorised by this building consent:

Description:	FARM BUILDING
Intended Use:	5 Bay Farm Outbuilding (202.5sqm) - Unlined, no facilities, Non-habitable.
Estimated Value:	$25,300

SERVICE CENTRES
LEESTON HIGH STREET, LEESTON PH: (03) 324-8080
DARFIELD SOUTH TERRACE, DARFIELD PH: (03) 318-8338
LINCOLN GERALD STREET, LINCOLN PH: (03) 325-3288
ROLLESTON COMMUNITY CENTRE ROLLESTON DRIVE, ROLLESTON PH: (03) 347-9660

Building Consent Authority Charges

This consent will be granted when the invoiced costs are paid in full. Where any work falls to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately on a time and cost basis.

This building consent is granted under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This Building consent is valid for 12 months from the date of granting.

Any amendment to this Approved Building Consent will require approval prior to the work being carried out. This will require a new Building Consent application to be made.

Booking Inspections

1. Advice to the Building Consent Authority, that the work will be ready for inspection at least 24 hours (1 working day) before that inspection is required, however this may not guarantee an inspection at the desired time if no inspection booking is available at that time. We recommend early scheduling of inspections to avoid project delays.

2. All inspections are to be booked by phoning 03 324 5848 between the hours of 8:30am and 5:00pm.

3. The complete set of Approved Building Consent documents (including stamped plans and specifications) MUST be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.

Building Consent 060130

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

❑ **Inspection 1**

Excavation for foundations including ground bearing capacity

Reinforcing steel in foundation before concrete is poured.

Pole hole excavations including set.

❑ **Inspection 2**

Structural framing and fixings.

Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.

Signature

06 SEP 2006

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 23/06/06

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

D DEVINE
C/- M LANG
ARDLUI ROAD
RD2
DARFIELD

GST Number: 53-113-451
Invoice Date: 27/06/06
Customer No: BC060130

Tax Invoice 32400

Quantity	Description	Rate	Amount	
	060130 : WATERHOLES ROAD, ROLLESTON FARM BUILDING Owner: D DEVINE			
	ADMINISTRATION/PROCESSING/ISSUE FEE		751.50	*
	PLANNING		11.25	*
	BUILDING RESEARCH LEVY		26.00	OG
	DBH LEVY		51.22	*
	INSPECTIONS (INCL. TRAVEL)		302.52	*
	PRODUCER STMNT ASSESSMENT		10.00	*
		BEFORE GST	1,027.33	
		(* Includes GST) GST	125.16	
		Rounding	0.01	

Total incl. GST 1,152.50

Once we have received the balance of the fees owing on this consent, it may then be uplifted or mailed as requested. Building consent is not valid until fees are paid in full.

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

D DEVINE
C/- M LANG
ARDLUI ROAD
RD2
DARFIELD

Customer No.: BC060130
Invoice No.: 32400
Total Due: 1,152.50

Amount Enclosed:

BUILDING CONSENT AUTHORITY BC CIRCULATION SHEET

OWNER: Devine

CONSENT NO: 060130

AGENT:

ON ACCOUNT: YES / NO

DEPARTMENT SIGN OFFS	BUILDING ON HOLD F.I.	BUILDING FINAL SIGN OFF	PLANNING	BCA SIGNATORY SIGNOFF
DATE REQUIRED		22/2/06	24/2/06	27/6/06
COMPLETED SIGN & DATE	18/5/06 6/3/06	15/6/06	Rmc 13/02/06	SWP

DEADLIINE DATE: 20/3/06 FORMALLY RECEIVED DATE: 20/2/06

TYPE OF WORK: Farm Shed ALLOCATED TO: UH

INTENDED USE (If changed from PIM):

PROCESS SIGN OFFS

PURPOSE GROUP: FHC: OCCUPANT LOAD:

APPLICATION	SIGN & DATE
LOCATION RECEIVED	
PREVIEWED BY	Jenny 8.2.06
LOADED BY	Megan 21.2.06
DOES SITING MATCH PIM ISSUED YES / NO IF NO SETUP/CIRC AMENDED PIM	Rmc 13/02/06
THIS PROJECT REQUIRES A COMPLIANCE SCHEDULE YES / NO	18/5/06
ATTACHMENTS (Specify): CCC Application Form	
BC COPIED/COMPILED BY	Vicki 27/6/06

FURTHER INFORMATION REQUESTED AT PREVIEW STAGE:-
- confirm name change.

COPY OF DOCUMENTS SENT TO OTHER AGENCIES FOR ASSESSMENT

AGENCY	ASSESSMENT OF:	DATE SENT	DATE RECEIVED	SIGN OFF
NZ FIRE SERVICE (WHERE IDENTIFIED IN PIM)				

BUILDING CONSENT COSTINGS

BC 060130

[redacted]NISTRATION	UNITS		RATE/UNIT	
Processing Consent	5			
Issue, photocopy & administer consent CCC 3 + Mail 3 + 3	9			
Inspection recording (Inspections x 3)	6			
ADMINISTRATION UNITS SUB-TOTAL	20	X	$4.50	90.00
PROCESSING				
Processing Building Consent 6,4,	9			
Further Information ~~(2 RFI)~~ (1 w/back 51) 5,7,3,5,8,5, 3	84			
Other:	3			
Sign Off / Audit Approval	2			
PROCESSING UNITS SUB-TOTAL	98	X	$6.75	661.50
ADMINISTRATION & PROCESSING SUB-TOTAL				$ 751.50

INSPECTIONS

TYPE	DETAIL	UNITS
1	20.01, 20.02, 20.20	10
2	40.02, 100.01	10
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
Total		20

BUILDING NOTES:

Inspections	2	X Travel Time	8	=	16		
					36	X $6.75	243.00
Inspections	2	X Distance	48	=	96	X $0.62	59.52
INSPECTIONS SUB-TOTAL							$ 302.52

CONSULTANTS

PLANNING RECHECK	1 X $11.25	$ 11.25	(Insert if applicable)
OTHER (List):		$	
		$	
		$	
WATER CONNECTION FEE	$56-25		(Insert if applicable) →
C/T	P/S	OTHER (List):	
$	$ 10	$	(Insert if applicable) →

LESS DEPOSIT	$200.00

Check Sheet - Farm Shed

Valuation File Checked:

Date: 6/3/06					BC No. 060130
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
HB New Zealand Building Code Handbook	✓				
A1 Classified Use					
B1 Structure					Pole foundation 1000 Ø Ø600 incl. 100 Pad
Foundations/Poles		✓		SD	150x350, 17.5 MPa @ 28 / 2 D12 + R10 2 Hoops
Slab		✓		Block	100 THK, 17.5 MPa @ 28 + 665 mesh.
~~Framing~~/Poles		✓		SD	175 SED H5
~~Studers~~/Girts		✓		SD	150x5 GIRD @ 900 crs
Bracing		✓		SD	
Roof ~~Framing~~/Rafters		✓		SD	250x50
Roof Bracing		✓			
B2 Durability					
Generic materials		✓		NZS	
Timber Treatments		✓		NZS	
C1 Outbreak of Fire					
C2 Means of Escape					
Escape Path Lengths.(24m max)		✓			< 24m
C3 Spread of Fire					
Distance off boundary (1m)			✓		
Building Height (10m Max)		✓			< 4m
C4 Structural...			✓		
D1 Access Routes			✓		
D2 Mechanical...			✓		
E1 Surface Water					
Minimum floor levels		✓			150 above GL.
Gutters			✓		
Down pipes			✓		
Soak Pit or other			✓		
E2 External Moisture					
Floors		✓		NZS	150 above GL
Weather tightness risk factors			✓		
Cladding Systems		✓		NZS	
Flashings			✓		
Roofing systems		✓		NZS	
E3 Internal Moisture					
F1 Hazardous...			✓		
F2 Hazardous...			✓		
F3 Hazardous...			✓		
F4 Safety from...			✓		

Check Sheet - Farm Shed

Date: [redacted]/06					BC No. 06030
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
F5 Construction			✓		
F6 Lighting...			✓		
F7 Warning Systems			✓		
F8 Signs			✓		
G1 Personal Hygiene					
location			✓		
G2 Laundering			✓		
G3 Food Prep...			✓		
G4 Ventilation			✓		
G5 Interior Environment			✓		
G6 Airborne...					
G7 Natural Light					
Vertical window in external walls					
G8 Artificial Light			✓		
G9 Electricity			✓		
G10 Piped Services			✓		
G11 Gas...			✓		
G12 Water Supply					
Water supply system			✓		
G13 Foul Water					
Sanitary Plumbing			✓		
Gully traps			✓		
Vent pipes			✓		
Bedding & backfill			✓		
Drains under buildings			✓		
G14 Industrial			✓		
G15 Solid Waste			✓		
H1 Energy Efficiency			✓		

MALCOLM LANG BUILDER
Proposed Farm Buildings (Class V Building as defined in NZS 4203)

NZ BUILDING CODE MEANS OF COMPLIANCE SCHEDULE

Clause	Feature	Means of Compliance/Comment
Stability		
Structure		
B1	General	Design in accordance with NZS 1900 chapter 11
	Timber Barriers	N.A.
	Small Chimneys	N.A.
	Foundations	N.A.
Durability		
B2	Durability	Poles shall be treated to H5 of MP3640
		Timber shall be treated to H3 of MP3640
		All fixings including bolts, nuts and washers shall be
Fire Safety		hot dipped galvanised
C1	Outbreak of fire	N.A.
C2	Means of Escape	N.A.
C3	Spread of Fire	Building separation from relevant boundaries and
		sleeping occupancies to be in accordance with
		NZ BC C3
C4	Structural Durability during fire	N.A.
Access		
D1	Access routes	N.A.
	Mechanical installations for access:	N.A.
D2	Passenger carrying lifts	N.A.
D3	Domestic and service lifts	N.A.
D4	Escalators and moving walks	N.A.
Moisture		
E1	Surface water	Finished floor level to be 150mm above adjacent
		ground
E2	External Moisture	~~NZBC E2/AS1~~ N/A
E3	Internal Moisture	N.A.
Safety of Users		
F1	Hazardous Agents on site	N.A.
F2	Hazardous Building materials	N.A.
F3	Hazardous substances and processes	N.A.
F4	Safety from falling	N.A.
F5	Construction and demolition hazards	NZBC F5/AS1
F6	Lighting for emergency	N.A.
F7	Warning systems	N.A.
F8	Signs	N.A.

AMENDED S.D.C. 18 MAY 2006

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Services and Facilities		
G1	Personal Hygiene	N.A.
G2	Laundering	N.A.
G3	Food preparation, storage and utensil washing	N.A.
G4	Ventilation	N.A.
G5	Interior enviroment	N.A.
G6	Airborne and impact sound	N.A.
G7	Natural Light	N.A.
G8	Artificial Light	N.A.
G9	Electricity	N.A.
G10	Piped services	N.A.
G11	Gas as an energy source	N.A.
G12	Water supplies	N.A.
G13	Foul water	N.A.
	Sanitary plumbing	N.A.
	Drainage	N.A.
G14	Industrial liquid waste	N.A.
G15	Solid waste	N.A.
Energy Efficiency		
H1	Energy efficiency	N.A.

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PRODUCER STATEMENT - PSI - DESIGN

ISSUED BY: PETER GRAHAM BOND
(Suitably qualified Design Professional)

TO: **D.M. DEVINE**
(Owner)

TO BE SUPPLIED TO: **SELWYN DISTRICT COUNCIL**
(Territorial Authority)

IN RESPECT OF: **IMPLEMENT SHED**
(Description of Building Work)

AT: **WATERHOLES ROAD ROLLESTON**
(Address)

LEGAL DESCRIPTION:

PETER BOND LTD. has been engaged by M. LANG (BUILDER)
(Design Firm) (Owner/Developer/Contractor)

To provide Engineering Design services in respect of the requirements of Clause(s) B1
(Extent of engagement)

of the Building Regulations 1992 for: All ☐ Part only as Specified ☑

of the building work. The design has been prepared in accordance with NZS4203, 3101, 3603
(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on **MALCOLM LANG BUILDER PLAN** titled Proposed Shed FOR; D.M.DEVINE

And the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum Value of $200,000, **I BELIEVE ON REASONABLE GROUNDS** that subject to:

i) The site verification of the following design assumptions: Inspection of the work referred to in this producer statement during construction shall be carried out by the design engineer or qualified council inspector.

And ii) all proprietary products meeting the performance requirements, as indicated in the drawings, specifications, and other documents according to which the building is proposed to be constructed.

..... Date: 31.01.06
(Signature suitable qualified Design Professional)

BE (CIVIL)
(Professional Qualifications)

ERB/AERB Reg No:

Member ☐ ACENZ

IPENZ ☐ ☐

This form to accompany Form 3 of the Building Regulations 1992 for the application of a building consent

FILE COPY

PETER BOND LTD.

OLD WEST COAST ROAD
COURTENAY
R. D. 1 CHRISTCHURCH
Phone (03) 3181169
Fax. (03) 3181169
pgbond@xtra.co.nz

The Consents Manager
Selwyn District Council
Private Bag
Leeston
Fax. 03 324-3531

Re; Consent No. BC 060130

Attention John Haddow

Thank-you for meeting Malcolm and I earlier this week.

With regard to your request for additional information I reply as follows.

1.0 Purlin fixing detail is attached.

2.0 The rafter and girt design and details are attached.

3.0 Girt details are attached.

4.0 Rafter fixing details are attached.

5.0 50x50x3 washers are specified on the plans.

6.0 Amended roof framing plan is attached. ✓

7.0 The roof pitch has been amended to 8.0 degrees ✓

8.0 The perimeter edge detail is shown on the attached plan.

9.0 Pole foundation details are attached.

10.0 Calculations are attached, including overturning calculations. I have taken what I believe to be a conservative approach the stability of the structure.

11.0 Refer to attached roof framing plan.

12.0 G.L. refers to Ground level on attached plan.

13.0 Reference to rough sawn shown on attached plan.

FILE COPY

16 MAY 2006

14.0 Reference to timber stress shown on plan.

15.0 The roof overhang is limited to 100mm.

16.0 Entry door framing details shown on attached plan

17.0 Bolt spacing shown on attached plan

18.0 Refer Attached roof framing plan.

19.0 The Building Code Compliance schedule is amended to 150mm.
The 100 mm. slab is to be constructed over a 150mm. AP65 base

20.0 The building will not be used for human habitation and therefore we will amend the compliance with E2 /AS1 in the Building Code Compliance schedule.

If you have any further queries please give me a call.

Yours Sincerely

Peter Bond
08.05.06

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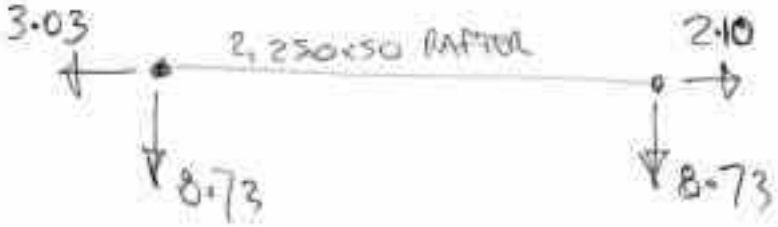
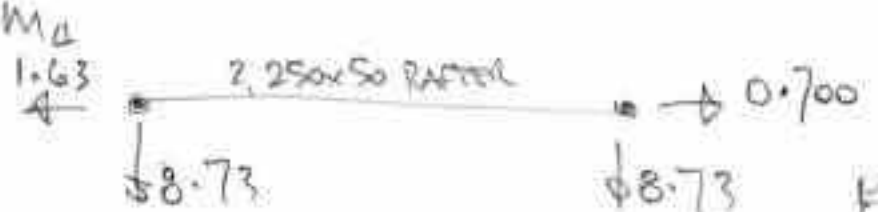
16 MAY 2006

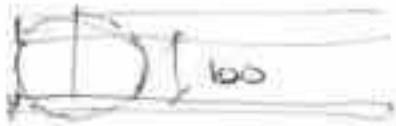
MEMBER LOADS

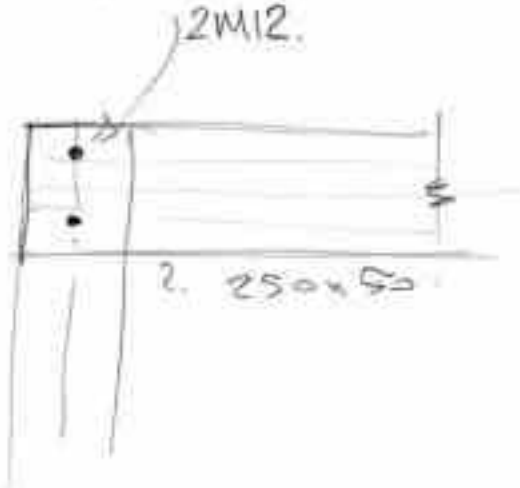
M●



M4







CONNECTIONS

CAPACITY PERPENDICULAR

$N^* \leq \phi Q_n$

$Q_n = n k_1 k_{12} k_{13} Q_{SKP}$

$Q_{SKP} = 2 Q_{KP}$

$\phi Q_n = 0.7 \times 4 \times 6.97$

$= 19.5 > 8.73$

$\phi = 0.7$

$Q_{KP} = 6.97$

$n = 2$

$k_1 = 1.0$

$k_{12}, k_{13} = 1.0$

$b_e = 90$

timber J5

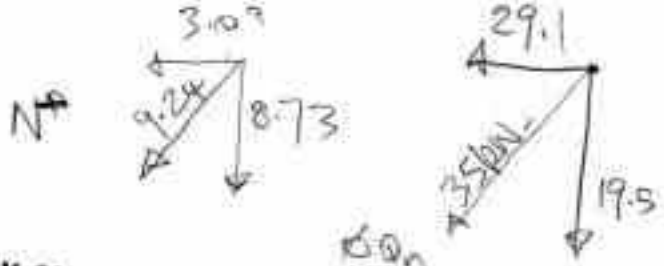
CAPACITY //el.

$\phi Q_n = 0.7 \times 4 \times 10.4$

$= 29.1$ RN > 3.03

$N^* \leq \phi Q_n$

$9.24 \leq 35.0$



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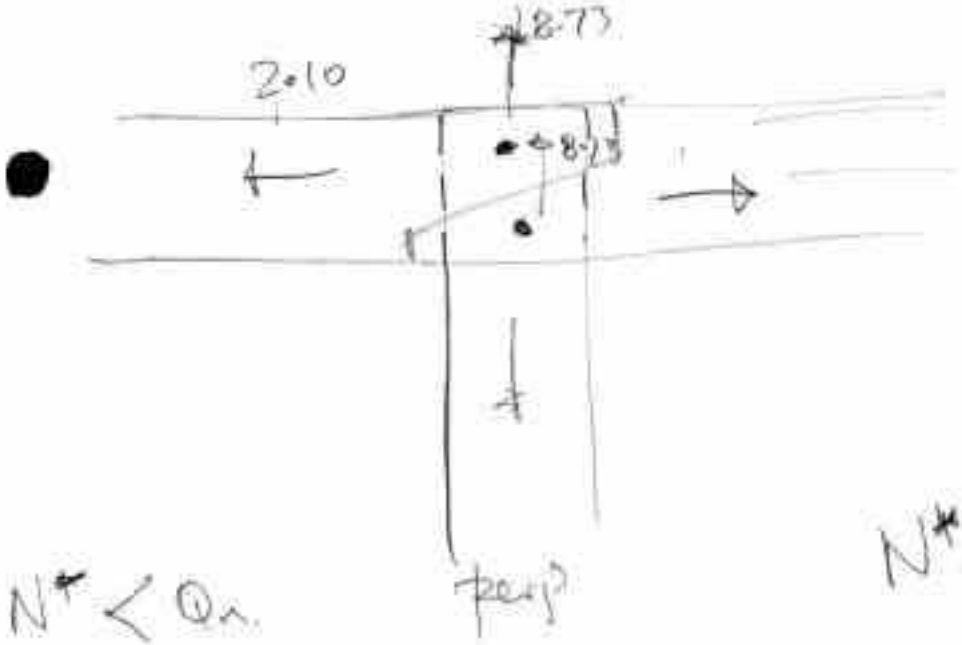
16 MAY 2006



$N^* \perp = 8.73$

$N^* < \phi R_n$

$\phi_{SKp} = 2\,\phi_{Kp}$

$\phi_{SKp} = 2 \times 6.97 = 13.94 > 8.73$

$N^* < \phi R_n$ parallel

$\phi_{SK\parallel} = 2\,\phi_{K\parallel}$

$= 2 \times 10.4 = 20.8 > 2.10$ $\quad N^* \parallel = 2.1$

REF LOADING CODE NZS 4203
TIMBER CODE NZS 3603

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16 MAY 2006

CONSENT Nº 060130 D.M DEVINE
FROM PREVIOUSLY WATERHOLES ROAD
ROLLESTON

$V_{(z)} = 33 ms^{-1}$

$q = 0.653 kPa$

GIRT DESIGN

PRESSURE COEFF $C_{pi} = 0.6$ OPEN BAY
$C_{pe} = -0.5$ SPACING 0.9

$P = (0.6 + 0.5) \times 0.653 \times 0.9 = 0.646 kN/m$

$M^* = \frac{0.646 \times 4.35^2}{8} = 1.52 kN$

150×50 V S<8 $M_N = \phi k f_b z = 1.95 kN$

ENCLOSED BAY.

PRESSURE COEFF $C_{pi} = -0.3$
$C_{pe} = +0.7$

AS ABOVE

USE 150×50 V S<8 @ 900 CRS $M_n = 1.95 kN$

FIXINGS.

$S^* = \frac{0.646 kN/m \times 4.35}{2} = 1.40 kN$

$\phi Q_n = n k Q_k$ fm 4.2.2.1

$= 4 \times 0.868 = 3.47 kN$. $n = 4$
$k = 1$
Q_K (64, J3) $= 0.868 kN$.

USE 4N: $\phi 4 \times 100$ NAILS.

FILE COPY 16 MAY 2006

RAFTER DESIGN

$G_k = 0.1\ kPa$ (Incl. of Purlin)

- $0.9G_k + W_u = 0.9 \times 0.1 + 0.98 \uparrow$ (1.5×0.653)

$= 0.89\ kPa \uparrow$

RAFTER SPAN 4.5m

$UDL = 0.89 \times 4.5 = 4.00\ kN/m$

$M^* = \frac{3.88 \times 4.5^2}{8}$

$= 9.82\ kNm$

$-$ SELFWT $.25 \times 0.05 \times 2 \times 5\ kN/m$

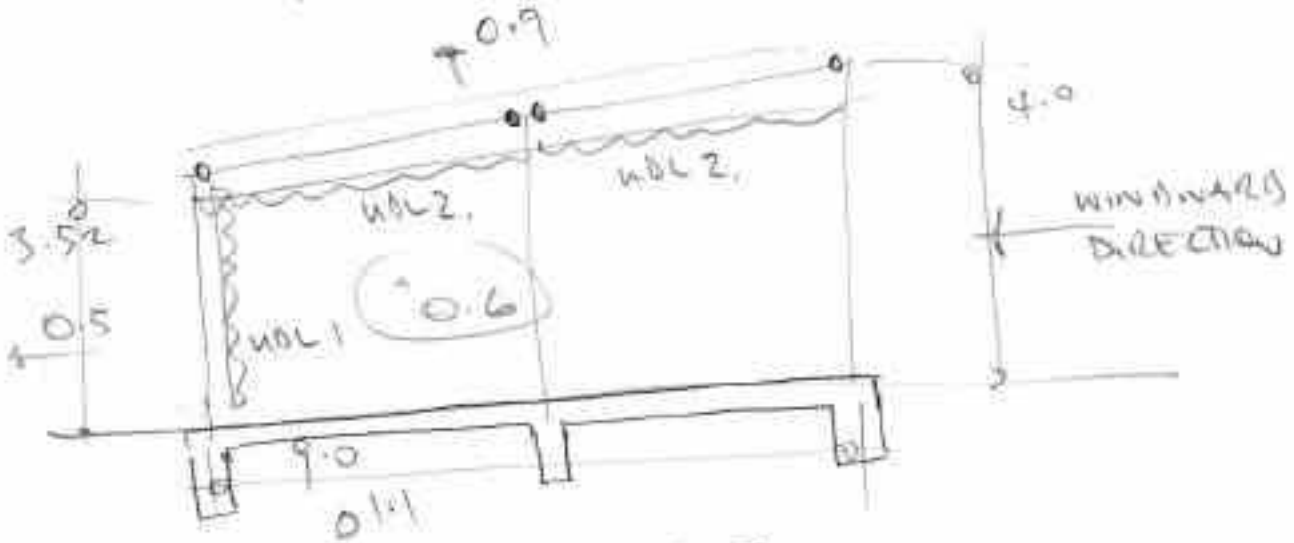
$= .12\ kN/m$

$(0.9G_k + Selfwt) + W_u$ $3.88\ kN/m$

USE 2, 250 x 50 V548 refer attach

$M_N = 10.88\ kNm > 9.8$

OVERTURNING AND CONNECTION ANALYSIS



UDL 1 $= (C_{p1} + C_{p2}) \times 0.653 \times 4.5$

$= 1.1 \times 0.653 \times 4.5 = 3.23\ kN/m$

UDL 2 = $3.88\ kN/m$ for RAFTER DESIGN ABOVE

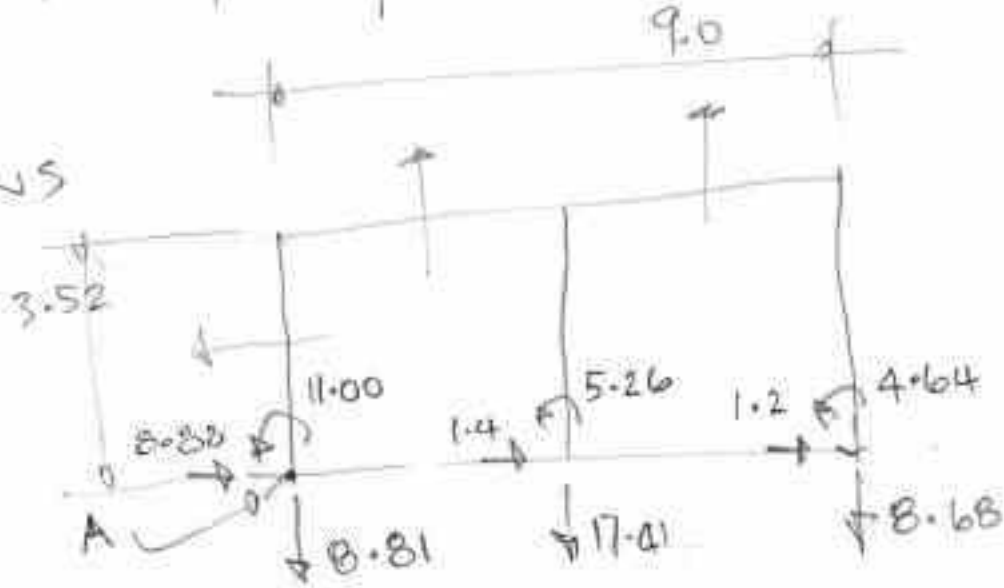
FILE COPY

16 MAY 2006

SECTIONAL PROPERTIES

	A mm²	I x10⁶	Z x10³	E
POLE ϕ175 SED	24,000	46.0	526.2	8.7
RAFTERS 2, 244x49	23,960	59.32	486.2	8.)

REACTIONS



ANALYSIS BY TURBOFRAME

OVERTURNING

ΣM_A OVERTURNING MOMENT $= \frac{9}{2} \times 3.88 \text{kN} + \frac{3.52}{2} \times 3.22 = 157 + 20 = 177$

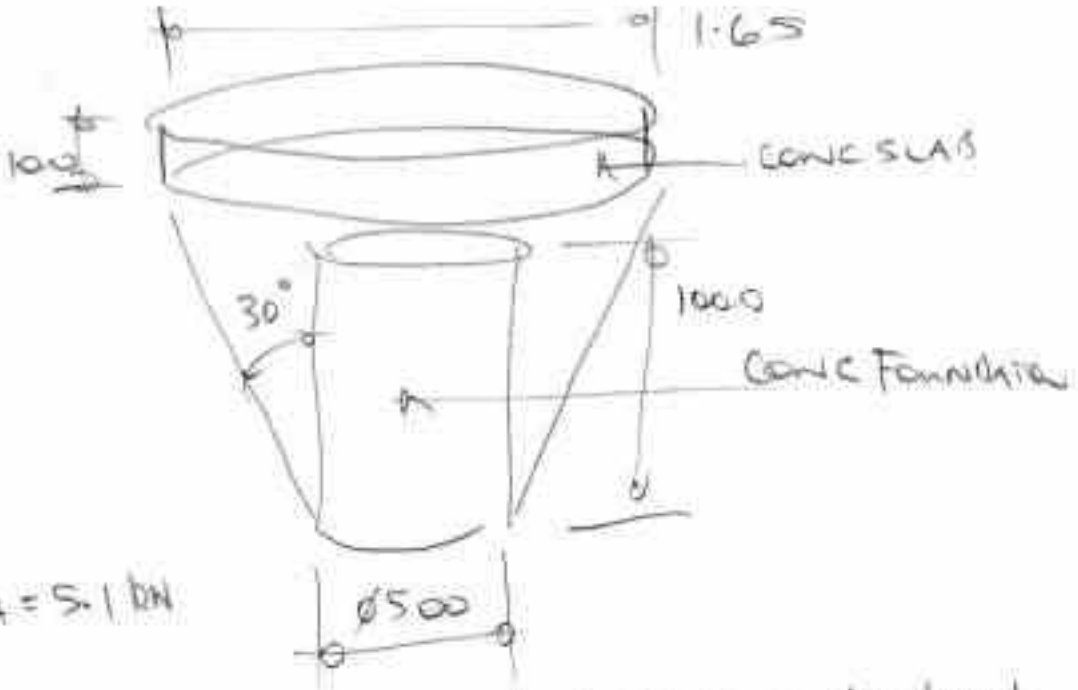
RESTRAINING MOMENT $=$ FOUNDATION WT (REFER NEXT PAGE) $24\text{kN} \times 4.5 + 24 \times 9 = 108 + 216 = 324$

$$F.O.S = \frac{324}{177} = 1.93.$$

FILE COPY 16 MAY 2006

UPLIFT DESIGN
MIDDLE POLE

- CONCRETE FLOOR



.Wt CONC SLAB

$\frac{\pi 1.65^2}{4} \times 0.1 \times 24 = 5.1$ kN

. Wt CONC FOUNDS

$\frac{\pi 0.5^2}{4} \times 1.0 \times 24 = 4.7$ kN

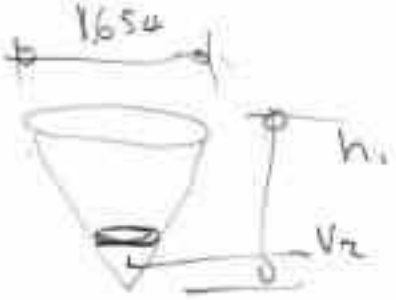
Wt SOIL

$= \cdot 80 m^3 \times 18 = 14.4$ kN

$\sum$ 24.2 kN

F.O.S $\frac{24.2}{17.4} = 1.39$

(Wt of conc displaced ≈ Wt of pole)



$h_1 = 1000 + 433 = 1433$

$V_1 = \frac{A_1 \times h_1}{3}$ $A_1 = \frac{\pi 1.65^2}{4} = 2.15$

$= \frac{2.15 \times 1.433}{3}$

$= 1.03 m^3$

$V_{Soil} = \frac{\pi 0.5^2}{4} \times \frac{0.437}{3} = 0.028$

$V_{CONC} = \frac{\pi 0.5^2}{4} \times 1 = 0.785$

$V_{Soil} = V_1 - V_2 - V_{conc}$

$= 1.03 - 0.028 - 0.20$

$= 0.802$

POLE BENDING CAPACITY

$M^* = 11.0$ kN—

$M_n = \phi \Sigma k_f Z$

$= 0.8 \times 1.0 \times 38 \times 526 \times 10^3$

$= 16$ kN—

16 MAY 2006

FILE COPY

$\phi = 0.9$

$\Sigma k = 1.0$

$f = 38$

$Z = 07854\ 87.5^3$

$= 526 \times 10^3 mm^3$

M. LANG

CONSENT N° 060120
PETER BOND 16.03.06

FARM BUILDING
WATERHOLES ROAD ROLLESTON

$V_{(z)} = V M_{1S} M_{2CAT} M_S M_t M_r$

$= 45 \times 0.93 \times 0.88 \times 1.0 \times 1.0 \times 0.9$

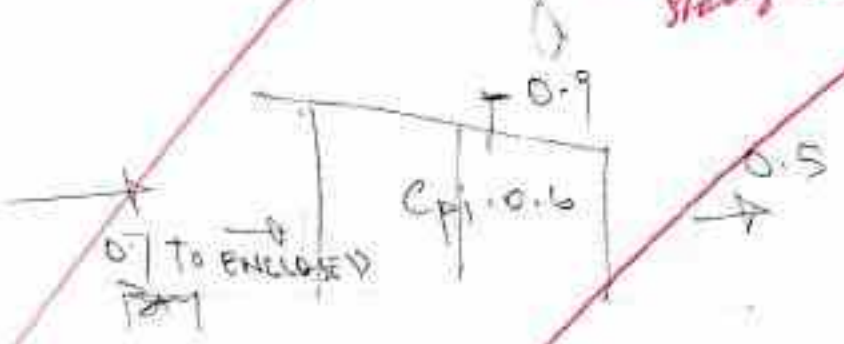
$= 33 m/s$

$V = 45 ms^{-1}$
$M_{1S} = 0.93$
$M_{2CAT} = 0.88$
$M_S = 1.0$
$M_t = 1.0$
$M_r = 0.9$

$q = 0.6 \times 33^2 = 0.653$

SUPERSEDED
18 MAY 2006
Refer Eng calcs
Sheet dated 16/5/06

PRESSURE COEFFICIENT



FILE COPY

LEEWARD WALL
Cpe L = 0.5

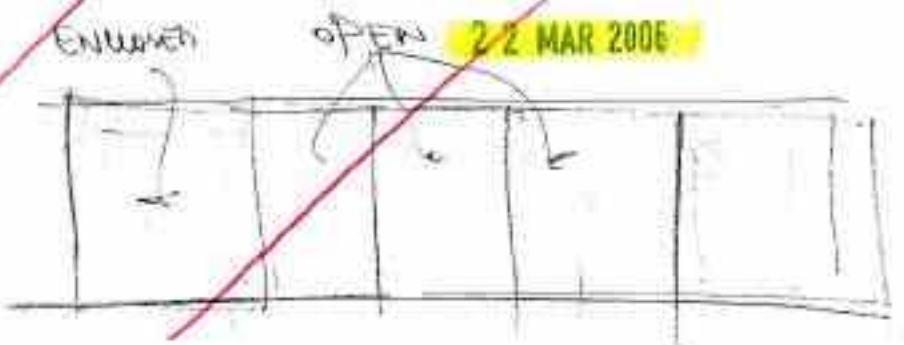
SIDE WALL
Cpe S = 0.65

Roof
Cpe R = 0.9

$\theta = 0$

$\frac{d}{b} = \frac{9}{22.6}$

$= 0.4$



22 MAR 2006

PURLIN DESIGN

LOAD COMBINATION $0.9G + W_u$

$G = 0.15\ kPa$

$W_u = 0.92\ kPa$

$W_u = 1.5 \times 0.65 \times 0.9$

$0.9G + W_u = 0.9 \times 0.15\ kPa + 0.98$

$= 0.135\ kPa + 0.98\ kPa$

$= 0.85\ kPa$

$M^* = \frac{WL^2}{8}$

$= \frac{0.76 \times 4.3^2}{8}$

$= 1.76\ kNm$

SUPERSEDED 18 MAY 2006
Refer Engr. Calcs Stamp dated 16/5/06

SPAN 4.3
PN/PN
SPACING 0.9
UDL = 0.85 × 0.9
= 0.76 kN/m

$M_N = \phi k f_b Z$

200×50 $= 0.8 \times 0.9 \times 10 \times 0.31E^6$

$= 2.23\ kNm$

$\phi = 0.8$
$K_1 = 1.0$, $K_B = 0.9$
$f_b = 10\ N/mm^2$
$Z = \frac{195^2 \times 49}{6} = 0.31E^6$

200×50 PURLINS N°1 FRAMING GRADE OK

RAFTER DESIGN

SPAN 4.4m
PN/PN
SPACING 4.5
UDL = 0.85 × 4.5 = 3.8

$M^* = \frac{3.82 \times 4.4^2}{8}$

$= 9.25\ kNm$

$M_N = \phi k f_b Z$

$\phi = 0.8$
$K_1 = 1.0$
$f_b = 20\ N/mm^2$ VS<10

$= 0.8 \times 1.0 \times 20 \times 0.62$

$= 9.92\ kNm$

$Z = \frac{2 \times 49 \times 195^2}{6} = 0.62E^6$

2, 200×50 VSG 10. OK OR

22 MAR 2006

OR $f_b = 14\ N/m$ VSG 8

$M_N = 0.8 \times 1.0 \times 14 \times 0.97$

$= 10.9\ kNm$

$Z = \frac{2 \times 49 \times 244^2}{6} = 0.97E^6$

2, 250×50 VSB OK

FILE COPY

GIRTS

SPAN 4.3

P.N / P.N.

SPACING 1.2

$W = 0.86 \times \frac{4.3^2}{8}$

$= 1.98 kN-m$

$W_{DL} = C_p \times q \times 1.2$

$= 1.1 \times 0.653 \times 1.2$

$= 0.86 kN/m$

$M_N = \phi k_1 f_b Z$

$\phi = 0.8$

$k_1 = 1.0$ $k_8 = 1.0$

$= 0.8 \times 1.0 \times 14 \times 0.17 \times 10^6$

$= 1.95 kN-m$ OK

$f_b = 14$ VSG8

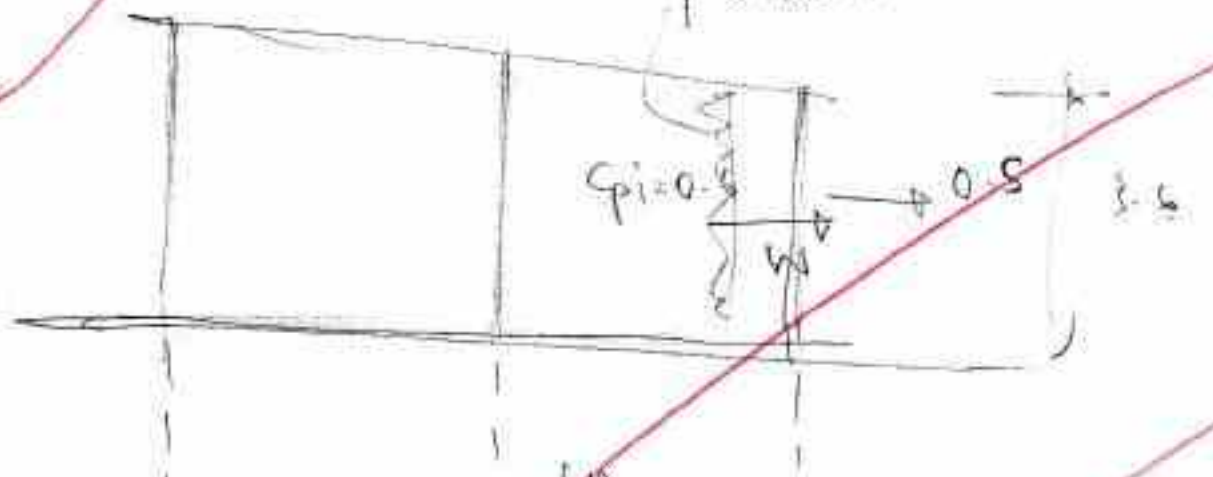
$Z = \frac{146^2 \times 49}{6} = 0.17 \times 10^6$

150x50 VSG8 OK

POLE DESIGN

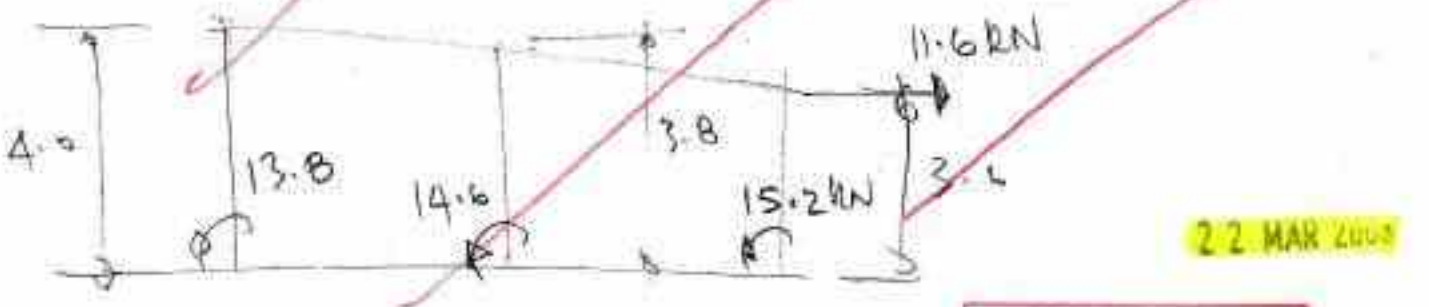
SUPERSEDED
18 MAY 2006
Refer ENGR. codes stamp dated 16/5/06

$q = 0.653$



$W = 4.5 \times 1.1 \times 0.653 kPa \times 3.6$

$= 11.6 kN$



22 MAR 2006
FILE COPY

$M_w = \phi k f_b Z$

$\phi = 0.8$

$K_1 = 1.0$

$K_{22} = 1.25$

$K_{20} = 0.9$

$Z = 0.785 r^3$

$= 0.785 \times 87.5^3$

$= 0.526 E^6$

$\phi 175$ SED $= 0.8 \times 1.25 \times 0.9 \times 38 \times 0.526 E^6$

$= 18 kN-m$.

$\phi 175$ SED 45 POLES OK

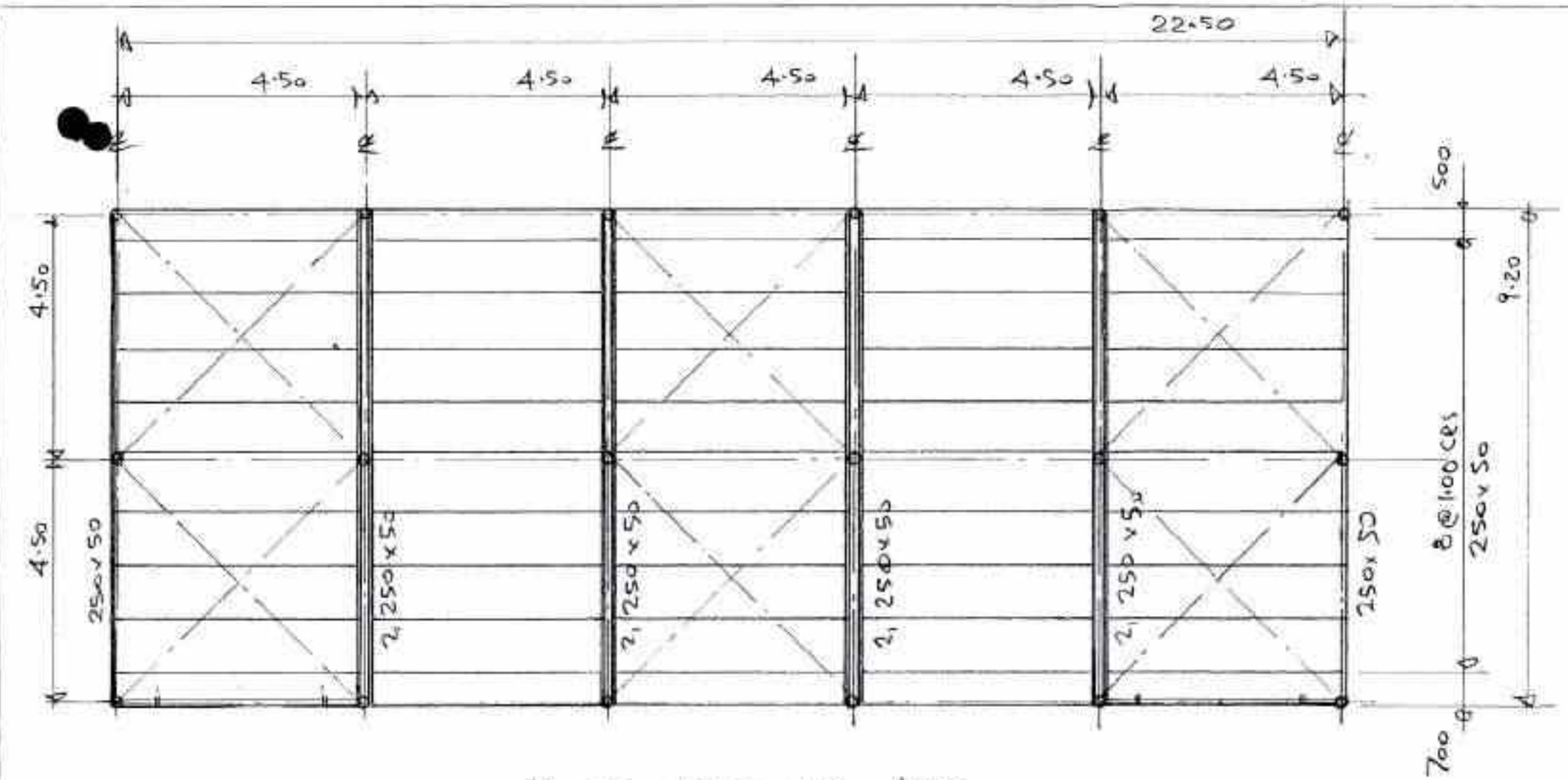
LATERAL RESISTANCE FROM 3 ROWS OF 5 POLES WITH LOADS TRANSFERED THRU ROOF

SUPERSEDED
18 MAY 2006

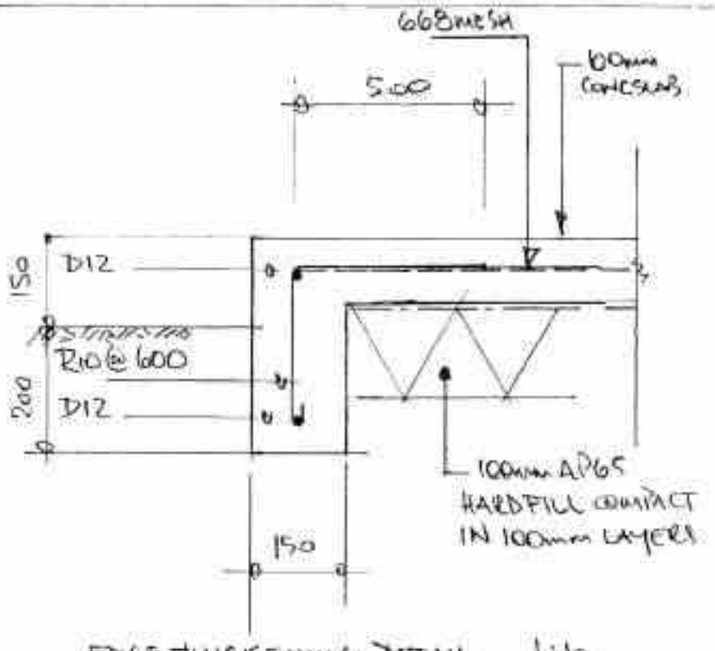
Refer Long calcs
Ramp dated 16/5/06

FILE COPY

22 MAR 2006

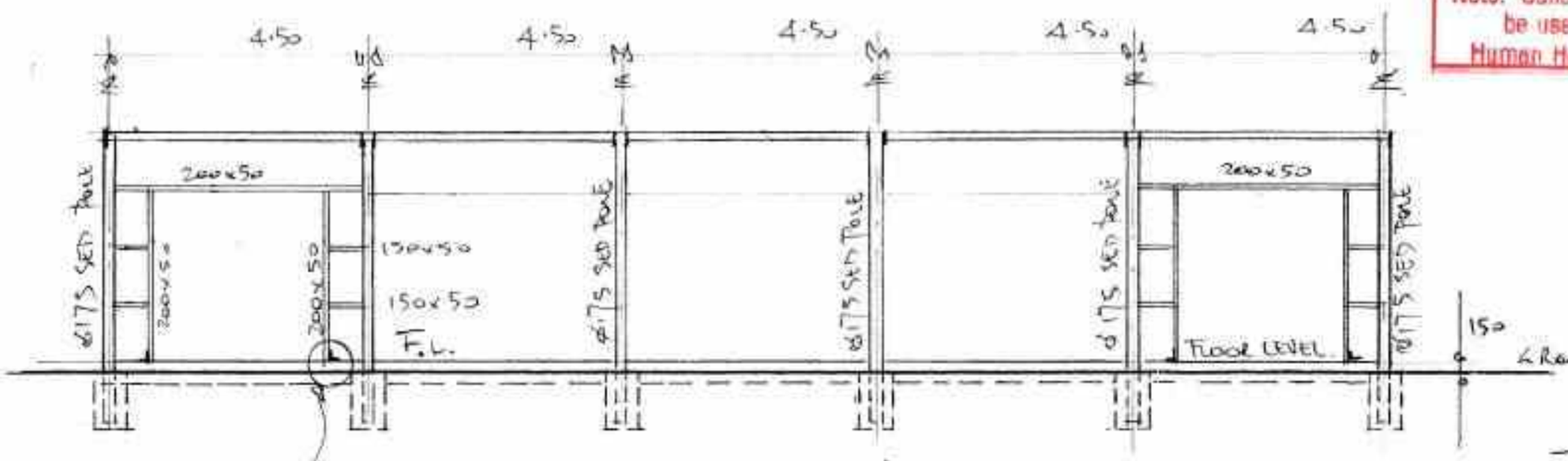


ROOF FRAMING 1:100



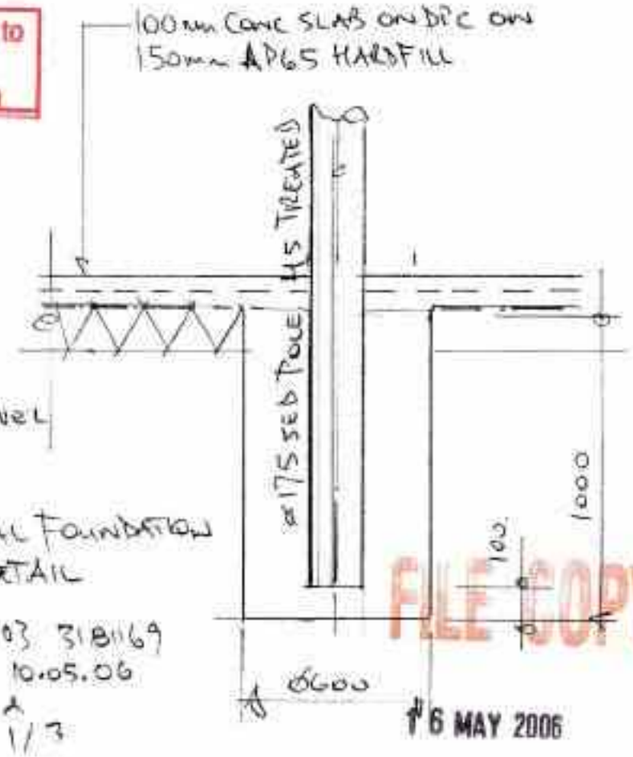
EDGE THICKENING DETAIL 1:10

Any amendment to this approved Building Consent will require approval prior to the work being carried out. This may require a new Building Consent application.



FRONT ELEVATION 1:100

Note: Building not to be used for Human Habitation



TYPICAL FOUNDATION DETAIL

PETER BOND 03 3181169
DATE 10.05.06
ISSUE A
SHT 1/3

FILE COPY

16 MAY 2006

PROPOSED IMPLEMENT SHED FOR S. M. DEVINE WATERHOLES ROAD

PETER BOND LTD.

OLD WEST COAST ROAD
COURTENAY
R. D. 1 CHRISTCHURCH
Phone (03) 3181169
Fax. (03) 3181169
pgbond@xtra.co.nz

The Consents Manager
Selwyn District Council
Private Bag
Leeston
Fax. 03 324-3531

Re; Consent No. BC 060130

Attention John Haddow

Dear John,

Thank-you for your call.
Herewith is sht2. which was omitted from earlier correspondence.

If you have any further queries please give me a call.

Yours Sincerely

Peter Bond
09.06.06



FILE COPY

2M12 GALV BOLTS WITH 50x50x3 WASHERS EACH SIDE

200x50 H3.2

300

25

PRYDA SN50 STAPLE NAIL EACH SIDE

BLOCK OUT BETWEEN RAFTERS @ 1.5m CRS

3, 150x5.0 NAILS

200x50 H3.2

60

130

60

2,250x50 V5G8 RAFTERS

200x H3.2 PURLINS FIXED WITH PRYDA F652/124 FRAMING BRACKET (OR SIMILAR)

Ø175 HS SED POLE

POLE RAFTER CONNECTION DETAIL 1:10

INTERNAL JOINT DETAIL 1:10

Ø175 HS SED POLE

4№ Ø x 100 NAILS x 4mm DIA

150x50 H3.2 V5G8

GIRT FIXING DETAIL 1:10 (TYPICAL)

250x50 H3.2

130

CONCRETE BALKAR

Note: Building not to be used for Human Habitation

FILE COPY

12 JUN 2006

NOTES

1. ALL FOUNDATIONS SHALL BE CONSTRUCTED IN GOOD GROUND
2. CONCRETE CONSTRUCTION SHALL COMPLY WITH NZS 3109 CONCRETE SHALL HAVE A 28 DAY CRUSHING STRENGTH OF 17.5MPa
3. ALL SAWN TIMBER SHALL BE ROUGH SAWN
4. ALL PURLINS SHALL DRY №1 FRAMING GRADE
5. ALL RAFTERS SHALL BE V5G8
6. ALL POLES SHALL BE Ø175 SED POLES H5 TREATED
7. ALL GIRTS SHALL BE V5G8

20mm MAX

Ø175 H5 SED POLE

150x50 H3.2 V5G8

SECTION 1

SECTION 2

1000 (1'1EA) 1100 (TYP REB)

Ø175 H5 SED POLE

TYPICAL FOUNDATION DETAIL 1:10

100

Ø600

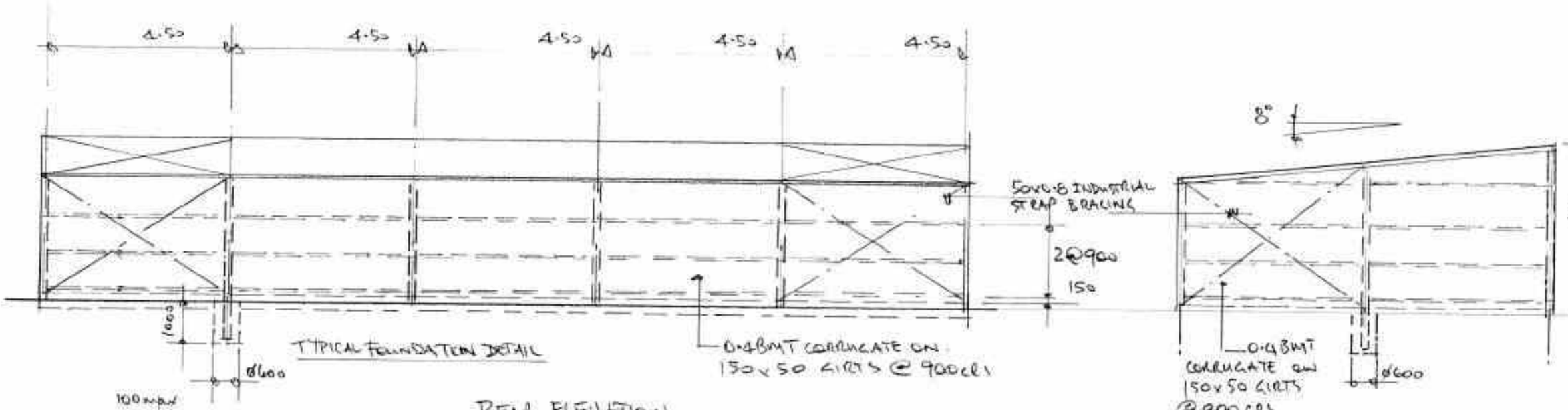
CONSTRUCTION DETAILS, POLE SHED FOR DEVINE WATERHOLES RD.

PETER BOND 03 3181169

DATE 25.05.06

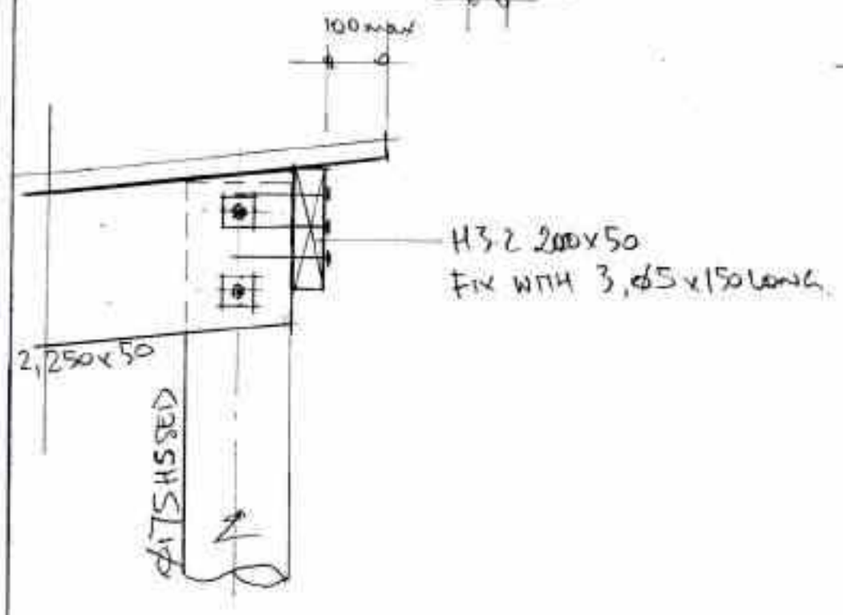
JOB

SHT 2/3



REAR ELEVATION

TYPICAL SIDE ELEVATION

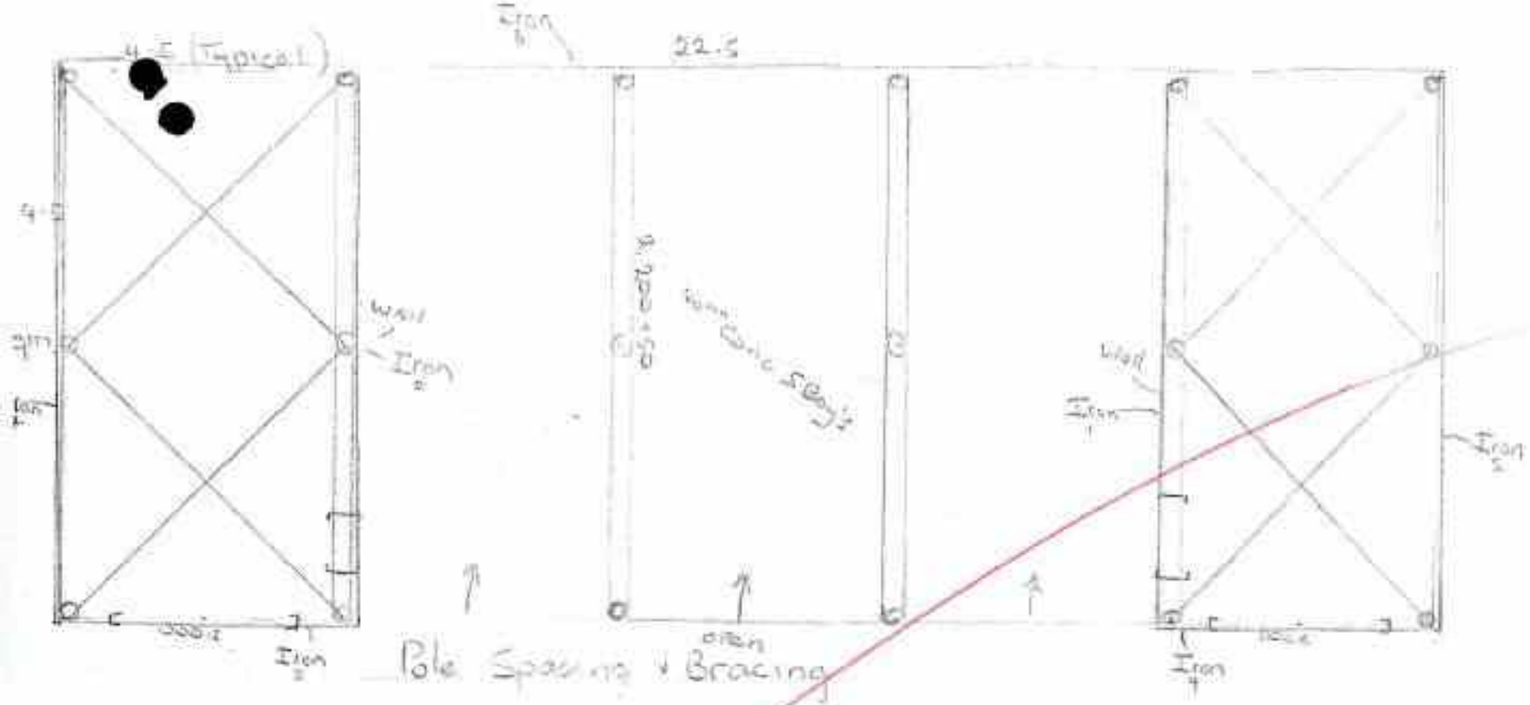


Note: Building not to be used for Human Habitation

PETER BOND 03 31B1169
DATE 10.05.06
ISSUE A
JOB 456
SHT 3/3

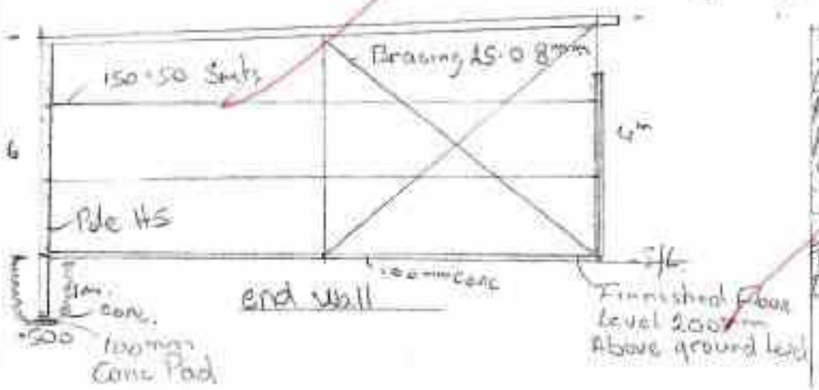
PROPOSED IMPLEMENT SHED FOR D. M. DEVINE WATERHOLES ROAD ROULESTON.

FILE COPY
16 MAY 2006









Specifications: 22.5 x 9.4 x 3.6 Imp Shed

Poles	: 175 set in 1m x 500 Conc on 100mm Conc Pad H5
Rafters	: 200 x 50 checked to poles H3.2
Purlins	: 200 x 50 @ 900mm on Brackets FB 154 x 53 H3.2
Struts	: 150 x 50 x 1200mm checked to poles H3.2
Bracing	: Strap Roof & Walls 25 x 0.8mm
Iron	: 0.4 guage Zinc Corrugate Iron Walls & Roof
Timber	: All timber H3.2 — Poles H5
Drainage	: Stormwater to Land drainage



Note: Site Plan not to scale
Scale 1:100 Mark L. Jan 06

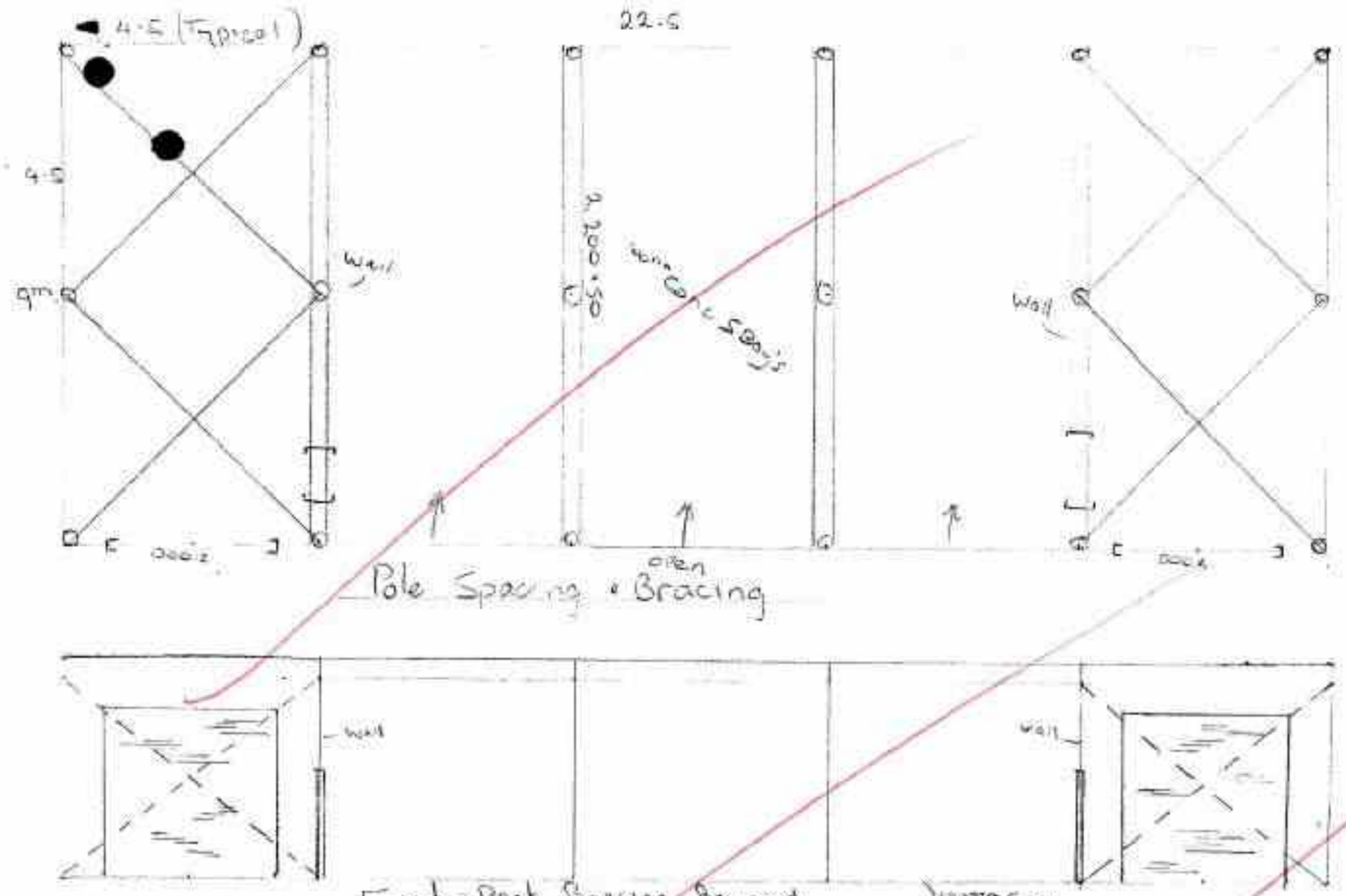
MALCOLM LANG
BUILDER
ARDLUI ROAD
R.D.2 DARFIELD
0274-376-406

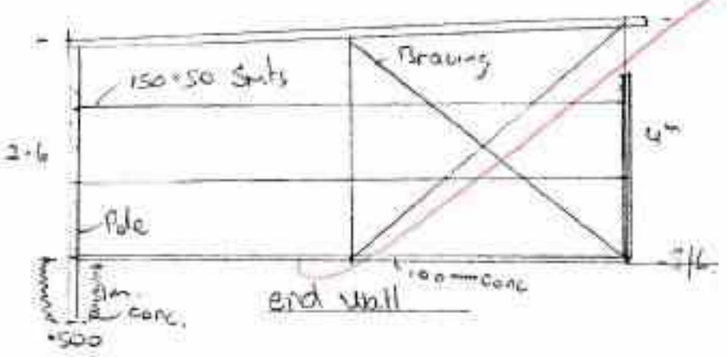
Proposed shed for: D M Devine Waterholes Rd. Balleston

SUPERSEDED
16 MAY 2006
Refer Design drawings Stamp dated 16/5/06

22 MAR 2006

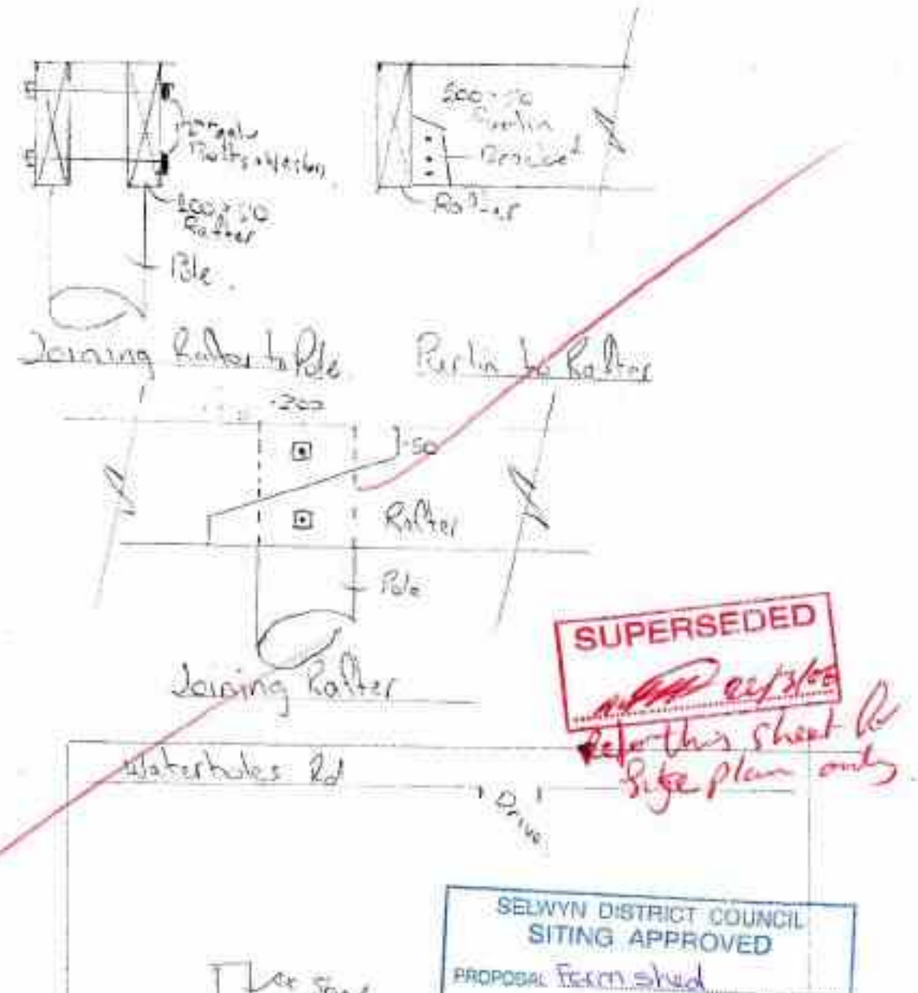
FILE COPY





Specifications: 22.5 × 9 × 4 × 36 Imp Shed

Poles	: 150 Set in 1m × 500 Conc H/S
Rafters	: 200×50 checked to poles H/3
Purlins	: 200×50 @ 900 on Brackets H/3
Skids	: 150×50 - 1200 checked to Poles H/3
Bracing	: Strap Roof & Walls
Iron	: 0.4 guage Zinc Corrugate.



SUPERSEDED
ref 3/05
Refer this sheet to Site plan only

SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL Farm shed
DATE 13/02/06 PLANNER RMC

Note: Site Plan not to scale
Scale 1:100 Mal L. Jan 06

MALCOLM LANG
BUILDER
ARDLUI ROAD
R.D.2 DARFIELD

Proposed shed for: D M Devine Waterhukes Rd. Lolleston

FILE COPY

M. LANG WD ROUGH COPY 10/4/06

CONSENT N° 060120
PETER BOWLS 16.03.06

FARM BUILDING
WATER HOLES ROAD ROLLESTON

5/units

$V_{(z)} = V M_{1S} M_{2CAT} M_S M_t M_r$

$= 45 \times 0.93 \times 0.88 \times 1.0 \times 1.0 \times 0.9$

$= 33 m/s$

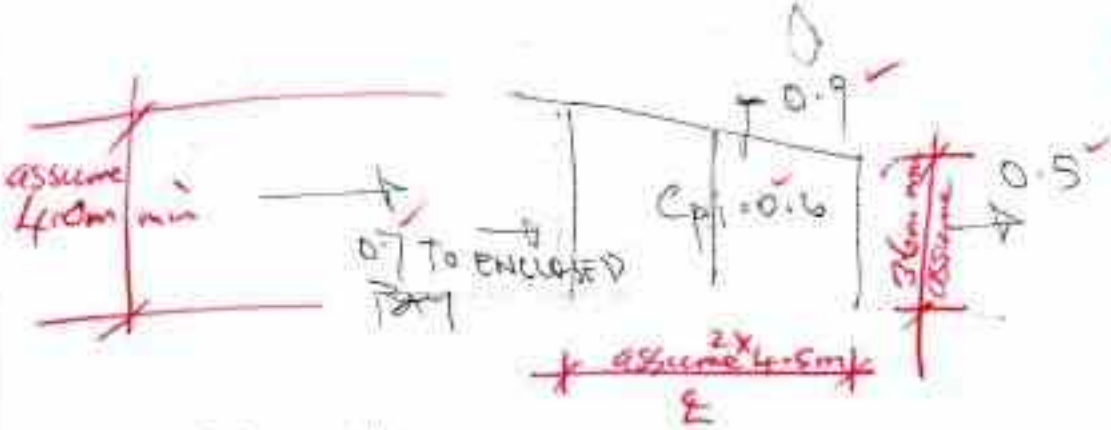
33-15 m/s.

$V = 45 ms^{-1}$ ✓
$M_{1S} = 0.93$ ✓
$M_{2CAT} = 0.88$ ✓
$M_S = 1.0$ ✓
$M_t = 1.0$ ✓
$M_r = 0.9$ ✓

$q = 0.6 \times 33^2 = 0.653$
0.659 kPa

PRESSURE COEFFICIENT

$\frac{h}{d} = \frac{4.0}{9.0} = 0.44$



FILE COPY

LEEWARD WALL

Cpe L=0.5 ✓

SIDE WALL

Cpe S=0.65 ✓

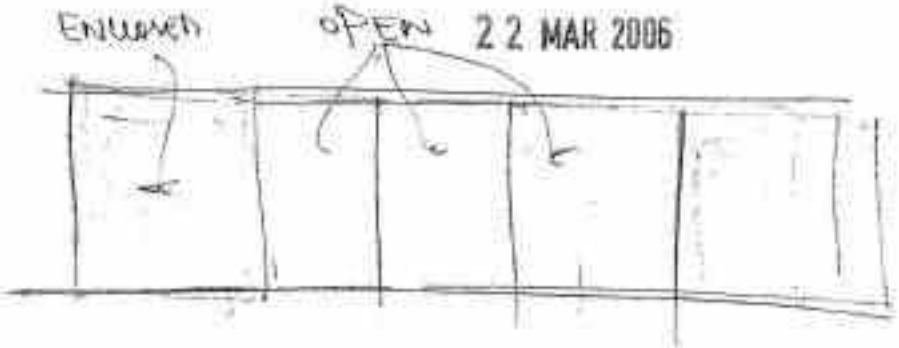
Roof

Cpe R=0.9 ✓

$\theta = 10°$

$\frac{d}{b} = \frac{9}{22.6}$

$= 0.4$ ✓



22 MAR 2006

PURLIN DESIGN.

LOAD COMBINATION

$0.9G + W_u$

$G = 0.15$ kPa (0.09)

$W_u = 0.92$ ↑ ??

SC, missing info

$W_u = 1.5 \times 0.65 \times 0.98$ (0.659, 0.989)

Iron 0.035 kPa
Purlin 0.0573 kPa @ 900 crs

$\Sigma = 0.0887$ kPa
then add nailplate/bracket
→ 0.09 kPa

$0.9G + W_u = 0.9 \times 0.15 + 0.98$ (0.09, 0.989)

$= 0.135 + 0.98$ (0.081, 0.989)

$= 0.85$ kPa.

0.908 ↑

$M^* = \frac{WL^2}{8}$ (0.857)

$= \frac{0.76 \times 4.3^2}{8}$

$= 1.76$ kN.m (1.89)

$s_1 = \frac{3d}{b} = \frac{3 \times 195}{49} = 11.9 \Rightarrow k_8 = 0.96$

SPAN 4.3 ✓
TN/P.N. ✓
SPACING 0.9 ✓
UDL 0.85×0.9 (0.202) $= 0.76$ kN/m (0.817)

$\phi = 0.8$
$K_1 = 1.0$, $K_8 = 0.9$ ✓
$f_b = 10$ N/mm² (dry) → SG8 V 46
$Z = \frac{195^2 \times 49}{6} = 0.31E^6$

$\phi M_N = \phi K f_b Z$ (0.96)
200×50 $= 0.8 \times 0.9 \times 10 \times 0.31E^6$
$= 2.23$ kN — 2.38 kN.m

200×50 PURLINS N°1 FRAMING GRADE OK ✓

RAFTER DESIGN

$M^* = \frac{5.82 \times 4.0^2}{8}$ (4.5, 4.11)

$= 9.25$ kN.m (10.13)

$\phi M_N = \phi K f_b Z$ (0.99)

$= 0.8 \times 1.0 \times 20 \times 0.62$

$= 9.92$ kN (9.82)

k_8:
$L_{ay}/b = \frac{900}{50} = 18$
$\frac{d}{b} = \frac{200}{50} = 4$
$\therefore k_8 = 0.99$
per Eg 3.1 NZS 3603 (dry)

2, 200×50 VSG 10 ~~FAIL~~ OK (~~OR~~ 22 MAR 2006)

for top restrained need f_b around = 0.88 ↑

SPAN 4.4 (4.5m)
TN/P.N ✓
SPACING 4.5 ✓
UDL $= 0.85 \times 4.5 = 3.8$ (4.0) kN/m
$= 1 \times 0.902 \times 0.048 \times 0.9$ (0.902) $= 0.086$ kPa

$\phi = 0.8$
$K_1 = 1.0$ ✓
$f_b = 20$ N/mm² (dry) VSG 10 (Table 2.2, At 4 ✓)
$Z = \frac{2 \times 49 \times 195^2}{6} = 0.62E^6$

OR $f_b = 14$ N/mm² (dry) VSG 8 ✓

$Z = \frac{2 \times 49 \times 244^2}{6} = 0.97E^6$ (0.972 ✓)

$k_8 = 0.96$
$d/b = 5$ ⇒

$\phi M_N = 0.8 \times 1.0 \times 14 \times 0.97 \times 0.96$ (OR k_8, k_1)
$= 10.9$ kN (10.4)

2, 250×50 VSG 8 OK (PASS)

FILE COPY

GIRT>

$M^* = \frac{0.949 \times 4.375^2}{8} = 0.86 \times \frac{4.3^2}{8}$

$= 1.98\ kN\text{-}m$ (2.27 / 1.98 = 1147)

$\phi M_N = \phi k f_b Z$

$= 0.8 \times 1.0 \times 14 \times 0.17 \times 10^{-3}$

$= 1.95\ kN\text{-}m$ ~~OK~~ FAIL

150x50 V340 ~~OK~~ FAIL

POLE DESIGN

Assume 4.5 − 0.175 + 0.050 = 4.375 m

SPAN 4.3 ✓

p_{IN} / T_{IN} ✓

SPACING 1.2 ✓

When consider wind from back.

UDL = $C_p \times q \times 1.2$

$= 1.1 \times 0.653 \times 1.2$ (D/-2, q 0.669)

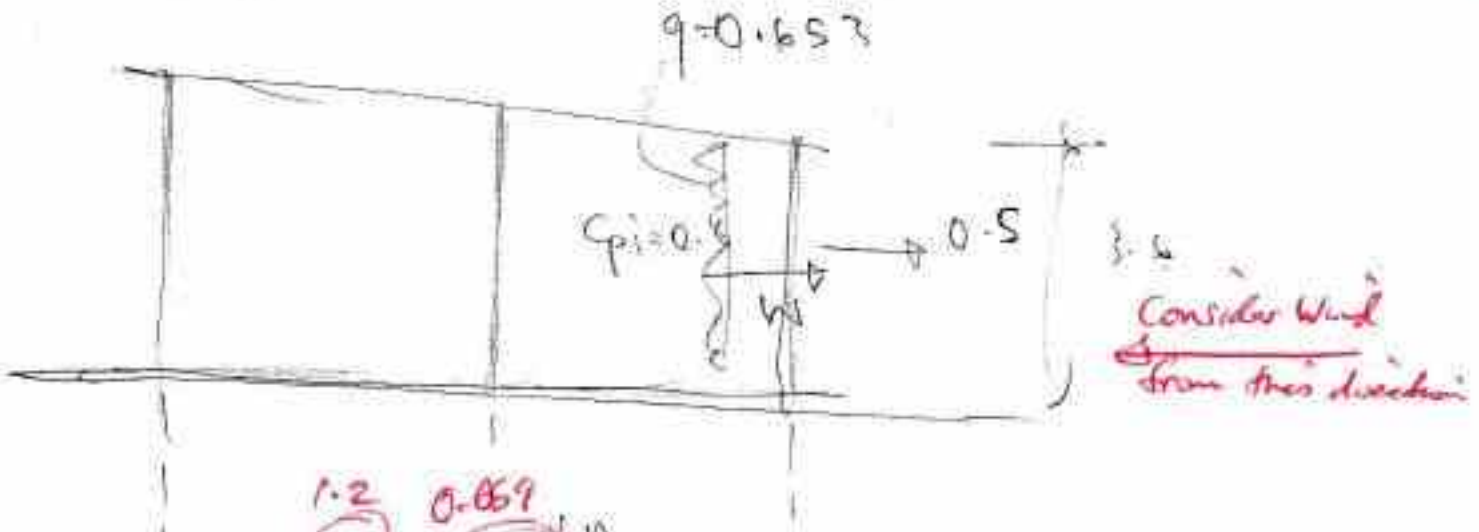
$= 0.86\ kN/m$ (0.949)

$\phi = 0.8$ ✓

$K_1 = 1.0$ ✓ $K_8 = 1.0$ ✓

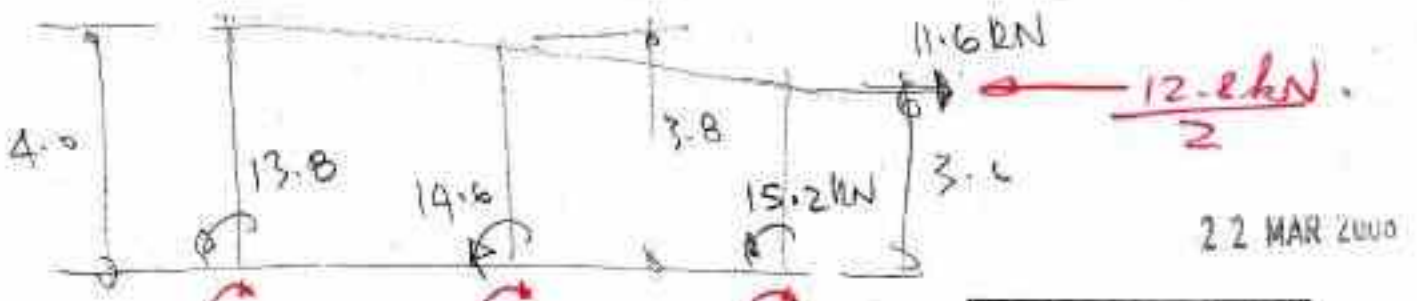
$f_b = 14$ VSG8 dry.

$Z = \frac{146^2 \times 49}{6} = 0.174 \times 10^{-3}$ ✓



$W = 4.5 \times 1.1 \times 0.653\ kPa \times 3.6\ m$ (1.2, 0.669)

$= 11.6\ kN$ 12.8 kN.



22 MAR 2000

FILE COPY

$M_w = \phi k f_p Z$

$= 0.8 \times 1.25 \times 0.9 \times 38 \times 0.526E^6$

$= 18 kNm.$

$\phi 175$ SED 45 POLES OK ✓

$\phi = 0.8$

$K_1 = 1.0$

$K_{22} = 1.25$

$K_{20} = 0.9$

$Z = 0.785 r^3$

$= 0.785 \times 87.5^3$

$= 0.526 E^6$

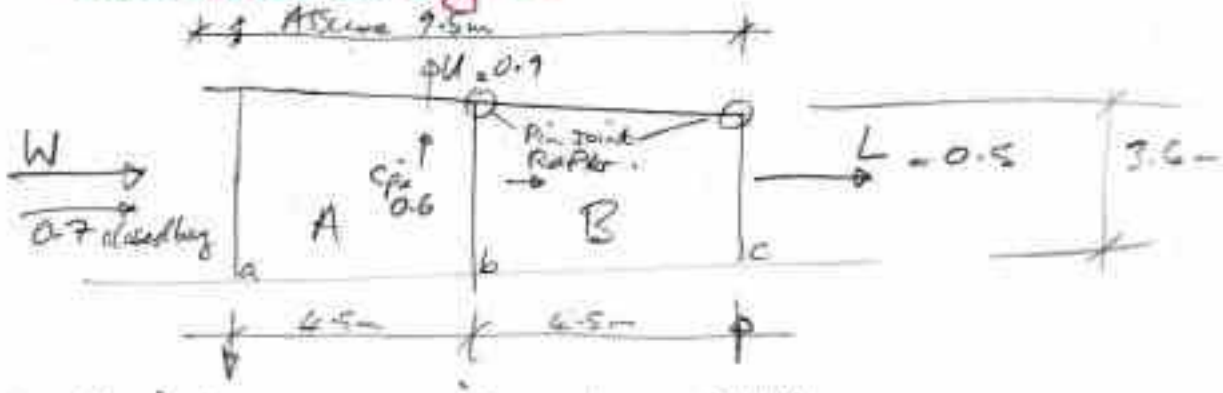
LATERAL RESISTANCE FROM 3 ROWS OF 5 POLES WITH LOADS TRANSFERED THRU ROOF ✓

ALSO CHECK RAFTER JUN. 11:2 par

PTO this page

Overturning Check Not Provided / [redacted]

Quick check now by us.



Overturning Moment – consider open barge – BAY A.

$OM_{b\,uplift} = \rightarrow 1.1 \times 0.659 kPa \times \frac{3.6m^2}{2} \times 4.5m + \uparrow 1.5 \times 0.659 kPa \times 4.5m \times \frac{5.0m^2}{2}$



$OM_b = 10.57 + 55.60 = 66.17 kN.m$

$RM_b = G_{roof} \times 2.5m + G_{pole\,fixing} \times 4.5m + G_{pole\,fixing} \times 4.5m + 6 \times$ soil wedges $\times$ " + 6 slab tributary area $\times$ lever arm

$= (0.09 kPa \times 5 \times 4.5m^2 + 2 \times 0.082 kN/m \times 5m) \times 2.5m = 6.26 kN.m$ (2.025, 0.280)

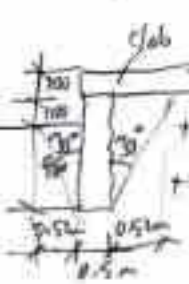
$= (0.082 kN/m \times 4.7m) \times 4.5m = 0.26$ " "

$= [24 kN/m^3 \times 0.9 \times \pi(0.5^2 - 0.175^2) \times 4.5m$ $= 8.06$ " "

$= (18 kN/m^3 \times \frac{\pi(0.5^4 - 0.5^4)}{3 \times 4} \times 1.0m) \times 4.5m$ $= 42.41$ " "

$= (24 kN/m^3 \times 0.4m \times 2m \times 1m) \times 3.5m$ $= 16.80$ " "

$\Sigma RM_b = 73.79 kN.m$



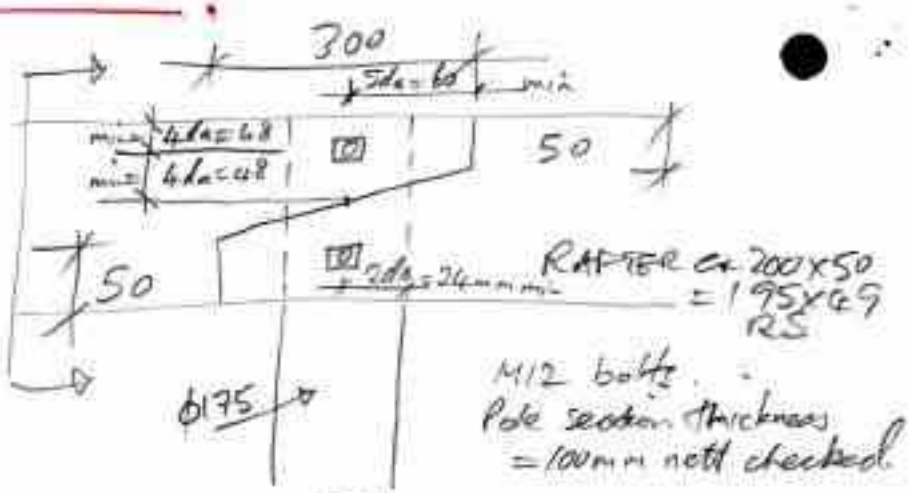
$\frac{RM_b}{OM_b} = \frac{73.8}{66.2} = 1.115 > 1.0 = PASS$ BUT F.o.S. is small

FILE COPY

22 MAR 2006

WD's Rafter Join check

UPLIFT LOAD NETT ON 2x RAFTER = 0.889 kPa ↑

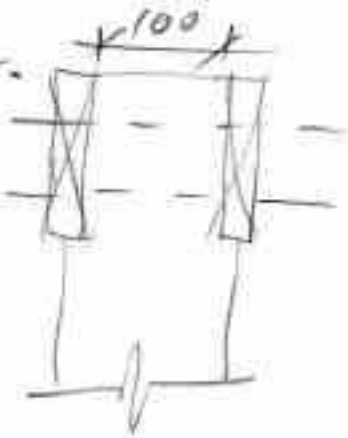


∴ Load on 1 x bolt in double Shear

$= \frac{4.5m \times 0.889 kPa}{2}$

$= 2.00 kN$ ↑

∴ 1.00 kN ↑ = load on a single rafter.



Per Fig 4.4 Amendment 1, 12mm ⊥

be = 98 mm

Characteristic Strength = 5.0 kN.

By inspection, joint strength is OK.

Check Edge Distances.

Edge distances comply If all vertical spacings ≥ 48mm

Check 4 x 48 = 192mm < 195mm section depth

∴ JUST WORKS

E to E ?

4.5m

Ensure they are consistent

E to E ?
c/A Framing ?
c/A Iron
22.5 m

Require specific dimensions on all axes of building

Iron

Wall Iron

Iron

Wall Iron

Iron

Iron

2.400 ctrs

Concrete Slabs

4m

1m

0.5m

missing info

Door framing required. Provide details

1000

Iron

Door Framing Required. Provide Details.

Pole Spacing + Bracing

often

WD ROUGH COPY

BC 060130

10/4/06

Bolt

Pile

Joining Rafter to Pole

Purlin to Rafter

Provide current bracket

EB 154 x 53

Require horizontal & vertical spacing of bolts complying with Fig 4.1 NZS 3603:1993

200

150

Rafter

Pile

Joining Rafter

Provide overturning design checks

Rough sawn or dressed

Timber grade?

Washer size?

End & Purlin Spacings to be max 7 at max per Dimond Roofing

Pitch of roof is ~2.5° but this is much less than the minimum pitch of 8° specified by Dimond. Therefore, change the pitch or change the cladding.

Specify Rafters & Girts that pass the design criteria.

Detail checks in poles for girts, and girt connection, eg. number & size of nails

Irons

Waterholes Rd

Wall

Wall

Front + Back Bracing Beyond

100mm Conc.

Shed

12m

Prop. New Shed

All other Boundary's over 100m

Note: Site Plan not to scale

Scale 1:100 Malc L. Jan 06

150 x 50 Girts

Bracing 25.0 8mm

missing dimension

4m

missing info

Pile H5

End Wall

100mm Conc.

Conc. 600

100mm Conc Pad

Finished floor level 200mm above ground level

CL ?

?

?

100 high

Require detail, say 50 x 150mm, excluding notes, ie @ 1:20.

Specifications: 22.5 x 9 x 4 x 36 Farm Shed

Poles : 175 Sct in 1m x 500 Conc on 100mm Conc Pad H5

Rafters : 200 x 50 checked to 150 FAIL H3.2

Purlins : 200 x 50 x 900 on Brackets EB 154 x 53 H3.2

Girts : 150 x 50 x 1200 checked to 150 FAIL H3.2

Bracing : Strap Steel + Walls 25 x 0.8mm

Iron : 0.4 guage Zinc Corrugate Iron Walls + Roof

Timber : All timber H3.2 — Poles H5

Drainage : Stormwater to Land drainage.

MALCOLM LANG
BUILDER
ARDLUI ROAD
R.D.2 DARFIELD
0274-376-406

Proposed shed for: D M Devine Waterholes Rd. Rolleston

22 MAR 2006

FILE COPY

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

Project Information Memorandum 060130

Section 34, Building Act 2004

Application

Owner: D DEVINE		
D DEVINE C/- M LANG ARDLUI ROAD RD2 DARFIELD	No. Issue date Formally Received Date	060130 17/02/06 8/02/06

Project

Description	FARM BUILDINGS Being Stage 1 of an intended 1 Stage FARM BUILDING
Intended Life	Indefinite, but not less than 50 years
Intended Use	5 Bay Farm Outbuilding (202.5m^2) – Unlined, no facilities, non Habitable.
Estimated Value	$25,300
Location	WATERHOLES ROAD, ROLLESTON
Legal Description	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation No.	2352208400

Building work can proceed following formal notification of Building Consent Approval being received from the Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

Signed for and on behalf of the Council:

Name: [signature] **Date:** 20/2/06

Building Department Comments

Building Control Officer: - John Haddow

Site Constraints

The following design criteria are indicated as being acceptable on and around the proposed construction site.

Earthquake Zone	:	B (as per NZS3604)
Snow Load (Sg)	:	0.4 kPa
Site Wind Speed	:	44 m/s
Altitude	:	40 m (amsl)
Corrosion	:	1 (as per NZS3604)

Special Land Features

Ground bearing capacity on this site should meet the requirements of the NZ Building Code Section B1 without a subsoil investigation being carried out.

Other Information

None known for this project.

Planning Department Comments

Buildings Compliance : Planner – Rachael Carruthers

Resource Consent Required? NO

Based on the plans and details submitted with this application, this building complies with the relevant provisions of the Proposed District Plan and no resource consent is required.

Activity:

Activity: 5 Bay Farm Outbuilding (202.5m^2) – Unlined, no facilities, non Habitable
Zoning: Inner Plains, Proposed District Plan (Rural Volume)

Current Resource Consents:

Previous resource consents granted / refused for this property?
None Found

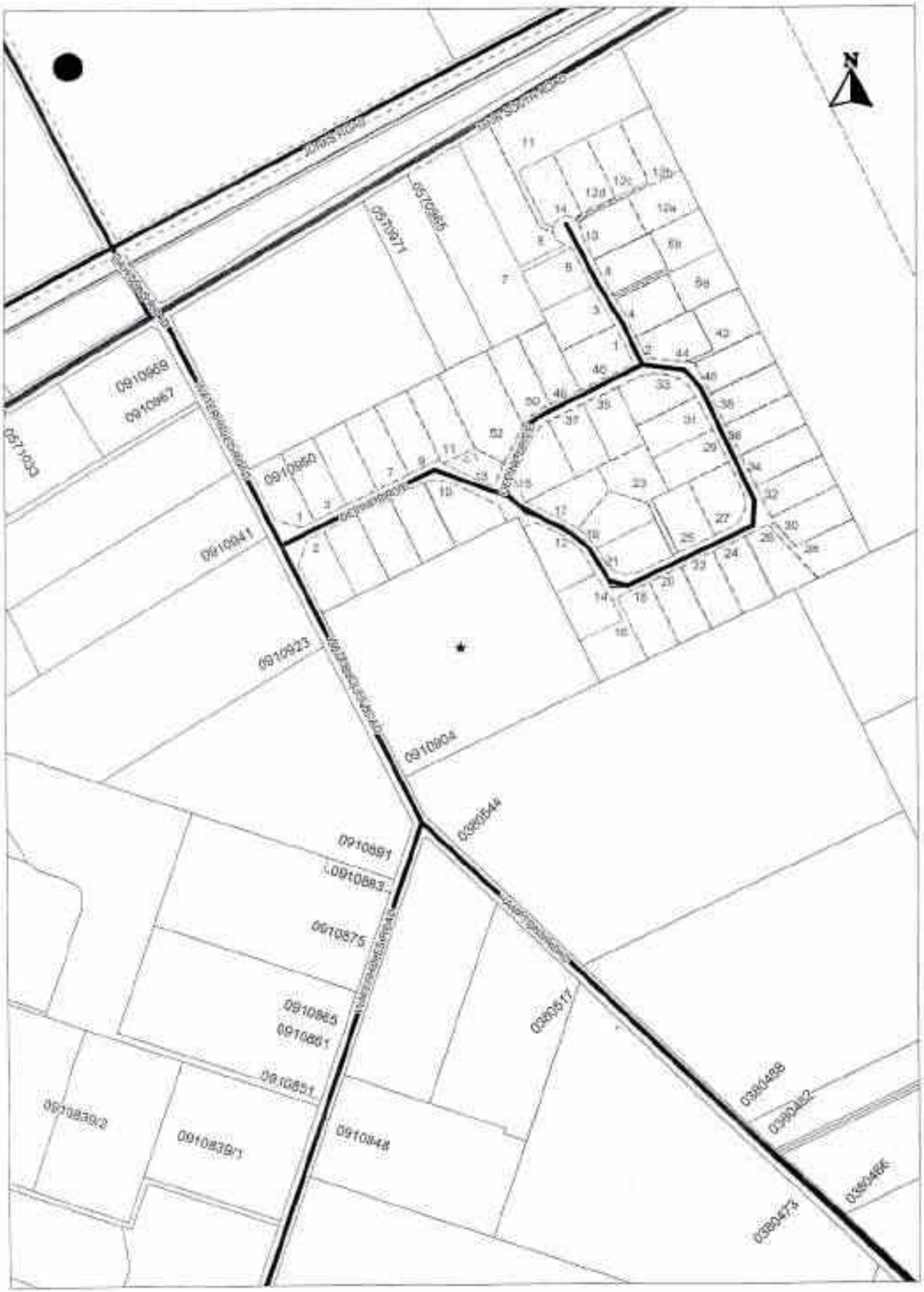
Land Features:

Designations: None Found

Heritage Items : None Found

Registered by the New Zealand Historic Places Trust (NZHPT) : Not Applicable

Special Land Features : The flight paths for Christchurch International Airport take air traffic over this general area.



Property Map

Selwyn

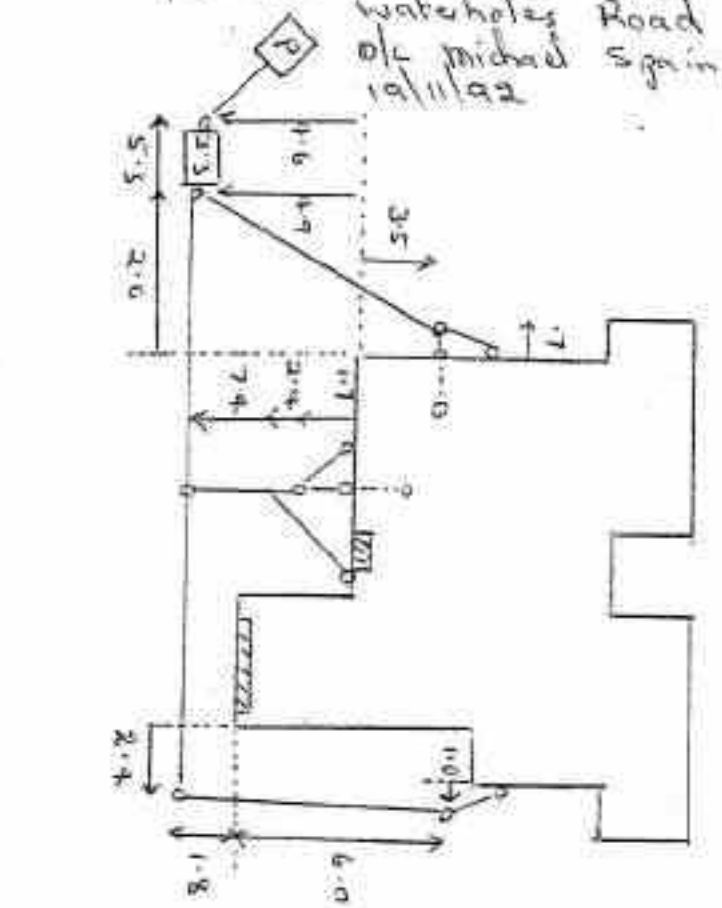
DRAINAGE PLAN

Vain No.:

B. Consent/Permit No.:

Date Issued:

23522/107 pt. Caroline.
Wakeholes Road
o/c Michael Spain
19/11/92



Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

D DEVINE
C/- M LANG
ARDLUI ROAD
RD2
DARFIELD

GST Number: 53-113-451
Invoice Date: 17/02/06
Customer No: BC060130

Tax Invoice 27086

Quantity	Description	Rate	Amount
	060130 : WATERHOLES ROAD, ROLLESTON FARM BUILDING Owner: D DEVINE		
	PIM PROCESSING CHARGES		
	ADMINISTRATION/PROCESSING/ISSUE FEE		155.00 *
	PLANNING		45.00 *
			$200.00
	(* Incl GST $22.22)		
		Cash Received	200.00CR

Total incl. GST 0.00

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

D DEVINE
C/- M LANG
ARDLUI ROAD
RD2
DARFIELD

Customer No.: BC060130
Invoice No.: 27086
Total Due: 0.00

Amount Enclosed:

BUILDING CONSENT OVERLOAD

Selwyn District Council is advising customers that it still has a large number of consents for processing, including a high proportion of dwellings.

"Consents for dwellings and commercial work are taking up to 10 - 12 weeks to process, with more complex residential work taking 12-14 weeks" said John Christensen, the Council's Planning and Regulatory Manager. "In addition, the Council's inspectors are booked up to a week in advance."

The average number of new dwelling consents issued per month now stands at a record 54, up on the 48 and 44 averages for 2004 and 2005 and well above the 24 consents per month issued in 2001.

But even this is not keeping pace with the estimated 60-plus new dwelling consent applications arriving each month.

The consents backlog was exacerbated last year by the new Building Act which requires more detailed information to be submitted with a building consent application. This additional information helps ensure that all the building code requirements are met, particularly in relation to weathertightness, but it also slows down the process.

First, more time is now needed for the additional information to be supplied.

Second, the Council now gets more incomplete applications, which means the consent goes on hold while staff wait for and then assess the missing information. Information left off often includes specific details on drainage, stormwater, materials, cladding detailing and fire engineering requirements. One staff member recently reported that 60 of their last 66 applications had had to be returned or delayed for further information.

"We're continuing to strive to get on top of it," said Mr Christensen. "We have recruited a number of additional staff and are also using consultants to assist with the work."

For all that, he is advising customers to be realistic in their expectations. He also suggested ways in which applicants can help to speed up the process.

- First, don't leave the application to the last minute - factor into your building project a delay period of up to two and a half months.
- Second, ensure that the application includes all the necessary information before submitting it.
- Third, apply for the PIM before applying for the building consent.
- Fourth, arrange a pre-lodgement meeting for complex consents - this will save unnecessary delays while such things as drainage, planning and redesign are being assessed.

TERRITORIAL AUTHORITY PIM CIRCULATION SHEET

OWNER: Devine CONSENT NO: 060130

AGENT: ON ACCOUNT: YES / NO

DEPARTMENT SIGN OFFS	BUILDING	PLANNING	ASSETS	TA SIGNATORY
DATE REQUIRED	10/2/06	14/2/06		2/2/06
COMPLETED SIGN & DATE	10/2/06	RMC 13/2/06		

PIM DUE FOR SITE BY: 8/3/06 FILE LOCATION/NAME G:\CONSENTS\ 060130 Pim

TYPE OF WORK: Farm Shed PIM FEE PAID: $ 200.00

SITE LOADINGS:- EQ: B SNOW: 0.4 WIND: 3 (44m/s) ALT: 40m CORO: 1

PROCESS SIGN OFFS

APPLICATION	SIGN & DATE
PREVIEWED BY	Jenny 8-2-06
LOADED BY	Kathryn 9/2/06
HISTORIC PLACES TRUST NOTIFIED	NA RMC 13/2/06
ENVIRONMENT CANTERBURY CONTAMINATION INFORMATION PROVIDED	
COPY OF PIM TO BE SENT TO FOOD & HEALTH YES / NO	10/2/06
COPY OF PIM TO BE SENT TO ORION YES / NO	10/2/06
PIM SENT OUT WITH ALL ATTACHMENTS BY	9/ 20/02/06

ATTACHMENTS

PROPERTY MAP	✓
WATER MAP	n
PIPED STORMWATER MAP	n
SEWER MAP	n
EXISTING / AS BUILT DRAINAGE PLAN	✓
RM CERTIFICATE	NA
DEVELOPMENT CONTRIBUTION NOTICE	
OTHER (specify) Water Connection Form	

ASSETS

Sewer	
	EN01
	EN02
	EN03
	EN04
	EN05
	EN06
	EN07
	EN08

Stormwater	
	EN10
	EN11
	EN12
	EN13
	EN14
	EN15
	EN16

Hazards	
	EN20
	EN21
	EN22
	EN23
	EN24

Water	
	EN30
	EN31
	EN32
	EN33
	EN34
	EN35
	EN36

Entrances	
	EN40
	EN41
	EN42
	EN43
	EN44
	EN45
	EN46
	EN46a

Entrances	
	EN47
	EN48
	EN49
	EN50
	EN51
	EN52

Comments:-

PRIVATE BAG 1, LEESTON
Tel: (03) 324-8080
Fax: (03) 324-3531 (Leeston)
Fax: (03) 318-7640 (Darfield)

SELWYN DISTRICT COUNCIL

APPLICATION FOR WATER CONNECTION

I hereby apply for permission to connect to the _____ water supply and undertake to observe the requirements of all acts and by laws relating to the supply, and to pay the applicable fees and charges.

PROPERTY OWNER: .....

ADDRESS OF PROPERTY: .....

..... TELEPHONE NO: .....

LOT ..... DP ..... Valuation No ..... Rapid No .....

DETAILS OF USAGE (Please tick if appropriate)

For Domestic Use Only ☐ [1 unit = 1,000ℓ per day] Units required .....
(Applicable to restricted supplies only)

Other uses, please state .....

PLANS: A sketch plan of the section showing the required position of the water connection shall be drawn on the reverse side of the form if no connection presently exists. If no plan is submitted then the location of the water connection will be determined by the Council.

FEES:
(Refer attached sheet) $..... (inclusive of GST)

SIGNATURE OF OWNER ..... DATE: .....

FOR CONTRACTOR'S USE ONLY:

Type of connection:

Metered ☐ Non Metered ☐ Restricted ☐ Number Units .....

Installation installed by ..... Date .....

Water Meter No. ..... Water Meter Reading .....

FOR COUNCIL USE ONLY: Resource Consent No .....

APPLICATION NO ..... CODE .....

FEES $..... Paid Date ..... Receipt No. .....

Application approved (ASSETS) ..... Water Billed [yes☐ no☐] Date .....

Connection approved (EDS) ..... Date .....

As built information entered by: ..... Date .....

Water Meter information entered by: ..... Date .....

Entered onto Water Billing (*if Billable*) by: ..... Date .....

Entered onto rates by: ..... Date .....

EDS Notice No: .....

Please turn over

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R. W. Muir
Registrar-General
of Land

Identifier	**CB32K/748**
Land Registration District	**Canterbury**
Date Issued	30 January 1990

Prior References
CB6/119

Estate	Fee Simple
Area	8.0937 hectares more or less
Legal Description	Rural Section 7636

Proprietors
Deborah Margaret Carolan

Interests
A43783.3 Mortgage to The National Bank of New Zealand Limited - 25.3.1993 at 11.57 am

PIM ONLY

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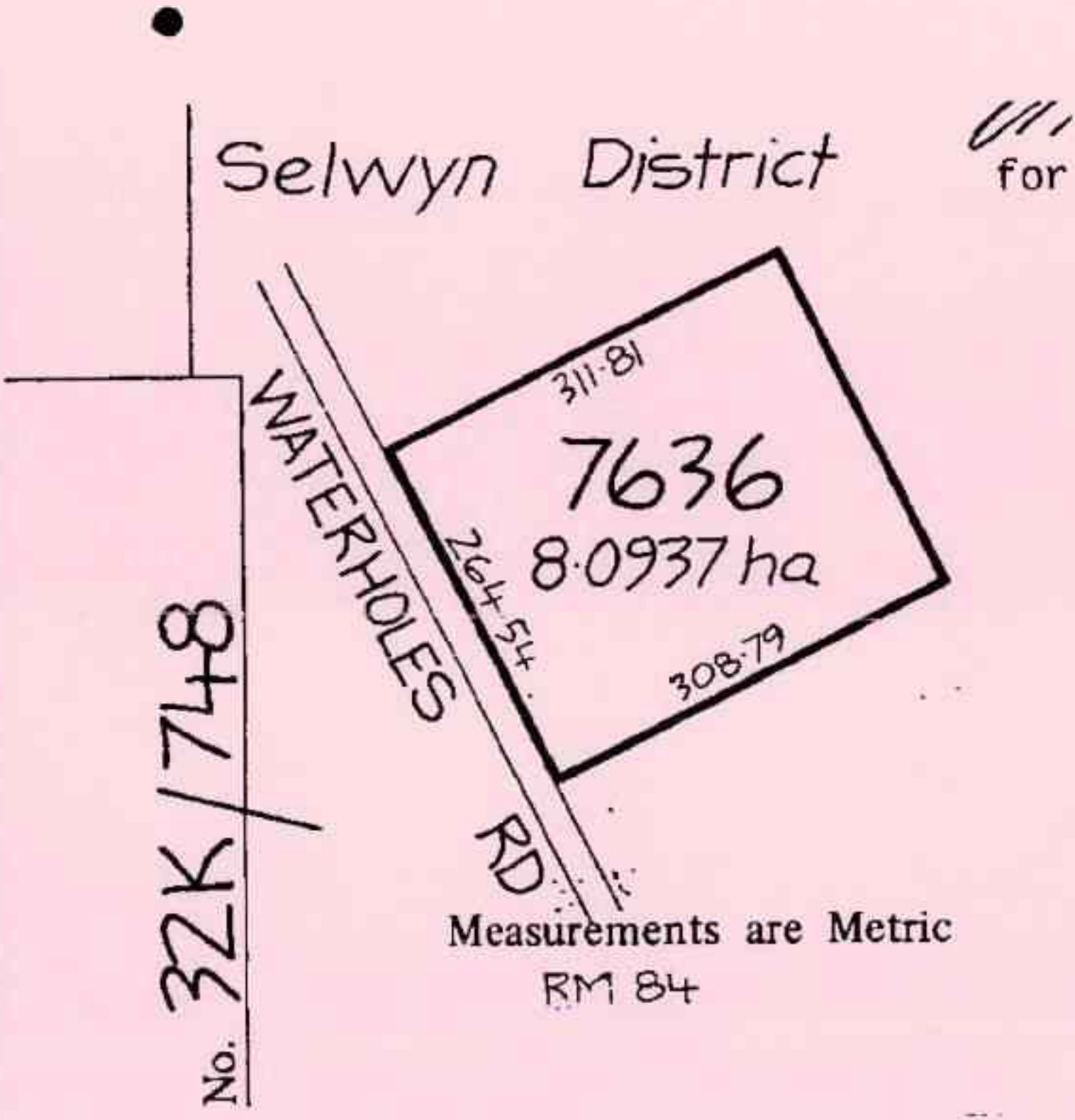

PIM ONLY
FILE COPY

Selwyn DISTRICT COUNCIL

Environment Canterbury

PRIVATE BAG 1, Leeston
Tel (03) 324 8080

PO Box 345 Christchurch
Tel (03) 365 3828

RATES INVOICE

Date 31 October 2005

GST No 53-113-451

** Payments received AFTER Invoice date are not included in balances shown below **

Devine Deborah Margaret
Waterholes Road
R D 5
Christchurch 8021

Valuation Number	23522-08400
Rateable Land Value	236,000
Rateable Capital Value	500,000
Land Area	8.0937 ha

Property Location WATERHOLES ROAD
Legal Description RURAL SEC 7636 BLK XVI ROLLESTON SD

Selwyn District Council

Total rates payable for the year $867.30

Current Instalment $216.80

Opening Balance: previous years rates (including penalties)	$478.29
Current years rates: previously invoiced	$226.25
Current years penalties:	$47.83
	$752.37
This Instalment (Instalment number 2 of 4)	$216.80
Total Invoiced to date	$969.17
Amount paid 1 July 2005 to 31 October 2005	$742.97CR
Remissions/ Adjustments	$9.40CR
Amount payable on 2 December 2005	$216.80

Environment Canterbury

Total rates payable for the year $255.40

Current Instalment $63.85

Opening Balance: previous years rates (including penalties)	$173.56
Current years rates previously invoiced	$63.85
Current years penalties	$17.35
	$254.76
This Instalment (Instalment number 2 of 4)	$63.85
Total Invoiced to date	$318.61
Amount paid 1 July 2005 to 31 October 2005	$254.76CR
Remissions/ Adjustments	$0.00
Amount payable on 2 December 2005	$63.85

This Instalment includes GST of $31.18

PAYMENT REQUIRED **$280.65**

LAST DAY FOR INSTALMENT PAYMENT BEFORE 10% ADDITIONAL CHARGE APPLIED - 2 December 2005

INSTALMENT NUMBER 2 of 4
TOTAL DUE ON 2 December 2005

LEESTON
High Street
Ph 324 8080
Fax 324 3531

DARFIELD
1 South Terrace
Ph 318 6338
Fax 318 7540

LINCOLN
18 Gerald Street
Ph 325 3288
Fax 325 3090

ROLLESTON
128 Rolleston Drive
Ph 347 9869
Fax 347 7219

PLEASE NOTE ANY CHANGE OF ADDRESS BELOW

TEAR OFF THIS PORTION AND RETURN WITH YOUR REMITTANCE

SELWYN DISTRICT COUNCIL
PO BOX 25 LEESTON

Valuation No: 23522-08400
Name: Devine Deborah Margaret
Year: 2005/06
Instalment No: 2 of 4

TOTAL NOW DUE	TOTAL TO BE PAID	AMOUNT PAID
$280.65	$842.00	

PIM ONLY

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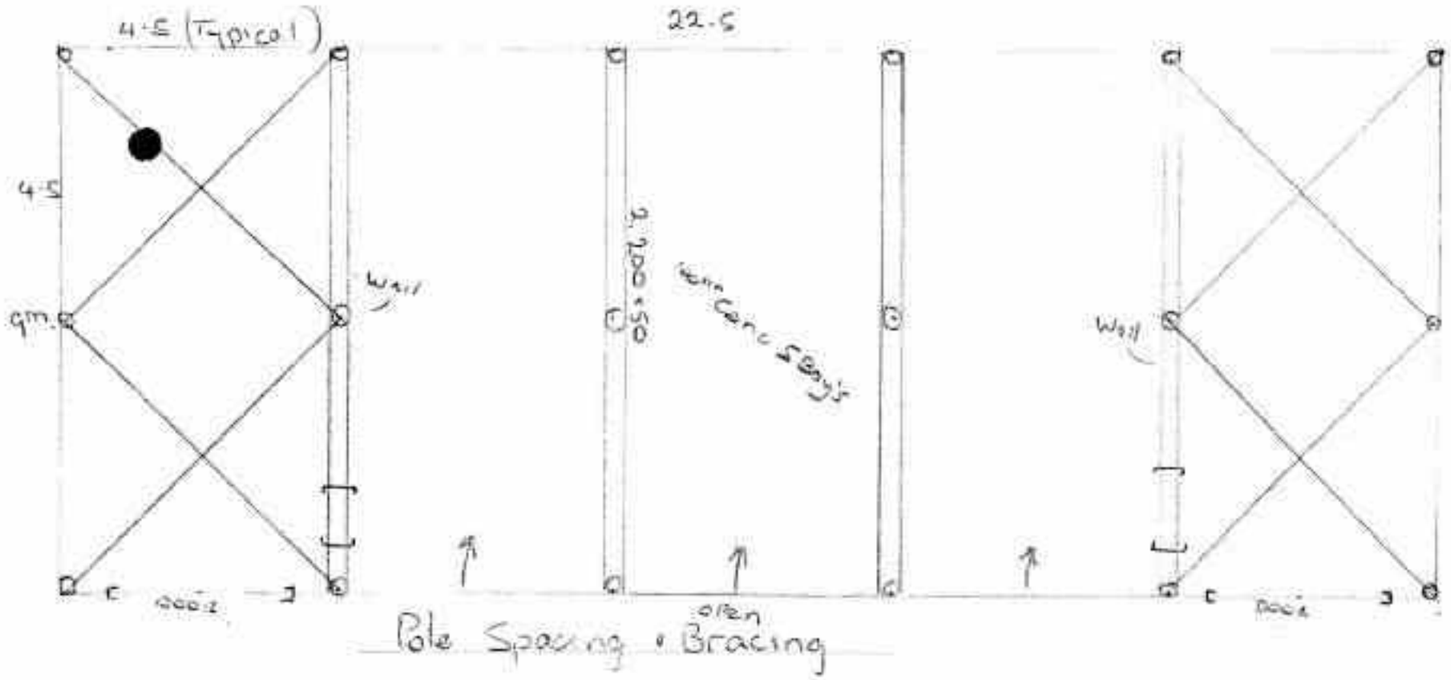
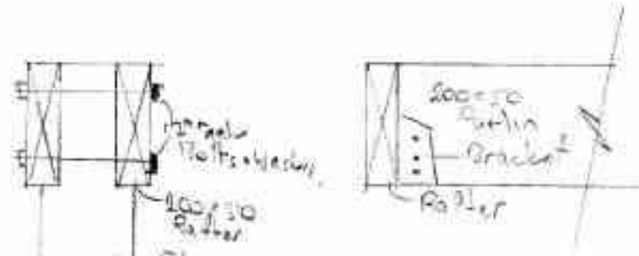
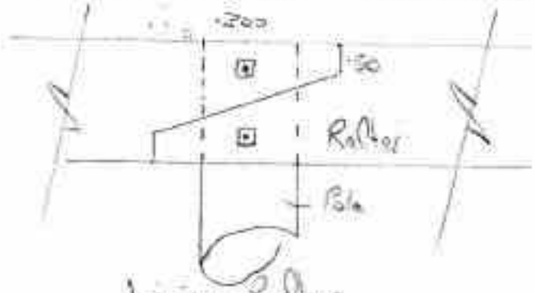


Pole Spacing & Bracing



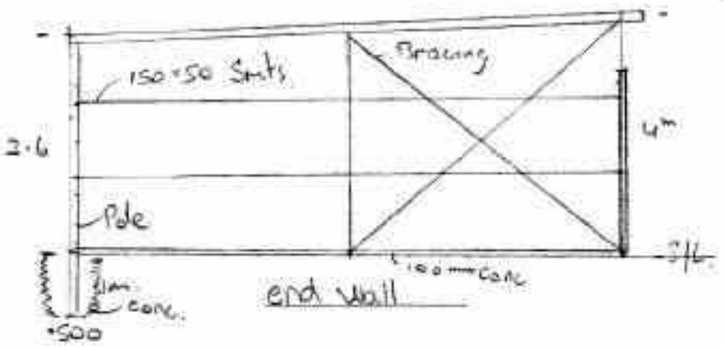
Joining Rafter to Pole Purlin to Rafter



Joining Rafter

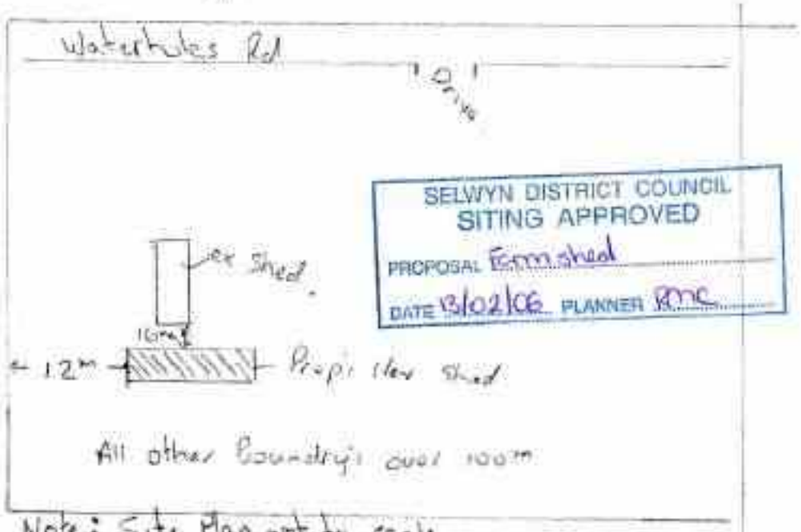


Front & Back Bracing Beyond



Specifications: 22.5 x 9 x 4 x 36 Imp Shed

Poles	: 150 set in 1m x 500 Conc. 4/5
Rafters	: 200 x 50 checked to poles 4/3
Purlins	: 200 x 50 @ 900 on Brackets 4/3
Struts	: 150 x 50 @ 1.200 checked to Poles 4/3
Bracing	: Strap Roof & Walls
Iron	: 0.4 guage Zinc Corrugate.



SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL Farm shed
DATE 8/02/06 PLANNER RMC

Note: Site Plan not to scale
Scale 1:100 Mal L. Jan 06

MALCOLM LANG
BUILDER
ARDLUI ROAD
R.D.2 DARFIELD

Proposed shed for: D M Devine Waterhides Rd. Lollesten

PIM ONLY

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COMPLIANCE SCHEDULE

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

39. ☐ The specified systems for the building are as follows:

40. ☐ The following specified systems are being altered, added to, or removed in the course of the building work *(Specify)*:

41. ☐ There are no specified items in the building.

SIGNATORY

Signed by or for and on behalf of the Owner/Applicant _____

☐ Owner ☑ or Agent/Applicant , Date: 30-1-06

Note: If acting "for and on behalf" - please read the following declaration before signing - "I hereby declare that I am authorised to act as Agent of the Applicant".

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)
A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.
A fixed fee of $200.00 is required to accompany your PIM application.

(b) Building Consent (BC)
A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the information is received.
A deposit fee of $200.00 is required to begin processing your application.
Once the building consent has been processed, you will receive notification which will include where appropriate an invoice for the balance of the fees payable.
Once the fees are paid in full your Building Consent will be granted.

(c) Combined Project Information Memorandum & Building Consent Applications
Applications for a combined PIM / BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided the application will be returned. Combined applications must be accompanied by a deposit of $400.00.

INSPECTIONS

A minimum of 48 hours notice of commencement of the building work is required to be given to the Building Consent Authority.
During the process of construction, inspections will be necessary to confirm all work complies. The Building Consent Authority requires at least 1 working days notice prior to inspection. However this notification will not guarantee an inspection will be available at the requested time. All work for inspection must be fully completed prior to the inspection visit being made.
The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will put the issue of the Code Compliance Certificate for the work at risk.

RESOURCE CONSENTS

Your application will be assessed by the Planning Department of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with any District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Department to determine the process from there. Telephone 324 5868.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than 2 years after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Note:- Certificates will be required from all trades involved in the project.
In the event that no application for Code Compliance is made, the Building Consent Authority will within the 2 year period issue a Notice To Fix.

SCANNED

0706190006

PIM COMPLETE

Selwyn DISTRICT COUNCIL

BUILDING CONSENT / PIM APPLICATION

UNDER THE BUILDING ACT 2004

DA 1645
091045P

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Web Site www.selwyn.govt.nz

THE BUILDING

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

(refer to your Rates Account for details)

1. Site Address: Waterholes Rd RD5. Christchurch 8024 Street /Road

Rapid Number: (Applies to Rural Properties Only)

2. Legal description: Rural Sec 7636. Blk. XVI Rolleston SD.

(This could include all or any of the following:- Lot, DP, Section, Block, or Township, etc.)

Valuation Roll Number 23522 08400.

3. Building Name: (Eg. Cowshed, or where building has Official Name)

4. Location of Building within Site: (Only applicable to Sites such as Showgrounds, Schools, etc)

5. Number of Levels: 6. Level/Unit No.

7. Total Floor Area for New Work Only:- m²
Site coverage will be assessed by planning staff.

8. Current Lawfully Established Use: (Eg. Use on any Previous Consent for the existing building)

9. Year Building First Constructed: (Only Applicable to Existing Buildings. Approximate Date is Acceptable Eg. 1970s or 1960-1975)

THE OWNER

10. Owner's Name: Devine Deborah Margaret Shingleton John Michael. (Company or organizational name)

11. Contact Person: John (If Owner is not an individual)

12. Mailing Address: Waterholes Rd RD5. Christchurch (8021.)

13. Street Address / Registered Office:

14. Phone Numbers Mobile:
Daytime: 349 5893 After Hours: 349 5893.

15. Fax:

16. Email:

17. Website:

18. The following evidence of ownership is attached to this application:
- ☐ Current Certificate of Title (Rate Invoice)
- ☐ Current Sale and Purchase Agreement

AGENT / APPLICANT

(Contact Details MUST be in New Zealand)

19. Name of Agent: Bruce Perkins

20. Contact Person: Bruce Perkins

21. Mailing/Billing Address: 65 Dunair Drive Westhaven Chch 8083

22. Street Address / Registered Office:

23. Phone Numbers: Mobile: 0274 311859

Daytime: After Hours:

24. Fax: 3837928

25. Email:

26. Website:

27. ☑ Authorisation from Owner Attached.
(Authorisation from the owner confirming authority)

28. **Note: The Agent will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.**

APPLICATION

29. I Request that a:
- ☐ Project Information Memorandum Only (PIM)
- ☐ Building Consent for PIM No:
- ☑ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application.

For Office Use Only

RECEIVED
19 JUN 2007
SELWYN DISTRICT COUNCIL

THE PROJECT

30 Type of Building Work *(e.g. dwelling, commercial, farm shed, garage, etc.)*
Installation Blended Fuel Burner

31 Will the Building Work Result in a Change of Use of the Building: ☐ Yes ☑ No

32 If 'Yes', Provide Details of the New Intended Use:
(Eg. domestic use, shop, restaurant, shed, garage, to bedroom)

33 Intended Life of the Building:

☑ Indefinite but not less than 50 years

☐ Or Specified as _____ years

34 List Building Consents Previously Issued for **This Building** *(If Any): (ie., is this project being constructed in stages? Is this consent for a Relocated or Transportable Building?)*

35 **Estimated Value (Inc GST) $** 6,000.00
(ie., the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST)

PROJECT INFORMATION MEMORANDUM

(This Section must be completed if you are applying for a PIM. DO NOT Complete this section if the Application is for a Building Consent Only)

36 The following matters are involved in the project: *(Tick appropriate boxes that apply to your project)*

☐ Subdivision
☐ New or altered connections to public utilities
☐ New or altered access for vehicles
☐ Building work over or adjacent to any road or public place
☐ Building work over any existing drains or in close proximity to wells or water mains
☐ Alterations to land contours
☐ New or altered locations and/or external dimensions of buildings
☐ Disposal of stormwater and wastewater
☐ Other matters known to the applicant that may require authorisations from the Territorial Authority *(Eg. Planning Approvals, other Licenses)*

(Specify): _____

The following documents are attached to this application:-

☐ Site Plan, Floor Plans, and Elevations of the proposed building.
☐ Application Fee of $200.00. ***(Refer (a) on Back Page of this Form)***

BUILDING CONSENT

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

37 **The following documents are attached to this application:-**

☑ A Schedule of all the plans, specifications, and other documentation supplied with this application is attached.
☑ Two copies of Plans and Specifications for the Project. *(NOTE:- THREE Copies will be required for Commercial Projects)*
☐ Project Information Memorandum.
☐ Development Contribution Notice. *(If Applicable)*
☐ Certificate attached to Project Information Memorandum. *(Resource Management Act)*
☐ Specific arrangements for multiple or unusual Inspections documented.
☑ Application Deposit Fee of $200.00. ***(Refer (b) on Back Page of this Form)***

38 ☐ A Schedule as a separate document confirming the Building Work will comply with the Building Code set out as follows:

Clause	Means of Compliance	Waiver/Modification Required
(list relevant Clause numbers of Building Code)	*(refer to relevant compliance document(s) or detail of alternative solution in the plans and specification)*	*(state nature of waiver or modification of Building Code required)*

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

Selwyn DISTRICT COUNCIL

PRIVATE BAG 1
LEESTON
PHONE (03) 324-8080
FAX (03) 324-3531

FACSIMILE COMMUNICATION

DATE: 5th July	NUMBER OF PAGES (including this page)
TO: BRUCE PERKINS	FROM: Jeffrey Gordon
ATTENTION:	FAX No: 3837928

SUBJECT: Copy of house plan to mark Location of diesel tank re consent for proposed fire.

received 24/7/07
amended drawings
incl drawing for consent.

Service Delivery Office
Building Control

1 480 Litre Blended Fuel Tank
Manufactured by Tropic Air Heating
1A - Installation to Standard A.S.
1691 - 1985. Domestic oil
Fire Appliances

2 Hearth - Tiles on Concrete floor
Wall lining - Gib Board with distance
as per Installation Specs

Clients

FILE COPY

PLEASE NOTE the information contained in this facsimile message and the accompanying papers is confidential and is for the above mentioned recipient only. If you are not the intended recipient, you should note that any use, dissemination, distribution or reproduction of the information is this message and the accompanying sheets is unauthorised and strictly prohibited. If you have received this message in error, please notify us by telephone immediately and return the original message to us by post. Thank you.

24 JUL 2007

Selwyn DISTRICT COUNCIL

PRIVATE BAG 1
LEESTON
PHONE (03) 324-8080
FAX (03) 324-3531

FACSIMILE COMMUNICATION

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TO: BRUCE PERKINS	FROM: Jeffrey Gordon
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SUBJECT: Copy of house plan to mark Location of diesel tank re consent for proposed fire.

FAXED photocopy 5/7/07

Service Delivery Office
Building Control

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Dwelling - D.M. Dorrel + B.J. Baxter
Waterholes Road,
RD 5
Ch. Ch.

Legal Des: Rural Sec 7636 BLK XVI Belfast SD.



Smoke Alarm
To be installed to AS1670.6 requirements. Equipment to comply with one of UL217, ULC5531, AS3786, BS5446 Pt 1

071045

FILE COPY

FAXED 5/7/15

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No .....

26 June 2007

BRUCE PERKINS
65 DUNAIR DRIVE
WESTHAVEN
CHRISTCHURCH

FAXED

Dear Sir/Madam

RE: Application for Building Consent No. **071045**

INSTALLATION OF SOLID FUEL HEATER - DIESEL HEATING
904 WATERHOLES ROAD, TEMPLETON

To enable me to process the above application, would you please supply the following information:

1. Provide full details on the Diesel fuel tank including capacity, location,seimic constant etc. Confirmation as to which Standard the installation work is to comply with will be required.

2. Provide full construction details for the hearth and wall lining for the proposed diesel heater.

No further processing of this application will take place until **all** of the above information is received.

Please ensure that you provide two copies of all additional information.

It is important that any enquires/correspondence relating to the above is addressed for the attention of: Building Consent Officer, Private Bag 1, LEESTON.

Yours faithfully

Jeffrey Gordon
Service Delivery Officer
Building Control

Have faxed copy of Plan for Bruce Perkins to mark location of Tank
JJG 5/7/07

Selwyn DISTRICT COUNCIL

Residential PIM / Building Consent Application Checklist

(In conjunction with Building Consent Application Form)

PROJECT NO:

Project address: _____

NB The following is required on application in sufficient detail to show compliance with all aspects of the District Plan and the New Zealand Building Code. Please complete this Checklist in FULLAdditional information may be requested during processing of the application.	Supplied	N/A	Council
PIM			
Application form COMPLETED & signed GST Value $	✓		✓
All information identified on the cover sheet			✓
Application fee $ 280 GST Inclusive | Accepted Methods of Payment: CASH - EFTPOS – CHEQUE)	✓		✓
Certificate of Title: Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.	✓		Rates Demand
Site Plan – showing:			
– All new & existing buildings, swimming pools			✓
– Any heritage buildings / trees or archaeological site information known			✓
– Legal & notional boundaries (existing & proposed), easements, waterways, shared access ways / other areas with building setbacks dimensioned			✓
– Building & site areas (including floor areas (m²) for all floors)	✓		
– Vehicle access, crossing location, manoeuvre, and parking area			✓
– Street trees, poles, sumps, manholes, traffic islands outside the property			✓
– Any hard-standing (sealed or concrete) areas with proposed drainage			✓
– Landscaped areas required by District Plan indicated			✓
– Any significant trees on the site			✓
– All activities on a site indicated			✓
– Proposed & existing site & floor levels			✓
– Existing & proposed contours, drive gradients and building heights (for hill or sloping sites)			✓
– Intentions for the disposal of stormwater & sewer			✓
– Storage location and capacity of Hazardous Substances (ie LPG, diesel, home heating oil etc)			✓
Outline Floor plans (for all floors)			✓
Outline Elevations	✓		
Outline Cross Sections – (if required to show recession plane / daylight plane & height compliance)			✓
STOP HERE IF THIS IS A PIM ONLY APPLICATION			
BUILDING CONSENT (in addition to the above)			
Project Information Memorandum (if already issued) plus all attached forms			✓
Foundation Plans (timber or concrete slab) including all details			✓
Drainage Plans - full design details including both Sewer & Stormwater and any disposal methods	✓		✓
Detailed Floor Plans - fully dimensioned and notated, including location of Smoke Alarms	✓		✓
Detailed Elevations - including door & windows showing opening sashes			✓
Cross Sections - to show **all** relevant construction, especially through difficult areas of the building and changes in building form			✓
Timber Treatment - the species, grading & treatment of **all** timber specific to the project is to be **specified on the drawings,** ideally on the cross section			✓
Framing Details - including floor joist layout plans if applicable			✓
Construction Details - with **all** materials, fixings etc noted			✓
Weathertightness Details - including a risk assessment matrix for **all** walls & **all** flashings			✓
Internal Waterproofing Details - including **all** wet areas & surface finishes			✓
Plumbing Details - including layout plan / schematic & water supply details	✓		✓
Specifications - relevant to the project	✓		
Solid Fuel Heater – installation details including clearances, flue installation and flashing	✓		✓
Bracing Design - calculations, schedule and layout plans			✓
Roof Truss Design - including layout plan, fixings and specific design for lintels where required			✓
Ground Conditions report - this will be either a report to show why it is assumed that the ground is "good ground" using Section 3 of NZS 3604:1999, or a specific ground assessment & foundation design by a suitably qualified & experienced engineer			✓
Engineers Details & Producer Statement – where any specific design has been carried out (e.g. steel beams)			✓
Approvals from Other Authorities – Approvals for discharges to land, air, or water from Ecan, or the like			✓

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

BUILDING CODE ASSESSMENT				
Building Code Clause		Means of Compliance (note that a project may include both Acceptable and Alternative solutions)		
		Acceptable Solution	Alternative Solution (details verifying compliance are required)	Waiver/ Modification required? (Provide separate details for justification of acceptance if yes)
B1	Structure			
B2	Durability			
C1	Outbreak of fire			
C2	Means of escape			
C3	Spread of fire			
C4	Structural stability during fire			
D1	Access Routes			
D2	Mechanical installations for access			
E1	Surface water			
E2	External moisture			
E3	Internal moisture			
F1	Hazardous agents on site			
F2	Hazardous building materials			
F3	Hazardous substances and processes			
F4	Safety from falling			
F5	Construction and demolition hazards			
F6	Lighting for emergency			
F7	Warning systems			
F8	Signs			
G1	Personal hygiene			
G2	Laundering			
G3	Food prep. and prevention of contamination			
G4	Ventilation			
G5	Interior environment			
G6	Airborne and impact sound			
G7	Natural light			
G8	Artificial light			
G9	Electricity			
G10	Piped services			
G11	Gas as an energy source			
G12	Water supplies			
G13	Foul water			
G14	Industrial liquid waste			
G15	Solid waste			
H1	Energy efficiency provisions			

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No .....

Building Consent 071045

Section 51, Building Act 2004

Street address of building:	904 WATERHOLES ROAD, TEMPLETON
Legal description:	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation number:	2352208400
Rapid number:	
Building name:	
Building location on site:	
Level/unit number:	

Name of Owner:	D M DEVINE & J M SHINGLETON

Applicant/Agent:	BRUCE PERKINS
Contact person:	
Mailing address:	65 DUNAIR DRIVE, WESTHAVEN, CHRISTCHURCH
Street address/registered office:	
Phone number:	
Landline:	0274311859
Mobile:	
Daytime:	
After hours:	
Facsimile number:	383 7928
Email address:	
Website:	

The following building work is authorised by this building consent:

Description:	INSTALLATION OF SOLID FUEL HEATER - DIESEL HEATING
Intended Use:	Domestic Free Standing - Diesel Heater.
Estimated Value:	$6,000

SERVICE CENTRES:
LEESTON, HIGH STREET, LEESTON, PH: (03) 324-8080
DARFIELD, SOUTH TERRACE, DARFIELD, PH: (03) 318-8338
LINCOLN, GERALD STREET, LINCOLN, PH: (03) 325-3289
ROLLESTON COMMUNITY CENTRE, ROLLESTON DRIVE, ROLLESTON, PH: (03) 347-9669

Building Consent Authority Charges

This consent will be granted when the invoiced costs are paid in full. Where any work fails to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately on a time and cost basis.

This building consent is granted under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This Building consent is valid for 12 months from the date of granting.

Any amendment to this Approved Building Consent will require approval prior to the work being carried out. This will require a new Building Consent application to be made.

Booking Inspections

1. Advice to the Building Consent Authority, that the work will be ready for inspection at least 24 hours (1 working day) before that inspection is required, however this may not guarantee an inspection at the desired time if no inspection booking is available at that time. We recommend early scheduling of inspections to avoid project delays.

2. All inspections are to be booked by phoning 03 324 5848 between the hours of 8:30am and 5:00pm.

3. The complete set of Approved Building Consent documents (including stamped plans and specifications) MUST be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.

Building Consent 071045

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

❑ **Inspection 1**

Slab and plate fixings before concrete is poured. (Tank Pad.)

❑ **Inspection 2**

Irispection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Flue clearances, hearth and fire place fixing down.

Smoke alarm installation.

Note:-

A Producer Statement Construction (PS3) from an Approved Installer for the installation of the Liquid fuel appliance shall be forwarded to the Selwyn District Council with the application for Code Compliance Certificate upon completion of the work.

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.

A Producer Statement Construction (PS3) Form.

Signature

08 AUG 2007

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 27/07/07

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

BRUCE PERKINS
65 DUNAIR DRIVE
WESTHAVEN
CHRISTCHURCH 8083

GST Number: 53-113-451
Invoice Date: 30/07/07
Customer No: BC071045

Tax Invoice 49464

Quantity	Description	Rate	Amount
	071045 : 904 WATERHOLES ROAD, TEMPLETON INSTALLATION OF SOLID FUEL HEATER - DIESEL HEATING Owner: D M DEVINE & J M SHINGLETON		
	ADMINISTRATION/PROCESSING/ISSUE FEE		175.73 *
	INSPECTIONS (INCL. TRAVEL)		226.92 *
			$402.65
	(* Incl GST $44.74)		
	Cash Received		200.00CR

Total incl. GST 202.65

Once we have received the balance of the fees owing on this consent, it may then be uplifted or mailed as requested. Building consent is not valid until fees are paid in full.

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

BRUCE PERKINS
65 DUNAIR DRIVE
WESTHAVEN
CHRISTCHURCH 8083

Customer No.: BC071045
Invoice No.: 49464
Total Due: 202.65

Amount Enclosed:

BUILDING CONSENT AUTHORITY BC CIRCULATION SHEET

OWNER: Devine + Shingleton CONSENT NO: 071045

AGENT: Perkins ON ACCOUNT: YES / NO

DEPARTMENT SIGN OFFS	BUILDING ON HOLD F.I.	BUILDING FINAL SIGN OFF	PLANNING	BCA SIGNATORY SIGNOFF
DATE REQUIRED		26/6		30/7/07
COMPLETED SIGN & DATE		25/7/07		SWB

DEADLINE DATE: 17/07/06 FORMALLY RECEIVED DATE: 25/6/07

TYPE OF WORK: Installation of Solid Fuel Heater ALLOCATED TO:

INTENDED USE
(If changed from PIM):

PURPOSE GROUP: FHC: OCCUPANT LOAD:
PURPOSE GROUP: FHC: OCCUPANT LOAD:

PROCESS SIGN OFFS

APPLICATION	SIGN & DATE
LOCATION RECEIVED	
PREVIEWED BY	Stacey 19/6/07
LOADED BY	Awd 25/6
DOES SITING MATCH PIM ISSUED? (IF NO SETUP/CIRC AMENDED PIM)	(YES) / NO
THIS PROJECT REQUIRES A COMPLIANCE SCHEDULE	YES / (NO)
COMPLIANCE SCHEDULE SYSTEMS/FEATURES LIST:-	
ATTACHMENTS *(Specify)*: CCC Application Form Amendment to Compliance Schedule Form	✓ PSS ✓
BC COPIED/COMPILED BY	Sonia 31/7/07

FURTHER INFORMATION REQUESTED AT PREVIEW STAGE:-

COPY OF DOCUMENTS SENT TO OTHER AGENCIES FOR ASSESSMENT

AGENCY	ASSESSMENT OF:	DATE SENT	DATE RECEIVED	SIGN OFF
NZ FIRE SERVICE (WHERE IDENTIFIED IN PIM)				
ECAN	Heating Appliance			
ECAN	Effluent Disposal			

BUILDING CONSENT COSTINGS

BC 071075

ADMINISTRATION		UNITS	RATE/UNIT		
Processing Consent	4+1+2	7			
Issue, photocopy & administer consent CCC 3 +	Mail 3 + 3	9			
Inspection recording (Inspections x 3)		6			
ADMINISTRATION UNITS SUB-TOTAL		22	X	$4.50	99.00
PROCESSING					
Processing Building Consent		3+3	FI required		
Further Information		3			
Other:					
Sign Off / Audit Approval		2			
PROCESSING UNITS SUB-TOTAL		11	X	$6.975	76.73
ADMINISTRATION & PROCESSING SUB-TOTAL					$175.73

INSPECTIONS

TYPE	DETAIL	UNITS
1	30.10 tank, pack	3
2	110.01, 80.12, 100.06	5
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
Total		8

BUILDING NOTES:
BN 32
take out Solid
and add Liquid.

Inspections	2	X Travel Time	8	=	16		
					24	X $6.975	167.40
Inspections	2	X Distance	98	=	94	X $0.62	59.52
INSPECTIONS SUB-TOTAL							$226.92

CONSULTANTS

PLANNING RECHECK	X $11.25	$
OTHER (List):		$
		$
		$
WATER CONNECTION FEE	$56.25	

(Insert if applicable)

C/T	~~TPD~~	OTHER (List):
$	$	$

(Insert if applicable) →

LESS DEPOSIT	$

Check Sheet - Solid Fuel Heater (Wet/Dry)

Valuation File Checked:

Date: 26/6/07					BC No. 071045
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
HB New Zealand Building Code Handbook					
A1 Classified Use					
B1 Structure					
~~Solid~~ Fuel Heater		✓			{ To Manufacturers requirements
Hearth/Slab		✓			{ NOT ECAN approved
Chimney		✓			{ property is over 2 Ha.
B2 Durability					480 lt Blended fuel tank.
Durability applications		✓			
Generic materials		✓			
C1 Outbreak of Fire					
Heat transfer		✓			
C2 Means of Escape					
Escape Path Lengths (24m max)		✓			
C3 Spread of Fire			✓		
C4 Structural...			✓		
D1 Access Routes			✓		
D2 Mechanical...			✓		
E1 Surface Water			✓		
E2 External					
Chimney flashings		✓			
E3 Internal Moisture			✓		
F1 Hazardous...			✓		
F2 Hazardous...			✓		
F3 Hazardous...			✓		
F4 Safety from...			✓		
F5 Construction			✓		
F6 Lighting...			✓		
F7 Warning Systems					
Location		✓			
F8 Signs			✓		
G1 Personal			✓		
G2 Laundering			✓		
G3 Food Prep...			✓		
G4 Ventilation			✓		
G5 Interior...					
Temperature Control		✓	✓		
G6 Airborne...			✓		

Check Sheet - Solid Fuel Heater (Wet/Dry)

Date:					BC No.
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
G7 Natural Light			✓		
G8 Artificial Light			✓		
G9 Electricity			✓		
G10 Piped Services			✓		
G11 Gas...			✓		
G12 Water Supply (Wet Back)					
Requirements for hot water system			✓		
Materials and installation			✓		
G13 Foul Water			✓		
G14 Industrial			✓		
G15 Solid Waste			✓		
H1 Energy Efficiency (Wet Back)					
Insulation Wet back			✓		
Hot water system			✓		

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.

Project Information Memorandum 071045P

Section 34, Building Act 2004

Application

Owner:	D M DEVINE & J M SHINGLETON		
BRUCE PERKINS 65 DUNAIR DRIVE, WESTHAVEN, CHRISTCHURCH		No. Issue date Formally Received Date	071045P 02/07/07 19/06/07

Project

Description	SOLID FUEL HEATERS Being Stage 1 of an intended 1 Stages INSTALLATION OF SOLID FUEL HEATER - DIESEL HEATING
Intended Life	Specified as 25 years
Intended Use	Domestic free-standing – Diesel Heater
Estimated Value	$6,000
Location	904 WATERHOLES ROAD, TEMPLETON
Legal Description	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation No.	2352208400

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

This Project Information Memorandum does NOT constitute a Building Consent.

Signed for and on behalf of the Council:

Name: _____ **Date:** 3/7/07

Building Department Comments

Building Control Officer: - Jeffrey Gordon

Site Constraints

The following design criteria are indicated as being acceptable on and around the proposed construction site.

Earthquake Zone	:	B (as per NZS3604)
Snow Load (Sg)	:	0.4 kPa
Site Wind Speed	:	44 m/s High
Altitude	:	40 m (amsl)
Corrosion	:	1 (as per NZS3604)

Special Land Features

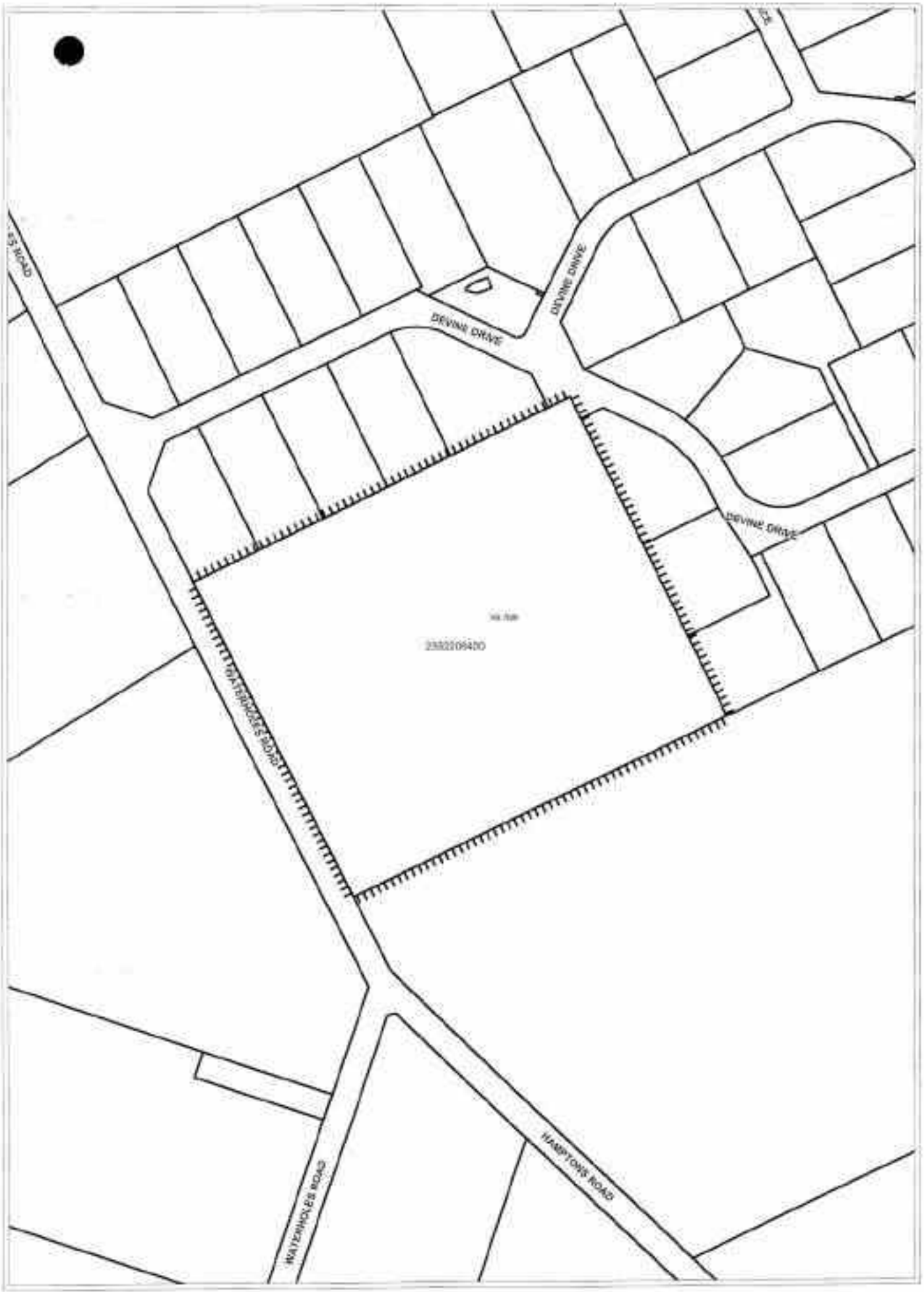
Ground bearing capacity on this site should meet the requirements of the NZ Building Code Section B1 without a subsoil investigation being carried out.

Other Information

Further approvals and other permits may be required from other authorities such as:-

Environment Canterbury ❑ Solid Fuel Heaters

Evidence that all such approvals have been obtained must be provided at the time of Building Consent lodgement.



Property Map

Selwyn

TERRITORIAL AUTHORITY PIM CIRCULATION SHEET

OWNER: Dunn & Singleton CONSENT NO: 070045T

AGENT: Pekins ON ACCOUNT: YES / NO

DEPARTMENT SIGN OFFS	BUILDING	PLANNING	ASSETS	TA SIGNATORY
DATE REQUIRED	26/2			
COMPLETED SIGN & DATE	26/2/07			02/07/07

PIM DUE FOR ISSUE BY: 5/7/07 FILE LOCATION/NAME: G:\CONSENTS\ 070045

TYPE OF WORK: Installation of Solid Fuel Heater PIM FEE PAID: $ 200 + 50 BC

SITE LOADINGS:- EQ: B SNOW: 0.4 WIND: H ALT: 40m CORO: 1

PROCESS SIGN OFFS

APPLICATION	SIGN & DATE
PREVIEWED BY:-	Stacey 19/6/07
LOADED BY:-	Cheryl 25/6
ENVIRONMENT CANTERBURY CONTAMINATION INFORMATION PROVIDED - (PLANNING)	
PIM SENT OUT TO ALL PARTIES IDENTIFIED BELOW WITH ALL ATTACHMENTS BY:-	4/7/07

A COMPLETE COPY OF THE PIM IS TO BE SENT TO THE FOLLOWING PARTIES WHEN ISSUED:-		YES	NO
PLANNING:-	HISTORIC PLACES TRUST		
	LOCAL IWI (Address for Service Required)		
BUILDING:-	ORION		
	FOOD & HEALTH		
OTHER:-			

ATTACHMENTS

PROPERTY MAP	✓
WATER RACE MAP	–
WATER MAP	–
PIPED STORMWATER MAP	–
SEWER MAP	–
EXISTING / AS BUILT DRAINAGE PLAN	
RM CERTIFICATE	
DEVELOPMENT CONTRIBUTION NOTICE	
OTHER (specify): Water Connection Form	

ASSETS

Sewer	
	EN01
	EN02
	EN03
	EN04
	EN05
	EN06
	EN07
	EN08
	EN09

Stormwater	
	EN10
	EN11
	EN12
	EN13
	EN14
	EN15
	EN16
	EN17
	EN18

Hazards	
	EN20
	EN21
	EN22
	EN23
	EN24

Water	
	EN30
	EN31
	EN32
	EN33
	EN34
	EN35
	EN36
	EN37
	EN38

Entrances	
	EN40
	EN41
	EN42
	EN43
	EN44
	EN45
	EN46
	EN46a

Entrances	
	EN47
	EN48
	EN49
	EN50
	EN51
	EN52

Comments:-

Claremont
Miniature Horse Stud
Agistment Farm
Telephone: (03) 349 -5893
Waterholes Rd, RD5
Christchurch, N.Z.

25/5/07

Mr. B. L. Perkins
65 Durant Drive
Ch.Ch. 8009

Dear Mr Perkins

Please apply - install a diesel heater and obtain necessary permits from the Selwyn District Council.

Kind Regards

Debbie Devine

071045

FILE COPY

Enc. Rate demand
Home Plan.

Selwyn District Council

PRIVATE BAG 1, Leeston
Tel (03) 324 8080

Environment Canterbury

PO Box 345 Christchurch
Tel (03) 365 3828

RATES INVOICE

Date 27 October 2006

GST No 53-113-451

** Payments received AFTER Invoice date are not included in balances shown below **

Devine Deborah Margaret
Shingleton John Michael
Waterholes Road
R D 5
Christchurch 8021

Valuation Number	23522-08400
Rateable Land Value	236,000
Rateable Capital Value	500,000
Land Area	8.0937 ha

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FILE COPY

Property Location WATERHOLES ROAD
Legal Description RURAL SEC 7636 BLK XVI ROLLESTON SD

Selwyn District Council

Total rates payable for the year $1,231.10

Current Instalment $307.75

Opening Balance: previous years rates (including penalties)	$0.00
Current years rates: previously invoiced	$307.80
Current years penalties:	$30.80
	$338.60
This Instalment (Instalment number 2 of 4)	$307.75
Total Invoiced to date	$646.35
Amount paid 1 July 2006 to 27 October 2006	$307.80CR
Remissions/Adjustments	$0.00
Amount payable on 2 December 2006	$338.55

Environment Canterbury

Total rates payable for the year $361.20

Current Instalment $90.30

Opening Balance: previous years rates (including penalties)	$0.00
Current years rates previously invoiced	$90.30
Current years penalties	$9.00
	$99.30
This Instalment (Instalment number 2 of 4)	$90.30
Total Invoiced to date	$189.60
Amount paid 1 July 2006 to 27 October 2006	$90.30CR
Remissions/Adjustments	$0.00
Amount payable on 2 December 2006	$99.30

This Instalment includes GST of $44.23

PAYMENT REQUIRED	$437.85
INSTALMENT NUMBER	2 of 4
TOTAL DUE ON	2 December 2006

LAST DAY FOR INSTALMENT PAYMENT BEFORE 10% ADDITIONAL CHARGE APPLIED - 2 December 2006

Waterholes Road,
R.O.S
Ch. Ch.

12500

Corner 1 house

11500

Tank

Tank Location

Window

Window

Side door

Front door

Bedroom

Bedroom

Office

Lounge

Living Room

Proposed fire location

Dining room

Ensuite

Wardrobe

Bedroom

Bedroom

Bathroom

Toilet

Back door

Laundry

Shower

Kitchen

Double Garage

FILE COPY
24 JUL 2007

Dwelling - D.M. Dermel & B.J. Baxter
Waterholes Road,
RD 5
Ch Ch.
Legal Des: Rural Sec 7636 BLK XVI Rolleston SD



Smoke Alarm
To be installed to AS1670.6 requirements. Equipment to comply with one of UL217, ULC5531, AS3786, BS5446 Pt 1

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CARVIN REF : 366801 / 366802

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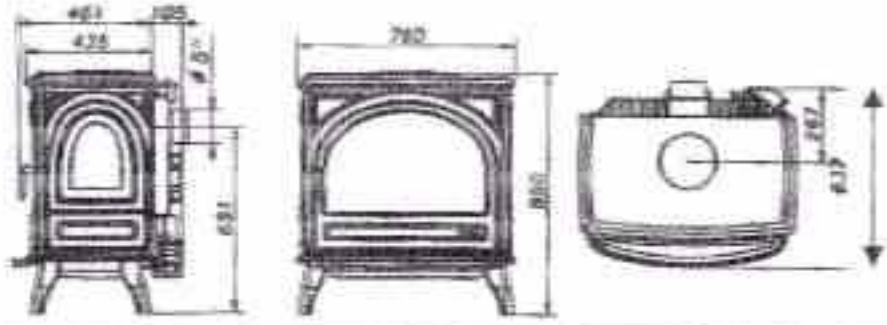

TECHNICAL DATA

	SMALL JURASSIEN 8 Inch	NORVEGIEN 10 Inch	NORVEGIEN 8 Inch	VENTOUX 10 inch	PETIT GODIN OVAL	JURASSIEN 10 Inch	CARVIN 10 Inch	CARVIN 8Inch
REFERENCE	3883	3877	310801	3879	3826	3601	366801	366802
Heating Output	8 kW	9,6 kW	8 kW	10 kW	6 kW	10 kW	10 kW	8 kW
Minimum Heating Output	2,3 kW	2,7 kW	2,3 kW	2,6 kW	1,2 kW	2,7 kW	2,7 kW	2,3 kW
Size : Height Width Depth	628 mm 667 mm 451 mm	750 mm 658 mm 469mm	758 mm 655 mm 469 mm	952 mm 616 mm 549 mm	792 mm 588 mm 554 mm	710 mm 784 mm 461 mm	650 mm 760 mm 537 mm	650 mm 768 mm 537 mm
Weight	98 kg	106 kg	186 kg	76 kg	94 kg	136 kg	142 kg	142kg
Fuel	FOD	FOD	FOD	FOD	FOD	FOD	FOD	FOD
Diameter of the flue outlet	125 mm (5")	125 mm (5")	125 mm (5")	125 mm (5")	125 mm (5")	125 mm (5")	125 mm (5")	125 mm (5")
Maximum fuel consumption	0,930 l/h	1,200 l/h	0,930 l/h	1,200 l/h	0,720 l/h	1,200 l/h	1,200 l/h	0,930 l/h
Minimum fuel consumption	0,270 l/h	0,360 l/h	0,270 l/h	0,360 l/h	0,180 l/h	0,360 l/h	0,360 l/h	0,270 l/h
Distance between floor and top of flue rear outlet	440 mm	464 mm	464 mm	850 mm	660 mm	456 mm	713 mm	713 mm
Blue flame burner	yes	yes	yes	yes	no	yes	yes	yes
Outer casing	Cast iron	Cast iron	Cast iron	Enamelled steel plate+cast iron	Enamelled steel plate+cast iron	Cast iron	Cast iron	Cast iron
Flue outlet	Top and rear	Top and rear	Top and rear	Top and rear	Rear	Top and rear	Top and rear	Top and rear
Colors	**Painted : anthracite** Enamelled : **Green** majolica/ **Brown** majolica	**Painted : anthracite** Enamelled **Green** majolica/ **Brown** majolica	**Painted: Anthracite** Enamelled **Green** Majolica/ **Brown** majolica	Enamelled **Pastel** green, **sand, ruby**	Enamelled **Steel :** black **Cast iron :** Brown **majolica**	**Painted : Anthracite** Enamelled : **Green** majolica/ **Brown** majolica	**Painted: Anthracite** Enamelled **Green** majolica/ **Brown** majolica	**Painted: Anthracite** Enamelled **Green** majolica/ **Brown** majolica

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CLEARANCES TO COMBUSTIBLES (mm)

	3803	3877	3829	3826	3801	310801	366801	366802
Back: A	255	178	178	355	152	152	178	152
Side: (B	152	152	178	355	152	152	152	152
Corner:(C)	178	178	178	355	152	152	178	152

AMENDED

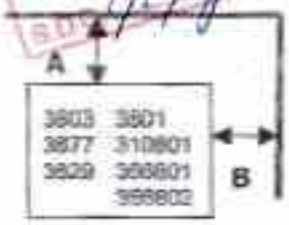


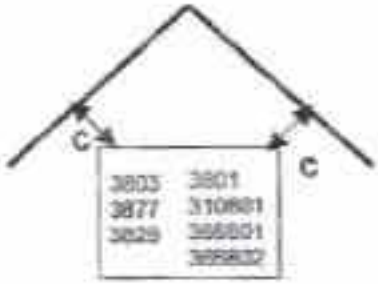
Hearth tiles on concrete floor slab



Wall lining Gib board as per installation Specification

AMENDED





LIABILITY

Purchasers are advised that the manufacturer's liability is limited to the product as it leaves his works, and that installation of the product is performed under the ultimate seller's total responsibility, or that of this commissioned installation professionals. Our products must be installed in accordance with relevant standards, safety regulations, codes of practice, and in accordance with this manual's instructions, by a competent professional, acting his own responsibility

In the interest of constant product improvement, GODIN reserve the right to change specifications without notice.

GODIN – 02 120 GUISE – FRANCE
Tél : (33) 03 23 05 78 00
Société Anonyme au capital de 1.562.870 €
Fax usine : (3) 03 23 60 41 05 – Fax SAV : (33) 03 23 05 70 25
Internet : http://www.godin.fr
TVA N° FR 82 835 480 294
RC Vervins B 835 480 294

071045

AT TONY

FILE COPY

Hylton Parker Fasteners



AQUASEAL

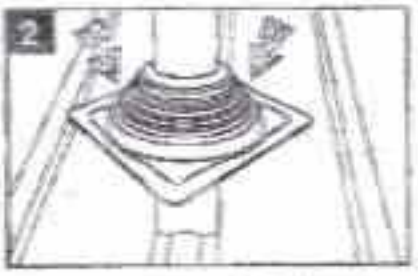
AQUASEAL BLACK EPDM

NOTE Per EACH

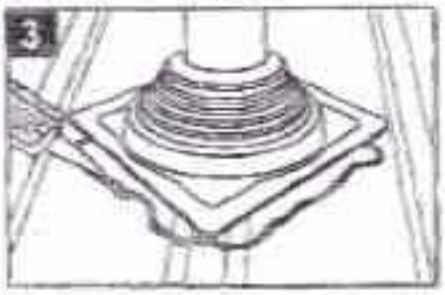
Stock Number	Size No.	Sheet Size mm	Diameter Pipe	Pk Qty	Price
178	Mini	75 x 75	0 - 28	20	14.08
181	1	115 x 115	9 - 60	20	16.60
150	2	155 x 155	27 - 87	20	21.05
151	3	203 x 203	50 - 127	10	28.50
165	4	255 x 255	89 - 165	10	36.10
302	5	305 x 305	127 - 216	10	52.00
307	6	355 x 355	165 - 267	10	78.00
211	7	455 x 455	216 - 330	5	66.00



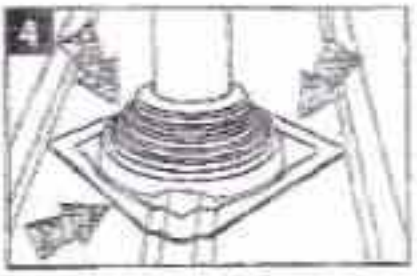
Trim the cross sleeve using scissors, or a utility knife adding 2mm to the marked measurement lines. Ensure the cone is cut 10-12mm smaller than the pipe O.D. for a tight seal.



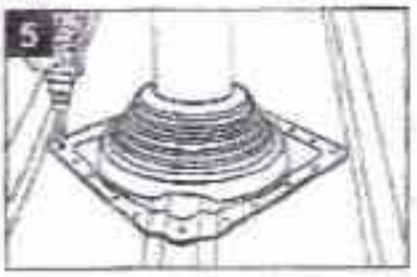
Using water as a lubricant, slide flashing down pipe until no flows meets the sheet material. No gaskets or sheet material.



Apply a generous bead of neutral cure silicone sealant under the base on the sheet material.



Applying force with hands, the aluminium base should be formed around any pipes or contours of the sheet material for a tight seal.



Firmly press the flashing. Trim holes and secure using self-tapping screws or sealed rivets.

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HFT

HARRIS FLAME TECHNOLOGY

OIL FLUE KIT

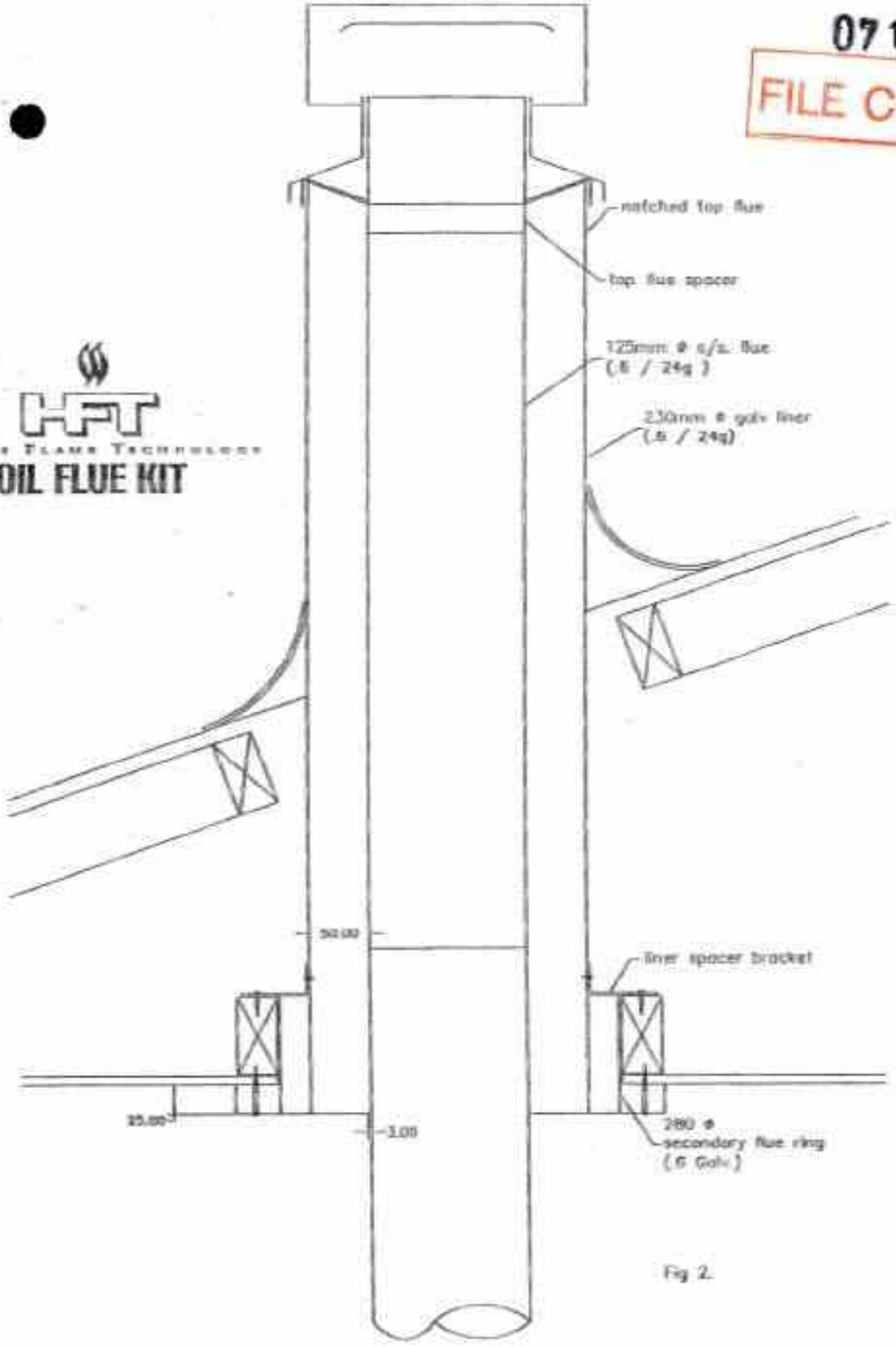


Fig 2.

COMPLIANCE SCHEDULE

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

39 ☐ The specified systems for the building are as follows:

40 ☐ The following specified systems are being altered, added to, or removed in the course of the building work *(Specify)*:

41 ☐ There are no specified items in the building.

SIGNATORY

Signed by or for and on behalf of the Owner/Applicant B Clarke

☐ Owner ☑ or Agent/Applicant Date: 18/06/07.

Note: if acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Applicant"

NOTES BY APPLICANT

Other notes or comments which you or the applicant may wish to add

Installation
Jurassien 8 inch
Reference no 3803.

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)
A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.
A fixed fee of $200.00 is required to accompany your PIM application.

(b) Building Consent (BC)
A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the information is received.
A deposit fee of $200.00 is required to begin processing your application.
Once the building consent has been processed, you will receive notification which will include where appropriate an invoice for the balance of the fees payable.
Once the fees are paid in full your Building Consent will be granted.

(c) Combined Project Information Memorandum & Building Consent Applications
Applications for a combined PIM / BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided the application will be returned. Combined applications must be accompanied by a deposit of $400.00.

INSPECTIONS

A minimum of 48 hours notice of commencement of the building work is required to be given to the Building Consent Authority.
During the process of construction, inspections will be necessary to confirm all work complies. The Building Consent Authority requires at least 1 working days notice prior to inspection. However this notification will not guarantee an inspection will be available at the requested time. All work for inspection must be fully completed prior to the inspection visit being made.
The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will put the issue of the Code Compliance Certificate for the work at risk.

RESOURCE CONSENTS

Your application will be assessed by the Planning Department of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with any District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Department to determine the process from there. Telephone 324 5868.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than 2 years after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Note:- Certificates will be required from all trades involved in the project.
In the event that no application for Code Compliance is made, the Building Consent Authority will within the 2 year period issue a Notice To Fix.

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. J No. 61666

Inspector: M _____ File No. _____

Receipt No. _____ Date Permit Issued 7 / 1 / 13

OWNER

Name K. D Carder

Mailing Address Stewart Rd Waiuku

BUILDER

Name _____

Mailing Address 21 Norwich Rd Manukau S

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name Waiuku Rd

Town/District Waiuku

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. PT 23522/107

Lot _____ D.P. _____

Section 1 SO 2316 Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

FLOOR AREA

Whole Sq. Metres 274

DWELLING UNITS

Number Erected 1

ESTIMATED VALUES $

Building	152450
Plumbing	11750
Drainage	
G.S.T.	
TOTAL	164200

NATURE OF PERMIT (TICK BOX)

- [x] NEW BUILDING — exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED — include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	1317	Water Connection	
Street Damage Deposit			
Building Research Levy	26		
Plumbing	1175		
Drainage			
Sewer Connection			
Vehicle Crossing Levy		G.S.T.	
M.B. Plumbing		TOTAL	

Receipt No. 0442

Date of Payment 7-1-13

Authorised Officer _____

Special Conditions: Prior to the commencement of any work on the site the owner shall comply with Building Control Council Specific Conditions Dated 21 June 2013 and shall ensure that all effluent disposal is to be contained on the site.

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

(CONTINUED OVER)

Date Inspected	

Selwyn DISTRICT COUNCIL

SERVICE CENTRES:

LEESTON
P O Box 2, Leeston
PH: (03) 3243-899
FAX: (03) 3243-531

DARFIELD
PH: (0516) 89-416
FAX: (0516) 68-542

Received
SELWYN
COUNCIL

BUILDING PERMIT APPLICATION

TO: The Engineer

I/We hereby apply for a building permit for the work described below and in accordance with the PLANS AND SPECIFICATIONS HEREWITH IN TRIPLICATE.

Description of Work: NEW House

Proposed use

The following details are attached: (Please confirm checklist and tick appropriate box)

- [x] Site Plan
- [x] Elevations
- [ ] Floor Plan
- [x] Cross Section
- [x] Specification

PERMIT POSTED TO: OWNER [ ] BUILDER [x] APPLICANT [ ]

OWNER
Name: K & D Carolan
Mailing Address: 58 Tossell Rd. Prebbleton
Phone No.: 3495893

BUILDER
Name: Emerson Construction
Mailing Address: 271 Waiakai Rd Cr. Cl 5
Phone No.: 3576378 Hm 3518543 Wk

Property on which work will be done
Street/Road: Waterholes Rd.
Town/District: Templeton.

Designer/Principal Consultant
Name: Owner.
Address:
Phone No.:

23522/107

PROPERTY SIZE
DWELLING UNITS PROPOSED

Ground Floor	Existing	..... m²
	Proposed	274 m²
Other Floors	Existing	..... m²
	Proposed	..... m²
Accessory Building Area		
	Existing	..... m²
	Proposed	18 m²
Total Area of all Buildings Existing and Proposed		274 m²

LEGAL DESCRIPTION
Valuation Roll No.: C/T 32K/748
Lot: D.P.:
Section RS 7e36 Block:
Survey District:
Certificate of Title Supplied: YES / NO
To be drawn out

ESTIMATED VALUES (INCLUDING G.S.T.)

Building:	
Not including Drainage and Plumbing	$ 157245-00
Drainage and Plumbing (Sanitary Work)	$ 11758-00
TOTAL	$ 169,000-00

FEES APPLICABLE (INCLUDES G.S.T.)

Building Permit	BUPF	$ 1080-00
Building Research Levy	BRLV	$ 194-35
Drainage and Plumbing	DRPP	$ 263-00 PD
Engineering Check	BUPE	$
Damage Bond	BUEN	$
Total:		$ 1477-35
Deposit Paid	BUPF	$ 263-00
Balance Owing:		$ 1214-35

Signature of Applicant: B Emerson

Name of Applicant: Brian Emerson

Mailing Address: 271 Waiakai Rd
Cl. Cl 5

Deposit Receipt No. 62420. DRPP Date 9/12/91.

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

PERMIT NO. J61666 Date 7/1/92

SCHEDULE OF BUILDING PERMIT FEES AND NOTES

(effective from 1 November 1990)

Estimated value of work (excluding any amount on which plumbing and drainage fees are payable).

1. Note: Deposit of $50.00 for work up to and including $10,000: deposit fee $100.00 for work over $10,000. Balance of permit fees payable at time permit is issued. BUPP

2. A structural checking fee of 25% of the building permit is added where engineering checks are required.

All fees include GST.

Value of Building $			Fee $
0	-	3,000	65.00
3,001	-	4,000	75.00
4,001	-	5,000	85.00
5,001	-	6,000	95.00
6,001	-	7,000	110.00
7,001	-	8,000	120.00
8,001	-	9,000	135.00
9,001	-	10,000	145.00
10,001	-	15,000	190.00
15,001	-	20,000	240.00
20,001	-	30,000	300.00
30,001	-	40,000	360.00
40,001	-	50,000	450.00
50,001	-	60,000	540.00
60,001	-	70,000	600.00
70,001	-	80,000	640.00
80,001	-	90,000	685.00
90,001	-	100,000	720.00

BUILDING RESEARCH LEVY
for values over $20,000 $1.15/$1,000 (incl GST). This figure applies to the whole building value and includes all building costs including plumbing and drainage. e.g. a building valued at $20,300 incurs a levy of $24.15 including GST.

Values in excess of $100,000 and not exceeding $500,000 will be assessed at $720.00 plus $4.00 (including GST) per every additional $1,000 or part thereof.

Values in excess of $500,000 will be assessed at $2,320.00 plus $1.00 (incl. GST) per every additional $1,000 or part thereof.

APPLYING FOR A PERMIT

Floor Areas

The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor area is for computing permissable floor area.

Proposed Use

The proposed use of every building or part of a building must be clearly indicated: e.g. private car garage, private storage shed, ownership flats, leasehold shop etc.

Stormwater Disposal

An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

Drainage and Plumbing

Where drainage and plumbing work is incorporated with any building work the permits must be uplifted at the same time.

Building Permit Requirements:

Applications will not be processed unless 3 copies of all plans (floor plans, elevations, cross sectional plans, site plans) full specifications, and complete land details are submitted with each application together with the necessary permit fees.

Other services for which fees may be charged are:
Inspections, planning and siting dispensations, sewer and water connections, vehicle crossings, street drainage, valuation roll search etc.

RECEIVED
SOUTHERN DISTRICT COUNCIL

Kim J. Carolan,
58 Tossell Rd,
Prattleton.

Dear Ms. Roe,

Please find enclosed a cheque for $2070.35 - Dwg Permit fees for a dwelling in Waterhole Road, Taylor amount $1214.35 and stables on the same property $856.00 the total being as above $2070.35.

Our builders "Emerson Construction" directed us to send these fees to you

Yours sincerely

Debbie Carolan

Susan @ 12/12/11.
Hawke had a
ring from Brian
Emery Bldr and
He said he will
supply The Engineers
Certificate and balance
of fees for Both Permits
Hold til then Thanks Bonji

Selwyn DISTRICT COUNCIL

DATE: 11-12-91.

Dear Sir/Madam,

RE: BUILDING PERMIT APPLICATION: VALUATION REF. NO. 23552/107.

Description of Works: Dwelling for K+D Cardon Wakefield Rd

Receipt of your building permit application is acknowledged.

Before consideration can be given to the processing and issue of the building permit the following is/are required:

Information Required: Bond agreement to be completed and balance of Fees to be paid before Issue

Please return this letter with information and/or fees.

FEES REQUIRED:	CODE	
Building Permit	BUPF	$ 1020-00
Building Research Levy	BRLV	$ 194-35
Drainage and Plumbing	DRPP	$ 263-00
Engineering Check	BUEN	$
Damage Bond	BUEN	$
Channel Crossing	CHCF	$
Road Opening Fee		$
Water Connection		$
Planning Dispensation	PLDM	$
		$
		$
Sub Total		$ 1477-35
Less Deposit Paid		$ 263-00
Total payable including G.S.T.		$ 1214-35

Receipt No.: 62864

If you have any queries please see below for contact telephone and address.

Yours faithfully,

R. George.

R. GEORGE.
BUILDING INSPECTOR

ADDRESS ALL CORRESPONDENCE TO

SERVICE CENTRES

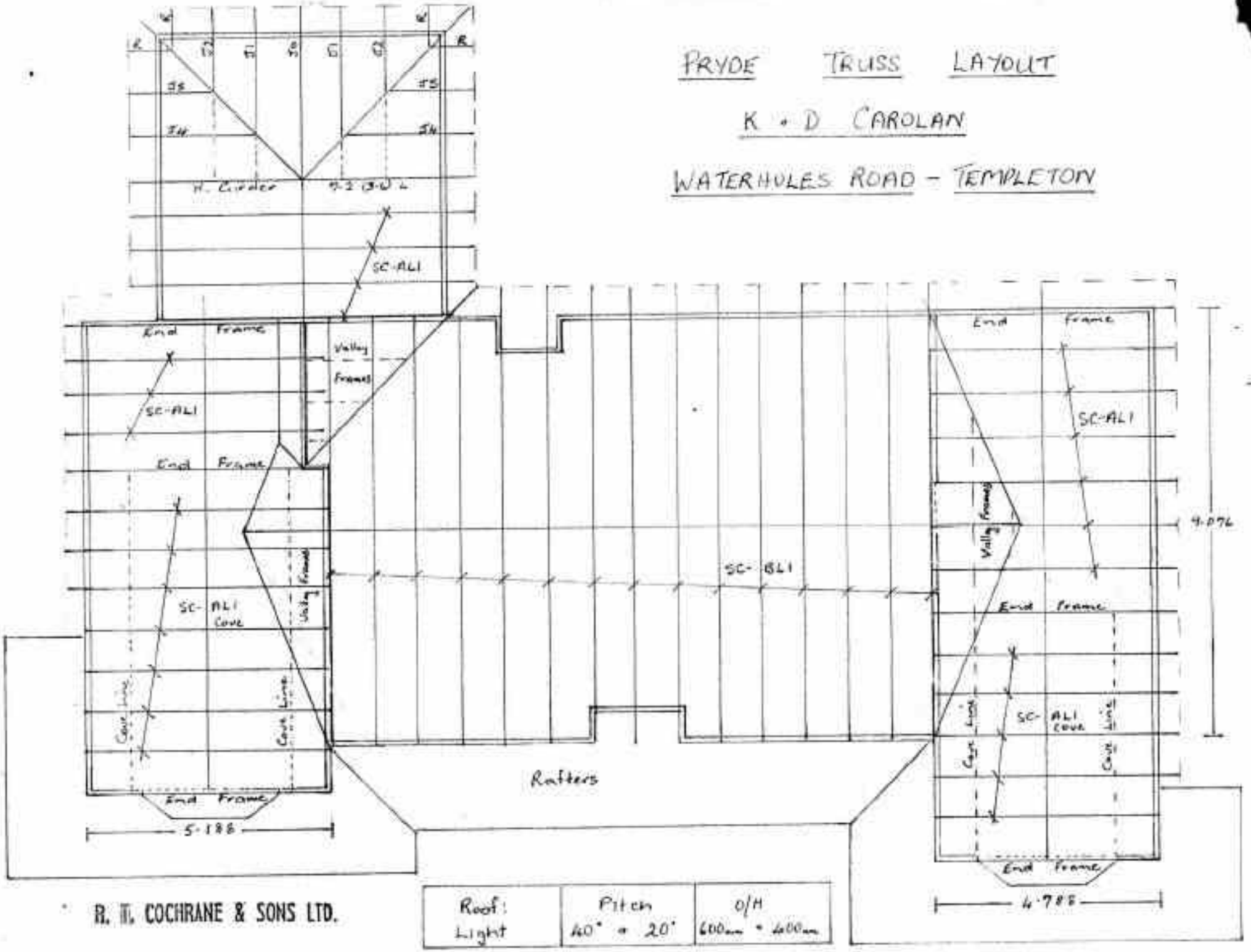
HORNBY
P O BOX [illegible] HORNBY
PH (03) 345-7[illegible] FAX (03) 345-[illegible]

Privat Bag
Leeston.

PRYDE TRUSS LAYOUT

K & D CAROLAN

WATERHOLES ROAD - TEMPLETON



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Roof:	Pitch	O/H
Light	40° & 20°	600mm & 400mm

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SPECIFICATION

FOR

STANDARD HOUSE CONSTRUCTION

OWNER

K. + D. CAROLAN

R.S. 7636

WATERHOLES RD., TEMPLETON

BUILDER

KNIGHT CONSTRUCTION

NOTE: This specification is issued as a guide to standard construction of a timber or brick veneer house.

Any Standard Specifications referred to are available at the Canterbury Building Centre, 37 Mandeville Street, Riccarton, P.O. Box 8264, Christchurch

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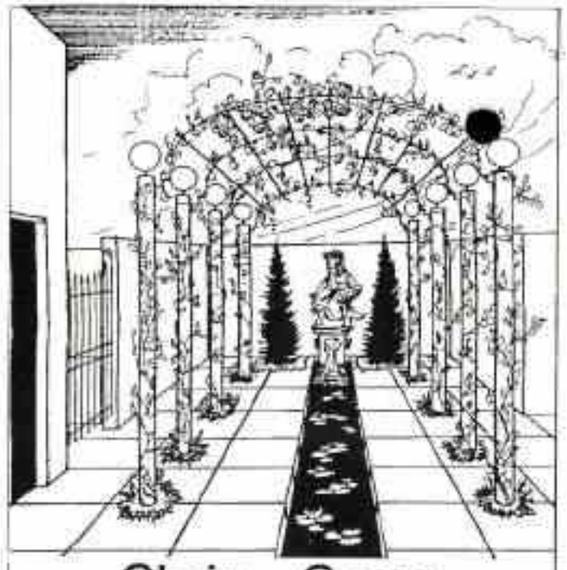

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The Standards Association of New Zealand recently launched a *Code of practice for safer house design.*

The document gives guidelines to reduce injury at home.

The Accident Compensation Corporation Corporation was involved in the development of the code and invites you to phone for further information.

Ring (03) 654-304 and ask for an Injury Prevention Consultant.



ACC
ACCIDENT COMPENSATION CORPORATION
95 Tuam Street Christchurch
Telephone (03) 654-304

SPECIFICATION

For the erection of .....

at .....

for .....

This is the specification referred to in an "Agreement" (1) between

..... as Owner, and

..... as Builder,

dated ..... and if not mentioned the Agreement (1) takes notice of the following completion and penalty clauses.

Time for completion ..... weeks from acceptance of tender.

Liquidated damages for delayed completion shall be $ ..... per week. Extensions to the contract period for extra work or for contingencies beyond the control of the contractor to be as agreed between the parties at the time and added to the time for completion. (2)

*PAYMENTS AND BONDS

Standard monthly progress claims that allow ready assessment of the quality and value of the work carried out shall, subject to compliance with contract requirements, be processed within 10 days of receipt.

For purposes of ensuring adequate and fair performance throughout, catering for a 30 day Maintenance (Defects Liability) period as under P & G No. 10, 10% of the contract sum shall be retained as a form of Contractor's Bond in accord with:-

(a) Addendum D of the N.Z.I.A. General Conditions of Contract,

(b) Form F.H.4 from N.Z.M.B.F., or

(c) As agreed between the owner's lawyer and the builder's lawyer.

ARBITRATION:

If dispute or difference should arise between the Owner and Contractor the Contract shall be subject to arbitration under the Arbitration Act 1908.

*Foot Notes:

(1) The Agreement referred to and a suitable form of contract (Conditions of Contract) shall be provided by the Owner ..... or Contractor ..... and is to be completed by all parties before the site work is commenced.

(2) All additions and deletions made in this Specification before signing of the Agreement shall be dated not later than the date of Agreement. Any subsequent additions, omissions or variations to the contract shall be authorised in writing and an agreed price stated.

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IT IS IMPORTANT TO READ "LIMITATIONS" AND "GUIDANCE" PRINTED BELOW. CURRENT COPIES OF THE NEW ZEALAND STANDARDS MENTIONED, PARTICULARLY IN CLAUSE 1 OF "PRELIMINARY AND GENERAL" (PAGE 2), CAN BE PURCHASED FROM THE CANTERBURY BUILDING CENTRE OR TECHNICAL BOOK SHOP AND SHOULD BE KEPT ON SITE.

LIMITATIONS

The full title of the current Light Timber Frame Code (NZS 3604) is given on the cover but otherwise referred to simply as NZS 3604.

NZS 3604 provides for so many variables, via new techniques and materials and its greater engineering approach, that a short standard specification of this type has to be limited to a "Guidance Only Format."

To use THIS specification for building permit application purposes, and for accurate pricing, it becomes more important than before to DELETE non-applicable clauses and to ADD new or more appropriate clauses - according to the owner's, designer's and builder's greater freedom of choice.

The necessity to delete and to add will increase the more the proposed new house is to differ from the normal 2.4m stud, single storey type.

GUIDANCE

Please do not neglect to make the necessary deletions and additions to this specification. Also ensure that your drawings for the house are corrected according to the deletions and additions made.

The Canterbury Building Centre—Christchurch along with the Auckland Building Exhibition Centre, contain a wide range of ideas and products available on the market for inclusion in your design. Please enquire for further details from the helpful staff on Reception.

PROVISION FOR VARIATION NO.1.

Cost of Variation Order No.1. $ ..... Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.2.

Cost of Variation Order No.2. $ ..... Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.3.

Cost of Variation Order No.3. $ ..... Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.4.

Cost of Variation Order No.4. $ ..... Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.5.

Cost of Variation Order No.5. $ ..... Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.6.

Cost of Variation Order No.6. $ ..... Signatures: .....

Date: .....

PROVISION FOR VARIATION NO.7.

Cost of Variation Order No.7. $ ..... Signatures: .....

Date: .....

7. **PAINTING OF INTERIOR SURFACES:**

Refer to plan or separate instructions to accompany this specification. Wallboard and ceilings as required to be given one coat of sealer and finished with two coats of approved paint finishing flat or semi-gloss as required. Where full gloss is required such as kitchen and bathroom finishing coat shall be full gloss enamel.

8. **VARNISHING:**

Where varnishing is required such as doors, architraves and skirtings give one coat of approved P.V.A. sealer followed by two coats of clear varnish finishing egg-shell gloss and lightly sanding between coats.

9. **CONCRETE:**

To concrete base walls or concrete block work apply two coats of exterior quality P.V.A. paint of an approved type finishing semi-gloss.

10. **ROOF:**

Roof – if corrugated iron prime all laps before fixing. For corrugated iron or galvanised trough section roofing after fixing prime roof with calcium plumbate galv. iron primer and then apply one good coat of approved roof paint.

11. **PAPERHANGING:**

All rooms to be papered shall have paper hung to a value of $ ..... per roll.
Walls shall be properly prepared by sizing, paper hung straight and true with butt joints, and paste used shall have a fungicide incorporated.

12. **GLAZIER:**

Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and puttied or headed into rebates. Where required glazing shall be selected obscure patterned glass.

13. **MIRROR:**

Provide a 6mm plate glass mirror and mount on bathroom cabinet door with mirror clips.

14. **COMPLETION:**

The Painter and Glazier is to do all that is required of their trades to leave the work complete and all must be left clean including all glass at completion.

PRELIMINARY & GENERAL

1. **SCOPE:**

This specification conforming with the attached Agreement and Conditions of Contract describes the work to be done and the materials to be used in the construction of the house shown on the attached drawings. The Contractor is expected to be familiar with the site and the Local Building Bylaws, especially where relevant clauses of NZS 3604 and NZS 4229 (or NZS 4230) apply to the contract. The above numbered N.Z. Standards shall be included in the contract documents and kept on site and made available as necessary for purposes of supervision by the owner or his agent to ensure compliance of work during and on completion of the contract.

2. **PERMITS:**

Contractor to comply with the Labour and Building bylaws of the district, to apply for and obtain all the necessary permits and to pay all fees for same, unless otherwise mentioned.

3. **CONSTRUCTION ACT:**

The provision of the Construction Act 1959 and regulations are deemed to be part of this contract.

4. **PROVIDE & FIX:**

The words "provide" and "fix" shall be construed to mean "provide" and "fix" where mentioned separately unless otherwise mentioned.

5. **INSURANCE/INDEMNITIES:**

The Contractor to have all of his employees covered against accident by an Employers' Liability Policy and to take out insurance against fire and theft of materials off-site for a sum sufficient to cover the full amount of the Contract Sum, both policies to remain in force until the building is taken over by the Owner; the fire insurance to be in the joint names of the Owner and Contractor.

★ The Conditions of Contract shall be approved, or include "Special Conditions of Contract" issued by the Building Performance Guarantee Corporation as necessary to effect a formal indemnity agreement.

6. **INTERPRETATION:**

Work or materials shown on the drawings or specified and not shown, must be supplied as though both shown and specified. Materials shown but not specified must be of the kinds commonly employed for the service they are intended to perform. All figured dimensions shall be taken in preference to scale. The Contractor shall be held responsible for the setting out of work and he shall make good at his own expense any errors that occur through his lack of checking or faulty workmanship.

7. **STABILITY:**

The Contractor shall carefully brace and support all parts of his work against damage by wind and protect work from the elements as necessary during construction.

8. **PROTECTION OF PROPERTY:**

The Contractor shall protect adjoining properties during the contract and shall make good all damage at his own expense.

9. **DAMAGE:**

The Contractor shall make good at his own expense and to the satisfaction of controlling authorities, any damage done to footpaths, kerbs, drainage etc., or other property under control of such authorities.
Each trade shall take care to prevent damage or disfigurement of the work of other trades and will be responsible for cost of restoring same.

★ THIS IS A WISE PRECAUTION

10. MAINTENANCE:

Period to be a minimum of thirty days or to a time agreed on by both parties and entered into the Agreement after the Owner has taken possession. Any defects in materials, workmanship or any part or parts that require replacing or adjusting, which have been included in the Contract, shall be adjusted or replaced at the Contractor's expense.

11. MATERIALS:

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, providing that the substituted materials conform to the Local Bylaws and with permission of the Owner. The Contractor is first to notify the Owner of any change proposed and at the completion of the Contract will adjust any difference in cost.

12. CONTINGENCIES:

Provision is to be made by the Builder and Owner to meet any contingencies that may arise due to the fluctuations in the price of various materials or labour. Should there be either a rise or fall in the price of labour or materials, from the date that the tender is submitted until final payment, an adjustment to the Contract Price, is to be made accordingly provided that the Contract Price has been affected by such rise or fall in prices. The sum of $ is allowed in the Contract Price as a Contingency Fund. The Owner will expect the Builder to submit proof of any increases claimed for by way of invoices or labour costs.

13. VISIT SITE:

Tenderers shall visit the site and ascertain the nature and extent of the work and the rights and interests that may be interfered with and any other matter that may influence the making up of a tender or the carrying out of the Contract in its entirety. The levels shown on the drawing are approximately correct but tenderers shall varify these as no claims for extra will be allowed on the basis of incorrect levels shown.

14. WORKMANSHIP:

All work shall be carried out in accordance with the best trade practice, in strict conformity with the drawings and specification and to the satisfaction of the Owner. All defective or damaged work shall be removed and made good to the satisfaction of the Owner.

15. CLEANING:

The Contractor, at the conclusion of the Contract, shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass free from scratches, floors brushed and wiped down and the entire building left in a perfectly clean condition for occupation.

EXCAVATOR

1. PRELIMINARY & GENERAL:

Note where Preliminary and General clauses apply to this trade.

2. ALLOWANCE IN TENDERING:

Allow for foundation depths as shown on drawings (450mm below cleared ground level as if in expansive clay). Any variations from dimensions shown to be adjusted in terms of Clause (Insert Clause No.) of the General Conditions of Contract.

3. SETTING OUT:

Set out the work as shown or implied on the drawings. Check accuracy in terms of position, levels and square.

continued . . .

LIGHTS:

All lights to be first quality, plastic batten holder shall be reinforced. All roses and holders not covered by fittings shall be white.

14. LIGHT SWITCHES:

Light switches shall be 10-amp, all insulated P.D.L. micro-gap type or equivalent. Where indicated fit flush type with plain bakelite flush plate. Fix switches generally 1200mm above floor.

15. SPECIAL FITTINGS:

Allow the sum of $ . . . . . for fittings to be selected by Owner.

16. LIGHT POINTS:

Allow for installing a total of . . . . . outlets in building.

17. POWER POINTS:

Allow for installing a total of . . . . . power points in the building.

PAINTER AND GLAZIER

1. PRELIMINARY AND GENERAL:

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

2. MATERIALS:

Generally all materials shall be of N.Z. manufacture of approved brands and of the paint selected respective coats shall be of the same brand.

3. WORKMANSHIP:

All work shall be carried out in accordance with good trade practice. Surfaces shall be clean and properly prepared before coating and work shall be in accordance with Code of Practice NZS 7703 "Painting of Building."

4. COLOUR SCHEME:

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

5. STOPPING:

After priming, all nail holes or joints are to be stopped and cleaned off before undercoating for painted work and for varnished work, holes etc. are to be stopped with matching putty after first coat of sealer.

6. PAINTING OF EXTERNAL WOODWORK:

After priming all external woodwork and adjacent metal work such as flashings, spouting and downpipes is to be given one good coat of undercoat followed by finished coat of high gloss paint. Priming coat before painting shall be well brushed in and all faces shall be covered, ends of laps and tops and sides of sashes, doors etc.

continued . . .

ELECTRICIAN

1. **PRELIMINARY AND GENERAL:**
Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. **FEES:**
Pay all fees and charges and obtain all necessary permits for this trade.

3. **SCOPE OF WORK:**
Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's By-Laws, and meter wiring diagrams.

4. **MATERIALS AND WORKMANSHIP:**
All materials used under this contract shall be of approved British or New Zealand Standard Specification. Allow for all materials necessary to complete the contract whether specified or not. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice and in a manner which will cause minimum inconvenience to other workmen and the work as a whole. Do all cutting away, drilling etc. and with timber cut the minimum only away for the entry of cables.

5. **CO-OPERATION:**
Co-operate with the Building Contractor and other sub-contractors in all phases of work. Give ample notice to enable the Contractor to arrange the necessary void, chase data etc.

6. **COMPLETION AND CONNECTION OF POWER:**
Leave work complete, pay all charges and arrange for all inspections and tests and for the connection of power to the works. It is the responsibility of the Electrical Contractor to ensure that no delay is occasioned to the job once the contract is completed.

7. **POWER BOARD SUPPLY:**
Arrange with the Power Board, allow for and pay all fees for the connection of an underground, or overhead, supply to the residence.

8. METER BOX:
Provide and install recessed meter box where shown on plan. Confer with Carpenter for trimming same.

9. **MAIN SWITCHBOARD:**
Provide and install in recess main switchboard complete with all necessary control and auxiliary equipment.

10. **ELECTRIC STOVE:**
Allow the P.C. sum of $ . . . . . for the supply only of the stove. Provide and fix a 30-amp flush switch for stove and sufficient cable for connection and allow for installation.

11. **WATER HEATER:**
Allow for the permanent connection of the water heater to the electrical system. Provide and install 3 K/W element and thermostat to . . . . litres hot water cylinder provided by the Plumber. Refer clause 3 of this section.

12. **POWER POINTS:**
All wall plugs shall be 230v. 10 amp, 3 pin flush type. Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator 1200mm from floor. The exact position of all power points shall be determined on the job by the Owner.

continued . . .

4. **CLEAR SITE:**
Remove vegetation, trees, roots and 150mm top soil* within area to be covered by the building, driveway, paths, terraces and steps. Do not remove any other trees without Owner's consent.

*Note: Alternatively with consent of Owner and Local Building Authority, leave topsoil in place where excavation would otherwise cause ponding under timber ground floors (see Clause 3.4.1 of N.Z.S. 3604).
Deposit top soil in heap as directed and avoid covering with subsoil subsequently excavated.

5. **LEVELLING AND BULK EXCAVATION:**
Excavate for all site levelling, foundation walls and/or piles, underground services and subsoil drains etc. to correct levels, to firm bearing or to obtain sufficient frictional resistance* to satisfy Local Building Authority.

***Note: Item 5 allows for driven timber piles to NZS 3605.**

6. **FOUNDATION TRENCHES:**
Take out trenches straight, level and to proper width and keep free of water and loose material. Concrete shall not be placed until excavations approved. If, other than under item 2 of this section, trenches are dug too deeply then such excess depth shall be filled with concrete, as specified for foundations, at the Contractor's expense.

7. **HARDFILL:**
Use only approved fill not less than 100mm thick and well compacted under concrete ground floors and where otherwise specified. Blind surface of fill with not less than 5mm of sand.

8. **SITE DRAINAGE:**
Take out land drainage trenches to adequate depth and falls to prevent dampness under the building. Provide for field tile drains (or perforated plastic drainage pipe) bedded on scoria. Back fill with clean graded scoria from 50mm to fine.

9. **HOUSEHOLD DRAINAGE:**
See Drainlayer Section.

10. **BACKFILL AND TOPSOIL:**
Backfill and well consolidate in 100mm layers to foundation walls, pile footings and service trenches. Spread previously excavated top soil as directed. Do not damage any waterproof coatings or polythene protecting foundation walls from ground water entry.

CONCRETE & REINFORCING

1. **PRELIMINARY & GENERAL:**
Note all clauses under Preliminary and General of this specification which shall apply to this section of the work.

2. **EXTENT OF WORK:**
Comprises the setting out, boxing and placing of concrete in the foundations, floor slabs, walls, beams and bands and any other concrete work shown in the drawings.

3. **MATERIALS:**
Concrete which shall be ordinary grade and comply with requirements of NZS 3109
Builders mix may be used if agreed by Owner, providing the minimum crushing strength is 17.5 MPa at 28 days standard cure is unaffected.

continued . . .

4. FORMWORK:

Formwork shall be so constructed that the concrete thinkness and shapes required are obtained as detailed without removal causing damage. Times of removal of formwork, methods of construction and pouring and curing of concrete shall be as set down in NZS 3109.

5. CONCRETE FOUNDATION WALLS:

Foundation footings, walls and reinforcing shall be to the sizes shown on drawings in accordance with Table 4 and relevant clauses of NZS 3604, supporting single storey, 2 or 3 storey as appropriate. Such walls shall finish not less than 225mm above finished ground level but not measure more than 2m above the bottom of footings.

NOTE: A full (2.4m) storey concrete (or concrete masonry) foundation wall is outside the scope of NZS 3604 but is permissible either by:-

a) Construction to NZS 4229 for example using concrete block masonry.

or

b) Specific Design using concrete or masonry.

It is then permissible to erect one or more storeys to NZS 3604 on top of such foundation walls.

Reinforcing steel shall be lapped at least 40 rod diameters for plain rods and not less than 30 diameters for deformed bars in concrete. (See Concrete Blocklayer for other laps).

6. CONCRETE PILES:

Ordinary concrete piles to NZS 3604 shall for this project be precast piles embedded into insitu footings. All other concrete piles, i.e. anchor piles, braced piles and cantilever piles shall be formed insitu where indicated on drawings, reinforced and to depths in accord with NZS 3604.

7. CONCRETE FOOTINGS FOR EMBEDDED TIMBER PILES:

The minimum plan dimensions of square or circular footings, thickness of pile footings and embedment of the respective timber piles into such footings shall all accord with NZS 3604 for ordinary, anchor, braced and cantilever piles with any ends cut on site uppermost and brush treated according to Timber Preservation Authority requirements.

8. CONCRETE SLAB-ON-GROUND FLOORS:

Floors having foundation walls that support only one storey need not be reinforced providing that shrinkage control joints are provided at 3m spacings for 75mm thick slabs or 4m spacings for 100mm thick slabs. In all other cases concrete slab-on-ground floors and porches shall not be less than 100mm thick on well compacted granular fill and reinforced with a layer of 668 welded reinforcing mesh lapped 225mm at joins (or 665 mesh if cast in more than 15mm maximum dimension in one operation.) Reinforced slab-on-ground porches may be cast separately from foundation walls but shall be securely anchored to them with R 6 bars at 600mm c/cs lapped not less than 300mm with the slab reinforcing.

Where floor slabs occur in rooms for habitation they shall have 0.25mm thick polythene sheet under, either welded into one continuous sheet or with joints lapped not less than 150mm and sealed with a self adhesive tape to manufacturers' specification. The Contractor shall not use any other vapour barrier without approval in writing and shall protect from punctures and tears before and during placement of concrete. Any damage done to the vapour barrier during provision of underslab or in the slab services shall also be made good before placing concrete.

9. SUSPENDED CONCRETE FLOORS:

Precast, prestressed suspended concrete floor deckings shall be those manufactured by .....

All junctions with external walls shall include adequate tying in as per manufacturer's detail, and where there is brick veneer above provide for a solid minimum 50mm deep step detail treated with a bitumen water proofing compound to ensure freedom from rainwater entry. All insitu concrete placed over units and at ends to be of strength at standard 28 days cure prescribed by the manufacturer. Where metal trough sections supporting concrete floors are shown erect sections and place concrete all as details and instructions provided by .....

.....

FIBROUS PLASTERER

1. PRELIMINARY AND GENERAL:

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. WORK INCLUDED:

The manufacture and application of fibrous plaster or plasterglass sheet to wall or ceiling surfaces as specified. The manufacture and application of cornices or other decorative fibrous plaster items as specified.

3. MATERIALS AND WORKMANSHIP:

All fibrous plaster or plasterglass sheets and other products shall be manufactured and fixed, strictly in accordance to NZS 4221 or with the Code of Practice of the New Zealand Fibrous Plaster Manufacturers' Assn. The whole of the labour required for the erection, fixing, wadding and stopping shall be that of competent fibrous plaster tradesmen. Admixtures, release agents and stopping materials shall not be of a deleterious nature nor used in quantities sufficient to impair the properties of the sheet when used with or without decoration.

4. FRAMING:

All noggings, trimmings, straightening and packing of studs or joists, necessary for the fixing of fibrous plaster products shall be provided and completed by the Builder before the commencement of such work. Timber framing shall comply with NZSS 3631 (framing grades) and shall be pre-dried to an equilibrium moisture content not exceeding 15-16%. The surface to which fibrous plaster is fixed must be clean, straight and dry.

5. CEILING DIAPHRAGMS:

Fix all ceilings serving as structural ceiling diaphragms under terms of NZS 3604 (obtain methods of fixing and size limitations from manufacturer). Check that each wall under or connected to has bracing for a diaphragm.

6. PAINTING:

All fibrous plaster or plasterglass sheets and other products shall be painted strictly in accordance with the specifications outlined below:

SYSTEM	FIRST COAT	SECOND COAT	THIRD COAT
No.1	Varnish based Pigmented Sealer	Primer Undercoat	Full Gloss
No.2	Varnish based Pigmented Sealer	Semi Gloss	Semi Gloss
No.3	Varnish based Pigmented Sealer	Alkyd Flat	Alkyd Flat
No.4	Varnish based Pigmented Sealer	P.V.A. Plastic	P.V.A. Plastic.

Allow overnight drying between coats except for system No.4 where one or two hours drying time, according to manufacturers' instructions may be allowed between second and third coats.

N.B. The fibrous plasterer will not accept responsibility for the effect of glancing light on fibrous plaster with a gloss paint finish.

SOLID PLASTERER

1. **PRELIMINARY AND GENERAL:**
Read and note all clauses under Preliminary and General of this Specification where they apply to this trade.

2. **WORK INCLUDED:**
The solid plastering of all interior floors, if on plan, and the front and back porches, slabs and steps, also terrace if shown.

3. **MATERIALS:**

Cement	—	shall be as specified under "Concretor."
Sand	—	shall be to NZS 3103 Sands for Mortars, Plaster and External Renderings.
Hydrated Lime	—	Shall be mill hydrated of an approved brand.
Bonding Agents	—	If used shall be in accordance with maker's instructions.

4. **WORKMANSHIP:**
All to be best trade practice and generally where plastering is required by drawings it shall mean finishing to 12mm thickness with a mix of one part cement to three parts sand with 10% of hydrated lime added and finished to a straight and even surface with a wood float.

5. **FOUNDATIONS:**
Concrete foundation walls shall be prepared by removing projections making good any defects and finishing with a dash coat of 1 to 3 cement and sand applied to give a regular and satisfactory coverage.

6. **CONCRETE FLOORS (MAIN — See Plan).**
Co-operate with Concretor and allow for plastering of main floor. Float up to true level and steel float finish to remove pattern. Do not over-trowel. A hard dense finish is required.

7. **PORCH AND STEPS AND TERRACE (If shown)**
Plaster up in one operation. One coat 12mm thick to terraces and porch slabs, 12mm thick to verticals and sides etc. Wood float up then give light sweeps with steel float to remove blemishes.

8. **COMPLETION AND CURING:**
Leave all work complete and clear away all plaster droppings. Keep work damp and maintain all finished to completion.

9. **EXTERIOR PLASTER ON METAL LATH OR WIRE MESH:**
Such back grounds and plaster shall be erected according to Appendix G of NZS 3604, either rigid or non-rigid backings, and plastered according to NZS 4251.

10. **BUILD-IN BOLTS ETC:**
Provide in concrete for openings for vents or as required by other trades and for holding down bolts in accordance with NZS 3604. Timber grounds where required for fixing door frames etc. shall be heart totara dovetailed and where required water bars shall be of brass or galvanised iron. Powder powered tool fixings can be used where appropriate.

11. **PATHS:**
Where shown on drawings paths shall be laid not less than 75mm thick reinforced with 668 mesh. The surface shall be graded evenly to provide suitable drainage and left with a uniform finish using a wooden float.

12. **COMPLETION:**
Leave all clean and tidy at finish and made good any defective work.

CONCRETE BLOCKLAYER

1. **PRELIMINARY & GENERAL:**
Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. **EXTENT OF WORK:**
Refer to drawings for layout and extent of work. Build the whole of the reinforced and unreinforced 200mm concrete blockwork. Build in as the work proceeds all reinforcing steel, bolts and all other lugs, conduits, sleeves and openings for vents etc., required for the work of other trades. Keep surface clean and free from mortar, perpends true and faces true to line and vertical. Blocks are to be kept dry before laying.
Reject all blocks not complying with NZS 3102. Reinforced masonry foundation walls not exceeding 2m in height from the underside of the footings shall be to NZS 3604 or to NZS 4229 (specify preference). Where exceeding 2m in height construct in accord with NZS 4229 or to specific design.

3. **BOND:**
Blocks shall be laid in stretcher or stack bond as shown. All joints shall be full and struck to provide a fair faced finish to both faces. Complete bond shall be secured between the blocks and mortar. Ensure that bond is not broken by making adjustments to blocks after mortar has taken a set.

4. **MORTAR:**
The mortar for all blockwork shall be composed and mixed according to the relevant NZS clauses; water shall be of drinking quality; sand shall comply to NZS 3109 for grout filling of masonry cavities and NZS 3103 "Sands for Mortar, Plaster & External Renderings" for mortars.

All cement shall comply with NZSS 3122 and shall be properly stored at the site and adequately protected from dampness.

5. **MINIMUM REINFORCING STEEL REQUIREMENTS:**
Minimum reinforcing steel requirements in concrete masonry on this contract shall be relative to the height of the masonry, accord with the following:-
a) Where shown less than 2m in height from underside of footings to top of foundation wall — to NZS 3604.
b) Where exceeding (a) above, where a full 2.4m or higher storey height is shown, be:-
(i) to NZS 4229
or
(ii) to Specific Design; and work in this category shall only be erected by a "Registered Mason."

continued . . .

6. **JOINTS TO BLOCKWORK**

All blockwork joints shall be neatly tooled with a 10mm rod jointer to form a neat concave recess to a good line, level and of consistant depth of approximately 6mm.

7. **WATERPROOFING:**

The Contractor shall ensure all blockwork above and below ground prevents the entry of water into the inside of the building. The Contractor shall provide warranties and prices for water-proofing from a number of manufacturers or their approved applicators and the type and price for the work shall be agreed. Internal strapping and lining as necessary to comply with insulation standards shall not proceed until evidence that the blockwork is free from leakage is demonstrated.

8. **WEEP HOLES:**

Provide weep holes in concrete blockwork at least 50mm below all bottom plates and below finished ground level, and below intermediate floor level, at approximately 800mm intervals. Drill or rake out weep holes to base of mortar bedding so as not to entrap any rain that might enter the walls.

BRICKLAYER

1. **PRELIMINARY AND GENERAL:**

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. **RELEVANT SPECIFICATIONS:**

All work shall be in accordance with the requirements of NZS 3604 and NZS 4229 as appropriate.

3. **MATERIALS**

(a) Bricks: Bricks for external veneers and foundation walls shall be of the colour and type selected and shall comply with NZS 366 Clay Building Bricks Grade A or B. All fair face brickwork shall be laid with their best face outwards.

(b) Cement: Shall be ordinary Portland Cement and at the time of use shall comply with NZSS 3122 Portland Cement.

(c) Plasticizers: Plasticizers shall be used in accordance with the manufacturer's instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.

(d) Water: Water shall be drinking quality.

(e) Sand for Mortars: Sand used shall be Mercer No. 1 sand and/or shall comply with the relevant clauses of NZSS 3103, Sands for Mortar, Plasters and External Renderings.

4. **PREPARATION OF MORTAR:**

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

continued...

5. **CONNECTION TO EXISTING DRAINAGE:**

The Drainlayer is responsible for verifying the position and depth of the connection and commence laying his drains from this point.

6. **DRAIN TRENCHES:**

The excavation of trenches for drains shall be accurately made with base clean and true to grade so that no unnecessary filling is required. Adequate width shall be allowed in accordance with depth of drain to enable laying and jointing to be properly carried out. Trenches shall be kept firm and dry and shall be opened up only in lengths that can be protected, utilised and refilled within a reasonable time.

7. **LAYING OF DRAINS:**

All drains are to be laid on and surrounded to mid-point with 100mm concrete composed of 6 parts shingle to 1 part Portland Cement. Any cast-iron drains that have been laid on any type of filling are to be set on a continuous bed of concrete 225mm wide x 150mm deep reinforced with three continuous 10mm rods. The pipes are to be laid to straight lines and even grades with socket against fall in all cases.

8. **FITTINGS:**

The plan shows the layout of the system. Additional fittings that are normally required such as inspection points and inspection bends, etc. that may be required but are not specifically shown must be allowed for by the Drainlayer to comply with normal practice under the regulations or special requirements of Local Council.

9. **JOINTING AND BEDDING OF PIPES:**

The pipes are to be jointed or caulked with lead in a proper manner and each and every junction or change of direction is to have removable cover plates for inspection.

10. **FALL IN DRAINS:**

The whole of the soil and stormwater drains are to be laid to a regular and even fall.

11. **GULLY TRAPS:**

Supply all gully traps and securely bed and build up with 5:1 concrete surround, 150mm above finished ground levels. Form large and deep dishings and finish the surface with blue metal, dust and cement, one to one and steel trowel smooth. All gully traps are to be fitted with large cast iron gratings and also a grating or perforated plate above the wastes discharging into it.

12. **SEWER AND STORMWATER CONNECTIONS:**

Arrange for the Council to connect drain to sewer and stormwater where provided and pay all charges in connection therewith.

13. **COMPLETION:**

Properly backfill all trenches, consolidate as filling proceeds and leave area in a tidy state.

SANITARY FITTINGS (Continued)

..... Bidet ....
Vitreous china

..... Sink/s and top ..... with single or double drainer.
As per plan with laminated top/stainless steel/ or tiled or mosaic top. Height .....mm.

..... Laundry tub ..... mm x ..... mm single or twin tub combination.
Stainless steel/Porcelain enamelled, on stand, with cupboard below. Height .....mm.

8. TAPS, FAUCETS AND VALVES:

Consult with owner on choice of brands and fixing of all taps, faucets and mixing valves. Provide and fix all other water supply fittings as necessary.

9. WASTES AND VENTS:

Provide all necessary traps, waste pipes, soil stacks, back vents and terminal vents. Provide cleaning eyes to all waste pipes at junctions and all necessary overflow pipes.

10. OTHER MEANS OF HEATING WATER:

Consult with owner on choice and fitting of free standing fireplace with wet-back/or stove with wet-back/or solar water heating panels to supplement hot water heating system.

DRAINLAYER

1. PRELIMINARY & GENERAL:

Read and note all clauses under Preliminary and General of this contract where they apply to this trade.

2. EXTENT OF WORK:

Work in this section of the contract comprises all surface and foul water drainage up to above ground level to connect to Plumber's work. Include all pipes and specials, fittings, construction of manholes, all gully traps and connections for terminal vents, soil and waste pipes. The Drainlayer shall confer with the Plumber and shall arrange with the Contractor before the foundations are laid to fix the exact position of all connections of wastes and drains.

3. STANDARD OF WORK:

The whole of this work shall be carried out by experienced tradesmen to the satisfaction of the Owner and the Local Council's Drainage Inspector. It shall conform to requirements of the Drainage and Plumbing Regulations of 1978 and the Local Council Specification, the Contractor shall allow accordingly should conflict exist. Obtain all permits, service all notices and pay all fees required and arrange for all tests.

4. MATERIALS:

All materials shall be the best of their respective kinds. All cast iron pipes shall be free from rust and be of first quality and of even wall thickness and shall be hot dipped. Those for the use in foul drains shall have a wall thickness of not less than 4.7mm. Cast iron fittings shall be of similar quality and have inspection plates as required. General drains shall be 100mm diameter first class glazed earthenware with rubber ring joints.

continued . . .

BRICKLAYING:

Bricks shall be laid in stretcher bond true to line level and plumb and in accordance with the best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900 mm above wall line. Corners shall be racked back. On no account will toothing be permitted. All joints will be completely filled with mortar and the bricks shall be disturbed as little as possible after initial positioning. Joints shall, unless otherwise specified, be not more than 9.5 mm thick and shall be tooled as directed as work proceeds. Where tapestry bricks are used care shall be taken to use a tool slightly smaller than joint width to prevent pushing mortar into the brick striations.

6. BRICK FOUNDATION WALLS:

Note where the following are shown on drawings and construct accordingly:-

(a) Reinforced clay brick masonry foundation walls not exceeding 2m in height, minimum width 130mm supporting single storey only; 190mm if supporting 2 storey or brick veneer and wall plate - all per NZS 3604.

(b) Reinforced clay brick masonry foundation walls exceeding 2m in height to be built by a "Registered Mason" to Specific Design.

(c) System A and System B continuous single — wythe clay masonry foundation walls, supporting single storey only — strictly in accord with Fig. 15 of NZS 3604 with extra width of concrete beam and step detail for masonry veneer.
Contractor to consult owner on size and position of access door.

7. MASONRY VENEER:

(a) Building Paper
Run ordinary black bituminous breather type building paper to NZS 2295 (or fire resistant breather type) horizontally and well secure to outside face of framing from bearer to top plate. Repair tears and holes before constructing veneer.

(b) Clay Brick Veneer.
Construct brick veneer with approved face fixed ties at correct spacings in accordance with Appendix F of NZS 3604 and with materials and workmanship toNZS 4210 P

A cavity of not less than 40mm and not more than 75mm shall be maintained between building paper and veneer. Where necessary weep holes shall be left every third joint for the discharge of water, as under Concrete Blocklayer. Keep the cavity and upstand clean, free from mortar protrusions and droppings. Keep pipes or electrical wire, junction boxes etc. out of the cavity. Build in the required number of subfloor vents to provide not less than 3500mm^2 of ventilation per 1m^2 of floor area. Keep top of vents below bottom of bearers. Thoroughly clean down the face of work on completion and leave free of mortar stains and efflorescence.

(c) Vermin Proofing:
Secure galvanized wire mesh to bottom plates, slope downwards and across cavity and embed each length of mesh at least 25mm in mortar joints. Vermin proof dividing wall and wherever else necessary.

(d) Sills:
Sills to be brick on edge, brought to underside of wooden sills or aluminium joinery. Junction between to be filled with a suitable sealant as recommended by the Joinery Manufacturer and overpointed with cement mortar.

continued . . .

(e) Split Stone or Concrete Block Veneer
Cement composite bricks for external veneer and foundation wall shall be. . . . . .
. . . . . .
of the colour and type selected and shall be manufactured in accordance with NZS 3102 "Specification for Concrete Masonry Units." Construction shall accord with all earlier relevant clauses of this section.

8. **CHIMNEY:**

Chimney to be brick to Owner's preference. All reinforced to Local Authority requirements. Cast in C.I. tip grate to floor of hearth. Construct fireplace with jambs in 230mm work. Line with firebrick, with slanting sides and a tilted back giving a 75 mm max. throat opening, finished 150 mm above soffit of fireplace opening. Fill behind tilted back with mortar, with concave finish to top. Gather brickwork into flue liner and parge brickwork. Cast concrete lintel with 100 mm bearing, reinforced with two 12 mm diameter rods tied with 4 mm wire at 150 mm centres. Slope back face of lintel into throat. Construct flue with internal dimensions of 300 x 300 mm and build in 230 mm diameter earthenware flue liner for full height, wrapped with heavy quality building paper.

FIREFRONT AND HEARTH:

Allow the P.C. Sum of $..... for selected firefront and hearth.

B1. Use of a break-pressure tank installed above Hot Water cylinder. OR
B2. A mains pressure water heater; with check valve (gate valve) between two (2) stop valves. OR
B3. Provision for gas water heater or heaters. OR
B4. Provision for wet-back, e.g. from free-standing fireplace or stove, or solar water heating; supplementary to main method of water heating. OR
B5. Water heating for space (room) heating as well as serving sanitary fittings.

(c) Proximity of sanitary fittings to Hot Water Cylinder will normally be in order of most frequent use; e.g kitchen sink, bath or lavatory basin, bath/shower, tub and washing machine.

(d) Cold and hot water supply to ALL fittings is assumed to be by 12mm nominal bore pipes with temperature-compensating mixer valve to shower to reduce severe temperature changes when taps are turned on or off elsewhere in house. This practice is now common in many areas having reasonable water pressure. Check if permitted and satisfactory in your area and discuss alternative methods of reducing shower temperature fluctuations (by pipe sizing and positioning) with plumber.

5. **COLD WATER SUPPLY:**

Tap off from mains service pipe in . . . . . .mm COPPER/POLYBUTYLENE/U.P.V.C./ or TYPE 3 or TYPE 5 POLYETHYLENE (Polythene). Run pipe not less than 450mm below finished ground level to house with entry through or under the wall foundation. Supply and fix a water meter, box and cover when required by Local Authority.

Provide . . . . . mm . . . . . pipe to hose taps at front and rear of building and to all fittings including hot water cylinder and washing machine. All branches to be as short, straight and at as even gradient as possible with easybends used throughout (NOT ELBOW FITTINGS). Use only approved connections throughout. All pipes are to be adequately supported, well secured and where possible concealed. When using any form of plastic piping, plumber to discuss, and provide, means of ELECTRICAL EARTHING with electrician.

6. **HOT WATER SUPPLY:**

Supply one (1) pressure electrical hot-water cylinder of . . . . . litre capacity of approved make and type and install and connect all pipes to the approval of the Local Authority. Provide . . . . . .mm COPPER or POLYBUTYLENE hot water supply pipes and branches to all fittings including washing machine.

7. **SANITARY FITTINGS ETC.**

Provide P.C. sum of $..... for the following. Carefully note dimensions and install where shown on plan and to owners approval (Specification should preferably include the number of each required size, brand, colour, material and where necessary height).

..... Bath/s mm x mm ....
Vitreous China/Porcelain enamelled pressed steel/acrylic

..... W.C./s ....
Vitreous china complete with ..... double flap plastic seat

..... W.C. Cistern/s ....
P.V.C. complete with ..... P.V.C. flush pipe or chrome plated flush pipe.

..... Basin/s (on wall brackets) (on pedestal) (or in vanity)
..... mm x ..... mm
vitreous china/porcelain enamel/acrylic

..... Shower tray/s (or Shub Tub) ....
Stainless Steel/Porcelain/enamel/Acrylic/G.R.P.

continued . . .

PLUMBER

1. **PRELIMINARY & GENERAL:**

Read and note all clauses in the Preliminary and General of this specification which shall apply to all work in this section. (ALSO SEE ROOFING CONTRACTOR)

2. **GENERAL:**

Inclusion of roof flashings, provision of roof drainage and other general flashing requirements in this section shall mean that all shall be of the quality expected of work customarily done by plumbers. The foregoing shall apply whether or not the ROOFING CONTRACTOR employs a plumber to execute or supervise, or if the builder himself fixes flashings to windows and external doors. All other work shall conform to the requirements of the Local Authority under Model General Bylaw NZS 9201: Chapter 7: "Water Supply" and Drainage and Plumbing Regulations 1978. No connections to sanitary fittings or main shall be made except by a Registered Plumber. Plumber shall arrange all permits, connection and testing fees.

3. **FLASHINGS:**

Wherever possible use flashings that are readily available but purpose-made by the roof cladding manufacturer to suit the roofing material and profile selected. Otherwise provide flashings as recommended but not supplied by cladding manufacturer and adequately secure. Flash wherever needed to make and keep roof watertight. Prime and topcoat both surfaces at laps with galvanised steel.

Flashings to each window head and door shall be provided in one piece, each 150mm long than the head it is to protect.

4. **SPOUTING AND DOWNPIPES:**

Spouting shall be that manufactured by the roof cladding manufacturer, or standard 125mm quadrant type galvanised steel, or approved white P.V.C. Provide and fix as recommended with even fall to downpipes. Provide all necessary stopped ends, mitred returns and outlets and ensure all joints in metal spouting are adequately soldered or welded, or for P.V.C. are made with solvent cement except where joints provide for thermal movement. Connect outlets to 80mm diameter downpipes fixed at not more than 1200mm centres. Downpipes to discharge stormwater into soakaways or street channel, NOT into foulwater drainage system UNLESS permitted by Local Authority.

NOTES AND ASSUMPTIONS RELEVANT TO CLAUSES 5 - 10.

Very careful consideration needs to be given to the design of household plumbing and selection from a wide range of materials nowadays available in supply pipe for both hot and cold water services; and from a similarly wide range of materials for sanitary fittings and waste pipes from them. Every effort should be made to consult with manufacturers and plumbers BEFORE completing this specification in order to attain plumbing to suit individual circumstances. Local Authority plumbing inspectors can advise on such matters as water pressure and volume obtainable from mains and materials approved. The following is offered for guidance to help in the completion of the plumbing specification similar to the clauses given but other clauses might also be necessary if choice differs from the assumptions made.

(a) Cold water can be obtained from a Local Authority mains normally providing adequate water pressure and volume; so avoiding the need for a cold water supply tank in or on the roof.

(b) Water heating is to be mainly by means of a low-pressure thermal storage electric water heater; with cold water feed into Hot Water Cylinder through a pressure-reducing valve and separate non-return valve. Alternatives include:-

continued . . . . . .

CARPENTER AND JOINER

1. **PRELIMINARY AND GENERAL:**

Read and note all clauses of the Preliminary and General which apply to all works of this section.

2. **EXTENT OF WORK:**

The work of this section shall include all labour, materials, equipment necessary to carry out and complete the carpentry as shown, or as further required by this specification. Together with any other items of work reasonably inferred as part of this section.

3. **ATTENDANCE AND PROTECTION:**

Attend upon all other trades providing all blockings, fixings, trims, nogging as necessary for the full completion of their respective works and make good after all trades.

4. **MATERIALS AND WORKMANSHIP:**

All material used shall be the best of their respective class and type specified. Any materials which in the opinion of the Owner, Loan Body or Local Authority are not up to standard, to be removed immediately from the site. All work shall be carried out in a workmanlike manner in accordance with best trade practice and as or where especially specified. Any work that is intended or implied but not specifically shown, mentioned or specified as necessary for the proper completion of the building shall be included. All work shall comply with the relevant NZS requirements, particularly NZS 3604.

5. **TIMBER:**

All timber used shall conform to NZS 3602 requirements, "Code of practice for specifying timber and wood — based products for use in building." Timbers shown in the Schedule of Timbers to be treated with an approved preservative process in plants licensed by the Timber Preservation Authority.

6. **DAMP PROOFING:**

All timber to be protected from dampness with 3-ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork, except as provided for under Clause 2.1.4 of NZS 3604.

7. **PRIMING:**

All exterior finishing timber, all timbers in contact with concrete blockwork and all external faces, rebate, etc. of all doors, windows, frames and all woodwork of sashes, shall be primed before fixing unless otherwise specified in Painter.

8. **CLEANING:**

The Contractor at the conclusion of the contract shall have all ceilings, walls and woodwork carefully dusted and wiped down. Windows washed and glass free from scratches and paint. Floors brushed and the entire building and site left in a clean condition for occupation.

9. **FASTENING AND FABRICATION:**

(a) The Contractor should especially note that all aspects of fastening and fabrication of timber framing members and wood-based products on this contract shall accord with the following clauses of NZS 3604:-

Clause 2.5.1 — General
Clause 2.5.2 — Adhesives for timber & wood-based products.
Clause 2.5.3 — AND APPENDIX A — for nailing and use of wire dogs.
Clause 2.5.4 — for bolting and screwing.

continued . . . . .

(b) Reference shall also be made to Appendix A of NZS 3604 for the proper fixing of sheet lining and cladding materials for walls and ceilings that are not wood-based e.g. Gibralt board, fibrous plaster or wood cellulose sheeting; especially where such materials are used as diaphragms and for wall bracing.

(c) Mild steel structural components used in sub-floor spaces, exposed to the weather or in position where condensation or dampness will occur shall be hot dipped galvanised after forming and shall provide the necessary "capacities" called for by NZS 3604 dependent on function and location.

(d) In all other cases, select and use connectors according to manufacturers' literature conforming to NZS 3604 requirements.

10. INSULATION:

All roofs, walls and floors are to be insulated in accordance with NZS 1900 Ch.4, NZS 4214 and NZS 4218 P. (See B.R.A.N.Z. Paper C1 — A construction guide to home insulation).* No insulation material shall be used that does not comply with NZS 1340. All insulation materials are to be installed in accordance with manufacturer's recommendations.

11. MOISTURE CONTROL:

Where a vapour barrier is required in the form of foil or polythene film, this barrier shall be fixed according to B.R.A.N.Z. Bulletins Nos. 215 and 217* Foil or polythene film shall not be used as a substitute for building paper. Building paper shall be properly fixed to bottom plates, especially in veneer construction, to prevent entry of subfloor air into stud cavities. Brick veneer cavities shall be closed off at and by means of soffits so as not to connect with roof cavities. There should be no unsealed openings for service pipes and wiring etc. There should be no discharge from cooking extractors or clothes driers into any wall, roof or floor cavity. Linings shall not be fixed until moisture content of framing has been tested and approved.

A proper solvent based paint or varnish finish must be used for plasterboard (Gibraltar board or fibrous plaster) linings to 'wet' rooms, such as kitchens, bathrooms and laundry.

Water based emulsion paints must not be used.

TIMBER SCHEDULE COMMENCES PAGE NO. 12

** B.R.A.N.Z. Paper C1 and Information Bulletins on thermal insulation and on many other building topics can be purchased from the Building Centre.*

Thickness of materials unless otherwise specified shall not be less than the following:-

Aluminium cladding, valleys and flashings	0.7mm
Galvanised steel cladding, spouting, downpipes and overflows	0.6mm
Copper flashings, gutters and sumps	0.6mm
Lead flashings to small diameter vent pipe with PVC flashing cone	1.7mm
Other lead flashings and soakers	2mm

7. UNPAINTED GALVANISED STEEL ROOFING:

Areas which are inaccessible for maintenance such as laps in the roofing cladding and between cladding and metal flashings and cappings shall be primed and top coated on both surfaces before fixing.

8. FACTORY PREFINISHED MATERIAL:

Treat all such material with great care and obtain matching colour for making good minor damage and covering fixings made through the face of the claddings.

9. CAPPINGS AND OVERFLASHINGS (ALSO SEE PLUMBER)

Adequately and neatly secure all ridgings, cappings and overflashings wherever needed to make and keep roof watertight. As much as possible use only materials compatible with the roof cladding. If dissimilar metals are used keep from making contact.

Sealants shall not be used except where approved. Remove all traces of flux after welding, soldering or brazing. Do not leave swarf, broken rivets, screws, nails or waste metal on roof, nor in gutters or spouting.

10. BIRD PROOFING:

Where indicated bird proof eaves with purpose-made foam plastic impregnated with bitumen.

11. SPOUTING AND DOWNPIPES — SEE PLUMBER

12. GUARANTEES:

On completion of all roofing thoroughly clean down and furnish owner with written guarantees to watertightness and security of the roof cladding. Guarantees to be signed by the approved FIXER/FIXERS and run for a period of three (3) years from the date of completion of the building contract.

1. PRELIMINARY & GENERAL:
Read and note all clauses under Preliminary and General of this specification where they apply to this trade. (Also see Plumber).

2. ROOF FRAMING AND WALLS:
Roof framing shall provide adequate support and fixings for purlins (roofing battens). No member shall be overloaded by landing heavy, localised, stacks of cladding on them prior to fixing, and temporary braces as might be necessary shall be provided in walls below to sustain such loading until roof cladding is complete and wall linings subsequently fixed.
In roof types (B) and (C) of timber schedule, the size of purlins if not shown or stated shall be such as to accommodate the required thickness of thermal insulation to comply with the byLaws: advise and agree with owner.

3. ROOFING UNDERLAY:
Underlay shall be breather type building paper to NZS 2295. Run horizontally with upper sheets lapped 75mm over lower sheets and with bottom edges turned over fascia into gutters. Such underlay shall be provided under all metal roofs and be adequately supported unless self-supporting type.
Where other roof claddings are specified and where at less than 12½ degree pitch undertake all work in accord with a method approved in writing from the cladding manufacturer for the particular job.

4. PREPARATORY WORK:
Provide all gutters, valleys and underflashings before cladding commences. Except where stated, valleys shall be of 0.6mm galvanised steel at least 400mm wide with folded edges and with lower end finishing well into spouting. Use 0.7mm aluminium valley for aluminium roofing. For profiled metal roofing set out purlins to give reduced span at eaves and between top purlin and ridge as recommended. For tiled roofs provide anti-ponding boards at eaves as shown to support building paper. Allow tiles to adequately project into spouting and set out so that when laid there is a full height course of tiles both at eaves and ridge.
Ensure all edges of roof cladding are adequately supported around projections such as pipes, ducting and roof lights.

5. SARKING TO ROOFS, DECKS AND GUTTERS:
Profiled metal roofing shall not be laid at less than 5 degree pitch except where shown and only when adequately supported by hit-and-miss type sarking or full sheet sarking so as to prevent ponding.
Sarking for roofs, decks and gutters that are to be covered by Nuralite or Butynol shall be of material and fixed in a manner approved by the manufacturer.

6. ROOF CLADDING MATERIALS AND COMPONENTS:
Roof cladding shall be .....
(nominated colour and type), manufactured by .....
Materials selected shall be set out and fixed by approved FIXERS and all shall accord with the manufacturers' specification and in all cases with NZS Specifications or others where appropriate i.e.—

NZS 3403: 1978 Hot-dipped galvanised corrugated steel sheets for building purposes.
NZS 3441: 1978 Hot-dipped zinc-coil steel coil and cut lengths.
NZS 4206: 1973 Concrete interlocking roofing tiles
NZS 4217: 1980 Pressed Metal Tile Roofs.
BS 4300/6: 1969 NS31 sheet and strip (Part 6 is one of a series covering wrought aluminium and aluminium alloys).

continued . . .

SCHEDULE OF TIMBERS (For Guidance Only)

LOCATION	SIZE mm x mm	GRADE AND TREATMENT For alternatives refer to NZS 3602 or BRANZ Bulletins 130 & 175	REMARKS
SUBFLOOR FRAMING		ALL subfloor framing No. 1 Radiata Pine* Pressure Treated to Commodity Specification H3 of T.P.A. Specification e.g. Tanalith or similar	
Wall Plates	100 x 50		Bolted or dowelled
	min 75 x 50		For 75mm wide studs only.
Bearers supporting jackstuds	100 x 100		
on piles	min 100 x 75		Can be 2/100 x 50's.
Subfloor jackstuds	min 100 x 75		
Stud in subfloor wall	min 100 x 50		At 600 c/cs.
Ditto where doubled under bearer	2/100 x 50		
Top plate to jackstuds or subfloor wall	100 x 50		
Bearers on jackstuds or timber stud subfloor wall	100 x 100		
Stringer to side of foundation wall	125 x 50		Fixed with M12 bolts at 1M spacing for single storey only.
Subfloor braces	min 100 x 75		Not exceeding 3M Fixed with M12 bolts (or appropriate nail plates).
GROUND FLOOR FRAMING			
Floor joists for max. 1.5KPa loading	150 x 50)	Treated No. 1 Radiata Pine to H1 of T.P.A. Specification e.g. Tanalith or Boron Type treatments.	600c/cs. Up to 2.6m Max. span where continuous over 2 or more spans. See plan for other sizes and spans. (Along subfloor bracing lines, at right angles to joists and mid point of any span exceeding 2.5M and under load bearing walls).
Herringbone strutting	40 x 40)		
Solid Blocking	150 x 50)		
Boundary joists	150 x 25		At outer ends of floor joists.
FLOOR DECKING			
Refer to plans for type and location.			
a) T & G strip	100 x 22	Dressing A. Heart Rimu or Matai	Dry dressed
b) Particle board	2400 x 1200 x 20	High Density	Joins between sheets made over supports or on 50 x 50mm blocking between joists.
WALL FRAMING			
Bottom plates	100 x 50	No.1 treated Radiata Pine	Long lengths
	min 75 x 50		

continued . . .

LOCATION	SIZE MM X MM	GRADE & TREATMENT For alternatives refer to NZS 3602 or BRANZ Bulletins 130 and 175	REMARKS
WALL FRAMING - continued			
Studs	100 x 50 75 x 50	No.1 or No.2 or Building Radiata Pine as appropriate Treated	600 c/cs.
Top plates	100 x 50 100 x 50 75 x 50	PLUS 150 x 40 ALL No.1 Treated Radiata Pine	Where supporting upper floors, heavy roofs and where ceiling battens necessary
Trimming studs*	100 x 50	Treated No.1 Radiata Pine	Up to max 3m span of lintel in single storey, top storey or non load brg. wall only.
* See Remarks column for greater spans or in other locations refer to Table 15 of NZS 3604 and use doubling studs as necessary.			
Lintels (generally)	2/ 100 x 50	Treated No. 1 Radiata Pine	Select built-up lintels from Table 16 NZS 3604
dependent on span	up to 2/200 x 50		
Sill and Head		Treated No. 1 Radiata Pine	
Trimmers Span 2M .....40mm 2.4M .....50 3M .....75 3.6M .....100 or (2/50mm)	same width as studs, thickness per span as follows:		Head Trimmers shall be used instead of lintels only in non load bearing walls.
Dwangs (or noggings)	50 x 50 75 x 40	Treated No.1 Radiata Pine	Min 2 rows for 2.4 high studs except where a greater or lesser number indicated by lining or cladding manufacturer.
Bracing	100 x 25	Treated No.1 Radiata Pine	(Continuous let-in brace)
(No dog legs permitted)	75 x 40	Treated No.1 Radiata Pine	(Cut between braces in diagonally opposing pairs). (Delete both above if using continuous steel strip or steel angle).

ROOF FRAMING: To pitch and style shown on plan Note 1) Individual requirements and options permissible under NZS 3604 preclude meaningful scheduling here. Designer and Builder shall refer to NZS 3604 and dimensions drawings to satisfaction of Local Building Authority. 2) All timbers as relevant in (a) (b) or (c) below shall be treated No.1 Radiata Pine or shall be Douglas Fir. Exposed ends of Douglas Fir rafters in Type c roofs shall be capped.

(a) Trusses — To approved size and dimensions as shown on plans and manufactured by .....

or

(b) Framed (couple-close) Roofs

or

(c) Monopitch, skillion and exposed rafter roofs) as fully detailed on drawings in accord with NZS 3604. NOTE. Purlins (roof battens) on edge or on flat shall be sufficient to accomodate the thickness of thermal insulation material necessary to comply with by-laws, advise and agree with owner.

continued . . .

26. WARDROBES:

To be lined full height. Provide inside each with 300 x 25mm full width shelf at 1.7m from floor and 20mm galvanised pipe coat rail at 75mm below shelf. Provide cupboards over wardrobe where required.

27. LINEN & COAT CUPBOARDS:

Lined full height inside and to have 25mm shelving. Full depth for linen at approximately 400mm c.c. Coat cupboard to have hat shelf at 1800mm from floor and coat hooks to side and rear.

28. KITCHEN CUPBOARDS:

Construct cupboards and dresser unit to sizes shown on plans, with doors and shelves to Owner's approval.

29. SINK TOP:

Provide for standard sink top. Unit to have standard 450 x 300mm stainless steel sink. Fix on unit either indicated on plan or to Owner's final approval. Units to be generally 900mm high and 500mm in depth, 100mm toe space. Provide flush cupboard doors to front and shelving to approval. Timber used in doors to be approved by Owner.

30. HOT WATER CUPBOARD:

To be constructed where shown and fitted with slat shelving above cylinder spaced at 15mm apart. Provide two flush doors with thermostat boxed in.

31. ARCHITRAVES, SKIRTINGS ETC.

Finish all windows internally, door openings and wherever required with 50 x 12mm rounded or splayed architraves.
Finish at junction of floor and wall with 75 x 12mm skirtings neatly mitred at angles and scribed to floor.
Supply and fix beads, half rounds and where required scotia mould at ceiling junction and all trim as required to complete the work.

32. BATHROOM:

Provide and fix in bathroom one toilet cabinet 550 x 400mm recessed into wall with mirrored door. Bath to be built in and supported with 75 x 50mm framing on edge. Fix bath panels as agreed by Owner. Allow for toe space. All wall linings other than Gibraltar board to be fixed to manufacturers' specification. Provide for all sanitary fittings shown on plan and given under 'Plumber".

33. METER RECESS:

Provide recess for Electric Meter Board where directed to the satisfaction of the Local Electric Supply Authority.

34. MANHOLE:

Provide manhole in ceiling 500 x 500mm where directed.

35. HARDWARE:

Allow the P.C. sum of $..... for the supply of all hardware required. Door handles, locks, window fittings, door and drawer pulls, stops, angles, vents, towel rails etc. Allow to take delivery and fix. The supply of hinges and butts for all doors and windows is not included in the P.C. sum.

36. INTERNAL WOOD STAIRS:

Consult with owner on construction of internal wooden stairs.

NOTE 2. Reference is made to wood cellulose flat sheets in NZS 3604 and should be taken to include such sheets that can be purchased with various finishes already applied, e.g. aggregate finish or imitation stone work and brick work finishes, as well as where sheets are used as a base for in situ finishes.

(b) Other exterior wall coverings shown on the drawings shall be ..... fixed in accord with ..... and finished with .....

23. EXTERIOR JOINERY

All windows shall be to NZS 4211 to suit location.

(a) Aluminium Joinery
Provide P.C. sum of $ ..... for windows and glazed doors to size, type and location shown on plan. Obtain joinery from ..... complete with glazing, frictional restraints and catches, and fix plumb both ways and in correct alignment and flash all in accord with manufacturer's instructions. Sliding patio doors shall be safety glazed and fixed to timber sub frames as per Code. NOTE: Owner should check with manufacturer regarding manner or type of safety glazing (also in shower screens). Also seek advice on satisfying the need for simple secure means of maintaining a little ventilation at night or when house is empty. Options can include substituting double spur catches for single, fixing security fasteners or provision of small sliding panes, or louvre or grill at high level.

(b) Timber Joinery
Unless otherwise specified sashes and frames shall be of finger-jointed radiata pine treated to the requirements of the Timber Preservation Authority, primed before leaving the factory, and to sizes and type shown on plan. Fix window frames plumb both ways to wall framing at not more than 750mm intervals with full width folding wedges, or to heart Totara dovetailed grounds in masonry walls. Cut all facings and scribers to fit neatly and fix quadrant under external sills. Provide and fix standard galvanized steel flashings unless otherwise specified.
Hang all sashes as required with suitable hinges or frictional restraints and fix stays and catches as supplied under P.C. sum (see Hardware).

24. DOORS & FRAMES (TIMBER)

External door frames shall be of 40mm full width material rebated, and internal shall be 40mm rebated or 25mm material with 12mm planted stops. Doors shall comply with NZSS 1158, where external shall be framed, ledged and braced or timber or glass panel as shown on drawings, all properly constructed with stiles and rails out of 50mm material. Internal doors shall not be under 40mm hollow-core faced with plywood or hardboard with clashing strips fixed to lock stiles. All timber core material shall be treated and doors shall be of approved manufacture. Doors over 1400mm in height shall be hung on one and one half pairs of 100 x 70mm antique butt hinges.

25. CEILINGS:

(a) Gibraltar Board: Fix painting quality 9.5mm gibraltar board to joists and rafters with 30mm flat head galvanised clouts, with nails punched and stopped and all joints flushed up to a true even smooth surface. In particular fix all ceilings serving as structural ceiling diaphragms under terms of NZS 3604. (See Winstone (Auck) Ltd. taped joint system). Check that each wall under or connected to has adequate bracing for a diaphragm.

(b) Pinex: First quality tiles or planks as directed by Owner to be fixed to manufacturers' specification. In particular note where dragon ties have been specified on drawings and refer to NZS 3604 for their proper fixing. Also check that each wall relative to the dragon ties having the prescribed bracing values.

(c) Fibrous Plaster: (See Fibrous Plasterer Section.)

continued . . .

LOCATION	SIZE mm x mm	GRADE & TREATMENT For alternatives refer to NZS 3602 or BRANZ Bulletins 130 and 175	REMARKS
ROOF BRACES			
Roof space braces	min 100 x 50)	Treated No.1 Radiata Pine	(Alternative - specify opposing pairs of continuous steel strip braces instead of 100 x 25 roof plane braces.)
Roof plane braces	100 x 25)		
Ceiling plane braces	100 x 50)		
ROOF SARKING			
Hit and Miss diagonal sarking	75 x 25	Treated No.1 Radiata Pine or Douglas Fir.	60 degrees to ridge, if used delete roof plane braces above.
Sheet Sarking (e.g. 6mm plywood or 6mm particle board)			Again, omit roof plane braces.
ROOF TILE BATTENS (or purlins)	75 x 50	Treated No.1 Radiata Pine or Douglas Fir.	Light roof, on flat at 900 c/cs.
	75 x 50		Heavy Roof, on edge at 900 c/cs.
Dragon Ties	100 x 40	Treated No.1 Radiata Pine	As required.
Eaves Framing	75 x 40	Treated No.1 Radiata Pine	
Barge & Eaves Boards	150 x 25	Treated No.1 Radiata Pine	
	up to 225 x 25		
Ceiling Battens	75 x 40		or as required by manuf. of ceiling lining.

WEATHERBOARD: Dressing A Heart Rimu or Treated A Rimu or Matai or imported Cedar.
Horizontal or Vertical Finishing grade. Weatherside or Hardiplanks. (Delete that which is not applicable).

INTERNAL DOORS		
Jambs	25mm	(Dressing A Rimu
Architraves	75 x 12mm	(
Skirtings	75 x 12mm	(or by agreement
Sill Boards	25mm	(
Aprons	25mm	(

ALL OTHER INTERNAL FINISHING TIMBERS NOT SPECIFICALLY MENTIONED TO BE DRESSED A RIMU

Window Jambs	150 x 40mm	D.A.H. Rimu
Window Sills	150 x 65mm	D.A.H. Rimu or Matai or Cedar
Mullions	75 x 65mm	D.A.H. Rimu or Matai or Cedar
Cornices	40mm	D.A.H. Rimu or Matai or Cedar
Facings ext.	75 x 25mm	D.A.H. Rimu or Matai or Cedar
Door Sills	150 or 200 x 65 with 12mm Steel Weather Bar.	
Scribers	50 x 12mm	Totara or Heart Rimu

12. SUB-FLOOR FRAMING:

(a) Driven Timber Piles shall be included in this section of the work and all driving, testi[illegible] sizes and spacing of piles shall accord with Appendices C & D of NZS 3604 and drawing[illegible]

(b) Bearers shall be 100 x 100mm, supported at 1.3m centres along length and spacing between bearers to be max. 2.5m except where spacing and size of joists and bearers are shown differently in plan. Jack studs to be securely fixed to foundation piles and wall plates or bearers as shown. Brace with 100 x 75mm as required. Floor joists shall be gauged over plates to uniform levels. Joists shall be 150 x 50mm. Laps not less than 150mm spiked. Nail plates may be used in place of lapping. Provide double joists under all load bearing walls.

(c) Plates shall be 100 x 50mm dowelled or bolted to foundation walls.

13. GENERAL FRAMING:

All framing to be 100 x 50mm stud or 75 x 50mm stud with 50mm wide studs to all openings not exceeding 3m span where supporting only one storey. Top and bottom plates to be same size as studs in long lengths, halved or nail plated at wall junctions and jointed over studs. All studs at 600mm c.c. Provide two (2) rows of dwangs to full height each wall unless otherwise stated on drawings.

14. WALL BRACING:

Provide all wall bracing as shown on drawings and wall bracing calculation sheets as is intended to satisfy the Local Building Authority. Keep strictly to the "Type", Lengths and Locations shown on plan and elevations except that Type 1 can be substituted for Type 3 and Type 2 can be substituted for Type 4.

15. WALL LININGS:

Generally shall be of 9.5mm Gibraltar Board and shall be fixed to external walls only after placement of thermal insulation (bulk insulants). (Specify if different i.e. if using Winstone Ltd, Specific Thermal Design — with Gib-foil only in walls and higher levels of insulation on battened ceiling on trusses). All nailed or fixed as per Appendix A of NZS 3604 or manufacturers' instructions and stopped to manufacturers' instructions; in particular where contributing to wall bracing.

16. ROOF CONSTRUCTION: (See Drawings and Schedule of Timbers for types).

(a) Trussed Roofs: Drawings showing clearly the type, pitch, span, spacing and overhangs of roof trusses and details of roof cladding shall be provided to the truss manufacturer .....
to allow him to comply with Clause 10.2.3 of NZS 3604. Thereafter, the Contractor shall match construction with the drawings and details provided by the truss manufacturer throughout all stages of fixing and bracing. The Contractor shall especially accord with the manufacturer's instructions for tying down where overhangs exceed 750mm. In all cases anchorage of all trusses to plates shall be with not less than 2/100mm skew nails plus 2/4.9mm wire dogs.

(b) Framed Roofs: Roof to be framed up to pitch indicated on plans and to detail properly checked, bird mouthed and well fixed. Fix valley board, ridge etc. Fix both underpurlins and collar ties where shown and where rafters exceed 10 degrees pitch. Collar ties are to be at 1.8m centres or to every 3rd set of rafters whichever is the closer.
Ceiling Joists to be generally 100 x 50mm spaced as required (refer to Plan) and to be well spiked to all plates. Provide adequate ceiling runners to spans of 2400mm and over.

(c) Monopitch, skillion and exposed rafter roofs: Construct as drawings in accord with NZS 3604

17. PURLINS, EAVES, GABLE ENDS

Size of framing, spacing, overhangs and sheathing type as shown on plan.

Continued . . .

18. FASCIA BOARDS ETC.

Fix fascia, barge, frieze etc. to suit roofing selected (See ROOFING CONTRACTOR).

19. POST AND BEAMS:

Where within maximum permitted by NZS 3604 secure in equivalent manner and with equivalent materials as in Clauses 7.1, 7.2 and 7.3 thereof. Owner to provide "specific design" for all other posts and beams and contractor to fix as per details given.

20. FLOORING:

Timber joisted ground floors shall be insulated with ..... (brand) type perforated aluminium foil carefully laid, lapped and drooped 100mm between joists and stapled on top side all per manufacturers instructions before laying flooring.

(a) Particle Board Flooring Shall be 21mm High Density to NZS 3608. All aspects of handling, storage, sheet layout and fixing shall be to manufacturers' recommendations.
Nailing or stapling of pre-laid particle board floorings shall be done in two (2) stages to reduce the risk of floors squeaking. First secure at perimeter of floor, along the bottom plate positions for internal walls and sufficient elsewhere to hold the sheets flat during construction. Complete remainder of fixing to manufacturers' specification after the house has been totally "closed-in" and just prior to sanding. The Contractor shall be responsible for any damage done and for cost of repair or replacement of the flooring if not closed-in sufficiently early (normally within 2 months of laying) or if the floor is not otherwise adequately protected up to completion of the house.

Heads of fixings shall be punched to allow a reasonable depth of stopping, unless otherwise stated. Ceilings below particle board (or any other flooring) shall not be secured until all nailing or stapling above has been done.

OWNER TO SPECIFY ANY ALTERNATIVES TO 20 (a) e.g.:-

i) Particle board, laid only after closing in
ii) Tongue & Grooved (T & G) flooring, with or without secret nailing.
iii) Glue laminated timber flooring
iv) As (ii) and (iii) above but also forming ceiling to a room or number of rooms below.

(b) Finishing of Particle Board Flooring
Contractor to follow manufacturer's recommendations and sequence in sanding, sealing, stopping and application of coatings to provide a minimum 3 coat flat, smooth hard wearing polyurethane finish. Contractor should also follow manufacturer's recommendations for floor areas to be covered with vinyl flooring or carpeting as advised by owner and such finish of the particle board to be approved before either is laid.

OWNER TO AMEND 20 (b) if wishing to undertake all or part of finishing personally.

21. TIMBER TERRACES:

If shown on plan construct to detail or best trade practice. All nail fixing with galvanised nails, all bolt fixing with galvanised bolts, and all timber to be treated to the correct preservative retention as specified by The Timber Preservation Authority.

22. EXTERIOR WALL COVERINGS:

(a) Breather type building paper and masonry veneer shown on drawings shall be as given under "BRICKLAYER".
NOTE 1. Other exterior wall covering shown on the drawings and mentioned in Section 8 of the NZS 3604 should be fixed in accordance with all requirements therefore. It is important to appreciate that reference is made to NZS 3602 wherein advice is given on width of timber weatherboard and finishing. Should the owner specify overwide boards and any finish other than paint and not adequately maintain, the responsibility for any resultant poor performance should not be apportioned to the "Contractor."

Continued . . .

(148)

DATE 28/11/91 VALUATION NO. 23 552/~~2~~107 PERMIT NO. 7/1/92 J61666

DESCRIPTION OF WORK Dwelling

JOB ADDRESS ~~St Teresa's Road~~ Watchales Road

OWNER K & D Carolan.	BUILDER Brian Emery.
PHONE NO. 3495893	PHONE NO.
DESIGNER	CONSULTING ENGINEER
PHONE NO.	PHONE NO.

APPLICATION REFERRED TO:-

PLANNER	23.12.91	BUILDING INSPECTOR	A McGeogh 18/2/92.
ENVIRONMENTAL HEALTH OFFICER	31/12/91	ENGINEER	
DRAINAGE & PLUMBING INSPECTOR	3/1/92	FIRE SERVICE	

CORRESPONDENCE TO APPLICANT

REPLY FROM APPLICANT

INSPECTIONS:-

FOUNDATION

DPC/SUB FLOOR

FRAMING/MOISTURE TEST

BRACING

ROOF

PLUMBING & DRAINAGE

HEATING UNIT

FIRE PROTECTION

FINAL

CONDITIONS:-

Drainage Condition (1) (2)

Zoning	
Designation	
Predominant/Existing Use	
Planning/Appl./Dispensation	TP 157P
Development Plan	
Subdivision Clearance	
Front Yard	
Other Yards	
Separation	
Recession Plane/Height	
Vehicle access to rear	
Site coverage/max. floorspace	
Materials/Design Appearance	
Road widening	
Off street parking	
Access and Loading	
Landscaping	
Signs	
Airport Height/Insulation	
Clearance from Drain/Waterway	
Other comments	Bond being drawn up 5.11.97

HEALTH INSPECTION

Water supply	
Sanitary conveniences, washing facilities	
Business premises and public buildings	
Drainage	
Plumbing	
Stormwater disposal	
Health Act	
Clean Air Act	
Dangerous Goods Act	
C.H.C. Water right	
Other comments	

Selwyn DISTRICT COUNCIL

RANGI GEORGE

SERVICE CENTRES: LEESTON
P O Box 2, Leeston
PH: (03) 3243-859
FAX: (03) 3243-531

DARFIELD
PH: (0516) 88-416
FAX: (0516) 88-542

DRAINAGE AND PLUMBING PERMIT APPLICATION

I hereby apply for a permit to install:

DESCRIPTION OF WORK

BUILDING OF HOUSE + ~~STABLE~~

NOTE: PLEASE COMPLETE ALL DETAILS ON BACK OF FORM AS REQUESTED

OWNER K-D Carolan
Name ~~MR C. PENNE~~
Mailing Address P.O. Box 29
TEMPLETON
Telephone No. 347 9516

CRAFTSMAN PLUMBER G Keates
Name CANTERBURY PLUMBING
Mailing Address 182 SAWYERS ARMS RD CH CH
Telephone No. 792696

PROPERTY ON WHICH WORK WILL BE DONE
Street No. WATERHOLES RD
Street Name TEMPLETON
Town/District SELWYN

REGISTERED DRAINLAYER A P Elcock
Name CORNERSTONE DRAINAGE LTD
Mailing Address 16 WINSOR CRES SPREYDON
Telephone No. 3383469

LEGAL DESCRIPTION (Details on rate demand)
VALUATION ROLL NUMBER 084-00
23533/~~10750~~
Lot ____ D.P. ____
Section RS 7637 Block ____
Survey District ____
Title No. ____

ESTIMATED VALUE OF
1. Plumbing Labour $1500-00
2. Drainlaying Labour $1800-00
3. Plumbing Material $5,000-00
4. Drainlaying Material $3458-00
TOTAL VALUE $11758-00

REGIONAL COUNCIL RIGHT TO DISCHARGE NO. ____

FEES (Including G.S.T.)
(Assessed on Labour content only - Refer 1&2 above)
1. Plumbing Labour Value $1500.00
2. Drainlaying Labour Value $1800-00
TOTAL $3300-00
@ First $400 Value = $60.00
Plus $7.00 per $100 value or part thereof over $400 = $203-00
TOTAL FEES = $263-00
Receipt No. 62420 CHQ
Date 9.12.91
Permit No. 0751-0610 81492

Signature of Applicant: K. Carolan. D Carolan.
Name of Applicant: K-D CAROLAN
55 Tosswill Road.
Mailing Address:
Templeton
3495-893.
Phone No.

PLEASE NOTE:
Where a re-inspection of a job or reissue of permit is required a fee of $50.00 will be charged.

In any dispute the Engineer shall determine the value of the work in accordance with Regulation 87 (7) of the Drainage and Plumbing Regulations 1978.

Contract for septic tank & disposal field & trench for combined area of influence for this unit only.

PLEASE PROVIDE THE FOLLOWING INFORMATION ON SITE PLAN BELOW

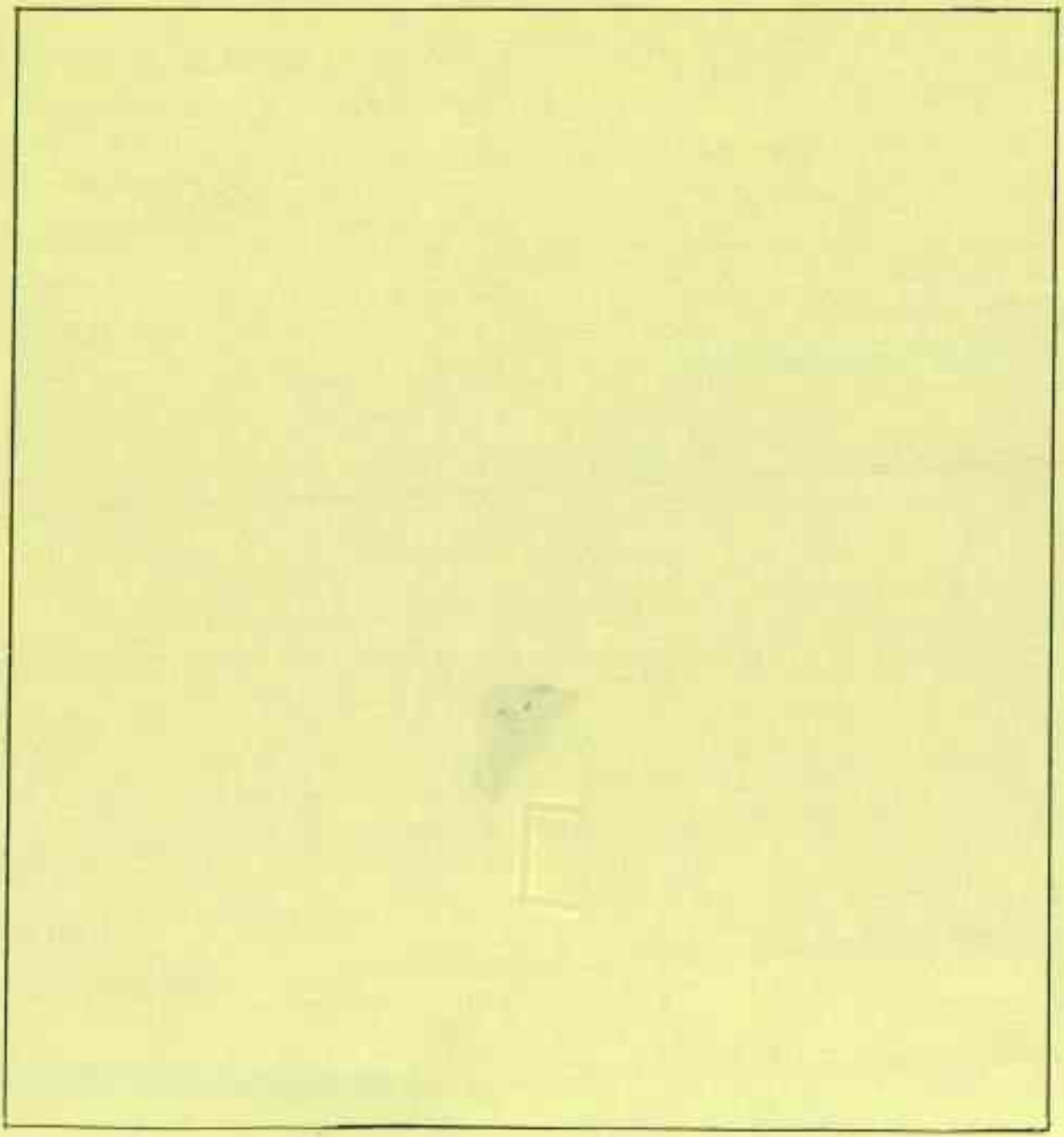
WATER SUPPLY:

1. Source
2. Location
3. Depth of Well
4. Distance from Septic tank effluent disposal point

SEPTIC TANK EFFLUENT DISPOSAL:

1. Location
2. Type of disposal proposed
3. Size of Tank
4. Distance and direction from the wells on adjoining properties
5. Direction of groundwater and flow

S I T E P L A N S H O W I N G A B O V E I N F O R M A T I O N



BUILDING PERMIT [redacted] No. 61[illegible]

(Office Copy)

Selwyn District Council

Receipt No. 62430 Date Permit Issued 7/1/92

OWNER

Name [redacted] D Carolan

Mailing Address 54 Foxwill Rd
Prebbleton

BUILDER

Name Emson Construction

Mailing Address 271 Waterloo Rd
Christchurch 5

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name Waterholes Rd

Town/District Templeton

Riding

LEGAL DESCRIPTION

Valuation Roll No. 2353 22/0847.00

Lot D.P.

Section RS 7236 Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

FLOOR AREA

Whole Sq. Metres 274

DWELLING UNITS

Number Erected 1

ESTIMATED VALUES $

Building	153445 00
Plumbing	11758 00
Drainage	
G.S.T.	
TOTAL	167,000 00

NATURE OF PERMIT (TICK BOX)

- [x] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION (OTHER THAN BUILDINGS) – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 90157	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$ 1232 76		$
Plumbing	$ 331 25		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$ 16411
M.S. Plumbing	$	TOTAL	$ 107733

Receipt No. 62430

Date of Payment 9/12/92

Authorised Officer [signature]

Special Conditions: (In addition to those noted on reverse) ① Septic tank effluent disposal to comply with Canterbury Regional Council General Authorisation ② Area of influence of well and effluent disposal to be contained on this lot.

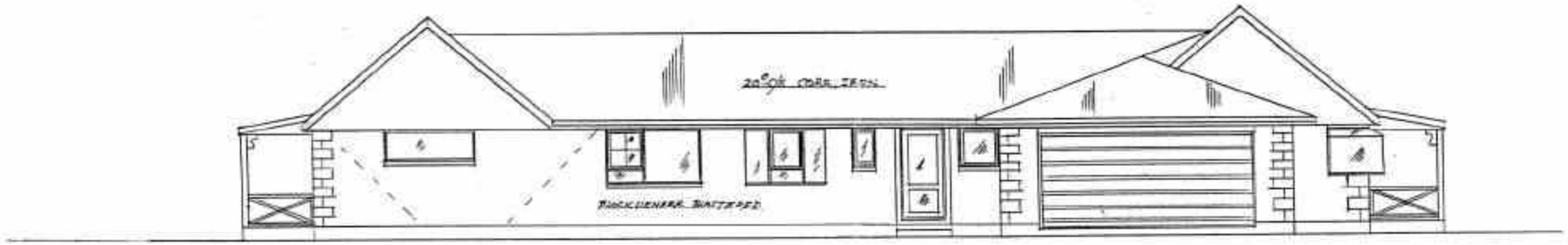
NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

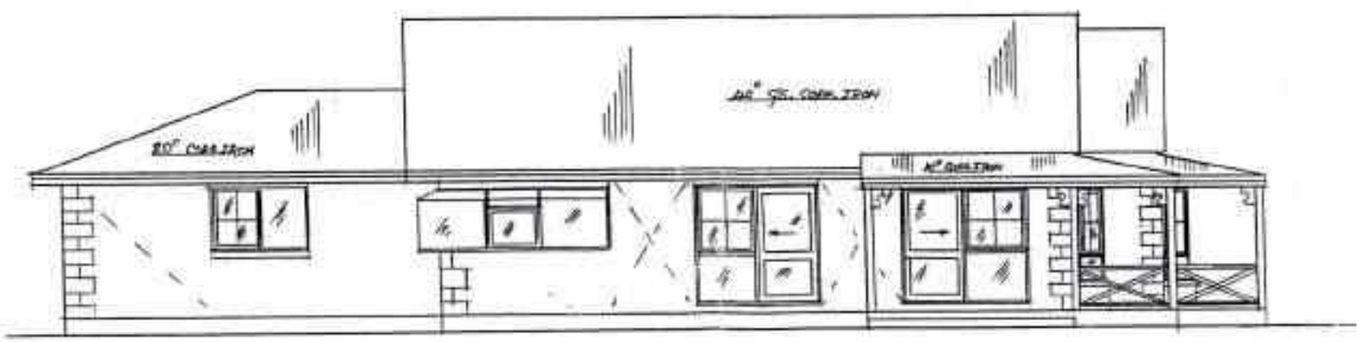
IMPORTANT – YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.



N-W ELEVATION



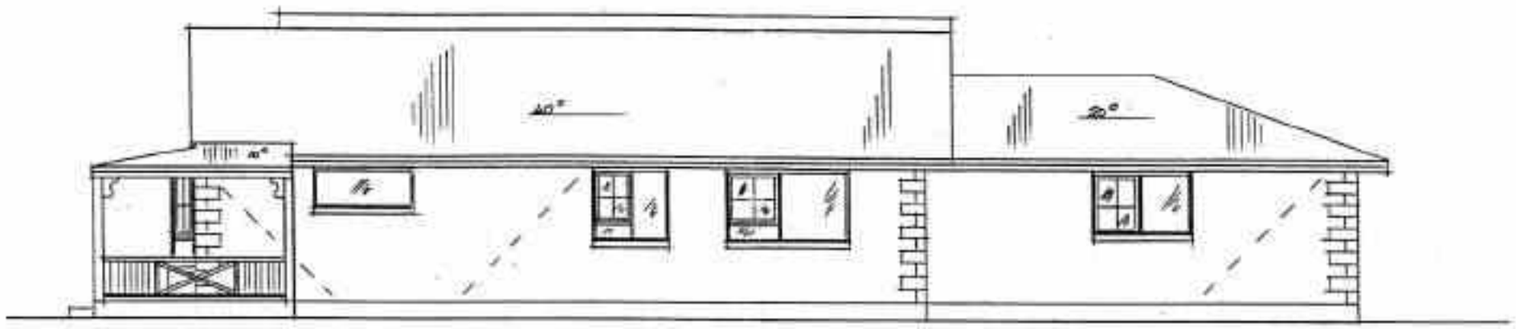
S-E ELEVATION



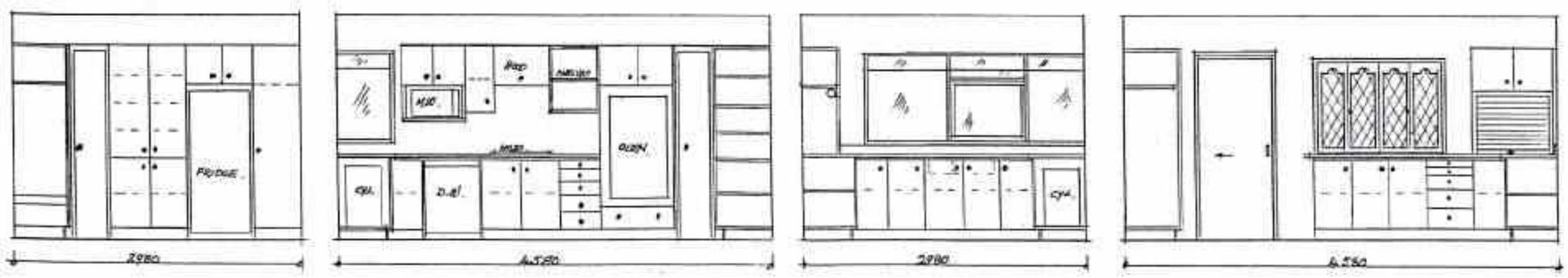
N-E ELEVATION

PROPOSED HOUSE FOR K. & D. CAROLAN AT WATERHOLES RD., TEMPLETON.

SCALE.	DATE.	SHT.
1:100	16·9·91	3 OF 7



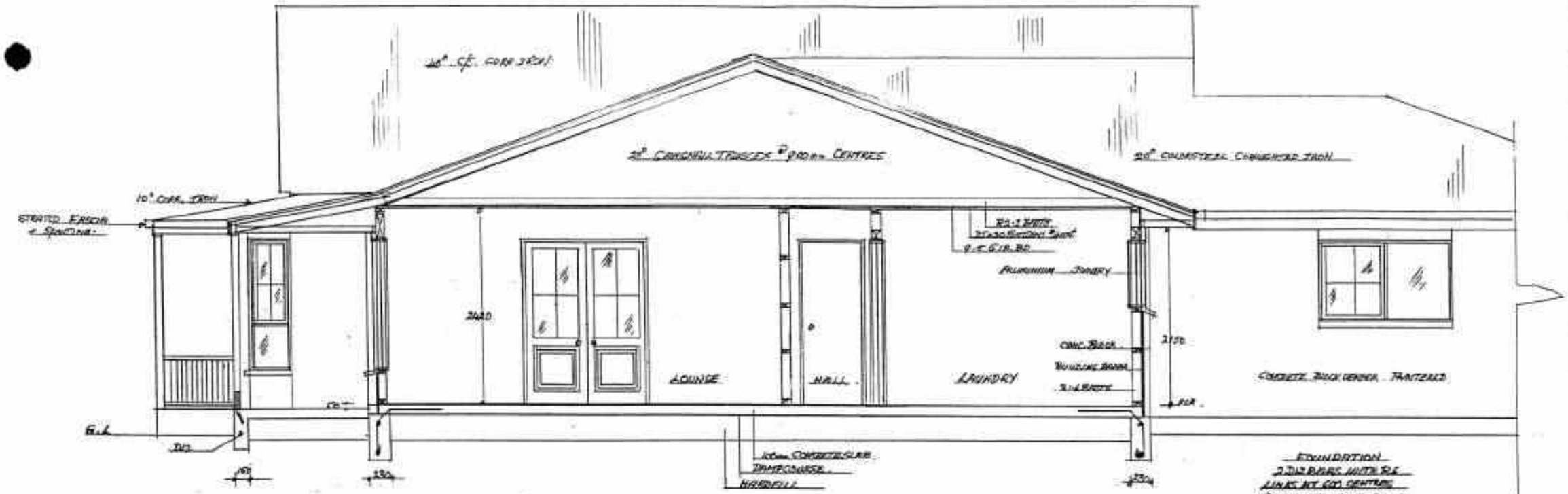
S-W ELEVATION



KITCHEN CUPBOARDS

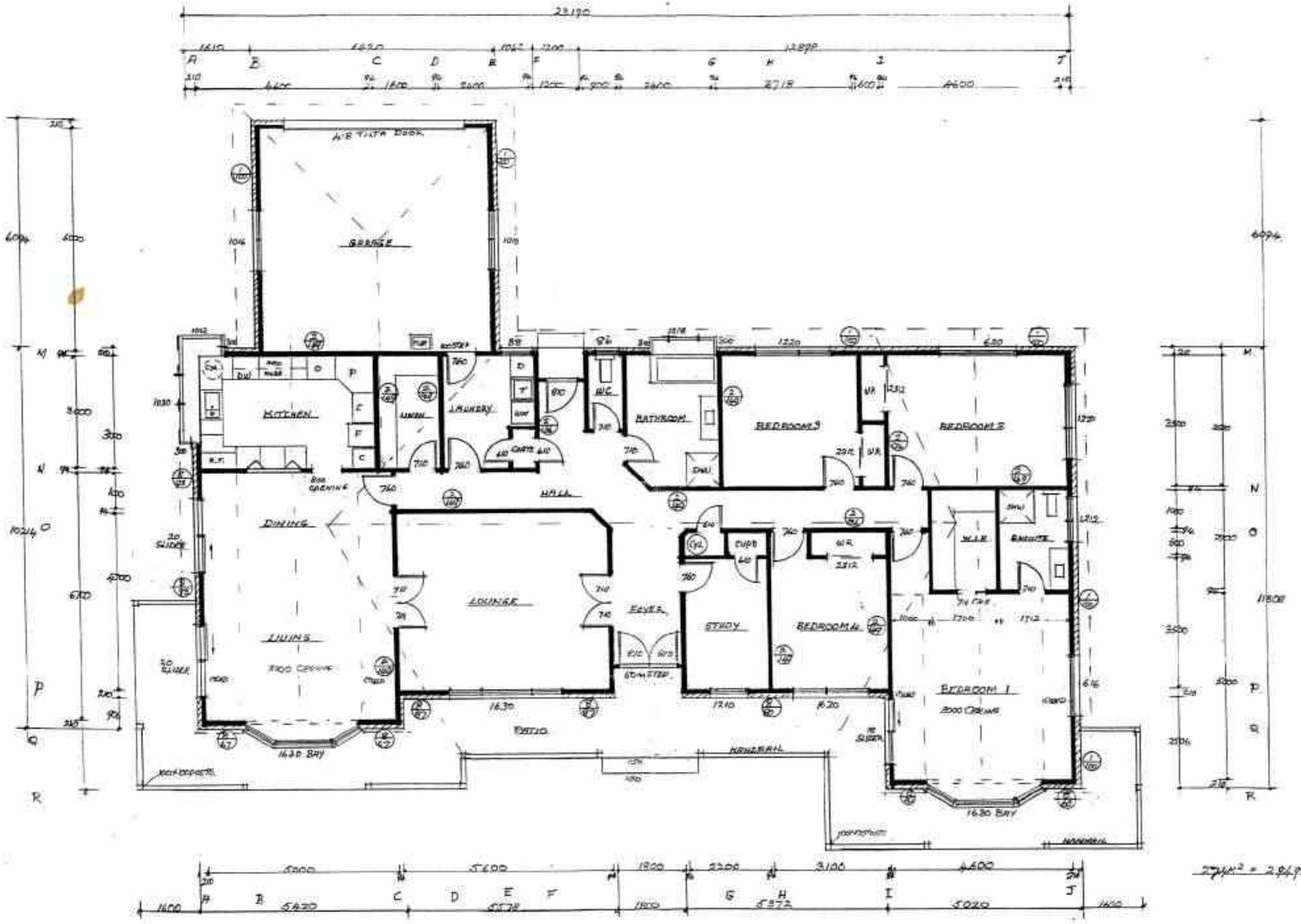
PROPOSED HOUSE FOR K. & D. CAROLAN. AT WATERHOLES RD, TEMPLETON.

SCALE	DATE	SHT.
1:100 1:50	16.9.91	4 OF 7



PROPOSED HOUSE FOR K. + D. CAROLAN. AT WATERHOLES RD, TEMPLETON.

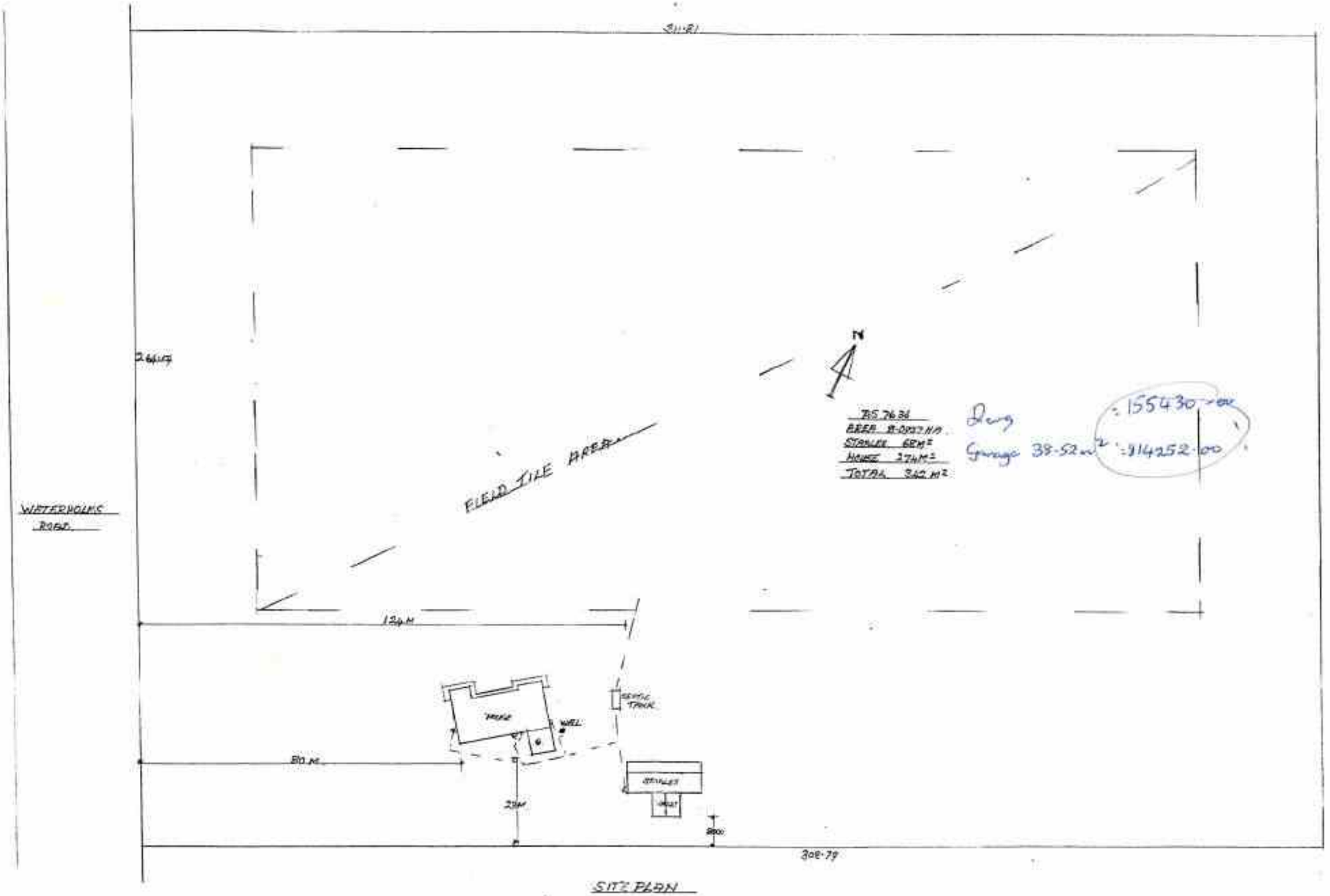
SCALE	DATE	SHT
1:50	16·9·91	5 OF 7



PROPOSED HOUSE FOR K. & D. CAROLAN. AT WATERHOLES RD., TEMPLETON.

SCALE.	DATE	SHT.
1:100	16.9.91	2 OF 7

PETER FYFE. (ELECTRICIAN)



SITE PLAN

PROPOSED HOUSE + STABLES FOR K.+D. CAROLAN. WATERHOLES RD., TEMPLETON.	SCALE 1:1000	DATE 16.9.91	SHT. 1 OF 7

RANGI GEORGE

Selwyn DISTRICT COUNCIL

SERVICE CENTRES: LEESTON, P O Box 2, Leeston, PH: (03) 3243-859, FAX: (03) 3243-533; DARFIELD, PH: (0516) 88-416, FAX: (0516) 88-542

23522 - [redacted] 084-00

DRAINAGE AND PLUMBING PERMIT APPLICATION STABLE

I hereby apply for a permit to install:

DESCRIPTION OF WORK

BUILDING OF STABLE

NOTE: PLEASE COMPLETE ALL DETAILS ON BACK OF FORM AS REQUESTED

OWNER K & D Carolan
Name MRS C DEVINE
Mailing Address PO Box 29, TEMPLETON
Telephone No. 349516

CRAFTSMAN PLUMBER G Reates
Name CANTERBURY PLUMBING
Mailing Address 182 SAWYERS ARMS RD
Telephone No. 792696

PROPERTY ON WHICH WORK WILL BE DONE
Street No. WATERHOLES RD
Street Name TEMPLETON
Town/District SELWYN

REGISTERED DRAINLAYER R Elcock
Name CORNERSTONE DRAINAGE LTD
Mailing Address 14 WINSOR CRESCENT, SPREYDON
Telephone No. 338 3469

LEGAL DESCRIPTION (Details on rate demand)
VALUATION ROLL NUMBER 084-00
23522 / [redacted]
Lot ____ D.P. ____
Section RS 7437 Block ____
Survey District ____
Title No.

ESTIMATED VALUE OF
1. Plumbing Labour $ 200-00
2. Drainlaying Labour $ 200-00
3. Plumbing Material $ ____
4. Drainlaying Material $ ____
TOTAL VALUE $ 400-00

REGIONAL COUNCIL RIGHT TO DISCHARGE NO. ____

FEES (Including G.S.T.)
(Assessed on Labour content only - Refer 1&2 above)
1. Plumbing Labour Value $ 200-00
2. Drainlaying Labour Value $ 200-00
TOTAL $ 400-00
@ First $400 Value = $ 60.00
Plus $7.00 per $100 value or part thereof over $400 = $ ____
TOTAL FEES = $ 60-00

Receipt No. 62419 DCPP
Date 9.12.91
Permit No. 074560 (9/12/91)

Signature of Applicant: K D Carolan
Name of Applicant: K - D CAROLAN
Mailing Address: 58 TOSSWILL ROAD, PREBBLETON
Phone No. 3495893

PLEASE NOTE:
Where a re-inspection of a job or reissue of permit is required a fee of $50.00 will be charged.

In any dispute the Engineer shall determine the value of the work in accordance with Regulation 87 (7) of the Drainage and Plumbing Regulations 1978.

I hereby apply for registration as a drainlayer and certify that I am familiar with the requirements of the Drainage and Plumbing Regulations 1978 and will comply with them in the construction of the drainage works to which this application relates.

PLEASE PROVIDE THE FOLLOWING INFORMATION ON SITE PLAN BELOW

-WATER SUPPLY:

1. Source
2. Location
3. Depth of Well
4. Distance from Septic tank effluent disposal point

SEPTIC TANK EFFLUENT DISPOSAL:

1. Location
2. Type of disposal proposed
3. Size of Tank
4. Distance and direction from the wells on adjoining properties
5. Direction of groundwater and flow

S I T E P L A N S H O W I N G A B O V E I N F O R M A T I O N

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. J 61634

No.

Inspector M

File No.

Receipt No.

Date Permit Issued 19/12/91

OWNER

Name

Mailing Address

BUILDER

Name

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name

Town/District

Riding

LEGAL DESCRIPTION

Valuation Roll No. 23522-/084-00

Lot D.P.

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

FLOOR AREA

Whole Sq. Metres 100

DWELLING UNITS

Number Erected 1

ESTIMATED VALUES $

Building	13 343	00
Plumbing		
Drainage		
G.S.T.		
TOTAL	13 343	00

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING – exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- ☐ NEW CONSTRUCTION (OTHER THAN BUILDINGS) – include demolitions
- ☐ DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 133 26	Water Connection	$	Receipt No.	
Street Damage Deposit	$		$		
Building Research Levy	$		$		
Plumbing	$ 33 36		$	Date of Payment	/ /
Drainage	$		$		
Sewer Connection	$		$		
Vehicle Crossing Levy	$	G.S.T.	$ 21 46	Authorised Officer	
M.S. Plumbing	$	TOTAL	$ 188 08		

Special Conditions: Drainage Consent: Septic tank effluent disposal to comply with Canterbury Regional Council Regional Rules 2(2)(a) & (b) or whatever is in force at the time of installation.

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

(CONTINUED OVER)

Date Inspected	

Selwyn DISTRICT COUNCIL

SERVICE CENTRES:

LEESTON
P O Box 2, Leeston
PH: (03) 3243-859
FAX: (03) 3243-531

DARFIELD
PH: (0516) 86-416
FAX: (0516) 86-542

BUILDING PERMIT APPLICATION

TO: The Engineer

I/We hereby apply for a building permit for the work described below and in accordance with the PLANS AND SPECIFICATIONS HEREWITH IN TRIPLICATE.

Description of Work: Staples

Proposed use

The following details are attached. (Please confirm checklist and tick appropriate box)

[✓] Site Plan [✓] Elevations [✓] Floor Plan [✓] Cross Section [✓] Specification

PERMIT POSTED TO OWNER [ ] BUILDER [✓] APPLICANT [ ]

OWNER
Name: K & D. Coridan
Mailing Address: 58 Tossell Rd Prebbleton
Phone No.: 3495893

BUILDER
Name: Emerson Construction
Mailing Address: 271 Wairakei Rd. CH. CH. 5
Phone No.: 3596378 3518423 AH

Property on which work will be done
Street/Road: Waterholes Rd.
Town/District: Templeton.

Designer/Principal Consultant
Name: OWNER.
Address:
Phone No.:

23552/107

PROPERTY SIZE
DWELLING UNITS PROPOSED
Ground Floor Existing ..... m²
Proposed ..... 274 ..... m²
Other Floors Existing ..... m²
Proposed ..... m²
Accessory Building Area
Existing ..... m²
Proposed ..... 100.20 ..... m²
Total Area of all Buildings
Existing and Proposed ..... 100.20 ..... m²

LEGAL DESCRIPTION
Valuation Roll No.: C/T 321/148
Lot ____ D.P. ____
Section RS 7636 Block ____
Survey District ____
Certificate of Title Supplied: YES / NO
to the Paper end

ESTIMATED VALUES (INCLUDING G.S.T.)
Building:
Not including Drainage and Plumbing $ .....
Drainage and Plumbing (Sanitary Work) $ .....
TOTAL $ 12342:00

FEES APPLICABLE (INCLUDES G.S.T.)

Building Permit	BUPP $	200 - 00
Building Research Levy	BRLV $	
Drainage and Plumbing	DRPP $	60 - 00
Engineering Check	BUPE $	
Damage Bond	BUEN $	
Total:	$	260-00
Deposit Paid	BUPP $	60 - 00.
Balance Owing:	$	200 - 00

Signature of Applicant: L Emerson

Name of Applicant: BRIAN EMERSON

Mailing Address: 271 Wairakei Rd.
CH. CH. 5

Deposit Receipt No. 62419 DRPP Date 9 - 12 - 91.

Receipt No. 62864 Date 17.12.91

PERMIT NO. ____ Date ____

SCHEDULE OF BUILDING PERMIT FEES AND NOTES

(effective from 1 November 1990)

Estimated value of work (excluding any amount on which plumbing and drainage fees are payable).

1. Note: Deposit of $50.00 for work up to and including $10,000; deposit fee $100.00 for work over $10,000. Balance of permit fees payable at time permit is issued. BUPP

2. A structural checking fee of 25% of the building permit is added where engineering checks are required.

All fees include GST.

Value of Building $			Fee $
0	-	3,000	65.00
3,001	-	4,000	75.00
4,001	-	5,000	85.00
5,001	-	6,000	95.00
6,001	-	7,000	110.00
7,001	-	8,000	120.00
8,001	-	9,000	135.00
9,001	-	10,000	145.00
10,001	-	15,000	190.00
15,001	-	20,000	240.00
20,001	-	30,000	300.00
30,001	-	40,000	360.00
40,001	-	50,000	450.00
50,001	-	60,000	540.00
60,001	-	70,000	600.00
70,001	-	80,000	640.00
80,001	-	90,000	685.00
90,001	-	100,000	720.00

BUILDING RESEARCH LEVY
for values over $20,000 $1.15/$1,000 (incl GST). This figure applies to the whole building value and includes all building costs including plumbing and drainage. e.g. a building valued at $20,300 incurs a levy of $24.15 including GST.

Values in excess of $100,000 and not exceeding $500,000 will be assessed at $720.00 plus $4.00 (including GST) per every additional $1,000 or part thereof.

Values in excess of $500,000 will be assesed at $2,320.00 plus $1.00 (incl. GST) per every additional $1,000 or part thereof.

APPLYING FOR A PERMIT

Floor Areas

The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor area is for computing permissable floor area.

Proposed Use

The proposed use of every building or part of a building must be clearly indicated: e.g. private car garage, private storage shed, ownership flats, leasehold shop etc.

Stormwater Disposal

An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

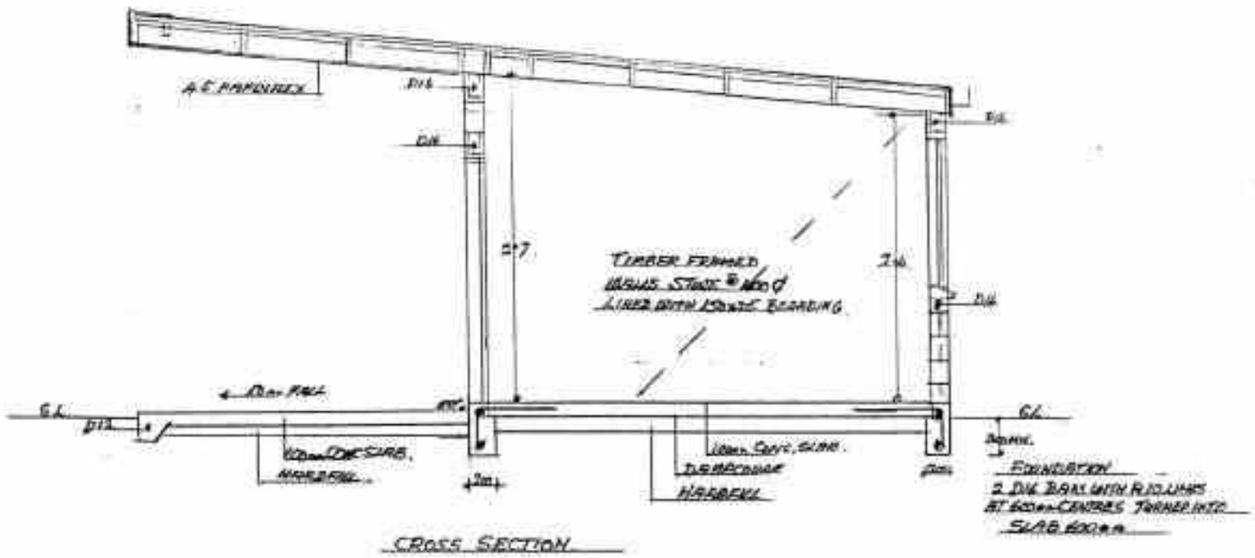
Drainage and Plumbing

Where drainage and plumbing work is incorporated with any building work the permits must be uplifted at the same time.

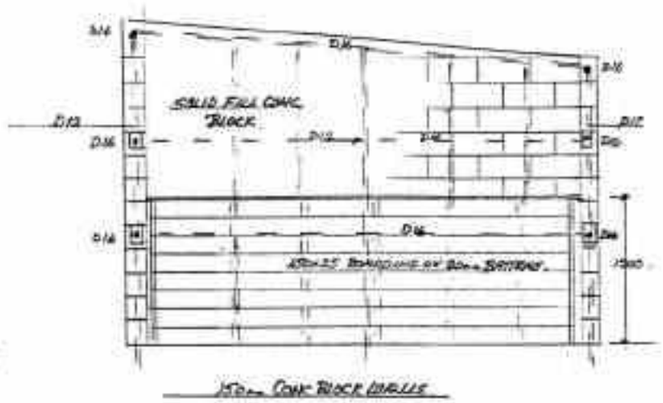
Building Permit Requirements:

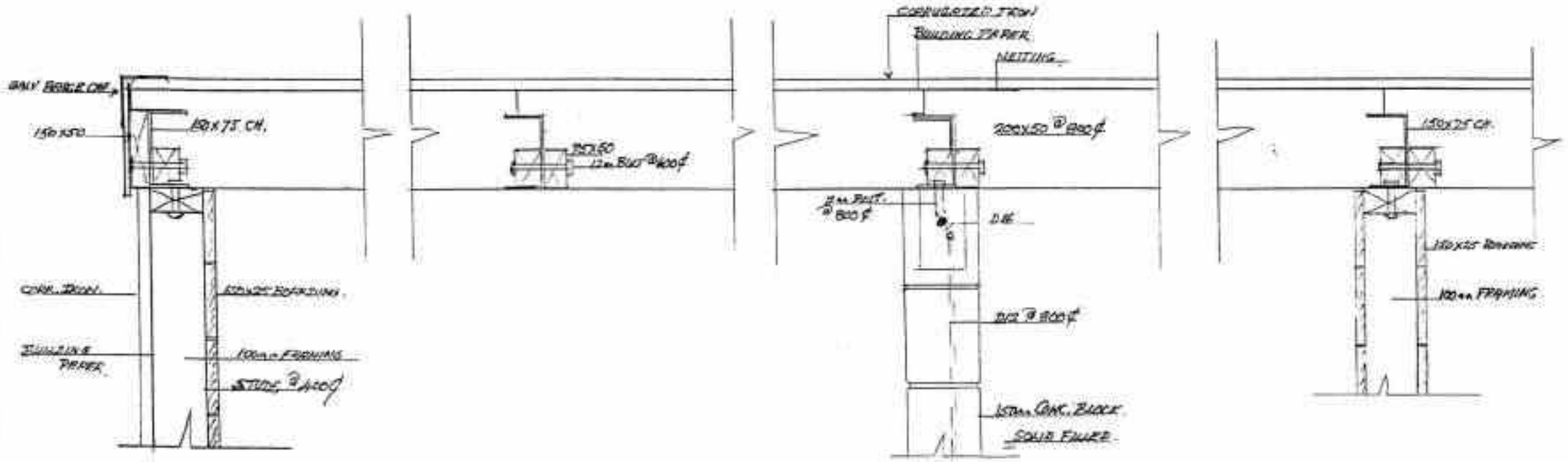
Applications will not be processed unless 3 copies of all plans (floor plans, elevations, cross sectional plans, site plans) full specifications, and complete land details are submitted with each application together with the necessary permit fees.

Other services for which fees may be charged are:
Inspections, planning and siting dispensations, sewer and water connections, vehicle crossings, street drainage, valuation roll search etc.



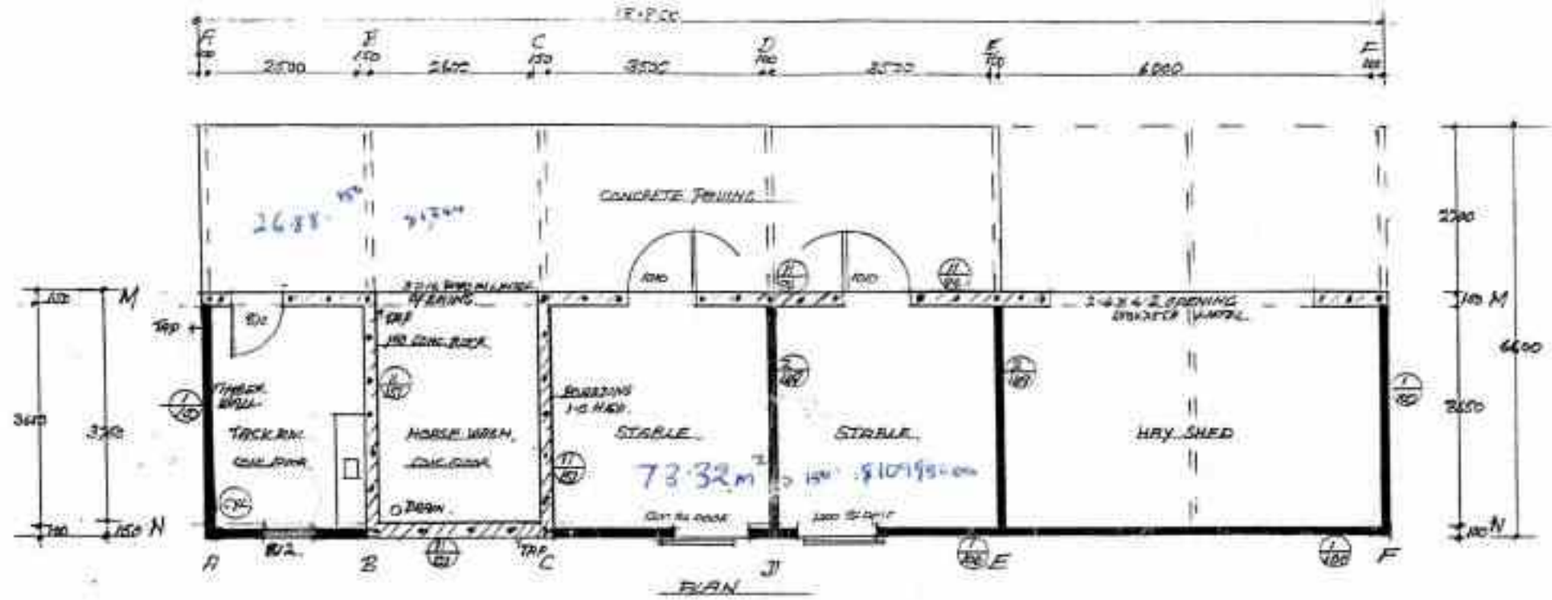
CROSS SECTION





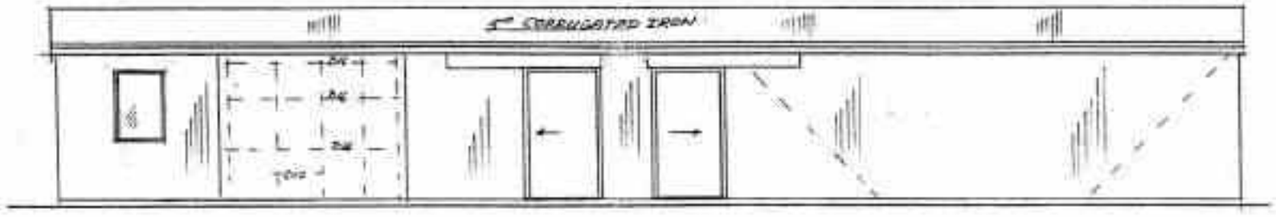
DETAIL OF ROOF

STABLES FOR K. & D. CAROLAN AT WATER HOLES ROAD. TEMPLETON.	SCALE 1:50 1:10	DATE. 16.9.91.	SHT. 6 OF 7



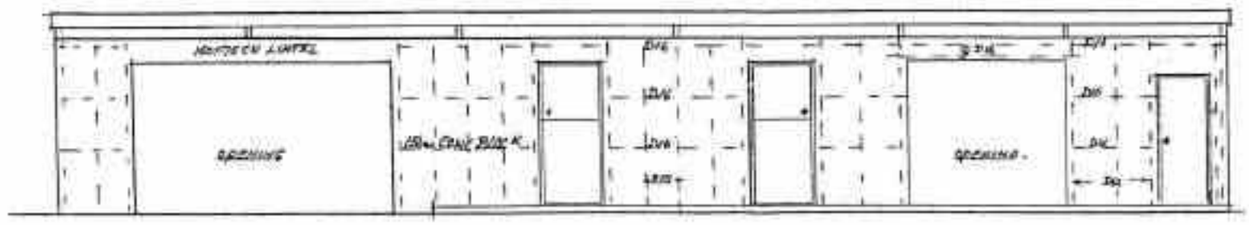


WEST ELEVATION





EAST ELEVATION



NOTE
REINFORCING AND STEELWORK
HAVE BEEN CHECKED BY
LEWIS + BARROW
CONSULTING ENGINEERS

STABLES FOR K.+ D. CAROLAN AT WATERHOLES ROAD. TEMPLETON.

SCALE.	DATE.	SHT.
1·100	16·9·91.	7. OF 7.

SELWYN DISTRICT COUNCIL

PLANNING AND REGULATORY DEPARTMENT

APPLICATION FOR PLANNING HEARING REFUND

NAME: K. D Carolan

ADDRESS: 58 Tosswill Rd
Prebbleton

DETAILS: Refund of overpaid building Permit fees being Rec No 62864 17/12/91 for $2070.35 - ValRef 23552/107

BUPF	$148.00
BALV	$161.00
DAPP	$347.00
Total	$656.00

AMOUNT TO BE REFUNDED AND CHARGED AGAINST [redacted]

AUTHORIZING SIGNATURE

19/12/91
DATE

PLANNING
DEPARTMENT

OK to Refund
19-12-91

Selwyn DISTRICT COUNCIL

DATE: 11 - 12 - 91

Dear Sir/Madam,

RE: BUILDING PERMIT APPLICATION: VALUATION REF. NO. 23552/107

Description of Work: Dwelling Addition and Alteration

Receipt of your building permit application is acknowledged.

Before consideration can be given to the processing and issue of the building permit the following is/are required:

Information Required: Registered Consulting Engineers Design Certificate for Beams and Verandah Columns construction

Please return this letter with information and/or fees.

FEES REQUIRED:	CODE		
Building Permit	BUPF	$ 808-00	148.00
Building Research Levy	BRLV	$ 161-00	161-00
Drainage and Plumbing	DRPP	$ 347-00	347-00
Engineering Check	BUEN	$	
Damage Bond	BUEN	$	
Channel Crossing	CHCF	$	
Road Opening Fee		$	
Water Connection		$	
Planning Dispensation	PLDN	$	
		$	
		$	
Sub Total		$ 1316-00	
Less Deposit Paid		$ 460-00	
Total payable including G.S.T.		$ 856-00	Receipt No.: 62864

If you have any queries please see below for contact telephone and address.

Yours faithfully,

R. George

R. GEORGE.
BUILDING INSPECTOR

ADDRESS ALL CORRESPONDENCE TO

SERVICE CENTRES

Private Bag Leeston

(147)

DATE 28/11/91 VALUATION NO. 23552/~~310~~107 PERMIT NO. 19/12/91 J61634

DESCRIPTION OF WORK Stables

JOB ADDRESS ~~(55 Tara Hill Road)~~ Waterholes Road.

OWNER K + D. Carolan	BUILDER
PHONE NO. 3495393	PHONE NO.
DESIGNER	CONSULTING ENGINEER
PHONE NO.	PHONE NO.

APPLICATION REFERRED TO:-

PLANNER	16/12/91	BUILDING INSPECTOR	R. McGeorge
ENVIRONMENTAL HEALTH OFFICER	3/12/91	ENGINEER	
DRAINAGE & PLUMBING INSPECTOR	Date	FIRE SERVICE	

CORRESPONDENCE TO APPLICANT

REPLY FROM APPLICANT

INSPECTIONS:-

FOUNDATION

DPC/SUB FLOOR

FRAMING/MOISTURE TEST

BRACING

ROOF

PLUMBING & DRAINAGE

HEATING UNIT

FIRE PROTECTION

FINAL

CONDITIONS:-

Grant (conditions ① ②

23522 / 084/0

Zoning	
Designation	
Predominant/Existing Use	
Planning/Appl./Dispensation	
Development Plan	
Subdivision Clearance	
Front Yard	
Other Yards	
Separation	
Recession Plane/Height	
Vehicle access to rear	
Site coverage/max. floorspace	
Materials/Design Appearance	
Road widening	
Off street parking	
Access and Loading	
Landscaping	
Signs	
Airport Height/Insulation ✓	
Clearance from Drain/Waterway	
Other comments	

HEALTH INSPECTION

Water supply	
Sanitary conveniences, washing facilities	
Business premises and public buildings	
Drainage	
Plumbing	
Stormwater disposal	
Health Act	
Clean Air Act	
Dangerous Goods Act	
C.H.C. Water right	
Other comments	

CONSENT LAPSED

* WORD DOCUMENT PRODUCED *

BUILDING CONSENT AUTHORITY BC CIRCULATION SHEET

OWNER: Dawne

AGENT: Bond Frew Ltd

CONSENT NO: 071383

ON ACCOUNT: ~~YES~~ / NO

FORMALLY RECEIVED DATE		BUILDING ON HOLD FOR F.I.	BUILDING SIGN OFF	PLANNING SIGN OFF	BCA SIGNATORY SIGN OFF	T/LEADER STAT CHECK
10-8-07	DEADLINE DATE		28-8-07	30-8-07	16/10/07	
	INITIAL & DATE	25/9/07	16/10/07	RJS 8/10/07		

TYPE OF WORK: INTENDED USE (if changed from PIM): Change of use - Stables to Dog Grooming

ALLOCATED TO: JH / SE

AREA/ROOM:	LEVEL:	PURPOSE GROUP:	FHC:	OCCUPANT LOAD:	INFORMATION FROM:
Reception/office	GL	WL	2	8	From Fire Safety Design Report By Bond Frew Ltd Dated 8/8/07
Dog Grooming	GL	WL	1	2	

	INITIAL & DATE
PREVIEWED BY:	JL + VB 13.8.07
LOADED BY:	Kathryn 16.8.07
BC COPIED & COMPILED BY:	

ATTACHMENTS TO BE INCLUDED:	
AMENDMENT TO COMPLIANCE SCHEDULE FORM	
CODE COMPLIANCE CERTIFICATE APPLICATION FORM	✓
OTHER:	

THIS PROJECT REQUIRES A COMPLIANCE SCHEDULE: ~~YES~~ / NO EXISTING / ~~NEW~~

COMPLIANCE SCHEDULE SYSTEMS / FEATURES LIST:

COPY OF DOCUMENTS SENT TO OTHER AGENCIES FOR ASSESSMENT

AGENCY	PEER REVIEW OR ASSESSMENT OF:	DATE SENT:	DATE RECEIVED:	COSTS ADD TO CHARGE SHEET:
NZ FIRE SERVICE				
FOOD & HEALTH STANDARDS				
TRUSS DESIGN	TRUSS DESIGN ACKNOWLEDGEMENT			

CHECKSHEET, FURTHER INFORMATION & FILE NOTES TO BE ATTACHED TO THIS PAGE.

15 September 2009

D M DEVINE & MALLEY & CO TRUSTEES LTD
WATERHOLES ROAD
RD 5
CHRISTCHURCH

Dear Sir/Madam

RE: 071383
CHANGE OF USE - STABLES TO DOG GROOMING FACILITY
904 WATERHOLES ROAD, TEMPLETON

Council is aware that building work has not been undertaken and therefore this building consent has lapsed.

If you wish to proceed with this project in the future you will need to apply for a new building consent.

Our finance department will refund any unused fees and this will follow separately.

Yours faithfully

Kathryn Lewis
Team Leader Customer Services
Building Control

Selwyn DISTRICT COUNCIL

2 NORMAN KIRK DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

REF No .....

22 November 2007

FILE COPY

BOND FREW LTD
PO BOX 61
DARFIELD

Dear Sir

Re: Building Consent no. 071383 / CHANGE OF USE - STABLES TO DOG GROOMING FACILITY
904 WATERHOLES ROAD, TEMPLETON

We advise that your Building Consent application has been ready for uplifting and payment since 16 October 2007.

We request payment of the outstanding fees of $780.57 for this consent by 7 December 2007.

Although this Building Consent has been issued, it is not deemed to be granted until such time as full payment of these fees has been received by Council.

If payment of this outstanding amount is not received by the above date we reserve the right to cancel this Building Consent and return the documentation. Any processing fees incurred by the Council to date will be charged to recover costs.

THE RETURN OF THESE DOCUMENTS DOES NOT CONSTITUTE THE GRANTING OF A BUILDING CONSENT and no work shall commence on site without one.

Should you have any queries regarding this letter, please phone our Customer Services Team on Phone 347 2839.

Yours faithfully

Kathryn Lewis
Customer Services Administrator

cc. D M DEVINE & MALLEY & CO TRUSTEES LTD

Selwyn

Miscellaneous Building Processing Sheet BAM116

Valuation File Checked:

Date: 24 SEP 2007 BC No: 071287

Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
HB New Zealand Building Code Handbook					
A1 Classified Use		✓			
B1 Structure					
Foundations			✓		EXISTING
Slab			✓		"
Slab Thickenings			✓		"
Load Bearing Walls			✓		"
Framing		✓		NZS	~~SG8~~ 90x50 - See Specs - dogs ears.
Stud centres GL		✓	✗	NZS	~~600~~ NZS 3.1 @ 450 ctrs.
Stud centres L1			✓		GL ONLY
Long Studs			✓		NONE
Cladding			✓		EXISTING
Lintels					Existing timber over Section of new kitchen
Bracing GL			✓		
Bracing L1			✓		
Support Beams			✓		NONE NEW
Garage Lintel			✓		"
Trusses			✓		EXISTING
Roof Framing			✓		"
Roof Bracing			✓		"
Stairs & Balconies			✓		NONE
Floor Joists			✓		NONE
Solid fuel Heater			✓		NONE
Pile Floor			✓		NONE
B2 Durability					
Durability applications		✓		NZS 3.1	
Maintenance		✓			
Generic materials		✓			
Timber Treatments		✓			
C1 Outbreak of Fire					
Solid Fuel Heater (Heat Transfer)			✓		NONE
C2 Means of Escape					
Escape Path Lengths		✓		NZS 3.1	

Date:	24 SEP 2007				BC No.
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
C3 Spread of Fire					071383
Distance off boundary		✓		B1	
Building Height		✓		B1	
C4 Structural...					
D1 Access Routes					
Slip Resistance		✓	✓	B1	B2 LINOLEUM IS ENTRY WAY, CONCRETE AT GARAGE TO BE SLIP RESISTANT.
Stair			✓	A	NONE
Handrails			✓		NONE
Ramps					NO DETAILS OF RAMP FROM BdL TO FFL OF SLAB. FROM PLANS.
D2 Mechanical...					
E1 Surface Water					
Minimum floor levels			✓		EXISTING
Down pipes			✓		EXISTING
Gutters			✓		✓
Surface water runoff			✓		✓
Protection from flooding			✓		✓
E2 External Moisture					
Watertightness risk factors			✓		NOT DOMESTIC
Floors					
Cladding Systems					
Roofing systems					
E3 Internal Moisture					
Prevention of fungal growth					NO ENCLOSED AREA
Overflow					
Water splash					
F1 Hazardous...					
F2 Hazardous Building Materials					
Glazing					
F3 Hazardous...					
F4 Safety from Falling					
Opening windows			✓		NOT BELOW 700
F5 Construction					

Date:			24 SEP 2007		BC No. 071383
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
F6 Lighting...					
F7 Warning Systems					
Description			✓		none - none req.
Location			✓		— "
F8 Signs					
G1 Personal Hygiene					
Number of sanitary fixtures			✓		Not requiring Accessible Facilities - See file note dated 25/9/07
Location			✓		
G2 Laundering					
Laundering Facilities			✓		none
G3 Food Preparation and Prevention of Contamination					
Appliances & Facilities			✓		none.
G4 Ventilation					
Ventilation					
Ventilation rate					
G5 Interior Environment					
Temperature control & Space			✓		n/a
G6 Airborne...					
G7 Natural Light					
Vertical window in external walls		✓		A1?	
Awareness of outside environment		✓		A1?	
Illuminance		✓		A1?	
G8 Artificial Light					
Illuminance					
G9 Electricity					
Electrical installation		✓		A1?	
G10 Piped Services					

Date:	24 SEP 2007				BC No. 071387
Clause	Non Compliant	Compliant	N/A	Means of compliance	Comments
G11 Gas as an Energy Source					
G12 Water Supply					
Water supply system		✓			Existing System.
requirements for hot water system					
Water tightness		✓		B1	
Equipotential bonding		✓		B1	
G13 Foul Water					
Gully traps					
pipe materials					
Support & Thermal movement					
Water tightness					
Discharge pipes					
Sanitary plumbing					
Vent pipes					
Pipe gradient					
Water traps					
Bedding & backfill					
Drains under buildings					
G14 Industrial			✓		
G15 Solid Waste			✓		
H1 Energy Efficiency					
Control of heat flow			✓		
Thermal envelope			✓		Walls R: Ceiling R: Floor R:
Hot water system			✓		

Any additional comments should be recorded on the Additional Comments form (BAM 120), which complements the BAM 100 series of processing sheets. Sufficient detail must be given on the Additional Comments form to enable cross-reference between this processing sheet and the additional comment provided, including the date, building consent number and clause item referred to.

If extra pages are used to record additional comments, state the number of extra pages here: _____

07070600 2.

Selwyn DISTRICT COUNCIL

BUILDING CONSENT / PIM APPLICATION

UNDER THE BUILDING ACT 2004 071383

SCANNED

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Web Site www.selwyn.govt.nz

SCANNED

THE BUILDING

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

(refer to your Rates Account for details)

1. Site Address: Waterholes Road

Street /Road

Rapid Number: 09109041
(Applies to Rural Properties Only)

2. Legal description: RURALSEC 7636 BLK XVI

ROLLESTON SD

(This could include all or any of the following: Lot, DP, Section, Block, or Township etc.)

Valuation Roll Number 23522-08400

3. Building Name:
(Eg. Homestead, etc where building have Official Names)

4. Location of Building within Site:
(Only Applicable to Subsequent Dwellings, Schools, etc)

5. Number of Levels: 1 6. Level/Unit No:

7. **Total Floor Area for New Work Only:-** 40 m²
Site coverage will be assessed by planning staff

8. Current Lawfully Established Use: *(Eg. Use as per Previous Consent for the existing building)*

9. Year Building First Constructed: 1992
(Only Applicable to Existing Buildings. Approximate Date is Acceptable Eg. 1925's or 1960's 1970's)

THE OWNER

10. Owner's Name: Debbie Deane
(Company or organizational name)

11. Contact Person:
(If Owner is not an Individual)

12. Mailing Address: Waterholes Road,
RD5, Christchurch

13. Street Address / Registered Office: N/A

14. Phone Numbers Mobile: 021924499

Daytime 3495893 After Hours 3495893

15. Fax: 3495557

16. Email: elementshedding.co.nz

17. Website: -

18. The following evidence of ownership is attached to this application:

☐ Current Certificate of Title

☐ Current Sale and Purchase Agreement

AGENT / APPLICANT

(Contact Details MUST be in New Zealand)

19. Name of Agent: BOND FREW LTD

20. Contact Person: PETER BOND

21. Mailing/Billing Address: PO Box 61

DARFIELD

22. Street Address / Registered Office: 8 South

TCE, DARFIELD

23. Phone Numbers: Mobile:

Daytime 03 3188900 After Hours:

24. Fax: 03 3188930

25. Email: bondfrew@xtra.co.nz

26. Website:

27. ☑ Authorisation from Owner Attached.
(Authorisation from the owner confirming authority)

28. **Note: The Agent will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.**

APPLICATION

29. I Request that a:

☐ Project Information Memorandum Only (PIM)

☐ Building Consent for PIM No:

☑ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application.

RECEIVED
- 8 JUL 2007
SELWYN DISTRICT COUNCIL

Resubmitted 10-8-07

THE PROJECT

32. Type of Building Work: *(eg dwelling, commercial, farm shed, garage, etc)*

Dog shed conversion

33. Intended Life of the Building:

☑ Indefinite but not less than 50 years

☐ Or Specified as _____ years

31. Will the Building Work Result in a Change of Use of the Building ☑ Yes ☐ No

32. If 'Yes', Provide Details of the New Intended Use: *(Eg: domestic use, shop, restaurant, shed, garage, or hothouse)*

Portion of stable block to be converted to dog grooming facility

34. List Building Consents Previously Issued for **This Building** *(If Any)*: *(ie., Is this project being constructed in stages? Is this consent for a Relocated or Transportable Building?)*

Building consent when built in 1992

35. **Estimated Value (Inc GST) $** 15000.

(ie., the estimated aggregate of the values of all goods and services to be supplied for the building work, and includes GST)

PROJECT INFORMATION MEMORANDUM

(This Section must be completed if you are applying for a PIM. DO NOT Complete this section if the Application is for a Building Consent Only)

36. The following matters are involved in the project: *(Tick appropriate boxes that apply to your project)*

☐ Subdivision
☐ New or altered connections to public utilities
☑ New or altered access for vehicles
☐ Building work over or adjacent to any road or public place
☐ Building work over any existing drains or in close proximity to wells or water mains
☐ Alterations to land contours
☐ New or altered locations and/or external dimensions of buildings
☐ Disposal of stormwater and wastewater
☐ Other matters known to the applicant that may require authorisations from the Territorial Authority *(Eg: Planning Approvals, other Licenses)*

(Specify): _____

The following documents are attached to this application:-

☐ Site Plan, Floor Plans, and Elevations of the proposed building
☐ Application Fee of $200.00. ***(Refer (a) on Back Page of this Form)***

BUILDING CONSENT

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

37. **The following documents are attached to this application:-**

☐ A Schedule of all the plans, specifications, and other documentation supplied with this application is attached.
☐ Two copies of Plans and Specifications for the Project. *(NOTE - THREE Copies will be required for Commercial Projects)*
☐ Project Information Memorandum
☐ Development Contribution Notice *(If Applicable)*
☐ Certificate attached to Project Information Memorandum. *(Resource Management Act)*
☐ Specific arrangements for multiple or unusual Inspections documented.
☐ Application Deposit Fee of $200.00. ***(Refer (b) on Back Page of this Form)***

38. ☐ A Schedule as a separate document confirming the Building Work will comply with the Building Code set out as follows:

Clause *(list relevant Clause numbers of Building Code)*	Means of Compliance *(refer to relevant compliance document(s) or detail of alternative solution in the plans and specification)*	Waiver/Modification Required *(state nature of waiver or modification of Building Code required)*

NOTE:- ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 071383.

Applicants Name:

Date: 15 / 10 / 07

File Notes.

MEMO

Carried out a Review of Cert U - Still To Dog Grooming Facility - No Fire Evacuation Plans - Report Adequate.

KL.

Signed

Selwyn DISTRICT COUNCIL

ROLLESTON DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

REF No [redacted]

24 September 2007

BOND FREW LTD
PO BOX 61
DARFIELD

Dear Sir/Madam

RE: Application for Building Consent No. **071383**

CHANGE OF USE - STABLES TO DOG GROOMING FACILITY
904 WATERHOLES ROAD, TEMPLETON

To enable me to process the above application, would you please supply the following information.

Your Building Consent cannot be issued until this information is received.

B1 – STRUCTURE

1. The 200x100 (190x45 dry), No1 Framing, Lintel in the Waiting/Reception room appears to span 2.4m. NZS3604:1999, Amdt 2, Table 15.2 gives the maximum span as 2.2m. Please review and either change the lintel Size/stress grade or supply the calculations to support its use.

14 OCT 2007

Window Area reduced to 2.2m wide ∴ now OK.

2. Please confirm the stud sizes to be used for this project. Please note that the height for the new walls vary from 2.4m to 3.0m.

14 OCT 2007

STUD NOT TO NZS 3604:1999 AMDT 2 TABLE 8.4
- ONLY ALLOWED TO SHOW CORRECT SIZE BY SDC

C – FIRE SAFETY

3. Please provide details of any fire rated construction separating the Commercial Purpose Group WL (Grooming Facility) from the Farm Building Purpose Group IA (attached class v bldg: Barn/Stable) to demonstrate compliance with NZBC C/AS1.

15 OCT 2007

15/10/07

THE FIRE SAFETY SUMMARY, BY PERSONS DID NOT ADDRESS THE CHANGE OF USE OF THE BUILDING. PART OF

4. Provide an updated Fire Safety Design Summary, annotated with the author's details and signature, which addresses the whole building (different user groups) to demonstrate compliance with the performance requirements of NZBC C – Fire Safety.

- new report has left out the entry/location area which has a higher FHC.

D1 – ACCESS ROUTES

5. Please provide details showing the transitions from the accessible parking to the Waiting/Reception (FFL 100mm above GL) to demonstrate compliance with the performance requirements of NZBC D1 clauses D1.3.2(a) & (b).

14 OCT 2007

SCALE EXTENDED TO FFL.

G13 – FOUL WATER

6. The Drainage plan does not demonstrate compliance with the venting requirements of NZBC G13. Please review and supply an updated drainage plan. dry vented.

14 OCT 2007

No further processing of this application can take place until **all** of the above information is received.

Please ensure that you provide two copies of all additional information.

It is important that any enquires/correspondence relating to the above is addressed for the attention of: Building Consent Officer, Private Bag 1, LEESTON.

Yours faithfully

John Haddow
Service Delivery Officer
Building Control

c.c
Debbie Devine
Waterholes Road, RD5
Christchurch

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 071383

Applicants Name: Bond Fren Ltd

Date: 25/09/07

MEMO

Regarding "Accessible facilities" for this project.

The plans show a Standard w/c with basin. I am not insisting that this facility is accessible for the following reasons.

1. Patrons would be expected to drop off their dogs and would not be on site for long periods. Therefore the w/c is not for public use.
2. 2 Staff members would be required during grooming. The nature of the work involves physical dexterity is required. : not wheelchair

Signed

Yvette Hedden

1 of 2

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No

13 July 2007

Bond Frew Ltd
PO Box 61
DARFIELD

DEAR SIR/MADAM

RE: APPLICATION FOR BUILDING CONSENT
DEVINE, WATERHOLES ROAD

This letter is to advise that we are unable to accept your building consent application for the above property at this time due to insufficient information being provided.

Due to the number of incomplete applications being presented, Council has put in place a rigorous vetting process to ensure the quality and quantity of information provided with applications is suitable to be accepted.

To assist applicants in providing appropriate documentation we have produced a checklist identifying key documents which are required to form part of your documentation. Please note all items listed on the checklist must be provided; failure to comply has resulted in your application being returned.

Please find enclosed:

- Your returned building consent documents
- A checklist which needs to be completed to ensure that you have provided all required information to enable the consent to be accepted

All queries relating to the above should be directed to the Customer Services Team, Building Control, phone 324 5839

Yours faithfully

Vanessa Beavon
Customer Services Team Leader
Building Control

Cc: Debbie Devine

Selwyn DISTRICT COUNCIL

Commercial or Industrial PIM / Building Consent Application Checklist

(in conjunction with Building Consent Application Form)

PROJECT NO:

Project address: WATERHOLES ROAD

NB The following is required on application in sufficient detail to show compliance with all aspects of the District Plan and the New Zealand Building Code. Please complete this Checklist in FULL. Additional information may be requested during processing of the application.	Supplied	N/A	Council
PIM			
Application form COMPLETED & signed			✓
All information identified on the cover sheet			✓
Application fee $ [illegible] GST Inclusive (Accepted Methods of Payment: CASH - EFTPOS – CHEQUE)			✓
Certificate of Title: Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.			✓
Copies of drawings as specified in the cover sheet			✓
Site Plan – showing:			✓
– All new & existing buildings, swimming pools			✓
– Any heritage buildings / trees or archaeological site information known		✓	
– Legal & notional boundaries (existing & proposed), easements, waterways, shared access ways / other areas with building setbacks dimensioned			✓
– Building & site areas (including floor areas (m²) for all floors)			✓
– Vehicle access, crossing location, manoeuvre, and parking area			✓
– Street trees, poles, sumps, manholes, traffic islands outside the property		✓	
– Any hard-standing (sealed or concrete) areas with proposed drainage			✓
– Landscaped areas required by District Plan indicated		✓	
– Any significant trees on the site			✓
– All activities on a site indicated			✓
– Proposed & existing site & floor levels			✓
– Existing & proposed contours, drive gradients and building heights (for hill or sloping sites)		✓	
– Intentions for the disposal of stormwater & sewer			✓
– Storage location and capacity of Hazardous Substances (ie LPG, diesel, home heating oil etc)		✓	
Outline Floor plans (for all floors)			✓
Outline Elevations			✓
Outline Cross Sections - (if required) to show recession plane / daylight plane & height compliance			✓
Hazardous Substances - storage location and capacity (ie, LPG, diesel, home heating oil etc)		✓	
Health Licensing - surface finishes, sinks, dishwashers, food storage		✓	
Liquor Licensing - wash basins, sinks, glass washing machine		✓	

Evacuation Scheme Assessment (required for PIM):	Yes	No	Building Sprinkled? Yes	Building Sprinkled? No	Council Use 2 x Yes = Yes
Can 100 or more people gather for different purposes or activities?		✓		✓	
Are there facilities for more than 10 employees?		✓		✓	
Is accommodation provided for more than 5 people?		✓		✓	
Are hazardous substances stored?		✓			
Are early childhood facilities provided?		✓			
Is specialised care for people with disabilities provided?		✓			
Is specialised nursing, medical, or geriatric care provided?		✓			
Are people in lawful detention?		✓			
Can 100 or more people gather in a common venue?		✓			
Council Use Only - Evacuation Scheme required?		✓			

STOP HERE IF THIS IS A PIM ONLY APPLICATION

If any of the above are answered "yes" please continue on the next page for the Building Consent checklist

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

Fire Service Assessment:	Yes	No	Council Use
Is this a fitout of an existing building?	✓		
Is a change of use involved?	✓		Minor alts?
Are alternative solutions, or any application for a modification or waiver to the Building Code for means of escape from fire & fire fighting used (Clauses C1-C4, D1, F5 or F8)			
Council Use Only - Send copy to Fire Service?			

BUILDING CONSENT (in addition to the above)	Supplied	N/A	Council
Project Information Memorandum (if already issued) plus all attached forms		✓	
Foundation Plans (timber or concrete slab) including all details		✓	
Drainage Plans - full design details including both Sewer & Stormwater and any disposal methods			✓ *
Detailed Floor Plans - fully dimensioned and notated, ~~including location of Smoke Alarms~~			✓
Detailed Elevations - including door & windows showing opening sashes			✓
Cross Sections - to show **all** relevant construction, especially through difficult areas of the building and changes in building form MORE INFO NEEDED ON EXIST. STRUCTURE.			X
Timber Treatment - the species, grading & treatment of **all** timber specific to the project is to be **specified on the drawings**, ideally on the cross section			✓
Framing Details - including floor joist layout plans if applicable		✓	
Construction Details - with **all** materials, fixings etc noted			X
Weathertightness Details - including a risk assessment matrix for **all** walls & **all** flashings		✓	✓
Internal Waterproofing Details - including **all** wet areas & surface finishes			X
Plumbing Details - including layout plan / schematic & water supply details			✓
Specifications - relevant to the project			X
Bracing Design - calculations, schedule and layout plans		✓	
Roof Truss Design - including layout plan, fixings and specific design for lintels where required		✓	
Ground Conditions report - this will be either a report to show why it is assumed that the ground is "good ground" using Section 3 of NZS 3604:1999, or a specific ground assessment & foundation design by a suitably qualified & experienced engineer		✓	
Design Features Report – for the structure		✓	
Engineers Details & Producer Statement - where any specific design has been carried out (e.g. steel beams)		✓	✓
Sediment Control Management Plan (if required by site location)		✓	
Access and Facilities for people with disabilities – for a new building all details of compliance are required, for an existing building a report is required to determine what can be reasonably upgraded to comply			X ✓
Fire Report (2 copies) – a fire design statement is required to show compliance with the "C" clauses of the Building Code, and the drawings must reflect the detail in the report			X ✓
Approvals from Other Authorities – Approvals for discharges to land, air, or water from Environment Canterbury. Food and Health Approval for food or liquor outlets. MAF approval for meatworks, etc		✓	

BUILDING CODE ASSESSMENT: Fill in the next page to show how the work complies with all clauses of the Building Code ✓

COMPLIANCE SCHEDULE: Fill in the last page if any of the systems are, or are to be, included or modified in the building X

Additional Attached documents

* EMPTYING CONTRACT REQUIRED FOR HOLDING TANK ✓

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

BUILDING CODE ASSESSMENT

Building Code Clause		Means of Compliance (note that a project may include both Acceptable and Alternative solutions)		
		Acceptable Solution	Alternative Solution (details verifying compliance are required)	Waiver/ Modification required? (Provide separate details for justification of acceptance if yes)
B1	Structure			
B2	Durability			
C1	Outbreak of fire			
C2	Means of escape			
C3	Spread of fire			
C4	Structural stability during fire			
D1	Access Routes			
D2	Mechanical installations for access			
E1	Surface water			
E2	External moisture			
E3	Internal moisture			
F1	Hazardous agents on site			
F2	Hazardous building materials			
F3	Hazardous substances and processes			
F4	Safety from falling			
F5	Construction and demolition hazards			
F6	Lighting for emergency			
F7	Warning systems			
F8	Signs			
G1	Personal hygiene			
G2	Laundering			
G3	Food prep. and prevention of contamination			
G4	Ventilation			
G5	Interior environment			
G6	Airborne and impact sound			
G7	Natural light			
G8	Artificial light			
G9	Electricity			
G10	Piped services			
G11	Gas as an energy source			
G12	Water supplies			
G13	Foul water			
G14	Industrial liquid waste			
G15	Solid waste			
H1	Energy efficiency provisions			

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Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

Compliance Schedule List

PROJECT NO.

Project address:

	Please tick the relevant boxes to show which systems are included or to be included in the building project	Existing	New / Modified	Removed	Do the systems use the Performance Standards plus inspection, maintenance & reporting procedures from the Building Code Handbook		If no, Performance Standards plus inspection, maintenance & reporting procedures identified in building consent documents	COUNCIL USE - CONFIRMED
					Yes	No		
	Cable car							
1	Automatic systems for fire suppression (for example, sprinkler systems							
2	Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit & serves only that unit).							
3	Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)							
4	Emergency lighting systems							
5	Escape route pressurisation systems							
6	Riser mains for fire service use							
7	Automatic back-flow preventers connected to a potable water supply							
8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings							
9	Mechanical ventilation or air conditioning systems/cooling towers							
9a	Cooling tower as a part of an air conditioning system							
9b	Cooling tower as part of a processing plant							
10	Building maintenance units for providing access to the exterior and interior walls of buildings							
11	Laboratory fume cupboards							
12	Audio loops or other assistive listening systems							
13	Smoke control systems							
14	Emergency power systems for, or signs relating to, a system or feature specified in any of the clauses 1 to 13							
15	Means of Escape from Fire to contain any or all of the systems/features specified in clauses 1-6, 9 and 13.							
15/1	• Systems for communicating spoken information intended to facilitate evacuation							
15/2	• Final exit (as defined by A2 of the Building Code: and							
15/3	• Fire separations:							
15/4	• Signs for communicating information intended to facilitate evacuation;							
15/5	• Smoke separations							
	NONE OF THE ABOVE							

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS ANY OF THE SYSTEMS ABOVE AND SPECIFY WHICH SYSTEMS EACH IS ASSOCIATED WITH:

		ASSOCIATED WITH	
16	Safety Barriers		
17	Access and Facilities for People with Disabilities		
18	Hand Held Hose Reels		
19	Such Signs as are required by the Building Code or Section 120 of the Building Act 2004		

COUNCIL USE ONLY

MAX. OCCUPANT LOAD	PURPOSE GROUP	INSPECTOR	BCA ISSUED DATE

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.
FILE COPY

13 July 2007

Bond Frew Ltd
PO Box 61
DARFIELD

DEAR SIR/MADAM

RE: APPLICATION FOR BUILDING CONSENT
DEVINE, WATERHOLES ROAD

This letter is to advise that we are unable to accept your building consent application for the above property at this time due to insufficient information being provided.

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Please find enclosed:

- Your returned building consent documents
- A checklist which needs to be completed to ensure that you have provided all required information to enable the consent to be accepted

All queries relating to the above should be directed to the Customer Services Team, Building Control, phone 324 5839

Yours faithfully

Vanessa Beavon
Customer Services Team Leader
Building Control

Cc: Debbie Devine

Selwyn District Council

Commercial or Industrial PIM / Building Consent Application Checklist

(In conjunction with Building Consent Application Form)

PROJECT NO:

Project address: WATERHOLES ROAD

NB The following is required on application in sufficient detail to show compliance with all aspects of the District Plan and the New Zealand Building Code. Please complete this Checklist in FULL. Additional information may be requested during processing of the application.	Supplied	N/A	Council
PIM			
Application form COMPLETED & signed			✓
All information identified on the cover sheet			✓
Application fee $ 420.00 GST inclusive (Accepted Methods of Payment: CASH - EFTPOS – CHEQUE)			✓
Certificate of Title: Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.			✓
Copies of drawings as specified in the cover sheet			
Site Plan – showing:			✓
– All new & existing buildings, swimming pools			✓
– Any heritage buildings / trees or archaeological site information known		✓	
– Legal & notional boundaries (existing & proposed), easements, waterways, shared access ways / other areas with building setbacks dimensioned			✓
– Building & site areas (including floor areas (m^2) for all floors)			X
– Vehicle access, crossing location, manoeuvre, and parking area			✓
– Street trees, poles, sumps, manholes, traffic islands outside the property		✓	
– Any hard-standing (sealed or concrete) areas with proposed drainage			X
– Landscaped areas required by District Plan indicated		✓	
– Any significant trees on the site			✓
– All activities on a site indicated			X
– Proposed & existing site & floor levels			X
– Existing & proposed contours, drive gradients and building heights (for hill or sloping sites)		✓	
– Intentions for the disposal of stormwater & sewer			✓
– Storage location and capacity of Hazardous Substances (ie LPG, diesel, home heating oil etc)		✓	
Outline Floor plans (for all floors)			✓
Outline Elevations			✓
Outline Cross Sections - (if required) to show recession plane / daylight plane & height compliance			✓
Hazardous Substances - storage location and capacity (ie, LPG, diesel, home heating oil etc)		✓	
Health Licensing - surface finishes, sinks, dishwashers, food storage		✓	
Liquor Licensing - wash basins, sinks, glass washing machine		✓	

Evacuation Scheme Assessment (required for PIM):	Yes	No	Building Sprinkled? Yes	Building Sprinkled? No	Council Use 2 x Yes = Yes
Can 100 or more people gather for different purposes or activities?		✓		✓	
Are there facilities for more than 10 employees?		✓		✓	
Is accommodation provided for more than 5 people?		✓		✓	
Are hazardous substances stored?		✓			
Are early childhood facilities provided?		✓			
Is specialised care for people with disabilities provided?		✓			
Is specialised nursing, medical, or geriatric care provided?		✓			
Are people in lawful detention?		✓			
Can 100 or more people gather in a common venue?		✓			
Council Use Only - Evacuation Scheme required?		✓			

STOP HERE IF THIS IS A PIM ONLY APPLICATION

If any of the above are answered "yes" please continue on the next page for the Building Consent checklist

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

Fire Service Assessment:	Yes	No	Council Use
Is this a fitout of an existing building?	✓		
Is a change of use involved?	✓		Minor alts
Are alternative solutions, or any application for a modification or waiver to the Building Code for means of escape from fire & fire fighting used (Clauses C1-C4, D1, F6 or F8)			
Council Use Only - Send copy to Fire Service?			

BUILDING CONSENT (in addition to the above)	Supplied	N/A	Council
Project Information Memorandum (if already issued) plus all attached forms		✓	
Foundation Plans (timber or concrete slab) including all details		✓	
Drainage Plans - full design details including both Sewer & Stormwater and any disposal methods			✓
Detailed Floor Plans - fully dimensioned and notated ~~, including location of Smoke Alarms~~			✓
Detailed Elevations - including door & windows showing opening sashes			✓
Cross Sections - to show **all** relevant construction, especially through difficult areas of the building and changes in building form MAKE UP TO NEEDED ON EXIST. STRUCTURE.			✗
Timber Treatment - the species, grading & treatment of **all** timber specific to the project is to be **specified on the drawings**, ideally on the cross section			✓
Framing Details - including floor joist layout plans if applicable		✓	
Construction Details - with **all** materials, fixings etc noted			✗
Weathertightness Details - including a risk assessment matrix for **all** walls & **all** flashings			✓
Internal Waterproofing Details - including **all** wet areas & surface finishes			✗
Plumbing Details - including layout plan / schematic & water supply details			✓
Specifications - relevant to the project			✗
Bracing Design - calculations, schedule and layout plans		✓	
Roof Truss Design - including layout plan, fixings and specific design for lintels where required		✓	
Ground Conditions report - this will be either a report to show why it is assumed that the ground is "good ground" using Section 3 of NZS 3604:1999, or a specific ground assessment & foundation design by a suitably qualified & experienced engineer		✓	
Design Features Report – for the structure		✓	
Engineers Details & Producer Statement - where any specific design has been carried out (e.g. steel beams)		✓	
Sediment Control Management Plan (if required by site location)		✓	
Access and Facilities for people with disabilities – for a new building all details of compliance are required, for an existing building a report is required to determine what can be reasonably upgraded to comply			✗
Fire Report (2 copies) – a fire design statement is required to show compliance with the "C" clauses of the Building Code, and the drawings must reflect the detail in the report			✗
Approvals from Other Authorities – Approvals for discharges to land, air, or water from Environment Canterbury. Food and Health Approval for food or liquor outlets. MAF approval for meatworks, etc.		✓	

BUILDING CODE ASSESSMENT: Fill in the next page to show how the work complies with all clauses of the Building Code ✓

COMPLIANCE SCHEDULE: Fill in the last page if any of the systems are, or are to be, included or modified in the building ✗

Additional Attached documents

✗ EMPTYING CONTRACT REQUIRED FOR HOLDING TANK.

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

Selwyn DISTRICT COUNCIL

www.selwyn.govt.nz

BOND FREW LTD
PO BOX 61
DARFIELD 7541

GST Number: 53-113-451
Invoice Date: 22/09/09
Customer No: BC071383

Tax Invoice 78762

Quantity	Description	Rate	Amount
	Building Consent 071383 Change of use - Stables to dog grooming - 904 Waterholes Rd Your client: DM Devine & Malley & Co Trustees		
	Costs incurred prior to consent lapsing		
0.10	Filing/Records	45.00	4.50
7.40	Processing Applications	58.63	433.86
		Sub Total	438.36
		GST	54.79
		Cash Received	980.57CR

Total incl. GST $487.42CR

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

BOND FREW LTD
PO BOX 61
DARFIELD 7541

Customer No.: BC071383
Invoice No.: 78762
Total Due: $487.42CR
Refund Due

Amount Enclosed:

Payment can be made by internet banking to the following account: 03 1587 0050000 00.

Please enter your invoice number in the particulars field, and your customer number in the code field.

Selwyn DISTRICT COUNCIL

ROLLESTON DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

REF No

Building Consent 071383

Section 51, Building Act 2004

Street address of building:	904 WATERHOLES ROAD, TEMPLETON
Legal description:	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation number:	2352208400
Rapid number:	
Building name:	
Building location on site:	
Level/unit number:	

Name of Owner:	D M DEVINE & MALLEY & CO TRUSTEES LTD

Applicant/Agent:	BOND FREW LTD
Contact person:	PETER BOND
Mailing address:	PO BOX 61, DARFIELD
Street address/registered office:	8 SOUTH TERRACE, DARFIELD
Phone number:	
Landline:	03 318 8900
Mobile:	
Daytime:	
After hours:	
Facsimile number:	03 3188930
Email address:	bondfrew@xtra.co.nz
Website:	

The following building work is authorised by this building consent:

Description:	CHANGE OF USE - STABLES TO DOG GROOMING FACILITY
Intended Use:	Alteration of Existing Stable to include: New External and Internal Partition Walls to provide Reception, Staff Room, Dog Grooming Room and Sanitary Facilities, and Change of Use: Part of Existing Stable to Dog Grooming Facility (40.92m2).
Estimated Value:	$15,000

SERVICE CENTRES
LEESTON: HIGH STREET, LEESTON PH: (03) 347-2820
DARFIELD: SOUTH TERRACE, DARFIELD PH: (03) 318-8338
LINCOLN: GERALD STREET, LINCOLN PH: (03) 347-2875

Building Consent Authority Charges

This consent will be granted when the invoiced costs are paid in full. Where any work fails to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately on a time and cost basis.

This building consent is granted under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This Building consent is valid for 12 months from the date of granting.

Any amendment to this Approved Building Consent will require approval prior to the work being carried out. This will require a new Building Consent application to be made.

Booking Inspections

1. Advice to the Building Consent Authority, that the work will be ready for inspection at least 24 hours (1 working day) before that inspection is required; however this may not guarantee an inspection at the desired time if no inspection booking is available at that time. We recommend early scheduling of inspections to avoid project delays.

2. All inspections are to be booked by phoning 03 324 5848 between the hours of 8:30am and 5:00pm.

3. The complete set of Approved Building Consent documents (including stamped plans and specifications) MUST be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

❑ Inspection 1

Structural framing and fixings.

Flashings in place prior to cladding being fixed.

❑ Inspection 2

NOTE: A weathertight exterior is required before a preline inspection occurs.

Plumbing pipe work prior to fixing of internal linings.

Preline moisture test and structural framing check including confirmation of treated timber where required.

Completeness of insulation prior to fixing of internal linings.

Window installation to check ventilation, air seals, and glazing.

❑ Inspection 3

NOTE:- All drainage work must be inspected prior to backfilling.

Inspection and testing of sanitary sewer.

On site sewage to human effluent holding tank.

Check nailing off of bracing panels before stopping work is carried out.

❑ Inspection 4

Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Accessible route and facilities.

Slip resistant surfaces.

Fire safety egress, signs, and other warning systems.

Note:

Under the Building Act 2004 (Section 363) buildings intended for public use which are, or have been, the subject of a Building Consent and which do not have a Code Compliance Certificate issued, must not be occupied until that approval is granted.

Note:

Human effluent holding tank to be emptied by a licensed operator and disposed of at a Environment Canterbury (Ecan) approved site. It is the owners responsibility for ongoing maintenance of the holding tank and provision of an ongoing contract with prospective purchasers.

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.

Signature

03 DEC 2007

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 15/10/07

Selwyn DISTRICT COUNCIL

ROLLESTON DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

BOND FREW LTD
PO BOX 61
DARFIELD

GST Number: 53-113-451
Invoice Date: 16/10/07
Customer No: BC071383

Tax Invoice 52863

Quantity	Description	Rate	Amount
	071383 : 904 WATERHOLES ROAD, TEMPLETON CHANGE OF USE - STABLES TO DOG GROOMING FACILITY Owner: D M DEVINE & MALLEY & CO TRUSTEES LTD		
	ADMINISTRATION/PROCESSING/ISSUE FEE		476.33 *
	PLANNING		22.50 *
	INSPECTIONS (INCL. TRAVEL)		481.74 *
			$980.57
	(* Incl GST $108.96)		
		Cash Received	200.00CR

Total incl. GST 780.57

Once we have received the balance of the fees owing on this consent, it may then be uplifted or mailed as requested. Building consent is not valid until fees are paid in full.

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

BOND FREW LTD
PO BOX 61
DARFIELD

Customer No.: BC071383
Invoice No.: 52863
Total Due: 780.57

Amount Enclosed:

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No

ASSESSMENT FOR CHANGE OF USE

Section 114 &115 Building Act 2004

Building Consent No:	071383
Building Official:	John Haddow

Date:	15th October 2004

APPLICANT	
Name:	Peter Bond
Mailing Address:	BondFrew Ltd PO Box 61 Darfield
Phone:	(03) 318 8900

PROJECT LOCATION	
Street Address:	Waterholes Road RD5 Christchurch
Valuation No:	2352208400

Type of work: For change of use –**Part of Existing Stable to Dog Grooming Facility with Reception, Staff Room and Staff Sanitary Facilities.**

A site visit has not been carried out.

When considering a building for change of use, Council is directed by the Building Act 2004 Section 114 & 115 this reads:
(Only the clauses of section 114 & 115 applicable to this proposal are listed.)

114 Owner must give notice of change of use, extension of life, or sub division of buildings.

(1) In this section and section 115, change the use, in relation to a building, means to change the use of the building in a manner described in the regulations.

(2) An owner of the building must give written notice to the territorial authority if the owner proposes –
a) to change the use of a building; or
b) to extend the life of a building that has a specified intended life; or
c) to subdivide land in a manner that affects a building.

(3) A person commits an offence if the person fails to comply with subsection (2)

(4) A person who commits an offence under this section is liable to a fine not exceeding $5,000.

115 Code compliance requirements: change of use

An owner of a building must not change the use of the building –
(a) in a case where the change involves the incorporation in the building of 1 or more household units where household units did not exist before, unless the territorial authority gives the owner written notice that the territorial authority is satisfied, on reasonable grounds, that the building, in its new use, will comply, as nearly as is reasonably practicable, with the building code in all respects; and

(b) in any other case, unless the territorial authority gives the owner written notice that the territorial authority is satisfied, on reasonable grounds, that the building, in its new use, will –

(i) comply, as nearly as is reasonably practicable with every provision of the building code that relates to either or both the following matters:

(A) means of escape from fire, protection of other property, sanitary facilities, structural performance, and fire-rating performance;

(B) access and facilities for persons with disabilities (if this is a requirement under section 118); and

(ii) continue to comply with the other provisions of the building code to at least the same extent as before the change of use.

Description of Building Proposed for Change of Use

The building is a single storey, single skin, concrete block construction (reinforced front wall) on concrete slab on ground (refer Building Permit J61634). The existing roof is a mono-pitch Steel Rafter with Timber Purlin construction; the roof will remain unaltered. This change of use affects only the Northeast end of the building

Achieving Compliance with the Building Act 2004 and The Building Code 1992

Change of use of buildings etc. –

Section 114 Subsection (1) does apply.
Subsection (2) (a - does apply, b & c - do not apply).
Subsection (3) does apply.
Subsection (4) does apply.

Section 115 Subsection (a) does apply.
Subsection (b) (i) (A & B) does apply.
Subsection (b) (ii) does apply.

Clause	Comments
B1	Structure New stud walls will comply with the relevant clauses of the Building Code
B2	Durability Timber treatment levels and fixing materials for the proposed alterations comply.
C1	Outbreak of Fire There are no solid fuel heaters noted on the plans
C2	Means of Escape The escape lengths comply.
C3	Spread of Fire The building is 4.5m or more from the adjacent boundary and the building height is less than 10m in height
C4	Structural Stability During Fire N/A
D1	Access Routes The building complies in relation to access routes.
D2	Mechanical Installations for Access N/A
E1	Surface Water N/A

E2	External Moisture The building envelope will be extended as detailed on Building Consent 071383. Cladding, windows and main door flashings will comply with the requirements of NZBC E2 .
E3	Internal Moisture Natural Ventilation is sufficient to comply with NZBC E3.
F1	Hazardous Agent on Site N/A
F2	Hazardous Building Materials N/A
F3	Hazardous Substances and Processes N/A
F4	Safety from Falling N/A
F5	Construction and Demolition Hazard N/A
F6	Lighting for Emergency N/A
F7	Warning Systems N/A
F8	Signs "EXIT" signage will be required. Locations shown on floor plan associated with BC 071383.
G1	Personal Hygiene New sanitary facilities will be installed as part of Building Consent 071383 to comply.
G2	Laundering N/A
G3	Food Preparation and Prevention of Contamination N/A
G4	Ventilation Sufficient natural ventilation is available.
G5	Interior Environment Complies.
G6	Airborne and Impact Sound N/A
G7	Natural Light N/A
G8	Artificial Light Lighting complies.
G9	Electricity Complies.
G10	Piped Services N/A
G11	Gas as an Energy Source N/A
G12	Water Supply *Existing water supply* complies.
G13	Foul Water New foul water drainage will be installed as part of BC 071383.
G14	Industrial Liquid Waste N/A

G15	Solid Waste N/A
H1	Energy Efficiency The proposed *insulation* levels will comply.

Continue to Comply with all the Other Provisions of the building code to at least the same extent as before the change of use. This will be achieved. However in stating this, such provisions required by the building code cannot be met due to the building already existing.

Action required for compliance with the Building Code:

- F8 – Fire "EXIT" signage is required as noted on the submitted drawings (refer BC 071383).

This report and has been compiled to show compliance with The Building Act 2004.

Signed by Date: 15/10/07

Processing Officer:
John Haddow
Service Delivery Officer
Building Control

Bond Frew Ltd
CIVIL ENGINEERS

8 South Terrace
PO Box 61, Darfield 7541
Phone: 03 318 8900
Fax: 03 318 8930
Email: bondfrew@xtra.co.nz

31 August 2007



Planning to Check.

The Consent Manager
Selwyn District Council
Private Bag
LEESTON

Attn: Rosie Jowett

Dear Rosie

Re: Project No 071383P Devine, Waterholes Road – To Operate Dog Grooming Facility

With regard to your request for additional information we advise as follows:

1 No discharge to ground is proposed from the operation of this facility. Evidence of a Contract to empty the effluent storage chamber was supplied, as requested with the P.I.M. application.

2 Employee Numbers
One full time groomer will be employed with any overload and related business activities undertaken by Debbie Devine.

3 Traffic Generation
Debbie Devine will be the owner operator and occupies the dwelling on site. Traffic will be generated by the employee, clients and service vehicles.

The employee will generate	2 vmpd
Clients (6 N°/day)	12 vmpd
Service vehicles	0.5 vmpd
Total	**12.5vmpd**

The existing activities (of a rural lifestyle block) would generate an estimated 10 vmpd.

If you require any further information please give us a call.

Yours faithfully

Peter Bond
Bond Frew Ltd

cc D M Devine
Waterholes Road
Templeton
RD Christchurch

Bond Frew Ltd
CIVIL ENGINEERS

8 South Terrace
PO Box 61, Darfield 7541
Phone: 03 318 8900
Fax: 03 318 8930
Email: bondfrew@xtra.co.nz



4.10.07

Selwyn District Council
Private Bag
Leeston

Dear Sir

Re: Consent No. 071383, 904 Waterholes Road Templeton

Further to your request for additional information we reply as follows.

1.0 The roof over the lintel has an existing supporting structure which will ensure that the wall (and lintel) will subject to only minor gravity loads. But to address the issue you have raised we have reduced the window size to 2.20m. in length

2.0 Your comments are noted and the plans altered.

3.0 and 4.0 We enclose our Fire Summary which addresses your C 3 and 4.

(Ex please)

5.0 The levels on the pavement and entrance details are shown on the amended plan.

6.0The drainge plan has been amended to show the vent.

Yours faithfully

Peter Bond
Bond Frew Ltd

FILE

05 OCT 2007

071383

OLD WEST COAST ROAD
COURTENAY
R. D. 1 CHRISTCHURCH
Phone (03) 3181169
Fax. (03) 3181676
Email pgbond@xtra.co.nz

Debbie Devine
Waterholes Road
Templeton
R. D.
CHRISTCHURCH

RE; Dog Grooming Building Fitout

FIRE SUMMARY

1.0 Purpose of Report

This report is prepared for submission to the Selwyn District Council, in support of a Building Consent application for the Building Alteration and the Change of Use of part of the stables building.

The Building Act requires that Means of Escape and Protection of other Property, are shown to comply with the C (Fire Provisions) of the NZ Building Code.

2.0 Description of Project.

The project involves the conversion of part of an existing horse stable to a dog grooming facility.

3.0 Design Parameters

Purpose Groups	Dog Grooming WL Horse Stable IA
Fire Hazard Category (FHC)	Dog Grooming 1

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2007

071383

4.0 Occupants Numbers

Occupant Numbers are to be limited to 4 (pursuant to Note 3 Table 2.2 A.S. C/AS1)

5.0 Escape Routes (from NZBC)

Min. No. of escape routes required.	2,(1 subject to conditions being met)

Escapes routes provided

Dog Grooming	1
Horse Stables (1 from each stable)	1

Path Lengths
Dead End Path Length (Allowable 24.0m.) **Actual 8.0m (Dog Grooming) 4.0m. (Horse Stables)**

Total Open Path Length (Allowable 60.0m.) **Actual 8.0m..(Dog Grooming) 4.0m. (Horse Stables)**

FILE

8.0 Fire Rating and Safety Precautions

For both Purpose Groups (From table 4.1/1)

Fire Rating	F (0)
Safety Precautions required	**2af and 18c**

(No specific precautions are required as the occupant loads are less than 50 people and Fire Service vehicular access is available and a telephone connection is available.)

The building has been treated as a single fire cell. The size of the fire

05 OCT 2007

071383

cell is within the floor area limits, specified for the FHC.

Fire separation between Purpose Groups is required where different Safety Precautions are required and as the Safety Precautions are the same no Fire Separation is required between the Dog Grooming space and the Stables.

9.0 Control of External Fire Spread

The control of External Spread of Fire is achieved by a separation from adjacent boundaries. The closest boundary (south-eastern) is 14m.from the boundary.

From Table 7.2/3 an enclosing rectangle 20 x 3.0m, with 100% unprotected walls is permitted to be 6.0m from the relevant boundary.

10.0 Summary

This building is proposed to undergo a change of use.

The Means of Escape and Protection of other Property has been shown to comply with the NZBC C Section provisions.



Prepared by
Peter Bond

03.10.07

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05 OCT 2007

071383

BUILDING CODE ASSESSMENT

Building Code Clause		Means of Compliance (Note that a project may include both Acceptable and Alternative solutions)		
		Acceptable Solution	Alternative Solution (details verifying compliance are required)	Waiver/ Modification required? (Provide separate details for justification of acceptance if yes)
B1	Structure	N.A	EXISTING BUILDING REFER ATTACHED REPORT	
B2	Durability	N.A.	" "	NO ALTERATION (RECESS)
C1	Outbreak of fire	N.A		
C2	Means of escape	C3 AS1		
C3	Spread of fire	C3 AS1		
C4	Structural stability during fire	C3 AS1		
D1	Access Routes	D1 AS1		
D2	Mechanical installations for access	N.A.		
E1	Surface water	N.A.	EXISTING BUILDING WITH MAINS DRAINAGE	
E2	External moisture	N.A.	" "	
E3	Internal moisture	E2 AS1		
F1	Hazardous agents on site	N.A.		
F2	Hazardous building materials	N.A.		
F3	Hazardous substances and processes	N.A.		
F4	Safety from falling	N.A.		
F5	Construction and demolition hazards	F5 AS1		
F6	Lighting for emergency	N.A		
F7	Warning systems	N.A.		
F8	Signs	F8 AS1		
G1	Personal hygiene	G1 AS1		
G2	Laundering	N.A		
G3	Food pres. and prevention of contamination	N.A		
G4	Ventilation	G4 AS1		
G5	Interior environment	N.A.		
G6	Airborne and impact sound	N.A.		
G7	Natural light	G7 AS1		
G8	Artificial light	G8 AS1		
G9	Electricity	SELF REGULATING		
G10	Piped services	N.A		
G11	Gas as an energy source	N.A.		
G12	Water supplies	N.A.	EXISTING ON-SITE SUPPLY	
G13	Foul water	N.A.	OFF SITE DISPOSAL	
G14	Industrial liquid waste	N.A		
G15	Solid waste	N.A		
H1	Energy efficiency provisions	N.A		

This form may be used at the following Councils:

Ashburton District Council	Buller District Council	Christchurch City Council	Grey District Council
Hurunui District Council	Kaikoura District Council	Marlborough District Council	Nelson City Council
Selwyn District Council	Tasman District Council	Waimakariri District Council	Westland District Council

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071383
05 OCT 2007

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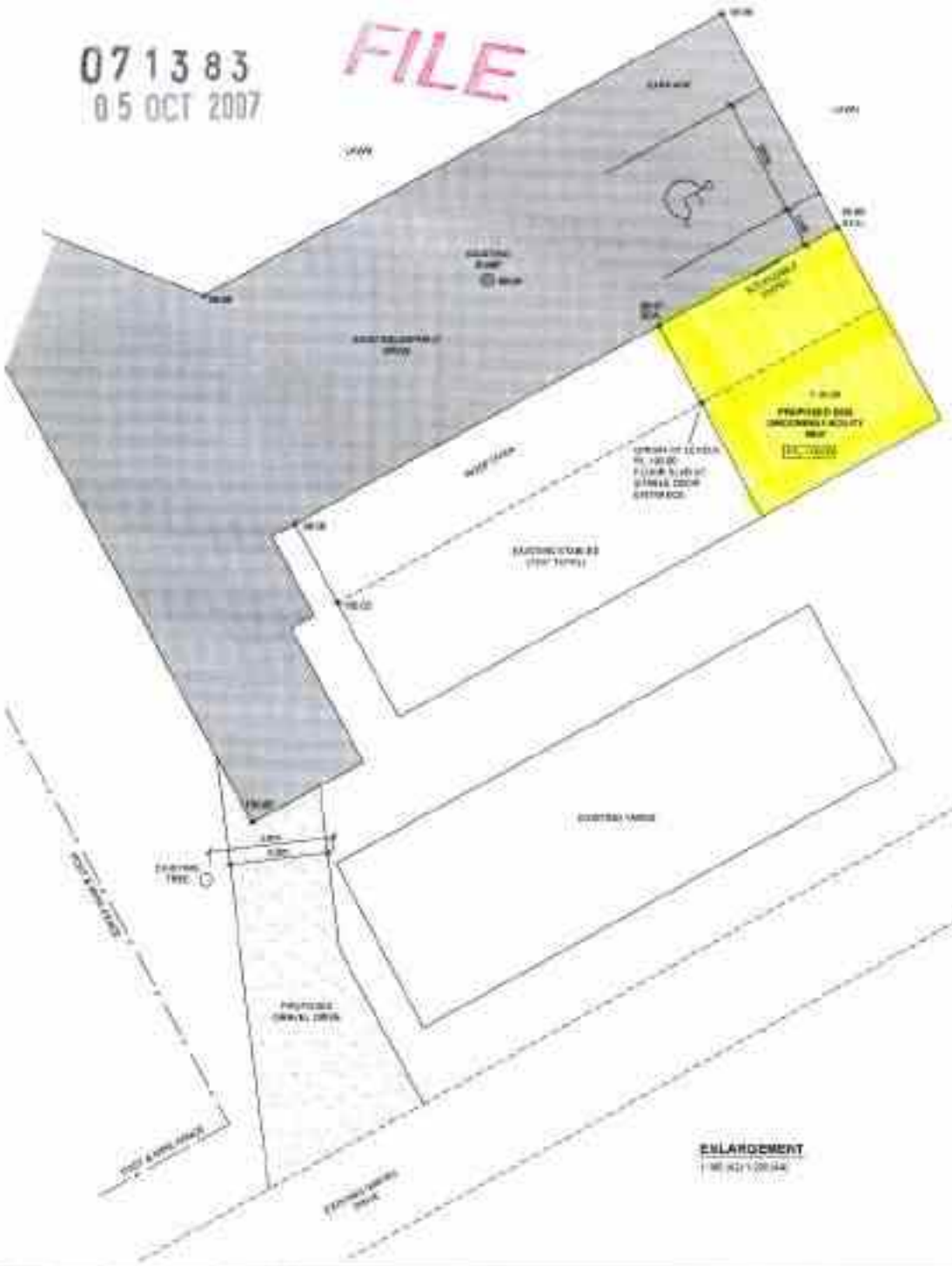


ENLARGEMENT
1:100 (A2) 1:200 (A4)



SITE PLAN
1:1000 (A2) 1:2000 (A4)

Any amendment to this approved Building Consent will require approval prior to the work being carried out. This may require a new Building Consent application.

PLAN SCHEDULE

SHEET NO	DESCRIPTION
1	SITE PLAN
2	FLOOR PLAN, SECTION A-A
3	EXISTING AND PROPOSED ELEVATIONS
4	DETAILS

ORIGIN OF LEVELS
FLOOR SLAB AT STABLE DOOR ENTRANCE
RL 100.00 (ASSUMED)

SITE AREA: 8.0932ha
LEGAL DESCRIPTION: R.S 7636
COMPRISED IN C.T. 329/148

Bond Frew LTD
CIVIL ENGINEERS

PROJECT:
D.DEVINE
PROPOSED DOG GROOMING FACILITY
BUILDING FIT OUT

LOCATION:
WATERHOLES ROAD, TEMPLETON

SHEET TITLE:
SITE PLAN

DATE:	JULY 2007
SCALE:	AS SHOWN
STAGE:	BUILDING CONSENT
REVISION:	1
JOB NO:	1068

SHEET 1 OF 4



ENLARGEMENT



SITE PLAN

SUPERSEDED
14 OCT 2007
Planning Advice 1 of 4
Status: Current as at 05/10/07

FILE COPY
071383

PLAN SCHEDULE

SHEET NO	DESCRIPTION
1	SITE PLAN
2	FLOOR PLAN, SECTION A-A
3	EXISTING AND PROPOSED ELEVATIONS
4	DETAILS

ORIGIN OF LEVELS:
FLOOR CLASSIFIED STABLE DOOR ENTRANCE
RL 100.00 ASSUMED

SITE AREA: 8.0372ha
LEGAL DESCRIPTION: R.S. 1836
COMPRISED IN C.T. 72/148

Bond Frew (CI)
CIVIL ENGINEERS
P.O. Box 41
Cheltenham
T) 1148888
F) 1148000
E) bondfrew@xtra.co.nz

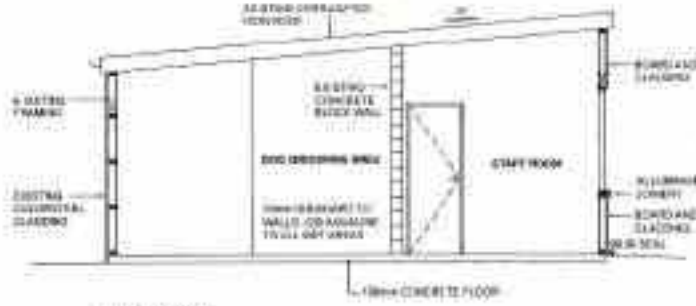
PROJECT: DOEVINE
PROPOSED DOG GROOMING FACILITY
BUILDING FIT OUT

LOCATION: WATERHOLES ROAD, TEMPLETON

SHEET TITLE: SITE PLAN

DATE:	JULY 2007
SCALE:	AS SHOWN
ISSUE:	BUILDING CONSENT
REVISION:	0
JOB NO:	1068

SHEET 1 OF 4



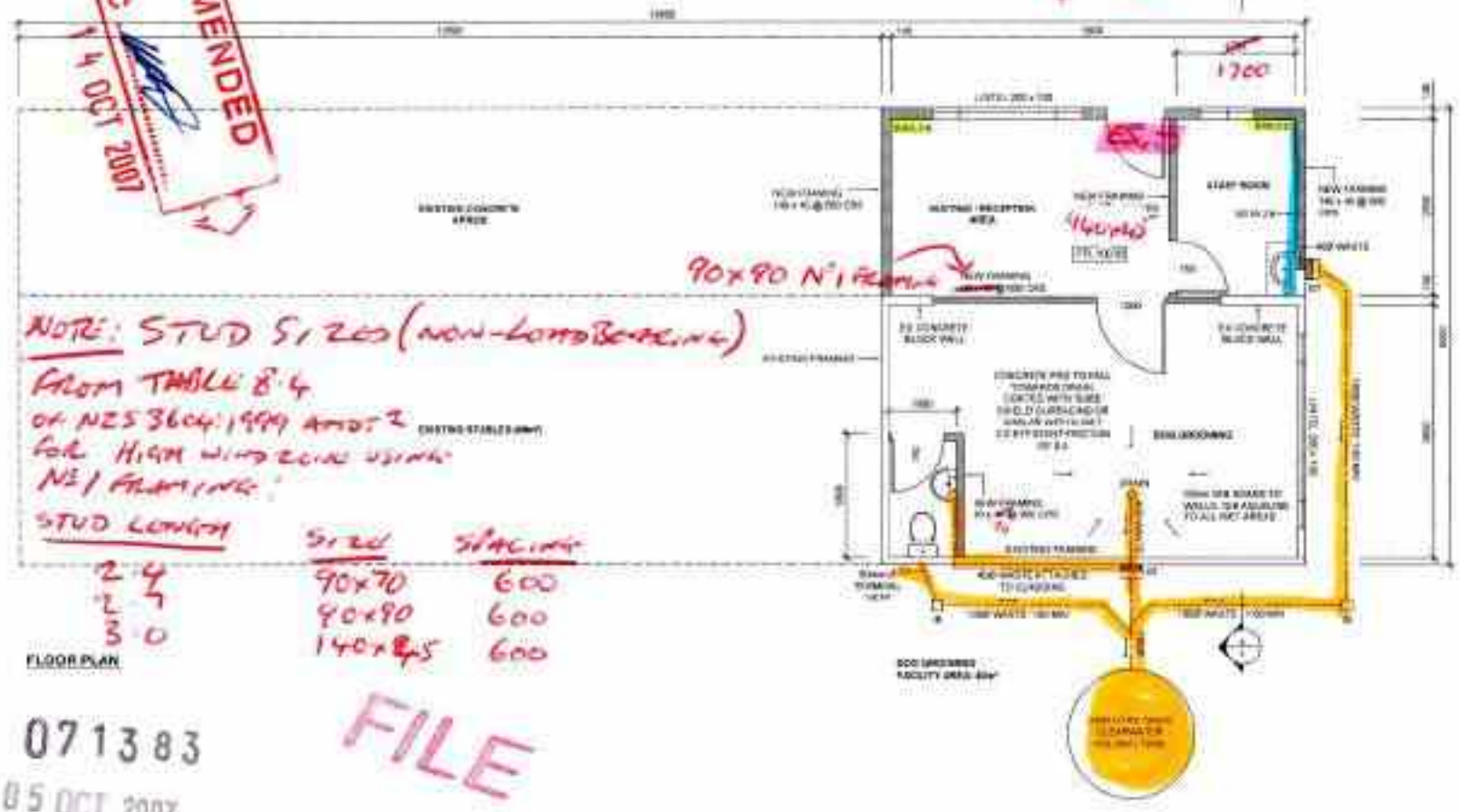
SECTION A-A

AMENDED
SDC
14 OCT 2007

AMENDED
SDC 4 Oct 2007
Roof Studs 90x45

AMENDED
SDC
14 OCT 2007

H2.1



NOTE: STUD SIZES (NON-LOADBEARING)
FROM TABLE 8.4
OF NZS 3604:1999 AMD: 2
FOR HIGH WIND ZONE USING
N1 FRAMING

STUD LENGTH	SIZE	SPACING
2.4	90x70	600
2.7	90x90	600
3.0	140x45	600

FLOOR PLAN

071383
05 OCT 2007

FILE

NOTES

1 DRAINAGE
...

2 FLOOR COVERINGS
...

3 TIMBER GRADES AND TREATMENT
ALL FRAMING TIMBER SHALL BE ...

4 INSULATION
...

5 GLAZING
...

SITE AREA 0.0937ha
LEGAL DESCRIPTION Pt S 7936
COMPRISED IN C.T. 33K/746

Bond Frew LTD
CIVIL ENGINEERS

PROJECT
D DEVINE
PROPOSED DOG GROOMING FACILITY
BUILDING FIT OUT

LOCATION
WATERWORKS ROAD, TONGARIRO

SHEET TITLE
FLOOR PLAN SECTION

DATE	JULY 2007
SCALE	1:50 (A3) 1:100 (A4)
ISSUE	BUILDING CONSENT
REVISION	1
JOB NO	1380

A1380
4



SECTION A-A

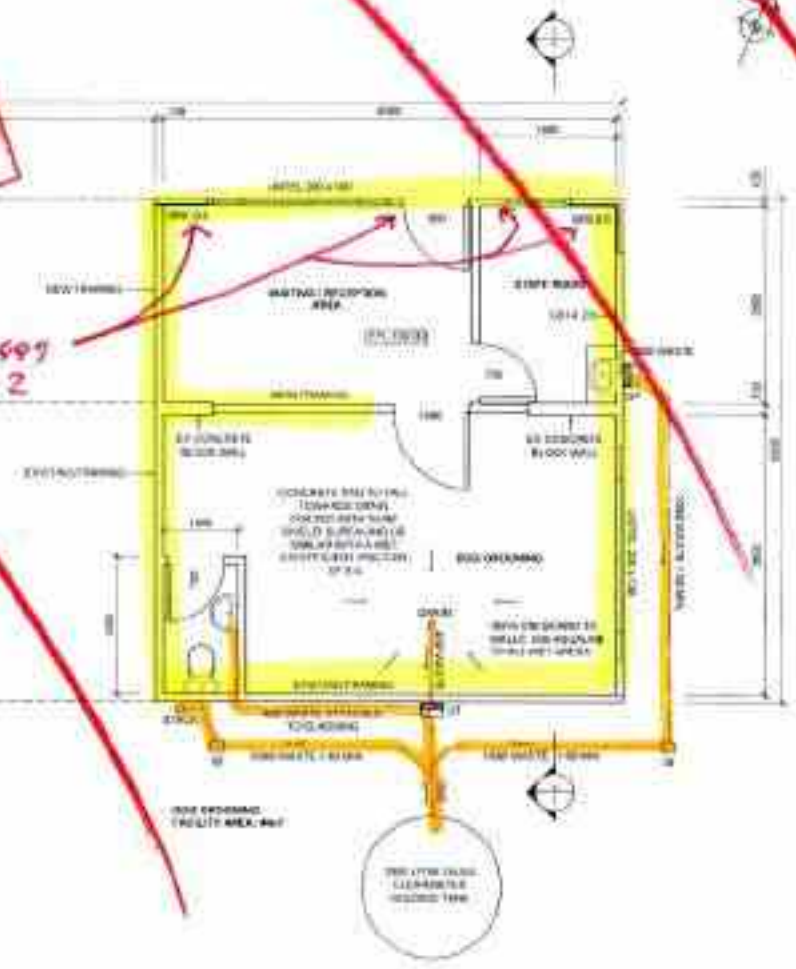
SUPERSEDED
14 OCT 2007
Refer new plans 05/10/07

AMENDED
SDC
24 SEP 2007

H3.1

AMENDED
SDC
24 SEP 2007

Refer AS3604:1999
Amdt 2 Table 8.2
for stud size.



FLOOR PLAN

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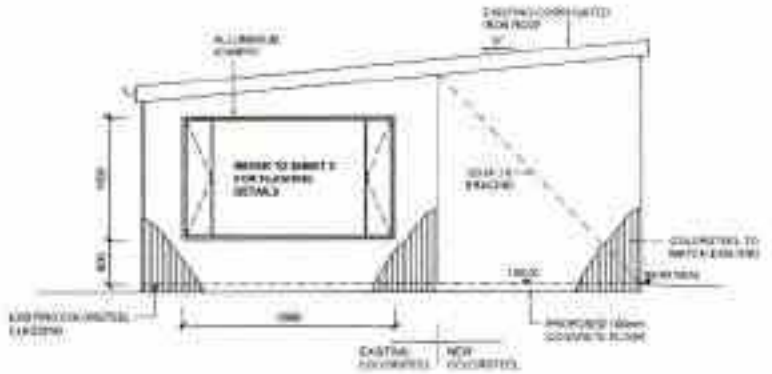
Bond Frew. Ltd
CIVIL ENGINEERS

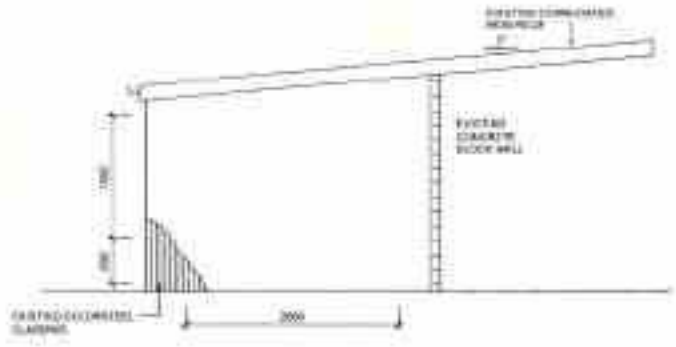
PROPOSED DOG GROOMING FACILITY
BUILDING FIT OUT

FLOOR PLAN SECTION

8.9.07
1:50 (A2) 1:100 (A4)
BUILDING CONSENT
0
1068



EAST ELEVATION (PROPOSED)



EAST ELEVATION (EXISTING)



NORTH ELEVATION (PROPOSED)



071383

05 OCT 2007

FILE

NORTH ELEVATION (EXISTING)

Bond Frew LTD
CIVIL ENGINEERS

PROJECT
D DEVINE
PROPOSED DOG GROOMING FACILITY
BUILDING FIT OUT

LOCATION
WATERHOLES ROAD, TEMPLETON

SHEET TITLE
ELEVATIONS

DATE	JULY 2007
SCALE	1:50 (A2) 1:100 (A4)
ISSUE	BUILDING CONSENT
REVISION	1
JOB NO	1060



EAST ELEVATION (PROPOSED)



EAST ELEVATION (EXISTING)



NORTH ELEVATION (PROPOSED)



NORTH ELEVATION (EXISTING)

SUPERSEDED
14 OCT 2007
Refer Plan Sheet 05/10/07

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Bond Frew Pty Ltd
CIVIL ENGINEERS

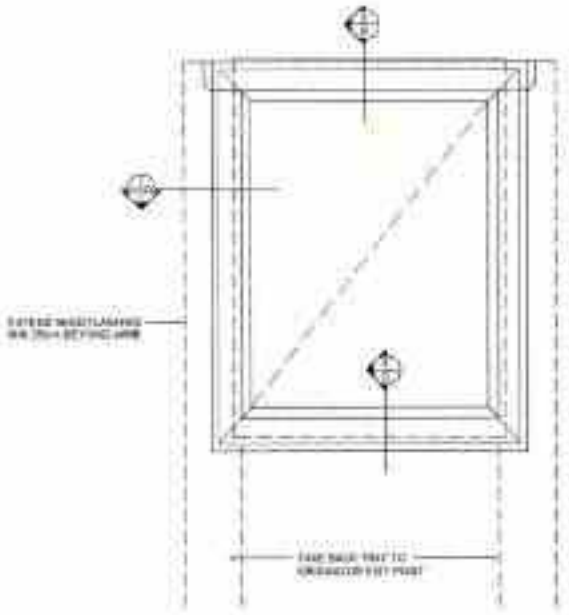
PROJECT
CONVERT PROPOSED DOG GROOMING FACILITY BUILDING FIT OUT

LOCATION
WATERHOLES ROAD, TEMPLETON

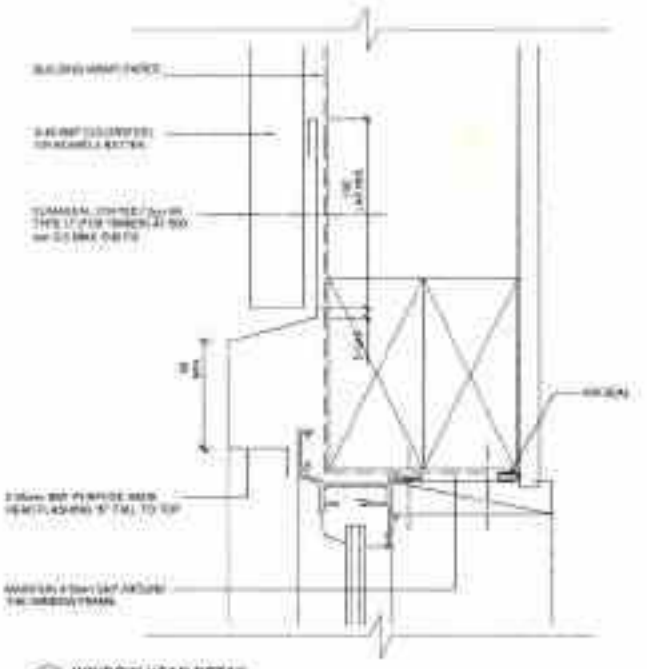
SHEET TITLE
ELEVATIONS

DATE	AUG 2007
SCALE	1:50 (A2), 1:100 (A4)
FILE	BUILDING CONSENT
REVISION	E
DRAWING	1383

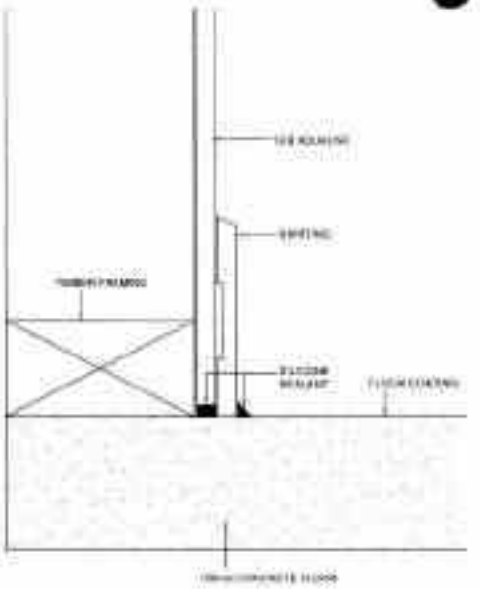
1 OF 4



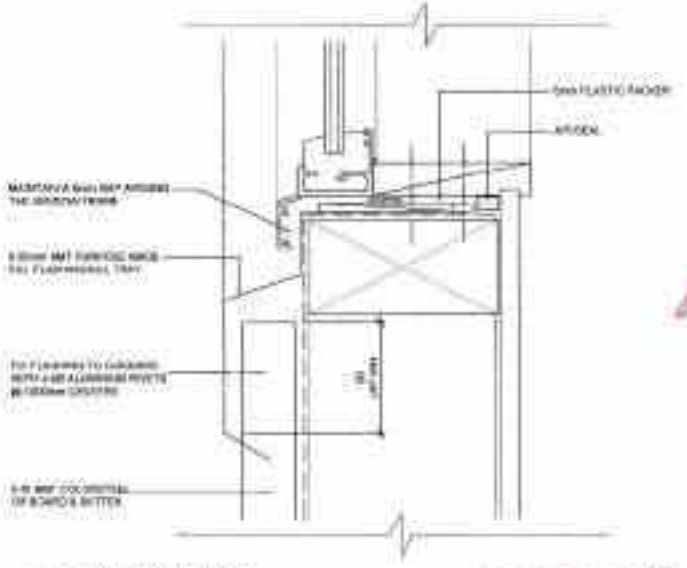
WINDOW DIAGRAM



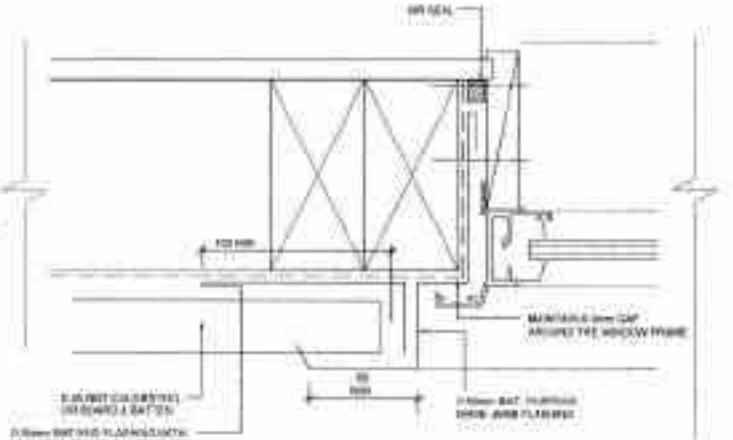
B WINDOW HEAD DETAIL



WET AREA WALL / FLOOR DETAIL



C WINDOW SILL DETAIL



D WINDOW JAMB DETAIL

FILE

05 OCT 2007

071383

Bond Frew LTD
CIVIL ENGINEERS

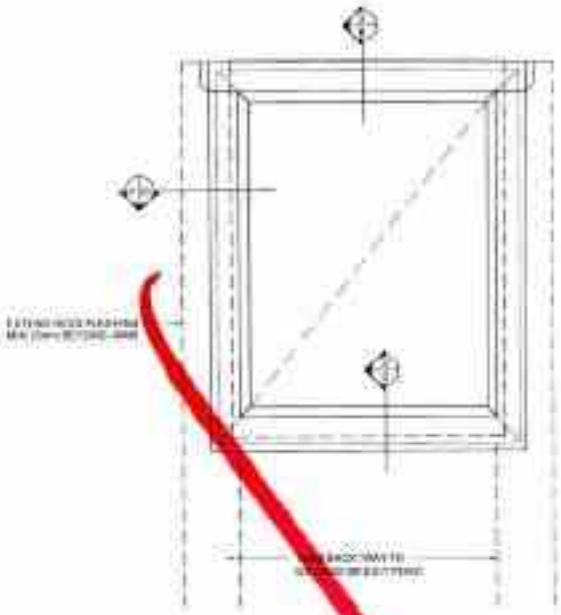
PROJECT
DOGVINE
PROPOSED DOG GROOMING FACILITY
BUILDING FIT OUT

LOCATION
WATERHOLES ROAD, TEMPLETON

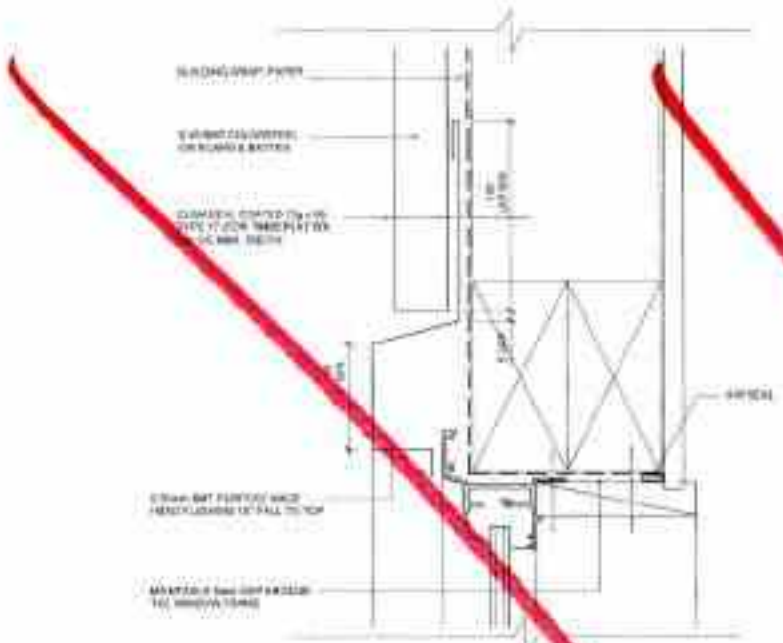
SHEET TITLE
WINDOW FLASHING DETAILS
WALL / FLOOR DETAIL

DATE	JULY 2007
SCALE	1:2 (A2), 1:4 (A4)
ISSUE	BUILDING CONSENT
REVISION	1
JOB NO	7060

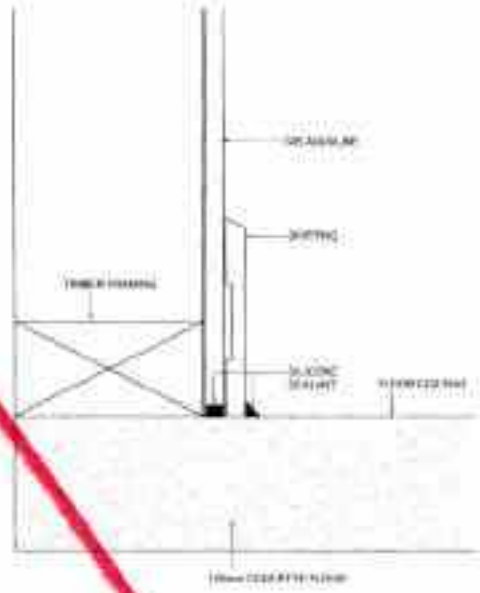
A 207
4



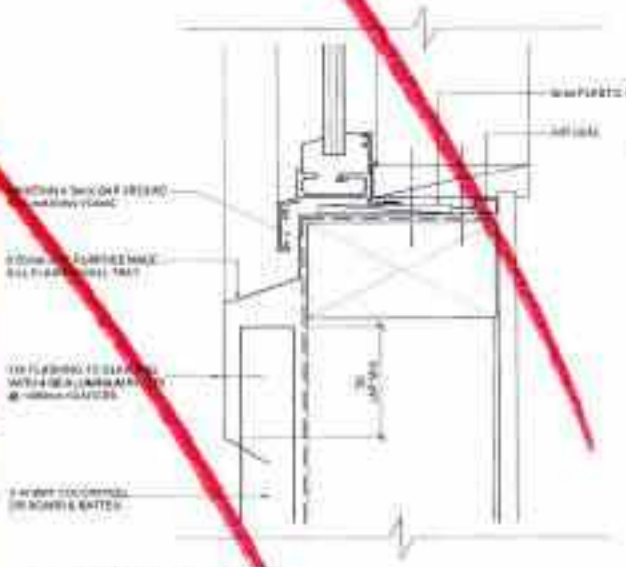
WINDOW DIAGRAM



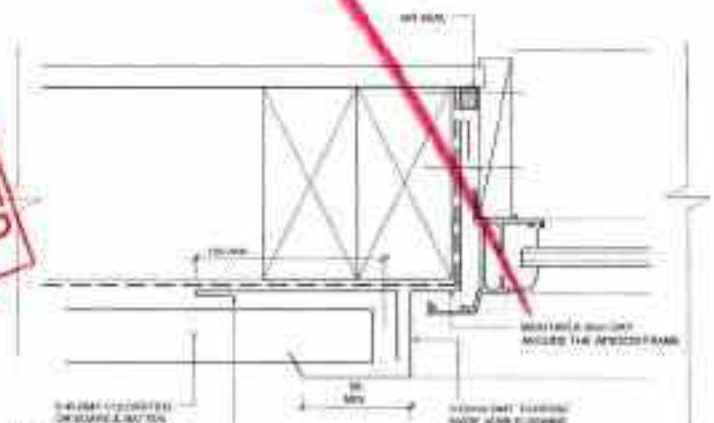
B WINDOW HEAD DETAIL



WET AREA WALL / FLOOR DETAIL



C WINDOW SILL DETAIL



D WINDOW JAMB DETAIL

SUPERSEDED
14 OCT 2007

FILE COPY
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Bond Flew LTD
CIVIL ENGINEERS

PROJECT
SUDENE
PROPOSED DOG GROOMING FACILITY
BUILDING FIT OUT

LOCATION
WATERHOUSES ROAD, TEMPLETON

SHEET TITLE
WINDOW FLASHING DETAILS
WALL / FLOOR DETAIL

DATE	JULY 2007
SCALE	1:2 (A3) 1:4 (A4)
ISSUE	BUILDING CONSENT
REVISION	0
JOB NO.	1006

Bond Frew Ltd
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SPECIFICATIONS FOR PROPOSED DOG WASH FACILITY

FOR

DEBBIE DEVINE

WATERHOLES ROAD, TEMPLETON

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CARPENTER

1.1 SCOPE

This section of the contract in general consists of the supply of materials and labour for all carpentry work including timber framing and linings, (except specialist linings specified elsewhere) the fitting and fixing of all joinery and carpenters metalwork as shown on the drawings and specified in the following sections of this Carpenter specification.

1.2 STANDARDS

The following standards apply to this contract except where specifically modified by this specification.

NZS 3601: 1973	Metric Dimensions of Timber
NZS 3602: 1996	Timber and wood based products for use in buildings
NZS 3603: 1993	Timber structures standard
NZS 3604: 1999	Code of Practice for Light Timber Frame Buildings not requiring Specific Design
NZS 3631: 1988	Timber Grading rules (National Timber Grading Rules)
AS/NZS 1748: 1997	Mechanically stress graded timber

The following related documents are applicable to this section.

BRANZ Bulletin 347	Using kiln dried MSG radiata framing
AS 1720: 1997	Timber structures, part 1, design methods (Appendix H)
AS/NZS 1491: 1996	Finger jointed timber
BRANZ Bulletin 279	Powder-powered fastening devices

1.3 STACKING

Fillet stack all timber as soon as it arrived on the site. Adequately protect from the weather treated timber, seasoned timber, dressed timber and all joinery.

1.4 SPACING

All timbers throughout shall be regularly spaced at not more than 450mm centres except where shown otherwise on drawings or specified herein.

1.5 THICKNESSING

All studs, plates and dwangs where two faces are lined shall be green gauged to produce regular planed faces in accordance with NZS 3601 (1973).

1.6 FABRICATION AND ERECTION

The works shall be carried out in accordance with best trade practice of sound repute by competent craftsman using equipment, materials and processes that are best suited for the purpose.

All studs and other timbers shall not be cut across the grain for the purpose of straightening.

At all points of attachment and contact, all timber shall be secured generally with not less than two nails driven well home to ensure secure attachment and rigidity in accordance with NZS 3604 (1999). Nails and brads will be neatly punched below the surface in the following cases:

- Packing for other sheet lining
- All joinery
- All finishing work, etc and
- All painted work

Screw holes in the attached members shall ensure a sliding fit and shall be countersunk where required. The fixing holes shall be small enough to ensure secure hold without splitting.

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Nuts shall be tightened to the full seasonable extent and shall be retightened as required during the course of the contract.

1.7 FIXINGS

Nails, brads, screws, bolts and the like shall be of steel; except that where liable to corrosion, where inserted in totara or redwood and where covered with substances such as plaster, paste, water paints etc. fastening shall be either of non-corrodible metal or coated with corrosion resistant materials. Screws when used in flooring or where exposed to the weather shall be galvanised or solid brass. Screws used for the attachment of hardware shall be appropriate material and pattern to match such hardware.

Nails shall penetrate the second or holding timber at least half their length.

Brads shall be used to attach boarding, flooring, linings and finishing's shall be in length three times the thickness of the attached material with a minimum length of 20mm.

All nails in laps, scarfs, halving etc. of framing timber shall be not less than 25mm longer than the total thickness of timbers through which they are driven and shall have the ends well clinched.

1.8 TIMBER QUALITY

It is essential that tenders be based on the species and grades as specified, should the contractor be unable to source prices or stocks of specified timber, he shall prepare a detailed schedule of timber available, duly price and shall submit it to the Designer for their written approval. No substitution shall be made at any time without the written approval of the Designer. Unless otherwise stated in this specification all framing shall be one of the following:

- Treated radiata pine No.1 framing grade
- Kiln dried MSG radiata pine framing in either F5 or MGO10 grades in accordance with NZS3602:1995
- Finger jointed kiln dried MSG radiata pine framing in either F5 or MGP10 grades in accordance with NZS3602:1995 and supplied with an acceptable producer statement.

All dressed timber, skirtings, fascias, architraves, trim, beads, boarding etc. shall be of the species and quality specified in the various sections of the work. Unless otherwise stated in this specification all the said finishing timbers shall be;

- for interior applications, clear single length or finger jointed radiata pine moulded to the specified size and profile.
- for exterior applications, clear single length

or finger jointed radiata pine treated to the H3 hazard requirements as specified by the NZ Timber Preservation Council and sourced from a Woodmark certified producer.

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1.9 TIMBER - MOISTURE CONTENT

The Equilibrium Moisture Content (EMC) of timber used in this contract shall be as follows:-

Exterior finishing timbers	16%
Flooring	11%
Interior joinery and finishing timbers	10%
All framing timbers	16%
All timber for wall battening	14%

1.10 TIMBER – TREATMENT

The use of treated timber on this contract shall generally be in accordance with NZS3602: 1995 Timber and Wood-Based Products for Use in Building. Treatments, methods, preservatives and retentions shall be in accordance with the requirements of the NZ Timber Preservation Council Inc.

(a) Framing timber for interior dry-in-service situations shall be one of the following:
- supplied wet framing shall be H1 hazard rating preservative treated
- supplied dry, framing may be either; kiln dried untreated if used in situations where it is not exposed to ground atmosphere or H1 hazard rating preservative treated

(b) Framing timber for situations identified as wet areas shall be one of the following;
- supplied wet framing shall be H3 hazard rating preservative treated
- supplied dry or partly dry framing shall be H3 hazard rating preservative treated

(c) Framing timber for exterior situations shall be preservative treated to the H3 hazard rating provided that these are not used in ground contact

1.11 FINISH

All timber surfaces exposed to view or to contact by hand shall be dressed to a smooth surface consistent with the situation. In addition all floors, doors, windows, interior finishing timbers, interior joinery fittings and the like shall be sandpapered with fine sandpaper to a smooth even surface and shall be scraped if required beforehand.

Remove all arises, all rough or uneven patches, hammer marks and other surface defects before varnishing and painting and the like is begun.

Stains shall not show on any timber which is to have a natural finish or a varnish finish.

Surfaces such as floors, roofs and the like which are to be covered with a shall brought to an even surface satisfactory for contact of such material.

Wait on all trades, cut or bore timber as they may require, provide and fix all blocks, supports and the like.

Reduce to a minimum the cutting of joists and the like within the middle third of the length. In such cases where unavoidable, drill holes on the centre line.

Attachment to concrete and concrete blocks shall be made by means of screws in patent plugs of fibre, or other approved materials or bolts either built in or engaging in malleable expanding sockets of approved design.

Wooden plugs shall not be used.

Provide and fit all wooden fillets and the like as required by the Plumber, Roofer and other trades.

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1.12 PROTECTION OF TIMBER

Adequately protect all timber from weather and distortion as soon as it arrives on site. Do not tip packet timber, prenailed frames or trusses from the delivery vehicle.

Keep kiln dried framing and finishing timbers dry and wrapped prior to erection. Schedule deliveries so that timber is used at a reasonable rate. Order and schedule deliveries of prenailed frames and trusses to that they are not lying on the ground and that they are stood in place as soon as possible.

Where timber is required to be stacked on site, place on gluts to be at least 100mm off the floor or ground. Gluts should be set out to keep packets or stacks straight and level.

Kiln dried framing, when erected, should be enclosed with building wrap as soon as possible. Finishing timbers should be kept dry and wrapped prior to fixing in place.

1.13 FABRICATION AND ERECTION

The work shall be carried out generally to comply with NZS3602: 1995 and NZS3604: 1999 and the manuals of the kiln dried MSG framing suppliers except as varied in this specification or drawings. (Note that the nailing schedule, Table 1A of NZS3604: 1999 may be varied to suit kiln dried MSG framing).

Fabrication shall normally include the methods, practices and processes contained in the unit standards for the National Certificates in Carpentry and Joinery.

1.14 SEPARATION

All timbers shall be separated from concrete or masonry by:

- A bituminous damp proof membrane overlapping timber by at least 6mm
- A 12mm minimum free drawing air space

1.15 FRAMING SPACING AND SET OUT

Set out framing generally in accordance with the requirements of NZS3604: 1999 to carry loads and to support linings, cladding, flooring and other building components except where shown otherwise on the drawings pertaining to this contract. Note any special requirements for bracing panels and for joining of panels, claddings or specified items.

Set all timber true to required lines and levels. All timber to be accurately cut in respect to butt joints, laps, frame joints, housings to provide even contact and avoid splitting.

Provide and fix all necessary framing to complete linings and claddings and to fix all services, fittings and fixtures and provide any necessary lateral support.

1.16 HOLES, NOTCHES AND STRAIGHTENING

Holes, notches, checks and straightening of studs to be limited to the requirements of NZS3604: 1999 unless allowed otherwise by the Designer in writing. Holes and notches for services should be neatly made and limited to the requirements of NZS3604: 1999 unless allowed by the Designer in writing.

1.17 WALL FRAMING – GENERAL

All walls shall be framed in gauged ex 90 x 50 as shown clean dry straight treated pinus no. 1 framing grade timbers. All bottom plates shall be ex 90 x 50 with the exception of opening studs to doorways and windows which shall be 75 wide and shall be checked 9mm into top and bottom plates and double nailed.

Space studs generally to suit sheet linings at 450 and 600 centres as shown and as appropriate. Provide additional studs at corners and junctions as required for fixing linings.

Dwang between studs generally at approximately 800 centres with 75 x 50, 90 x 50 as appropriate dwangs.

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Allow to dwang to provide for wall fittings as may be required.

All lintels shall be solid and shall be of the sizes shown on the drawings or as laid down in the relevant New Zealand Standard Specification. Check all lintels 25mm into opening studs and securely nail.

All framing shall be straight and true to line and plane. All studs that twist after erection shall be cut out and replaced with new studs.

All framing shall be straight and true to line and plane. All studs that twist after erection shall be cut out and replaced with new studs.

All framing to be fixed to concrete or masonry shall be separated from the concrete or masonry with Malthoid DPC.

Frame up for all walls shown on the drawings as above.

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PLUMBER

2.1 SCOPE

This section includes:

- New Sanitary fixtures, fittings and appliances
- Sanitary waste connections, traps and wastes; necessary for proper installation and connection to the Sanitary drainage system
- Domestic hot and cold water reticulation
- Surface water downpipes, rainwater heads and drainage necessary for installation and/or their proper connection to Stormwater drainage system
- All as further described and/or shown in the accompanying drawings
- Apply for, pay fees and obtain all necessary Consents required by Authorities. Plans and specification lodged as required before work is commenced.

2.2 STANDARDS

Materials and Workmanship shall comply with relevant Standards mentioned in NZBC - in particular:

AS/NZS 1260	UPVC PIPES & FITTINGS - Drain, waste and vent applications
AS/NZS 1462	UPVC PIPES & FITTINGS - Methods of testing
AS/NZS 3501	COPPER TUBES - Water, Gas, Sanitation
NZD 5258	Code of Practice for Gas Distribution

OSH publication – Approved code of practice for safety in excavation and shafts for foundations. Plumbers, Gasfitters and Drainlayers Act 1976; Health and Safety in Employment Act 1992.

2.3 NZ BUILDING CODE COMPLIANCE

Surface water drainage	- NZBC Acceptable solution E1/AS1
Foul water drainage	- NZBC Verification method G13/VM2 - Using AS 3500 Part 2; Fully Vented Modified

2.4 WORKMANSHIP

First class Workmanship conforming to NZBC and manufacturers instructions, performed by competent trades persons using tools, equipment, current technology and processes best suited. Make proper pipework connections, sheet metalwork joints; necessary to produce watertight junction. Proper provision to be made for inspection, repairs and maintenance.

2.5 MATERIALS

Only first class, NEW materials, conforming to NZBC requirements will be accepted unless otherwise stated. Install and/or use strictly in accordance with Manufacturers requirements and/or instructions. Pipework and fittings to be PVC unless shown and/or specified otherwise.

Sanitary Foulwater	- 'MARLEY UPVC' soil, waste, vent pipes and fittings
Surface water	- 'MARLEY UPVC' stormwater/ducting pipes and fittings

COPPER PIPE - PD alloy half hard Seamless tube Domestic Standard wall thickness and in accordance with NZBC G12/AS1; Table 5 for cold water; Table 6 for hot water.

GALVANISED sheet steel unless specified otherwise – not less than 0.4mm thick BMT 400gms/m^2 ZINC coating.

2.6 INSTALLATION OF PIPEWORK

ALL PIPEWORK CONCEALED, unless shown and/or specified otherwise. Confer should any difficulty arise. Co-operate with Carpenter where strapping and extra framing is required (e.g. access, fixing). Do no cut face of studs, or unduly weaken structure for installation.

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Install pipework with even gradients and other necessary precautions to avoid air locks. Use easy bends; elbow fittings not used in pipe runs unless unavoidable. Supply and fit neat CP escutcheon plate at wall penetrations.

Pipework properly and adequately fixed using proper manufactured flanged fixings, saddles, straps, or two piece pipe rings. Make proper and adequate provision for thermal movements (in particular PVC).

2.7 SANITARY PLUMBING AND DRAINAGE

Provide discharge waste and vent pipes necessary for proper connection of all sanitary fixtures.

PVC - soil, waste, vent pipes and fittings. Pipes concealed unless shown and/or specified otherwise. Vents finish above roof to approval; 'AQUASEAL' roof penetration flashing and PVC bird-proof cage. Accessible inspections as required.

TEST - Fully smoke test the system in the presence of a Drainage Inspector. If any defects were discovered; repair and/or make good. Retest until approval given.

2.8 SURFACE WATER DRAINAGE

Connect deck outlets, rainheads, downpipes, spoutings and gutters etc and combine discharges into SURFACE WATER drainage system as shown and/or necessary to render building weathertight.

PVC stormwater drainage pipes, internal downpipes; and fittings generally, concealed from view where possible. Pipe spigot to face upstream. TEST the system with 'full pipes'. If any defects were discovered; repair and/or make good until approval given.

See elsewhere and drawings for external downpipes.

2.9 DOMESTIC HOT AND COLD WATER RETICULATION PIPEWORK

Provide and install complete the HOT and COLD DOMESTIC water supply reticulation as shown on drawings and/or specified herein necessary to connect the various Sanitary Fixtures.

COPPER used throughout; and concealed; unless shown and/or specified otherwise. EXPOSED pipework neatly set out to horizontal and/or vertical; nice easy bends; no untidy doglegs or inclined runs; CHROME PLATE finish where exposed to view including any exposed fittings, crox nuts etc. CP escutcheon plate at wall/floor penetrations.

INSULATION: ALL hot water pipework; and cold water pipework in external walls and ceilings to be insulated. INSULTUBE 15mm tube section closed cell flexible polyethylene to correct pipe size. Mitre joints at 'T' junctions, elbows etc. Seal edges and construct joints using Adhesive. At fittings construct to allow for removal and servicing. 'FORMA-THANE' HD pipe hanger insulation at hot water pipe supports.

WORKMANSHIP: Set pipework accurately to line, level and centre lines. Valves and controls readily accessible. Braze pipe to screw fixed brass WINGBACK to connect individual fittings. Form easy bends without distortions using hydraulic bender. Keep work and fittings clean and protect from damage during storage and progress. 1 in 500 min fall. 20min service runs, 15min branch but not less than fitting served. 25min connection to mains pressure flush valves. Pipework run within the concrete structure laid within ducts of appropriate sizes to permit movement and 25mm clearance. Below floor wrap pipework in Densotape. Pressure test pipework to hold twice the normal working pressure for 24 hours. Investigate any pressure drop; repair defects, retest.

PIPEWORK SUPPORT: 'ABEY' (or similar) pipe clips, support standoff brackets, pipe hangers, pipe to pipe brackets etc as required. Use standoff brackets where pipework is packed off walls/beams/framing etc. and in vertical ducts.

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Screw/bolt to framing; nylon plugged inserts at concrete etc. Install brackets to permit adjustment. Pipework accurately supported in accordance with Table 7 of NZBC G12/AS1.

2.10 DOMESTIC HOT AND COLD WATER RETICULATION

Mains pressure Hot and Cold water reticulation service and individual branch runs to properly connect the various taps, valves, sanitary fixtures and appliances.

Safe Water Temperature by pre-mixing as required by NZBC; to all sanitary fixtures used for personal hygiene including showers, baths, hand basins.

20mm hot and cold to showers
15mm holt and cold to basins
15mm cold to instant water heaters; hosetaps

2.11 WATER SPLASH

Required by NZBC E3/AS1; and as shown on drawings. Neatly seal between Sanitary Fixtures and adjacent walls/floors with Sanitary quality - white Silicone Sealant. Seal around taps and spouts which penetrate wall surfaces. Where necessary co-ordinate this work.

2.12 WC INSTALLATION

Refer to installation details and/or unless shown or specified otherwise provide: RKS' injection moulded PVC and EPDM flexible pan/soil pipe connector, and similar flush pipe/pan connector. Drill, nylon plus, c/s ss screw fix at floor and/or walls. Cistern overflow may discharge internally into the WC pan, via the flush pipe, (NZBC G12/AS1 3.2.2).

2.13 SANITARY FIXTURES

Refer to drawings for locations and schedule of fittings. Unless shown or specified otherwise. Vitreous chainaware shall be WHITE; Manufacturers support brackets etc. Service connections concealed (e.g. rear entry). Stainless steel and Chrome Plate polished. Pressed sinks, no exposed sharp edges or corners. Plasticware and Fibreglassware shall be Sanitary quality WHITE.

SANITARY FIXTURES SCHEDULE

Toilet Duravit "Aquasanit" toilet suite, code 229.01, white vitreous china or equivalent.

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DRAINAGE

3.1 SCOPE

This section of the contract in general consists of the provision and installation of the new FOUL WATER and SURFACE WATER drainage systems; and their proper connection the appropriate Territorial Authority drainage system all as further described and/or shown in the accompanying drawings.

3.2 STANDARDS

Materials and Workmanship shall comply with relevant Standards, in particular the following:

NZS 1260	UPVC PIPES & FITTINGS – Drainage underground
NZS 1462	UPVC DRAINS – Methods of testing
NZS 3501	COPPER TUBES – Water, Gas, Sanitation
NZS 3107	PRECAST CONCRETE – Drainage and pressure pipes
NZS 3108	CONCRETE – Ordinary grade
NZS 3402	STEEL REINFORCING

OSH publication: Approved code of practice for safety for safety in excavation and shafts for foundations.
Plumbers, Gasfitters and Drainlayers Act 1976
Health and Safety in Employment Act 1992

3.3 NZ BUILDING CODE COMPLIANCE

Surface water drainage	NZBC Acceptable solution E1/AS1
Foul water drainage	NZBC Verification method G13/VM2 – Using AS 3500: Part 2; Fully Vented Modified;

3.4 INSPECT SITE AND CONFIRM INVERT LEVELS

Inspect Site and check Drainage records when pricing to ascertain nature of the proposed work. At commencement of the Building Contract and before foundations have been poured the Drainlayer shall allow to confirm the proposed drainage connection INVERT/S. Where necessary allow to "POTHOLE" at street where Territorial Authority drainage information is not proven. Should any difficulty or discrepancy arise – report to Designer's immediately.

3.5 REGULATIONS

Workmanship and materials shall comply with NZBC. And the requirements of the Territorial Authority's Inspectors. Apply for, pay fees and obtain all necessary Consents required. Plans and specification lodged as required before work is commenced. Tests and Inspections required by regulations or authorities shall be made as work proceeds. Failure in this respect may result in reopening for Testing, Inspection and any necessary modifications, at the Drainlayer's expense.

3.6 WATCHING, LIGHTING, PROTECTION AND INSURANCE

The Contractor at his own cost shall provide safety and security precautions, lights etc. necessary for protection of the works and public. Protect adjacent property liable to be affected by the work. At all times adjoining roadways and footpaths shall be kept free from obstruction to avoid interference with traffic. The contractor shall at his own cost recompense and make good all damage to property including that of adjoining owners; and also in respect of loss, injury, or damage to persons caused by the contractor's operations. Before commencing work, the contractor shall produce documentary evidence that he is adequately protected by insurance against all claims that might be lodged against him, for accidents or damages during the contract.

3.7 WORKMANSHIP

The work shall be carried out in accordance with best trade practice of sound repute by competent craftsmen using equipment, materials and processes that are best suited for the purpose and shall be of the very highest standard. Check all dimensions on the job.

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3.8 MATERIALS

Use only best quality NEW materials conforming to relevant Standards. Drains to be **PVC** unless shown or specified otherwise. Provide 25min clearance at floor slab/foundation penetrations; wrap in DENSOTAPE before concreting. Inspection fittings at junctions, bends etc.

PVC: 'MARLEY UPVC' soil, waste, vent pipes and fittings – for sanitary/foulwater.
'MARLEY UPVC' stormwater/ducting pipes and fittings – for surface water.

COPPER PIPE: As specified under Plumber.

CONCRETE PIPE: Wall thickness 28.57mm for 100mm pipes.

CONCRETE: Ordinary Grade 13.79 MPZ crushing strength, unless otherwise shown. Good 'fair-face' or 'smooth plaster' finish to exposed surfaces, continued 100min below finished ground. Neat 12mm chamfer or radius to all edges. Unsatisfactory finish will be made good.

3.9 TRENCHES

Excavate all necessary trenches, true to line and grade as shown and of sufficient width to admit all operations necessary for the joining of pipes being carried out with freedom. Where necessary retain trenches adequately, while permitting work of pipelying and jointing. Allow EXTRA depth and width as required where other services share same trench. Retaining materials shall be withdrawn as trenches are being backfilled. Before laying pipes maintain trenches free of water, pumping as necessary.

3.10 PIPELAYING

Drains and fittings set with a 100min depth continuous solid base of compacted granular bedding material beneath. Before backfill and after testing haunch up around pipes with granular or bedding material. Backfill with approved materials. Commence drains at point of outfall and worked back to highest point. Pipes laid with greatest possible accuracy to give true and even gradients. Branches and other connections, cleaning eyes etc. installed as work proceeds.

3.11 JOINTS

Generally unless shown or specified otherwise allow for flexible rubber 'O' ring joints between all pipes and fittings. Joints between dissimilar materials shall be in accordance with N.Z B.C. Approved purpose made junctions for large diameter PVC/concrete (i.e. Fibreglass) permitted if a manufactured item is unavailable.

3.12 OTHER SERVICES AND CONFLICTS

Trenches may be increased to allow for other services to be included (e.g. power or water). Approval shall be obtained from the Territorial Utility supplier and the Designer to ensure compliance with all requirements. Where pipes and other services cross, levels shall be carefully checked, to avoid conflict and to allow required clearances.

3.13 AS BUILTS

On completion provide as built drawings for Local Authority and the Client.

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3.14 CONCRETE

Reinforced and/or unreinforced concrete shall be 20MPA unless shown and/or specified otherwise. Properly set out and use formwork to achieve good standard. Smooth plaster finish to exposed surfaces and 100mm below ground where exposed. Neat 12 x 12mm chamfer edge to top surfaces.

Care with formwork at exposed side walls to achieve smooth clean 'fair-face' to 100mm minimum below finished ground. Unsatisfactory finish will be made good by hard plaster to approval.

3.15 INSPECTION OPENINGS

As 3500.2 Clause 9.5 – Pipes conveying discharges from SOIL fixtures require inspection openings, (a) testing; (b) downstream from outlet of every soil fixture trap; (c) at 30 metre max. intervals; (d) at base of stack; (e) at graded branch to stack junction. Inspection opening size: 25mm for pipes up to DN65; 32mm for larger pipe sizes.

SCO – Sealed clean out – CP on brass flanged waster type connection, sealed removable cover. Set flush with floor/wall. Drill nylon plus, ss screw fixing. Urinal – 25mm; WC – 32mm.

100 SCO – MARLEY 120-100 Sealed Clean Out with screw fixed removable cover. Set flush to floor/paving.

3.16 OVERFLOW RELIEF GULLY

Refer to site/drainage plan for location; as required for NZBC Compliance. Min height 150mm below lowest connected fixture and 75mm min above finished ground; or 25mm min above finished paving. MARLEY 1559-110 PVC gully trap and gully dish/extended riser as required.

3.17 EXTENT OF DRAINAGE WORK

Refer to drawings which show extent of work – and as follows.
Unless shown or specified otherwise all drains to be PVC laid to required falls.

3.18 SANITARY DRAINAGE

CONSTRUCT all sanitary drains and fittings necessary for the proper connection of all sanitary discharges into the SANITARY DRAINAGE system as shown and/or required. PVC soil pipes and fitting generally to be used unless shown/specified otherwise. Drains below ground. Confer should any difficulty arise. Provide necessary cleaning eyes and/or inspection junctions.

3.19 SURFACE WATER DRAINAGE

CONSTRUCT all surface water drains necessary for proper connection into SURFACE WATER drainage system as shown and/or required. PVC pipes and fittings generally to be used unless shown/specified otherwise. Drains below ground. Confer should any difficulty arise. Provide necessary cleaning eyes and/or inspection junctions.

3.20 GULLY TRAP

Refer to site/drainage plan for location. Min height 75mm min above finished ground; or 25mm min above finished paving. MARLEY 1559-110 PVC gully trap and fully dish/extended riser as required. Wastes to connect below grate.

3.21 DOWNPIPE CONNECTION

Refer to site/drainage plan for location. Min height 75mm above finished ground; or flush with finished paving. MARLEY 769-90A PVC grate adapter with cast aluminium grate. In-situ concrete surround 300 deep x 100mm with D12 'loop' foundation tie. Downpipe kept 50mm clear of rim for maintenance.

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Bond Frew Ltd
CIVIL ENGINEERS

8 South Terrace
PO Box 61, Darfield 7541
Phone: 03 318 8900
Fax: 03 318 8930
Email: bondfrew@xtra.co.nz

8 August 2007

Debbie Devine
Waterholes Road
ROLLESTON

Dear Debbie,

Re: Proposed dog grooming facility, Waterholes Road.

FIRE SUMMARY

1.0 Purpose of Report
This report is prepared for submission to the Selwyn District Council in support of an amendment to the Building Consent for this project.

2.0 Description of Project Amendment
The proposed amendment is to line an existing stable and enclose a verandah to create space for dog grooming and related facilities.

3.0 Design Parameters

Purpose Groups	Reception/office	WL
	Dog grooming	WL
Fire Hazard Category (FHC)	Reception/office	2
	Dog grooming	1

4.0 Occupants Numbers
Occupant Numbers are to be limited to 10 (pursuant to Note 3 Table 2.2 A.S. C/AS1)

SUPERSEDED
15 OCT 2007
Refer Fire Summary Stamp dated 5/10/07

5.0 Escape Routes (from NZBC)
Min. No. of escape routes required.
2. (1 subject to conditions being met)

Escape routes provided
1

Path Length
Dead End Path Length (Allowable 24.0m.) **Actual 6.0m.**

Total Open Path Length (Allowable 60.0m.) **Actual 6.0m.**

6.0 Escape Route Widths
The NZBC specifies a minimum escape route width of 850mm for horizontal travel, and this requirement is met.

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7.0 Fire Rating and Safety Precautions (Ref. Table 4.1/1)

Fire Rating F(0)

Safety Precautions required 2af and 18c
(No specific precautions are required as the occupant loads are less than 50 people and Fire Service vehicular access is available and a telephone is available on site).

8.0 Spread of Fire

The building is sufficiently remote (150m) from adjacent boundaries and sleeping areas in the dwelling on the site, to meet.

9.0 Summary

A review of this proposal shows that it complies with the C Sections of the NZBC.

SUPERSEDED
15 OCT 2007

Refer Fire Summary
Stamp dated 05/10/07

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ACCESSIBLE FACILITIES
CHECK SHEET

CAR PARKS (NZBC D1.3.5 & D1.3.6, D1/AS1/10 (AS2890.1), NZS 4121 SECTIONS 5 & F3)

- ☑ Provided at the ratio of 1 for up to 20, 2 for up to 50 plus 1 more for every additional 50 parks (or part thereof) (NZS 4121). Although less than our Proposed City Plan requirements, our Planners will accept this standard.
- ☑ Identified by the symbol of access (on ground or post)
- ☑ Location of accessible car park is either visible from a vehicle at the entrance to the car park area, or is sign posted from the entrance to the parking area
- ☑ Min. 3500 mm width (NZS 4121). Min. 3200 mm width (AS2890.1 Fig. 2.2) but 3500 mm if beside an obstruction (D1/AS1/10.1.1 Comment)
- ☑ Located on an accessible route, as close as possible to the building accessible entry
- ☑ Located on a surface with a max. 1:50 slope
- ☑ Located to avoid conflict between vehicles and people, and provided with direct access to an accessible route without having to pass behind parked cars

RAMPS AND FOOTPATHS (NZBC D1, D1/AS1/2.3, 3.0 & 6.0, NZS 4121 SECTION 6)

- NA ☐ Where the footpath surface is more than 25 mm above adjacent ground, either a 75 mm high kerb or a low barrier rail is required
- ☑ Accessible routes have a cross fall of no more than 1:50
- ☑ Footpaths and ramps have a min. 1200 mm clear width (1000 mm between handrails)
- ☑ Footpaths and ramps have non slip surface (refer D1/AS1 Table 2)
- NA ☐ Portable ramps are not permitted
- NA ☐ Ramps have a max. gradient of 1:12 (preferably 1:14)
- NA ☐ Ramps have landings top and bottom, extending 1200 mm beyond any doorway or door swing. Landings may have a maximum gradient, in direction of travel, of 1:50.
- NA ☐ All ramps have an upstand or a low rail to prevent wheel-chair wheel from running off edge
- NA ☐ Ramps steeper than 1:20 have handrails both sides, continuing for 300 mm beyond head & foot of ramp, plus an intermediate safety rail where not against a wall or barrier (NZS 4121 Fig. 12)
- NA ☐ Height of handrails is between 840 mm and 1000 mm vertically above "plane" surface of ramp
- NA ☐ Handrail diameter is between 32 mm and 50 mm (or to Fig. 26(b) D1/AS1)
- NA ☐ Handrails have clearance between 45 mm and 60 mm from wall
- NA ☐ Handrails have no projecting ends (NZS 4121 Fig. 13)
- NA ☐ Ramp landings (and rest areas) allow 1200 mm space clear of door swings
- NA ☐ Max. rise between landings is 750 mm

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KERB RAMPS (D1/AS1/3.4, NZS 4121 SECTION 13) AND STEP RAMPS (NZS 4121 SECTION 6)

NA ☐ Footpath portion of kerb ramp has gradient no steeper than 1:8, and no longer than 1500 mm

NA ☐ Road/gutter segment of kerb ramp has gradient no steeper than 1:20

NA ☐ Kerb ramp has no lip at common surface (gutter channel)

NA ☐ Kerb ramp has contrasting colour and texture to adjacent footpath, gutter or road

NA ☐ Step ramps replace isolated steps, and are no steeper than 1:8, max. 190 mm high, and max. 1520mm long

MAIN ENTRANCE AND ALL ACCESSIBLE ROUTES, INCLUDING CORRIDORS, DOORWAYS AND DOORS (NZBC D1.3.4(F), D1 AS1/7.0, FIG. 27, NZS 4121 SECTION 7)

☑ The main entrance is on the accessible route

☐ If the main entrance is not accessible, it has signage indicating location of accessible entrance

☑ Preferably there are no thresholds in doorways. If they cannot be avoided, they are max. 20mm high, or 56 mm high if a 1:8 max. ramp is provided both sides (NZS 4121 Fig. 17)

☑ There are accessible routes extending from the accessible entry to all spaces that are required to be accessible, 1200 mm min. width

NA ☐ If existing corridors are less than 1200 mm wide, doorways off it are made wider to compensate

☑ Doorways have 760 mm min. clear opening (unless from narrow corridors where wider clear openings are required)

NA ☐ Double doors have at least one leaf which provides 760 mm min. clear opening

NA ☐ Doors are colour-contrasted with their surroundings

NA ☐ Doors with dual swing have visibility glazing panels

NA ☐ Doors with full height glazing have manifestation markings 700 - 1000 mm above floor

NA ☐ Clear space between successive doors is 1200 mm min. (Fig. 27 D1/AS1)

☐ Where doors open towards wheelchair, an unobstructed wall space not less than 300 mm wide is required at side of door adjacent to door handle

☐ Forces required to open non-fire doors are within limits

PUBLIC FACILITIES (NZBC G5.3.4, NZS 4121 SECTION 11)

NA ☐ Where public counters or desks are provided in reception areas, bars, shops & supermarkets, at least one is accessible, for both the public and for the staff using it.

NA ☐ Accessible portion of counter has top of work surface 775 mm max. above floor, with 675 mm min. height clearance under for a depth of 540 mm

NA ☐ Public telephones comply with NZS 4121 Section 11.2

LIFTS (NZBC D1.3.4(C), D2.3.5, D2/AS1/71, NZS 4121 SECTION 9)

☐ Lifts are required as follows:

☐ • in all buildings with four or more floors

☐ • in a three floor building when the total gross floor area of the two upper floors is 500 m2 or more and the design occupancy exceeds 50 persons

☐ • in a two floor building when the gross floor area of upper floor is 400 m2 or more and the design occupancy exceeds 40 persons

NA ☐ • notwithstanding any of the above, a lift is required if an upper floor is used for: a place of assembly for 250 or more persons, public reception area for a bank, central and local government offices and facilities (including libraries), medical and dental rooms, health care centres

☐ • notwithstanding any of the above, lifts are not required in two or three storey hotels and motels provided that the accessible accommodation units, reception office, restaurant, bars and other communal facilities are on the ground floor (NZS 4121 cl 14.4.1)

☐ At least one lift is on the accessible route

☐ Lobbies have 1800 mm min. unobstructed depth in front of lift doors

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- ☐ Car floor has 1400 mm x 1400 mm min. internal dimensions
- ☐ Doors have 900 mm min. clear opening
- ☐ Doors are readily distinguishable from their surroundings
- ☐ Doors remain open for at least 5 seconds before starting to close
- ☐ Car has handrails on walls to NZBC D1/6.0 or NZS 4121 Fig. 26
- ☐ All controls are located between 900 mm and 1350 mm above the floor
- ☐ All controls have tactile features
- ☐ Lift indicators are provided as NZS 4121 cl 9.2.5

STAIRS (NZBC D1.3.4(G)(H)(I), D1/AS1/4.0, 4.2, 4.4, 4.5 NZS 4121 SECTION 8)

- ☐ All multi-storeyed buildings that are required to be accessible have at least one accessible stair
- ☐ Stair treads 310 mm min.; Risers 180 mm max. (of uniform height over each flight)
- ☐ Stair has 900 mm min. width between handrails
- ☐ Landings have 900 mm min. depth (1200 mm recommended)
- ☐ Max. total rise of 2500 mm between landings
- ☐ No open risers, no winders, no spiral stairs
- ☐ Nosings are rounded, and colour contrasted with rest of tread
- ☐ Colour-contrasted change of floor surface texture are provided at head and foot of stair

STAIR HANDRAILS (NZBC D1.3.4(I), D1/AS1/6.0, NZS 4121 SECTION 8.6)

- ☐ Are provided on both sides of the stair
- ☐ Have no obstruction to the passage of the hand along the rail
- ☐ Are continuous around landings (except at doorways)
- NA ☐ Extend 610 mm min beyond the foot of the stair and 300 mm min beyond the head of the stair
- ☐ At the same slope as the pitch line
- ☐ Between 900 mm and 1000 mm above pitch line
- ☐ Profiles are to D1/AS1 Fig. 26(b)
- ☐ Have no projecting ends, and have domed buttons 150 mm from the ends (NZS 4121 Fig. 23)

TOILET FACILITIES (NZBC D1.3.2(C) & G1.1 & 1.3.4 G1/AS1, NZS 4121 SECTION 10)

- ☐ Accessible toilets are on the accessible route
- ☐ Route to accessible toilets does not traverse different tenancies
- ☐ Minimum dimensions of space are 1900 mm x 1600 mm, and the layout of fittings is correct
- ☐ In certain large buildings having more than 300 occupants: accessible toilets are evenly distributed
- ☐ If doors are hinged they swing outwards unless the space is sufficiently large (sliding doors are also acceptable)
- ☐ Door has 760 mm min. clear opening (with 1200 mm clear space in any lobby between door swing arcs)
- ☐ If hinged, the door has a grab rail on inner face
- ☐ Indicator bolt is of sufficient size so as to be usable by person with limited hand movement
- ☐ Horizontal leg of grab rail beside WC pan is fixed 700 mm above floor
- ☐ Vertical leg of grab rail is fixed between 150 mm and 250 mm from front of WC pan
- ☐ Top of WC pan seat is 460 mm above floor
- ☐ Front edge of WC pan is 700 – 750mm from wall behind it.
- ☐ Toilet paper holder is located in the correct zone
- ☐ Washbasin has 675 mm min. underside clearance from floor, and is located 300 mm min. from front of WC pan.
- ☐ Taps on washbasin have capstan or lever handles (hot tap to left of cold tap)
- ☐ Any nappy-changing tables do not intrude into the wheel chair manoeuvring space

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SHOWERS (NZBC G1.3.4, G1/AS1/4.0, D1/AS1/TABLE 9, NZS 4121 SECTION 10)

NA

- ☐ If the building requires showers, at least one is accessible. If the building does not require showers, but has two or more showers, at least one is accessible (BIA News No 131)
- ☐ Minimum dimensions of combined toilet/shower space are 2100 mm x 1600 mm
- ☐ Accessible shower is on an accessible route
- ☐ If doors are hinged they swing outwards unless the space is sufficiently large (sliding doors are also acceptable)
- ☐ Shower door has 760 mm min. clear opening
- ☐ Shower has self draining floor with no lip or upstand
- ☐ Floor covering is of impervious, non-slip material
- ☐ Grab rail is of correct shape, size and position
- ☐ Mixing valve is lever-operated, and is fixed 1100 mm above floor
- ☐ Hand-held shower rose on flexible hose
- ☐ Shower head can be fixed to slide rail between 1000 mm and 1900 mm above floor. Slider rail is to be as strong as a grab-rail.
- ☐ Shower seat is 800 mm min. length x 450 mm, in correct position
- ☐ Clothes-hanging device is located between 1200 mm and 1350 mm above the floor

DOOR & WINDOW CONTROLS AND LIGHT SWITCHES (NZBC D1.3.4(F), G9/AS1, NZS 4121 SECTIONS 4, 7 & C5)

- ☐ Doors can be opened with one hand
- ☐ Door handles are fixed between 900 mm and 1200 mm (1000 optimum) above floor
- ☐ Door handles are lever action, with end returned towards door (knob handles are not permitted)
- ☐ Door closers have min. tension required to bring door to closed position

NA

- ☐ Electronic access units are located as NZS 4121 clause 4.11.5
- ☐ Window locking & opening controls are located between 900 mm & 1200 mm above the floor
- ☐ Light switches throughout building are horizontally aligned with door handles
- ☐ Socket outlets are located between 500 mm and 1200 mm above the floor.

VISIBILITY FACTORS (NZBC F2, G7 AND G8, NZS 4121 215, D1/AS1/1.5.4 & 1.8)

NA

- ☐ All signs, information boards and all elements of accessible routes are well illuminated
- ☐ Check D1/AS1 1.5 "Obstructions"

ALERTING DEVICES (F7/AS1/2.1, NZS 4121 CLAUSES 4.12 & 4.13)

NA

- ☐ Alerting devices (where required) have both audible and visual signal (see also ACCESSIBLE ACCOMMODATION below)

PLACES OF ASSEMBLY, ENTERTAINMENT & RECREATION (D1/AS1/8.0, G5.3.5, NZS 4121 SECTIONS 12 & H)

- ☐ Where a sound amplification system is installed, it has a listening system for people with hearing aids
- ☐ 2 wheelchair spaces are provided for up to 250 seats, plus 1 for every additional 250

NA

- ☐ Wheelchair spaces are located amongst other seating, and evenly distributed where possible
- ☐ An accessible route is provided to podium or stage area, including to all back-stage areas (portable ramps are not permitted)
- ☐ Swimming pools have unaided access into the water (preferably by a ramp at max. 1:12 slope)
- ☐ Sports tracks and fields are accessible

SIGNS (BUILDING ACT CL. 47A(5), NZBC G5.3.5, 5.3.6 & F8.3.4, F8/AS1/5.0, NZS SECTIONS 3.6 & 4.8)

- ☐ Signs are positioned on walls, doors, etc between 1400 mm and 1700 mm above the floor
- ☐ International symbol of access is displayed outside the building or so as to be visible from outside it

NA

- ☐ Access symbol on main information board(s) identifies location of lift, accessible routes, toilets, rooms with listening aids, etc
- ☐ Accessible toilets/showers are identified with an access symbol on entrance door
- ☐ All symbols have correct proportional layout, lettering and colour contrast with background

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☑ Identify facilities:

☑ - accessible car park spaces

☑ - accessible entrance

NA ☑ - services available in building

NA ☐ - accessible routes, lifts and/or stairs

NA ☐ - toilet/shower facilities

NA ☐ - rooms with listening aids

ACCESSIBLE ACCOMMODATION UNITS (NZS 4121 SECTION 14, D1/AS1/9.0, G3.1(C), G9/AS1)

☐ In hotels, motels, hostels, halls of residence, holiday cabins, groups of pensioner flats, boarding houses, guest houses, old peoples homes, and other buildings providing accommodation for the public, accessible units (including kitchen, bedroom, shower/toilet arrangement, laundry and all other accessible features and route requirements) are provided as follows:

Total guest units	1-10	11-25
Accessible units required	1	2

For every additional 25 guest units, 1 accessible unit is required

☐ An accessible car park is available at the main accessible entrance to assist those booking in/out

☐ Reception counters are accessible (see PUBLIC FACILITIES above)

☐ In hotel or motel complexes, an accessible telephone and toilet is available in public areas for guests, casual patrons & staff

NA ☐ Bedrooms, sitting and dining areas, kitchens & laundries have 1500 mm dia. wheelchair turning circle

☐ If the unit has kitchen and/or laundry facilities, these are fully accessible (refer to NZS 4121 Section 14 for detailed requirements)

☐ If a building has common laundry facilities, at least one of these is accessible (BIA News No 67 Pg. 2, 3)

☐ Socket outlets are fixed between 500 mm and 1200 mm above the floor, at least 500 mm from internal corners of rooms, and within a 500 mm horizontal dimension from the front edge of any bench or fixed unit

☐ Telephone, television & radio controls, wardrobe rails, curtain pull cords, are easily reachable

☐ Where an automatic fire alarm system is required, an alerting device (audible & visible) is visible from the bed(s)

☐ At least one room light has a bedside switch

☐ Where an ablution block contains communal toilet/shower facilities, there is also one or more all-gender accessible toilet/shower(s) provided

OTHER FACILITIES USED BY PEOPLE WITH DISABILITIES

(In order for persons with disabilities to carry out "normal activities and processes in that building" as per the Building Act 2004, section 118 (1) (b))

NA ☐ Fitting rooms in clothes shops having 1500 mm diameter turning circle, clothes hooks at 1350 mm max. above floor (or two adjoining rooms of a similar overall size, with a drawable curtain between).

☐ Staff kitchen/tea-making bench units having urns, boiling water heaters, microwave ovens, etc. in easily reachable positions

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Robson Environmental Services Ltd
LIQUID WASTE CONTRACTORS

SPRINGS ROAD
R.D. 4
CHRISTCHURCH

G.S.T. NO. 78-759-607

20 July 2007

Debbie Devine
9041 Waterholes Road
R D 5
Christchurch

Robson Environmental Services Limited undertake a contract with Debby Devine to empty the holding tank for waste water from her animal grooming service at 9041 Waterholes Road, R D 5, Christchurch.

Robsons will empty the 3000 litre tank on a regular basis depending on water usage through her business but always within a 3 month time period.

Yours truly.

Murray Robson

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Bond Frew Ltd
CIVIL ENGINEERS

8 South Terrace
PO Box 61, Darfield 7541
Phone: 03 318 8900
Fax: 03 318 8930
Email: bondfrew@xtra.co.nz

8 August 2007

Debbie Devine
Waterholes Road
RD
CHRISTCHURCH

Re: Building Summary Report Background

Debbie Devine Proposes to convert part of an existing stable to a dog grooming facility and the Selwyn District Council has requested a review of the building.

Building Description (refer attached original consent plan)

The building consists of
- A mono slope roof with street rafters and timber purlins.
- Reinforced masonry front walls
- Timber framed transverse and rear walls

The original building was built in conjunction with the original dwelling on the property 16 years ago.

The masonry walls and steel framing were reviewed by Lewis and Barrow.

Building Condition
The building has been well maintained and remains in a sound condition.

There is no evidence of distress in the building structure.

The steel rafter and supporting beams have superficial rusting and will need maintenance to maintain the surface protection.

Summary
The building has performed well over its 16 year life and remains in a sound condition and appears suitable for the proposed change of use.

Yours faithfully

SUPERSEDED

Peter Bond
Bond Frew Ltd

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Dog Grooming facility
D. Devine
Waterholes Road, RD5, Christchurch.

8 August 2007

Pursuant to Section 114 of the Building Act 2004, the Selwyn District Council is advised of the proposed change of use of this building.

The proposal is to convert an existing building which is part of a stable block on the property.

The reason for this conversion is to bath and groom dogs. The number of dogs visiting this facility per day could be up to 8 at maximum, and each dog would be at the facility for up to 2 hours, and some perhaps 3 hours depending on the dogs requirements. The dogs will be contained in crates within the building itself, and the noise level expected would be minimal, as there should be no more than 2 to 3 dogs at the facility at one time.

Hours of operation would be between 8.00 am or 8.30am until 5.30pm.

Staff – One full time groomer and myself (owner).

Traffic – Maximum of 3 cars in the car park at one time.

Inside the building will be a toilet, washbasin and sink in the staff room. Water and waste will be disposed into an Oasis Clearwater Holding tank.

Power would be from the existing house.

Stormwater – to ground.

Signs – 1 roadside sign.

Distance from neighbours boundary 15 metres. (House is some distance away on Hamptons Road)

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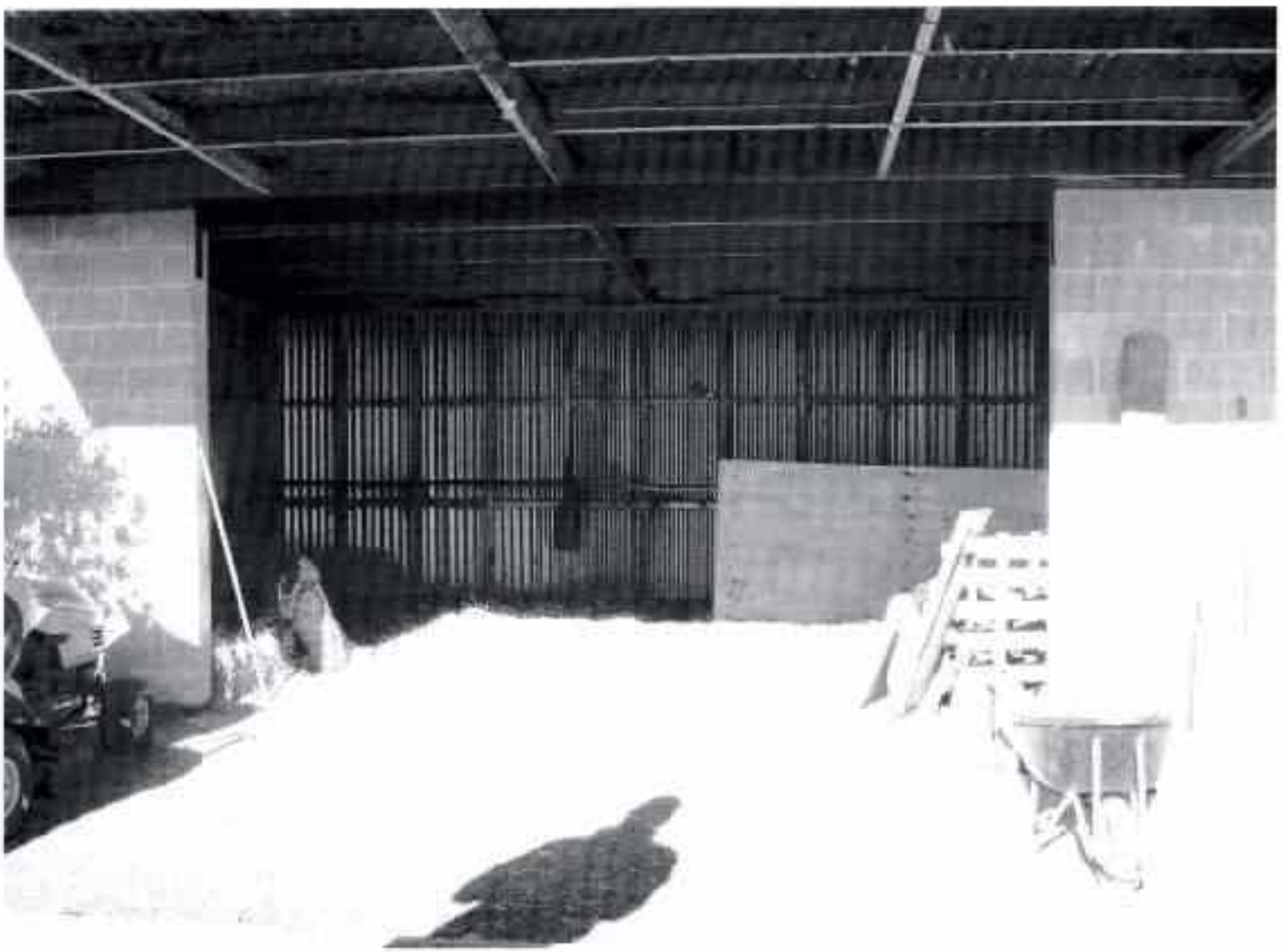

VIEW LOOKING SOUTH INTO EXISTING BUILDING

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VIEW LOOKING SOUTH WEST FROM EDGE OF SEAL

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VIEW LOOKING NORTH EAST

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SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL Dwg. 9600 Stable
DATE 21/10/91 PLANNER RJ

FIELD TILE AREA

N

RS 26.26
AREA B 0.0127 ha
STABLES 60 m²
HOUSE 274 m²
TOTAL 340 m²

WATERHOLES
ROAD

184 M

HOUSE

WELL

SEPTIC TANK

50 M

STABLES

23M

8M

308 FT

SITE PLAN

AMENDED
SDC
24 SEP 2007

EXISTING

071383

FILE COPY

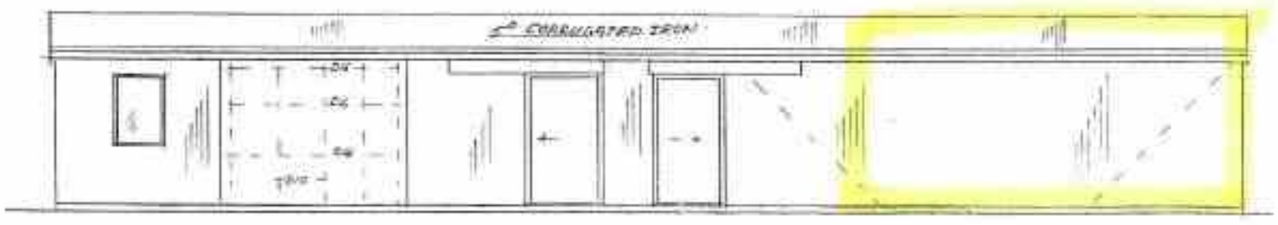
PROPOSED HOUSE + STABLES FOR K.+D. CAROLAN. WATERHOLES RD., TEMPLETON.

SCALE	DATE	SHT.
1:1000	16.9.91	1 OF 7





WEST ELEVATION.



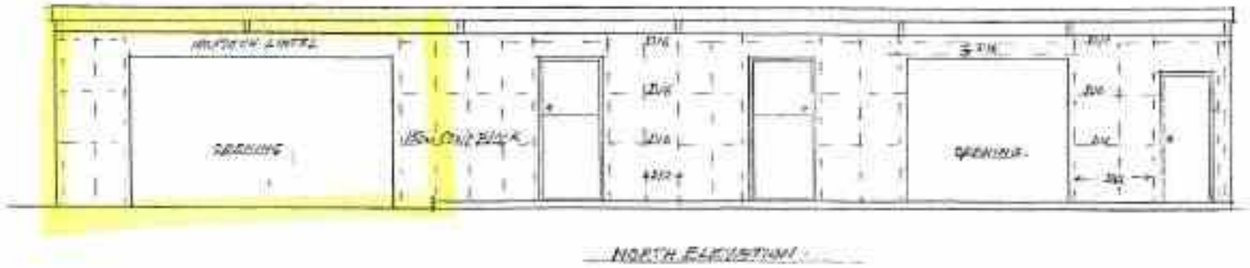
SOUTH ELEVATION.



EAST ELEVATION.

AMENDED
SDC
24 SEP 2007

EXISTING



NORTH ELEVATION.

FILE COPY

071383

NOTE
REINFORCING AND STEELWORK
HAVE BEEN CHECKED BY
LEWIS & BARROW
CONSULTING ENGINEERS.

STABLES FOR K.+ D. CAROLAN AT WATERHOLES ROAD, TEMPLETON.	SCALE. 1:100	DATE. 16·9·91.	SHT. 7 OF 7.

COMPLIANCE SCHEDULE

(DO NOT Complete this section if the Application is for a Project Information Memorandum Only)

i. ☐ The specified systems for the building are as follows:

ii. ☐ The following specified systems are being altered, added to, or removed in the course of the building work *(Specify)*:

iii. ☐ There are no specified items in the building.

SIGNATORY

Signed by or for and on behalf of the Owner/Applicant E Devine

☑ Owner ☐ or Agent/Applicant Date: 4/7/07

Note: If acting "for and on behalf", please read the following declaration before signing: - "I hereby declare that I am authorised to act as Agent of the Applicant".

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add.

NOTE – ONLY COMPLETE ITEMS IN SHADED PANELS THAT ARE APPLICABLE TO YOUR PROJECT.

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)
A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.
A fixed fee of $200.00 is required to accompany your PIM application.

(b) Building Consent (BC)
A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the information is received.
A deposit fee of $200.00 is required to begin processing your application.
Once the building consent has been processed, you will receive notification which will include where appropriate an invoice for the balance of the fees payable.
Once the fees are paid in full your Building Consent will be granted.

(c) Combined Project Information Memorandum & Building Consent Applications
Applications for a combined PIM / BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided the application will be returned. Combined applications must be accompanied by a deposit of $400.00.

INSPECTIONS

A minimum of 48 hours notice of commencement of the building work is required to be given to the Building Consent Authority.
During the process of construction, inspections will be necessary to confirm all work complies. The Building Consent Authority requires at least 1 working days notice prior to inspection. However this notification will not guarantee an inspection will be available at the requested time. All work for inspection must be fully completed prior to the inspection visit being made.
The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will put the issue of the Code Compliance Certificate for the work at risk.

RESOURCE CONSENTS

Your application will be assessed by the Planning Department of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with any District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Department to determine the process from there. Telephone 324 5868.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than 2 years after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Note:- Certificates will be required from all trades involved in the project.
In the event that no application for Code Compliance is made, the Building Consent Authority will within the 2 year period issue a Notice To Fix.

071383

BUILDING CONSENT COSTINGS

Estimated Value of Work	DBH Levy	$
$	BRANZ Levy	$

ADMINISTRATION		UNITS	RATE/UNIT	
Processing Consent	5+4+2	11		
Issue, photocopy & administer consent CCC 3 +	4 + Mail 3	10		
Inspection recording (Inspections x 3)		12		
ADMINISTRATION UNITS SUB-TOTAL		33	x $4.50	$ 148.50

PROCESSING				
Processing Building Consent	7,5,2,4,3,7,4,6,7	32		
Further Information		13		
Sign Off / Audit Approval		2		
PROCESSING UNITS SUB-TOTAL		47	x $6.975	$ 327.83

INSPECTIONS

1	40.02, 60.18					5		
2	40.01, 40.10, 40.11, 40.12, 40.15					5		
~~3~~ 3	70.01, 70.10, 90.01, ~~[illegible]~~ 70.13					5		
~~4~~ 4	110.01, 100.04, 100.05, 100.03					5		
5								
6								
7								
8								
9								
10								
11								
12								
13								
14						20		
Inspections	4	x	Travel Time	8	=	32		
					Subtotal	52	x $6.975	$ 362.70
Inspections	4	x	Distance	48	=	192	x $0.62	$ 119.04

$ 481.74

BUILDING NOTES	BN01 BN13

CONSULTANTS

Certificate of Title	$	Other (List):	$	
Producer Statement	$		$	
Water Connection Fee	$		$	
Planning Recheck 2x $11.25	$ 22.50		$	$

LESS DEPOSIT	$ 200.00

INVOICE NUMBER:-	TOTAL CHARGES FOR CONSENT	$

BUILDING CONSENT RECORD

LEGAL DESCRIPTION: RS 7636

VALUATION NO: 23522 - 084 00

CONSENT NO: C71383

PROPERTY ADDRESS: 904 Waterholes Road, Templeton

OWNER: DEVINE

PROJECT DESCRIPTION: CHANGE OF USE - STABLES TO DOG GROOMING FACILITY

AGENT: BOND FRELL LTD

BUILDING CONSENT AUTHORITY BC CIRCULATION SHEET

OWNER: Devine
AGENT: Sheds NZ

CONSENT NO: 080235
ON ACCOUNT: YES / NO

FORMALLY RECEIVED DATE		BUILDING ON HOLD FOR F.I	BUILDING SIGN OFF	PLANNING SIGN OFF	BCA SIGNATORY SIGN OFF	TA LEADER STAT CHECK
22/2/08	DEADLINE DATE	[illegible]	11/3/08	13/3/08		S44 3/4/08
	INITIAL & DATE		Sent Actual Reg 2/4/08	MP 12/3/08	Rutgerge 3/4/08	Booking

TYPE OF WORK: INTENDED USE (if changed from PIM): Farm Building

ALLOCATED TO: F/B (C1)

AREA/ROOM:	LEVEL:	PURPOSE GROUP:	FHC	OCCUPANT LOAD:	INFORMATION FROM:

	INITIAL & DATE
PREVIEWED BY:	VS+JT 22/2/08
LOADED BY:	Sandra 4/3/08
BC COPIED & COMPILED BY:	DS 7.4.08

ATTACHMENTS TO BE INCLUDED:		THIS PROJECT REQUIRES A COMPLIANCE SCHEDULE: YES / NO — EXISTING / NEW
AMENDMENT TO COMPLIANCE SCHEDULE FORM		COMPLIANCE SCHEDULE NO:
CODE COMPLIANCE CERTIFICATE APPLICATION FORM	✓	COMPLIANCE SCHEDULE SYSTEMS / FEATURES LIST:
OTHER:		

COPY OF DOCUMENTS SENT TO OTHER AGENCIES FOR ASSESSMENT

AGENCY	PEER REVIEW OR ASSESSMENT OF:	DATE SENT:	DATE RECEIVED:	COSTS ADD TO CHARGE SHEET:
NZ FIRE SERVICE				
FOOD & HEALTH STANDARDS				
TRUSS DESIGN	TRUSS DESIGN ACKNOWLEDGEMENT			

CHECKSHEET, FURTHER INFORMATION & FILE NOTES TO BE ATTACHED TO THIS PAGE.

Selwyn DISTRICT COUNCIL

2 NORMAN KIRK DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

REF No

12 March 2008

D M DEVINE & MALLEY & CO TRUSTEES LTD
904 WATERHOLES ROAD
R D 5
CHRISTCHURCH

Dear Sir/Madam

RE: Application for Building Consent No. **080235**

FARM BUILDING
904 WATERHOLES ROAD, TEMPLETON

To enable me to process the above application, would you please supply the following information.

Your Building Consent cannot be issued until this information is received.

NZBC Clause B1 Structure.

1. Please provide a Multi-frame frame diagram to show the geometry and members with joint numbers.
2. Please specify minimum cover to cover reinforcing steel 75mm in compliance with NZS3101.
3. Please clarify bracing diagram to show specific diagonal / horizontal chord connections.
4. Please confirm the structural steel sections to be used and the manufacturer.
5. Please provide the foundation detail to be used either with slab or without slab.
6. Please provide building cross-sectional drawings.

No further processing of this application will take place until **all** of the above information is received.

Please Note:
Design Engineer for the proposed shed has discussed the above items with Council Consulting Engineer John Snooke.
This letter is for your information and to request that you follow up with your Design Engineer and have the information submitted.

Please ensure that you provide two copies of all additional information.

NOTE:- Where conflict may occur between plan/specification information and/or any other specific instruction in application documentation, the applicant and/or designer is to note that the Schedule confirming the method of compliance with the NZ Building Code **will always be the prime default control for Council.**

It is important that any enquires/correspondence relating to the above is addressed for the attention of: Building Consent Officer, PO Box 90, ROLLESTON

Yours faithfully

John Snooke **Phone 347-2855**
Service Delivery Officer
Building Control

Selwyn DISTRICT COUNCIL

FILE NOTE

Consent No: 220235

Applicants Name: DEVINE / MALLET ETC

Date: 5/3/18

MEMO

Preliminary assessment

Questions for engineer 7/3/18

1. Design assumes "good ground" CBR 3% Soil tests report? Good ground to 1.5m

(1) 2. Please supply Multiframe frame diagram showing geometry, members, joint numbers

3. Overturning uplift? Uplift on eyle columns? Reactions?

(2) 4. Cover to reinforcing steel not as per NZS 3101 50/75 mm

(3) 5. Bracing diagrams should show diagonal/chord connection

(4) 6. Building cross sections?

(5) 7. Section CRS drawings/manufacture?

Please confirm the structural sections as the wood and the manufacture.

Signed John Snook.

(6) Please provide foundation detail that is job specific ie. Slab on no slab

PROJECT NO:

DATE RECEIVED:

Residential PIM / Building Consent Application Checklist (BAM 002-R)

(In conjunction with Building Consent Application Form)

Project address: _____

NB The following is required on application in sufficient detail to show compliance with all aspects of the District Plan and the New Zealand Building Code. Please complete this Checklist in FULL. Additional information may be requested during processing of the application.	Supplied	N/A	Council
PIM			
Application form COMPLETED & signed	✓		✓
Application fee $_____ GST Inclusive (Accepted Methods of Payment: CASH - EFTPOS - CHEQUE)	✓		✓
Certificate of Title: Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.	✓		✓
Site Plan – showing:			✓
– All new & existing buildings, swimming pools	✓		✓
– Any heritage buildings / trees or archaeological site information known		✓	
– Legal & notional boundaries (existing & proposed), easements, waterways, shared access ways / other areas with building setbacks dimensioned	✓		✓
– Building & site areas (including floor areas (m²) for all floors)	✓		✓
– Vehicle access, crossing location, manoeuvre, and parking area		✓	
– Street trees, poles, sumps, manholes, traffic islands outside the property		✓	
– Any hard-standing (sealed or concrete) areas with proposed drainage		✓	
– Landscaped areas required by District Plan indicated		✓	
– Any significant trees on the site		✓	
– All activities on a site indicated		✓	
– Proposed & existing site & floor levels		✓	
– Existing & proposed contours, drive gradients and building heights (for hill or sloping sites)		✓	
– Intentions for the disposal of stormwater & sewer	✓		✓
– Storage location and capacity of Hazardous Substances (ie LPG, diesel, home heating oil etc)		✓	
Outline Floor plans (for all floors)	✓		✓
Outline Elevations	✓		✓
Outline Cross Sections – (if required to show recession plane / daylight plane & height compliance)	✓		✓
---------- ***STOP HERE IF THIS IS A PIM ONLY APPLICATION*** ----------			
BUILDING CONSENT (in addition to the above)			
Project Information Memorandum (if already issued) plus all attached forms			
Foundation Plans (timber or concrete slab) including all details	✓		✓
Drainage Plans - full design details including both Sewer & Stormwater and any disposal methods	✓		✓
Detailed Floor Plans - fully dimensioned and notated, including location of Smoke Alarms	✓		✓
Detailed Elevations - including door & windows showing opening sashes	✓		✓
Cross Sections - to show **all** relevant construction, especially through difficult areas of the building and changes in building form	✓		✓
Timber Treatment - the species, grading & treatment of **all** timber specific to the project is to be **specified on the drawings,** ideally on the cross section		✓	✓
Framing Details - including floor joist layout plans if applicable	✓	✓	
Construction Details - with **all** materials, fixings etc noted	✓		✓
Weathertightness Details - including a risk assessment matrix for **all** walls & **all** flashings		✓	
Internal Waterproofing Details - including **all** wet areas & surface finishes		✓	
Plumbing Details - including layout plan / schematic & water supply details		✓	
Specifications - relevant to the project	✓		✓
Heating Appliance – installation details including clearances, flue installation and flashings for Solid Fuel and Liquid Fuel Appliances		✓	
Bracing Design - calculations, schedule and layout plans	✓		✓
Roof Truss Design - including layout plan, fixings and specific design for lintels where required		✓	
Ground Conditions report - this will be either a report to show why it is assumed that the ground is "good ground" using Section 3 of NZS 3604: 1999, or a specific ground assessment& foundation design by a suitably qualified & experienced engineer		✓	
Engineers Details & Producer Statement - where any specific design has been carried out (e.g. steel beams)	✓		✓
Approvals from Other Authorities – Approvals for discharges to land, air, or water from Ecan, or the like.		✓	

Selwyn DISTRICT COUNCIL

2 NORMAN KIRK DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

REF No .....

Building Consent 080235

Section 51, Building Act 2004

Street address of building:	904 WATERHOLES ROAD, TEMPLETON
Legal description:	RURAL SEC 7636 BLK XVI ROLLESTON SD
Valuation number:	2352208400
Rapid number:	
Building name:	
Building location on site:	
Level/unit number:	

Name of Owner:	D M DEVINE & MALLEY & CO TRUSTEES LTD

Applicant/Agent:	SHEDS NZ LTD
Contact person:	KEVIN BARRON
Mailing address:	PO BOX 23106, CHRISTCHURCH
Street address/registered office:	1304 MAIN SOUTH ROAD,WEEDONS
Phone number:	
Landline:	0274 375595
Mobile:	3477031
Daytime:	
After hours:	
Facsimile number:	3477031
Email address:	kevin@shedsnz.co.nz
Website:	

The following building work is authorised by this building consent:

Description:	FARM BUILDING
Intended Use:	3 bay farm building (Non habitable), 94 m²
Estimated Value:	$21,000

SERVICE CENTRES:
LEESTON, HIGH STREET, LEESTON, PH: (03) 347-2820
DARFIELD, SOUTH TERRACE, DARFIELD, PH: (03) 318-8338
LINCOLN, GERALD STREET, LINCOLN, PH: (03) 347-2875

Building Consent

This building consent is granted under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This Building consent is invalid unless work has commenced within 12 months from the date of granting.

The Code Compliance Certificate must be applied for within 24 months of the date of granting.

Note:- Where conflict may occur between plan/specification information and/or any other specific instruction in application documentation, the applicant and/or designer is to note that the Schedule confirming the method of compliance with the NZ Building Code **will always be the prime default control for Council.**

Any amendment to this Approved Building Consent will require approval prior to the work being carried out. This will require an Amended Building Consent application to be made.

Booking Inspections

1. Advice to the Building Consent Authority, that the work will be ready for inspection at least 24 hours (1 working day) before that inspection is required, however this may not guarantee an inspection at the desired time if no inspection booking is available at that time. We recommend early scheduling of inspections to avoid project delays.

2. All inspections are to be booked by phoning 03 347 2848 between the hours of 8:30am and 5:00pm.

3. The complete set of Approved Building Consent documents (including stamped plans and specifications) MUST be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

❑ Inspection 1

Excavation for foundations including ground bearing capacity.

Single pour floors to check reinforcing steel in foundation, slab thickenings, floor slab, DPC before concrete is poured.

❑ Inspection 2

Control joints and saw cuts to floor slab have been completed.

Structural framing and fixings prior to building wrap, soffit, and roofing installation.

❑ Inspection 3

Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Bracing elements prior to fixing of internal linings.

Stormwater disposal to soakholes.

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.

Signature

8-4-08
Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 3/04/08

Selwyn DISTRICT COUNCIL

ROLLESTON DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

SHEDS NZ LTD
PO BOX 23106
CHRISTCHURCH 8445

GST Number: 53-113-451
Invoice Date: 4/04/08
Customer No: BC080235

Tax Invoice 58818

Quantity	Description	Rate	Amount	
	080235 : 904 WATERHOLES ROAD, TEMPLETON			
	FARM BUILDING			
	Owner: D M DEVINE & MALLEY & CO TRUSTEES LTD			
	ADMINISTRATION/PROCESSING/ISSUE FEE		323.77	*
	PLANNING		22.50	*
	BUILDING RESEARCH LEVY		21.00	OG
	DBH LEVY		41.37	*
	INSPECTIONS (INCL. TRAVEL)		225.99	*
	PRODUCER STMNT ASSESSMENT		10.00	*
		BEFORE GST	575.34	
		(* Includes GST) GST	69.29	
		Cash Received	200.00CR	

Total incl. GST 444.63

Once we have received the balance of the fees owing on this consent, it may then be uplifted or mailed as requested. Building consent is not valid until fees are paid in full.

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

SHEDS NZ LTD
PO BOX 23106
CHRISTCHURCH 8445

Customer No.: BC080235
Invoice No.: 58818
Total Due: 444.63

Amount Enclosed:

VS22/2/08.

Selwyn DISTRICT COUNCIL

080222035 (BAM 002)

SCANNED

FOR OFFICE USE ONLY
Project No: 080235 + P
Date Received: 22/2/08.

Project Information Memorandum and/or Building Consent Application

(Only complete items that are applicable to your project)

APPLICATION

I request that you issue a: *(please tick one)*		Project Information Memorandum only (PIM)
		Building Consent only (for existing PIM) No: (attach copy)
	✓	Building Consent (including Project Information Memorandum)

THE BUILDING

Street Address (or Rapid No if applicable): 904 WATERHOUSE ROAD		Building Name (if applicable):
Legal Description: Lot: 7636 DP: BLK XII		Valuation Roll Number: 23522 08400
Number of Levels:	Level/Unit No:	Total Floor Area: (all floors included)
		Existing: m² Add: 94 m²
Current lawfully established use:		Approx year building first constructed:

THE PROJECT

Description of building work: *(eg dwelling, commercial, farm shed, garage etc)* FARM SHED

Will the building work result in a change of use of the building? ☐ Yes ☒ No

(Refer to Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005 if in doubt)

If "Yes", provide details of the new intended use:

Intended life of the building:		Indefinite but not less than 50 years	✓	or specified as	years

List Building Consents previously issued for this building (if any): *(ie is this project being constructed in stages? Is this consent for a relocated or transportable building?)*

Estimated Value (inc GST) *(ie the estimated aggregate of the values of all goods and services)*: $ 21,000

THE OWNER

Owner's Name: Debbie Devine + Murray Devine as Trustees Ltd		Contact Person: *(if owner is not an individual)*	
Mailing/Billing Address: 904 WATERHOUSE Road RD5 Christchurch			
Street Address/Registered Office:			
E-mail Address:		Phone Day:	
Phone A'Hours: 349 5893	Fax:	Cellphone: 021 924499	

THE AGENT

Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices.

Agent's Name: SHEDS NZ LTD		Contact Person: *(if Agent is not an individual)* Kevin Perren	
Mailing/Billing Address: PO Box 23106 Ch.Ch 8445			
Street Address/Registered Office: 130A main SH Rd Leeston			
E-mail Address: kevin.sheds@xtra.co.nz		Phone Day: 3477021	
Phone A'Hours:	Fax: 3477031	Cellphone: 0274 375591	

FILE COPY

080235

REQUIRED ATTACHMENTS

Evidence of ownership attached to this application:

[X] Certificate of Title [ ] Sale and Purchase Agreement

Complete and attach **ONE** of the following checklists, and provide **ALL** of the information and plans requested on that checklist:

[X] Form BAM 002-R Residential work [ ] Form BAM 002-I Commercial/Industrial work

Application Fee (Deposit)

[ ] Application Fee of $ _____ (refer to cover sheet for appropriate fees)

KEY PERSONNEL

Name of Builder:	SHEDS NZ LTD		Registration Number:
Mailing Address:	P.O Box 27104 CHCH 8445		
E-mail Address:	kevin@sheds.nz.co.nz	Phone Day:	3477021
Name of Craftsman Plumber:			Registration Number:
Mailing Address:			
E-mail Address:		Phone Day:	
Name of Registered Drainlayer:			Registration Number:
Mailing Address:			
E-mail Address:		Phone Day:	
Name of Craftsman Gasfitter:			Registration Number:
Mailing Address:			
E-mail Address:		Phone Day:	
Name of Designer:			Registration Number:
Mailing Address:			
E-mail Address:		Phone Day:	
Name of Engineer:	ANDREW matukevitch		Registration Number:
Mailing Address:	15 Emperor Place Kenthurst NSW 2156 AU		219815
E-mail Address:	andrew@steele.com.au	Phone Day:	61 7 56578801

NOTES BY APPLICANT (Other notes or comments which you as the applicant may wish to add)

STORMWATER TO SOAKHOLES - OWNER TO COMPLETE

SIGNATURE

Signed by or for and on behalf of the Owner: _____

[ ] Owner [ ] Agent Date: _____

Note: If acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Owner".

FILE COPY
080235

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy

R W Muir
Registrar-General of Land

Identifier	**CB32K/748**
Land Registration District	**Canterbury**
Date Issued	30 January 1990

Prior References
CB6/119

Estate	Fee Simple
Area	8.0937 hectares more or less
Legal Description	Rural Section 7636

Proprietors
Deborah Margaret Devine and Malley & Co Trustees Limited

Interests

080235
FILE COPY

Identifier **CB32K/748**



080255
FILE COPY

To: Selwyn District Council
From: ~~Mr Baxter~~ & Ms Devine
Date: 21st January 2007
Subject: Authorisation

I, ~~Mr Baxter~~ & Ms Devine owners of the property at Waterholes Road, Templeton authorize Sheds NZ to act as our agent during the supply and installation of our shed at the above address.

Thank you

Signed D. Devine

~~Mr Baxter~~ & Mrs Devine

080235
FILE COPY

BUILDING CODE ASSESSMENT

Building Code Clause		Means of Compliance (note that a project may include both Acceptable and Alternative solutions)		
		Acceptable Solution	Alternative Solution (details verifying compliance are required)	Waiver/ Modification required? (Provide separate details for justification of acceptance if yes)
B1	Structure	A S I		
B2	Durability	A S I		
C1	Outbreak of fire	N I A		
C2	Means of escape	A S I		
C3	Spread of fire	A S I		
C4	Structural stability during fire	N I A		
D1	Access Routes	N I A		
D2	Mechanical installations for ecoess	N I A		
E1	Surface water	A S I		
E2	External moisture	A S I		
E3	Internal moisture	N I A		
F1	Hazardous agents on site	N I A		
F2	Hazardous building materials	N I A		
F3	Hazardous substances and processes	N I A		
F4	Safety from falling	N I A		
F5	Construction and demolition hazards	N I A		
F6	Lighting for emergency	N I A		
F7	Warning systems	N I A		
F8	Signs	N I A		
G1	Personal hygiene	N I A		
G2	Laundering	N I A		
G3	Food prep. and prevention of contamination	N I A		
G4	Ventilation	A S I		
G5	Interior environment	N I A		
G6	Airborne and impact sound	N I A		
G7	Natural light	N I A		
G8	Artificial light	N I A		
G9	Electricity	N I A		
G10	Piped services	N I A		
G11	Gas as an energy source	N I A		
G12	Water supplies	N I A		
G13	Foul water	N I A		
G14	Industrial liquid waste	N I A		
G15	Solid waste	N I A		
H1	Energy efficiency provisions	N I A		

FILE COPY

Specifications for Devine Shed

General

A Scope of Works. – This specification covers the building as per plans Ref Job #7240 2 - 8 supplied

B. The building is to be constructed at 904 Waterholes Road.

C. Site is an existing 8 ha block with existing house and ancillary buildings

Site Area

1/ Total site area is 8.00ha

Floor Area

1/ Total Floor Area is 94 Sq Mts

Stormwater

1/ Stormwater to soakholes by owner 100mm Spouting 65mm PVC Downpipes

Ground Conditions

1/ The ground is good ground and bearing capacity meets the 100kpa requirement as stated in the producer statement as attached.

Floor Levels

1/ 100mm above surrounding natural ground levels

Floor

1/ 100mm 20mpa concrete on DPM with 668 Mesh

Framing:

1/ CRS 'C' section framing

Bracing:

1/ As specified on plans in accordance with Producer statement

Roof and Wall Cladding:

1/ % Rib Colorcote® Steel ZR8™ cladding over Thermakraft 213 bituminous heavy weight building paper on roof

2/ Colorcote® Steel ZR8™ flashings

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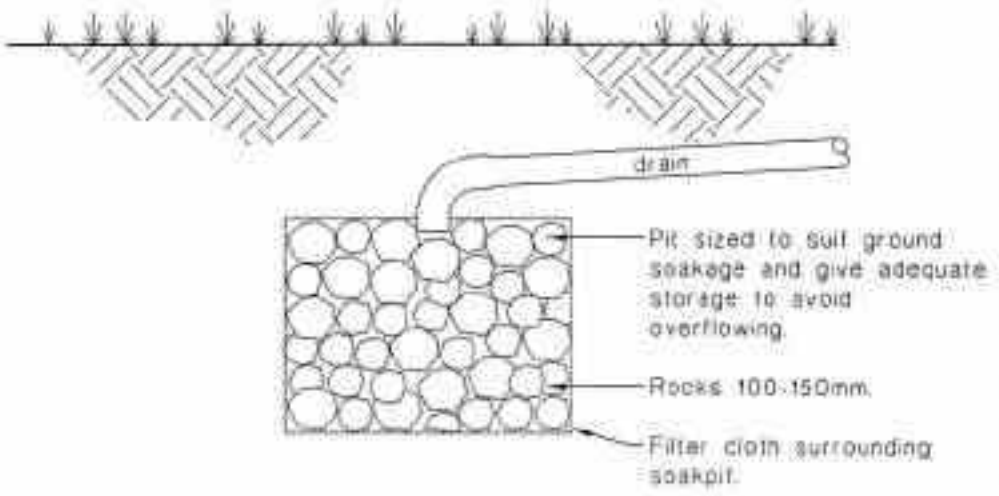
Interior linings:

1/ Not applicable to this building

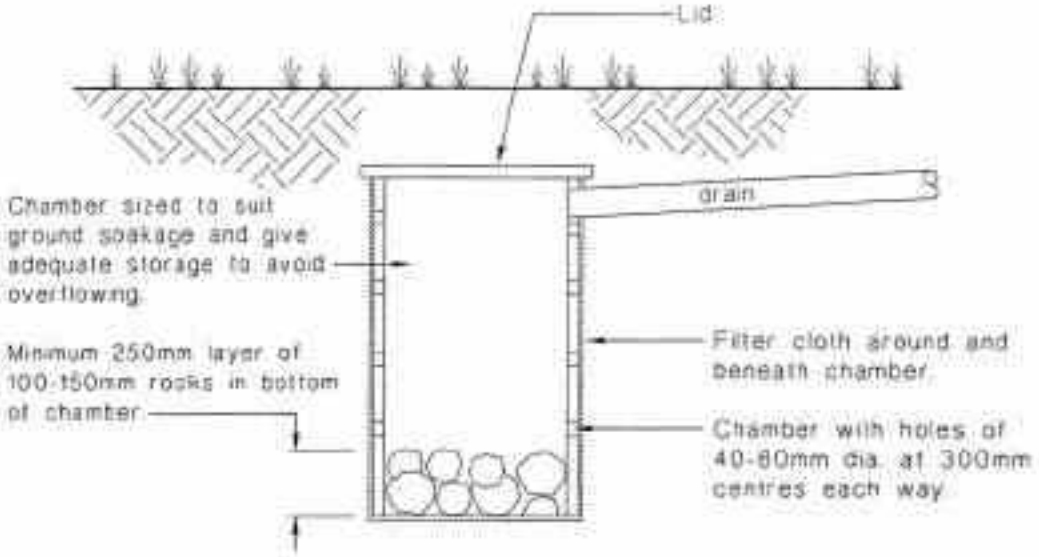
Workmanship:

All work carried out to comply with building best practice in association with relevant clauses in the NZ building code and complying too specific performance as required to specifications as identified in plans.

Figure 13: Soak Pit for Surface Water Disposal
Paragraph 8.0.4



(a) Rock soak pit



(b) Chamber soak pit

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BLACK CONSULTANTS
~ Structural & Civil ~

Member The Institution of Engineers Australia

Andrew Matiukevitch – Chartered Professional Structural & Civil Engineer
B.E. Dip. Tech. (Civil Eng.) M.I.E. (Aust.), CPEng. (NPER Structural & Civil),
CEng. Associate IstructE (U.K.) M.ICE. (U.K.), M.ASCE. (U.S.A.), M.IPENZ (N.Z.)
15 Emperor Place, Kenthurst, NSW, 2156, AUSTRALIA

Membership No. 341550

19 February, 2008

To whom it may concern

The structural design of the steel building for Deborah Devine (to be built at Waterholes Road Templeton New Zealand) has been carried out by me using the Multiframe Structural Engineering Analysis Program.

This certification is done in accordance with the client's advice that they have sought and obtained independent advice that the site wind classification is Very High. Any approving authority should also confirm the wind classification is correct.

The design has been done in accordance with the AS/NZS 4600, AS/NZS 1170:2002 (part 1 to 5), AS/NZS 4671, NZS 3101, AS 4055 and NZS 3404.Class 5 building in wind region Very High, Importance Level of 1, Return Period of 100 years, Wind Directional Multiplier (Md) of 0.95 and the appropriate Topographic, Terrain Category and Sheilding Factors of a Very High site. An Earthquake Hazard Factor (Z) of up to 0.45 has been made in allowance for in the design of the building. The predominate design factor is however wind load. Snow loading has been allowed for a site with a maximum AHD of 30m in the N4 region for a semi-sheltered site. Site is less than 500m above sea level.

Drawing Number	Description
Job 7240 - 2	Layout Plan
Job 7240 - 3	Specification Sheet
Job 7240 - 4	Bracing Plan
Job 7240 - 5	Footing / Slab Details
Job 7240 - 6	Slab Plan (class A or S)
Job 7240 - 7	Slab Plan (class M)
Job 7240 - 8	Connection Details

Regards

Andrew Matiukevitch

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Chartered Engineer (CEng), U.K.; Associate Institution of Structural Engineers, U.K.: Regn. No. 031166203; Member Institution of Civil Engineers, U.K.: Regn. No. 61472586; Member American Society of Civil Engineers: Regn. No. 231508; Licensed Professional Engineer (PE) State of Washington, U.S.A.: Lic. No. 38113; Licensed Professional Engineer (PE) State of Arizona, U.S.A.: Lic. No. 36238; Licensed Professional Engineer (PE) State of Oregon, U.S.A.: Lic. No. 65145PE; Member Institution of Professional Engineers, New Zealand: Regn. No. 219815; Registered Professional Engineer (Structural & Civil) – Queensland: Regn. No. 4748; Registered Structural & Civil Engineer & Regd Bldg Practitioner – Victoria: Regn. No. EC-1634, DP-2056; Registered Certifying Structural Engineer – Northern Territory: Regn. No. 11473ES; Registered Structural & Civil Engineer & Regd Bldg Practitioner – Tasmania: Regn. CC850L; Registered Local Government Engineer, Regn. No. 2298;

Sheds NZ Ltd
Sheds NZ
Quality Timber Framed Buildings
Commercial – Farm – Home
www.shedsnz.co.nz

1304 Main South Road
Weedons, Christchurch
Phone: 03 347 7031
Fax: 03 347 7032
Email: admin@shedsnz.co.nz
Mail: PO Box 23106, Christchurch 8445

Wide Span Sheds SI Ltd
Wide Span Sheds
No Compromise Steel Building Solutions.
www.sheds.co.nz

26th March 2008

Building Consent Officer
PO Box 90
Rolleston

Re: Application For Building Consent No: 080235
Farm Building
904 Waterholes Road, Templeton

Attached is the following information to process the above application as requested:

1/ Multi Frame Diagram

2/ Reinforcing cover amended to 75mm

3/ Bracing diagram with connection detail notes

4/ Structural Steel Sections – 'C' section members Manufacturer Steel & Tube, Auckland NZ
'Top Hats" Rollforming Services Ltd, East Tamiki, Aucland

5/ Slab and footing plan detail

6/ Building cross sectional drawings.

Trust this is satisfactory but please call if you have further questions.

Thank you

Regards

Kevin Barron

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27 MAR 2008

BLACK CONSULTANTS
~ Structural & Civil ~

Member The Institution of Engineers Australia

Andrew Matiukevitch – Chartered Professional Structural & Civil Engineer
B.E. Dip. Tech. (Civil Eng.) M.I.E. (Aust.), CPEng. (NPER Structural & Civil),
CEng. Associate IstructE (U.K.) M.ICE. (U.K.), M.ASCE. (U.S.A.), M.IPENZ (N.Z.)
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26 March, 2008

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Drawing Number	Description
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Job 7240 - 7	Slab Plan (class M)
Job 7240 - 8	Connection Details
Job 7240 - 9	Section Plan

Regards

Andrew Matiukevitch

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Chartered Engineer (CEng), U.K.; Associate Institution of Structural Engineers, U.K.: Regn. No. 031166203; Member Institution of Civil Engineers, U.K.: Regn. No. 61472589; Member American Society of Civil Engineers: Regn. No. 231508; Licensed Professional Engineer (PE) State of Washington, U.S.A.: Lic. No. 38113; Licensed Professional Engineer (PE) State of Arizona, U.S.A.: Lic. No. 36238; Licensed Professional Engineer (PE) State of Oregon, U.S.A.: Lic. No. 65145PE; Member Institution of Professional Engineers, New Zealand: Regn. No. 219815; Registered Professional Engineer (Structural & Civil) – Queensland: Regn. No. 4748; Registered Structural & Civil Engineer & Regd Bldg Practitioner – Victoria: Regn. No. EC-1634, DP-2056; Registered Certifying Structural Engineer – Northern Territory: Regn. No. 11473ES; Registered Structural & Civil Engineer & Regd Bldg Practitioner – Tasmania: Regn. CC850L; Registered Local Government Engineer: Regn. No. 2298;

27 MAR 2008

P.I.M No.....
Building Regulation Clause(s) ***B1 & B2***

Producer Statement – PS1 – Design

ISSUED BY: **Andrew Matlukevitch of Black Consultants**
(Design Engineer)

TO: **Deborah Devine**
(Owner)

IN RESPECT OF: **Steel building as described in the Engineering Certificate and Drawings referenced 7240.**

TO BE BUILT AT: **Waterholes Road Templeton New Zealand**

Black Consultants has been engaged by Wide Span Sheds Ltd. to provide Structural Engineering Design services in respect of the requirements of Clause B1 & B2 of the building regulations 1992 for all as specified of the building work the subject of the application for building consent. The design has been prepared in accordance with **NZS4600, NZS1170.1-5, NZS3101** (respectively) of the approved documents used by the building Industry Authority. The scope is described on the attached Engineering Certificate and drawings **7240 (2, 3, 4, 5, 6, 7, 8 and 9)**

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $5,000,000, I BELIEVE ON REASONABLE GROUNDS the building that is proposed to be constructed will comply with the relevant provisions of the building code. Subject to:

(i) the site verification of the following design assumptions
  a) Soil conditions of 100kPa safe bearing capacity.
  b) Site classification as per the Engineering Certificate.
(ii) all proprietary products meeting the performance specification requirements.

(Signature suitably qualified Design Professional)

Date: **26 March 2008**

M.IPENZ (Regn. No.. 219815)
M.I.E. Aust., CPEng (Regd. NPER Structural and Civil)
(Professional Qualifications)

15 Emperor Place, Kenthurst
NSW, 2156. Australia
(Address)

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Design Input Data For: Waterholes Road, Templeton, Canterbury, New Zealand, 0 **Job # 7240**

Building Class	10			
Importance Level	1	Table 3.2 AS/NZS1170.0		
Design Working Life	50 Years			
Site Classification	Very High			
	Main	Left LT	Right LT	
Building Span = d	3.5	3.5	3.5	m
Building Length = b	9	9	9	m
Bay Size (m)	3	3	3	m
Eaves Height (m)	3.8	2.656	2.656	m
Roof Pitch (deg)	22.5	12	12	deg
Roof Sheeting	Custom Orb			
Roof Purlin Spacing	1.3	m max		
Wall Sheeting	Custom Orb			
Wall Girt Spacing	1.7	m max		
Ground Snow Load	0.5	kPa		
Earthquake Load	Yes			
Site Wind Speed (Vsite)	46	m/s		
Design Wind Speed (Vdes)	46	m/s		
Aerdynamic Shape Factor - Cfig	Side			
Area Reduction Factor for Roof and Side Walls (Ka)	0.87	Table 5.4 AS/NZS 1170		
Combination Factor (Kc)	0.8	Table 5.5 AS/NZS 1170		
Local Pressure Factor for Cladding (Kl)	1	Table 5.6 AS/NZS 1170		
Permeable Cladding Reduction Factor (Kp)	1	Table 5.8 AS/NZS 1170		
Product K Factor for Roof	0.7			
Product K Factor W + L	0.8			
Product K Factor P + G	1			
Pressure Calculation	Pext = 0.5 x P(air) x V 2			
For Site Wind Speed (Vsite)	1.27	kPa		
For Site Wind Speed (Vdes)	1.27	kPa		

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Design Input Data For: Waterholes Road, Templeton, Canterbury, New Zealand, 0 **Job # 7240**

Pressure Coefficients

	Cpe	Cpi	Cp(res)
N Windward	0.7	0.7	0
J1 Roof Upwind 1	-0.6	0.7	-1.3
J2 Roof Upwind 2	-0.15	0.7	-0.85
D Roof Downwind	-0.6	0.7	-1.3
. Lee Walls	-0.5	0.7	-1.2

	Load Case 1 1.35G			Load Case 2 1.2G + 1.5Q			Load Case 3 0.9G + Wu			Load Case 4 1.2G + Su + WQ		
	Main	L LT	R LT	Main	L LT	R LT	Main	L LT	R LT	Main	L LT	R LT
Windward Column	1.09	0.83	0.83	0.97	0.74	0.74	0.73 0	0.56 0	0.56 0	0.97	0.74	0.74
Windward Rafter	0.31	0.28	0.29	1.4	1.37	1.38	-3.24	-3.33	-3.33	0.72	0.44	0.44
Lee Side Rafter	0.31	0.28	0.29	1.4	1.37	1.38	-3.24	-2.7	-2.69	0.72	0.44	0.44
Lee Column	1.09	0.83	0.83	0.97	0.74	0.74	0.73 -3.66	0.56 -3.05	0.56 -3.05	0.97	0.74	0.74

Windward Column kN to be applied as local point load axially to col at 0.5l
kN/m to be applied as global distributed load acting sideways

Windward Rafter kN/m to be applied as local distributed load

Lee Side Rafter kN/m to be applied as local distributed load

Lee Column kN to be applied as local point load axially to col at 0.5l
kN/m to be applied as global distributed load acting sideways

Refer to detailed analysis attached and
Wide Span Sheds Ltd drawings certified by me referenced Job# 7240

Andrew Matiukevitch B.E M.IPENZ 219815

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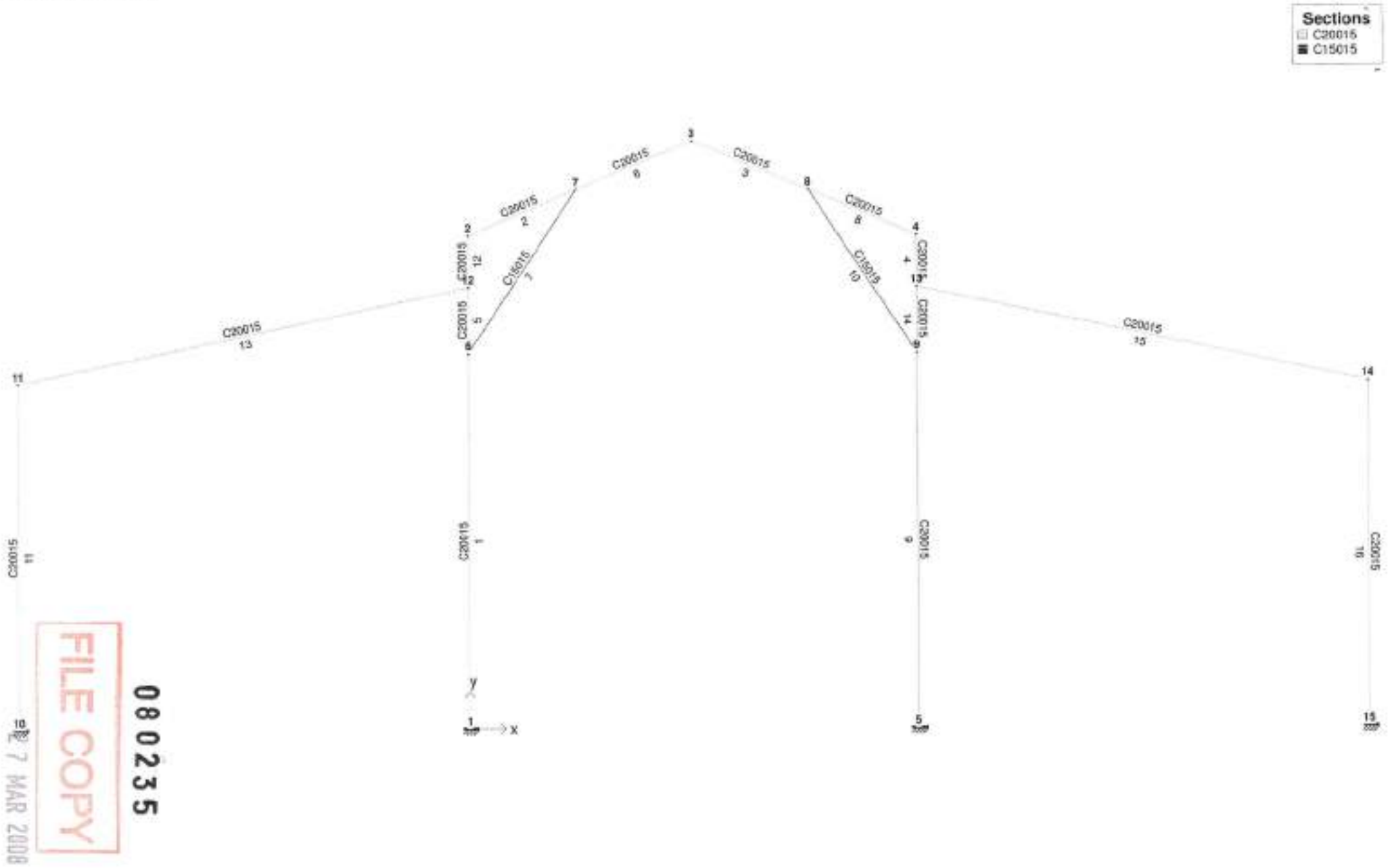
Sections
C20015
C15015
C20015
C15015
C20015
C15015
C20015
C15015
C20015
C20015
C20

Project Details

Title:	
Client	Deborah Devine
Site	Waterholes Rd, Templeton
Building	Class 5 Steel Building
Description	Steel Building as per the attached plans and specifications referenced

Design Details

Job ID:	7240
Version:	
Company:	Black Consultants
Designed by:	A Matiukevitch BE M.IPENZ 219815
Checked by:	
Notes:	

Joint Coordinates

Joint	Label	x m	y m	z m	Type
1		0.000	0.000	0.000	Rigid
2		0.000	3.800	0.000	Rigid
3		1.750	4.525	0.000	Rigid
4		3.500	3.800	0.000	Rigid
5		3.500	0.000	0.000	Rigid
6		0.000	2.886	0.000	Rigid
7		0.844	4.150	0.000	Rigid
8		2.656	4.150	0.000	Rigid
9		3.500	2.886	0.000	Rigid
10		-3.500	0.000	0.000	Rigid
11		-3.500	2.656	0.000	Rigid
12		0.000	3.400	0.000	Rigid
13		3.500	3.400	0.000	Rigid
14		7.000	2.656	0.000	Rigid
15		7.000	0.000	0.000	Rigid

Member Geometry

Member	Label	Joint1	Joint2	Length m	Slope deg	Orient. deg
1		1	6	2.886	90.000	0.000
2		2	7	0.914	22.500	0.000
3		3	8	0.980	-22.500	0.000
4		4	13	0.400	90.000	0.000
5		5	12	0.514	90.000	0.000
6		7	3	0.980	22.500	0.000
7		5	7	1.520	56.250	0.000
8		8	4	0.914	-22.500	0.000

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Member Geometry (Continued)

Member	Label	Joint1	Joint2	Length m	Slope deg	Orient. deg
9		9	5	2.886	90.000	0.000
10		9	8	1.520	56.250	0.000
11		10	11	2.656	90.000	0.000
12		12	2	0.400	90.000	0.000
13		11	12	3.578	12.000	0.000
14		13	9	0.914	90.000	0.000
15		13	14	3.578	-12.000	0.000
16		14	15	3.656	90.000	0.000

Member Types

Member	Label	Fx'	Tx'	My'	Mz'	Member Type	Self Weight
1		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
2		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
3		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
4		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
5		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
6		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
7		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
8		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
9		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
10		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
11		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
12		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
13		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
14		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
15		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
16		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes

Member Sections

Member	Label	Group	Section	Length m	Mass kg
1		NZ Cee	C20015	2.886	13.593
2		NZ Cee	C20015	0.914	4.305
3		NZ Cee	C20015	0.980	4.616
4		NZ Cee	C20015	0.400	1.884
5		NZ Cee	C20015	0.514	2.421
6		NZ Cee	C20015	0.980	4.616
7		NZ Cee	C15015	1.520	5.761
8		NZ Cee	C20015	0.914	4.305
9		NZ Cee	C20015	2.886	13.593
10		NZ Cee	C15015	1.520	5.761
11		NZ Cee	C20015	2.656	12.510

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Member Sections (Continued)

Member	Label	Group	Section	Length m	Mass kg
12		MX Cee	C20015	0.400	1.884
13		MX Cee	C20015	3.578	16.853
14		MX Cee	C20015	0.514	2.421
15		MX Cee	C20015	3.578	16.853
16		MX Cee	C20015	2.656	12.510
Total Mass (kg)					123.887

Section Properties

Section	A mm²	Ix 10^6mm^4	Iy 10^6mm^4	J 10^6mm^4	E MPa	G MPa
C20015	600.000	2.750	0.450	0.000	200000.000	77000.000
C15015	483.000	1.720	0.308	0.000	200000.000	77000.000

Joint Restraints (mm,radE-3)

Joint	Label	Joint Axes	dx	dy	dz	Rx	Ry	Rz
1		Global	0.000	0.000	0.000	0.000	0.000	0.000
5		Global	0.000	0.000	0.000	0.000	0.000	0.000
10		Global	0.000	0.000	0.000	0.000	0.000	0.000
15		Global	0.000	0.000	0.000	0.000	0.000	0.000

There are no springs

Self Weight Load Cases

Name	Loading Type	Design	X Accel. mm/s²	Y Accel. mm/s²	Z Accel. mm/s²
No self weight load cases selected.					

Static Load Cases

Name	Loading Type	Design	Joint Loads	Joint Disps	Member Disps	Thermal Disps
Load Case 1.35Q	Unknown	Strength+Serv.	0	0	10	0
Load Case 1.2G + 1.5Q	Unknown	Strength+Serv.	0	0	10	0
Load Case 0.9G + Wu for Cp	Unknown	Strength+Serv.	0	0	14	0
Load Case 1.2G + Sw + WQ	Unknown	Strength+Serv.	0	0	10	0

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Combined Load Cases

Name	Loading Type	Design	Factored Cases	Factor
No combined load cases selected.				

There are no joint loads in Load Case 1.35G
There are no prescribed joint displacements in Load Case 1.35G

Member Loads - Load Case 1.35G

Member	Label	Load	Shape	Left Dist m	Right Dist m	Left Mag kN, kN-m	Right Mag kN, kN-m
2		Wy'	Linear	0.000	0.000	-0.310	-0.310
3		Wy'	Linear	0.000	0.000	-0.310	-0.310
4		Px'	Point	0.200	-	1.090	-
6		Wy'	Linear	0.000	0.000	-0.310	-0.310
8		Wy'	Linear	0.000	0.000	-0.310	-0.310
11		Px'	Point	1.328	-	-1.090	-
12		Px'	Point	0.200	-	-1.090	-
13		Wy'	Uniform	-	-	-0.280	-
15		Wy'	Uniform	-	-	-0.280	-
16		Px'	Point	1.328	-	1.090	-

There are no thermal loads in Load Case 1.35G

There are no joint loads in Load Case 1.2G + 1.5Q
There are no prescribed joint displacements in Load Case 1.2G + 1.5Q

Member Loads - Load Case 1.2G + 1.5Q

Member	Label	Load	Shape	Left Dist m	Right Dist m	Left Mag kN, kN-m	Right Mag kN, kN-m
2		Wy'	Linear	0.000	0.000	-1.400	-1.400
3		Wy'	Linear	0.000	0.000	-1.400	-1.400
4		Px'	Point	0.200	-	0.970	-
6		Wy'	Linear	0.000	0.000	-1.400	-1.400
8		Wy'	Linear	0.000	0.000	-1.400	-1.400
11		Px'	Point	1.328	-	-0.970	-
12		Px'	Point	0.200	-	-0.970	-
13		Wy'	Uniform	-	-	-1.370	-
15		Wy'	Uniform	-	-	-1.380	-
16		Px'	Point	1.328	-	0.970	-

There are no thermal loads in Load Case 1.2G + 1.5Q

There are no joint loads in Load Case 0.9G + Wu for Cpi 2
There are no prescribed joint displacements in Load Case 0.9G + Wu for Cpi 2

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Member Loads - Load Case 0.9G + Wu for Cpi 2

Member	Label	Load	Shape	Left Dist m	Right Dist m	Left Mag kN, kN-m	Right Mag kN, kN-m
2		Wy'	Linear	0.000	0.000	3.240	3.240
3		Wy'	Linear	0.000	0.000	3.240	3.240
4		Wx	Uniform	-	-	3.660	-
4		Px'	Point	0.200	-	0.730	-
6		Wy'	Linear	0.000	0.000	3.240	3.240
8		Wy'	Linear	0.000	0.000	3.240	3.240
11		Wx	Uniform	-	-	0.000	-
11		Px'	Point	1.328	-	-0.000	-
12		Wx	Uniform	-	-	0.000	-
12		Px'	Point	0.200	-	-0.000	-
13		Wy'	Uniform	-	-	3.330	-
15		Wy'	Uniform	-	-	2.690	-
16		Wx	Uniform	-	-	3.660	-
16		Px'	Point	1.328	-	0.730	-

There are no thermal loads in Load Case 0.9G + Wu for Cpi 2

There are no joint loads in Load Case 1.2G + Su + WQ
There are no prescribed joint displacements in Load Case 1.2G + Su + WQ

Member Loads - Load Case 1.2G + Su + WQ

Member	Label	Load	Shape	Left Dist m	Right Dist m	Left Mag kN, kN-m	Right Mag kN, kN-m
2		Wy'	Linear	0.000	0.000	-0.720	-0.720
3		Wy'	Linear	0.000	0.000	-0.720	-0.720
4		Px'	Point	0.200	-	0.970	-
6		Wy'	Linear	0.000	0.000	-0.720	-0.720
8		Wy'	Linear	0.000	0.000	-0.720	-0.720
11		Px'	Point	1.328	-	-0.970	-
12		Px'	Point	0.200	-	-0.970	-
13		Wy'	Uniform	-	-	-0.440	-
15		Wy'	Uniform	-	-	-0.440	-
16		Px'	Point	1.328	-	0.970	-

There are no thermal loads in Load Case 1.2G + Su + WQ

Analysis Settings

Load Case	LC Type	Analysis	Options	Settings
Load Case 1.35G	Static	Linear		
Load Case 1.2G + 1.5Q	Static	Linear		
Load Case 0.9G + Wu for Cpi 2	Static	Linear		
Load Case 1.2G + Su + WQ	Static	Linear		

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Joint Displacements Load Case 1.35G

Joint	Label	dx' mm	dy' mm	dz' mm	θx' radE-3	θy' radE-3	θz' radE-3
1		0.000	0.000	0.000	0.000	0.000	0.000
2		0.031	0.068	0.000	0.000	0.000	0.077
3		-0.009	0.027	0.000	0.000	0.000	0.000
4		-0.058	-0.061	0.000	0.000	0.000	-0.079
5		0.000	0.000	0.000	0.000	0.000	0.000
6		0.093	-0.051	0.000	0.000	0.000	0.020
7		0.007	-0.003	0.000	0.000	0.000	0.061
8		-0.025	-0.009	0.000	0.000	0.000	-0.061
9		-0.113	-0.031	0.000	0.000	0.000	-0.018
10		0.000	0.000	0.000	0.000	0.000	0.000
11		0.065	-0.023	0.000	0.000	0.000	0.203
12		0.067	-0.038	0.000	0.000	0.000	0.103
13		-0.066	-0.059	0.000	0.000	0.000	-0.108
14		-0.085	-0.024	0.000	0.000	0.000	0.214
15		0.000	0.000	0.000	0.000	0.000	0.000

Joint Reactions Load Case 1.35G

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m
1		-0.046	2.107	0.000	0.000	0.000	0.061
2		0.000	0.000	0.000	0.000	0.000	-0.000
3		-0.000	0.000	0.000	0.000	0.000	-0.000
4		0.000	-0.000	0.000	0.000	0.000	-0.000
5		0.052	2.129	0.000	0.000	0.000	-0.070
6		0.000	0.000	0.000	0.000	0.000	0.000
7		-0.000	-0.000	0.000	0.000	0.000	-0.000
8		0.000	0.000	0.000	0.000	0.000	-0.000
9		-0.000	-0.000	0.000	0.000	0.000	0.000
10		0.093	1.595	0.000	0.000	0.000	-0.072
11		-0.000	0.000	0.000	0.000	0.000	0.000
12		-0.000	-0.000	0.000	0.000	0.000	0.000
13		0.000	0.000	0.000	0.000	0.000	0.000
14		-0.000	0.000	0.000	0.000	0.000	0.000
15		-0.096	1.610	0.000	0.000	0.000	0.067

Sum of Reactions (kN,kN-m) Load Case 1.35G

Rx	0.007
Ry	7.440
Rz	0.000

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Member ActionsLoad Case 1.35G

Member	Px' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
1	2.107	0.046	0.000	0.000	0.000	0.061
	-2.107	-0.046	0.000	0.000	0.000	0.071
2	-0.005	0.151	0.000	0.000	0.000	0.039
	0.005	0.232	0.000	0.000	0.000	-0.031
3	0.448	0.165	0.000	0.000	0.000	0.089
	-0.448	0.119	0.000	0.000	0.000	-0.056
4	0.138	-0.067	0.000	0.000	0.000	0.041
	-1.228	0.067	0.000	0.000	0.000	-0.988
5	1.703	0.368	0.000	0.000	0.000	-0.029
	-1.703	-0.368	0.000	0.000	0.000	0.218
6	0.447	0.118	0.000	0.000	0.000	0.055
	-0.447	0.186	0.000	0.000	0.000	-0.088
7	0.515	-0.044	0.000	0.000	0.000	-0.042
	-0.515	0.044	0.000	0.000	0.000	-0.024
8	-0.009	0.130	0.000	0.000	0.000	0.038
	0.009	0.159	0.000	0.000	0.000	-0.041
9	2.129	-0.052	0.000	0.000	0.000	0.079
	-2.129	0.052	0.000	0.000	0.000	-0.070
10	0.518	-0.047	0.000	0.000	0.000	-0.043
	-0.518	0.047	0.000	0.000	0.000	-0.023
11	1.595	-0.097	0.000	0.000	0.000	-0.072
	-0.505	0.097	0.000	0.000	0.000	-0.184
12	1.228	0.063	0.000	0.000	0.000	0.065
	-0.138	-0.063	0.000	0.000	0.000	-0.039
13	0.200	0.474	0.000	0.000	0.000	0.186
	-0.200	0.528	0.000	0.000	0.000	-0.283
14	1.724	-0.378	0.000	0.000	0.000	-0.229
	-1.724	0.378	0.000	0.000	0.000	0.034
15	0.202	0.549	0.000	0.000	0.000	0.297
	-0.202	0.488	0.000	0.000	0.000	-0.187
16	0.520	0.096	0.000	0.000	0.000	0.187
	-1.610	-0.096	0.000	0.000	0.000	0.067

Member StressesLoad Case 1.35G

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
1	-1.648	1.648	0.000	0.000	0.125	0.000	3.511	1.863	5.159	3.511	3.511
	1.932	-1.932	0.000	0.000	0.125	0.000	3.511	5.443	1.579	3.511	3.511
2	-1.066	1.066	0.000	0.000	0.412	0.000	-0.009	-1.075	1.057	-0.009	-0.009
	-0.831	0.831	0.000	0.000	-0.360	0.000	-0.009	-0.840	0.822	-0.009	-0.009
3	-2.377	2.377	0.000	0.000	0.503	0.000	0.746	-1.631	3.124	0.746	0.746
	-1.511	1.511	0.000	0.000	0.325	0.000	0.746	-0.765	2.257	0.746	0.746
4	-1.111	1.111	0.000	0.000	-0.183	0.000	0.230	-0.881	1.341	0.230	0.230
	-1.836	1.836	0.000	0.000	-0.183	0.000	2.047	0.211	3.883	2.047	2.047
5	0.790	-0.790	0.000	0.000	1.004	0.000	2.838	3.627	2.048	2.838	2.838

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Member StressesLoad Case 1.35G

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
	5.905	-5.905	0.000	0.000	1.004	0.000	2.838	8.743	-3.068	2.838	2.838
6	-1.476	1.476	0.000	0.000	0.321	0.000	0.745	-0.730	2.221	0.745	0.745
	-2.377	2.377	0.000	0.000	-0.507	0.000	0.745	-1.632	3.123	0.745	0.745
7	1.862	-1.862	0.000	0.000	-0.150	0.000	1.067	2.928	-0.795	1.067	1.067
	-1.051	1.051	0.000	0.000	-0.150	0.000	1.067	0.015	2.118	1.067	1.067
8	-0.823	0.823	0.000	0.000	0.354	0.000	-0.015	-0.838	0.808	-0.015	-0.015
	-1.111	1.111	0.000	0.000	-0.418	0.000	-0.015	-1.126	1.096	-0.015	-0.015
9	2.146	-2.146	0.000	0.000	-0.141	0.000	3.548	5.694	1.402	3.548	3.548
	-1.897	1.897	0.000	0.000	-0.141	0.000	3.548	1.650	5.445	3.548	3.548
10	1.993	-1.993	0.000	0.000	-0.160	0.000	1.073	3.066	-0.920	1.073	1.073
	-1.122	1.122	0.000	0.000	-0.160	0.000	1.073	-0.049	2.194	1.073	1.073
11	1.947	-1.947	0.000	0.000	-0.265	0.000	2.658	4.605	0.711	2.658	2.658
	-5.023	5.023	0.000	0.000	-0.265	0.000	0.842	-4.182	5.865	0.842	0.842
12	-1.746	1.746	0.000	0.000	0.171	0.000	2.046	0.300	3.792	2.046	2.046
	-1.066	1.066	0.000	0.000	0.171	0.000	0.229	-0.837	1.296	0.229	0.229
13	-5.023	5.023	0.000	0.000	1.291	0.000	0.333	-4.690	5.357	0.333	0.333
	-7.651	7.651	0.000	0.000	-1.448	0.000	0.333	-7.318	7.984	0.333	0.333
14	6.180	-6.180	0.000	0.000	-1.031	0.000	2.873	9.053	-3.308	2.873	2.873
	0.924	-0.924	0.000	0.000	-1.031	0.000	2.873	3.796	1.949	2.873	2.873
15	-8.016	8.016	0.000	0.000	1.498	0.000	0.336	-7.680	8.352	0.336	0.336
	-5.064	5.064	0.000	0.000	-1.331	0.000	0.336	-4.728	5.400	0.336	0.336
16	-5.064	5.064	0.000	0.000	0.261	0.000	0.866	-4.198	5.930	0.866	0.866
	1.799	-1.799	0.000	0.000	0.261	0.000	2.683	4.482	0.884	2.683	2.683

Joint Displacements Load Case 1.2G + 1.5Q

Joint	Label	dx' mm	dy' mm	dz' mm	Øx' radE-3	Øy' radE-3	Øz' radE-3
1		0.000	0.000	0.000	0.000	0.000	0.000
2		0.188	-0.168	0.000	0.000	0.000	0.401
3		-0.009	0.270	0.000	0.000	0.000	0.000
4		-0.207	-0.161	0.000	0.000	0.000	-0.402
5		0.000	0.000	0.000	0.000	0.000	0.000
6		0.526	-0.138	0.000	0.000	0.000	0.124
7		0.069	0.125	0.000	0.000	0.000	0.300
8		-0.088	0.125	0.000	0.000	0.000	-0.300
9		-0.545	-0.139	0.000	0.000	0.000	-0.122
10		0.000	0.000	0.000	0.000	0.000	0.000
11		0.387	-0.065	0.000	0.000	0.000	-1.002
12		0.377	-0.156	0.000	0.000	0.000	0.553
13		-0.397	-0.156	0.000	0.000	0.000	-0.558
14		-0.407	-0.065	0.000	0.000	0.000	1.014
15		0.000	0.000	0.000	0.000	0.000	0.000

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Joint Reactions Load Case 1.2G + 1.5Q

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m
1		-0.264	5.756	0.000	0.000	0.000	0.349
2		0.000	-0.000	0.000	0.000	0.000	0.000
3		0.000	-0.000	0.000	0.000	0.000	0.000
4		0.000	-0.000	0.000	0.000	0.000	-0.000
5		0.270	5.778	0.000	0.000	0.000	-0.358
6		-0.000	0.000	0.000	0.000	0.000	0.000
7		0.000	-0.000	0.000	0.000	0.000	-0.000
8		-0.000	0.000	0.000	0.000	0.000	0.000
9		-0.000	-0.000	0.000	0.000	0.000	-0.000
10		0.453	3.428	0.000	0.000	0.000	-0.319
11		-0.000	0.000	0.000	0.000	0.000	0.000
12		-0.000	-0.000	0.000	0.000	0.000	-0.000
13		0.000	0.000	0.000	0.000	0.000	-0.000
14		-0.000	0.000	0.000	0.000	0.000	0.000
15		-0.451	3.443	0.000	0.000	0.000	0.313

Sum of Reactions (kN,kN-m) Load Case 1.2G + 1.5Q

Rx	0.007
Ry	18.405
Rz	0.000

Member ActionsLoad Case 1.2G + 1.5Q

Member	Fx' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
1	5.756	0.264	0.000	0.000	0.000	0.349
	-5.756	-0.264	0.000	0.000	0.000	0.413
2	0.089	0.736	0.000	0.000	0.000	0.242
	-0.089	0.504	0.000	0.000	0.000	-0.118
3	2.054	0.850	0.000	0.000	0.000	0.422
	-2.054	0.522	0.000	0.000	0.000	-0.262
4	0.751	-0.219	0.000	0.000	0.000	0.244
	-1.721	0.219	0.000	0.000	0.000	-0.332
5	4.057	1.687	0.000	0.000	0.000	-0.192
	-4.057	-1.687	0.000	0.000	0.000	1.059
6	2.053	0.521	0.000	0.000	0.000	0.260
	-2.053	0.851	0.000	0.000	0.000	-0.422
7	2.203	-0.239	0.000	0.000	0.000	-0.222
	-2.203	0.239	0.000	0.000	0.000	-0.142
8	0.085	0.562	0.000	0.000	0.000	0.118
	-0.085	0.778	0.000	0.000	0.000	-0.244
9	5.778	-0.270	0.000	0.000	0.000	-0.421
	-5.778	0.270	0.000	0.000	0.000	-0.358
10	3.208	-0.242	0.000	0.000	0.000	-0.223
	-3.206	0.242	0.000	0.000	0.000	-0.144

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Member ActionsLoad Case 1.2G + 1.5Q

Member	Px' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
11	3.428	-0.453	0.000	0.000	0.000	-0.319
	-2.459	0.453	0.000	0.000	0.000	-0.884
12	1.720	0.215	0.000	0.000	0.000	0.320
	-0.750	-0.215	0.000	0.000	0.000	-0.242
13	0.954	2.310	0.000	0.000	0.000	0.884
	-0.954	2.592	0.000	0.000	0.000	-1.387
14	4.078	-1.697	0.000	0.000	0.000	-1.069
	-4.078	1.697	0.000	0.000	0.000	0.197
15	0.956	2.613	0.000	0.000	0.000	1.401
	-0.956	2.325	0.000	0.000	0.000	-0.885
16	2.473	0.451	0.000	0.000	0.000	0.606
	-3.443	-0.451	0.000	0.000	0.000	0.313

Member StressesLoad Case 1.2G + 1.5Q

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Ss' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
1	-9.427	9.427	0.000	0.000	0.720	0.000	9.593	0.166	19.020	9.593	9.593
	11.175	-11.175	0.000	0.000	0.720	0.000	9.593	20.769	-1.582	9.593	9.593
2	-6.551	6.551	0.000	0.000	2.114	0.000	0.148	-6.403	6.699	0.148	0.148
	-3.196	3.196	0.000	0.000	-1.374	0.000	0.148	-3.049	3.344	0.148	0.148
3	-11.417	11.417	0.000	0.000	2.317	0.000	3.423	-7.993	14.840	3.423	3.423
	-7.075	7.075	0.000	0.000	-1.423	0.000	3.423	-3.652	10.498	3.423	3.423
4	-6.595	6.595	0.000	0.000	-0.597	0.000	1.252	-5.344	7.847	1.252	1.252
	-8.965	8.965	0.000	0.000	-0.593	0.000	2.868	-6.096	11.833	2.868	2.868
5	5.186	-5.186	0.000	0.000	4.599	0.000	6.762	11.947	1.576	6.762	6.762
	28.622	-28.622	0.000	0.000	4.599	0.000	6.762	35.384	-21.861	6.762	6.762
6	-7.040	7.040	0.000	0.000	1.420	0.000	3.422	-3.618	10.462	3.422	3.422
	-11.417	11.417	0.000	0.000	-2.321	0.000	3.422	-7.994	14.839	3.422	3.422
7	9.763	-9.763	0.000	0.000	-0.829	0.000	4.561	14.324	-5.202	4.561	4.561
	-6.265	6.265	0.000	0.000	-0.825	0.000	4.561	-1.704	10.826	4.561	4.561
8	-3.188	3.188	0.000	0.000	1.368	0.000	0.142	-3.047	3.330	0.142	0.142
	-6.595	6.595	0.000	0.000	-2.220	0.000	0.142	-6.454	6.737	0.142	0.142
9	11.390	-11.390	0.000	0.000	-0.736	0.000	9.630	21.019	-1.760	9.630	9.630
	-9.676	9.676	0.000	0.000	-0.736	0.000	9.630	-0.047	19.306	9.630	9.630
10	9.894	-9.894	0.000	0.000	-0.836	0.000	4.568	14.462	-5.327	4.568	4.568
	-6.335	6.335	0.000	0.000	-0.836	0.000	4.568	-1.768	10.903	4.568	4.568
11	8.615	-8.615	0.000	0.000	-1.235	0.000	5.714	14.329	-2.901	5.714	5.714
	23.902	23.902	0.000	0.000	-1.235	0.000	4.097	-19.804	27.999	4.097	4.097
12	8.875	8.875	0.000	0.000	0.586	0.000	2.867	-6.007	11.742	2.867	2.867
	-6.551	6.551	0.000	0.000	0.586	0.000	1.251	-5.300	7.802	1.251	1.251
13	23.902	23.902	0.000	0.000	4.298	0.000	1.590	-22.311	25.492	1.590	1.590
	37.497	37.497	0.000	0.000	-7.065	0.000	1.590	-35.907	39.087	1.590	1.590
14	28.897	-28.897	0.000	0.000	-4.627	0.000	6.797	35.694	-22.101	6.797	6.797
	5.320	-5.320	0.000	0.000	-4.627	0.000	6.797	12.117	1.477	6.797	6.797

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Member StressesLoad Case 1.2G + 1.5Q

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
15	-37.862	37.862	0.000	0.000	7.122	0.000	1.593	-36.269	39.455	1.593	1.593
	-23.943	23.943	0.000	0.000	-6.338	0.000	1.593	-22.350	25.536	1.593	1.593
16	-23.943	23.943	0.000	0.000	1.231	0.000	4.122	-19.821	28.064	4.122	4.122
	8.467	-8.467	0.000	0.000	1.231	0.000	5.738	14.205	-2.728	5.738	5.738

Joint Displacements Load Case 0.9G + Wu for Cpi 2

Joint	Label	dx' mm	dy' mm	dz' mm	Rx' radX-3	Ry' radX-3	Rz' radX-3
1		0.000	0.000	0.000	0.000	0.000	0.000
2		4.064	0.304	0.000	0.000	0.000	-1.894
3		4.952	-1.430	0.000	0.000	0.000	0.514
4		5.655	0.252	0.000	0.000	0.000	1.108
5		0.000	0.000	0.000	0.000	0.000	0.000
6		2.416	0.275	0.000	0.000	0.000	-1.466
7		4.644	-1.081	0.000	0.000	0.000	-1.289
8		5.288	-0.511	0.000	0.000	0.000	1.105
9		6.332	0.196	0.000	0.000	0.000	-0.466
10		0.000	0.000	0.000	0.000	0.000	0.000
11		3.182	0.153	0.000	0.000	0.000	1.241
12		3.264	0.300	0.000	0.000	0.000	-2.087
13		6.161	0.235	0.000	0.000	0.000	1.268
14		6.271	0.107	0.000	0.000	0.000	-2.691
15		0.000	0.000	0.000	0.000	0.000	0.000

Joint Reactions Load Case 0.9G + Wu for Cpi 2

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m
1		-0.113	-11.427	0.000	0.000	0.000	0.544
2		0.000	0.000	0.000	0.000	0.000	0.000
3		0.000	-0.000	0.000	0.000	0.000	-0.000
4		-0.000	0.000	0.000	0.000	0.000	0.000
5		-2.119	-8.145	0.000	0.000	0.000	2.179
6		0.000	0.000	0.000	0.000	0.000	-0.000
7		0.000	-0.000	0.000	0.000	0.000	-0.000
8		0.000	-0.000	0.000	0.000	0.000	0.000
9		0.000	-0.000	0.000	0.000	0.000	-0.000
10		-2.320	-6.913	0.000	0.000	0.000	2.731
11		-0.000	-0.000	0.000	0.000	0.000	0.000
12		-0.000	0.000	0.000	0.000	0.000	0.000
13		-0.000	0.000	0.000	0.000	0.000	-0.000
14		0.000	-0.000	0.000	0.000	0.000	0.000
15		-6.157	-4.464	0.000	0.000	0.000	4.633

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Joint Reactions Load Case 0.9G + Wu for Cpi 2

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m

Sum of Reactions (kN,kN-m) Load Case 0.9G + Wu for Cpi 2

Sx	-10.709
Sy	-30.950
Sz	0.000

Member ActionsLoad Case 0.9G + Wu for Cpi 2

Member	Px' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
1	-11.427	0.113	0.000	0.000	0.000	0.544
	11.427	-0.113	0.000	0.000	0.000	-0.218
2	-0.887	-0.884	0.000	0.000	0.000	-0.457
	0.887	-2.078	0.000	0.000	0.000	1.003
3	-6.318	-3.716	0.000	0.000	0.000	-1.759
	6.318	0.541	0.000	0.000	0.000	-0.331
4	-5.553	-4.414	0.000	0.000	0.000	-1.123
	4.823	2.950	0.000	0.000	0.000	-0.350
5	-5.898	-4.316	0.000	0.000	0.000	-0.203
	5.898	4.316	0.000	0.000	0.000	-2.019
6	-7.095	-1.336	0.000	0.000	0.000	-1.508
	7.095	-1.840	0.000	0.000	0.000	1.755
7	-7.058	0.610	0.000	0.000	0.000	0.422
	7.058	-0.610	0.000	0.000	0.000	0.506
8	-6.203	0.479	0.000	0.000	0.000	0.668
	6.203	-3.441	0.000	0.000	0.000	1.123
9	-0.145	2.119	0.000	0.000	0.000	2.937
	0.145	-2.119	0.000	0.000	0.000	3.179
10	0.471	0.911	0.000	0.000	0.000	1.048
	-0.471	0.911	0.000	0.000	0.000	0.337
11	-6.913	2.320	0.000	0.000	0.000	2.731
	6.913	-2.320	0.000	0.000	0.000	3.432
12	-1.156	2.482	0.000	0.000	0.000	-0.264
	1.156	-0.482	0.000	0.000	0.000	0.457
13	-3.703	-6.280	0.000	0.000	0.000	-3.432
	3.703	5.636	0.000	0.000	0.000	2.279
14	-9.044	2.615	0.000	0.000	0.000	3.232
	9.044	-2.615	0.000	0.000	0.000	-1.868
15	-4.566	-5.286	0.000	0.000	0.000	-2.883
	4.566	-4.340	0.000	0.000	0.000	1.190
16	-5.104	-3.564	0.000	0.000	0.000	-1.190
	4.464	-4.157	0.000	0.000	0.000	4.633

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Member StressesLoad Case 0.9G + Wu for Cpi 2

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
1	-14.691	14.691	0.000	0.000	0.387	0.000	-19.046	-33.737	-4.355	-19.046	-19.046
	-5.900	5.900	0.000	0.000	0.387	0.000	-19.046	-24.946	-13.146	-19.046	-19.046
2	12.347	-12.347	0.000	0.000	-2.409	0.000	-1.479	10.868	-13.826	-1.479	-1.479
	27.098	-27.098	0.000	0.000	5.666	0.000	-1.479	25.619	-28.577	-1.479	-1.479
3	47.435	-47.435	0.000	0.000	-10.130	0.000	-10.529	36.906	-57.964	-10.529	-10.529
	-8.947	8.947	0.000	0.000	-1.474	0.000	-10.529	-19.476	-1.583	-10.529	-10.529
4	30.363	-30.363	0.000	0.000	-12.033	0.000	-9.254	21.109	-39.618	-9.254	-9.254
	-9.451	9.451	0.000	0.000	-8.042	0.000	-8.038	-17.489	1.413	-8.038	-8.038
5	5.493	-5.493	0.000	0.000	-11.765	0.000	-9.829	-4.336	-15.325	-9.829	-9.829
	-54.468	54.468	0.000	0.000	-11.768	0.000	-9.829	-64.298	44.831	-9.829	-9.829
6	40.768	-40.768	0.000	0.000	-3.642	0.000	-11.825	28.943	-52.593	-11.825	-11.825
	47.435	-47.435	0.000	0.000	5.014	0.000	-11.825	35.610	-59.260	-11.825	-11.825
7	-18.574	18.574	0.000	0.000	3.104	0.000	-14.613	-33.187	3.961	-14.613	-14.613
	22.281	-22.281	0.000	0.000	2.534	0.000	-14.613	7.668	-36.895	-14.613	-14.613
8	-18.054	18.054	0.000	0.000	1.306	0.000	-10.339	-28.393	7.716	-10.339	-10.339
	30.363	-30.363	0.000	0.000	9.239	0.000	-10.339	20.024	-40.702	-10.339	-10.339
9	-79.365	79.365	0.000	0.000	5.776	0.000	-13.575	-92.940	65.789	-13.575	-13.575
	65.918	-65.918	0.000	0.000	5.776	0.000	-13.575	78.340	-93.493	-13.575	-13.575
10	-46.183	46.183	0.000	0.000	3.143	0.000	8.976	-45.207	47.159	8.976	8.976
	14.845	-14.845	0.000	0.000	3.143	0.000	8.976	15.821	-13.869	8.976	8.976
11	-73.807	73.807	0.000	0.000	6.325	0.000	-11.522	-85.329	62.285	-11.522	-11.522
	92.756	-92.756	0.000	0.000	6.325	0.000	11.522	81.228	-104.272	-11.522	-11.522
12	7.139	-7.139	0.000	0.000	1.313	0.000	-1.927	5.213	-9.066	-1.927	-1.927
	12.347	-12.347	0.000	0.000	1.313	0.000	-1.927	10.421	-14.274	-1.927	-1.927
13	92.758	-92.758	0.000	0.000	-17.118	0.000	-6.178	86.572	-98.928	-6.178	-6.178
	61.600	-61.600	0.000	0.000	16.268	0.000	-6.178	55.421	-67.778	-6.178	-6.178
14	-87.357	87.357	0.000	0.000	7.128	0.000	-15.073	-102.430	72.284	-15.073	-15.073
	-51.031	51.031	0.000	0.000	-7.128	0.000	-15.073	-66.104	35.958	-15.073	-15.073
15	77.906	-77.906	0.000	0.000	-14.489	0.000	-7.610	70.296	-85.516	-7.610	-7.610
	32.153	-32.153	0.000	0.000	11.028	0.000	-7.610	24.543	-39.763	-7.610	-7.610
16	32.153	-32.153	0.000	0.000	-9.715	0.000	-8.657	23.496	-40.810	-8.657	-8.657
	125.223	-125.223	0.000	0.000	16.793	0.000	-7.440	117.783	-132.663	-7.440	-7.440

Joint Displacements Load Case 1.2G + Su + WQ

Joint	Label	dx' mm	dy' mm	dz' mm	Øx' radE-3	Øy' radE-3	Øz' radE-3
1		0.000	0.000	0.000	0.000	0.000	0.000
2		0.014	-0.883	0.000	0.000	0.000	0.031
3		0.000	-0.857	0.000	0.000	0.000	0.000
4		-0.019	-0.883	0.000	0.000	0.000	-0.031
5		0.000	0.000	0.000	0.000	0.000	0.000
6		0.053	-0.872	0.000	0.000	0.000	-0.012
7		0.012	-0.866	0.000	0.000	0.000	0.019
8		-0.012	-0.866	0.000	0.000	0.000	-0.019
9		-0.053	-0.872	0.000	0.000	0.000	0.012

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Joint Displacements Load Case 1.2G + Su + WQ

Joint	Label	dx' mm	dy' mm	dz' mm	θx' radE-3	θy' radE-3	θz' radE-3
10		0.000	0.000	0.000	0.000	0.000	0.000
11		0.041	-0.028	0.000	0.000	0.000	-0.281
12		0.062	-0.081	0.000	0.000	0.000	0.095
13		-0.062	-0.081	0.000	0.000	0.000	-0.095
14		-0.041	-0.028	0.000	0.000	0.000	0.281
15		0.000	0.000	0.000	0.000	0.000	0.000

Joint Reactions Load Case 1.2G + Su + WQ

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m
1		-0.013	2.988	0.000	0.000	0.000	0.022
2		0.000	0.000	0.000	0.000	0.000	-0.000
3		0.000	0.000	0.000	0.000	0.000	0.000
4		0.000	0.000	0.000	0.000	0.000	-0.000
5		0.013	2.988	0.000	0.000	0.000	-0.022
6		0.000	0.000	0.000	0.000	0.000	0.000
7		-0.000	-0.000	0.000	0.000	0.000	0.000
8		-0.000	0.000	0.000	0.000	0.000	0.000
9		-0.000	-0.000	0.000	0.000	0.000	0.000
10		0.160	1.752	0.000	0.000	0.000	-0.133
11		-0.000	0.000	0.000	0.000	0.000	0.000
12		-0.000	-0.000	0.000	0.000	0.000	0.000
13		0.000	-0.000	0.000	0.000	0.000	0.000
14		-0.000	-0.000	0.000	0.000	0.000	0.000
15		-0.160	1.752	0.000	0.000	0.000	0.133

Sum of Reactions (kN,kN-m) Load Case 1.2G + Su + WQ

Rx	0.000
Ry	9.480
Rz	0.000

Member ActionsLoad Case 1.2G + Su + WQ

Member	Px' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
1	2.988	0.013	0.000	0.000	0.000	0.022
	-2.988	-0.013	0.000	0.000	0.000	0.018
2	-0.054	0.377	0.000	0.000	0.000	0.081
	0.054	0.281	0.000	0.000	0.000	-0.037
3	0.920	0.381	0.000	0.000	0.000	0.086
	-0.920	0.325	0.000	0.000	0.000	-0.059
4	0.328	-0.194	0.000	0.000	0.000	0.081

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Member ActionsLoad Case 1.2G + Su + WQ

Member	Px' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
	-1.298	0.194	0.000	0.000	0.000	-0.156
5	2.056	0.682	0.000	0.000	0.000	0.020
	-2.056	-0.682	0.000	0.000	0.000	0.331
6	0.920	0.325	0.000	0.000	0.000	0.059
	-0.920	0.381	0.000	0.000	0.000	-0.086
7	1.146	-0.038	0.000	0.000	0.000	-0.036
	-1.146	0.038	0.000	0.000	0.000	-0.022
8	-0.054	0.281	0.000	0.000	0.000	0.037
	0.054	0.377	0.000	0.000	0.000	-0.081
9	2.988	-0.013	0.000	0.000	0.000	-0.016
	-2.988	0.013	0.000	0.000	0.000	-0.023
10	1.146	-0.038	0.000	0.000	0.000	-0.036
	-1.146	0.038	0.000	0.000	0.000	-0.022
11	1.752	-0.160	0.000	0.000	0.000	-0.133
	-0.782	0.160	0.000	0.000	0.000	-0.292
12	1.298	0.194	0.000	0.000	0.000	0.159
	-0.308	0.194	0.000	0.000	0.000	-0.081
13	0.319	0.732	0.000	0.000	0.000	0.292
	-0.319	0.843	0.000	0.000	0.000	-0.490
14	2.056	-0.682	0.000	0.000	0.000	-0.331
	-2.056	0.682	0.000	0.000	0.000	-0.020
15	0.319	0.843	0.000	0.000	0.000	0.490
	-0.319	0.732	0.000	0.000	0.000	-0.292
16	0.782	0.160	0.000	0.000	0.000	0.292
	-1.752	-0.160	0.000	0.000	0.000	0.133

Member StressesLoad Case 1.2G + Su + WQ

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Ss' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
1	-0.506	0.606	0.000	0.000	0.036	0.000	4.980	4.373	5.586	4.980	4.980
	0.438	-0.438	0.000	0.000	0.036	0.000	4.980	5.417	4.543	4.980	4.980
2	-2.196	2.196	0.000	0.000	1.028	0.000	-0.090	-2.287	2.106	-0.090	-0.090
	-1.005	1.005	0.000	0.000	-0.765	0.000	-0.090	-1.095	0.914	-0.090	-0.090
3	-2.333	2.333	0.000	0.000	1.039	0.000	1.533	-0.800	3.866	1.533	1.533
	-1.587	1.587	0.000	0.000	-0.885	0.000	1.533	-0.054	3.120	1.533	1.533
4	-2.196	2.196	0.000	0.000	-0.530	0.000	0.546	-1.650	2.741	0.546	0.546
	-4.299	4.299	0.000	0.000	-0.530	0.000	2.163	-2.136	6.461	2.163	2.163
5	-0.529	0.529	0.000	0.000	1.858	0.000	3.426	2.897	3.955	3.426	3.426
	8.939	-8.939	0.000	0.000	1.858	0.000	3.426	12.365	-5.513	3.426	3.426
6	-1.587	1.587	0.000	0.000	0.885	0.000	1.533	-0.054	3.120	1.533	1.533
	-2.333	2.333	0.000	0.000	-1.039	0.000	1.533	-0.800	3.866	1.533	1.533
7	1.576	-1.576	0.000	0.000	-0.130	0.000	2.373	3.949	0.797	2.373	2.373
	-0.949	0.949	0.000	0.000	-0.130	0.000	2.373	1.425	3.322	2.373	2.373
8	-1.005	1.005	0.000	0.000	0.765	0.000	-0.090	-1.095	0.914	-0.090	0.090

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Member StressesLoad Case 1.2G + Su + WQ

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby'	leftSx'+Sby' MPa	right MPa
	-2.196	2.196	0.000	0.000	-1.028	0.000	-0.090	-2.287	2.106	-0.090	-0.090	
9	0.438	-0.438	0.000	0.000	-0.036	0.000	4.980	5.417	4.542	4.980	4.980	
	-0.606	0.606	0.000	0.000	-0.036	0.000	4.980	4.373	5.586	4.980	4.980	
10	1.576	-1.576	0.000	0.000	-0.130	0.000	2.373	3.949	0.797	2.373	2.373	
	-0.949	0.949	0.000	0.000	-0.130	0.000	2.373	1.425	3.322	2.373	2.373	
11	3.590	-3.590	0.000	0.000	-0.436	0.000	2.920	6.510	-0.670	2.920	2.920	
	-7.881	7.881	0.000	0.000	-0.436	0.000	1.304	-6.578	9.185	1.304	1.304	
12	-4.299	4.299	0.000	0.000	0.530	0.000	2.163	-2.136	6.462	2.163	2.163	
	-2.196	2.196	0.000	0.000	0.530	0.000	0.546	-1.650	2.743	0.546	0.546	
13	-7.861	7.861	0.000	0.000	1.995	0.000	0.532	-7.350	8.413	0.532	0.532	
	-13.238	13.238	0.000	0.000	-2.297	0.000	0.532	-12.706	13.769	0.532	0.532	
14	8.939	-8.939	0.000	0.000	-1.658	0.000	3.426	12.365	-5.513	3.426	3.426	
	-0.529	0.529	0.000	0.000	-1.658	0.000	3.426	2.897	3.955	3.426	3.426	
15	-13.238	13.238	0.000	0.000	2.297	0.000	0.532	-12.706	13.769	0.532	0.532	
	-7.881	7.881	0.000	0.000	-1.995	0.000	0.532	-7.350	8.413	0.532	0.532	
16	-7.881	7.881	0.000	0.000	0.436	0.000	1.304	-6.578	9.185	1.304	1.304	
	3.590	-3.590	0.000	0.000	0.436	0.000	2.920	6.510	-0.670	2.920	2.920	

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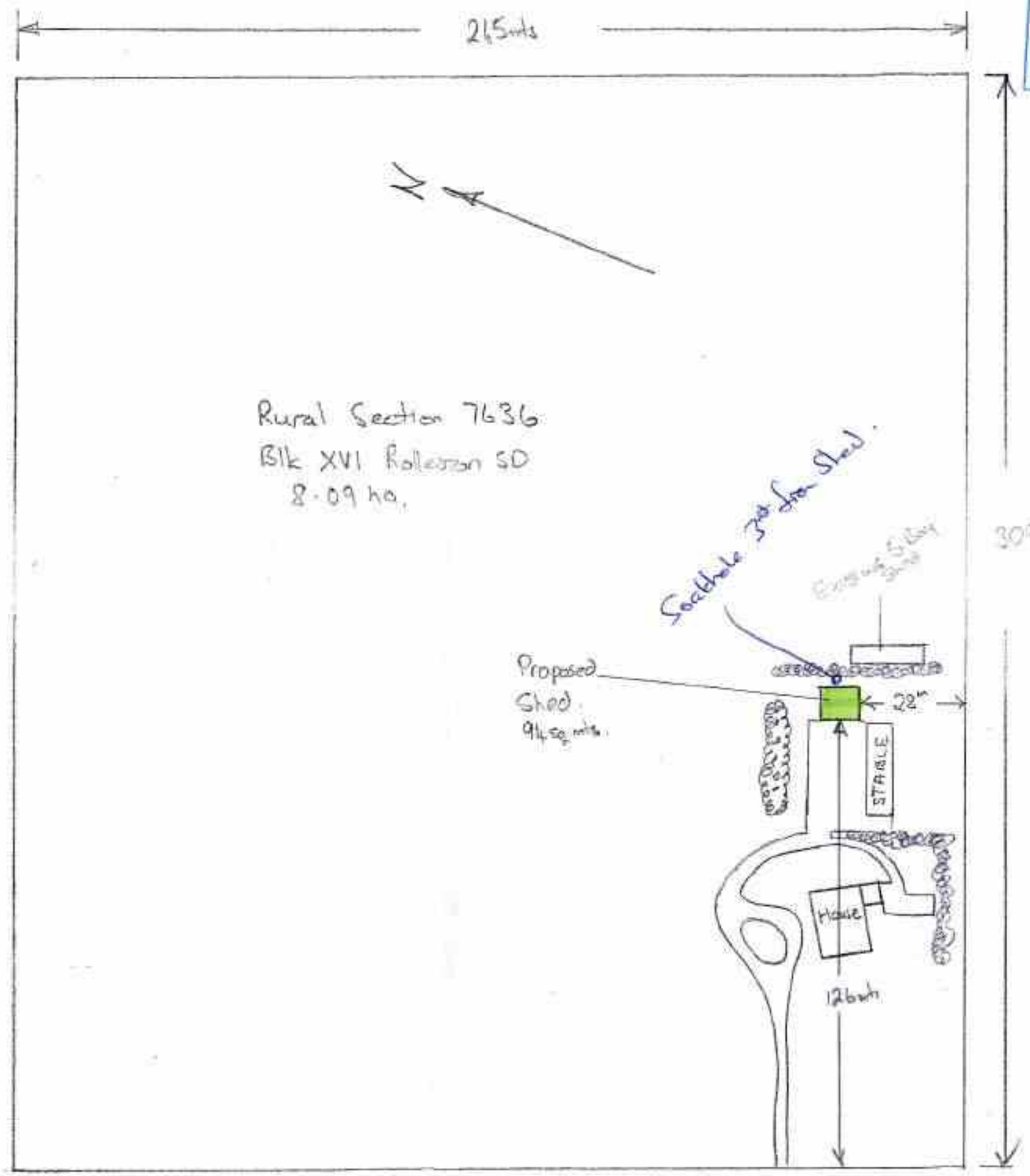
SELWYN DISTRICT COUNCIL
SITING APPROVED
PROPOSAL Farm Building
DATE 12/3/08 PLANNER MP



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WATERHOLES Road.

SITE PLAN. Deborah Deane Waterholes Road Templeton. Scale 1:1250

Specification Sheet of Building for
Deborah Devine at Waterholes Road Templeton New Zealand
Prepared by Wide Span Sheds Ltd on 26/3/2008

Design Criteria -

Class 5 building in wind region Very High, Importance Level of 1, Return Period of 100 years, Wind Directional Multiplier (Md) of 0.95 and the appropriate Topographic, Terrain Category and Sheilding Factors of a Very High site. An Earthquake Hazard Factor (Z) of up to 0.45 has been made in allowance for in the design of the building. The predominate design factor is however wind load. Snow loading has been allowed for a site with a maximum AHD of 30m in the N4 region for a semi-sheltered site. Site is less than 500m above sea level.

Dimensions -

SPAN 3.5m. EAVES HEIGHT 3.8m. APEX HEIGHT 4.52m. ROOF SLOPE 22.5Deg.
OVERALL LENGTH 9m. Consisting of 3 Bays. FRAME SPACING all 3m

Materials -

END WALL RAFTER HST20015
END WALL COLUMN HST20015 fixed by M16x100 Galv Trubolt bolts embeded into concrete.
MID PORTAL RAFTER HST20015
MID PORTAL COLUMN HST20015 fixed by M16x100 Galv Trubolt bolts embeded into concrete.
END MULLION Nil.
EAVE PURLIN HST10012.
ROOF PURLIN TH60095. Max Spacing 0.9m
SIDE GIRT TH60095. Max Spacing 1.7m.
END GIRT TH60075. Max Spacing 1.7m.
ROOF CLADDING Colorbond Custom Orb. Fixed by 12 x 45 Class 4 screw with neo washer
WALL CLADDING Colorbond Custom Orb. Fixed by 12 x 20 Hex Class 4 with neo
KNEE BRACE HST15015, 1.52m. APEX BRACE Nil.
Strap Bracing as per the attached plan. All cross bracing is to be fixed with 2 x 14 x 30 frame screws at each connection point (including any roof purlins and wall girts).
Roller Doors 1 of 3m x 2.95m.
For bay spacing, door locations & other openings, refer to layout.
FOOTINGS:-
Refer to drawings attached.
Designs are only suitable for soil with a minimum Safe Bearing Capacity of 100kPa.
For other soil types, refer to a registered engineer.

AMENDED PLAN
02 APR 2008
RANGI GEORGE

080235
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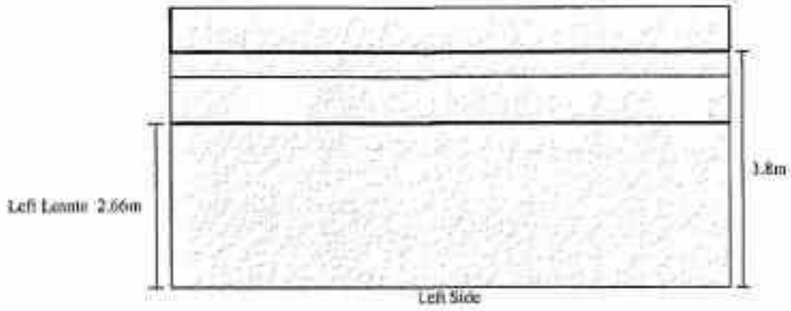
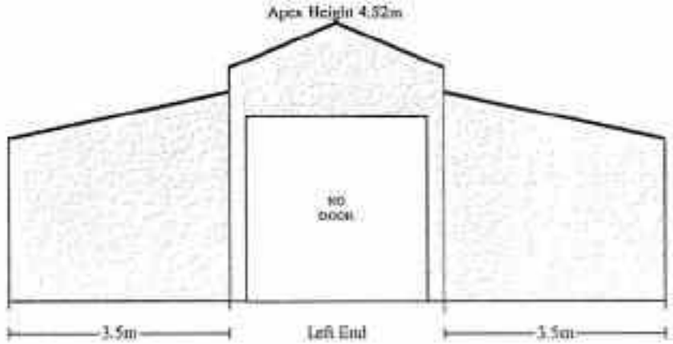
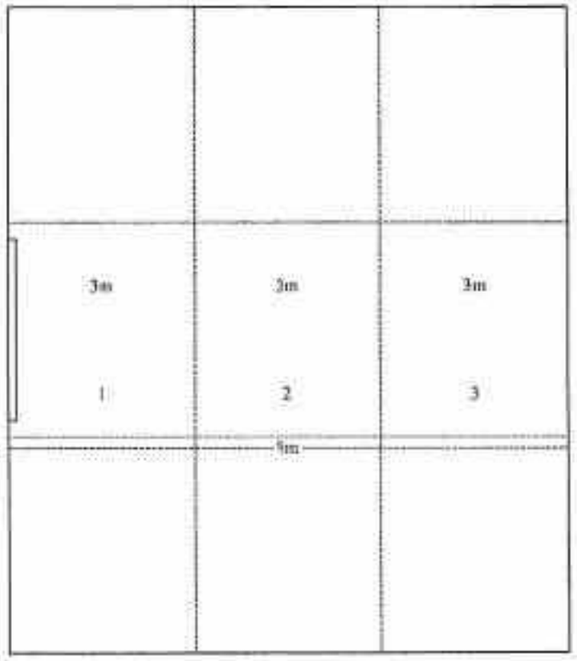
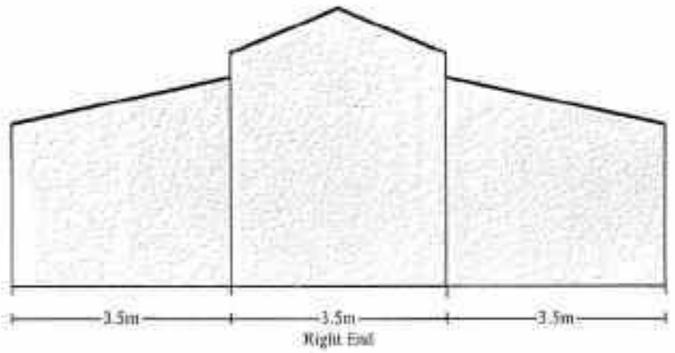
Ref: Job 7240 - 3

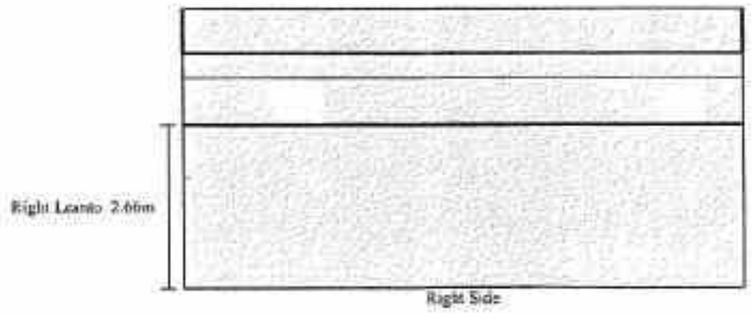
27 MAR 2008











AMENDED PLAN
02 APR 2008
RANGI GEORGE

080235

Purchaser Name: Deborah Devine	
Site Address: Waterholes Road Templeton New Zealand	
Drawing # Job 7240 - 2	Print Date: 26\03\08

Layout & Elevations

Wide Span Sheds Ltd

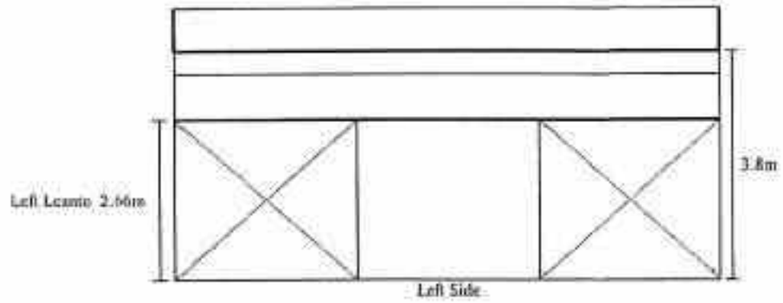
Wide Span Sheds
Phone: +617 5657 8888
Fax: +617 5657 8899
Email: admin@sheds.com.au
http://www.sheds.co.nz

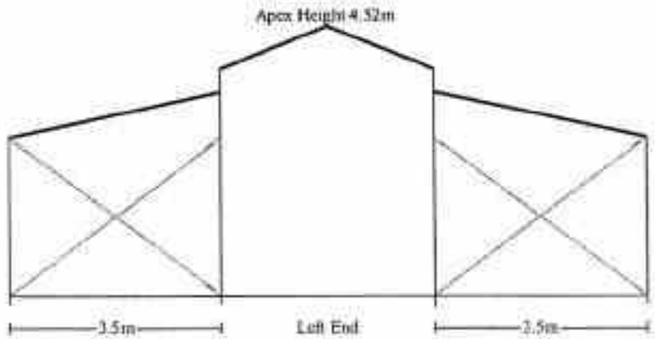
ANDREW MATIUKEVITCH
MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550
M.IPENZ 219815
Practising Professional Structural & Civil Engineer

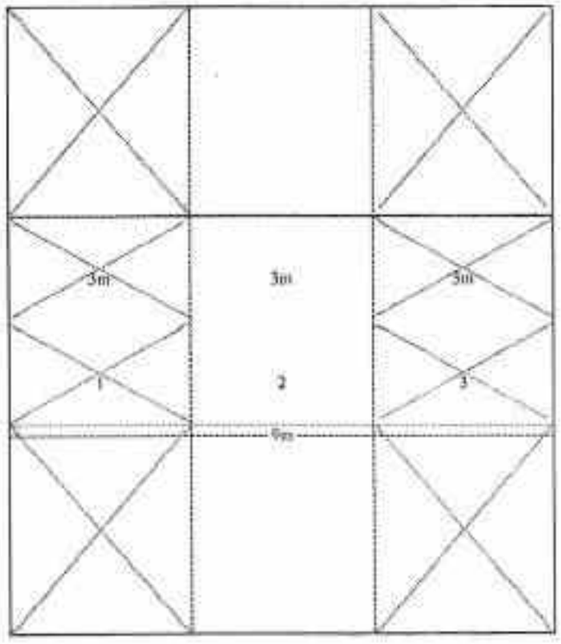
Signature:

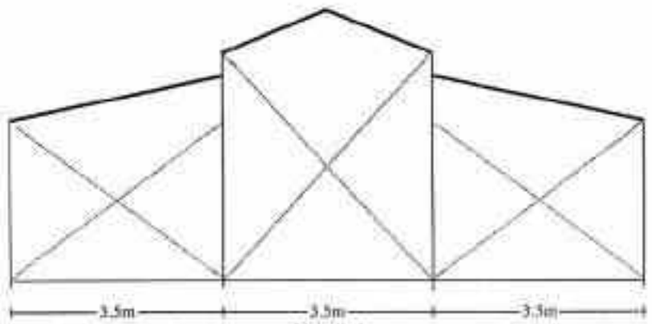
FILE COPY
27 MAR 2008

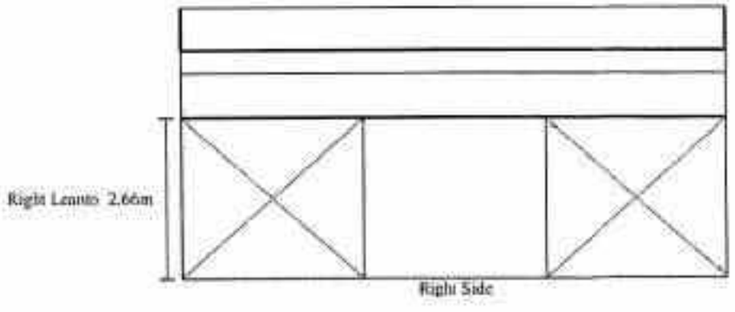
Date: 26\03\08











Notes

* All bracing strap to be 50mm x 0.75mm.

* Where cross bracing is shown in a position that has some form of openning then, where possible place the cross brace in the nearest adjacent bay.

* Cross bracing is to be fixed taught and secured with 2 x 14 x 30 frame screws at each end and to each overlapping roof purlin or wall girt.

* Strap fly bracing to be fixed to roof purlins and wall girts at a maximum 2.5m intervals on every intermediate portal. Fly bracing to be screwed with 2 x 14 x 30 Frame screws to every connection point (6 screws in total).

* End wall mullions to have fly bracing fitted to every available girt.

AMENDED PLAN
02 APR 2007
RANGI GEORGE

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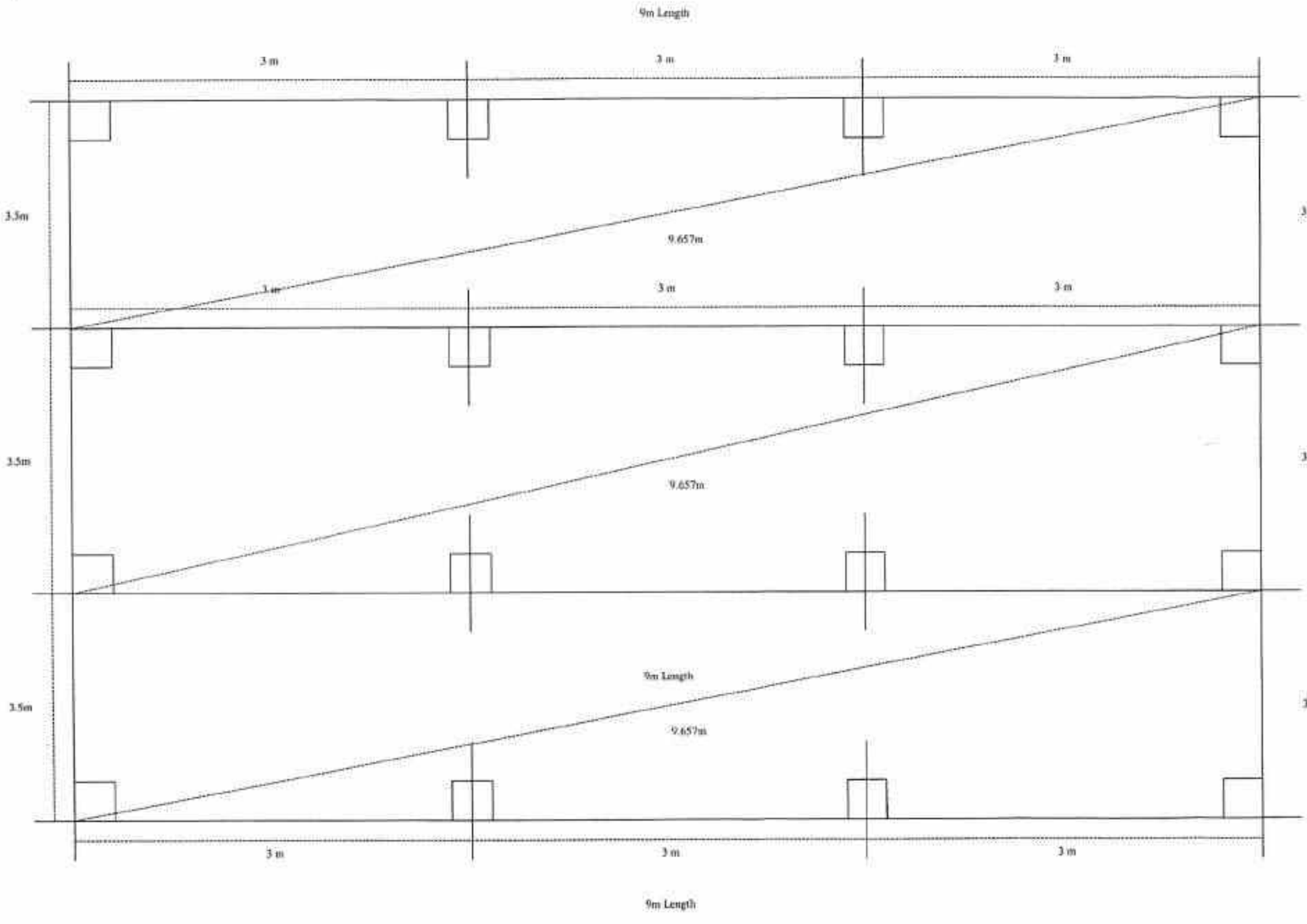
Purchaser Name: Deborah Devine		Bracing Plan	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz
Site Address: Waterholes Road Templeton New Zealand			
Drawing # Job 7240 - 4	Print Date: 26\03\08		

ANDREW MATIUKEVITCH
MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550
M.IPENZ 219815
Practising Professional Structural & Civil Engineer

Signature: Date: 26\03\08

FILE COPY
27 MAR 2008



Notes

* Slab design covers sites with a minimum of 100kPa soil bearing capacity.

* Designs are in accordance with AS/NZS 3101 and AS/NZS 4671

* Other than this, owner to provide slab and footing design details

* All concrete to be in accordance with NZS 3101 and AS/NZS 4671. 30mixtures 30 MPa, with 80mm slump.

* Slab reinforcing mesh to be a minimum 365 with 50mm top cover. Footings to have minimum of 4 D12 deformed bar to within 100mm of base and minimum 75 mm top cover and ref mm slab reinforcing mesh.

* Slabs should be cured for 7 days before commencing construction of the building.

* Slab thickness to be minimum 100mm.

* Footings under slab to be:
C20H35 - 350 x 550 x 400 deep

* Construction joints need to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction joints intersecting where any fixing in the slab is to be made.

* Where end wall mullions have been removed, footings are not required.

* End wall mullion spacing may move due to location of openings or doors. Check layout plan.

* Roller door mullions to have a minimum of 200mm deep by 300mm x 300mm concrete under. Where heavy traffic is to go through the roller door, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of 365 mesh. 20mm from base in all thickenings.

AMENDED PLAN
02 APR 2008
RANGI GEORGE

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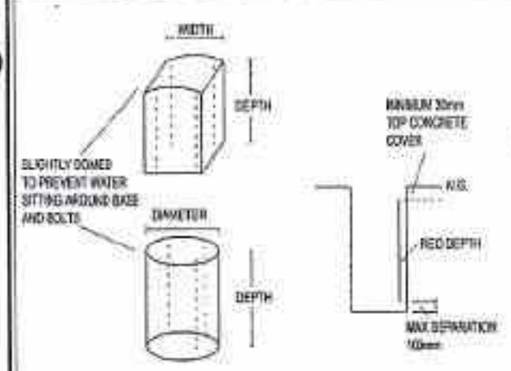
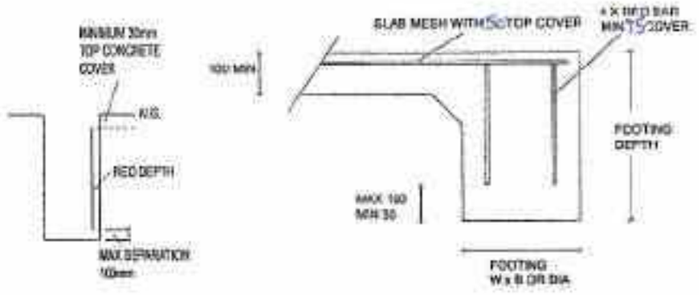
Purchaser Name: Deborah Devine	**Slab & Footing Plan** (Use only if a Slab is being layed) Not to Scale	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz	**ANDREW MATIUKEVITCH** MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550 M.IPENZ 219815 **Practising Professional Structural & Civil Engineer** Signature: 27 MAR 2008 Date: 26\03\08
Site Address: Waterholes Road Templeton New Zealand			
Drawing # Job 7240 - 6 / Print Date: 26\03\08			



DUG AND BORED FOOTINGS



SLAB AND FOOTING DETAIL

AMENDED PLAN
02 APR 2008
RANGI GEORGE

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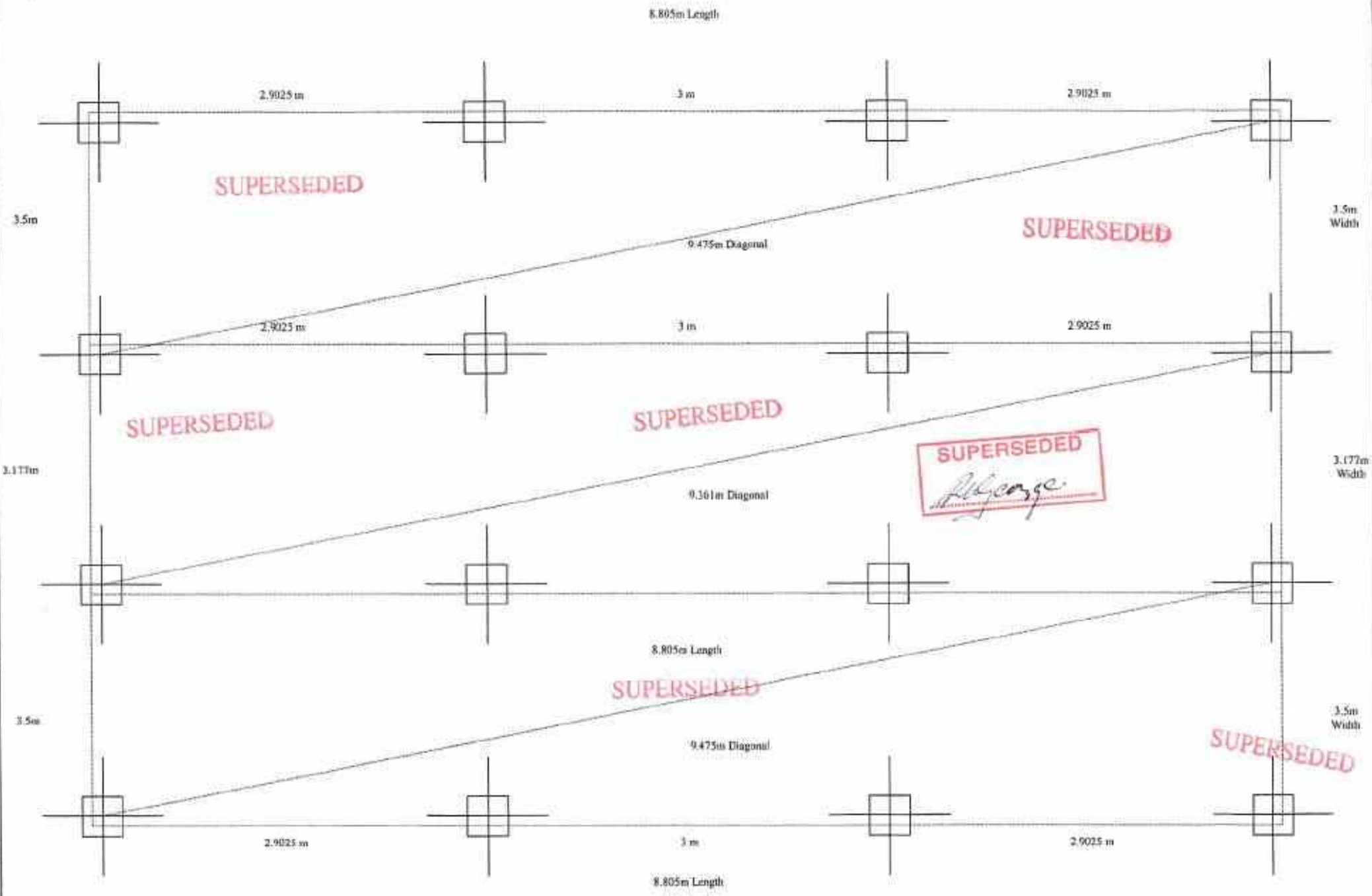
Purchaser Name: Deborah Devine		Footing/Slab Details Page 1 of 1	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz	**ANDREW MATIUKEVITCH** MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550 M.IPENZ 219815 **Practising Professional Structural & Civil Engineer** Signature: 27 MAR 2008 Date: 26/03/08
Site Address: Waterholes Road Templeton New Zealand				
Drawing # Job 7240 - 5	Print Date: 26\03\08			



Notes

* Footing design assumes sites with a minimum of 100kPa soft bearing capacity for a class 10 building.

* Designs are in accordance with NZS 3101 and AS/NZS 4671

* Other than this, owner to provide slab and footing design details.

* All concrete to be in accordance with NZS 3101 and AS/NZS 4671. Minimum 20 Mpa with 80mm slump.

* Footings to have minimum of 4 D12 deformed bar to within 100mm of face and minimum 50mm top cover. Minimum side cover 50mm, maximum 75mm. Rod to be taped horizontally at least twice and at a maximum of 300mm spacing. Tie with a minimum of 4mm diameter ties etc.

* Footings should be cured for 7 days before commencing construction of the building.

* Bottom footing 25mm outside of shed/gate lines to allow for sheeting. Slope away from shed.

* Footings to be:
C20015 - dim: 600mm x 600mm x 700mm deep segment: 600mm dia x 700mm deep

* Where end wall mullions have been removed, footings are not required.

* End wall mullion spacing may move due to location of openings or doors. Check layout plan.

* Roller door mullions to have thickening pads under footings.

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Purchaser Name: Deborah Devine	
Site Address: Waterholes Road Templeton New Zealand	
Drawing # Job 7240 - 7	Print Date: 26\03\08

Footings ONLY Plan

(Use only when NO Slab)

Not to Scale

Wide Span Sheds Ltd

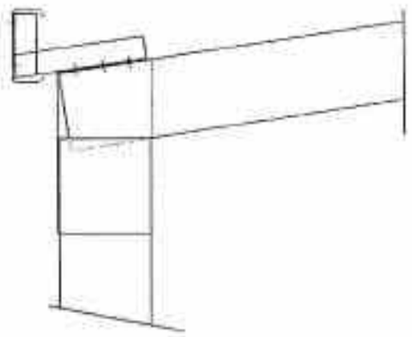
Wide Span Sheds
Phone: +617 5657 8888
Fax: +617 5657 8899
Email: admin@sheds.com.au
http://www.sheds.co.nz

ANDREW MATIUKEVITCH
MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550
M.IPENZ 219815
Practising Professional Structural & Civil Engineer

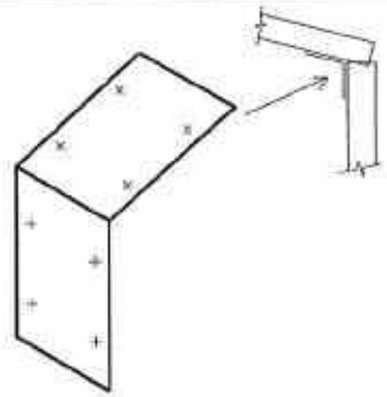
Signature:

27 MAR 2008

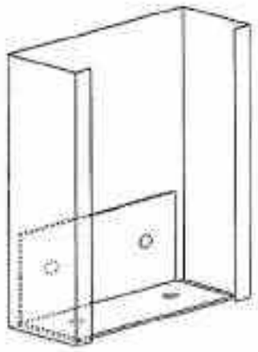
Date: 26\03\08



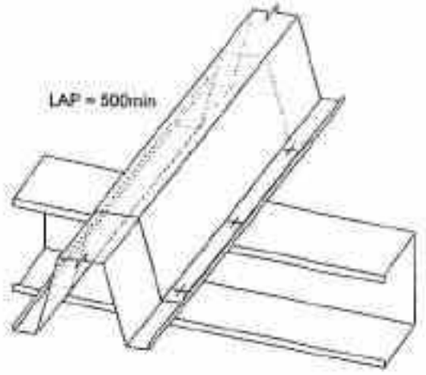
FIXING BOLTS - NIL
FIXING SCREWS - 6 x 14.20 x 22
FASCIA BRACKET TO RAFTER



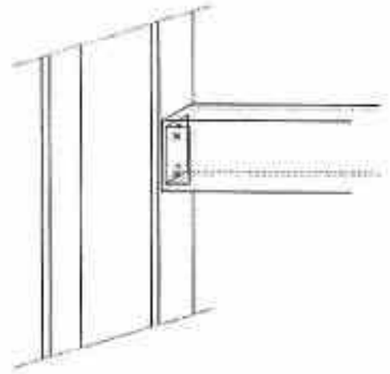
FIXING BOLTS - NIL
FIXING SCREWS - 8 x 14.20X22
INNER HAUNCH BRACKET - SINGLE



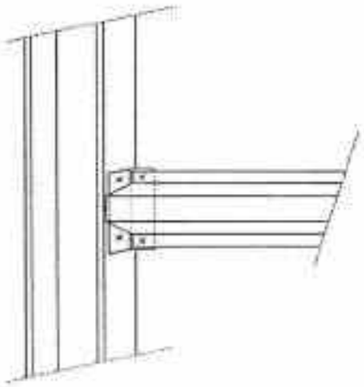
FIXING BOLTS - 2 x m12.30
FIXING SCREWS - 2 x 14.20x22
BASE PLATE - C200, SINGLE



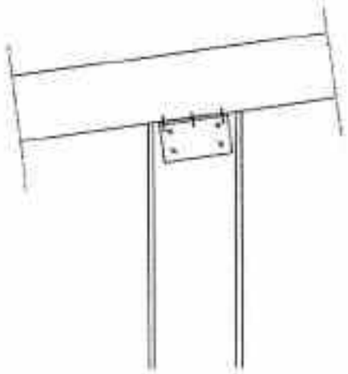
FIXING BOLTS - NIL
FIXING SCREWS - 6 x 14.20 x 22
PURLIN/GIRT OVERLAP TOPHAT 64



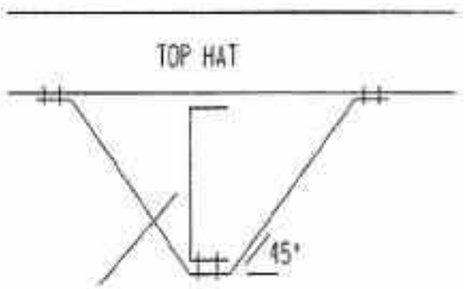
FIXING BOLTS - NIL
FIXING SCREWS - 4 x 14.20 x 22
DOOR HEADER FIXING



FIXING BOLTS -
FIXING SCREWS - 4 x 14.20 x 22
GIRT FIXING TO MULLIONS - TOPHAT SECTION



FIXING BOLTS - Nil
FIXING SCREWS - 7 x 14.20 x 22
RD MULLION FIXING - UNDER RAFTER



RAFTER OR COLUMN

6 SCREWS - 14.20 x 22
FLY BRACING

AMENDED PLAN
02 APR 2008
RANGI GEORGE

080235
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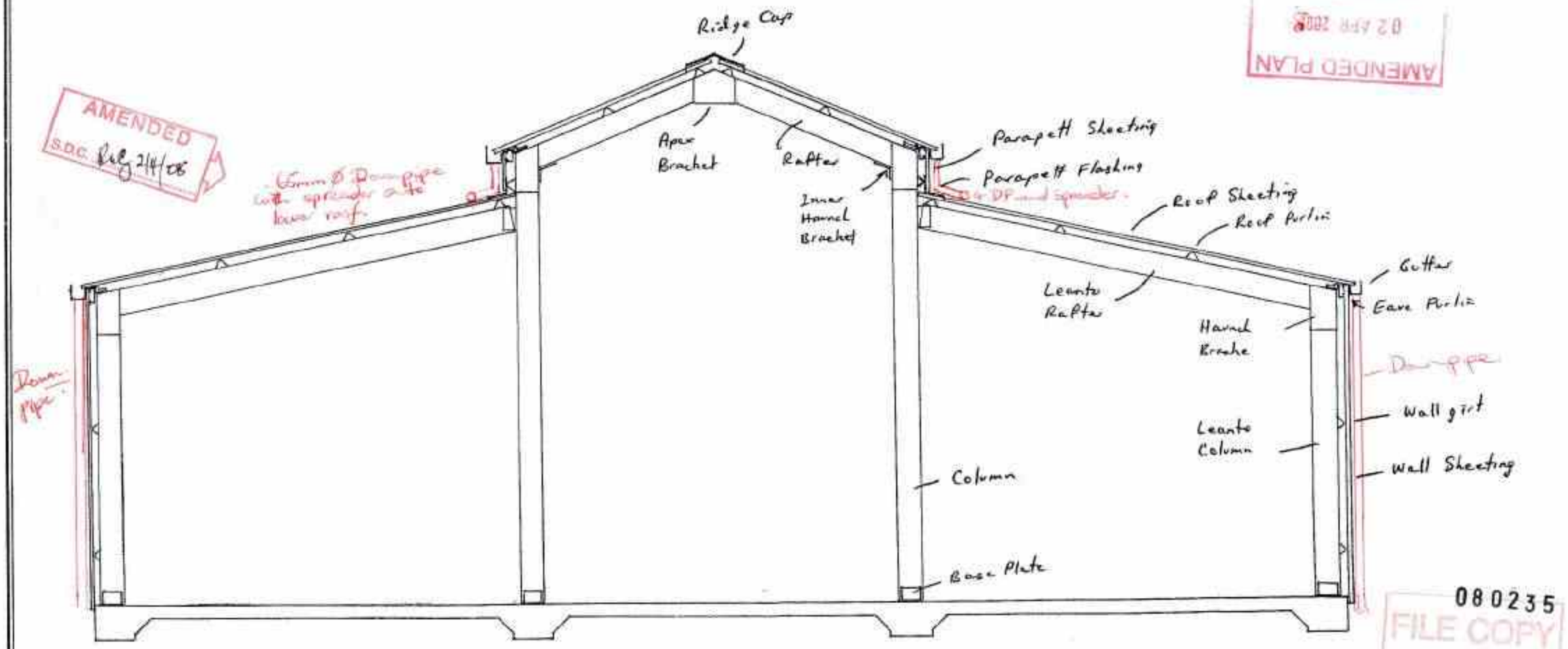
Purchaser Name: Deborah Devine		Connection Details Page 1 of 1	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@isheds.com.au http://www.isheds.co.nz	**ANDREW MATIUKEVITCH** MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550 M.IPENZ 219815 **Practising Professional Structural & Civil Engineer** 27 MAR 2008 Signature: Date: 26\03\08
Site Address: Waterholes Road Templeton New Zealand				
Drawing # Job 7240 - 8	Print Date: 26\03\08			

AMENDED
S.D.C. Rec 2/4/08

AMENDED PLAN
02 APR 2008
RANGI GEORGE



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Purchaser Name: Deborah Devine		Section Plan	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz
Site Address: Waterholes Road Tempieton New Zealand			
Drawing # Job 7240 - 9	Print Date: 26\03\08		

ANDREW MATIUKEVITCH
MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550
M.IPENZ 219815
Practising Professional Structural & Civil Engineer

Signature:

27 MAR 2008

Date: 26\03\08

P.I.M No.....
Building Regulation Clause(s) ***B1 & B2***

Producer Statement – PS1 – Design

ISSUED BY: **Andrew Matiukevitch of Black Consultants**
(Design Engineer)

TO: **Deborah Devine**
(Owner)

IN RESPECT OF: **3.5m Span X 9m Long X 3.8m Eaves Height**

AT: **Waterholes Road Templeton New Zealand**

Black Consultants *(Designer)* has been engaged by **Wide Span Sheds Pty. Ltd.** *(Owner/Developer/Contractor)*

to provide **Structural Engineering Design** *(Extent of Engagement)* services in respect of the

requirements of Clause **B1 & B2** of the building regulations 1992 for

ALL Part only as specified of the

building work the subject of the application for building consent. The design has been prepared in accordance with **NZS4600, NZS1170.1-5, NZS3101**
(verification method(s)/acceptable solution(s))

(respectively) of the approved documents used by the building Industry Authority and the work is described on **3.5m Span X 9m Long X 3.8m E.H Bldg.** drawings titled **Job 7240 - Drawings (2, 4, 5, 6, 7 and 8)** and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $2,000,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions **Soil conditions of 150kPa ultimate bearing capacity and 100kPa safe bearing capacity.**

(ii) all proprietary products meeting the performance specification requirements, the drawings, specifications and other documents the building is proposed to be constructed to comply with the relevant provisions of the building code.

(Signature suitably qualified Design Professional)

Date: **19 February 2008**

M.IPENZ (Regn. No.. 219815)
M.I.E. Aust., CPEng (Regd. NPER Structural and Civil)
(Professional Qualifications)

15 Emperor Place, Kenthurst
NSW, 2156. Australia
(Address)

SUPERSEDED

FILE COPY

Design Input Data for Waterholes Rd, Tempelton

Job # **7240**

Building Class	5		
Importance Level	1		Table 3.2 AS/NZS1170.0
Design Working Life	50	years	
Site Classification	Very High		

	Main	Left LT	Right LT	
Building Span = d	3.5	3.5	3.5	m
Building Length = b	9	9	9	m
Bay Size in m	3	3	3	m
Eaves Height m	3.8	2.66	2.66	m
Roof pitch deg	22.5	12.0	12.0	deg

Roof Sheeting	Custom Orb	
Roof Purlin Spacing	1.30	m max
Wall Sheeting	Custom Orb	
Wall Girt Spacing	1.70	m max
Ground Snow Load	0.75	kPa
Earthequake	Yes	

Site Wind Speed (Vsite)	**46**	**m/s**
Design Wind Speed (Vdes)	**46**	**m/s**

Aeordynamic Shape Factor - Cfig

	Side	
Area reduction factor for Roof and Side Walls (Ka)	0.8	Table 5.4 AS/NZS 1170
Combination Factor (Kc)	0.8	Table 5.5 AS/NZS 1170
Local pressure factor for cladding (Kl)	1	Table 5.6 AS/NZS 1170
Permeable cladding reduction factor (Kp)	1	Table 5.8 AS/NZS 1170

Product K factor for Roof	0.64	
Product K factor W + L	0.8	
Product K factor P + G	1	

Pressure Calculation $P_{ext} = 0.5 \times P(air) \times V^2$

For Site Wind Speed (Vsite)	1.27	kPa
For Site Wind Speed (Vdes)	1.27	kPa

SUPERSEDED
080235

Design Input Data for Waterholes Rd, Tempelton **Job # 7240**

Pressure Coefficients

	Cpe	Cpi	Cp(res)
W Windward	0.7	0.7	0.00
U Roof upwind1	-0.68	0.7	-1.38
U roof upwind2	-0.21	0.7	-0.91
D Roof downwind	-0.43	0.7	-1.13
L Lee Walls	-0.30	0.7	-1.00

	Load Case 1 1.35G			Load Case 2 1.2G + 1.5Q			Load Case 3 0.9G + Wu			Load Case 4 1.2G+Su+WQ			
	Main	L LT	R LT	Main	L LT	R LT	Main	L LT	R LT	Main	L LT	R LT	
Windward Column	1.05	0.80	0.80	0.93	0.71	0.71	0.70 0.00	0.53 0.00	0.53 0.00	0.93	0.71	0.71	kN kN/m
Windward Rafter	0.30	0.27	0.27	1.39	1.36	1.36	-3.25	-3.34	-3.34	0.78	0.46	0.46	kN/m
Lee Side Rafter	0.30	0.27	0.27	1.39	1.36	1.36	-3.25	-2.70	-2.70	0.78	0.46	0.46	kN/m
Lee Column	1.05	0.80	0.80	0.93	0.71	0.71	0.70 -1.52	0.53 -3.05	0.53 -3.05	0.93	0.71	0.71	kN kN/m

Windward Column to be applied as local point load axially to col at 0.5l
to be applied as global distributed load acting sideways
Windward Rafter to be applied as local distributed load
Lee Side Rafter to be applied as local distributed load
Lee Column to be applied as local point load axially to col at 0.5l
to be applied as global distributed load acting sideways

Refer to detailed analysis attached and
Wide Span Sheds Ltd drawings certified by me referenced Job # 7240

SUPERSEDED

SUPERSEDED

Andrew Maliukevitch B.E. M.IPENZ 219815

Member Loads - Load Case 0.9G + Wu for Cpi 2

Member	Label	Load	Shape	Left Dist m	Right Dist m	Left Mag kN, kN-m	Right Mag kN, kN-m
2		Wy'	Linear	0.000	0.000	3.250	3.250
3		Wy'	Linear	0.000	0.000	3.250	3.250
4		Ma	Uniform	-	-	3.660	-
4		Fx'	Point	0.200	-	0.700	-
5		Wy'	Linear	0.000	0.000	3.250	3.250
8		Wy'	Linear	0.000	0.000	3.250	3.250
11		Mx	Uniform	-	-	0.000	-
11		Fx'	Point	1.328	-	-0.000	-
12		Ma	Uniform	-	-	0.000	-
12		Fx'	Point	0.200	-	-0.000	-
13		Wy'	Uniform	-	-	3.340	-
15		Wy'	Uniform	-	-	3.700	-
15		Ma	Uniform	-	-	3.660	-
15		Fx'	Point	1.328	-	0.700	-

There are no thermal loads in Load Case 0.9G + Wu for Cpi 2

There are no joint loads in Load Case 1.2G + Su + WQ
There are no prescribed joint displacements in Load Case 1.2G + Su + WQ

Member Loads - Load Case 1.2G + Su + WQ

Member	Label	Load	Shape	Left Dist m	Right Dist m	Left Mag kN, kN-m	Right Mag kN, kN-m
2		Wy'	Linear	0.000	0.000	0.780	0.780
3		Wy'	Linear	0.000	0.000	-0.780	-0.780
4		Fx'	Point	0.200	-	0.930	-
6		Wy'	Linear	0.000	0.000	-0.780	-0.780
8		Wy'	Linear	0.000	0.000	-0.780	-0.780
11		Fx'	Point	1.328	-	-0.930	-
12		Fx'	Point	0.200	-	-0.930	-
13		Wy'	Uniform	-	-	-0.460	-
15		Wy'	Uniform	-	-	-0.460	-
16		Fx'	Point	1.328	-	0.930	-

There are no thermal loads in load Case 1.2G + Su + WQ

Analysis Settings

Load Case	LC Type	Analysis	Options	Settings
Load Case 1.35G	Static	Linear		
Load Case 1.2G + 1.5Q	Static	Linear		
Load Case 0.9G + Wu for Cpi 2	Static	Linear		
Load Case 1.2G + Su + WQ	Static	Linear		

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Project Details

Title:	Mr
Client	Devine
Site	Waterloo Rd, Toogloton.
Building	Steel Building
Description	American Barn Steel Building as per the attached plans for job 7240

Design Details

Job ID:	7240
Version:	
Company:	Wide Span Sheds Ltd
Designed by:	A. Mariukevitch (M.IPENZ)
Checked by:	
Notes:	

Joint Coordinates

Joint	Label	x m	y m	z m	Type
1		0.000	3.000	0.000	Rigid
2		0.000	3.800	0.000	Rigid
3		1.750	4.525	0.000	Rigid
4		3.500	3.800	0.000	Rigid
5		3.500	3.000	0.000	Rigid
6		0.000	1.048	0.000	Rigid
7		0.694	4.088	0.000	Rigid
8		2.806	4.088	0.000	Rigid
9		3.501	1.048	0.000	Rigid
10		-3.500	3.000	0.000	Rigid
11		-3.500	2.656	0.000	Rigid
12		0.000	3.800	0.000	Rigid
13		3.500	3.400	0.000	Rigid
14		7.000	2.656	0.000	Rigid
15		7.000	3.000	0.000	Rigid

Member Geometry

Member	Label	Joint1	Joint2	Length m	Slope deg	Orient. deg
1		1	6	3.048	90.000	0.000
2		2	7	0.752	22.500	0.000
3		7	8	1.143	-22.500	0.000
4		8	13	0.400	90.000	0.000
5		13	12	0.352	90.000	0.000
6		3	7	1.143	22.500	0.000
7		7	1	1.250	66.250	0.000
8		4	8	0.752	-22.500	0.000
9		5	9	3.048	90.000	0.000

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Member Geometry (Continued)

Member	Label	Joint1	Joint2	Length m	Slope deg	Orient. deg
10		9	8	1.250	58.250	0.000
11		10	11	2.656	90.000	0.000
12		12	3	0.400	90.000	0.000
13		11	12	3.578	12.000	0.000
14		13	9	0.152	90.000	0.000
15		11	14	3.178	12.000	0.000
16		14	15	2.456	90.000	0.000

Member Types

Member	Label	Px'	Tx'	My'	Mz'	Member Type	Self Weight
1		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
2		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
3		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
4		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
5		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
6		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
7		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
8		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
9		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
10		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
11		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
12		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
13		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
14		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
15		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes
16		Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Rigid/Rigid	Normal	Yes

Member Sections

Member	Label	Group	Section	Length m	Mass kg
1		XX Cee	C15015	3.048	11.551
2		XX Cee	C15015	0.752	2.849
3		XX Cee	C15015	1.143	4.330
4		XX Cee	C15015	0.400	1.516
5		XX Cee	C15015	0.352	1.333
6		XX Cee	C15015	1.143	4.330
7		XX Cee	C10012	1.250	2.550
8		XX Cee	C15015	0.752	2.849
9		XX Cee	C15015	3.048	11.551
10		XX Cee	C10012	1.250	2.550
11		XX Cee	C15015	2.656	10.066
12		XX Cee	C15015	0.400	1.516

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Member Sections (Continued)

Member	Label	Group	Section	Length m	Mass kg
13		M2 Cee	C15015	3.578	13.561
14		M2 Cee	C15015	0.358	1.333
15		M2 Cee	C15015	3.578	13.561
16		M2 Cee	C15015	2.656	10.065
Total Mass (kg)					95.517

Section Properties

Section	A mm²	Ix 10^6mm^4	Iy 10^6mm^4	J 10^6mm^4	E MPa	G MPa
C15015	483.000	1.720	0.309	0.000	200000.000	77000.000
C15015	255.000	0.428	0.096	0.000	200000.000	77000.000

Joint Restraints (mm,radE-3)

Joint	Label	Joint Axes	dx	dy	dz	Rx	Ry	Rz
1		Global	0.000	0.000	0.000	0.000	0.000	0.000
5		Global	0.000	0.000	0.000	0.000	0.000	0.000
10		Global	0.000	0.000	0.000	0.000	0.000	0.000
15		Global	0.000	0.000	0.000	0.000	0.000	0.000

There are no springs

Self Weight Load Cases

Name	Loading Type	Design	X Accel. mm/s²	Y Accel. mm/s²	Z Accel. mm/s²
No self weight load cases selected.					

Static Load Cases

Name	Loading Type	Design	Joint Loads	Joint Disps	Member Disps	Thermal Disps
Load Case 1.35G	Unknown	Strength+Serv.	0	0	10	0
Load Case 1.2G + 1.5Q	Unknown	Strength+Serv.	0	0	10	0
Load Case 0.9G + Wu for Cpi 2	Unknown	Strength+Serv.	0	0	14	0
Load Case 1.2G + Su + WQ	Unknown	Strength+Serv.	0	0	10	0

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Combined Load Cases

Name	Loading Type	Design	Factored Cases	Factor
No combined load cases selected.				

There are no joint loads in Load Case 1.35G
There are no prescribed joint displacements in Load Case 1.35G

Member Loads - Load Case 1.35G

Member	Label	Load	Shape	Left Dist m	Right Dist m	Left Mag kN, kN-m	Right Mag kN, kN-m
2		Wy'	Linear	0.000	0.000	-0.190	-0.300
3		Wy'	Linear	0.000	0.000	-0.300	-0.300
4		Px'	Point	0.200	-	1.050	-
6		Wy'	Linear	0.000	0.000	-0.300	-0.300
8		Wy'	Linear	0.000	0.000	-0.300	-0.300
11		Px'	Point	1.328	-	-1.050	-
12		Px'	Point	0.200	-	-1.050	-
13		Wy'	Uniform	-	-	-0.270	-
15		Wy'	Uniform	-	-	-0.270	-
16		Px'	Point	1.328	-	1.050	-

There are no thermal loads in Load Case 1.35G

There are no joint loads in Load Case 1.2G + 1.5Q
There are no prescribed joint displacements in Load Case 1.2G + 1.5Q

Member Loads - Load Case 1.2G + 1.5Q

Member	Label	Load	Shape	Left Dist m	Right Dist m	Left Mag kN, kN-m	Right Mag kN, kN-m
2		Wy'	Linear	0.000	0.000	-1.350	-1.350
3		Wy'	Linear	0.000	0.000	-1.350	-1.350
4		Px'	Point	0.200	-	0.930	-
6		Wy'	Linear	0.000	0.000	-1.350	-1.350
8		Wy'	Linear	0.000	0.000	-1.350	-1.350
11		Px'	Point	1.328	-	-0.930	-
12		Px'	Point	0.200	-	-0.930	-
13		Wy'	Uniform	-	-	-1.360	-
15		Wy'	Uniform	-	-	-1.170	-
16		Px'	Point	1.328	-	0.930	-

There are no thermal loads in Load Case 1.2G + 1.5Q

There are no joint loads in Load Case 0.9G + Wu for Cpl 2
There are no prescribed joint displacements in Load Case 0.9G + Wu for Cpl 2

Joint Displacements Load Case 1.35G

Joint	Label	dx' mm	dy' mm	dz' mm	Rx' radE-3	Ry' radE-3	Rz' radE-3
1		0.000	0.000	0.000	0.000	0.000	0.000
2		0.072	-0.072	0.000	0.000	0.000	0.165
3		0.000	0.091	0.000	0.000	0.000	0.000
4		-0.072	-0.072	0.000	0.000	0.000	-0.165
5		0.000	0.000	0.000	0.000	0.000	0.000
6		0.158	-0.064	0.000	0.000	0.000	0.086
7		0.031	0.029	0.000	0.000	0.000	0.116
8		-0.031	0.029	0.000	0.000	0.000	-0.318
9		-0.158	-0.064	0.000	0.000	0.000	-0.086
10		0.000	0.000	0.000	0.000	0.000	0.000
11		0.146	-0.028	0.000	0.000	0.000	-0.421
12		0.148	-0.070	0.000	0.000	0.000	0.322
13		-0.148	-0.070	0.000	0.000	0.000	-0.222
14		-0.146	-0.028	0.000	0.000	0.000	0.421
15		0.000	0.000	0.000	0.000	0.000	0.000

Joint Reactions Load Case 1.35G

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m
1		-0.049	2.036	0.000	0.000	0.000	0.063
2		0.000	-0.000	0.000	0.000	0.000	0.000
3		0.000	0.000	0.000	0.000	0.000	0.000
4		0.000	0.000	0.000	0.000	0.000	0.000
5		0.049	2.036	0.000	0.000	0.000	-0.063
6		0.000	-0.000	0.000	0.000	0.000	-0.000
7		0.000	-0.000	0.000	0.000	0.000	0.000
8		-0.000	0.000	0.000	0.000	0.000	-0.000
9		0.000	0.000	0.000	0.000	0.000	-0.000
10		0.091	1.534	0.000	0.000	0.000	-0.066
11		0.000	0.000	0.000	0.000	0.000	-0.000
12		-0.000	0.000	0.000	0.000	0.000	0.000
13		0.000	0.000	0.000	0.000	0.000	-0.000
14		0.000	0.000	0.000	0.000	0.000	0.000
15		-0.091	1.534	0.000	0.000	0.000	0.066

Sum of Reactions (kN,kN-m) Load Case 1.35G

Rx	0.000
Ry	7.140
Rz	0.000

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Member Actions Load Case 1.35G

Member	Px' kN	Py' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
1	2.036	0.048	0.000	0.000	0.000	0.063
	-2.036	-0.048	0.000	0.000	0.000	0.083
2	-0.095	0.083	0.000	0.000	0.000	0.025
	0.095	0.142	0.000	0.000	0.000	-0.047
3	0.426	0.177	0.000	0.000	0.000	0.071
	-0.426	0.166	0.000	0.000	0.000	-0.065
4	0.041	-0.119	0.000	0.000	0.000	0.025
	-1.091	0.119	0.000	0.000	0.000	-0.072
5	1.551	0.411	0.000	0.000	0.000	-0.060
	-1.551	-0.411	0.000	0.000	0.000	0.280
6	0.426	0.166	0.000	0.000	0.000	0.065
	-0.426	0.177	0.000	0.000	0.000	-0.071
7	0.605	-0.033	0.000	0.000	0.000	-0.023
	-0.605	0.033	0.000	0.000	0.000	-0.018
8	-0.095	0.142	0.000	0.000	0.000	0.047
	0.095	0.083	0.000	0.000	0.000	-0.025
9	2.036	-0.048	0.000	0.000	0.000	-0.083
	-2.036	0.048	0.000	0.000	0.000	-0.063
10	0.605	-0.033	0.000	0.000	0.000	-0.033
	-0.605	0.033	0.000	0.000	0.000	-0.018
11	1.554	-0.091	0.000	0.000	0.000	-0.066
	-0.484	0.091	0.000	0.000	0.000	-0.175
12	1.091	0.119	0.000	0.000	0.000	0.072
	-0.041	-0.119	0.000	0.000	0.000	-0.025
13	0.190	0.455	0.000	0.000	0.000	0.175
	-0.190	0.311	0.000	0.000	0.000	-0.277
14	1.551	-0.411	0.000	0.000	0.000	-0.205
	-1.551	0.411	0.000	0.000	0.000	0.060
15	0.190	0.311	0.000	0.000	0.000	0.277
	-0.190	0.455	0.000	0.000	0.000	-0.175
16	0.484	0.091	0.000	0.000	0.000	0.175
	-1.536	-0.091	0.000	0.000	0.000	0.066

Member Stresses Load Case 1.35G

Member	Sbx' top MPa	Sbx' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbx' top MPa	Sx'+Sbx' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
1	-2.794	2.794	0.006	0.000	0.166	0.000	4.215	1.422	7.009	4.215	4.215
	3.652	-3.652	0.006	0.000	0.166	0.000	4.215	7.867	0.563	4.215	4.215
2	-1.084	1.084	0.000	0.000	0.287	0.000	0.196	-1.280	0.888	-0.196	-0.196
	-2.060	2.060	0.000	0.000	-0.490	0.000	0.196	-2.257	1.864	-0.196	-0.196
3	-3.139	3.139	0.006	0.000	0.608	0.000	0.882	-2.252	4.017	0.882	0.882
	-2.874	2.874	0.006	0.000	-0.573	0.000	0.882	-1.991	3.756	0.882	0.882
4	-1.084	1.084	0.000	0.000	-0.412	0.000	0.084	-1.000	1.168	0.084	0.084
	-3.190	3.190	0.000	0.000	-0.412	0.000	2.238	-0.952	5.428	2.238	2.238
5	2.646	-2.646	0.006	0.000	1.419	0.000	5.212	5.858	0.566	5.212	5.212

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Member StressesLoad Case 1.35G

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
	3.018	-3.018	0.000	0.000	1.415	0.000	3.212	12.230	-5.806	3.212	3.212
6	-2.874	2.874	0.000	0.000	0.573	0.000	0.882	-1.991	3.756	0.882	0.882
	-3.135	3.135	0.000	0.000	-0.005	0.000	0.882	-2.252	4.017	0.882	0.882
7	2.715	-2.715	0.000	0.000	-0.218	0.000	2.371	5.086	-0.344	2.371	2.371
	-2.196	2.196	0.000	0.000	-0.218	0.000	2.371	4.175	4.567	2.371	2.371
8	-2.060	2.060	0.000	0.000	0.490	0.000	-0.196	-1.257	1.864	-0.196	-0.196
	-1.084	1.084	0.000	0.000	-0.287	0.000	-0.196	-1.280	0.888	-0.196	-0.196
9	3.652	-3.652	0.000	0.000	-0.164	0.000	4.215	7.867	0.563	4.215	4.215
	-2.794	2.794	0.000	0.000	-0.164	0.000	4.215	1.422	7.009	4.215	4.215
10	2.715	-2.715	0.000	0.000	-0.218	0.000	2.371	5.086	-0.344	2.371	2.371
	-2.196	2.196	0.000	0.000	-0.218	0.000	2.371	4.175	4.567	2.371	2.371
11	2.922	-2.922	0.000	0.000	-0.314	0.000	3.176	6.098	0.254	3.176	3.176
	-7.728	7.728	0.000	0.000	+0.314	0.000	1.002	-4.726	8.731	1.002	1.002
12	-3.190	3.190	0.000	0.000	0.412	0.000	2.259	-0.932	5.448	2.259	2.259
	-1.084	1.084	0.000	0.000	0.412	0.000	0.084	-1.000	1.166	0.084	0.084
13	-7.728	7.728	0.000	0.000	1.568	0.000	0.393	-7.336	8.121	0.393	0.393
	-12.208	12.208	0.000	0.000	-1.764	0.000	0.393	-11.815	12.601	0.393	0.393
14	9.018	-9.018	0.000	0.000	-1.415	0.000	3.212	12.230	-5.806	3.212	3.212
	2.646	-2.646	0.000	0.000	-1.415	0.000	3.212	5.858	0.566	3.212	3.212
15	-12.208	12.208	0.000	0.000	1.764	0.000	0.393	-11.815	12.601	0.393	0.393
	-7.728	7.728	0.000	0.000	-1.568	0.000	0.393	-7.336	8.121	0.393	0.393
16	-7.728	7.728	0.000	0.000	0.314	0.000	1.002	-4.726	8.731	1.002	1.002
	2.922	-2.922	0.000	0.000	0.314	0.000	3.176	6.098	0.254	3.176	3.176

Joint Displacements Load Case 1.20 + 1.5Q

Joint	Label	dx' mm	dy' mm	dz' mm	Rx' radE-3	Ry' radE-3	Rz' radE-3
1		0.000	0.000	0.000	0.000	0.000	0.000
2		0.384	-0.155	0.000	0.000	0.000	0.933
3		-0.021	0.727	0.000	0.000	0.000	0.001
4		-0.427	-0.156	0.000	0.000	0.000	-0.936
5		0.000	0.000	0.000	0.000	0.000	0.000
6		0.004	-0.174	0.000	0.000	0.000	0.517
7		0.153	0.000	0.000	0.000	0.000	0.666
8		-0.185	0.000	0.000	0.000	0.000	-0.667
9		-1.129	-0.144	0.000	0.000	0.000	-0.514
10		0.000	0.000	0.000	0.000	0.000	0.000
11		0.820	-0.000	0.000	0.000	0.000	2.153
12		0.808	-0.147	0.000	0.000	0.000	1.224
13		-0.852	-0.147	0.000	0.000	0.000	-1.330
14		-0.866	-0.000	0.000	0.000	0.000	2.161
15		0.000	0.000	0.000	0.000	0.000	0.000

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Joint Reactions Load Case 1.2G + 1.5Q

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m
1		-0.276	5.682	0.000	0.000	0.000	0.360
2		0.000	0.000	0.000	0.000	0.000	0.000
3		0.000	0.000	0.000	0.000	0.000	0.000
4		0.000	-0.000	0.000	0.000	0.000	0.000
5		0.268	5.704	0.000	0.000	0.000	-0.369
6		0.000	0.000	0.000	0.000	0.000	-0.000
7		-0.000	-0.000	0.000	0.000	0.000	-0.000
8		-0.000	0.000	0.000	0.000	0.000	-0.000
9		0.000	0.000	0.000	0.000	0.000	-0.000
10		0.449	3.370	0.000	0.000	0.000	-0.318
11		0.000	0.000	0.000	0.000	0.000	0.000
12		-0.000	0.000	0.000	0.000	0.000	0.000
13		0.000	0.000	0.000	0.000	0.000	-0.000
14		0.000	0.000	0.000	0.000	0.000	-0.000
15		-0.449	3.384	0.000	0.000	0.000	0.312

Sum of Reactions (kN,kN-m) Load Case 1.2G + 1.5Q

Rx	0.000
Ry	18.140
Rz	0.000

Member ActionsLoad Case 1.2G + 1.5Q

Member	Fx' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
1	5.682	0.274	0.000	0.000	0.000	0.360
	-5.682	-0.274	0.000	0.000	0.000	0.476
2	-5.333	0.436	0.000	0.000	0.000	0.155
	5.333	0.609	0.000	0.000	0.000	-0.220
3	2.028	0.939	0.000	0.000	0.000	0.378
	-2.028	0.749	0.000	0.000	0.000	-0.327
4	5.273	-0.480	0.000	0.000	0.000	0.156
	-5.273	0.480	0.000	0.000	0.000	-0.348
5	1.936	1.936	0.000	0.000	0.000	-0.351
	-1.936	-1.936	0.000	0.000	0.000	1.032
6	2.027	2.747	0.000	0.000	0.000	0.325
	-2.027	0.941	0.000	0.000	0.000	-0.378
7	2.716	-0.183	0.000	0.000	0.000	-0.125
	-2.716	0.183	0.000	0.000	0.000	-0.104
8	5.339	0.609	0.000	0.000	0.000	0.221
	5.339	0.436	0.000	0.000	0.000	-0.156
9	5.704	-0.280	0.000	0.000	0.000	-0.485
	-5.704	0.280	0.000	0.000	0.000	-0.369
10	2.723	-0.166	0.000	0.000	0.000	-0.127
	-2.723	0.166	0.000	0.000	0.000	-0.185

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Member Actionsload Case 1.2G + 1.5Q

Member	Fx' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
11	3.370	-0.449	0.000	0.000	0.000	-0.318
	-3.440	0.449	0.000	0.000	0.000	-0.836
12	1.205	0.475	0.000	0.000	0.000	0.345
	-0.275	-0.475	0.000	0.000	0.000	-0.155
13	0.947	2.293	0.000	0.000	0.000	0.878
	-0.947	2.573	0.000	0.000	0.000	-1.377
14	3.549	-1.947	0.000	0.000	0.000	-1.043
	-3.549	1.947	0.000	0.000	0.000	0.358
15	0.948	2.595	0.000	0.000	0.000	1.391
	-0.948	2.397	0.000	0.000	0.000	-0.877
16	2.454	0.448	0.000	0.000	0.000	0.877
	-2.304	-0.448	0.000	0.000	0.000	0.312

Member StressesLoad Case 1.2G + 1.5Q

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
1	-15.843	15.843	0.000	0.000	0.946	0.000	11.764	-4.079	27.607	11.764	11.764
	20.981	-20.981	0.000	0.000	0.946	0.000	11.764	32.745	-9.217	11.764	11.764
2	-6.836	6.836	0.000	0.000	1.502	0.000	-0.690	-7.526	6.146	-0.690	-0.690
	-9.708	9.708	0.000	0.000	-2.101	0.000	-0.690	-10.398	9.018	-0.690	-0.690
3	-16.651	16.651	0.000	0.000	2.893	0.000	4.198	-12.453	20.849	4.198	4.198
	-14.393	14.393	0.000	0.000	-2.583	0.000	4.198	-10.194	18.591	4.198	4.198
4	-6.876	6.876	0.000	0.000	-1.095	0.000	0.565	-6.311	7.441	0.565	0.565
	-15.336	15.336	0.000	0.000	-1.655	0.000	2.480	-12.856	17.816	2.480	2.480
5	15.482	-15.482	0.000	0.000	6.675	0.000	7.299	22.781	-8.184	7.299	7.299
	45.467	-45.467	0.000	0.000	6.675	0.000	7.299	52.766	-38.169	7.299	7.299
6	-14.396	14.396	0.000	0.000	2.577	0.000	4.197	-10.199	18.592	4.197	4.197
	-16.651	16.651	0.000	0.000	-2.893	0.000	4.197	-12.454	20.848	4.197	4.197
7	14.842	-14.842	0.000	0.000	-1.208	0.000	10.652	25.493	-4.190	10.652	10.652
	-12.410	12.410	0.000	0.000	-1.208	0.000	10.652	-1.758	23.062	10.652	10.652
8	-5.747	5.747	0.000	0.000	2.108	0.000	-0.702	-10.489	9.045	-0.702	-0.702
	-6.876	6.876	0.000	0.000	-1.502	0.000	-0.702	-7.578	6.174	-0.702	-0.702
9	21.251	-21.251	0.000	0.000	-0.965	0.000	11.810	33.161	-9.441	11.810	11.810
	-16.045	16.045	0.000	0.000	-0.965	0.000	11.810	-4.235	28.055	11.810	11.810
10	15.045	-15.045	0.000	0.000	6.223	0.000	10.677	25.722	-4.368	10.677	10.677
	-12.539	12.539	0.000	0.000	-6.223	0.000	10.677	-1.862	23.216	10.677	10.677
11	14.000	-14.000	0.000	0.000	6.541	0.000	6.977	20.977	-7.023	6.977	6.977
	-38.572	38.572	0.000	0.000	-1.548	0.000	5.051	-33.521	43.623	5.051	5.051
12	-15.200	15.200	0.000	0.000	1.537	0.000	2.495	-12.705	17.695	2.495	2.495
	-6.836	6.836	0.000	0.000	-1.837	0.000	0.569	-6.268	7.405	0.569	0.569
13	-38.572	38.572	0.000	0.000	1.807	0.000	1.960	-36.613	40.532	1.960	1.960
	-60.668	60.668	0.000	0.000	-2.874	0.000	1.960	-58.708	62.628	1.960	1.960
14	45.938	-45.938	0.000	0.000	7.213	0.000	7.337	-53.272	38.599	7.337	7.337
	15.777	-15.777	0.000	0.000	-6.213	0.000	7.337	23.114	-8.441	7.337	7.337

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Member StressesLoad Case 1.2G + 1.5Q

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
15	-61.271	61.271	0.000	0.000	9.947	0.000	1.963	-59.308	63.234	1.963	1.963
	-38.629	38.629	0.000	0.000	-7.957	0.000	1.963	-36.667	40.592	1.963	1.963
16	-38.629	38.629	0.000	0.000	1.544	0.000	5.081	-33.548	43.710	5.081	5.081
	13.744	-13.744	0.000	0.000	1.544	0.000	7.006	20.751	-6.738	7.006	7.006

Joint Displacements Load Case 0.9G + Wu for Cpi 2

Joint	Label	dx' mm	dy' mm	dz' mm	Rx' radE-3	Ry' radE-3	Rz' radE-3
1		0.000	0.000	0.000	0.000	0.000	0.000
2		9.456	0.371	0.000	0.000	0.000	-4.526
3		11.181	-3.575	0.000	0.000	0.000	1.068
4		12.925	0.318	0.000	0.000	0.000	2.559
5		0.000	0.000	0.000	0.000	0.000	0.000
6		6.091	0.354	0.000	0.000	0.000	-3.057
7		10.516	-2.629	0.000	0.000	0.000	-3.200
8		12.343	-1.208	0.000	0.000	0.000	2.396
9		14.456	0.306	0.000	0.000	0.000	-0.257
10		0.000	0.000	0.000	0.000	0.000	0.000
11		7.469	0.193	0.000	0.000	0.000	2.593
12		7.575	0.371	0.000	0.000	0.000	-4.877
13		14.046	0.298	0.000	0.000	0.000	2.764
14		14.179	0.132	0.000	0.000	0.000	-6.017
15		0.000	0.000	0.000	0.000	0.000	0.000

Joint Reactions Load Case 0.9G + Wu for Cpi 2

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m
1		-0.011	-11.207	0.000	0.000	0.000	0.482
2		-0.000	0.000	0.000	0.000	0.000	0.000
3		-0.000	0.000	0.000	0.000	0.000	0.000
4		0.000	-0.000	0.000	0.000	0.000	0.000
5		-2.050	-8.439	0.000	0.000	0.000	3.153
6		0.000	0.000	0.000	0.000	0.000	-0.000
7		0.000	0.000	0.000	0.000	0.000	-0.000
8		-0.000	0.000	0.000	0.000	0.000	-0.000
9		-0.000	0.000	0.000	0.000	0.000	0.000
10		-2.404	0.011	0.000	0.000	0.000	2.853
11		0.000	0.000	0.000	0.000	0.000	-0.000
12		-0.000	0.000	0.000	0.000	0.000	0.000
13		-0.000	0.000	0.000	0.000	0.000	0.000
14		0.000	0.000	0.000	0.000	0.000	-0.000
15		-6.224	0.658	0.000	0.000	0.000	6.743

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Joint Reactions Load Case 0.9G + Wu for Cpi 2

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m

Sum of Reactions (kN,kN-m) Load Case 0.9G + Wu for Cpi 2

Rx	-10.709
Ry	-31.115
Rz	0.000

Member ActionsLoad Case 0.9G + Wu for Cpi 2

Member	Px' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
1	-11.207	0.031	0.000	0.000	0.000	0.482
	11.207	-0.031	0.000	0.000	0.000	-0.388
2	0.002	-0.007	0.000	0.000	0.000	0.301
	-0.002	-2.636	0.000	0.000	0.000	1.214
3	-6.401	-3.561	0.000	0.000	0.000	-1.727
	6.401	-0.153	0.000	0.000	0.000	-0.238
4	-5.305	-4.254	0.000	0.000	0.000	-0.929
	4.405	2.798	0.000	0.000	0.000	-0.479
5	-4.685	-4.694	0.000	0.000	0.000	0.138
	4.685	4.694	0.000	0.000	0.000	-1.859
6	-7.044	-3.705	0.000	0.000	0.000	-1.653
	7.044	-2.008	0.000	0.000	0.000	1.727
7	-8.159	0.472	0.000	0.000	0.000	0.250
	8.159	-0.472	0.000	0.000	0.000	0.338
8	-5.864	0.645	0.000	0.000	0.000	0.474
	5.864	-1.088	0.000	0.000	0.000	0.929
9	-8.439	2.050	0.000	0.000	0.000	2.055
	8.439	-2.050	0.000	0.000	0.000	3.153
10	-0.156	0.197	0.000	0.000	0.000	0.618
	0.156	-0.197	0.000	0.000	0.000	0.259
11	-1.011	2.404	0.000	0.000	0.000	2.857
	1.011	-2.404	0.000	0.000	0.000	3.529
12	-0.006	-0.005	0.000	0.000	0.000	-0.303
	0.006	0.005	0.000	0.000	0.000	0.301
13	-3.809	-5.196	0.000	0.000	0.000	-3.529
	3.809	-5.594	0.000	0.000	0.000	2.162
14	8.697	2.716	0.000	0.000	0.000	3.433
	8.697	-2.716	0.000	0.000	0.000	-2.478
15	-4.493	-5.143	0.000	0.000	0.000	-2.953
	4.493	-4.318	0.000	0.000	0.000	1.120
16	-5.158	-3.497	0.000	0.000	0.000	-1.120
	4.458	-6.224	0.000	0.000	0.000	4.742

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Member StressesLoad Case 0.9G + Wu for Cpl 2

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
1	-21.255	21.255	0.000	0.000	0.107	0.000	22.203	44.459	1.908	22.203	22.203
	-17.092	17.092	0.000	0.000	0.107	0.000	-23.203	-40.295	-6.111	-23.203	-23.203
2	13.270	-13.270	0.000	0.000	-0.025	0.000	0.005	13.275	-13.265	0.005	0.005
	53.481	-53.481	0.000	0.000	8.389	0.000	0.005	53.486	-53.476	0.005	0.005
3	76.063	-76.063	0.000	0.000	-12.278	0.000	-13.252	62.812	-89.315	-13.252	-13.252
	-9.702	9.702	0.000	0.000	0.526	0.000	-13.252	-22.953	-3.550	-13.252	-13.252
4	40.946	-40.946	0.000	0.000	-19.668	0.000	-10.569	30.377	-51.515	-10.569	-10.569
	21.119	-21.119	0.000	0.000	-9.619	0.000	-9.128	12.000	-30.239	-9.128	-9.128
5	-6.093	6.093	0.000	0.000	-15.976	0.000	-9.700	-15.780	-3.620	-9.700	-9.700
	81.890	-81.890	0.000	0.000	-15.976	0.000	-9.700	-91.590	72.190	-9.700	-9.700
6	68.476	-68.476	0.000	0.000	-5.879	0.000	-14.583	53.853	-83.059	-14.583	-14.583
	76.063	-76.063	0.000	0.000	6.925	0.000	-14.583	61.480	-90.646	-14.583	-14.583
7	-29.723	29.723	0.000	0.000	3.106	0.000	-31.996	-61.720	2.273	-31.996	-31.996
	40.366	-40.366	0.000	0.000	3.106	0.000	-31.996	-72.362	8.370	-31.996	-31.996
8	-20.872	20.872	0.000	0.000	2.225	0.000	-12.181	-33.053	8.691	-12.181	-12.181
	40.946	-40.946	0.000	0.000	10.649	0.000	-12.181	28.765	-53.127	-12.181	-12.181
9	-136.353	136.353	0.000	0.000	7.068	0.000	-17.473	-153.825	118.880	-17.473	-17.473
	138.904	-138.904	0.000	0.000	7.068	0.000	-17.473	121.432	-156.377	-17.473	-17.473
10	-73.441	73.441	0.000	0.000	4.551	0.000	-0.612	-74.053	72.831	-0.612	-0.612
	30.150	-30.150	0.000	0.000	4.551	0.000	-0.612	29.538	-30.762	-0.612	-0.612
11	-125.858	125.858	0.000	0.000	8.291	0.000	-14.515	-140.373	111.344	-14.515	-14.515
	155.450	-155.450	0.000	0.000	8.291	0.000	-14.515	140.935	-169.965	-14.515	-14.515
12	13.358	-13.358	0.000	0.000	-0.017	0.000	-0.012	13.346	-13.370	-0.012	-0.012
	13.270	-13.270	0.000	0.000	-0.017	0.000	-0.012	13.258	-13.282	-0.012	-0.012
13	155.450	-155.450	0.000	0.000	-21.922	0.000	-7.887	147.563	-163.337	-7.887	-7.887
	89.248	-89.248	0.000	0.000	19.288	0.000	-7.887	81.361	-97.135	-7.887	-7.887
14	-151.214	151.214	0.000	0.000	9.365	0.000	-18.006	-169.220	133.209	-18.006	-18.006
	-109.143	109.143	0.000	0.000	9.365	0.000	-18.006	-127.149	91.137	-18.006	-18.006
15	130.095	-130.095	0.000	0.000	-19.424	0.000	-9.302	120.793	-139.397	-9.302	-9.302
	49.343	-49.343	0.000	0.000	14.891	0.000	-9.302	40.041	-58.645	-9.302	-9.302
16	49.343	-49.343	0.000	0.000	-12.058	0.000	-10.679	38.664	-60.022	-10.679	-10.679
	208.862	-208.862	0.000	0.000	21.492	0.000	-9.230	199.632	-218.092	-9.230	-9.230

Joint Displacements Load Case 1.2G + Su + WQ

Joint	Label	dx' mm	dy' mm	dz' mm	Rx' radE-3	Ry' radE-3	Rz' radE-3
1		0.000	0.000	0.000	0.000	0.000	0.000
2		0.005	-0.107	0.000	0.000	0.000	0.066
3		0.010	-0.119	0.000	0.000	0.000	0.000
4		-0.005	-0.107	0.000	0.000	0.000	-0.066
5		0.000	0.000	0.000	0.000	0.000	0.000
6		0.000	-0.098	0.000	0.000	0.000	0.024
7		0.001	-0.092	0.000	0.000	0.000	-0.017
8		-0.001	-0.092	0.000	0.000	0.000	0.017
9		-0.000	-0.098	0.000	0.000	0.000	-0.024

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Joint Displacements Load Case 1.2G + Su + WQ

Joint	Label	dx' mm	dy' mm	dz' mm	Qx' radE-3	Qy' radE-3	Qz' radE-3
10		0.000	0.000	0.000	0.000	0.000	0.000
11		0.045	-0.035	0.000	0.000	0.000	-0.812
12		0.047	-0.104	0.000	0.000	0.000	0.194
13		-0.047	-0.104	0.000	0.000	0.000	-0.194
14		-0.045	-0.035	0.000	0.000	0.000	0.812
15		0.000	0.000	0.000	0.000	0.000	0.000

Joint Reactions Load Case 1.2G + Su + WQ

Joint	Label	Rx' kN	Ry' kN	Rz' kN	Mx' kN-m	My' kN-m	Mz' kN-m
1		-0.016	3.993	0.000	0.000	0.000	0.022
2		-0.000	0.000	0.000	0.000	0.000	-0.000
3		-0.000	0.000	0.000	0.000	0.000	-0.000
4		0.000	-0.000	0.000	0.000	0.000	0.000
5		0.016	3.993	0.000	0.000	0.000	-0.022
6		-0.000	0.000	0.000	0.000	0.000	-0.000
7		-0.000	0.000	0.000	0.000	0.000	-0.000
8		-0.000	0.000	0.000	0.000	0.000	0.000
9		-0.000	0.000	0.000	0.000	0.000	0.000
10		0.159	1.745	0.000	0.000	0.000	-0.145
11		0.000	0.000	0.000	0.000	0.000	0.000
12		-0.000	0.000	0.000	0.000	0.000	0.000
13		0.000	0.000	0.000	0.000	0.000	0.000
14		0.000	0.000	0.000	0.000	0.000	0.000
15		-0.159	1.745	0.000	0.000	0.000	0.145

Sum of Reactions (kN,kN-m) Load Case 1.2G + Su + WQ

Rx	0.000
Ry	9.610
Rz	0.000

Member ActionsLoad Case 1.2G + Su + WQ

Member	Px' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
1	1.090	0.016	0.000	0.000	0.000	0.022
	-1.090	-0.016	0.000	0.000	0.000	0.028
2	-0.298	0.157	0.000	0.000	0.000	0.000
	0.298	0.330	0.000	0.000	0.000	-0.079
3	0.960	0.406	0.000	0.000	0.000	0.057
	-0.960	0.485	0.000	0.000	0.000	-0.102
4	0.123	0.173	0.000	0.000	0.000	0.052

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Member ActionsLoad Case 1.2G + Su + WQ

Member	Px' kN	Vy' kN	Vz' kN	Tx' kN-m	My' kN-m	Mz' kN-m
	-1.053	0.372	0.000	0.000	0.000	-0.201
5	1.843	0.885	0.000	0.000	0.000	-0.010
	-1.843	-0.885	0.000	0.000	0.000	0.322
6	0.960	0.465	0.000	0.000	0.000	0.102
	-0.960	0.406	0.000	0.000	0.000	-0.057
7	1.935	-0.022	0.000	0.000	0.000	-0.017
	-1.935	0.032	0.000	0.000	0.000	-0.023
8	0.258	0.320	0.000	0.000	0.000	0.079
	0.258	0.257	0.000	0.000	0.000	-0.052
9	3.890	-0.016	0.000	0.000	0.000	-0.028
	-3.890	0.016	0.000	0.000	0.000	-0.022
10	1.513	-0.032	0.000	0.000	0.000	-0.017
	-1.513	0.032	0.000	0.000	0.000	-0.023
11	1.745	-0.169	0.000	0.000	0.000	-0.145
	-0.815	0.169	0.000	0.000	0.000	-0.304
12	1.053	0.373	0.000	0.000	0.000	0.201
	-0.122	-0.373	0.000	0.000	0.000	-0.852
13	0.335	0.742	0.000	0.000	0.000	0.304
	-0.335	0.884	0.000	0.000	0.000	-0.523
14	1.847	-0.885	0.000	0.000	0.000	-0.322
	-1.847	0.885	0.000	0.000	0.000	0.810
15	0.335	0.884	0.000	0.000	0.000	0.523
	-0.335	0.742	0.000	0.000	0.000	-0.304
16	0.815	0.169	0.000	0.000	0.000	0.304
	-1.745	-0.169	0.000	0.000	0.000	0.145

Member StressesLoad Case 1.2G + Su + WQ

Member	Sbz' top MPa	Sbz' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sz' MPa	Sx' MPa	Sx'+Sbz' top MPa	Sx'+Sbz' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
1	-0.991	0.991	0.000	0.000	0.056	0.000	6.398	7.417	7.179	6.398	6.398
	1.219	-1.219	0.000	0.000	0.056	0.000	6.398	7.617	5.179	6.398	6.398
2	-2.293	2.293	0.000	0.000	0.000	0.000	-0.616	-2.914	1.681	-0.616	-0.616
	-1.502	1.502	0.000	0.000	-0.056	0.000	-0.616	-2.118	2.885	-0.616	-0.616
3	-2.505	2.505	0.000	0.000	0.000	0.000	2.028	-0.476	4.533	2.028	2.028
	-4.908	4.908	0.000	0.000	0.000	0.000	2.028	-2.880	6.937	2.028	2.028
4	-2.298	2.298	0.000	0.000	0.000	0.000	0.215	-2.082	2.513	0.255	0.255
	-8.876	8.876	0.000	0.000	0.000	0.000	2.181	-6.695	11.057	2.181	2.181
5	0.462	-0.462	0.000	0.000	0.056	0.000	3.828	4.290	3.365	3.828	3.828
	-14.164	14.164	0.000	0.000	0.056	0.000	3.828	17.991	-10.336	3.828	3.828
6	-4.908	4.908	0.000	0.000	0.000	0.000	2.028	-2.880	6.937	2.028	2.028
	-2.505	2.505	0.000	0.000	0.000	0.000	2.028	-0.476	4.533	2.028	2.028
7	2.043	-2.043	0.000	0.000	0.211	0.000	5.940	7.983	3.897	5.940	5.940
	2.718	2.718	0.000	0.000	0.211	0.000	5.940	8.658	3.222	5.940	5.940
8	-1.502	1.502	0.000	0.000	1.134	0.000	-0.616	-2.118	2.885	-0.616	-0.616

Member Stresses/Load Case 1.2G + Su + WQ

Member	Sbx' top MPa	Sbx' bot MPa	Sby' left MPa	Sby' right MPa	Sy' MPa	Sx' MPa	Sx'+Sbx' top MPa	Sx'+Sbx' bot MPa	Sx'+Sby' left MPa	Sx'+Sby' right MPa
	-2.298	2.298	0.000	0.000	-0.886	0.000	-2.914	1.681	-0.616	-0.616
8	1.219	-1.219	0.000	0.000	-0.056	0.000	6.398	7.617	6.398	6.398
	-0.881	0.881	0.000	0.000	-0.886	0.000	6.398	5.417	7.339	6.398
10	2.043	-2.043	0.000	0.000	-0.211	0.000	5.940	7.983	3.197	5.940
	-2.718	2.718	0.000	0.000	-0.211	0.000	5.940	3.222	8.658	5.940
11	6.401	-6.401	0.000	0.000	-0.583	0.000	3.612	10.013	-2.789	3.612
	-13.381	13.381	0.000	0.000	-0.583	0.000	1.687	-11.694	15.068	1.687
12	-8.876	8.876	0.000	0.000	1.287	0.000	2.181	-6.695	11.057	2.181
	-2.298	2.298	0.000	0.000	1.287	0.000	8.255	-2.062	2.553	8.255
13	-13.381	13.381	0.000	0.000	2.627	0.000	0.693	-12.688	14.674	0.693
	-23.046	23.046	0.000	0.000	-3.045	0.000	0.693	-22.347	23.733	0.693
14	14.164	-14.164	0.000	0.000	-3.056	0.000	3.828	17.991	-10.136	3.828
	0.462	-0.462	0.000	0.000	-3.056	0.000	3.828	4.290	3.365	3.828
15	-23.040	23.040	0.000	0.000	3.045	0.000	0.693	-22.347	23.733	0.693
	-13.381	13.381	0.000	0.000	2.627	0.000	0.693	-12.688	14.674	0.693
16	13.381	13.381	0.000	0.000	0.583	0.000	1.687	-11.694	15.068	1.687
	6.401	-6.401	0.000	0.000	0.583	0.000	3.612	10.013	-2.789	3.612

Design Members

Design Member	Label	Members	Section	Material	Fy MPa	Fu MPa	Fabrication
1		1	C15015	AS1397/G250	250.000	320.000	Cold Formed
2		2	C15015	AS1397/G250	250.000	320.000	Cold Formed
3		3	C15015	AS1397/G250	250.000	320.000	Cold Formed
4		4	C15015	AS1397/G250	250.000	320.000	Cold Formed
5		5	C15015	AS1397/G250	250.000	320.000	Cold Formed
6		6	C15015	AS1397/G250	250.000	320.000	Cold Formed
7		7	C19012	AS1397/G250	250.000	320.000	Cold Formed
8		8	C15015	AS1397/G250	250.000	320.000	Cold Formed
9		9	C15015	AS1397/G250	250.000	320.000	Cold Formed
10		10	C19012	AS1397/G250	250.000	320.000	Cold Formed
11		11	C15015	AS1397/G250	250.000	320.000	Cold Formed
12		12	C15015	AS1397/G250	250.000	320.000	Cold Formed
13		13	C15015	AS1397/G250	250.000	320.000	Cold Formed
14		14	C15015	AS1397/G250	250.000	320.000	Cold Formed
15		15	C15015	AS1397/G250	250.000	320.000	Cold Formed
16		16	C15015	AS1397/G250	250.000	320.000	Cold Formed

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Design Data - AS4600

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Wide Span | Sheds
No Compromise Steel Building Solutions.
Wide Span Sheds Ltd IRD 85 291 920

237 Middleton Rd - Box 445
Glenside, Wellington 6037
Phone 0800 943 843
Fax 0800 943 800

www.sheds.co.nz

Deborah Devine
Waterholes Rd
Christchurch
Canterbury, RD5

Our Ref # 7240
19 Feb, 2008

Dear Deborah

We would like to thank you for purchasing a steel building from our company.

We acknowledge receipt of your contract documentation and a deposit of $3710.

Please find attached engineering plans that you will need to submit for council approval.

You are able to track the status of your job and download all correspondence, plans etc. by logging in as follows:

Website: www.sheds.com.au (and follow the links to "Client Login")
Login: claremont.stud@ihug.co.nz (your email address)
Password: 7240 (your job number)

Manufacture will NOT commence until you advise us in writing, of council approval, and pay the balance deposit of $3710.

Once manufacture has commenced we will forward to you a final tax invoice and delivery details. Your construction manual will be sent with the shed (packed with screws) when your building is delivered.

Our office is open Monday to Friday from 7:30am till 5:00pm (EST). But don't forget, you can login 24/7. If you have any queries, can you please contact the relative person below.

Account Payments: Tracey Dykstra on (07) 5657 8878 or email tracey.dykstra@steelx.com.au.

Customer Service: Rose Fenech on or email rose.fenech@steelx.com.au.

Yours faithfully

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Rose Fenech
Customer Service Representative

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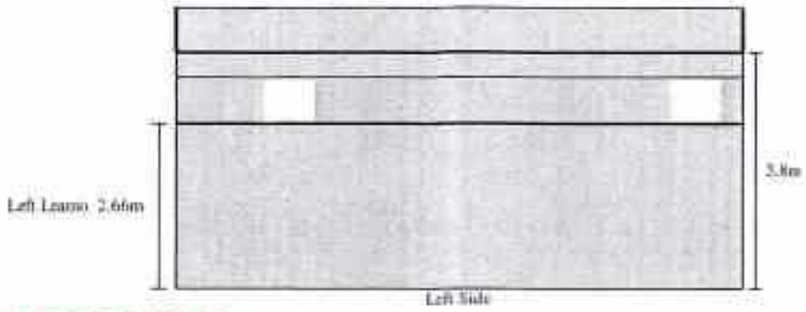

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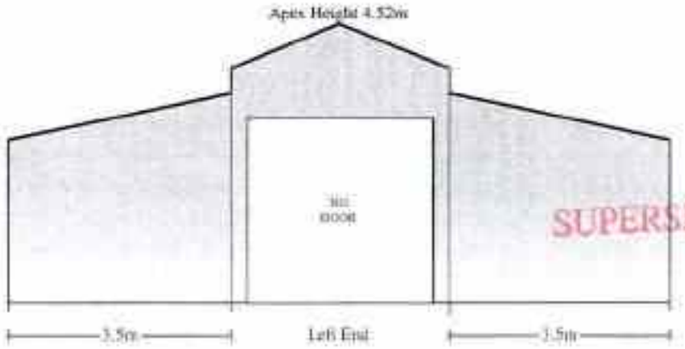

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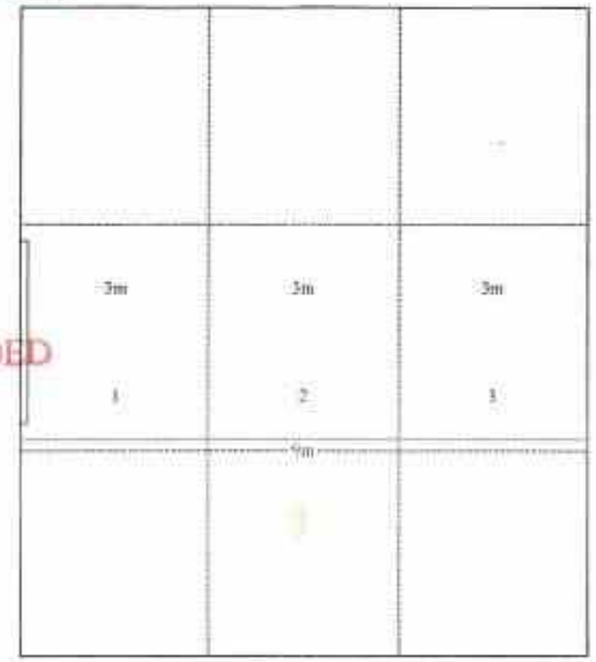

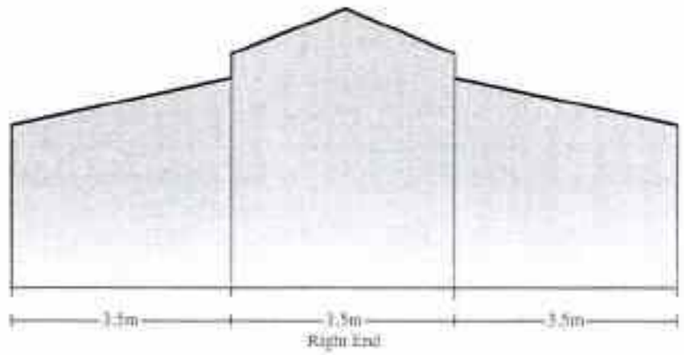

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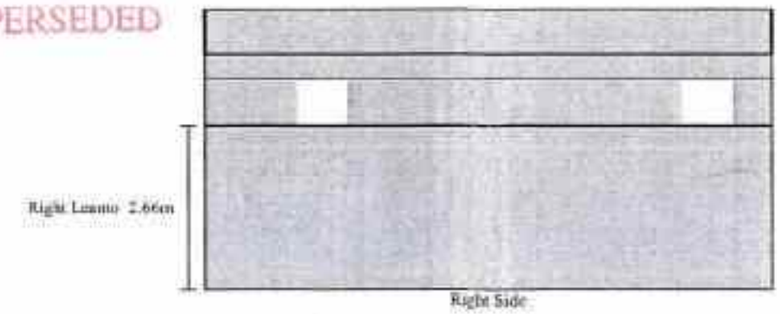

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Job 7240 - 2

Purchaser Name: Deborah Devine		Layout & Elevations	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz	**ANDREW MATIUKEVITCH** MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550 M.IPENZ 219815 **Practising Professional Structural & Civil Engineer** Signature:
Site Address: Waterholes Road Templeton New Zealand				
Ref # Job 7240 - 2	Print Date: 19/2/2008			

Specification Sheet of Building for
Deborah Devine at Waterholes Road Templeton New Zealand
Prepared by Wide Span Sheds Ltd on 19/2/2008

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Design Criteria -

Class 5 building in wind region Very High, Importance Level of 1, Return Period of 100 years, Wind Directional Multiplier (Md) of 0.95 and the appropriate Topographic, Terrain Category and Sheilding Factors of a Very High site. An Earthquake Hazard Factor (Z) of up to 0.45 has been made in allowance for in the design of the building. The predominate design factor is however wind load. Snow loading has been allowed for a site with a maximum AHD of 30m in the N4 region for a semi-sheltered site. Site is less than 500m above sea level.

Dimensions -

SPAN 3.5m. EAVES HEIGHT 3.8m. APEX HEIGHT 4.52m. ROOF SLOPE 22.5Deg.
OVERALL LENGTH 9m. Consisting of 3 Bays. FRAME SPACING all 3m

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Materials -

END WALL RAFTER HST15015
END WALL COLUMN HST15015 fixed by M12x80 Galv Trubolt bolts embeded into concrete.
MID PORTAL RAFTER HST15015
MID PORTAL COLUMN HST15015 fixed by M12x80 Galv Trubolt bolts embeded into concrete.
END MULLION Nil.
EAVE PURLIN C10012.
ROOF PURLIN TH60095. Max Spacing 0.9m
SIDE GIRT TH60095. Max Spacing 1.7m.
END GIRT TH60095. Max Spacing 1.7m.
ROOF CLADDING Colorbond Custom Orb. Fixed by 12 x 45 Class 4 screw with neo washer
WALL CLADDING Colorbond Custom Orb. Fixed by 12 x 20 Hex Class 4 with neo
KNEE BRACE C10012, 1.25m. APEX BRACE Nil.
Strap Bracing as per the attached plan. All cross bracing is to be fixed with 2 x 14 x 30 frame screws at each connection point (including any roof purlins and wall girts).
Roller Doors 1 of 3m x 2.95m.
For bay spacing, door locations & other openings, refer to layout.
FOOTINGS:-
Refer to drawings attached.
Designs are only suitable for soil with a minimum Safe Bearing Capacity of 100kPa.
For other soil types, refer to a registered engineer.

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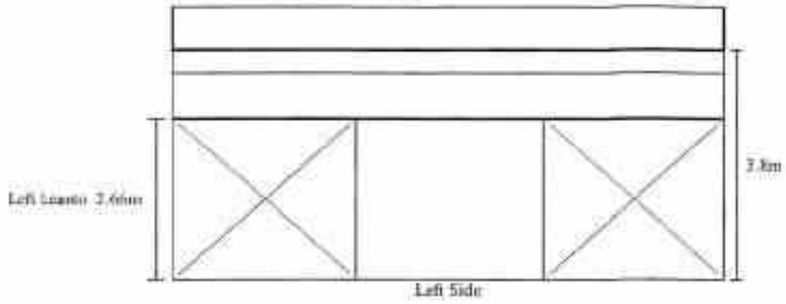
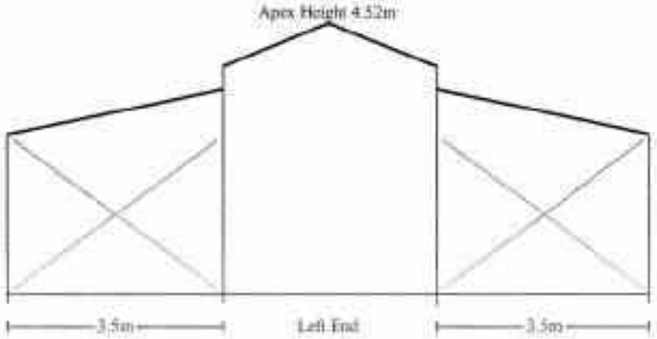
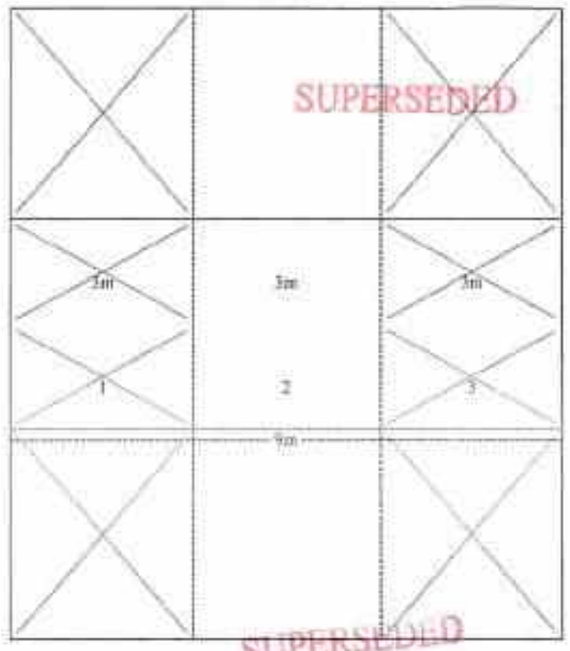
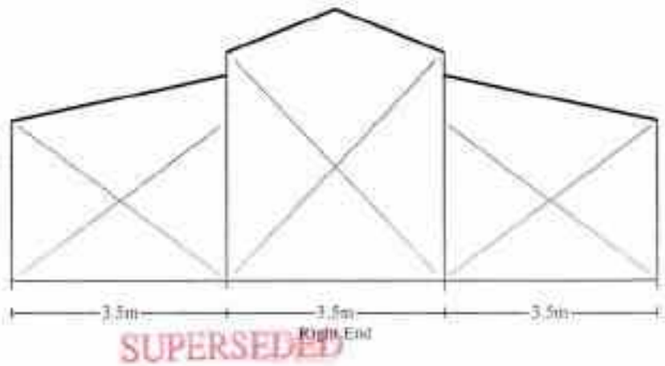
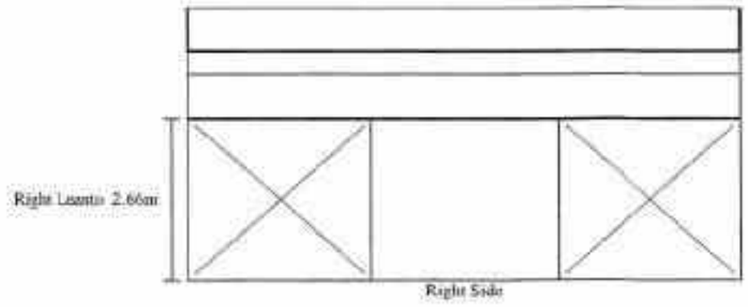
Ref: Job 7240 - 3











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Notes

* All bracing strap to be 50mm x 0.75mm.

* Where cross bracing is shown in a position that has some form of openening then, where possible place the cross brace in the nearest adjacent bay.

* Cross bracing is to be fixed taught and secured with 2 x 14 x 30 frame screws at each end and to each overlapping roof purlin or wall girt.

* Strap fly bracing to be fixed to roof purlins and wall girts at a maximum 2.5m intervals on every intermediate portal. Fly bracing to be screwed with 2 x 14 x 30 Frame screws to every connection point (6 screws in total).

* End wall mullions to have fly bracing fitted to every available girt.

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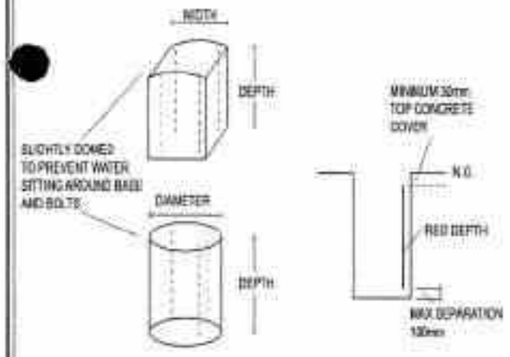
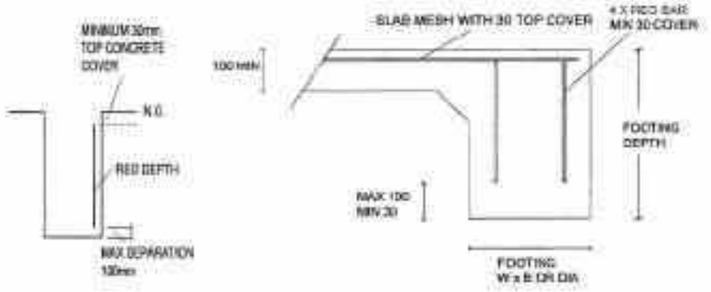
Job 7240 - 4

Purchaser Name: Deborah Devine		Bracing Plan	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz	**ANDREW MATIUKEVITCH** MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550 M.IPENZ 219815 **Practising Professional Structural & Civil Engineer** Signature:
Site Address: Waterholes Road Templeton New Zealand				
Ref # Job 7240 - 4	Print Date: 19/2/2008			



DUG AND BORED FOOTINGS



SLAB AND FOOTING DETAIL

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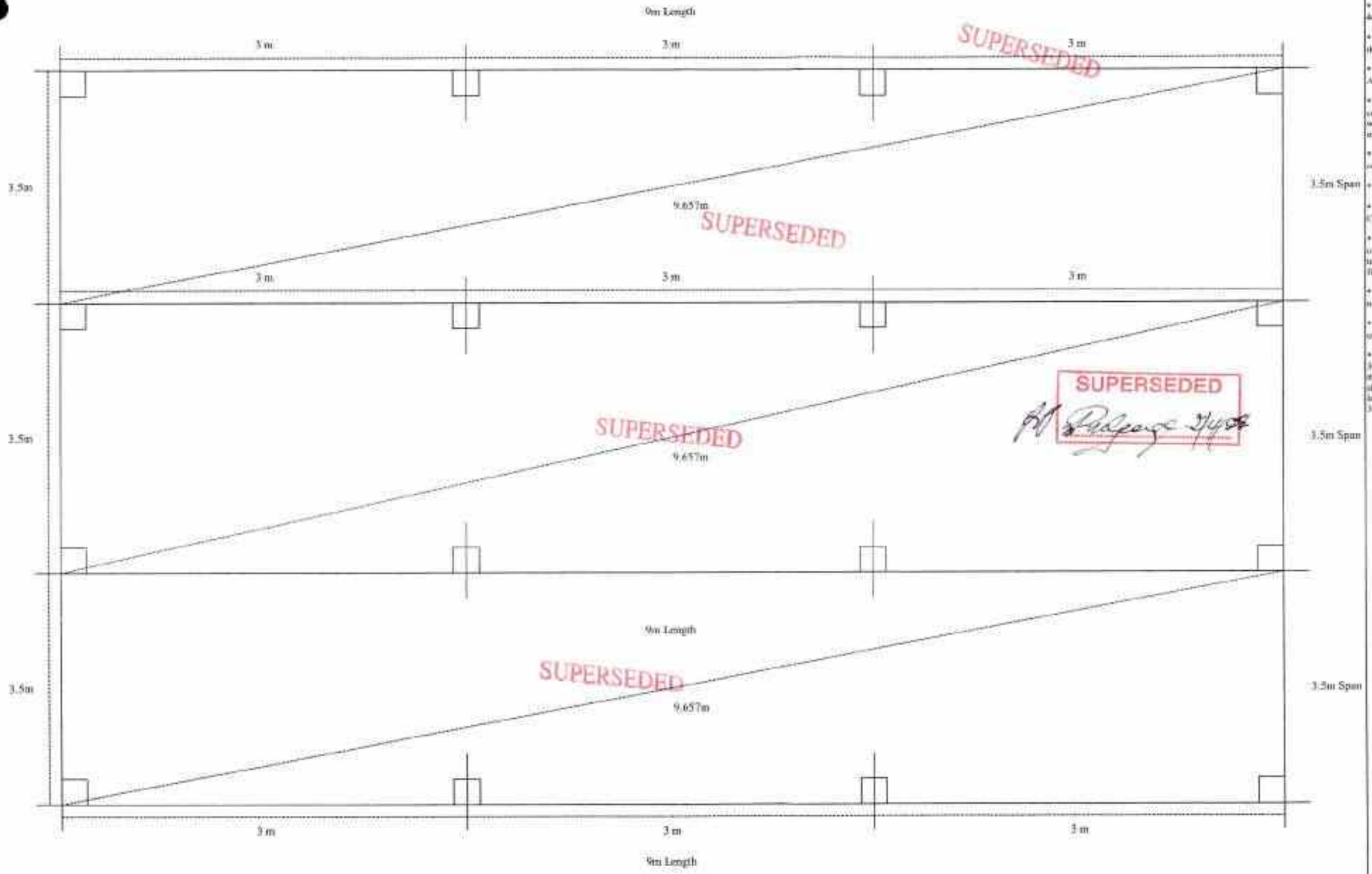
Purchaser Name: Deborah Devine		Footing/Slab Details Page 1 of 1	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz	**ANDREW MATIUKEVITCH** MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550 M.IPENZ 219815 **Practising Professional Structural & Civil Engineer** Signature:
Site Address: Waterholes Road Templeton New Zealand				
Ref # Job 7240 - 5	Print Date: 19\2\2008			



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Notes

* Slab design covers sites with a minimum of 100kPa safe bearing capacity.

* Designs are in accordance with NZS 3101 and AS/NZS 4671

* Other than this, owner to provide slab and footing design details.

* All concrete solbe in accordance with NZS 3101 and AS/NZS 4671. Minimum 20 MPa with 80mm slump.

* Slab reinforcing mesh to be a minimum 665 with 30mm top cover. Footings to have maximum of 4 D12 deformed bar to within 100mm of base and maximum 30mm top cover and tied into slab reinforcing mesh.

* Slabs should be cured for 7 days before commencing construction of the building.

* Slab thickness to be minimum 100mm.

* Footings under slab to be:
6"(150)S - 300 x 100 x 400 deep

* Construction joints need to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction joints intersecting where any fixing to the slab is to be made.

* Where end wall mullions have been removed, footings are not required.

* End wall mullion spacing may move due to location of openings or doors. Check layout plan.

* Roller door mullions to have a minimum of 200mm deep by 300mm x 300mm concrete under. Where heavy traffic is to go through the roller door, it is recommended that the slab edge should be thickened to 2400mm deep by 300mm wide for the length between the mullions. Place an additional section of 665 mesh, 50mm from base in all thickenings.

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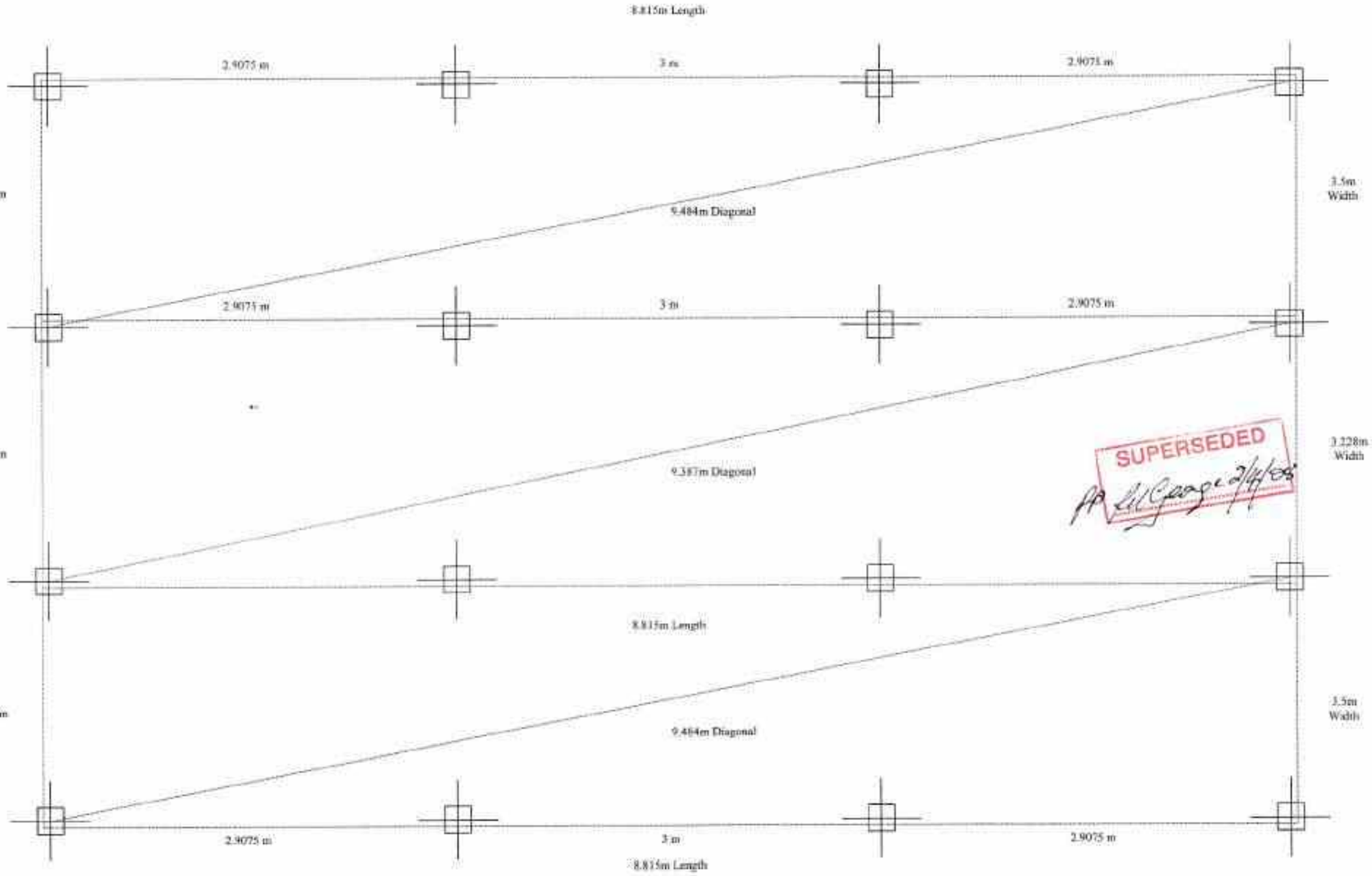
Job 7240 - 6

Purchaser Name: Deborah Devine	Slab & Footing Plan (Use only if a Slab is being layed) Not to Scale	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz	**ANDREW MATIUKEVITCH** MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550 M.IPENZ 219815 **Practising Professional Structural & Civil Engineer** Signature:
Site Address: Waterholes Road Templeton New Zealand			
Ref # Job 7240 - 6 / Print Date: 19\2\2008			



SUPERSEDED

Notes

* Footing design covers sites with a minimum of 100kPa safe bearing capacity for a class 10 building.

* Designs are in accordance with NZS 3101 and AS/NZS 4671.

* Other than this, owner to provide slab and footing design details.

* All concrete to be in accordance with NZS 3101 and AS/NZS 4671. Minimum 20 Mpa, with 80mm slump.

* Footings to have minimum of 4 D12 deformed bar in within 100mm of base and minimum 30mm top cover. Minimum side cover 50mm, maximum 75mm. Rod to be caged horizontally at least twice and at a maximum of 500mm spacing. Tie with a minimum of 6mm diameter cage tie.

* Footings should be cured for 7 days before commencing construction of the building.

* Rebate footing 25mm outside of shed (pre liner) to allow for sheeting. Slope away from shed.

* Footings to be:
C13015 - dag: 400mm x 400mm x 650mm deep auger: 450mm dia x 650mm deep

* Where end wall mullions have been removed, footings are not required.

* End wall mullion spacing may move due to location of openings or doors. Check layout plan.

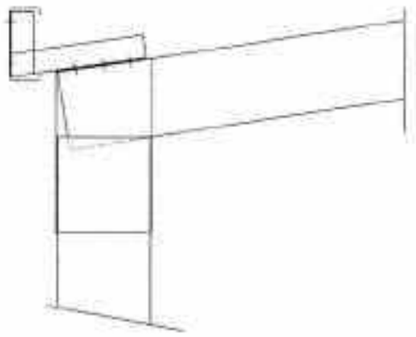
* Roller door mullions to have thickening pads under footings.

080235

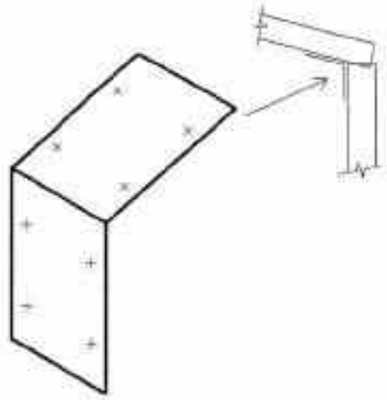
FILE COPY

Job 7240 - 7

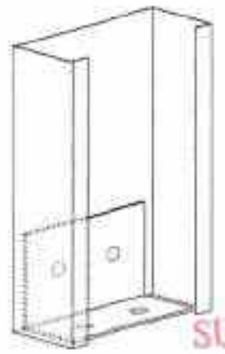
Purchaser Name: Deborah Devine		Footings ONLY Plan (Use only when NO Slab) Not to Scale	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz	**ANDREW MATIUKEVITCH** MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550 M.IPENZ 219815 **Practising Professional Structural & Civil Engineer** Signature:
Site Address: Waterholes Road Templeton New Zealand				
Ref # Job 7240 - 7	Print Date: 19\2\2008			



FIXING BOLTS - NIL
FIXING SCREWS - 8 x 14.20 x 22
FASCIA BRACKET TO RAFTER

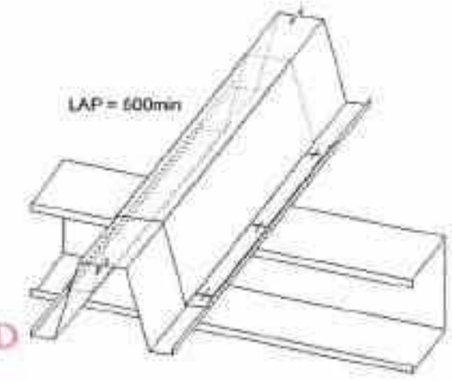


FIXING BOLTS - NIL
FIXING SCREWS - 8 x 14.20X22
INNER HAUNCH BRACKET - SINGLE

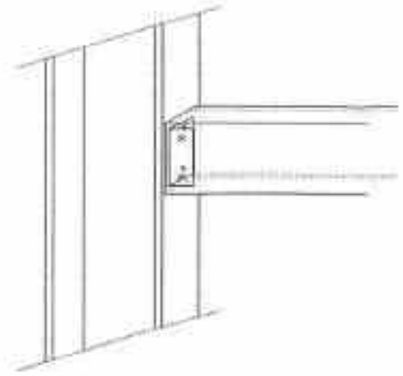


FIXING BOLTS - 2 x m12.30
FIXING SCREWS - 2 x 14.20x22
BASE PLATE - C150, SINGLE

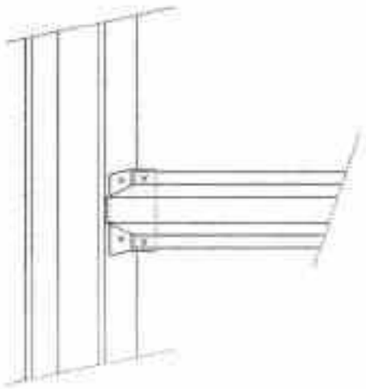
SUPERSEDED



FIXING BOLTS - NIL
FIXING SCREWS - 6 x 14.20 x 22
PURLIN/GIRT OVERLAP TOPHAT 64



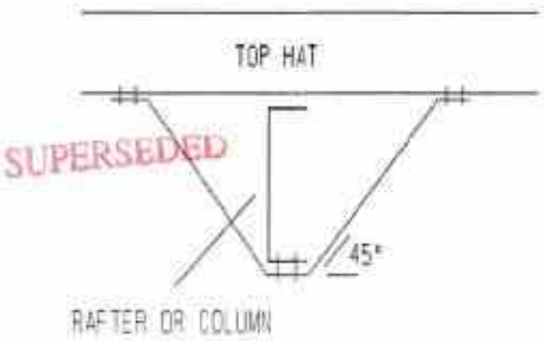
FIXING BOLTS - NIL
FIXING SCREWS - 4 x 14.20 x 22
DOOR HEADER FIXING



FIXING BOLTS -
FIXING SCREWS - 4 x 14.20 x 22
GIRT FIXING TO MULLIONS - TOPHAT SECTION



FIXING BOLTS - Nil
FIXING SCREWS - 7 x 14.20 x 22
RD MULLION FIXING - UNDER RAFTER



SUPERSEDED

6 SCREWS - 14.20 x 22
FLY BRACING

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Purchaser Name: Deborah Devine		Connection Details Page 1 of 1	Wide Span Sheds Ltd Wide Span Sheds Phone: +617 5657 8888 Fax: +617 5657 8899 Email: admin@sheds.com.au http://www.sheds.co.nz	**ANDREW MATIUKEVITCH** MIE Aust. CPEng. (Registered NPER Structural & Civil) 341550 M.IPENZ 219815 **Practising Professional Structural & Civil Engineer** Signature:
Site Address: Waterholes Road Templeton New Zealand				
Ref # Job 7240 - 8	Print Date: 19\2\2008			

BUILDING CONSENT COSTINGS

Estimated Value of Work		DBH Levy	$ 4.37
$ 21,000		BRANZ Levy	$ 21.00

ADMINISTRATION		UNITS	RATE/UNIT	
Processing Consent	3+ 3+2	8		
Issue, photocopy & administer consent CCC 3 +	3 + Mail $4	10		
Inspection recording (Inspections x 3)		9		
ADMINISTRATION UNITS SUB-TOTAL		27	X $4.50	$ 121.50

PROCESSING							
Processing Building Consent	1/5/16 (3) 4/5 (9) 25 2/4 (5) 2/4 (9).					23	
Further Information	3/4 (4).					4	
Sign Off / Audit Approval						2	
PROCESSING UNITS SUB-TOTAL						29	X $6.975 $ 202.27

323.77

INSPECTIONS

1	20.01. 30.03 delete waste Pipes.					4		
2	30.21 40.03,					5.		
3	110.01, 40.12, 7021					5.		
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14						14		
Inspections	3	X	Travel Time	4	=	12		
					Subtotal	26	X $6.975	$ 181.35
Inspections	3	X	Distance	24	=	72	X $0.62	$ 44.64

225.99

BUILDING NOTES	

CONSULTANTS

Certificate of Title	$	Other (List):	$	
Producer Statement	$ 10.00		$	
Water Connection Fee	$		$	
Planning Check 2 x $11.25	$ 22.50		$	$

LESS DEPOSIT	$ 200.00

INVOICE NUMBER:- 58818	**TOTAL CHARGES FOR CONSENT**	$ 44.63

BUILDING CONSENT RECORD

LEGAL DESCRIPTION: RURAL SECT 7636 BLK XVI ROLLESTON SD

VALUATION NO: 23552 - 084 - 00

CONSENT NO: 080235

PROPERTY ADDRESS: 904 Waterholes Rd

OWNER: Devine

PROJECT DESCRIPTION: Farm Bldg

AGENT: Sheds NZ

23522/107 pt.

Capolan.
Watereholes Road
o/c Michael Spain
19/11/92