COUNCIL PROPERTY FILE

29 Bassett Street, Dargaville

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We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

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

Pocklington

REAL ESTATE

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Building Consent File Complete - Checklist

Item Checked	Y	N	NA	Comments	File Type
Application Form and Acceptance Checklist	(Y)	N	NA	PIM/BC Number: 080758	H
Building Consent and Conditions	(Y)	N	NA		H S
PIM	(Y)	N	NA		H S
Resource Consent	(Y)	N	NA	060024	S
Plans	(Y)	N	NA		H
Specifications	(Y)	N	NA		H
Drainage plan	(Y)	N	NA		H
2nd Hand Dwelling Relocate Report and signed Confirmation	X	N	(NA)		H
Bracing / Engineering Calcs	(Y)	N	NA		H
Producer Statements	(Y)	N	NA	Construction, Plumber, Plaster.	H
Specified Systems Information	Y	N	(NA)		H
Processing Checklist	(Y)	N	NA		H
Other Checklists (Please Note)	(Y)	N	NA	Alt Solution Producer Statement	H
Requests for Additional Information	Y	N	(NA)		H S
Records of all correspondence (emails, letters, phonecalls)	(Y)	N	NA		H S
Memorandum from NZFS	Y	N	(NA)		H
Form 4A (Section 37)	(Y)	N	(NA)		H S
Approval from NZHPT	Y	N	(NA)		H
Development Contributions	Y	N	(NA)		
Inspection Records	(Y)	N	NA		H S
Truss Layout	(Y)	N	NA		H
Photos	Y	N	(NA)		H
Geotech Report	Y	N	(NA)		H
Notice to Fix	Y	N	(NA)		H S
Compliance Schedule	Y	N	(NA)	Refer CS:	H S
Compliance Schedule Statement	Y	N	(NA)	Refer CS:	S
Certificate of Public Use	Y	N	(NA)		H S
Copy of Complaints Received	Y	N	(NA)		H S
CCC Application, CCC Checklist and Code Compliance Certificate	(Y)	N	NA		H H H S
Drainage Asbuilt	(Y)	N	NA		H
Electrical Certificate of Compliance	(Y)	N	NA		H
Gas Certificate	(Y)	N	NA		H
Other (Please State)	Y	N	(NA)		H
Comments:					
Checked & Approved by:				Date: 5/2/10	

Circle if applicable Y = Yes on file N = Not on file NA = Not applicable to this file

Note: If 'N, Not on file' is used, reasons need to be added to the comments box

H = Hard Copy - Information found on paper file. S = Soft Copy - Information available on NCS system

Once file is completed, file is sent for scanning. All information available as hard and soft copy.

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PIM And Building Consent Application

(The Building Act 2004)

Applicant Details: | **BC No:** 080752

1 The Owner

Name of Owner: Simpkin Investment Trust

Contact Person: Vernon Simpkin

Postal Address: 21 Parore St
Dargaville

Street Address/Registered Office:

Phone No: 439-8183 Fax No:

Mobile No:

Email: Vernon@trailequip.co.nz

The following evidence of ownership is attached to this application : *(If property has been recently sold a copy of Sale and Purchase Agreement is required)*

2 The Agent

Name of Agent: Jennian Homes Northland

Contact Person: Mike Maunder

Postal Address: P.O. Box 8103
Kensington - Whangarei

Street Address/Registered Office:
88 Western Hills Dr - Whangarei

Phone No: 09-459-5408 Fax No: 09-459-5409

Mobile No: 0274-855-100

Email: sales.nth@jennian.co.nz

Relationship to Owner: Agent.

First Point of Contact for Communications/Fees/Refunds to:

☐ The Owner ☑ The Agent

3 The Project (What is the work to be done)

Description of the building work:
New Dwelling

Will the work result in a change of use of the building:

☐ Yes ☑ No

If YES please state new use and provide details:

List Building Consents previously issued for this project (if any):

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building	.....	414.3	.....	414.30sqm.
Accessory Buildings	.....	.....	.....	.....

4 Building Details: (Where work to be done)

Valuation Roll No : 0090028101.

Legal Description: Lot 2 Lt 393633

Street Address of Building: 31 Bassett St
Dargaville

Location of Building within site/block number (include nearest street access):

Building Name:

Number of Levels: Single.

Level/Unit No: 1

Certificate of Title No :

Area of Site (m²/ha) : 6179 m²

Current, lawfully established use (if applicable) :

Year first constructed (if applicable) :

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5 Nature Of Consent

☑ New building - exclude domestic garages and domestic outbuildings

☐ Foundations only

☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances

☐ Domestic garages and domestic outbuildings

Intended Life:
Indefinite, but not less than
50 yrs ☑ OR
Specified as .....yrs

Demolition ☐

Being stage ..... of an intended ..... stages

6 Value Of Work And Fees (GST Incl)

Main buildings	$ 585,000-00
Accessory buildings	$
Plumbing & Drainage	$ 6000-00
Total Value of Work	$ 591,000
Office Use Only	
PIM	$ 140-
Building Consent	$ 1922.00
BRANZ Levy	$ 591.00
DBH Levy	$ 1,164.27
Certificate of Acceptance	$
TOTAL	$ 3,817.27

Receipt No: _____

Date: _____

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7 Tick box A to D below, as appropriate :

- ☐ A Application is for a Project Information Memorandum (PIM)
- ☐ B Application is for Building Consent (BC) only, in accordance with PIM No :.....
- ☑ C Application is for Building Consent (BC) and Project Information Memorandum (PIM)
- ☐ D Application is for a Certificate of Acceptance (COA)
- ☐ E Amendment to Building Consent No: .....

8 Confidentiality (Plans and Specifications):

I/We require the following to be treated as confidential (proof of reasons for confidentiality will be required and will only be accepted if legally valid)

- ☐ Plans (please specify which plans i.e. Floor Plans etc.,) :.....
- ☐ Specifications
- ☑ I/We require that **all details** of this application remain confidential as required by a Council directive applied for, or already issued, in relation to a protection order currently in force under The Domestic Violence Act 1995.

9 Vehicle Crossing Required

Is this application linked to a vehicle crossing application?

YES/NO If 'YES', Application No : .....

(If 'YES' please include Vehicle Crossing Application)

10 Public Utility Connections Required

Is this application subject to a utility connection application? (Drainage, Water Connection or Water Meter Installation)

- ☐ YES - Application No: .....
- ☑ NO - Existing connections in place

11 Historic Places Trust

- ☐ The property is a registered historic place, historic area or wāhi tapu area
- ☐ A PIM has already been issued for this project - PIM No : .....

If your property has an archaeological or historic site, you need to consult with the Historic Places Trust in regards to your project for review and approval prior to your project commencing

12 Fire Service Design Unit (3 copies - 4 where fire report required, 1 set to be A3)

Section 47 of The Building Act 2004, requires certain projects as specified by notice in the NZ Gazette to be reviewed by the New Zealand Fire Service, which may require a Memorandum, setting out advice on issues such as **'means of escape from fire'** and **'water supply for fire fighting'**. Not required when Fire Design Report shows compliance with the 'C' Documents of the New Zealand Building Code.

13 Compliance Schedule (where applicable – Complete Part E)

A Compliance Schedule is required for buildings with specified systems. This does **NOT** apply to single storey, residential property apart from when serviced by a cable car (lift).

14 Certificate of Acceptance

Is this application in relation to obtaining a Certificate of Acceptance (Section 96 Building Act 2004) ?

☐ Yes ☑ No If yes, please provide details below:

Description of Building work - .....

.....

Date work carried out - .....

Personnel who carried out work – Please list over page in PART D: KEY PERSONNEL

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Part B: Project Details

Project Information Memorandum (Complete this part only when applying for a PIM)

The project involves the following matters. Tick each applicable box and attach relevant information in **triplicate** for residential and **four copies** for Commercial Industrial or Multi-Storey. **Always include one set A3 size.**

- ☑ (a) Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, Topography, drawn to scale).
- ☐ (b) Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundations, and hazardous contaminants on or near the site, land contours.
- ☑ (c) Provisions to be made for vehicular access, including parking. (To be shown on site plan).
- ☐ (d) Provisions to be made in building over or adjacent to any road or public place.
- ☑ (e) Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- ☐ (f) Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☑ (g) New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- ☐ (h) Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- ☐ (i) Details of any cultural or heritage significance of the building or building site, including whether it is on a marae or wahi tapu.
- ☐ (j) Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.
- ☐ (k) Details of volume of proposed excavations; include volumes for site preparation, basement and driveway.

Part C: Building Details

Complete this part only when applying for a Building Consent

This application is accompanied by: (tick each applicable box, attach relevant documents in **triplicate** (one of which must be A3 size) for residential and **four copies** (one of which must be A3 size) for Commercial, Industrial or Multi-Storey).

- ☑ 1 The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
- ☑ 2 Building Certificates.
- ☑ 3 Producer Statements (including TP 58 Effluent Design), and any alternative solutions.
- ☐ 4 References to product certification issued by the Department of Building and Housing (DBH).
- ☐ 5 References to determinations issued by the Department of Building and Housing (DBH).

For details on drawings and specifications etc, see checklist form. If applying for PIM and Building Consent together, then plans for PART B (a) can be included in PART C (1).
If a PIM has already been applied for then include a copy of any relevant authorisations (eg Resource Consents) with this application.

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Part D : Key Personnel

From 30 November 2009, the Building Act 2004 requires all restricted building work to be carried out or supervised by a Licensed Building Practitioner. After this date, applications for consent can only be accepted where a Licensed Building Practitioner has been engaged and the registration number shown in the appropriate area below.

Designer

Name : Jennian Homes Northland. Reg No : ..... Phone No: : 09-459-5408

Address : .....

Mobile No : ..... Email: .....

Builder (Licensed Building Practitioner From 30/11/2009)

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

Registered Drainlayer

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

Registered Plumber

Name : Daryl Herwall Plumbers Reg No : 11374 Phone No: : 435-5311

Address : .....

Mobile No : ..... Email: .....

Registered Electrician

Name : Laser Electrical Reg No : 249151 Phone No: : 09-402-7993

Address : .....

Mobile No : ..... Email: .....

Registered Gas Fitter

Name : Bryce Rowland Reg No : ..... Phone No: 09-459-4549

Address : .....

Mobile No : 021-771-889 Email: .....

Other Engineer

Name : Richardson + Stevens Reg No : ..... Phone No: : 09-438-5734

Address : 2 Seaview Rd - Whangarei

Mobile No : ..... Email: .....

Other

Name : ..... Reg No : ..... Phone No: : .....

Address : .....

Mobile No : ..... Email: .....

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Part E: Compliance Schedule Details

E1 : Systems Necessitating a Compliance Schedule :

The building will contain the following (tick each box and attach proposed inspection, maintenance and reporting procedures).

Note : The building consent cannot be issued unless all specified systems are included.

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.
- ☐ Any other mechanical units for providing access to the exterior and interior walls of buildings.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above mentioned systems.
- ☑ None of the above.

E2 : Other Systems and Features to be Included in the Compliance Schedule :

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

- ☐ Means of escape from fire.
- ☐ Safety Barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Schedule 2 of the Building Act 2004.
- ☐ Hand held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Schedule 2 of the Building Act 2004.

Application

- ☑ I have read the guidance notes and the information I have supplied with this application is true and complete to the best of my knowledge.
- ☑ I have completed the attached checklists

I request that you issue a (please tick):

- ☐ Project Information Memorandum
- ☐ Building Consent
- ☐ Certificate of Acceptance

for the building work described in this application

Signed by / for and on behalf of / the owner

Note : If acting for and on behalf of, please read the following declaration prior to signing

"I hereby declare that I am authorised to act as Agent of the Applicant"

Signature : V S Simpkin **Name :** VERNON STEWART SIMPKIN.

Date : .....

Please Note :

Council is unable to accept your application as being lodged until all details and relevant information are provided and the application is signed and the processing fee paid. Fees for your application will be assessed by the Customer Services Section on application. Further fees may be incurred after the Building Consent is issued.

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Building Consent Application Checklist/Design Review

(To Be Completed By Applicant/Designer)

Return this **completed** checklist with your application.

Include all information and documents requested.

This will ensure your consent is processed in the quickest possible time.

Name: Simpkin Investment Trust	Date: 23/9/08
Address: 31 Bassett Rd - Orewa	

Application Type				Application Number			
New building	YES	NO	N/A	Certificate of title	YES	NO	
Alterations	YES	NO	N/A	Legal description checked	YES	NO	
Additions	YES	NO	N/A	Street address	YES	NO	
Demolition	YES	NO	N/A	Name of building			
Relocation	YES	NO	N/A	Floor level	YES	NO	N/A
Change of use	YES	NO	N/A	Current lawful use			
Stage of	YES	NO	N/A	Building history - listed	YES	NO	N/A
Building Classification				Intended life			
Housing							
Detached	YES	NO	N/A	**Floor Area**			
Multi-unit	YES	NO	N/A	Ground floor	414.30		M^2
Group dwelling	YES	NO	N/A	Basement			M^2
Outbuildings				1st floor			M^2
Garage, barn, shed	YES	NO	N/A	2nd floor			M^2
Swimming pool	YES	NO	N/A	Outbuildings			M^2
Glasshouse, pergola, other	YES	NO	N/A	Decks/balconies			M^2
Ancillary				Other			M^2
Bridge, Outdoor fire, retaining wall	YES	NO	N/A	TOTAL	414.30		M^2

Office Use:	Contact Details, Address, Phone, Etc			
	Owner's details	YES	NO	N/A
	Agent's details	YES	NO	N/A
	Designer's details	YES	NO	N/A
	Engineer's details	YES	NO	N/A
	Builder details	YES	NO	N/A
	Electrician details	YES	NO	N/A
	Plumber details	YES	NO	N/A
	Drainlayer details	YES	NO	N/A
	Means of compliance (as per application form)	YES	NO	N/A

Wind zone	Low	Med	High	Very high	Spec. Des	Corrosion zone		Earthquake region	

Full Description Of Building Work

New dwelling

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Provide Details Of Any Reports Submitted And Issue Date:

Plans				Site plan			
Number of sets supplied	3			1:100 1:200 or 1:500	YES	NO	N/A
Specifications				Legal description	YES	NO	N/A
Number of sets supplied				Site area	YES	NO	N/A
Bracing Calculations				Private drainage	YES	NO	N/A
Subfloor/ Deck				Public drainage showing depth of drains, manholes etc.	YES	NO	N/A
Wall (per floor)				Dimensions – 3 minimum	YES	NO	N/A
Structural Engineering				Existing and proposed buildings	YES	NO	N/A
Number of sets supplied				North point	YES	NO	N/A
Beam layout plan	YES	NO	N/A	Contours, datum	YES	NO	N/A
Connection details	YES	NO	N/A	Finished floor level	YES	NO	N/A
Producer statement	YES	NO	N/A	Retaining walls	YES	NO	N/A
Geotechnical Engineering				Extent of cut and fill	YES	NO	N/A
Number of sets supplied				Site coverage	YES	NO	N/A
Site plan	YES	NO	N/A	Parking and vehicle access	YES	NO	N/A
Soils analysis/report	YES	NO	N/A	Protected trees	YES	NO	N/A
Producer statement	YES	NO	N/A	HWC (gas)	YES	NO	N/A
Drainage Report				Water meter (if applicable)	YES	NO	N/A
Who	YES	NO	N/A	Natural water course	YES	NO	N/A
Soil Analysis	YES	NO	N/A	Site Drainage away from house to suitable path	YES	NO	N/A
System/Design recommended under	YES	NO	N/A	Ponding	YES	NO	N/A
E2 Risk Matrix – 1 per face/elevation				**Floor Plan**			
• North	YES	NO	N/A	Room use denoted	YES	NO	N/A
• South	YES	NO	N/A	Window size and position	YES	NO	N/A
• East	YES	NO	N/A	Fixtures and fittings	YES	NO	N/A
• West	YES	NO	N/A	Solid fuel heating	YES	NO	N/A
Cross-Sections				HWC	YES	NO	N/A
Minimum of one along the length	YES	NO	N/A	Wall bracing - height, position, type	YES	NO	N/A
Minimum of one across the width	YES	NO	N/A	Lintels	YES	NO	N/A
Details to include				Door/window size and position	YES	NO	N/A
Fixings	YES	NO	N/A	**Foundation Plan**			
Footing size	YES	NO	N/A	**Timber Floor And Fixings**			
Subfloor ventilation and insulation	YES	NO	N/A	Pile size, centres, treatment	YES	NO	N/A
Foundations steel – size and centres	YES	NO	N/A	Fixings	YES	NO	N/A
Wall insulation	YES	NO	N/A	Footing size	YES	NO	N/A
Wall framing - sizes, centres, treatment, height	YES	NO	N/A	Bracing layout, type and position	YES	NO	N/A
Masonry and slab	YES	NO	N/A	Joists and bearers	YES	NO	N/A
Cladding	YES	NO	N/A	**Concrete floor**			
Cavity and battens	YES	NO	N/A	Dimensions, bays, mesh size, plumbing fixtures, point load pads, slab thickenings,	YES	NO	N/A
Building paper	YES	NO	N/A	Specific design (raft)	YES	NO	N/A
Stairs - tread, rise, pitch, height	YES	NO	N/A	**Roof Framing Plan**			
Decks and balconies	YES	NO	N/A	**Pitched roof**	YES	NO	N/A

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Linings and finishes	YES	NO	N/A	Ridge beam, rafters, purlins, building paper, insulation	YES	NO	N/A
Ceiling insulation	YES	NO	N/A	Eaves	YES	NO	N/A
				Pergola	YES	NO	N/A
Electrical Plan				Fixings	YES	NO	N/A
Smoke detectors	YES	NO	N/A	**Trussed Roof**	YES	NO	N/A
Mechanical light and ventilation	YES	NO	N/A	Truss type	YES	NO	N/A
Elevations				Point loads identified	YES	NO	N/A
• North	YES	NO	N/A	Roof bracing	YES	NO	N/A
• South	YES	NO	N/A	Fixings	YES	NO	N/A
• East	YES	NO	N/A	**Weathertightness - Flashing Details**			
• West	YES	NO	N/A	Windows	YES	NO	N/A
Wall cladding	YES	NO	N/A	Balconies	YES	NO	N/A
Roof cladding	YES	NO	N/A	Parapets	YES	NO	N/A
Finished floor levels	YES	NO	N/A	Decks	YES	NO	N/A
Height in relation to boundary	YES	NO	N/A	Roof and wall junctions	YES	NO	N/A
Maximum building height	YES	NO	N/A	More than one cladding	YES	NO	N/A
Deck Construction				Pergola	YES	NO	N/A
Foundation plan	YES	NO	N/A	Other penetrations	YES	NO	N/A
Pile size, centers. treatment	YES	NO	N/A	**Solid Fuel Heating**			
Bearer size, span, treatment	YES	NO	N/A	Specifications	YES	NO	N/A
Joist size, centers, treatment	YES	NO	N/A	Construction details	YES	NO	N/A
Detail at junction of house	YES	NO	N/A	Floor plan	YES	NO	N/A
Fixings	YES	NO	N/A	Energy source	YES	NO	N/A
Fencing Of Swimming Pools				**Outbuildings**			
Pool construction details	YES	NO	N/A	Foundation plan	YES	NO	N/A
Pool specification	YES	NO	N/A	Cross-section	YES	NO	N/A
In-ground or above-ground	YES	NO	N/A	Wall bracing	YES	NO	N/A
Fencing and gate plan	YES	NO	N/A	Roof framing	YES	NO	N/A
Fencing/construction details	YES	NO	N/A	Elevations	YES	NO	N/A
Floor plan if house forms fencing	YES	NO	N/A	Drainage	YES	NO	N/A
Backflow	YES	NO	N/A	Engineer design	YES	NO	N/A

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Means Of Compliance Checklist

(To Be Completed By Applicant/Designer)

Please circle all parts of New Zealand Building Code that your project complies with.

If using a verified method or have gained a waiver, please provide verification method or waiver certificate.

NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
B1 Structure	B1/AS2 ✓	NZS 3604 ✓	NZS 4203	☐Council	☐Consultant	☐Other
	NZS 4229					
B2 Durability	B2/AS1 ✓	NZS 3101	NZS 3602 ✓	☐Council	☐Consultant	☐Other
	NZS 3604 ✓					
C1-C2-C3-C4 Fire	C1/AS1	C2/AS1	C3/AS1	☐Council	☐Consultant	☐Other
	C4/AS1					
D1 Access routes	D1/AS1	NZS 4121		☐Council	☐Consultant	☐Other
D2 Mechanical installations for access	D2/AS1	NZS 4322	EN/81	☐Council	☐Consultant	☐Other
	EN/115					
E1 Surface water	E2/AS1 ✓	AS/NZS 3500 ✓		☐Council	☐Consultant	☐Other
E2 External moisture	E2/AS1 ✓	SPECIFIC DESIGN		☐Council	☐Consultant	☐Other
E3 Internal moisture	E3/AS1	COUNCIL STANDARDS		☐Council	☐Consultant	☐Other
F1 Hazardous agents on site	F1/AS1			☐Council	☐Consultant	☐Other
F2 Hazardous building materials	F2/AS1	NZS 4233		☐Council	☐Consultant	☐Other
F3 Hazardous substances	F3/AS1			☐Council	☐Consultant	☐Other
F4 Safety from falling	F4/AS1	FENCING OF SWIMMING POOLS ACT		☐Council	☐Consultant	☐Other
F5 Construction and demolition hazards	F5/AS1			☐Council	☐Consultant	☐Other
F6 Lighting for emergency	F6/AS1			☐Council	☐Consultant	☐Other
F7 Warning systems	F7/AS1	NZS 4512	NZS 4515	☐Council	☐Consultant	☐Other
	AS/NZS 1668					
F8 Signs	F8/AS1			☐Council	☐Consultant	☐Other
G1 Personal hygiene	G1/AS1 ✓			☐Council	☐Consultant	☐Other
G2 Laundering	G2/AS1 ✓			☐Council	☐Consultant	☐Other
G3 Food preparation and prevention from contamination	G3/AS1			☐Council	☐Consultant	☐Other
G4 Ventilation	G4/AS1	AS 1668.2		☐Council	☐Consultant	☐Other

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NZBC Clause (which of the following clauses will be involved in the proposed building work)	Means Of Compliance (refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications)			Proposed Inspections (state means of inspection. Note PS4 or certification may be required) For Office Use Only		
G5 Interior environment	G5/AS1			☐Council	☐Consultant	☐Other
G6 Airborne and impact sound	G6/AS1			☐Council	☐Consultant	☐Other
G7 Natural light	G7/AS1			☐Council	☐Consultant	☐Other
G8 Artificial light	G8/AS1	NZS 6703		☐Council	☐Consultant	☐Other
G9 Electricity	G9/AS1			Energy works certificate		
G10 Piped services	G10/AS1	NZS 5261		Energy works certificate		
G11 Gas as an energy source	G11/AS1			Energy works certificate		
G12 Water supplies	G12/AS1 ✓	AS/NZS 3500.2 ✓	AS/NZS 3500.5	☐Council	☐Consultant	☐Other
G13 Foul water	G13/AS1 ✓	AS/NZS 3500.2 ✓	BS 5572	☐Council	☐Consultant	☐Other
G14 Industrial liquid waste	G14/AS1			☐Council	☐Consultant	☐Other
G15 Solid waste	G15/AS1			☐Council	☐Consultant	☐Other
H1 Energy efficiency	H1/AS1	NZS 4218 ✓	NZS 4243	☐Council	☐Consultant	☐Other
	NZS 4214					

Waiver or modification								
	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

Alternative solution								
	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

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Tax Invoice

Simpkin Investment Trust
C/- Jennian Homes Northland
PO Box 8103
Kensington, Whangarei

GST Reg No.	52-237-122
Date	9/10/08
Customer No:	BC080752
Invoice Number	23146

080752 : 31 BASSETT STREET, DARGAVILLE
New dwelling
Owner: Simpkin Investment Trust

Qty	Description	Rate	Amount	
	Building Consent Fee		1,922.00	*
	PIM Fee		140.00	*
	BRANZ Fee		591.00	0G
	DBH Levy		1,164.27	0G
		BEFORE GST	**3,588.15**	
		(* Includes GST) GST	229.12	
		Total incl. GST	**$3,817.27**	
		LESS DEPOSIT PAID	3,817.27CR	
		Net Due	**$0.00**	

Remittance Advice

Please use this remittance when making your payment and make cheques payable to Kaipara District Council.

Simpkin Investment Trust
C/- Jennian Homes Northland
PO Box 8103
Kensington, Whangarei

Customer Number	BC080752
Invoice Date	9/10/08
Invoice Number	23146
Amount Due	**$0.00**

KAIPinvoice Feb 04

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

OTAX INVOICE RECEIPT (GST NO. 52-237-122)
Received with thanks by 8/27

9-10-08 12:26 Receipt no.560831

COPY *COPY* *COPY*
GL S8224266 TRF TO BC08
** Refund * 3,817.27
DR BC080752
INVOICE 23146 3,817.27-
Simpkin Investment Trust::C/- Jennian H

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT

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Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

*For Council Use Only

080752

Name Of Applicant Simpkin Investment BC Trust.

Received By Louisa. **Date Stamp**

Kaipara District Council
07 OCT 2008
RECEIVED

Office Received ☐ Kaiwaka ☑ Dargaville

Received ☑ In Person ☐ By Mail ☐ By Courier ☐ By Email ☐ Other

☑ Print off **'General Property Information'** to confirm legal description of property.

☑ Certificate of Title provided or other evidence of ownership.

☑ Check that **all** sections (1 – 14) of the application have been filled in and the application has been signed and dated.

☑ Check that all relevant details (plans, calc and specs) for Part B (PIM) and Part C (Building Consent) are provided.

☑ Check all **contractors** have been listed in Part D (Key Personnel).

N/A Check that Part E (Compliance Schedule Details) is completed.

☑ Is the **Building Consent Application Checklist** completed?

☑ Is the **Means of Compliance Checklist** completed?

N/A . Are any other application forms required, ie

☐ Vehicle Crossing

☐ Fire Service Design

☐ Rapid Application

☐ Application for Reticulated Services

Payment Method ☐ Cash ☐ Eftpos ☑ Cheque ☐ Direct Credit

Fees: 3817.27

Receipt Number _____

Date _____

Received By _____

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KAIPARA DISTRICT

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Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

Building Consent Processing Time

A building consent authority has 20 working days from the date the application for a building consent was received to decide whether to refuse or grant the application.

Further Information: A building consent authority may request more information in respect of the application within 20 working days from the date the application was received. If a request is made, the 20 working day period is suspended until the building consent authority receives this information.

The Building Consent

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 month after the date of issue of the building consent, unless the owner has gained approval from the building consent authority to extend the time required.

Inspections

Most projects require between 1 and 8 inspections. Additional inspections will be charged as required. Refer to Fees and Charges booklet.

Please phone council 48 hours ahead to book an inspection, and provide the following details: owners name, site address, building consent number, contact phone number and type of inspection required. The building consent documentation pack should be kept on the building site and be available at all times. Copies of the inspection details will be left onsite. They will state what work needs to be completed and re-inspected before work can progress, or that the completed work has passed inspection and work may continue to the next stage.

Code Compliance Certificate

The building consent authority must decide within 24 months from the building consent being granted, whether to issue the code compliance certificate. Once again, the owner can also apply for an extension of time if required.

The owner must apply for a Code Compliance Certificate after all work set out in the building consent approval has been completed.

The following documentation should be submitted with the application for the code compliance certificate, (if they have not already been presented):

- any certificates relating to any gas fitting or prescribed electrical work (energy work)
- As Built plans for plumbing and drainage
- a complete list of all personnel who undertook work, including registration numbers if applicable.
- certificates relating to specific design (ie trusses, beams outside of NZS3604)
- installers certificates (ie fire places)

If the owner does not supply the requested information it may not be possible to issue a code compliance certificate.

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Kaipara District Council
General Property Information

Property

Valuation No.	0096028101: (GIS)
Location	31 BASSETT STREET, DARGAVILLE
Legal Description	LOT 2 DP 201112
Owner	Simpkin Gerard Vernon : Simpkin Amelia Jayne
Owner Address	31 Bassett Street : Dargaville : :
Area (hectares)	1.2490

Rates

Government Valuation	
Land	$ 80,000
Improvements	$ 480,000
Capital Value	$ 560,000
Current Rates Year 2008 to 2009	
Annual Rates	$ 1,264.20
Current Instalment	$ 210.70
Outstanding Balance	$ 210.70
Arrears for Previous Years	
Next Instalment Date	1/11/08

Planning/Resource Management	
6/07/07	RESOURCE CONSENT 060024 : The subdivision of Lot 2 DP 201112 into four rural lots : Section 223 Issued 15/04/08
20/05/99	RESOURCE CONSENT 990049 : SUBDIVISION : Section 224 Issued 22/11/01 (Found on parent property: 0096028100)
27/02/98	RESOURCE CONSENT 970208 : SUBDIVISION : Lapsed 5/02/00 (Found on parent property: 0096028100)
23/11/94	RESOURCE CONSENT 951585 : BOUNDARY ADJUSTMENT : Withdrawn 1/02/96 (Found on parent property: 0096028100)
	RESOURCE CONSENT 951074 : SOCIAL CLUB HALL : Withdrawn 26/07/83 (Found on parent property: 0096028100)
	RESOURCE CONSENT 952892 : SUBDIVISION OF 1 LOT : Decision Notified 17/08/60 (Found on parent property: 0096028100)
	PLANNING NOTES RM990049 Consent Notice on Lot 1 DP 201112 Access to Lot 1 DP201112 is to be gained from Bassett Street only and access to Murdoch Street (State Highway 12) is prohibited. (Found on parent property: 0096028100)
Building	
26/02/08	BUILDING CONSENT 080059 : Addition of Garage : Consent Granted 26/02/08
26/10/07	BUILDING CONSENT 070685 : Living Area Addition : Consent Granted 26/10/07
20/03/07	BUILDING CONSENT 070156 : Timber Polyhouse : Consent Granted 20/03/07 (Found on parent property: 0096028100)
19/05/05	BUILDING CONSENT 050389 : Construction of a Versatile Farm Building : Code Compliance Certificate issued 27/09/05 (Found on parent property: 0096028100)
25/08/03	BUILDING CONSENT 030617 : BUILD A CARPORT : Code Compliance Certificate issued 27/09/05

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	(Found on parent property: 0096028100)
27/02/03	BUILDING CONSENT 030087 : NEW RESIDENTIAL DWELLING : Code Compliance Certificate issued 7/03/05 (Found on parent property: 0096028100)
1/10/02	BUILDING CONSENT 020717 : NEW SINGLE STOREY BRICK & TILE DWELLING : Code Compliance Certificate issued 8/05/03

Licences

No information located

Sewer & Drainage

	SEWER/WATER NOTES Public Sewer drain through property. Sewer manhole on property. (Found on parent property: 0096028100)
	SEWER/WATER NOTES Public Sewer drain through property. Sewer manhole on property.

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Other

4/07/05	LIM APPLICATION L050275 : LIM
17/02/05	LIM APPLICATION L050085 : LIM (Found on parent property: 0096028100)
30/04/03	LIM APPLICATION L030145 : LIM

**** End of enquiry ****

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Author: Greg M Lee

Powered by APACHE

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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA129B/365**
Land Registration District	**North Auckland**
Date Issued	03 January 2002

Prior References
NA26B/1195

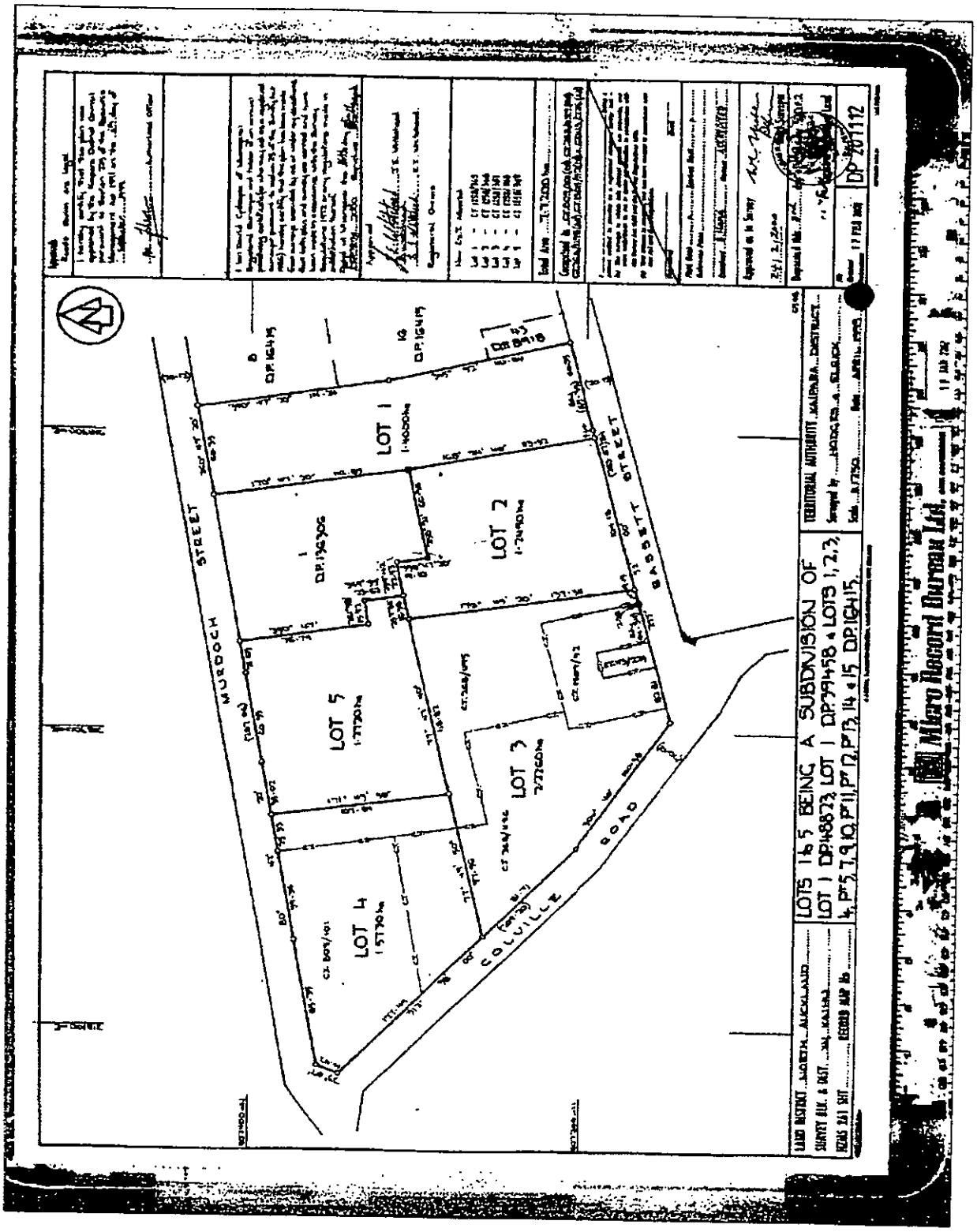
Estate	Fee Simple
Area	1.4000 hectares more or less
Legal Description	Lot 1 Deposited Plan 201112

Lt 393633

Proprietors
Vernon Stewart Simpkin and Glennis Elizabeth Simpkin

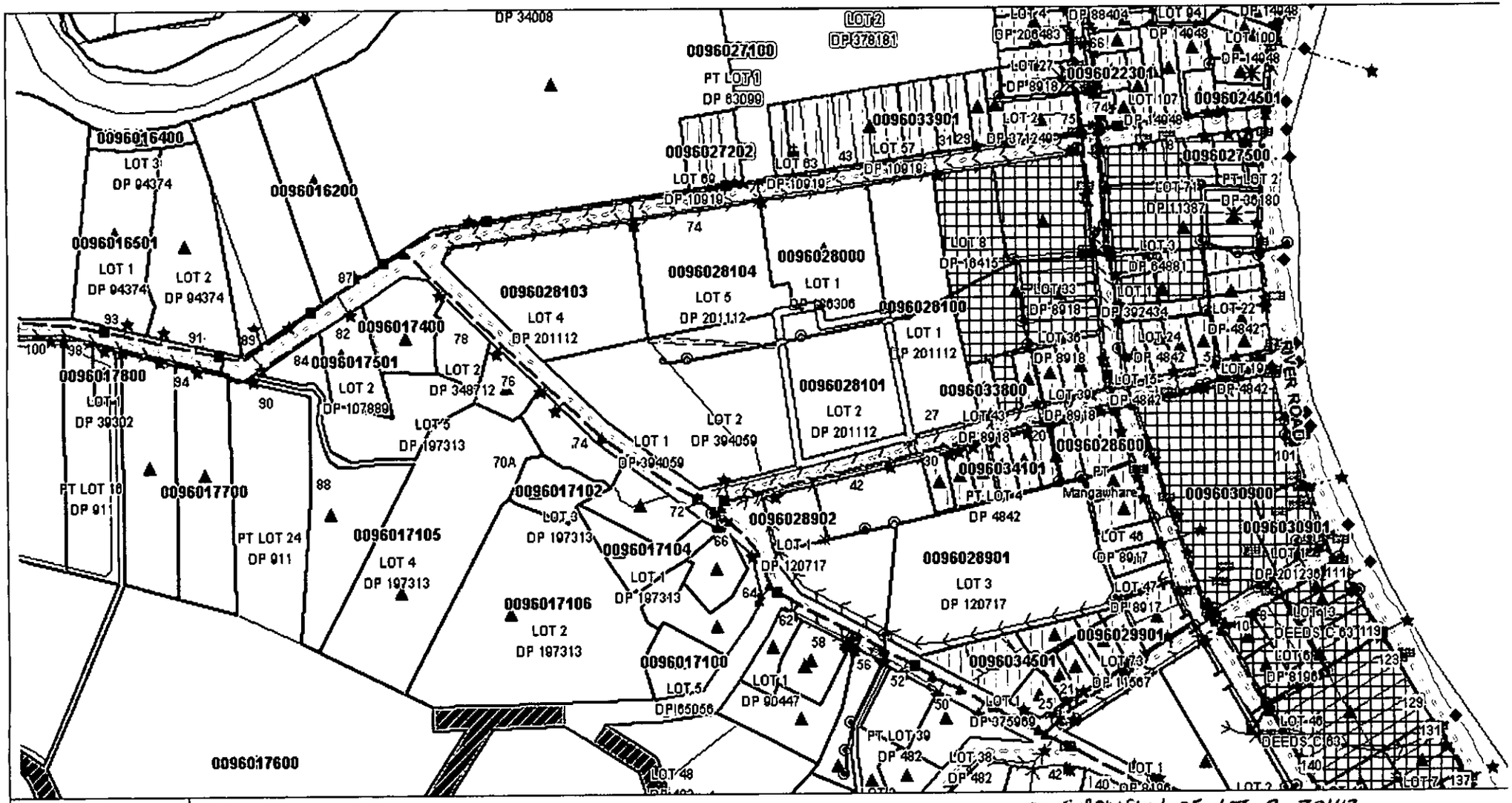
Interests
D670272.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 3.1.2001 at 9.00 am

Identifier **NA129B/365**



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→ SUBDIVISION OF LOT 2 201112

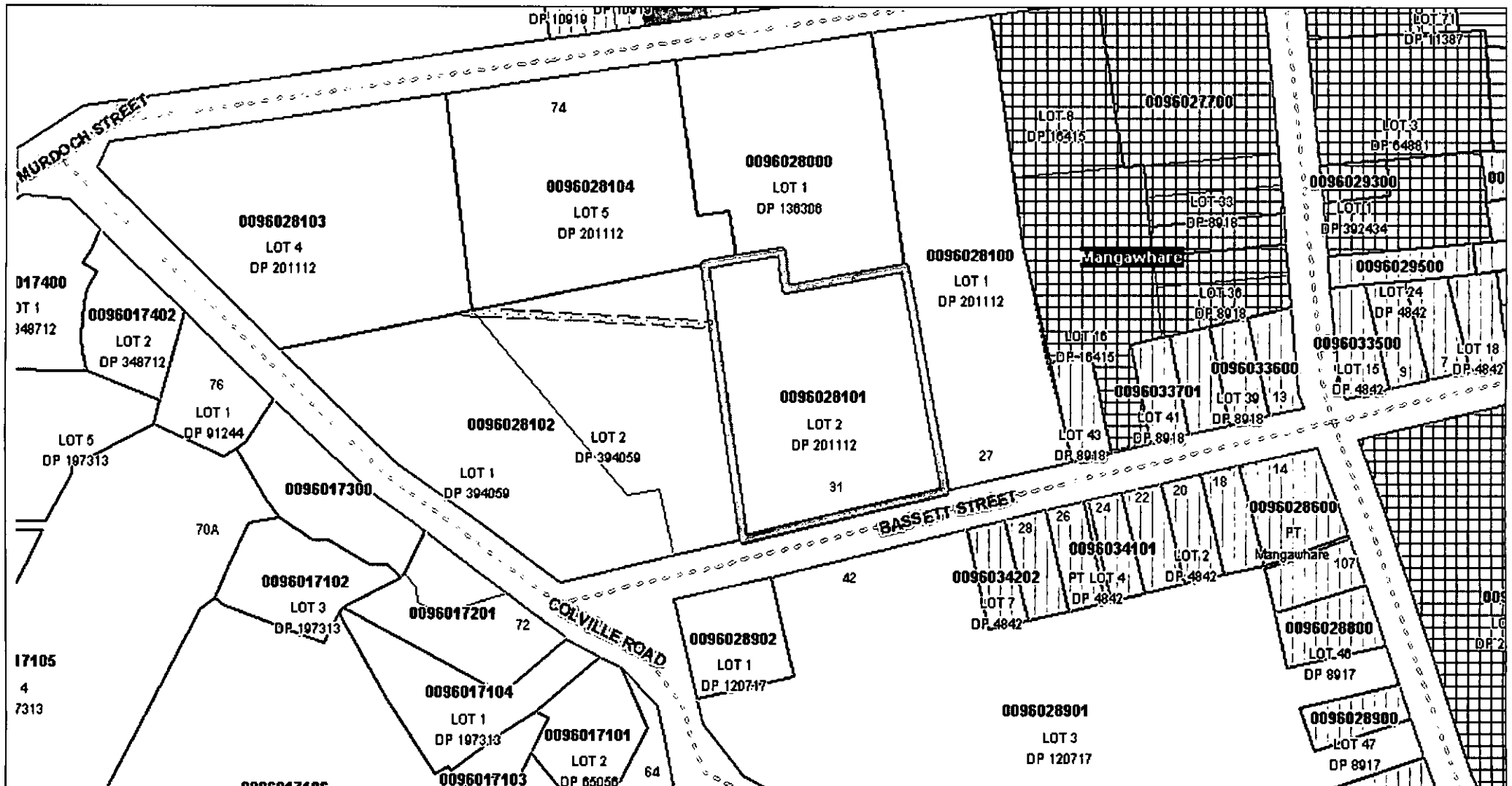
0096028101 BASSETT STREET, DARGAVILLE LOT 2 DP 393633 Simpkin Gerard Vernon

N

The information displayed has been taken from Kaipara District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

Position of property boundaries is INDICATIVE only and must NOT be used for legal purposes. All services data should be verified before commencing work. Digital cadastral data supplied by Critchlow Associates Ltd. Sourced from Land Information New Zealand data. Crown Copyright Reserved.

KAIPARA DISTRICT



KAIPARA DISTRICT

0096028101 BASSETT STREET, DARGAVILLE LOT 2 DP 201112 Simpkin Gerard Vernon

N

The information displayed has been taken from Kaipara District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

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KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Conditions Check Sheet

RM: 060024 **Name: G Simpkin**

Decision Issued: 15/06/07 223 Issued: 15/04/08 **224 Issued:** 23-12-08

Condition Number	Dated Completed	Notes	Initials
1a	21/01/08		dt
b	21/01/08	Sewer easement in favour of KDC shown as b & c - needs easement document before issuing 224! Sent for signing 19/12/08 - ts	dt
c	15/04/08	easements for access – not needed other utility services? A for power.....dt	dt
d	15/04/08	Northpower 23/08/07 requirements only dt Clearance 14/04/08 ok dt 31/08/07 Telecom ok dt	dt
2a	2/12/08	Xings	dt
b	23/12/08	221 sent for signing 17/12/08 - ts	dt
c	17/12/08	Water connection – see Dereck's email 17/12/08 - ts	ts
d	19/12/08	Reserves contribution Invoice requested 3/12/08 –ts Invoice sent 8/12/08 -ts	dt
e	17/12/08	undertaking	ts

In the Matter of: *the Resource Management Act 1991*

And

In the Matter of: *an application under Section 88 of the Resource Management Act 1991 made by G Simpkin*

File Reference: *RM060024*

Summary of Evidence and Findings

The Hearings Committee convened to hear the application G Simpkin to subdivide the subject property into two allotments.

Present: ***Judicial Committee***

Cr. Graham Taylor (Chairman)

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	Cr. Tom Smith
	Cr. David Underwood
Applicant:	*Gerard Simpkin (Applicant)*
	Maria King (Applicant's Agent)
	Lance Newby (Applicant's Agent)
Submitters:	*Christine Lange*
In Attendance:	*Barbara Ware, Regulatory Support Officer*
	Stephanie Dawson, Planner
	Kellie Roland, Planner
Observing:	*Lee Marr, Planner*
	Amanda Kong, Planner
	Janice Brentstrum

The Application

G Simpkin made an application pursuant to the Resource Management Act 1991 to subdivide the subject property into two allotments. Resource Consent is required as the proposal does not comply with either the Controlled or Discretionary Subdivision provisions for the Rural Zone (Section 11 of the District Plan).

Submissions Received

Six submissions were received following notification of the original application from the following parties:

- *Kenneth Carter (28B Bassett Street, Dargaville)*
- *Dawn Parker (28A Bassett Street, Dargaville)*
- *Barry Banicevich (70 Coleville Road, Dargaville)*
- *John and Diane Hastings (70A Coleville Street, Dargaville)*
- *Victor Cathro (Murdoch St, Dargaville)*
- *Christina Lange (25 Bassett Street, Dargaville)*

The submissions received raised issues in relation to building covenants, flood hazard zone, stormwater and rural amenity.

Relevant Statutory Provisions Considered

The Committee agreed with the Council Planners recommendation that the application should be considered as a Non-Complying Activity and was assessed in terms of Sections 104, 104B and 104D and Part II of the Resource Management Act 1991.

Other Relevant Provisions Considered

Principal Issues

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The principal issues that were in contention included the subdivision of rural zoned land to the sizes applied for by the applicant and the establishment of dwellings on the additional allotment.

Applicant's Evidence

The Applicant (Gerard Simpkin) attended the Hearing in support of their application, along with their Agent, Maria King and Lance Newby. Evidence was provided to the Committee, with comments made on the recommended conditions of consent. Clarification was provided by Maria King in relation to the proposed landscaping and proposed dwelling on the new allotment.

Submitters

Christine Lange attended the Hearing in support of her submission. Ms. Lange was concerned about the potential for a second hand, unsightly dwelling to erected on the additional allotment and how this would effect the amenity currently afforded to her.
The applicant provided confirmation that no second hand dwellings would be constructed on the new allotment and agreed to a condition to this effect.

Findings

The Committee agreed in general with the Council Planner's report and recommended conditions of consent, subject to minor amendments. The Committee agreed that the site was suitable for the intended purpose and agreed that the recommended conditions of consent would address any potential adverse effects that might arise as a result of the proposal.

Resolution

(a) *Pursuant to the requirements of Sections 104, 104B, 104D, 106, 108, 220 and 221 of the Resource Management Act 1991, the Kaipara District Council grants resource consent (subdivision) by way of a notified application to G Simpkin to subdivide the property legally described as Lot 2 DP 201112, being 31 Bassett Street, Dargaville subject to the following conditions.*

Conditions of Consent

1. *Prior to the sealing of the Survey Plan pursuant to Section 223 of the Act, the following conditions shall be complied with:*

   1(a) *The survey plan shall be generally in accordance with the* ***amended*** *plan of subdivision prepared by Lands and Survey Ltd "Proposed Subdivision of Lot 2 DP201112" (Reference 7749, dated April 2007) except as modified by the following conditions.*

   1(b) *The survey plan shall show all areas identified as being necessary to be subject to an easement where public drains traverse the property.*

   1(c) *The Survey Plan shall show all necessary easements for the provision of legal access and utility services to each lot.*

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KAIPARA DISTRICT

1(d) Written confirmation shall be provided from the appropriate network utility providers that satisfactory arrangements have been made for the provision of electricity and telecommunications services, with particular respect to any required easements.

2. *Before a Certificate is issued pursuant to Section 224(c) of the Act, the following conditions are to be complied with:*

2(a) The vehicle crossing to Lots 2 shall be formed / upgraded as necessary to comply with drawing KDC/A4/S24 of the Draft Kaipara District Council Engineering Code of Practice for Land Subdivision and Development Year 2000. Any necessary permit procedures shall be complied with.

2(b) A consent notice pursuant to Section 221 of the Act shall be prepared for registration against the title of Lot 2 of the subdivision. The consent notice shall draw to the attention of owners and require compliance in respect to the following matters:

i) Wastewater disposal from the site shall be to the Dargaville community sewerage system). At the time of the connection the lot owner must comply with all of the Council's requirements relating to such connection, including the payment of any connection fee or any other charge.

ii) Water supply to the site is available via a connection to the Dargaville community water supply system provided. At the time of the connection, the lot owner must comply with all of the Council's requirements relating to such connection, including the payment of any development contribution, connection fee or any other charge.

iii) Draw attention to the potential for the lots to flood and require that the minimum floor level of any habitable dwelling on the lots be set at least 3.5m above mean sea level.

iv) Advise that the land is located within the Rural Zone of the Kaipara District Plan and as such is subject to the environmental standards of that zone including yard setbacks.

v) Notwithstanding the above, the lots of the subdivision shall be subject to a specific restriction that building heights shall not exceed a height of 7.5 metres or that equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary whichever is the lesser.

vi) Require the colour of the roof and wall claddings of any buildings and/or structures erected on the site shall be from the BS 5252 colour range.

vii) Permit one accessory building, in addition to one dwelling, no more than 50m^2 in floor area on Lot 2.

viii) Require that all landscaping shall be maintained in accordance with the approved plan for amenity and enhancement planting to the satisfaction of the Council.

ix) Maintenance of landscaping will be monitored by Council for a period of three years from the date of completion of planting. There will be a Council charge for this monitoring payable by the lot owner.

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x) *A plan for amenity and enhancement planting of Lot 2 for the purposes of softening the overall effect of the subdivision and protection of rural amenity values in the area, together with an ongoing monitoring and maintenance programme for this landscaping for a period of three years shall be prepared and submitted to the Council for approval at the time a building consent application is made. All landscaping works described in the approved plan for amenity and enhancement planting shall be carried out to the satisfaction of the Council.*

xi) *No second hand or relocated dwelling shall be erected on the site.*

2(c) *A water supply connection including gate valves and water meter shall be provided to serve Lot 1 and as-built plans provided in accordance with Council's Code of Practice for Land Subdivision and Development and in accordance with the appropriate application made separately to Council.*

2(d) *A cash contribution in lieu of reserves shall be paid based on 5.0% of the assessed value of a nominal 4000m^2 building site on Lot 2 of the subdivision, such value to be determined by a registered valuer appointed by Council, at the applicant's expense.*

At the time of payment of the contribution, the valuation upon which the case contribution is calculated shall be no more than 3 months old.

2(e) *A solicitor's undertaking shall be provided to Council confirming that all consent notices prepared for registration under the relevant condition of this resource consent will be duly registered against the new titles to be issued for the subdivision.*

All consent notices to be prepared for registration under the relevant condition of this resource consent shall be prepared by a Solicitor at the applicant's expense and shall be complied with on a continuing basis by the subdividing owners and subsequent owners after the deposit of the Survey Plan.

Advice Notes

1) *It is noted that the Applicant offered the condition of consent restricting the placement of second hand or relocated dwellings on Lot 2.*

2) *This decision has been made based on the merits of the application and conditions of consent which will mitigate any adverse effects of the proposal. Any similar future application will be assessed on its merits and a decision made accordingly.*

3) *The consent holder shall pay all charges set by the Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The consent holder will be advised of the charges as they fall.*

4) *All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.*

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5) *If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.*

6) *In the event of koiwi (human remains) being uncovered, work should cease immediately and the tangata whenua of Te Uri o Hau shall be contacted so that appropriate arrangements can be made.*

The reasons for this decision are:

1) *After considering the relevant assessment criteria of the District Plan, Council considers that the effects of the proposal will no more than minor. Such effects can be avoided, remedied or mitigated by conditions of consent.*

2) *The proposal is consistent with the Objectives and Policies of the Plan which promotes development within the Rural Zone of this density subject to specific mitigating measures being implemented, which is consistent with Part II of the Act.*

3) *The proposal is consistent with Part II of the Resource Management Act 1991.*

Signed: .....
Mark Vincent
Regulatory Manager
Kaipara District Council

This is a certified copy of the decision of the Judicial Committee of the Kaipara District Council made by resolution dated 29 May 2007.

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ALTERNATIVE SOLUTION CHECKLIST

Owner: ~~3~~ SIMPKIN

Consent No: 080752

Site Address: 31 BASSETT ST. DARGAVILLE

Phone: _____ (wk)

_____ (hm)

Contractor/Contract:

_____

Phone: SEE NCS (wk)

_____ (hm)

COMPONENT

Relevant Clause NZ Building Code B2, E2

Particulars Requiring Alternative Solution

BRICK "PANEL" SYSTEM THAT IS INSTALLED MUCH LIKE STANDARD BRICK OVER THE SAME CAVITY + REBATE DIMENSIONS.

VERIFICATION METHOD

Calculation By: _____ Documentation: _____ Date: / /

Laboratory Test By: _____ Documentation: _____ Date: / /

Test in Situ By: _____ Documentation: _____ Date: / /

Producer Statement By: _____ Documentation: _____ Date: / /

Performance History:

Kaipara District Council Use Only

Comments: NON-STRUCTURAL. WILL COMPLY WITH NZBC TO THE EXTENT THE ORGINALLY SPECIFIED BRICK VENEER WOULD.

Approved By: DAVID HUGHES Date: 20/11/09

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT

Residential Processing Checklist
Kaipara District Council

Revision No.	Version 0.1				Date issued:	~~E~~ GRANTED 6-11-08			
Address	31 BASSETT ST. DARGAVILLE								
Date	6-11-08		**Consent number**			**Processed by:**	DAVID HUGHES		
Building Cat.	(1, 2)	2		3	**Comp. level**	1	(2.1)	3	
Wind zone	L	M	(H)	VH	SD	**Corrosion**	(Zone 1)	Seaspray	

Item checked				**Comments (describe how compliance achieved)**
Project value checked	(Y)	N	N/A	
Quality and N° of plans	(Y)	N	N/A	
Specifications	(Y)	N	N/A	Specifications must be relevant to project
Description of work	(Y)	N	N/A	
Scope within NZS3604	(Y)	N	N/A	(ABOVE SLAB)
PIM issues				
Heritage site/building	Y	N	(N/A)	
Power lines	Y	N	(N/A)	
Geotechnical	Y	N	(N/A)	
Flooding	(Y)	N	N/A	NOTE FROM SURVEYOR IN FILE
Min. floor level or HIRB	(Y)	N	(N/A)	Survey certificate required
Drains (Bridging and close proximity)	Y	N	(N/A)	
Section 37 / other	(Y)	N	N/A	224 NOT ISSUED FOR S/D AS OF 6-11-08
Site plan				
Scale	(Y)	N	N/A	
Vehicle access	(Y)	N	N/A	
Vehicle crossing (existing / new application)	(Y)	N	N/A	TO BE SENT WITH P.I.M
Siting dimensions 3 minimum required	(Y)	N	N/A	
ROW >18m	Y	N	(N/A)	N.B Fire Service approval required
Buildings closer than 1.0m to boundary	Y	N	(N/A)	N.B Check fire ratings
Eaves closer than 670mm to boundary	Y	N	(N/A)	N.B Check fire ratings
Retaining wall (if on boundary assumed to incur a surcharge)	Y	N	(N/A)	
Earthworks (cut and fill)	Y	(N)	N/A	MINIMAL
Finished floor level	(Y)	N	N/A	
Datum / contours	(Y)	N	N/A	FLAT SITE
Drains- public				
Public drains shown (depth / close proximity)	(Y)	N	N/A	NO SURCHARGE ON SEWER PIPE
Ground				
Geotechnical issues (report provided/required)	Y	N	(N/A)	NO ISSUES KNOWN
PS1/PS2 (register checked)	Y	N	(N/A)	
NZS3604 >300 kPA	(Y)	N	N/A	ASSUMED
Clay S, M, H, E soil	(M)	N	N/A	DESIGNED FOR "M" (RAFT SLAB)
Cut/Fill/Piling (certificates required)	(Y)	N	N/A	FILL TO RAISE FFL
Supervision required	(Y)	N	N/A	
Driven pile (certificate required)	Y	N	(N/A)	
Special conditions	Y	N	(N/A)	
Recommendations (correctly shown on plans)	Y	N	(N/A)	
Retaining walls (specific design /other)	Y	N	(N/A)	
Retaining walls (construction details)	Y	N	(N/A)	
Retaining walls surcharge (slope >20° / driveway)	Y	N	(N/A)	
Retaining walls (barrier if on access route)	Y	N	(N/A)	

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Foundation - concrete				
Specific design	(Y)	N	N/A	
PS1/PS2 (register checked)	(Y)	N	N/A	on ROC REGISTER
Recommendations (correctly shown on plans)	(Y)	N	N/A	SEE RIB RAFT DETAILS
Footings (depth/width)	(Y)	N	N/A	
Reinforcing (steel size, type, c/s)	(Y)	N	N/A	
Concrete strength (20/25 mPa)	(Y)	N	N/A	17.5 mpa
Point loads (depths/size)	(Y)	N	N/A	
Columns and posts (depth/size)	(Y)	N	N/A	
Steps (sloping sites)	Y	N	(N/A)	
Foundation - timber				
Specific design	Y	N	N/A	
PS1/PS2 (register checked)	Y	N	N/A	
Recommendations (correctly shown on plans)	Y	N	N/A	
Pile layout/spacing (check for point loads)	Y	N	N/A	
Pile (size/treatment/height)	Y	N	N/A	
Footing (depth/size/punch pad)	Y	N	N/A	
Connections - type (galvanised/stainless)	Y	N	N/A	
Ordinary (size/connections)	Y	N	N/A	
Anchor (size/connections)	Y	N	N/A	
Braced (size/connections)	Y	N	N/A	
Driven piles (NZS3604/specific design)	Y	N	N/A	
Driven pile (certificate required)	Y	N	N/A	
DPC to piles (<300mm)	Y	N	N/A	
DPC to ground (limited clearance or crossflow)	Y	N	N/A	
Chimney foundation	Y	N	N/A	
Columns and posts (depth/size)	Y	N	N/A	
Foundation - walls				
Block (size/type)	Y	N	N/A	
Block (height and dimensions)	Y	N	N/A	
Reinforcing - vertical (size/type/centres)	Y	N	N/A	
Reinforcing - horizontal (size/type/centres)	Y	N	N/A	
Block (Grade A/B/C)	Y	N	N/A	
Supervision required	Y	N	N/A	
Retaining (maximum height)	Y	N	N/A	
Retaining/split level (waterproofing/protection)	Y	N	N/A	
Subfloor ventilation	Y	N	N/A	
Sublfoor access	Y	N	N/A	
Slabs - standard				
Granular fill (certificate required if >600mm)	(Y)	N	N/A	SEE BC ADDENDA
Sand binding (25mm minimum)	(Y)	N	N/A	
Membrane (0.25 micron minimum)	(Y)	N	N/A	

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Finished floor level (shown on plans)	Y	N	N/A	
Plumbing fixtures (position shown on plans)	Y	N	N/A	
Pads/thickenings (shown on plans)	Y	N	N/A	
Drainage pipes (floor thickenings)	Y	N	N/A	UNDERNEATH "CUPOLEX" DOMES
Slab thickness	Y	N	N/A	
Saw-cuts (3.0m or 4.0m)	Y	N	N/A	
Mesh - 668 (12m maximum)	Y	N	N/A	
Mesh - 665 (24m maximum)	Y	N	N/A	
Free joints (>24m)	Y	N	N/A	
Supplementary steel (internal corners)	Y	N	N/A	
Slabs - specialty				
Specific design	Y	N	N/A	
PS1/PS2 (register checked)	Y	N	N/A	
Recommendations (correctly shown on plans)	Y	N	N/A	
Driven/bored pile\ (certificate required)	Y	N	N/A	
Membrane (0.25 micron minimum)	Y	N	N/A	
Finished floor level (shown on plans)	Y	N	N/A	
Plumbing fixtures (position shown on plans)	Y	N	N/A	
Pads/thickenings (shown on plans)	Y	N	N/A	
Drainage pipes (floor thickenings)	Y	N	N/A	
Subfloor				
Timber treatment (schedule showing type and level of treatment)	Y	N	N/A	
Bearers (size/centres/span)	Y	N	N/A	
Bearers (cantilever/point loads)	Y	N	N/A	
Bearers (fixing to foundation walls)	Y	N	N/A	
Joist (size/centres/span/blocking)	Y	N	N/A	
Joist (blocking at 1.8m over bearer)	Y	N	N/A	
Joist (cantilever/point loads)	Y	N	N/A	
Bracing layout (location and type)	Y	N	N/A	
Bracing (calculations)	Y	N	N/A	
Bracing (min. 4/evenly spread)	Y	N	N/A	
Bracing (size/length/location)	Y	N	N/A	
Insulation (sisilation/polystyrene/other)	Y	N	N/A	
Crawl space	Y	N	N/A	
Subfloor ventilation	Y	N	N/A	
Subfloor access	Y	N	N/A	
Split-floors (framing/insulation)	Y	N	N/A	
Flooring material (wet/dry areas)	Y	N	N/A	

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Framing - wall				
Timber treatment (~~schedule~~ show type and level of treatment)	(Y)	N	N/A	90 X 45 H3.1 600ctrs
Wind and corrosion zones (to determine fixings)	(Y)	N	N/A	HIGH W/Z CORROSION ZONE 1
Timber treatment (external/internal walls)	(Y)	N	N/A	EXTERNAL H 3.1
Bottom plate (treatment, size, fixing details)	(Y)	N	N/A	REFER PAGE 6 SPECIFICATIONS (AND CROSS SECTION
Stud / post (size, height, c/s)	(Y)	N	N/A	2.4 STUD 600 ctrs
Lintel (size / shown on plans)	(Y)	N	N/A	
Lintels (selection charts provided)	Y	N	(N/A)	
Lintel (point load)	(Y)	N	N/A	
Engineered beams (size / fixing)	(Y)	N	N/A	
Cantilevered lintels (construction details provided)	Y	N	(N/A)	
Engineer design (details shown on plans)	(Y)	N	N/A	
PS1/PS2 (register checked)	(Y)	N	N/A	AUTHOR ON ROC REGISTER
Top plate (size)	(Y)	N	N/A	NZS 3604 CHECKED — SINGLE 90 X 45 OK.
Ceiling battens (type / size / centres)	(Y)	N	N/A	"RONDO" @ 400 ctrs
Wall linings (wet/dry areas)	(Y)	N	N/A	BATHROOMS/ENSUITE 10mm "AQUALINE" 615
Building wrap (type / compatibility)	(Y)	N	N/A	
Wind barrier (rigid/non-rigid)	Y	N	(N/A)	
Cavity battens (size / type / treatment / fixing)	Y	N	(N/A)	
Cavity (wrap, 20mm, vermin proof)	Y	N	(N/A)	
Chimney framing (framing / restraint)	Y	N	(N/A)	
Insulation (type / R value)	(Y)	N	N/A	R 2.2 BATTS
Bracing calculations (provided for each floor level)	(Y)	N	N/A	
Bracing (type, height, length, location)	(Y)	N	N/A	
Bracing (evenly distributed)	(Y)	N	N/A	
Bracing (split levels / wet areas)	Y	N	(N/A)	WET AREAS NOT AFFECTED
Diaphragms (ceiling / floor on plans)	(Y)	N	N/A	OK ✓
Diaphragms (type, limitations, openings, size)	(Y)	N	N/A	OK ✓
Mid-floor framing				
Timber treatment (external walls / wet areas)	Y	N	(N/A)	
Layout for each level (joist size, c/s, blocking)	Y	N	(N/A)	
Engineer designed beams (shown on plans)	Y	N	(N/A)	
Plumbing pipes / wastes	Y	N	(N/A)	
Floor diaphragm (openings/size)	Y	N	(N/A)	
Floor lining (wet/dry areas)	Y	N	(N/A)	

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Framing - roof				
Timber treatment (schedule detailing framing treatment)	(Y)	N	N/A	H1.1 OK
Timber treatment (enclosed spaces)	Y	N	(N/A)	
Ceiling joists (size / centres / span)	Y	N	(N/A)	
Strongback / runners (size / centres / span)	Y	N	(N/A)	
Rafter (size / centres / span)	Y	N	(N/A)	
Ridge beam (size / span / fixing)	Y	N	(N/A)	
Skillion roof (sarking thickness / type)	Y	N	(N/A)	
Truss design (layout / type)	(Y)	N	N/A	
Bracing (type / fixings)	(Y)	N	N/A	
Building wrap (type / compatibility)	(Y)	N	N/A	SELF SUPPORTING BREATHER TYPE PAPER
Insulation (Type / R value)	(Y)	N	N/A	R 3.2 TO CEILING
Under purlin (size / shown on plan)	Y	N	(N/A)	
Strutting beam (size / landing on L/B wall)	Y	N	(N/A)	
Purlin / tile batten (size / fixing / span / c/s)	(Y)	N	N/A	50 X 50 @ 400 c FIXINGS AS PER NZS 3604
Eaves (width specified)	(Y)	N	N/A	600 mm
Cladding - wall				
Type (specify type)	(Y)	N	N/A	
Acceptable Solution	(Y)	N	N/A	BRICK VENEER TO SERIES
Alternative Solution	Y	N	(N/A)	
Specifications (~~maintenance~~ / installation)	(Y)	N		STANDARD BRICK TIE INSTALLATION
Bottom edge clearances (ground / decks / walls)	(Y)	N	N/A	
Installer required (condition of consent)	Y	N	(N/A)	
M/F guarantee (condition of consent)	Y	N	(N/A)	
E2 risk matrix (provided / required)	Y	(N)	N/A	CAT 1.2 BLDG. BRICK VENEER ON 40m CAVITY
Flashing / air-seals (windows / doors/corners)	(Y)	N	N/A	
Flashing details (other penetrations)	(Y)	N	N/A	
Apron flashing (detailed)	Y	N	(N/A)	
Control joints (details / shown on plans)	Y	N	(N/A)	
Flashings (multiple claddings)	Y	N	(N/A)	
Solid plaster - on cavity (continuous foundation)	Y	N	(N/A)	
Stud spacing (400 non-rigid, 600 rigid)	Y	N	(N/A)	
Plaster system (type / coats)	Y	N	(N/A)	
Approved applicator required	Y	N	(N/A)	
PS3 required (condition of consent)	Y	N	(N/A)	
Brick veneer (height, type, cavity width, rebate)	(Y)	N	N/A	SINGLE STOREY, 70mm BRICKS, 40m CAVITY, 110m, REBATE

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Brick veneer (panel size, ties, angles, flashings)	(Y)	N	N/A	→ ALL DETAILS INCLUDED
2-storey (plans must be detailed and checked against M/F requirements)	Y	N	(N/A)	
Cladding - roof				
Type (specify type/s)	(Y)	N	N/A	"CAPONASHAKE" LIGHTWEIGHT TILES
Minimum roof pitch	(Y)	N	N/A	25°
Specifications (maintenance / installation)	Y	(N)	N/A	
Substrate (suitable for cladding)	(Y)	N	N/A	SEEK SUPPORTING PAPER
Roof penetrations (flashings detailed)	Y	(N)	N/A	NONE NOTED THROUGH ROOF
Discharge (spreaders)	Y	N	(N/A)	
Internal gutter (size / capacity/ timber treatment)	Y	N	(N/A)	
Parapets (slope / capping / framing)	Y	N	(N/A)	
Installer guarantee - roof (condition of consent)	Y	N	(N/A)	
M/F guarantee (condition of consent)	Y	N	(N/A)	
Installer guarantee - other (condition of consent)	Y	N	(N/A)	
M/F guarantee (condition of consent)	Y	N	(N/A)	
Fire/Acoustic				
Walls and ceilings (details shown on plans)	Y	N	(N/A)	
Design checked (system specified - GBTL30a)	Y	N	N/A	
Plans detailed (fixings, stopping, etc)	Y	N	N/A	
Paths (open path 60m max, dead end 24m max)	Y	N	N/A	
External FRR wall (30/30/30 – 200mm min. return)	Y	N	N/A	
Penetrations FRR (pipes / electrical outlets)	Y	N	N/A	
No openings within 1.0m	Y	N	N/A	
Stability (gable ends)	Y	N	N/A	
Non-combustible claddings on external walls	Y	N	N/A	
Multi-units (continuous to underside of roofing)	Y	N	N/A	
200mm return each end of wall	Y	N	N/A	
Acoustics design checked (system specified)	Y	N	N/A	
Wet areas				
Timber treatment (walls and floors)	(Y)	N	N/A	ALL H 3.1
Showers (framed and lined or / modular unit)	(Y)	N	N/A	BOTH
Waterproofing (type / substrate)	(Y)	N	N/A	"SUPERFLEX" LIQUID MEMBRANE
Installer guarantee (condition of consent)	(Y)	N	N/A	PS3
Floor lining (substrate / waterproofing)	(Y)	N	N/A	TILES OVER MEMBRANE OVER CONCRETE
Wall lining (substrate / waterproofing)	(Y)	N	N/A	"AQUALINE" EIB W/ MEMBRANE OVER
Minimum 1 door between kitchen and WC	(Y)	N	N/A	
Basin in WC (except where adjacent to bathroom)	(Y)	N	N/A	

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Mechanical light and ventilation	Y	(N)	N/A	NOT SPECIFIED NOR SPECIFICALLY REQUIRED
Laundry space (floor coverings if in garage)	(Y)	N	N/A	
Glazing (showers / joinery / skylights)	(Y)	N	N/A	TO N25 4223 IANT 3 SPECS (SAFETY GLASS)
Kitchen				
Oven / Fridge / Storage (floor coverings)	(Y)	N	N/A	
Stairs/entry				
Internal / external	Y	N	N/A	
Tread / Rise / Pitch	Y	N	N/A	
Slip resistance	Y	N	N/A	
Landings	Y	N	N/A	
Clearance at doors	Y	N	N/A	
Max rise 4.0m	Y	N	N/A	
Handrails	Y	N	N/A	
Barriers (900mm internal / 1.0m external)	Y	N	N/A	
Heating				
M/F details provided	Y	N	N/A	
Location (seismic restraint clearances)	Y	N	N/A	
ARC requirements met for wood burners	Y	N	N/A	
Installer guarantee (condition of consent)	Y	N	N/A	
Decks/balconies				
Timber treatment (framing / substrate)	Y	N	N/A	
Finished floor level (clearances / air-gap)	Y	N	N/A	
Floor joists (size / c/s / cantilever)	Y	N	N/A	
Waste / overflow (if internal)	Y	N	N/A	
Saddle flashings (construction details)	Y	N	N/A	
Decking (material / membrane)	Y	N	N/A	
Installer guarantee (condition of consent)	Y	N	N/A	
Slip resistance	Y	N	N/A	
Landings	Y	N	N/A	
Steps/ handrail / barrier Tread / Rise / Pitch	Y	N	N/A	
Bracing calculations >2.0m wide (125 pile min)	Y	N	N/A	
3-storey - balcony top floor - specific design	Y	N	N/A	
Other				
Smoke alarms (in or within 3.0m bedrooms / all exits)	(Y)	N	N/A	
Glazing (safety glass / skylights)	(Y)	N	N/A	
Restrictors (<760mm to floor)	Y	N	(N/A)	
Light and visual awareness	(Y)	N	N/A	3 ADEQUATE NO. OF WINDOWS
Ventilation	(Y)	N	N/A	
Producer statements – refer to procedure T-07	(Y)	N	N/A	2 x PS1
Alternative solutions - refer to procedure T-34	Y	N	(N/A)	
Specialist components (all inputs identified)	Y	N	(N/A)	

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Plans – sets collated and stamped	(Y)	N	N/A	
Time recorded accurately for processing	Y	N	(N/A)	
Fees assessed	(Y)	N	N/A	
Conditions entered into computer	(Y)	N	N/A	
Inspection requirements identified	(Y)	N	N/A	
Checklist completed in full standards referenced etc	(Y)	N	N/A	
Rational for all decision making steps recorded	(Y)	N	N/A	

Plumbing				
PIM Issues				Comments
Sewer connections	(Y)	N	N/A	EXISTING LINE
Stormwater connections	Y	N	(N/A)	TO OPEN DRAIN
Drains (bridging and close proximity)	Y	N	(N/A)	
Flooding	(Y)	N	N/A	
Min. floor level	(Y)	N	N/A	
Section 37 / other	(Y)	N	N/A	
Site Plan				
Scale	(Y)	N	N/A	
Retaining walls (if on boundary assumed to incur a surcharge)	Y	N	(N/A)	
Earthworks (cut and fill)	Y	N	(N/A)	(MINIMAL)
Finished floor level	(Y)	N	N/A	
Datum / contours	Y	N	(N/A)	FLAT SITE
Drains - public				
Public drains shown depth	(Y)	N	N/A	DEPTH NOT SHOWN, ONLY CONNECTION
Bridging or close proximity	Y	(N)	(N/A)	NO SURCHARGE FROM DWELLING
Location of drainage laterals	Y	N	(N/A)	
Neighbours consent for right of entry	Y	N	(N/A)	
Video Required / supplied	Y	N	(N/A)	
Retaining walls Check location of drains	Y	N	(N/A)	
Drains - private				
System	(Y)	N	N/A	G13 (AS3500) Other
System type	(Y)	N	N/A	
Total number of discharge units	(Y)	N	N/A	7 30
Items checked				
TV <10m head of drain	(Y)	N	N/A	EXTRA T.V ON BRANCH DRAIN
GT / ORG — Ground clearance	Y	(N)	N/A	3 CHECK ON SITE
GT / ORG — Below floor level and fixtures	Y	(N)	N/A	3 CHECK ON SITE
GT / ORG — <3.5m of fixture	(Y)	N	N/A	O.K.P
GT / ORG — Clear of overland flow-path	(Y)	N	N/A	3 FFL 3.5m ABOVE SSA LEVEL
GT / ORG — Set above flood level	(Y)	N	N/A	3
Pipe — Size	(Y)	N	N/A	
Pipe — Gradient	(Y)	N	N/A	
Cess-pits provision for at split floors/retaining walls	Y	N	(N/A)	
Sloping site (provision for drainage)	Y	N	(N/A)	

D/P	Size	(Y)	N	N/A	74mm
	Number	(Y)	N	N/A	X 6
	Location	(Y)	N	N/A	SEE INTERNAL DRAINAGE PLAN
Internal gutter outlet/overflow		Y	N	(N/A)	
Backflow (pools, spa baths, etc)		Y	N	(N/A)	
On-site disposal					
Septic Tank	Effluent design	Y	N	(N/A)	
	Type	Y	N	(N/A)	
	Size	Y	N	(N/A)	
	Location Plan	Y	N	(N/A)	
Stormwater soakage (design/details provided)		Y	N	(N/A)	
Potable water					
Town/Tank/Bore/Other		(Y)	N	N/A	
New - application attached		(Y)	N	N/A	TO B.I.M
Test certificate (bore or spring water)		Y	N	(N/A)	
Overflow from tank (calculations/details of soakage provided)		Y	N	(N/A)	
Material compatibility		Y	N	(N/A)	
Water reticulation					
System		(Y)	N	N/A	(G12) / AS3500 / Other
Diagrammatical layout		Y	(N)	N/A	(Including location of plumbing fixtures shown on plans)
Pipe	Size	Y	(N)	N/A	
	Material	(Y)	N	N/A	FUSIOTHERM SYSTEM
HWC	Size	Y	N	(N/A)	
	Restraint	Y	N	(N/A)	
	Valves	Y	N	(N/A)	
	Type INSTANT HOT WATER	(Y)	N	N/A	Electric / Mains / Low Pressure / (Gas) / Internal / (External) / Solar
Header Tank	Restraint	Y	N	(N/A)	
	Support	Y	N	(N/A)	
	Safe tray	Y	N	(N/A)	
	Overflow	Y	N	(N/A)	
Wetback - fires (open vented)		Y	N	(N/A)	
Copper piping		Y	N	(N/A)	
Cladding - roof					
Type		Y	N	N/A	
Minimum roof pitch		Y	N	N/A	
Material compatibility		Y	N	N/A	
Specifications (maintenance/ installation)		Y	N	N/A	N/A SEE PAGE 6
Roof penetrates (flashings detailed)		Y	N	N/A	
Discharge (spreaders)		Y	N	N/A	
Internal gutter/valley (size/capacity/timber treatment/overflow)		Y	N	N/A	
Overflows for internal spouting (Taylor fascia, etc)		Y	N	N/A	
Plumbing sanitary					
Diagrammatical or schematic layout		(Y)	N	N/A	
System		(Y)	N	N/A	G12 / (AS3500) / Other
Individual waste pipes	Discharge units	(Y)	N	N/A	730
	Length	(Y)	N	N/A	
	Pipe size	(Y)	N	N/A	
	Gradient	(Y)	N	N/A	
	Fixings	Y	(N)	N/A	
	Venting	(Y)	N	N/A	X 2 T.V
Soil waste and overflow stacks	Discharge units	Y	N	(N/A)	
	Pipe sizes	Y	N	(N/A)	
	Gradients	Y	N	(N/A)	
	Venting	Y	N	(N/A)	

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	Fixings	Y	N	N/A	
	Expansion joints	Y	N	N/A	
Floor waste gully (recommended 2-storey)		Y	N	N/A	
Slabs					
Finished floor level Shown on plans)		Y	N	N/A	
Plumbing fixtures (shown on plans)		Y	N	N/A	
No pipes running through slab thickenings		Y	N	N/A	UNDER "CUPOLEX" DOMES
Subfloor					
Joist (pipe penetrations/support)		Y	N	N/A	
Mid-floor framing					
Plumbing pipes/wastes		Y	N	N/A	
Wet areas					
Basin in WC (except where adjacent to bathroom)		Y	N	N/A	
Decks/balconies					
Waste/overflow (if internal)		Y	N	N/A	
Other					
Domestic fire sprinkler system		Y	N	N/A	
Producer statements - refer to T-07		Y	N	N/A	
Alternative solutions - refer to T-34		Y	N	N/A	
NRC approval required		Y	N	N/A	
Plans - sets collated and stamped		Y	N	N/A	
Time recorded accurately for processing		Y	N	N/A	
Fees assessed		Y	N	N/A	
Conditions entered into computer		Y	N	N/A	
Inspection requirements identified		Y	N	N/A	
Checklist completed in full standards referenced etc		Y	N	N/A	
Rationale for all decision making steps recorded		Y	N	N/A	

Key

Y = Approved **N = Not approved** **N/A - Not applicable**

Instructions:

1 All sections must be completed

2 Record details of standards referenced/rationale for decisions

3 Record all communications/requests for further information on page 11

Approval	State outcome and reasons:
Granted/Refused	SLAB DESIGNED TO NZS 4203, REST OF BLDG WITHIN SCOPE OF NZS 3604. LOCATION OK. SEC. 37 APPLIES. OK TO ISSUE.

Checked by:	DAVID HUGHES	Date:	6-11-08
Reviewed by:		Date	

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT

Log all communication sand advise applicant if further information is required.

*Medium: **L** - letter **E** = email **T** - telephone **F** = facsimile **I** = in person

Date/Time	Medium	Officer's Initials	Summary of dialogue, request for information etc.

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KAIPARA DISTRICT COUNCIL

BC _____

BUILDING INSPECTOR

FF:vrh

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT

Conditions of the Building Consent
Type of Inspections Required for Building Consent

Building Consent Number: 080752

T-19.4

Please circle		Description of Inspection
(01)	**Producer statement Construction (PS4)**	As required by either the consent or BCA officer for specialist installations for ground conditions, pile driving, foundations, structural, all building work.
(02)	**Foundations** ***slab or wall concrete strip foundations***	Boundaries are to be defined and foundations excavated, reinforcing placed as required. Depth/width of excavations, steel size, laps ties clearances ground bearing to be checked.
(03)	**Footings** ***pile or posts***	Boundaries are to be clearly defined. Pile and/or post holes to be drilled/dug to required depth, cleaned and correct size. Depth/width of holes, ground bearing (i.e. firm original clay) anchor or bracing components identified, to be checked.
(04)	**Slab drainage** ***concrete floors***	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
(05)	**Slab** ***concrete floors***	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taught across slab for ready thickness check
06	**Tilt Slabs**	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
07	**Sub floor** ***timber floor***	Bearer support, fixings, and size, and joist span, support, fixings and size, and brace size, location, fixings to be complete (if this is carried out before the floor is laid it is useful). Decks – all fixings to be stainless steel or similar
08	**Bond Beam**	Any block work with bond beams or fill to be complete with steel correctly placed and if over 1200mm high washouts at the base of each starter
(09)	**Framing**	All framing to be completed, all bottom plate, stud to top plate, truss fixings, strapping diagonal braces, purlin fixings to be checked ***prior to building wrap or roof install***
10	**Cladding**	Check of flashings and fixings to systems prior to coating being installed.
(11)	**Flashing/Wrap/Cavity**	All building wrap and flashing tape to be completed, roof can be installed by this stage Check of flashings and battens to cavity systems prior to cladding being installed / fitted.
(12)	**Brick Veneer**	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
(13)	**Preline**	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out *(see preline plumbing)* wastes and soil stacks, vents and insulation complete.
14	**Fireplace Chimney**	Chimney to be inspected prior to the fire being installed (In Built)
(15)	**Preline Plumbing** ***often part of preline***	All plumbing to be complete and mixers bypassed, outlets plugged and entire system to be under 1500kpa (250psi) pressure test for not less than 30 minutes, Pressure gauge to be on the line at time of inspection and under the above pressure
(16)	**Post Line**	When internal linings (gib) are installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. ***All fastening to be exposed, no stopping skirting, Scotia etc to be covering fasteners***
(17)	**Drainage**	An inspection of all foul water, storm water drains, septic tanks, effluent fields, sewer connections is to be carried out when drains are completed prior to back filling all foul water lines to be under static water test at time of inspection. As built plan of drainage to be provided
18	**Septic Tank**	Septic Tank installed. Effluent systems completed and/or planted. As built plan of drainage required at time of inspection.
19	**Swimming Pool Fence**	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987
20	**Final – Heating Appliance**	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
(21)	**Final – Building** **(Code Compliance Certificate Inspection)**	All work to be completed, all specified inspections on inspection sheet passed by a Kaipara District Council building officer, and all work complying to consented plans. (This may require landscaping against building to be complete also). All required documentation to be provided, see below Development levies to be paid prior to issue of CCC if applicable
(22)	**As built drainage plan**	This plan shows the location of drains laid, inspection, gullies, depth of connections, with distances off boundaries or buildings to enable accurate relocation of services in the future
(23)	**Producer statements**	As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations
(24)	**Other documentation**	As required. Copies of Electrical certificates, or Gas certificates included. CCC application

Contact: **Kaipara District Council**
Telephone: Dargaville Telephone (09) 439 7059 Facsimile: (09) 439 6756
Kaiwaka Telephone (09) 431 2013 Facsimile: (09) 431 2023

Depending on the form of construction some of these Inspections could be Incorporated into one Inspection. Other Inspections may be necessary.

Note: This form is to be kept on site at all times together with the approved plans/specifications.

One working days notice is required for all Inspections

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MAIN DISTRICT

Kaipara te Oranganui · Two Oceans Two Harbours

Building Consent Conditions

KAIPARA DISTRICT COUNCIL

TO: Customer Services Team

FROM: David Hughes / Jim Vallance / Derek Free / Des Sheldon / Bryan McKay

Please insert the conditions indicated into BC No: 080752

01 This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
02 No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
03 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.
04 As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
05 Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
06 To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
07 NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
08 a) at least 2 working days notice of the intended commencement of construction.
09 b) at least 1 working days notice of the covering up of any
10 i) drainage or plumbing
11 ii) excavation for a foundation
12 iii) reinforcing steel for a foundation
13 iv) timber required to have a specific moisture content
14 v) other work required to give notice as a condition
15 Council MUST be notified at the completion of building work on the attached form.
16 This building MUST NOT be used for human habitation.
17 THIS CONSENT IS ISSUED SUBJECT TO AN ENTRY PURSUANT TO SECTION 72 OF THE BUILDING ACT 2004. EQC ADVISES THAT THIS MAY EFFECT THE NATURAL DISASTER INSURANCE. REFER TO THE ATTACHED STATEMENT AND CLAUSE 3(D) OF THE 3RD SCHEDULE TO THE EARTHQUAKE COMMISSION ACT 1993.
18 From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.
19 This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.
20 This building consent is issued subject to the condition that the element(s) of the building work with limited life/lives which is/are the subject of this building consent, is/are demolished, removed or altered on or before the end of the specified intended life.
21 Council recommends that woodburners are installed by a member of the New Zealand Home Heating Association and an installers certificate is submitted to Council with the application for Code Compliance Certificate.
22 This Building Consent is issued subject to site and soil conditions being in 'good ground' as defined in NZS3604:1999
23 The design engineer or his agent is to INSPECT ALL ASPECTS OF THIS CONSTRUCTION as per the engineers Producer Statement covering engineering aspects of this project.
24 The engineers inspections are to be carried out in conjunction with Councils inspections to enable continuity throughout the project.
25 Council will require a Producer Statement Construction Review from the design engineer for this project upon completion of the building.
26 Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
27 A Compliance Schedule is required for the building

1	✓
2	✓
3	✓
4	✓
5	✓
6	✓
7	✓
8	✓
9	✓
10	✓
11	✓
12	✓
13	✓
14	✓
15	✓
16	
17	
18	
19	✓
20	
21	
22	
23	
24	✓
25	✓
26	✓
26a	✓
27	

Other non-standard condition/s:

1) PS4 CONSTRUCTION REVIEW BY A CHARTERED ENGINEER REQUIRED FOR COMPACTED FILL AND FOUNDATIONS.

2) SURVEY TO CONFIRM FLOOR LEVEL AT LEAST 3.5 METRES ABOVE MEAN SEA LEVEL.

3) ALL WINDOWS TO BE DOUBLE GLAZED TO [redacted] R 0.26 RATING.

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KAIPARA DC	PIM PROCESSING T- 08.2v3			Application Number	080752
Page 1 of 2	A checklist of procedure & contents: Project Information Memorandum			Date Received	7/10/08
OWNER	Quality Manager	Status:	PIM & BC ✓ PIM only	Date Issued	

Fees paid?	(Y) N	Intended building use: Housing - Detached	
Change of use?	Y (N)	Zoning: Rural	
Fire design outside of the C	Y (N)	If change of use, what changes?	
Evacuation scheme required?	Y (N)		
Notify Health Officers?	Y (N)	If yes, done within 48 hrs?	Y N
Notify Historic Places Trust?	Y (N)	If yes, done within 5 days?	Y N
More information required?	Y (N)	If yes, done within 10 days?	Y N

1. Are there any other licenses that may be required?

Liquor	Y (N)	Other	Y (N)
Health	Y (N)		

2. Any outstanding issues with the property?

Certificate of Title:	Y (N)	Resource Consent Notices:	(Y) N
Two or more building sites?	Y (N)	Property Comment:	

3. Any GIS or site specific information relevant to this application?

Location of service adjacent to, or on, the site:		(water)	well	storm water
wastewater treatment on site	(wastewater utility)	manhole	public place	
Wind Zone: VH	Site topography:	(gentle)	moderate	steep
(H) M	Spec Eng	Sea Spray Zone	(Zone 1)	Zone 2
Demolition arrangements requ	Y (N)	Party wall on the Boundary?		Y (N)
Earthquake/dangerous/insanitary building? Y (N)		Building over sewer/drains?		Y (N)

4. Any flags with District Plan district wide issues?

Earthworks RC required:	Y (N)	Network Authority affected?	Y (N)
Parking required:	Y (N)		
Vehicle crossing required:	(Y) N	DP Comment:	

5. Any flags with District Plan Heritage & landscape protection?

Archaeological sites	Y (N)	Ecological feature	Y (N)
Historical buildings	Y (N)	Trees of amenity value	Y (N)
Biological interest	Y (N)	Significance to Maori	Y (N)
Heritage orders	Y (N)	Coastal Hazard	Y (N)
Designated Site	Y (N)	Other Hazards#	Y (N)
Places of heritage value	Y (N)	Site susceptible to flooding	(Y) N

#Includes natural hazards of potential erosion, avulsion, falling debris, subsidence, alluvion, inundation, slippage; alteration of existing earthquake prone building; or contaminants at or near the site. Check the Hazard Register for any historical information known to Council.

6. Are District Plan zone rules exceeded?

Boundary setbacks	Y (N)	Minimum Floor Levels	(Y) N
Location near water or sea	Y (N)	Buildings near Infrastructure	Y (N)
Height of buildings	Y (N)	Private Open Space	Y (N)
Relocated building	Y (N)	Impermeable Surfaces	Y (N)
Building coverage	Y (N)	Other: EXTRA DWELLING ON SITE LESS THAN 4 HECTARES	

7. Are Development Contributions required for this project?

Wastewater - Mangawhai	Y (N)	
Roading - Mangawhai	Y (N)	
Roading - Otamatea	Y (N)	

NOTES - If yes to any of the above – note section number, list issue & action taken:

(PLEASE note any impacts on timeframes & anything that makes this application not standard - notes are to include date & initials of processer)

RM 060024

PLEASE SEE OVER PAGE

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

This project information memorandum includes:	
X	Information identifying relevant special features of the land concerned
X	Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
X	Details of relevant utility systems
X	Details of authorisations that have been granted
	Notification of any other authorisations that must be obtained before the proposed building work may be undertaken
	Details of authorisations, which have been refused

Building work may be carried out? YES	Building work may not be carried out?
PROCESSED BY (Print Name): DM	
SIGNED:	**DATE:** 6-11-08

(SEC. 37 APPLIES)

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

PIM NUMBER : 050752

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1. **This document is not approval to build.**
2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**

X o The proposed project ~~complies with~~ / does not comply with the District Plan zoning as it ~~does~~/does not meet the ..... RURAL ZONE ..... Rules. Please see the attached Form 4.

There are special planning restrictions (include exact reference from page 1 heritage & landscape protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and landscape protection rules.

X o ~~The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.~~

→ THIS PROPERTY HAS POTENTIAL TO FLOOD – MINIMUM

o This property is subject to a section 73 notice - where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a building consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.

o The Council's records show that the building site may be subject to one or more natural hazards (list hazards). You will need to take both legal and engineering expert advice as this proposed building development will, or may, be subject to risks. You need to take these risks into account in this building project. The building consent, if the natural hazard is verified, will be subject to a section 73/74 notice which will be registered against the title of this property at building consent stage. The existence of an entry pursuant to section 73 / 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Earthquake Commission Act

MEAN SEA LEVEL

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- 1993. For further information please contact the Earthquake Commission on 0800 652 333.

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - X For your information: The Council has found that the site wind zone rating is (~~low / medium~~ / high / ~~very high / exceeds very high. Special engineering will be required.~~
  - X For your information: The Council has found that the site exposure zone is ~~See Spray Zone~~ (Zone 1 ~~Zone 2~~
  - The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
  - The existing building is classified as insanitary / dangerous / earthquake prone.
  - The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
  - An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
  - Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the PIM application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.
  - Under section 38 of the Building Act, a copy of this PIM has been sent to (statutory / network utility authority) as they are affected by the proposal.

- **Details of relevant infrastructure systems**
  - X The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
  - The Northland Regional Council Transitional Regional Rule for small domestic sewerage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a Resource Consent to discharge effluent.
  - The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.

X WATER AND WASTEWATER CONNECTION APPLICATIONS ATTACHED

- **Details of authorisations which have been granted**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - X Previous resource consents granted include ... RM CC00029
  - Previous network utility operator authorisations include...

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- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.
  - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
  - As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid. Pleas find attached a Section 36 Development Contribution Notice, form 3.
  - X The building work referred to in this PIM will / ~~may~~ be affected by active resource consents - please see the attached conditions from Resource Consent (number). RM C60024
  - The PIM is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.
  - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.

- **Details of authorisations which have been refused**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents refused include...
  - Previous network utility operator refusals include...

Attachments:

- X GIS map of property and utilities etc.
- Form 4
- Application to the Fire Commissioner for approval of an evacuation scheme
- Form 3
- Section 73 Notification
- Section 74 removal of hazard condition
- Section 75 Allotment development condition
- Section 363A Application for certificate of public use
- Resource Consent application form
- Rapid Number application form
- Liquor License form
- Health license form
- X Crossing application form
- Vehicle access rules
- Zone rules
- Heritage rules

X C RM C60024

X D WATER AND WASTEWATER CONNECTION APPLICATIONS

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KAIPARA DISTRICT COUNCIL

Building Consent Status History Change

New Current Status , Enquiry , Search

No: 080752
Applicant: Simpkin Investment Trust
Proposal: New dwelling
Location: 31 BASSETT STREET, DARGAVILLE
Valuation No: 0096028101
Overseer: Western

Change Status	Status date	Delete	Insert	Status Notes
Formally Received	9/10/08	delete status	insert status	
Invoiced	9/10/08	delete status	insert status	23146
Information Received	7/10/08	delete status	insert status	fees paid to s/a receipt 560589
Information Received	6/11/08			ok to issue

New Current Status , Enquiry , Search

Cancel

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Author: Lesley Marshall

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

080752

KAIPARA DISTRICT COUNCIL

Restrictions on Commencing Building Work

Under the Resource Management Act 1991

Form 4 Section 37, Building Act 2004

The building work referred to in the attached Project Information Memorandum -

PIM Number : 080752

Project Location: 31 BASSETT ST. DARGAVILLE

Legal Description: LOT 2 DP 201112

is also required to have the following resource consents under the Resource Management Act 1991:

RM 060024 SECTION 224 CERTIFICATE

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:**

[X] No building work may proceed.

[ ] Building work may only proceed to the extent stated below :

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

Signed for and on behalf of **Kaipara District Council**

Name: Dael [signature]

Building Services Officer

Date: 6-11-08

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

Building Consent 080752

(Form 5) Section 51, Building Act 2004

Simpkin Investment Trust
C/- Jennian Homes Northland
PO Box 8103
Kensington, Whangarei

Issue Date: 6/11/08
Application Date: 9/10/08
Overseer: Western

THE PROJECT: (the following Building Work is authorised by this Building Consent)

Description:	New dwelling
	NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Estimated Value:	$591,000
Intended Use:	Housing - detached dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	31 BASSETT STREET, DARGAVILLE
Valuation Number:	0096028101
Legal Description:	LOT 2 DP 201112
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

Owners Name:	Simpkin Investment Trust			
Owners Mailing Address:	21 Parore Street, Dargaville			
Street Address/Registered Office:				
Phone Number	**Landline:** 094398183	**Daytime:**		**After Hours:**
	Mobile:	**Fax:**		
Email:	vernon@trailequip.co.nz		**Website:**	

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:	Mike Maunder			
Mailing Address:	C/- Jennian Homes Northland, PO Box 8103, Kensington, Whangarei			
Phone Number	**Landline:** 09 4595408	**Daytime:**		**After Hours:**
	Mobile: 0274855100	**Fax:**	09 4595409	
Email:	sales.nth@jennian.co.nz		**Website:**	

This building consent is issued 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.

Signature  **Date:** 6/11/08 **Position** Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

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ADDENDA TO THIS BUILDING CONSENT:

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. 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.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
6. To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
7. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
8. a) at least 2 working days notice of the intended commencement of construction.
9. b) at least 1 working days notice of the covering up of any
10. i) drainage or plumbing
11. ii) excavation for a foundation
12. iii) reinforcing steel for a foundation
13. iv) timber required to have a specific moisture content
14. v) other work required to give notice as a condition
15. Council MUST be notified at the completion of building work on the attached form.
16. This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.
17. The Engineers inspections are to be carried out in conjunction with Councils inspections to enable continuity throughout the project.
18. Council will require a Producer Statement Construction Review from the design engineer for this project upon completion of the building .
19. Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
20. near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
21. PS4 Construction Review by a chartered engineer required for compacted fill and foundations. Surveyor to confirm floor level at least 3.5 metres above mean sea level. All windows to be double glazed to R 0.26 rating.

BUILDING CONSENT FEES:

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

Project Information Memorandum 080752

Section 31, Building Act 2004

Simpkin Investment Trust
C/- Jennian Homes Northland
PO Box 8103
Kensington, Whangarei

Issue Date: 6/11/08
Application Date: 9/10/08
Overseer: Western

THE PROJECT:

Description:	New dwelling
	NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Estimated Value:	$591,000
Intended Use:	Housing - detached dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	31 BASSETT STREET, DARGAVILLE
Valuation Number:	0096028101
Legal Description:	LOT 2 DP 201112
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.

This project information memorandum includes:

___ Information identifying special features of the land concerned

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

___ Details of relevant utility systems

___ Details of authorisations which have been granted

___ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken

Signature  **Date:** 6/11/08 **Position** Building Services Officer

On behalf of: KAIPARA DISTRICT COUNCIL

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

PIM NUMBER: 080752

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1. **This document is not approval to build.**
2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  - The proposed project does not comply with the District Plan zoning as it does not meet the Rural Zone Rules. Please see the attached Form 4.
  - This property has potential to flood. Minimum floor level 3.5 metres above mean sea level
- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - For your information: The Council has found that the site wind zone rating is high.
  - For your information: The Council has found that the site exposure zone is Zone 1.
- **Details of relevant infrastructure systems**
  - The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
  - Water and waste water connection applications attached.
  -
- **Details of authorisations which have been granted**
  - Previous resource consents granted include RM 060024
- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The building work referred to in this PIM will be affected by active resource consents - please see the attached conditions from RM 060024

Attachments:

- GIS map of property and utilities etc.
- Crossing application form
- RM 060024
- Water and wastewater connection applications.

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

FIELD ADVICE NOTICE - 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 080752 **Date:** 27-01-09

Applicant: G SIMPKIN 05091

Contractor:

Site Address: BASSETT ST **Inspection** <Passed> / Failed
Reinspection Required: Yes / No

VAL #
Travelling Time: **Inspection Time:** 2.45

Officer: JIM VALLANCE *Signature:*

	02/03 FOUNDATION INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Boundary Pegs Sited				
2	Correct site & building siting (closer than 1.1m to boundary surveyors Certificate required				
3	Ground bearing, fill, expansive clay				
4	Reinforcing: spacing, size, clearance etc				
5	Excavation: depth, width				
6	Pile/pole holes: depth, diameter				
7	Pile / Pole: Correct grade, diameter				
8	Driven Piles: Engineers Certification				
9	Retaining Wall: polythene underneath				
10	Other				
	04 UNDER SLAB PLUMBING INSPECTION	**OK**	**Not**	**N/A**	PIPES INSTALLED & TESTED.
1	Pipes: gradient, protection, sizing, tested	✓			OK TO COVER
2	Other				
	05 SLAB INSPECTION / 06 TILT slab inspection	**OK**	**Not**	**N/A**	
1	Slab thickness: D.P.M., Tape, rebates				
2	Slab Reinforcing: Thickenings, tying, cover etc				
3	Fill: Compaction, depth, binding				
4	Other				
	07 SUBFLOOR INSPECTION	**OK**	**Not**	**N/A**	
1	Sub floor brace connectors				
2	Bracing: washers, timber size etc				
3	Bearer / Joist: Size, spacing, joist hangers				
4	Notching/holes/clocking for lines of horizontal supports				
5	Ventilation & Insulation				
6	Other				
	08 BOND BEAM - BLOCK INSPECTION	**OK**	**Not**	**N/A**	
1	Block size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				
	11 FLASHING/WRAP/CAVITY INSPECTION	**OK**	**Not**	**N/A**	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
	12 BRICK VENEER INSPECTION	**OK**	**Not**	**N/A**	
1	Brick Ties SS / Galv				
2	Other				
	14 FIREPLACE CHIMNEY INSPECTION	**OK**	**Not**	**N/A**	
1	Solid fuel heating, chimney check, setback				
2	fixing, flue flashing, mantel shelf, hearth construction				
	19 SWIMMING POOL FENCE INSPECTION	**OK**	**Not**	**N/A**	
1	Swimming pool: backwash, fencing, registration				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection: FLOOR SLAB

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT
Kaipara te Oranganui - Two Oceans Two Harbours

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

FIELD ADVICE NOTICE - 2

BC # 080752 **Date:** 25-02-09

05570

Applicant: V SIMPKIN

Contractor: JENIAN HOMES

Site Address: 31 BASSETT ST

Inspection (Passed) / Failed
Reinspection Required: Yes / (No)

VAL #

Travelling Time:

Inspection Time: 2.00 pm

Officer: JIM VALLANCE *Signature:*

10	CLADDING INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	FRAMING INSPECTION	OK	Not	N/A	
13	PRELINE BUILDING INSPECTION				CHECK FURTHER FIXINGS AT PRELINE
1	Trusses: fixing, spacing, bracing, support	✓			
2	Pitched roof; fixing, spacing, bracing, strutting, span			✓	OK TO WRAP
3	Ceiling: joists/Batten: fixing, spacing, support			✓	
4	Bottom-Top plate: fixing, size, DPC	✓			
5	Bracing: Strapping, bolts, check plan	✓			
6	Moisture content			✓	
7	Frame timber treatment	✓			
8	Frame; stud size, space, lintel fixings, grade	✓			
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)			✓	
10	Insulation: type, thickness			✓	
11	Glazing: safety glass, thickness			✓	
12	Fire & Sound walls: sealer, staggered laps, fire collars			✓	
13	Other				
15	PRELINE PLUMBING INSPECTION	OK	Not	N/A	
1	Pressure Test				
2	Pipe material, size, support, insulation				
3	Stacks				
4	Wastes				
5	Supply Tank				
6	Other				
16	POST LINING INSPECTION	OK	Not	N/A	
1	Sheet brace nailing				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Other				
17	DRAINAGE INSPECTION	OK	Not	N/A	
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	SEPTIC TANKS	OK	Not	N/A	
1	TP58 on site - is it per design?				
2	Depth of beds, length, scoria/matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection: WRAP & SIDE

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT

FIELD ADVICE NOTICE - 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 080752 **Date:** 4-02-09

Applicant: SIMPKIN 05096

Contractor:

Site Address: BASSETT ST **Inspection** Passed / Failed
Reinspection Required: Yes / No

VAL #
Travelling Time: **Inspection Time:** 10.30am

Officer: JIM VALLANCE *Signature:*

02/03 FOUNDATION INSPECTION		OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Boundary Pegs Sited	✓			
2	Correct site & building siting (~~closer than 1.1m to boundary surveyors Certificate~~ required	✓			
3	Ground bearing, fill, expansive clay	✓			PS 4 REQUIRED FOR COMPACTED FILL
4	Reinforcing: spacing, size, clearance etc ?	✓			
5	Excavation: depth, width				
6	Pile/pole holes: depth, diameter				
7	Pile / Pole: Correct grade, diameter				
8	Driven Piles: Engineers Certification				
9	Retaining Wall: polythene underneath				
10	Other				
04	UNDER SLAB PLUMBING INSPECTION	OK	Not	N/A	
1	Pipes: gradient, protection, sizing, tested				DRAIN: PIPEWORK THROUGH SLAB PROTECTED.
2	Other				
05	SLAB INSPECTION / 06 TILT slab inspection	OK	Not	N/A	
1	Slab thickness: D.P.M., Tape, rebates	✓			
2	Slab Reinforcing: Thickenings, tying, cover etc ?	✓			
3	Fill: Compaction, depth, binding				AS ABOVE STAKE OF COVER
4	Other				
07	SUBFLOOR INSPECTION	OK	Not	N/A	
1	Sub floor brace connectors				
2	Bracing: washers, timber size etc				
3	Bearer / Joist: Size, spacing, joist hangers				CHECK SURFACE THAN OF POURS
4	Notching/holes/clocking for lines of horizontal supports				
5	Ventilation & Insulation				TO
6	Other				OK
08	BOND BEAM - BLOCK INSPECTION	OK	Not	N/A	
1	Block size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				
11	FLASHING/WRAP/CAVITY INSPECTION	OK	Not	N/A	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
12	BRICK VENEER INSPECTION	OK	Not	N/A	
1	Brick Ties SS / Galv				
2	Other				
14	FIREPLACE CHIMNEY INSPECTION	OK	Not	N/A	
1	Solid fuel heating, chimney check, setback				
2	fixing, flue flashing, mantel shelf, hearth construction				
19	SWIMMING POOL FENCE INSPECTION	OK	Not	N/A	
1	Swimming pool: backwash, fencing, registration				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection: FRAMING

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

FIELD ADVICE NOTICE - 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 080752 **Date:** 8-04-09

Applicant: V SIMPKIN

05386

Contractor:

Site Address: 31 BASSETT ST **Inspection** (Passed) / Failed
Reinspection Required: Yes / (No)

VAL #
Travelling Time: **Inspection Time:** 1-45 pm

Officer: JIM VALLANCE *Signature:*

	02/03 FOUNDATION INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Boundary Pegs Sited				
2	Correct site & building siting (closer than 1.1m to boundary surveyors Certificate required				
3	Ground bearing, fill, expansive clay				
4	Reinforcing: spacing, size, clearance etc				
5	Excavation: depth, width				
6	Pile/pole holes: depth, diameter				
7	Pile / Pole: Correct grade, diameter				
8	Driven Piles: Engineers Certification				
9	Retaining Wall: polythene underneath				
10	Other				
	04 UNDER SLAB PLUMBING INSPECTION	**OK**	**Not**	**N/A**	
1	Pipes: gradient, protection, sizing, tested				
2	Other				
	05 SLAB INSPECTION / 06 TILT slab inspection	**OK**	**Not**	**N/A**	
1	Slab thickness: D.P.M., Tape, rebates				
2	Slab Reinforcing: Thickenings, tying, cover etc				
3	Fill: Compaction, depth, binding				
4	Other				
	07 SUBFLOOR INSPECTION	**OK**	**Not**	**N/A**	
1	Sub floor brace connectors				
2	Bracing: washers, timber size etc				
3	Bearer / Joist: Size, spacing, joist hangers				
4	Notching/holes/clocking for lines of horizontal supports				
5	Ventilation & Insulation				
6	Other				
	08 BOND BEAM - BLOCK INSPECTION	**OK**	**Not**	**N/A**	
1	Block size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				
4	Design Calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Services Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				
	11 FLASHING/WRAP/CAVITY INSPECTION	**OK**	**Not**	**N/A**	
1	Flashings				
2	Battening (air cavity)		✓		
3	Wrap	✓			
4	Vermin protection				
	12 BRICK VENEER INSPECTION	**OK**	**Not**	**N/A**	ENDURON MASONARY VENEER
1	Brick Ties SS / Galv	✓			
2	Other				OK TO CONTINUE
	14 FIREPLACE CHIMNEY INSPECTION	**OK**	**Not**	**N/A**	
1	Solid fuel heating, chimney check, setback				
2	fixing, flue flashing, mantel shelf, hearth construction				
	19 SWIMMING POOL FENCE INSPECTION	**OK**	**Not**	**N/A**	
1	Swimming pool: backwash, fencing, registration				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner / Agent / Contractor

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT
Kaipara te Oranganui : Two Oceans Two Harbours

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

FIELD ADVICE NOTICE - 2

BC # 080752 **Date:** 4-05-09

05596

Applicant: SIMPKIN

Contractor: JENNIAN

Site Address: 31 BASSETT ST **Inspection** (Passed) / Failed
Reinspection Required: Yes / (No)

VAL #
Travelling Time: **Inspection Time:** 10.30am

Officer: TIM VALLANCE *Signature:*

10	CLADDING INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	FRAMING INSPECTION	OK	Not	N/A	
13	PRELINE BUILDING INSPECTION				
1	Trusses: fixing, spacing, bracing, support				
2	Pitched roof: fixing, spacing, bracing, strutting, span				
3	Ceiling: joists/Batten: fixing, spacing, support	✓			
4	Bottom-Top plate: fixing, size, DPC	✓			
5	Bracing: Strapping, bolts, check plan	✓			
6	Moisture content	✓			OK TO LINE
7	Frame timber treatment			✓	
8	Frame: stud size, space, lintel fixings, grade			✓	
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)			✓	
10	Insulation: type, thickness	✓			
11	Glazing: safety glass, thickness	✓			
12	Fire & Sound walls: sealer, staggered laps, fire collars			✓	
13	Other				
15	PRELINE PLUMBING INSPECTION	OK	Not	N/A	
1	Pressure Test	✓			
2	Pipe material, size, support, insulation	✓			
3	Stacks	✓			
4	Wastes			✓	
5	Supply Tank			✓	
6	Other			✓	
16	POST LINING INSPECTION	OK	Not	N/A	
1	Sheet brace nailing				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Other				
17	DRAINAGE INSPECTION	OK	Not	N/A	
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	SEPTIC TANKS	OK	Not	N/A	
1	TP58 on site - is it per design?				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection: POST LINE

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT
Kaipara te Oranganui - Two Oceans Two Harbours

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

FIELD ADVICE NOTICE - 2

BC # 080752 **Date:** 12-05-09

05599

Applicant: SIMPKIN

Contractor: JENNIAN

Site Address: BASSETT ST

Inspection Passed / Failed
Reinspection Required: Yes / No

VAL #

Travelling Time:

Inspection Time: 11.00 a.m

Officer: JIM VALLANCE *Signature:*

10	CLADDING INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	**FRAMING INSPECTION** **13 PRELINE BUILDING INSPECTION**	**OK**	**Not**	**N/A**	
1	Trusses: fixing, spacing, bracing, support				
2	Pitched roof; fixing, spacing, bracing, strutting, span				
3	Ceiling: joists/Batten: fixing, spacing, support				
4	Bottom-Top plate: fixing, size, DPC				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame timber treatment				
8	Frame; stud size, space, lintel fixings, grade				
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)				
10	Insulation: type, thickness				
11	Glazing: safety glass, thickness				
12	Fire & Sound walls: sealer, staggered laps, fire collars				
13	Other				
15	**PRELINE PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pressure Test				
2	Pipe material, size, support, insulation				
3	Stacks				
4	Wastes				
5	Supply Tank				
6	Other				
16	**POST LINING INSPECTION**	**OK**	**Not**	**N/A**	
1	Sheet brace nailing	✓			SHEET BRACING FIXING OK
2	Fire & Sound walls: sealer, staggered laps, fire collars			—	
3	Other			—	
17	**DRAINAGE INSPECTION**	**OK**	**Not**	**N/A**	
1	Accurate "as built" plan provided				
2	Depth of drain				
3	Bedding				
4	Gradient Line; Inspections, diameter correct				
5	Water test - connection to main				
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground				
7	Drains within boundaries, too close to foundations				
8	Other				
18	**SEPTIC TANKS**	**OK**	**Not**	**N/A**	
1	TP58 on site - is it per design?				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection: DRAINAGE

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

FIELD ADVICE NOTICE - 2

BC # 080752 **Date:** 3-06-09

05863

Applicant: SIMPKIN

Contractor: JENNIAN HOMES
CUTHBERT PLUMBERS

Site Address: 31 BASSETT ST

Inspection Reinspection Required: Passed / Failed — Yes / (No)

VAL #

Travelling Time:

Inspection Time: 3.30 pm

Officer: JIM VALLANCE *Signature:*

		OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
10	**CLADDING INSPECTION**				
1	Plaster: reinforcing, flashings, sealants, construction				
2	Waterproofing / Coating				
3	EPS (polystyrene), nailing, flashings etc.				
4	Sheet Systems: layout, nailing, flashing, construction				
5	Weatherboard: grading, type, fixing, flashing				
6	Other				
9	**FRAMING INSPECTION**				
13	**PRELINE BUILDING INSPECTION**	**OK**	**Not**	**N/A**	
1	Trusses: fixing, spacing, bracing, support				
2	Pitched roof; fixing, spacing, bracing, strutting, span				
3	Ceiling: joists/Batten: fixing, spacing, support				
4	Bottom-Top plate: fixing, size, DPC				
5	Bracing: Strapping, bolts, check plan				
6	Moisture content				
7	Frame timber treatment				
8	Frame; stud size, space, lintel fixings, grade				
9	Recheck cladding: flashing, nog spacing (480mm-board/batten)				
10	Insulation: type, thickness				
11	Glazing: safety glass, thickness				
12	Fire & Sound walls: sealer, staggered laps, fire collars				
13	Other				
15	**PRELINE PLUMBING INSPECTION**	**OK**	**Not**	**N/A**	
1	Pressure Test				
2	Pipe material, size, support, insulation				
3	Stacks				
4	Wastes				
5	Supply Tank				
6	Other				
16	**POST LINING INSPECTION**	**OK**	**Not**	**N/A**	
1	Sheet brace nailing				
2	Fire & Sound walls: sealer, staggered laps, fire collars				
3	Other				
17	**DRAINAGE INSPECTION**	**OK**	**Not**	**N/A**	
1	Accurate "as built" plan provided				TO FOLLOW
2	Depth of drain	✓			
3	Bedding	✓			
4	Gradient Line; Inspections, diameter correct	✓			OK TO COVER
5	Water test - connection to main	✓			
6	Gullys: max 600mm depth, finish 25mm above protected or 100mm above protected ground	✓			
7	Drains within boundaries, ~~too close to foundations~~	✓			
8	Other				
18	**SEPTIC TANKS**	**OK**	**Not**	**N/A**	
1	TP58 on site - is it per design?				
2	Depth of beds, length, scoria, matting, cut off drain				
3	Tank installed properly on level				
4	Ventilation provided-distribution box				
5	Aerated mechanical systems installed to manufacturers specifications				
6	Access or tank maintenance (no vertical air loading)				
7	Other				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner / Agent / Contractor

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT

Kaipara te Oranganui · Two Oceans Two Harbours

FIELD ADVICE NOTICE - 3 Pg 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
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www.kaipara.govt.nz

05850

BC # 080752 **Date:** 4-09-09

Applicant: SIMPKIN

Contractor: JENNIAN HOMES

Site Address: 31 BASSETT ST

Inspection (Passed) / Failed
Reinspection Required: Yes / (No)
Recommended to issue CCC: (Yes) / No

VAL #

Travelling Time:

Inspection Time: 11-00 am

Officer: JIM VALLANCE *Signature:*

21	FINAL INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Peer Review required (over 5 yrs)				
2	Owners Application for CCC / Contractors List				TO FOLLOW
3	Consent Documents on Site				
4	Photos Taken				
20	**FINAL FIREPLACES INSPECTION**	**OK**	**Not**	**N/A**	
1	Smoke Alarms with Hush				
2	Hearth size and & secured				
3	Fire Place Clearances				
4	Fire Place secured				
5	Flue Shield				
6	Flashings / Flue Height				
7	Wet back circulators correct size and fall				
	PLUMBING	**OK**	**Not**	**N/A**	
1	Waste pipe correct support & gradient				
2	Water filtration system installed				
3	Hot water pipe lagged	✓			
4	1 metre minimum of copper outlet of HWC	✓			GAS, HOT WATER
5	Hot water cylinder seismic restraint	✓			
6	Hot water tempering value set at 45/55 degrees				
7	Hot water energy cut out switch to all valve vented systems				
8	Hot water drain OK (falls to outside of building)				
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves				
10	Notches & holes in joists & bearers			✓	
11	Waste pipes sizing / fall / support to gully trap				
12	Soil pipe sizing / fall / support				
13	Adequate support to water pipes	✓			
14	Water supply tank / bore / (supply)	✓			
15	Back flow prevention where required			✓	
16	Other	✓			PS 4 FOR PLUMBING
	FINAL INTERNAL INSPECTION	**OK**	**Not**	**N/A**	
1	Smoke alarms with hush	✓			
2	Sink insert secured correctly	✓			
3	Service rooms inpervious walls	✓			
4	Service rooms impervious floors	✓			
5	Producer statement membrane in wet areas	✓			PS 4
6	Ceiling insulation (clear of downlights)	✓			
7	Safety glass where required	✓			
8	Ventilation	✓			
9	Stairs gap / tread / rise / handrails			✓	
10	Barrier Height 1.0m / 1.1m / Stairs 900mm			✓	
11	Safety from falling eg. 100mm balustrade gaps			✓	
12	Access for disabled *(commercial only)*			✓	
13	Facilities for disabled *(commercial only)*			✓	
14	All surfaces completed			✓	

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
Owner / Agent / Contractor

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT
Kaipara te Oranganui - Two Oceans Two Harbours

FIELD ADVICE NOTICE - 3 Pg 2

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05850

	FINAL EXTERIOR INSPECTION	OK	Not	N/A	Reason for the decision / Comments ..... If further inspection needed please indicate
1	Conditions on Resource / Building consent	✓			
1a	Landscaping Complete				
2	Joints in bearers supported			/	
3	Ground clearance to u/side of floor			/	
4	Subfloor ventilation			/	
5	Subfloor bracing			/	
6	U/floor insulation			/	
7	Finished ground level	/			
8	Cladding (joints, corner, scribers window flashing etc)				WORKMANSHIP GUARANTEE FOR PLASTERING
9	Cladding - painted / penetrations sealed				ENDURON MASONARY VENEER
10	Brick veneer weep holes cleared	✓			
11	Roof & post fixings				
12	Roof, ridging and flashings fixed correctly	✓			
13	Roof penetrations flashed correctly	/			
14	Spouting fixed correctly	/			
15	Down pipe clips at 1.2	/			
16	Vent pipe clips at 1.2			/	
17	Vent Discharge / Vermin cage	✓			
18	Stairs gap / tread / rise / handrails			/	
19	Barriers 1.0m / 1.1m / stairs 900mm			/	
20	Safe from falling ballustrades			/	
21	RAMPS grade / slip resistance			/	
22	Safety Glass (Glass Visible - commercial)				
	DRAINAGE	**OK**	**Not**	**N/A**	
1	As built drainage plan s/water and sewer		X		TO FOLLOW
2	Gully dish 25mm above sealed surface "A"			/	
3	Gully dish 75mm above unsealed surface "B"	✓			
4	Relief gully installed	✓			
5	Foulwater drain finished	✓			
6	Ventilation to drains, e.g. TV & or valves	/			
7	Stormwater drain finished	✓			
8	Retaining wall drainage connected into stormwater drain			/	
9	Overflow to water tank			/	
10	Access for septic tank maintenance			/	
11	Commissioning statements			/	
12	Effluent Completed Barking / Planting			/	
	PRODUCER STATEMENTS	**OK**	**Not**	**N/A**	
1	Engineer / Licenced Building Practioneer				PS 4 COMPACTED HARDFILL
2	Membranes / Roof			/	
	FINAL POOL INSPECTION	**OK**	**Not**	**N/A**	
1	Pool fencing compliance (sheet completed)				
2	Back flow prevention where required				
	ENERGY CERTIFICATES	**OK**	**Not**	**N/A**	
1	Electrical		X		TO FOLLOW
2	Gas		X		TO FOLLOW
	ROAD DAMAGE	**OK**	**Not**	**N/A**	
1	Footpath & kerb damage				
2	Crossing installed				
	COMMERCIAL	**OK**	**Not**	**N/A**	
1	Compliance Schedule				
2	Fire Design Compliance				
3	FPIS report				
4	Certificate of Public Use				
5	Fire Service - Evacuation Scheme				
6	Fire Service - Conditions meet				
7	Producer Statements - Fire Alarm, Ventilation etc				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within ..... Days or otherwise stated

Action to be taken:
Issued by:
Designation: Building Officer
Next Inspection:

This notice Received By:
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080752

EWRB-551

Electrical Certificate of Compliance

No. 2863838

No. of attachments

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an inspection is required.

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington, Freephone 0800 66-1000) for purposes of the Electricity Regulations 1997.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: JENNIAN / SIMPKINS Phone:

Address of installation: 31 BASSETT ST DARGAVILLE

Postal address of customer (if not as above):

WORK DETAILS

1 HOB

11 No. of lighting outlets | 2 No. of ranges | Please tick (✓) as appropriate where work includes:

60 No. of socket outlets | — No. of water heaters | ✓ Mains | ✓ Main earthing system

Was any installation work carried out by the homeowner? | Yes | ✓ No | ✓ Switchboard | ✓ Electric lines

Description: CONNECTION OF 3PH DOMESTIC SUPPLY TO NEW HOUSE.
2x UNDER FLOOR HEATING
4x TOWEL RAILS
2x 3 in 1
3x FANS
EARTH ROD BELOW METER BOX

It is recommended that test results be recorded here:

Visual Examination ✓
Earth Continuity ✓
Bonding ✓
Polarity ✓
Insulation Resistance L1-L2-L3 - NE 1000MΩ Mohm
Other L1-L2-L3 1000 MΩ

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name: D MYKE
Registration no.: 24915H
Company: LASER N LAND
Signature: D MYKE
Date: 20.8.09
Contact Ph No.: 09 402 7993

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name:
Registration no.:
Company:
Signature:
Date:
Contact Ph No.:

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

✓ New mains | ✓ Switchboard | ✓ Earthing system | installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name: Brett Paul
Registration no.: I 84267
Signature:
Date: 21/8/09
Daytime Contact Ph No.: 0943011403

TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK

REGISTRATION BOARD COPY

Plumbers, Gasfitters and Drainlayers Board

PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD

GASFITTING CERTIFICATION CERTIFICATE

(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 1991)

Certificate No 511623

9th Floor, 70 The Terrace
PO Box 10655
WELLINGTON
Tel 04 494 2370
Fax 04 494 2375
website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address: (Box No's not acceptable) Please complete in block letters

(Number) 29 (Street name) KASETT STREET

(Suburb) ORMONDVILLE

(Town/City) ORMONDVILLE

Consumer: (Title) (Initial) SINGER (Family/Business name)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

	Appliance				Flue		Ventilation	
Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	BBQ HOB	OUTSIDE SOUTH WALL	—	—	—		—	
1	WATER HEATER	OUTSIDE SOUTH WALL	RINNAI VL 24	18.8 MJ/H	—		—	
1	WATER HEATER	OUTSIDE WEST WALL	RINNAI VL 26	19.9 MJ/H	—		—	
1	WATER HEATER	OUTSIDE WEST WALL	RINNAI VL 24	18.8 MJ/H	—		—	

Registered Gasfitter/s Supervised by certifier

Name

Registration No

Name

Registration No

Certificate other

Registration No

On behalf of

Address

(If other than certifying gasfitter)

Category

- ☑ Domestic
- ☐ Commercial
- ☐ Industrial
- ☐ Temporary
- ☐ Other

Type (Regulation 24(1))

- ☐ New
- ☐ Addition ☐ Extension
- ☐ Replacement
- ☑ Alteration
- ☐ Repair following accident

Gas Type ☐ NG ☑ LPG ☐ TLP ☐ Bio

Name of Gas Supplier ROCKGAS

Pipework Installed ☑ YES ☐ NO

(attach pipework diagram)

Test Results

10 min Duration

2.75 kPa Test pressure

NONE kPa Loss/gain

2.75 kPa Working pressure

Test Date 28/10/09

Other Testing

Combustion ☑ Yes ☐ No

Ventilation ☐ Yes ☑ No

I certify that :-

1. All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
2. The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
3. Gasfitting work to which this certificate applies
   ☐ does ☑ does not include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name BRUCE KENNETH WHITEOAK

Address RD 5 WAIMATE

Registration No 13650

Signature

Date 28/10/09

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH
29/10/2009 12:06 1 FAX PAGE 01/01

CONSTRUCTION CERTIFICATE

OWNERS: Vernon & Glennis Simpkin

BC NUMBER: KDC 080752

THE FOLLOWING SUB-CONTRACTORS WERE EMPLOYED IN THE CONSTRUCTION OF YOUR HOME:

TRADE	COMPANY NAME	TELEPHONE
Builder	Hastings Builder Ltd	c/-459 5408
Roof Supplier & installer	Rooftopz Ltd	(09) 433 5040
Fascia Supplier & installer	SKS Roofing	(09) 437 1362
External Cladding	Bream Bay Coatings	(09) 433 0052
Aluminium Joinery	Whangarei Aluminium	(09) 438 0696
Skylight	Northland Skylights	0508 759 544
Plumber	Daryl Heswall Ltd	(09) 435 5311
Tiler	Creative Tiling	(09) 459 6255
Shower Installer	Grant Cleary	(09) 436 1336
Electrician	Laser Electrical Northland	(09) 402 7993
Gib-Stopper	Paul Priestley Plasterers	(09) 437 6101
Painter	Andrew Ford Painters Ltd	(09) 436 0188
Gas Installer	Absolute Gasfitting	(09) 459 4549
Floor Covering	Just Carpets	(09) 430 0771
Stonework	Stoneworkz Ltd	0800 788 839

To discuss any maintenance items after handover, please ask for Ken or Jenny 459 5408

SIGNED: _____ (FOR JENNIAN HOMES NORTHLAND LTD)

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IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) .....

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Richardson Stevens Consultants (1996) Ltd
(Construction Review Firm)

TO: Vernon Simpkins
(Owner/Developer)

TO BE SUPPLIED TO: Kaipara District Council
(Building Consent Authority)

IN RESPECT OF: Compacted hardfill
(Description of Building Work)

AT: Bassett Street, Dargaville
(Address)

..... **LOT** 2 ..... **DP** ..... **SO** .....

Richardson Stevens Consultants (1996) Ltd has been engaged by Jennian Homes
(Construction Review Firm)

to provide ○ CM1 ○ CM2 ○ CM3 ○ CM4 ○ CM5 *(Engineering Categories)* or ○ OL1 ○ OL2 ○ OL3 ○ OL4 *(Architectural Categories)*

observation ◉ or other testing of compacting hardfill services
(Extent of Engagement)

in respect of clause(s) .- of the Building Code for the building work described in documents relating to Building Consent No. .- and those relating to Building Consent Amendment(s) Nos. .- issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variation(s) No. - (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ◉ this ○ these review(s) and information supplied by the contractor during the course of the works, I **believe on reasonable grounds** that ○ All ◉ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) ..... of the Building Regulations.

I, Steve Turner am: ☑ CPEng No. 87465
(Name of Construction Review Professional)

☐ Reg Arch No. .....

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: BE (Civil), MIPEN, CP Eng, IntPE

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Construction Review Firm is a member of ACENZ : ○ YES ○ NO

SIGNED BY Steve Turner ON BEHALF OF Richardson Stevens Consultants (1996) Ltd

Date : 2/02/2009 Signature : .....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form to accompany **Forms 6 or 8 of the Building (Form) Regulations** 2004 for the issue of a Code Compliance Certificate.

RECEIVED - 9 FEB 2009

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

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WHANGAREI DISTRICT COUNCIL
Forum North · Private Bag 9023 · Whangarei · 0140 · New Zealand
Telephone: (09) 430 4200 · 0800 WDC INFO · 0800 932 463 · Facsimile: (09) 438 7632
Website: http://www.wdc.govt.nz · E-mail: mailroom@wdc.govt.nz

Creating the ultimate living environment

Producer Statement

This form is to be used by people undertaking or designing building work to confirm that the works comply with the consented plans and specifications of Building Consents.

Producer Statements in other formats will be accepted by Council provided they give **all** of the information below. Craftsmen, plumbers confirming test results should use the Craftsmen Plumbers Producer Statement form.

This Producer Statement has been provided by:

Name Brent Pascoe Company Bream Bay Coatings Ltd.

Business Address 7 Kepa Rd. Ruakaka

In connection with Building Consent No 080752 Name Jennian Homes

At *(address)* Simpkin Residence - 31 Bassett St Dargaville

And relates to *(Scope of work – detail actual work undertaken and location of work within the project, any conditions and any specific exclusions)*

Supply, fit & plaster Plaster Systems Enduron panel & paint same.

Does not cover site suitability, stability or work carried out by other trade

I confirm that the work has been undertaken in accordance with the approved plans and specifications for the project and/or meet the requirements of the following clauses of the Building Code:

I hold ☑ Public Liability Insurance ☐ Professional Indemnity Insurance ☐ Not applicable

I am a member of the following professional bodies:

Body	Registration Number
NZQA - PPCS	009-925-4941

I understand that this Producer Statement will be relied on by Council to confirm compliance with the Building Code and/or conditions of the Building Consent to which it relates

Signature pp

20.8.09
Date

Note
Producer Statements that are incomplete or do not cover **all** of the information above will not be accepted by Council.

RECEIVED 21 AUG 2009

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

psl
A NUPLEX DIVISION

MATERIAL COMPONENTS GUARANTEE

DATE: 19/08/2009
CONTRACTOR: Bream Bay Coatings Ltd
STREET: 31 Basset St
SUBURB: Dargaville
CITY: Northland
COMPLETION: 17/06/2009
SYSTEM: ENDURON
SYSTEM 2:

PSL guarantees for a period of 15 years (from date of completion) that each PSL manufactured material component installed to the above project will perform and meet the relevant provisions of the New Zealand building code.

PSL products are dependent upon the correct surface preparation, installation and application of all the PSL supplied components in strict accordance with all relevant NZ building code specifications and with relevant written instructions. On-Site application is beyond our control and therefore PSL cannot guarantee workmanship or the correct preparation, installation and application of the PSL manufactured components.

Conditions

All PSL manufactured material components must have been installed in accordance with PSL's written instructions, specifications and detail drawings.

The cladding system must be properly maintained and subjected to no more than normal conditions of exposure.

Limitation of Liability

PSL is not liable under this guarantee, or otherwise, for any damage or claim resulting or arising from:

- Hydrostatic pressure;
- Defective building structure or construction;
- Defective design;
- Settling or movement;
- Ingress of moisture or contaminants;
- Mechanical or physical abuse or damage, or excessive wear and tear;
- Any other abnormal cause;

PSL is not liable under this guarantee, or otherwise, for any damage or claim resulting or arising from cracking, lifting, peeling, flaking or corrosion unless such effects are caused by a failure by PSL to manufacture the material component to PSL's manufacturing specifications.

Subject to all statutory rights the building owner may have, PSL's liability under this guarantee is limited to replacing or at its discretion repairing, or making a contribution to the replacement or repair of, any PSL material components found to be defective. PSL will not be liable for any incidental or consequential loss resulting or arising from any defect in any PSL material component or otherwise resulting or arising from the use of PSL products.

The building owner shall give written notice of any claims pursuant to this warranty within twenty (20) working days of any defect coming to the notice of the owner.

RECEIVED

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

WORKMANSHIP GUARANTEE

DATE: 19/08/2009
CONTRACTOR: Bream Bay Coatings Ltd
STREET: 31 Basset St
SUBURB: Dargaville
CITY: North land
COMPLETION: 17/06/2009
SYSTEM: ENDURON

The Plastering Contractor certifies that this project has been completed with materials that meet PSL's specifications and that all work has been carried out in accordance with PSL's installation instructions.

The Plastering Contractor guarantees for a period of five years, that should any defect in the plastering system occur due to an application fault, the contractor will, at their discretion, replace, repair or make a contribution to the rectification of the defect. The system must have been properly maintained and subjected to no more than normal conditions of exposure.

The Plastering Contractor will not accept any responsibility for damage of any kind due to defective building structure, hydrostatic pressure, mechanical or physical abuse or any other abnormal cause.

The plasterwork is dependent upon the correct specification of PSL's construction details, as provided in their current trade literature. The Plastering Contractor will accept no responsibility for alternative construction details, which are specified unless they have been agreed to in writing prior to their construction on-site.

The Plastering Contractor will not honour this guarantee until all work has been fully paid.

The Plastering Contractor will not accept any responsibility for damage of any kind due to defective building structure, hydrostatic pressure, mechanical or physical abuse or any other abnormal cause.

The Plastering Contractor will not accept responsibility of any kind for consequential damage to any building component that has occurred as a result of the use of untreated framing.

This workmanship guarantee does not cover any failure due to or caused in any way by incorrect substrate layout, incorrect substrate fixing, lack of control joints or any other failure caused by failing to follow the substrate manufacturer's installation requirements.

20.8.09

CONTRACTOR DATE

RECEIVED 21 AUG 2009

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WHANGAREI DISTRICT COUNCIL
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Website: http://www.wdc.govt.nz · E-mail: mailroom@wdc.govt.nz

Creating the ultimate living environment

Craftsman Plumber's Producer Statement - Construction

Whangarei District Council
Private Bag 9023
Whangarei

Building Consent No 080752

Issued by Daryl Heswall Ltd

Craftsman Registration No 11374 Licence Expiry Date 31/3/2010

Business Address 1 F Clark Rd, Kamo Whangarei

In respect of the testing of water pipe work prior to concealment, at

Address 31 Bassett St, Dargaville

For *(Name of Owner)* Simpkin

I hereby state that I have tested the water pipe work installed in the building authorised by the building consent detailed above by the method indicated hereunder

☑ Full ○ Part If part, please specify

☑ By pressurising the pipe work to 1500 kPa for a period if not less than 15 minutes for the cold and hot water supply and checking to see that there are no leaks. (NZBC G12/AS1 Clause 7.5.1)

○ By pressurising the u.p.v.c. cold water pipe work to 1.5 times the maximum working pressure for a period of not less than 15 minutes and checking to see that there are no leaks (NZBC G12/AS1 Clause 7.5.1)

○ By pressurising the pipe work to 1500 kPa for a period of not less than 5 minutes and checking to see that there are no leaks (ASNZ 3500.1-1990)

and believe on reasonable grounds, that the pipe work has passed that test

I understand that this Producer Statement will be relied upon by council to confirm compliance with the Building Code and/or the condition of the Building Consent to which it relates

I have read and understood the consented documents related to the work and confirm that the materials and processes used are consistent with those documents

RECEIVED 8 APR 2009

Signature of Craftsman Plumber

6/4/09
Date

Note
This form must be fully completed. Failure to comply with this, will result in the statement being rejected

06/703391

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

WHANGAREI DISTRICT COUNCIL
Forum North · Private Bag 9023 · Whangarei 0148 · New Zealand
Telephone: (09) 430 4200 · 0800 WDC INFO · 0800 932 463 · Facsimile: (09) 438 7632
Website: http://www.wdc.govt.nz · E-mail: mailroom@wdc.govt.nz

Producer Statement

✓ Checked & complies	✗ Checked & does not comply	I Not Applicable

This form is to be used by people undertaking or designing building work to confirm that the works comply with the consented plans and specifications of Building Consents.

Producer Statements in other formats will be accepted by Council provided they give **all** of the information below. Craftsmen plumbers confirming test results should use the Craftsmen Plumbers Producer Statement form.

WDC will accept Producer Statements only from people who are registered on the list of Approved Producer Statement Providers. **If you are already registered with WDC, DO NOT complete Section 6.**

If you are not already registered, please complete the entire form so that your inclusion on the list can be considered.

Office Use Only

☐ Approved list checked

1 This Producer Statement has been provided by:

2 Name STEVE COVE-SMITH Company CREATIVE TILING LTD

Business Address UNIT A8 NELL PLACE BUSINESS PARK, PO BOX 25037, WHANGAREI

☐ Building Consent checked

3 In connection with BC No 080752 KAIPARA Name SIMPKIN

At *(address)* 37 BASSETT STREET, DARGAVILLE

☐ Scope of work consistent with consented documents – sufficient detail

4 and relates to *(Scope of work – detail actual work undertaken and location of work within the project, any conditions and any specific exclusions)*

WATERPROOFING:- BATH SPLASHBACK UP TO 0.4M HIGH
ENSUITE SHOWERS X 2 WALLS UP TO 2M HIGH & SHOWERBASES
MATERIALS USED:- BOND BREAKING TAPE, REINFORCING
BANDAGE & CONSTRUCTION CHEMICALS HYDRATHANE
WATERPROOFING MEMBRANE (2 COATS)

☐

5 I hold ☑ Public Liability Insurance ☐ Professional Indemnity Insurance ☐ Not applicable

Scope of work for which you wish to be registered as a Producer Statement Provider

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

☐ Relevant to 4 above

☐ and sufficiently recent

6 Commercial registrations (and registration numbers if appropriate) you hold related to the system/product you are using *(copies of registrations will be required – these must be current)*

Evidence of ongoing training in the use of the system/product you are using *(copies of course certificates etc)*

Membership of any professional bodies

Any relevant formal qualifications

7 **I confirm that the work has been undertaken in accordance with the approved plans and specifications for the project and/or meet the requirements of the following clauses of the Building Code**

8 **I understand that this Producer Statement will be relied on by Council to confirm compliance with the Building Code and/or conditions of the Building Consent to which it relates**

☐ Signed and dated

Signature

31 AUGUST 2009

Date

Note Producer Statements that are incomplete or do not cover **all** of the information above will not be accepted by Council

Office Use Only

I have undertaken the checks detailed in this form and confirm

☐ The statement can be accepted

☐ Where the statement has been submitted by a CPENG/IPENZ engineer, I have confirmed that they are working within their area of competence

☐ The statement cannot be accepted for the reasons below

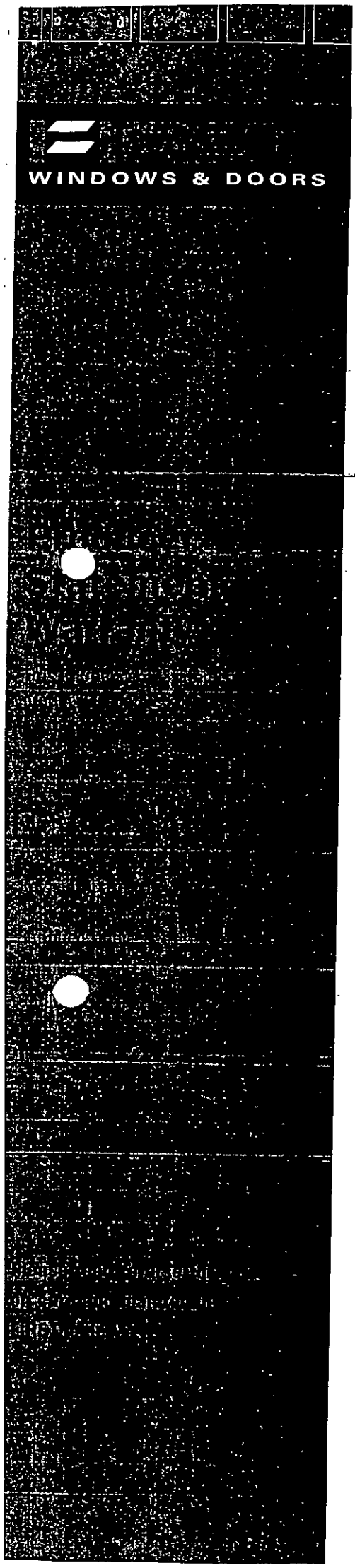
Building Officer *(Print name)* | Signature | Date

☐ The statement provider ☐ can ☐ cannot be added to the WDC approved list of Producer Statement Providers

Reasons:

Nominated Building Officer | Signature | Date

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH



To validate this Performance Warranty

Please complete this portion (your name as the actual owner may not yet be on our records) and return to:

WHANGAREI ALUMINIUM LTD
PO BOX 918
WHANGAREI

PH 09 4380696

Owner Jennian Homes - Simpkin Residence

Site address

Manufacturer Whangarei Aluminium

Date installation completed March 2009

Warranty No. 551

Our windows comply with the building code

We hereby certify that all products supplied by our company meet or exceed the requirements of the New Zealand Building Code Means of Compliance, NZS 4211:1985 Performance of Windows and NZS 4223, Glazing in Buildings Parts 1,2 and 3.

This means that our windows have been designed and tested to perform under the most diverse New Zealand weather conditions, and:

- have been successfully tested for strength under a range of wind pressures appropriate for the various wind zones in New Zealand.
- meet the requirements for deflection under simulated loads.
- meet stringent requirements for waterproofing and air leakage.
- have glass of the correct thickness and toughness to cope with expected wind loads and accidental human impact.

In accordance with our TERMS AND CONDITIONS OF SALE a guarantee for all FIRST products is provided under normal conditions of use against failure of materials and workmanship for 5 years from date of practical completion.

DURABILITY. FIRST ALUMINIUM JOINERY products can be expected to have a trouble-free serviceable life of not less than 15 years as required by section B2 of the New Zealand Building Code. This pertains specifically to the structural elements of the joinery.

In the course of normal maintenance decorative elements and non-structural fittings such as window fasteners, door rollers, weatherpile and the like may need to be replaced as they wear out. This process does not contravene the B2 Durability requirements of the New Zealand Building Code or the warranty given by the manufacturer.

The decorative coating on the joinery is covered by a separate warranty.

Please Note: This warranty is subject to correct installation as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture or the Alternative Solution WANZ Window Installation System.

Purchaser Jennian Homes - Simpkin Residence

Address P.O Box 8103, Kensington, Whangarei

Site address

Manufacturer Whangarei Aluminium

Address P.O Box 918, Whangarei

Date installation completed March 2009

Signature RMM

Warranty No. 551

RECEIVED 11 MAY 2009

Part No. 9990135

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USE & CARE

Maintaining your powder coated aluminium joinery

To comply with warranty requirements and to extend the effective life of powder coatings, a very simple regular maintenance program should be implemented.

As a general rule cleaning should take place every six months. In areas where pollutants are more prevalent such as beachfront houses and industrial or geothermal areas then a cleaning program should be carried out on a more frequent basis ie. every three months.

The effects of ultra violet light, atmospheric pollution, dirt, grime and airbome salt deposits can all accumulate over time and should be removed at regular intervals.

Three steps to cleaning your powder coating

1. Carefully remove any loose deposits with a wet sponge.
2. Use a soft brush (non abrasive) and a mild household detergent solution to remove dust, salt and other deposits.
3. Rinse off with clean fresh water.

Restoring weathered or scratched surfaces

If through some misadventure your powder coated aluminium joinery is scratched or damaged, don't panic. Dulux colour repair kits are available in all colour card colours. Spraycans make easy aesthetic repairs to scuffed or scratched powder coated surfaces while dabsticks are ideally suited for small scratches or chips.

Weathered areas or mild scratches can also be restored with the use of Dulux Gloss Up which is a light to medium cutting cream ideally suited for gloss restoration and has been specifically designed for this purpose. Gloss Up contains no waxes or silicone and is a one step system.

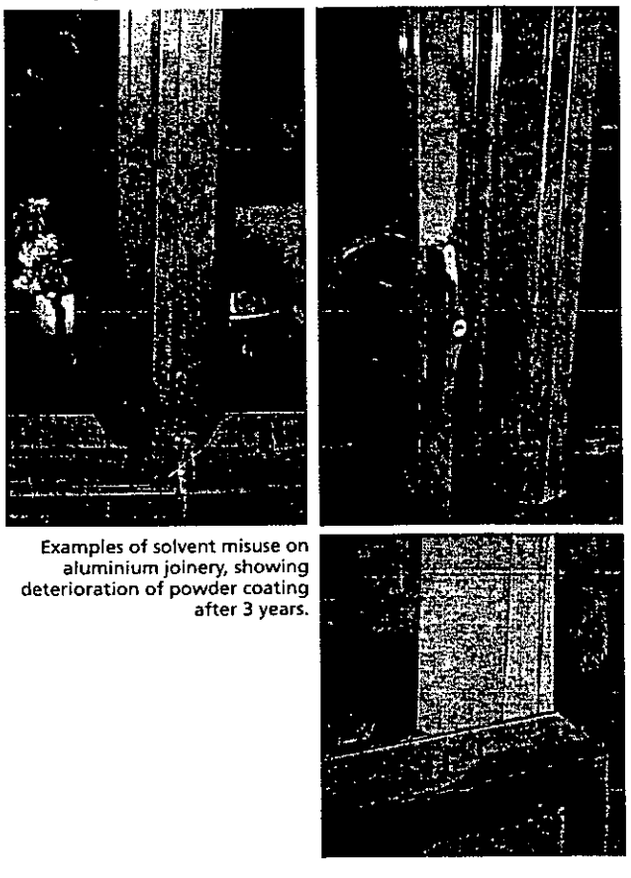


Warning

In some cases strong solvents are recommended for thinning various types of paints and also for cleaning up mastics and sealants. These are harmful to the extended life of the powder coated surface, *as demonstrated in the photos,* and should not be used for cleaning purposes. It is important to note that the damage will not be visible immediately and may take up to 12 months to develop. If paint splashes or sealants and mastics need to be removed then the following may be safely used:

Methylated Spirits, Turpentine, White Spirits, Ethyl Alcohol, Isopropanol

This information has been prepared to help you get the best life from your powdercoating. If you have any questions please contact your aluminium joinery supplier or Orica Powder Coatings direct.



Examples of solvent misuse on aluminium joinery, showing deterioration of powder coating after 3 years.

ORICA POWDER COATINGS

USE & CARE

ORICA POWDER COATINGS

New Zealand
Orica Powder Coatings NZ
31B Hillside Road
Glenfield
Auckland New Zealand
Ph: 64-9-441 8244

Australia
Orica Powder Coatings Australia
51 Winterton Road
Clayton, 3168 Victoria
Ph: (3) 9542 4500
Fax: (3) 9542 4542

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT COUNCIL

Building Consent Enquiry

Prev Change, Inspection Load, Create Invoice, Print Forms, Print Letters, Search, Resource Consent Search (Change Log) Next

PIM/Consent No. 080752

The Building

Valuation No	0096028101
	General Property Enquiry
Street Address	31 BASSETT STREET, DARGAVILLE
Legal Description	LOT 2 DP 201112
Floor (m2)	414
Current use	Housing - detached - dwelling
Building Category	1.2
Current Status	Consent Granted 6/11/08
Process Days Taken To Issue	19
Overseer	Western
Zone	Rural Zone

The Owner

Name	Simpkin Investment Trust
Contact	Vernon Simpkin
Mailing Address	21 Parore Street
	Dargaville
Landline Phone	094398183
E-mail	vernon@trailequip.co.nz

The Agent

Name	Simpkin Investment Trust
Contact	Mike Maunder
Mailing Address	C/- Jennian Homes Northland
	PO Box 8103
	Kensington, Whangarei
Street Address/Reg Office	88 Western Hill Drive
Landline Phone	09 4595408
Mobile Phone	0274855100
Fax	09 4595409
E-mail	sales.nth@jennian.co.nz
Relationship to Owner	Agent
Debtor	BC080752 Edit Debtor
Balance	$ 0.00
Invoice	23146

Building Work

Type of Work	New dwelling
Intended use	Housing - detached dwelling
Intended life / Durability	INDEFINITE
Being stage	1 OF 1

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Stats code	1100 NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Estimated value	$591,000
Resource Consent?	
Dev Contrib Notice?	

Deposit	$3,817.27
Building Consent	$1,922.00
PIM Fee	$140.00
BRANZ Levy	$591.00
DBH Levy	$1,164.27
Total Charges	$3,817.27

Status history

Deadline	6/11/08	
Formally Received	9/10/08	
Invoiced	9/10/08	23146
Information Received	7/10/08	fees paid to s/a receipt 560589
Information Received	6/11/08	ok to issue
PIM Issued	6/11/08	CONFIRMATION
Consent Granted	6/11/08	

Builder	Jennian Homes Northland
Phone	094595408
Plumber	Daryl Heswell Plumbing
Phone	094355311
Gasfitter	Bruce Rowland
Phone	021771889
Electrician	Laser Electrical
Phone	04027993
Other	Engineer Richardson & Stevens
Phone	094385734
	2 Seaview Place Whangarei

Forms that should have been saved

Consent

PIM

Forms and Letters Actually Saved	080752 4022009 1.JPG	080752 4022009 2.JPG
	080752bc.doc	080752pim.doc

Notes

Date	9/10/08
Officer	Glenis Martin
	Trf from S/A Rct 560831
Date	6/11/08
Officer	David Hughes
	BC issued under Sec 37 BA 2004; new title for this proposed lot not issued as of 6/11/08.
Date	19/11/08

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Officer	Glenis Martin Received amendment to plans. Using enduron masonry veneer.
Date	20/11/08
Officer	David Hughes Amendment is an alternative solution; works much the same as standard brick veneer but is a panel system rather than individual bricks. Will meet B2 and E2 requirements. Amendment approved.

Diary Reminders

None found

Standard and Non-Standard Conditions

Officer: David Hughes

PS4 Construction Review by a chartered engineer required for compacted fill and foundations. Surveyor to confirm floor level at least 3.5 metres above mean sea level. All windows to be double glazed to R 0.26 rating.

This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.

No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.

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.

As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.

Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.

To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.

NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:

a) at least 2 working days notice of the intended commencement of construction.

b) at least 1 working days notice of the covering up of any

i) drainage or plumbing

ii) excavation for a foundation

iii) reinforcing steel for a foundation

iv) timber required to have a specific moisture content

v) other work required to give notice as a condition

Council MUST be notified at the completion of building work on the attached form.

This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.

The Engineers inspections are to be carried out in conjunction with Councils inspections to enable continuity throughout the project.

Council will require a Producer Statement Construction Review from the design engineer for this project upon completion of the building .

Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes,

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in every sleeping space or within 3.0m of every sleeping space door.
near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

Standard and Non-Standard PIM Notes

None found

Inspections

Type	**B04 B04 Slab Drainage - Concrete Floors**
Inspected	27/01/09
Officer	Jim Vallance
Result	OKAY
	FS 05091: Pipework installed and tested ok. Ok to backfill. As built to be left with consent pack.
Type	**B05 B05 Slab - Concrete floors**
Inspected	4/02/09
Officer	Jim Vallance
Result	OKAY
	FS 05096: Pods, steel placement and dampcourse ok. Pipework through slab protected ok. Rang John Hastings, check surface cover of steel before pouring. Looks close to surface in places.
Type	**B09 B09 Framing**
Inspected	25/02/09
Officer	Jim Vallance
Result	OKAY
	FS 05570: Timber treatment and grade ok. Ply sheet bracing ok. Lintels ok. Most fixings in place. Remainder can be checked at preline. Ok to wrap.
Type	**B12 B12 Brick Veneer**
Inspected	8/04/09
Officer	Jim Vallance
Result	OKAY
	FS 05386: Enduron masonary veneer. New product in process of erecting. Window flashings, wrap, cavity, fixing and bonding of segments ok.
Type	**B13 B13 Preline**
Inspected	4/05/09
Officer	Jim Vallance
Result	OKAY
	FS 05596: Moisture content, insulation and fixings ok. Plumbing installed and tested ok.
Type	**B16 B16 Post Line**
Inspected	12/05/09
Officer	Jane Stace
Result	OKAY
	FS 05599: Sheet brace fixing ok.
Type	**B17 B17 Drainage**
Inspected	3/06/09
Officer	Jim Vallance
Result	OKAY
	FS 05863: Drainage installed ok. Drainlayer, Jack Cuthbert. As built drainage plan to follow.

Print Summary

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Standard and Non-Standard CCC Conditions	None found
Work to be Stopped and Notice to Fix Conditions	None found
RM Certificate	None found
Letter 1 and Letter 2 Paragraphs	None found

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Author: Greg M Lee



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KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

Code Compliance Certificate Checklist

KAIPARA DISTRICT COUNCIL

Code Compliance Certificate Checklist

Address of Property	21 Bassett St		
Consent Number	080752	**Date**	4/9/09
Staff Responsible	JV	**Building Category**	1.2

Note: In some cases some of the following items may not need to be checked

Number	Issue	Yes	No	N/A	Comment *1-7 (CSO Build)
1 *	Change of owner or address	Yes	(No)	N/A	
2 *	Request for CCC within 2 year time-frame	(Yes)	No	N/A	
3 *	All inspections completed	(Yes)	No	N/A	
4 *	Development contributions paid	Yes	No	(N/A)	
5 *	Energy works certificate provided	(Yes)	No	N/A	on file
6 *	Inspection fees paid	(Yes)	No	N/A	
7 *	All building consent conditions fulfilled	(Yes)	No	N/A	
8 *	Ensure that conditions of geotechnical reports, engineers reports of producer statements are complied with	Yes	No	(N/A)	
9 *	Work complies with approved building consent documentation	(Yes)	No	N/A	
10 *	Specified systems/performance standards	Yes	No	(N/A)	
11 *	Final sheet check items	(Yes)	No	N/A	
12 *	LBP advised that building work does not comply	Yes	No	(N/A)	
13 *	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	Yes	No	(N/A)	
14 *	List of consultants	Yes	No	(N/A)	
15 *	Amendments, and associated documentation properly completed	Yes	No	(N/A)	
16 *	Document applies to **building work** for which a building consent has been issued **before the date** on which the compliance document came into force	Yes	No	(N/A)	

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KAIPARA DISTRICT

17 *	Reference (if applicable) to acceptable solutions of verification methods	Yes	No	N/A	
18 *	Documentation **incomplete**, suspend the time clock. Obtain necessary information. Enter note into NCS.	Yes	No	N/A	
19 *	If time clock stopped owner notified	Yes	No	N/A	
20 *	File forwarded to Senior Building Services Officer to undertake a Peer Review (over 5 years old) and arrange issue of CCC	Yes	No	N/A	
21 *	If compliance schedule must be issued, co-ordinate issue with issue of CCC	Yes	No	N/A	
22 *	Photographs	Yes	No	N/A	
23 *	CPENG engineers producer statements	Yes	No	N/A	
24 *	Alternative solutions	Yes	No	N/A	
25 *	CCC Consent issued under the transitional provisions of Section 436 Building Act 2004 noted added to CCC	Yes	No	N/A	
	Compliance document must not state any restrictions relating to:				
26 *	Regulatory approvals, dispensations or waivers	Yes	No	N/A	

Issue CCC	Yes	~~No~~
Reason for Decision	I am Satisfied on reasonable grounds that the ~~Building work complies with the building code at the time the building consent was granted (see number 25)~~ Building work complies with the building consent issued ~~;and the specified systems in the building are capable of performing to the performance standards set out in this building consent (Added to CCC and the compliance schedule as attachment) (compliance schedule statement issued)~~	
Signed	Des Eskelson	

"Yes" means Approved "No" Means not Approved "N/A" means Not Applicable

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Jim V

KAIPARA DISTRICT

Kaipara te Oranganui · Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Application for a Code Compliance Certificate for 080752

(Form 6) Section 92 Building Act 2004

Simpkin Investment Trust
C/- Jennian Homes Northland
PO Box 8103
Kensington, Whangarei

Kaipara District Council
48152
09 SEP 2009
RECEIVED

Issue Date: 6/11/08
Application Date: 9/10/08
Overseer: Western

IMPORTANT:

You need to submit this form when requesting your final inspection. Please check that the details below are still current when submitting it, and that all information required is provided. Once you make this request, Council will have 20 working days within which to deal with it. You will need to insure that all fees relating to this Building Consent are paid. The Code Compliance Certificate will not be issued while fees are owing.

THE OWNER:

Owners Name: Simpkin Investment Trust
Owners Mailing Address: 21 Parore Street, Dargaville
Street Address/Registered Office:
Phone Number **Landline:** 094398183 **Daytime:** **After Hours:**
Mobile: **Fax:**
Email: vernon@trailequip.co.nz **Website:**

EVIDENCE OF OWNERSHIP: (The following evidence of ownership is attached to this application):

- [x] Copy of Certificate of Title
- [ ] Lease Agreement for Sale and Purchase
- [ ] Other document showing full name of legal owner(s) of the building/property

Please state other document:

THE AGENT:

Agents Name: Jennian Homes Northland Ltd
Agents Mailing Address: PO Box 8103, Kensington, Whangarei
Street Address/Registered Office: 86A Western Hills Dr, Kensington, Whangarei
Phone Number **Landline:** (09) 4595408 **Daytime:** **After Hours:**
Mobile: **Fax:** (09) 4595409
Email: northland@jennian.co.nz **Website:**
Relationship to Owner: (State details of authorisation from the owner to make the application on the owner's behalf)
Builder

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact: Mike Maunder
Mailing Address: C/- Jennian Homes Northland, PO Box 8103, Kensington, Whangarei
Phone Number **Landline:** 09 4595408 **Daytime:** **After Hours:**
Mobile: 0274855100 **Fax:** 09 4595409
Email: sales.nth@jennian.co.nz **Website:**

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See attached Construction Certificate

KAIPARA DISTRICT

KEY PERSONNEL: The Personnel who carried out the building work are as follows:

Designer

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Builder (Licensed Building Practitioner From 30/11/2009)

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Drainlayer

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Plumber

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Electrician

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Registered Gas Fitter

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Other

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

Other

Name :..... Reg No : ..... Phone No: :.....

Address : .....

Mobile No : ..... Email: .....

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KAIPARA DISTRICT

SPECIFIED SYSTEMS: 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.

Type of system	Existing	New	Altered	Added	Removed
1 Automatic systems for fire suppression	☐	☐	☐	☐	☐
2 Automatic or manual emergency warning systems	☐	☐	☐	☐	☐
3/1 Automatic doors	☐	☐	☐	☐	☐
3/2 Access controlled doors	☐	☐	☐	☐	☐
3/3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐
4 Emergency lighting systems	☐	☐	☐	☐	☐
5 Escape route pressurisation systems	☐	☐	☐	☐	☐
6 Riser mains for use by fire services	☐	☐	☐	☐	☐
7 Any automatic backflow preventers fitted to a potable water supply	☐	☐	☐	☐	☐
8/1 Passenger carrying lifts	☐	☐	☐	☐	☐
8/2 Service lifts	☐	☐	☐	☐	☐
8/3 Escalators and moving walks	☐	☐	☐	☐	☐
9 Mechanical ventilation systems, or air conditioning systems	☐	☐	☐	☐	☐
10 Building maintenance units for providing access to buildings (internal or external)	☐	☐	☐	☐	☐
11 Laboratory fume cupboards	☐	☐	☐	☐	☐
12/1 Audio loops	☐	☐	☐	☐	☐
12/2 FM radio frequency systems and infrared beam transmis	☐	☐	☐	☐	☐
13/1 Mechanical smoke control systems	☐	☐	☐	☐	☐
13/2 Natural smoke control	☐	☐	☐	☐	☐
13/3 Smoke curtains	☐	☐	☐	☐	☐
14/1 Emergency power systems for any of the above systems	☐	☐	☐	☐	☐
14/2 Signs for systems	☐	☐	☐	☐	☐
15/1 Systems for communicating spoken information for evacuation	☐	☐	☐	☐	☐
15/2 Final exits	☐	☐	☐	☐	☐
15/3 Fire separations	☐	☐	☐	☐	☐
15/4 Signs for fire systems	☐	☐	☐	☐	☐
15/5 Smoke separations	☐	☐	☐	☐	☐
A – Safety barriers	☐	☐	☐	☐	☐
B – Means of access and facilities	☐	☐	☐	☐	☐
C – Handheld hose reels	☐	☐	☐	☐	☐
16 Cable car	☐	☐	☐	☐	☐

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KAIPARA DISTRICT

ATTACHMENTS: The following documents are attached to this application:

- ☐ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent

REQUEST TO ISSUE A CODE COMPLIANCE CERTIFICATE FOR BC 080752:

All of the building work relating to the Building Consent 080752 was completed on:

I request that the Kaipara District Council issue a Code Compliance Certificate for the Building Consent 080752 under Section 95 of the Building Act 2004:

Signed by / for and on behalf of/ the owner

Note: If acting for and on behalf of, please read the following declaration prior to signing

'I hereby declare that I am authorised to act as the Agent of the Applicant':

Signed:		J.New	4-9-09
	Signature	**Name**	**Date**

The Code Compliance Certificate should be sent to:

Name: Jenian Homes Northland Ltd — ~~Owner~~ / **Agent** (delete one)

Address: PO Box 8103
Kensington
Whangarei 0145

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Code Compliance Certificate 080752

Form 7, Section 95, Building Act 2004

Simpkin Investment Trust
21 Parore Street
Dargaville

Issue Date: 3/11/09
Overseer: Western

THE BUILDING:

Street Address of Building:	31 BASSETT STREET, DARGAVILLE
Valuation Number:	0096028101
Legal Description:	LOT 2 DP 201112
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing - detached - dwelling
Year First Constructed:	

THE PROJECT:

Description:	New dwelling NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Intended Use:	Housing - detached dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	Simpkin Investment Trust				
Owners Mailing Address:	21 Parore Street, Dargaville				
Street Address/Registered Office:					
Phone Number	**Landline:**	094398183	**Daytime:**	**After Hours:**	
	Mobile:		**Fax:**		
Email:	vernon@trailequip.co.nz		**Website:**		

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: Simpkin Investment Trust Mailing Address: C/- Jennian Homes Northland, PO Box 8103, Kensington, Whangarei Phones:: 0274855100: 09 4595408 Fax: 09 4595409 Email: sales.nth@jennian.co.nz

BUILDING WORK:

Building Consent Number:	080752
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that :

- the building work complies with the Building Consent 080752

Signature Des Skelton **Date:** 3/11/09 **Position** Building Services Officer

On behalf of: Kaipara District Council

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KAIPARA DISTRICT
Kaipara te Oranganui - Two Oceans Two Harbours

Producer Statement Checklist

Section 1					
Address of project	31 BASSETT ST. DARGAVILLE				
Project description	NEW DWELLING				
Checked by	DAVID HUGHES	**Date**	6-11-08	**Consent Number**	080752
Reviewed by		**Date**			
Type	(Design) Design review Construction Construction review Construction - no building consent (strike out if not applicable)	**Category**	(Structural) Civil Fire Hydraulic Glazing Heating Backflow		Architectural Geotechnical Plumbing Drainage Weathertightness Air-conditioning Mechanical
Author's name	ROB FOSTER				
Check author registration details are current		YES			
Risk	(Level 1)	Level 2	Level 3	(Acceptable solution)	Alternative solution

CAT 1.2

Section 2								
Do engineering calculations reference the plans and specifications?	YES							
Have the plans been signed and dated by the Producer Statement Author?	NO (PS ONLY)							
Has supporting information been provided?								
• Calculations	YES							
• Specifications	YES							
• Soils reports	N/A							
• Fire reports	N/A							
• Inspection & ~~Maintenance~~ procedures	BY ENGINEER (PS4)							
Is the standard of building consent documentation acceptable? Clarity of plans and information.	YES							
Specific reference to the Building Code: What clauses of the Building Code are specifically referenced? (Circle or cross through applicable Clauses)	(B1)	(B2)	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					
What clauses of the Building Code are specifically excluded or not referenced? (Circle or cross through applicable Clauses)	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

FF:vrh

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KAIPARA DISTRICT

Justification to support claim:	B1/VM1 B2/AS1 4203 + 3101 TYPICAL
• Standards referenced: NONE —	YES
• Specific Design	N/A
• Technical publications:	N/A
• Manufacturer's literature:	
• Other:	
Are there any conditions on the producer statement?	YES
• Conditions must only apply to design and are dependent on site verification by specialists	YES
• Site assumptions	YES
• Determine conditions of consent, such as construction reviews and seek agreement where specialist inspections are required during construction	YES — PS4 REQUIRED
Inspection requirements:	
• B Grade Masonry/ Ground conditions/ Driven Piles	YES

Has the author signed and dated the producer statement?			**Weathertightness Issues met?**		
Yes	**No**	**NA**	**Yes**	**No**	**NA**
Is the producer statement an original copy?			**Have Durability issues met?**		
Yes	**No**	**NA**	**Yes**	**No**	**NA**

Evaluate the expert's opinion. Can the application be assessed in-house?	(if no, complete section 3) YES
Has compliance been demonstrated?	YES
Does the producer statement affect a compliance schedule?	N/A
Are there any testing or inspection procedures that need to be included in the compliance schedule?	N/A
Are there any special maintenance requirements?	N/A
Has the author declared there is no conflict of interest?	N/A
Update the register to include details of this application	AUTHOR ON KDC REGISTER

SECTION 3: Peer review (if Required)					
Prepare brief for peer reviewer(s)					
Engage peer reviewer					
Receive peer review report					
Has the peer reviewer confirmed compliance with the Building Code?			**Has the peer reviewer confirmed durability?**		
Yes	**No**	**NA**	**Yes**	**No**	**NA**
Has the peer reviewer noted any non-compliance with the Building Code?			**Has the peer reviewer compared the intended life with the intended solution?**		
Yes	**No**	**NA**	**Yes**	**No**	**NA**

Approval of Statement (Building Officer) **Accept / Refuse**	State outcome of reasons I am satisfied on reasonable grounds that if the work was built in accordance with the specifications and plans and the design assumptions are meet that the work will comply with the Building Code
Checked By: DAVID HUGHES	**Date:** 6-11-09
Peer Reviewed By:	**Date:**

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

Producer Statement Checklist

Section 1					
Address of project	31 BASSETT ST. DARGAVILLE				
Project description	NEW ~~DWELLING~~				
Checked by	DAVID HUGHES	**Date**	6-11-09	**Consent Number**	080752
Reviewed by		**Date**			
Type	~~Design~~ Design review Construction Construction review Construction - no building consent (strike out if not applicable)	**Category**	(Structural) Civil Fire Hydraulic Glazing Heating Backflow		Architectural Geotechnical Plumbing Drainage Weathertightness Air-conditioning Mechanical
Author's name	STEVE TURNER				
Check author registration details are current		YES			
Risk	(Level 1) Level 2 Level 3	(Acceptable solution)		Alternative solution	

CAT 1-2

Section 2								
Do engineering calculations reference the plans and specifications?	YES							
Have the plans been signed and dated by the Producer Statement Author?	NO							
Has supporting information been provided?								
• Calculations	YES							
• Specifications	N/A							
• Soils reports	N/A							
• Fire reports	N/A							
• Inspection & ~~Maintenance~~ procedures	BY COUNCIL							
Is the standard of building consent documentation acceptable? Clarity of plans and information.	YES							
Specific reference to the Building Code: What clauses of the Building Code are specifically referenced? (Circle or cross through applicable Clauses)	(B1)	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					
What clauses of the Building Code are specifically excluded or not referenced? (Circle or cross through applicable Clauses) (INTERNAL BEAMS ONLY)	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

FF:vrh

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KAIPARA DISTRICT

Justification to support claim:	B1/VM1
• Standards referenced:	NONE (NZS 3603 RELEVANT)
• Specific Design	YES
• Technical publications:	N/A
• Manufacturer's literature:	N/A
• Other:	N/A
Are there any conditions on the producer statement?	
• Conditions must only apply to design and are dependent on site verification by ~~specialists~~ COUNCIL	YES
• Site assumptions	N/A
• Determine conditions of consent, such as construction reviews and seek agreement where specialist inspections are required during construction	N/A (NORMAL PROCEDURES)
Inspection requirements:	
• B Grade Masonry/ Ground conditions/ Driven Piles	N/A

Has the author signed and dated the producer statement?			**Weathertightness Issues met?**		
Yes	**No**	**NA**	**Yes**	**No**	**NA**

Is the producer statement an original copy?			**Have Durability issues met?**		
Yes	**No**	**NA**	**Yes**	**No**	**NA**

Evaluate the expert's opinion. Can the application be assessed in-house?	(if no, complete section 3) YES
Has compliance been demonstrated?	YES
Does the producer statement affect a compliance schedule?	N/A
Are there any testing or inspection procedures that need to be included in the compliance schedule?	N/A
Are there any special maintenance requirements?	N/A
Has the author declared there is no conflict of interest?	N/A
Update the register to include details of this application	AUTHOR ON KDC REGISTER

SECTION 3: Peer review (if Required)	
Prepare brief for peer reviewer(s)	
Engage peer reviewer	
Receive peer review report	

Has the peer reviewer confirmed compliance with the Building Code?			**Has the peer reviewer confirmed durability?**		
Yes	**No**	**NA**	**Yes**	**No**	**NA**

Has the peer reviewer noted any non-compliance with the Building Code?			**Has the peer reviewer compared the intended life with the intended solution?**		
Yes	**No**	**NA**	**Yes**	**No**	**NA**

Approval of Statement (Building Officer) **Accept** / **Refuse**	State outcome of reasons I am satisfied on reasonable grounds that if the work was built in accordance with the specifications and plans and the design assumptions are meet that the work will comply with the Building Code
Checked By: DAVID HUGHES	**Date:** 6-11-08
Peer Reviewed By:	**Date:**

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IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) .....

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side)*

ISSUED BY: Richardson Stevens Consultants(1996) Ltd
(Design Firm)

TO: Vernon Simpkin
(Owner/Developer)

KAIPARA DISTRICT COUNCIL

TO BE SUPPLIED TO: Whangarei District Council
(Building Consent Authority)

BC 080752

IN RESPECT OF: New Dwelling - Garage Lintel
(Description of Building Work)

AT: Bassett Street, Dargaville
(Address)

BUILDING INSPECTOR

..... **LOT** 2 ..... **DP** ..... **SO** .....

We have been engaged by the owner/developer referred to above to provide structural design
..... services in respect of the requirements of
(Extent of Engagement)
Clause(s) B1 ..... of the Building Code for
○ All or ◉ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:
☑ Compliance Documents issued by Department of Building & Housing VM1/AS1
(verification method / acceptable solution)
..... or
☐ Alternative solution as per the attached schedule .....

The proposed building work covered by this producer statement is described on the drawings titled Simpkin Residence
..... and numbered 05 of 16 .....;
together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions NZS3604:1999 complying site .....

(ii) All proprietary products meeting their performance specification requirements;

I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Steven Turner .....am: ☑ CPEng 87465 .....#
(Name of Design Professional)
☐ Reg Arch ..... #

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: BE(Civil,Structural),MIPENZ,CPEng

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.
The Design Firm is a member of ACENZ ◉ YES ○ NO

SIGNED BY Steven Turner ..... ON BEHALF OF Richardson Stevens Consultants(1996) Ltd
(Design Firm)

Date 6-10-08 ..... *(signature)* .....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

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Richardson Stevens Consultants (1996) Ltd.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
2 SEAVIEW ROAD, WHANGAREI. PH (09) 438 3273. FAX (09) 438 5734.
EMAIL engineers@richardsonstevens.co.nz

Page No.
File No. 9210
Calculated by
Checked by
Date 11/09/08

Project Dwelling at Bassett Rd, Dargaville.
Client Simpkin

Lintel at Garage. — 6.0m span.

				W*
G:	Roof	$0.5 \times (\frac{4}{2} + 0.6)$	= 1.30	
	S/W		= 0.25	
			1.55	1.86
Q:		0.25×2.6	= 0.65	0.975
				2.835

$M^* = 2.835 \times \frac{6^2}{8}$
$= 12.76$ kNm.

Try Gangnail Flitch Beam.
Try FB 25M.

$n = 29.8$

$M_{cap} = 0.85 \times 14 \times 0.65 \times 2931 \times 10^{-3}$
$= 22.8$ kNm OK

$\Delta = \frac{5 \times 1.81 \times 6000^4}{384 \times 6.7 \times 10^3 \times 344.3 \times 10^6}$
$= 11.3$ mm

$Z = (80 + 29.8 \times 8) \times \frac{235^2}{6}$
$= 2936 \times 10^3$

$I = 318.4 \times \frac{235^3}{12}$
$= 344.3 \times 10^6$

$\Delta_{creep} = 1.4 \times 13.2$
$= 16.0$ mm > 12.0mm ✗

Try FB30M $\Delta_{creep} = 16 \times \frac{344.3}{513} = 10.7$mm OK ✓

Use FB 30M flitch beam supported on double studs. Connect to studs with 16 T10 Tylok plates each side.

080752

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KAIPARA DISTRICT COUNCIL

PRODUCER STATEMENT - PS1 - DESIGN

KAIPARA DISTRICT COUNCIL
BC 080752
BUILDING INSPECTOR

Building Consent Application No:

ISSUED BY: **ROBERT J FOSTER**
(Suitably qualified Design Professional)

TO: **KAIPARA DISTRICT COUNCIL**

IN RESPECT OF AN APPLICATION FOR BUILDING CONSENT MADE BY:

CUPOLEX BUILDING SYSTEMS IN RELATION TO: **CUPOLEX DOME SLAB DESIGN**
(Building Consent Applicant) *(Description of Building Works)*

AT: **BASSETT STREET**
DARGAVILLE
(Address)

LOT: **2** DP: **201112** SO: (-)

HFC FOUNDATIONS LTD has been engaged by **CUPOLEX BUILDING SYSTEMS**
(Design Firm) *(Building Consent Applicant)*

to provide design services in respect of the requirements of clause(s) B1 & B2 of the First Schedule to the Building Regulations 1992 for:

☐ All	☒ Part only as specified in the attached particulars	AS PER CALCULATION SHEETS	C10382	SECTIONS A,B,C,D,E & F AS APPLICABLE

of the building work the subject of the application for building consent. The design has been prepared in accordance with **verification method B1/VM1 & VM4, B2/VM1 & AS1 DURABILITY** as it directly pertains to the primary structural
(verification method /acceptable solutions)
components designed by HFC Foundations Ltd. **SOIL TYPE: MODERATELY (Ys<25) EXPANSIVE**
(respectively) of the Approved Documents issued by the Building Industry Authority and the work is described in

HFC FOUNDATIONS LTD drawings titled **CUPOLEX DOME SLAB**
(Design Firm)

and numbered **C10382 S100 -> S101** and the specifications and other documents according to which the building is proposed to be constructed and which I have submitted with the application.

As a design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, I have taken all reasonable steps necessary (including where applicable site investigation) to verify design assumptions. I am satisfied on reasonable grounds that in relation to the building work specified above, the provisions of the Building Code would be met if the work were properly completed in accordance with the drawings, specifications and other documents according to which the building is proposed to be constructed and which have been submitted with the application subject to all proprietary products meeting the performance specification requirements. I understand that if this Producer Statement is accepted, it will be relied on by Kaipara District Council for the purposes of establishing compliance with the Building Code.



.....
(Designer)

30 September 2008
(Date)

BE (Hons) MIPENZ
(Qualification)

P O Box 109106, Newmarket, Auckland
(Address)

MEMBER IPENZ ☒
CPENG 173329

(09) 367 1070 *(Phone)*
(09) 367 1071 *(Facsimile)*

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DOCUMENT TRANSMITTAL NOTICE

To: CUPOLEX BUILDING SYSTEMS **Date** September 30, 2008

Project No C10382 **Project** BASSETT STREET
DARGAVILLE

Quantity	Reference	Description
1	PS1	Producer Statement
3	Sets	Cupolex Dome Slab Design

Comments:

Sent by:

☐ E-Mail ☐ Courier
☐ Airfreight ☐ PS1 by Mail

Copies to:

☐ Client ☐ Supplier
☐ Contractor ☐ Architect

p.p. HFC FOUNDATIONS LTD

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

C10382

CUPOLEX DOME SLAB DESIGN

FOR:

CUPOLEX BUILDING SYSTEMS

AT

BASSETT STREET

2

DARGAVILLE

KAIPARA DISTRICT

September 30, 2008

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

HFC FOUNDATIONS LTD Civil and Structural Consulting Engineers	SPECIFICATION SHEET CUPOLEX DOME SLAB DESIGN	Proj. No. C10382 Date Sep-08 Page: A1

CLIENT NAME: CUPOLEX BUILDING SYSTEMS

ADDRESS: BASSETT STREET
DARGAVILLE

LOT: 2

DP: 201112

COUNCIL: KAIPARA DISTRICT

DWG TITLE: HFC FOUNDATIONS LTD
CUPOLEX DOME SLAB

DRAWING NO.S: S100 -> S101

DESIGN PRINCIPAL CARACTERISTICS:

ROOF TYPE:	LIGHT	**0.25 kPa**	Max roof span:	**9.2 m**
STOREYS:	SINGLE			
EXTERIOR WALLS:	PL. BRICK	**2.4 kPa**	Max stud height:	**2.4 m**

GEOTECHNICAL REQUIREMENTS:

Dep. Bearing capacity: **150 kPa**

Exp. Soil clasification: **MODERATELY (Ys<25) EXPANSIVE**

20<Ys<25 therefore differential mound movement Ym = 0.7Ys = **17.5** mm

SPECIFIC CALCULATIONS FOR C10382 AT LOT 2, BASSETT STREET

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

HFC FOUNDATIONS LTD Civil and Structural Consulting Engineers	CUPOLEX DOME SLAB DESIGN FOR: CUPOLEX BUILDING SYSTEMS BASSETT STREET	Proj. No. C10382 Date Sep-08 Page: A2

SPECIFIC CALCULATIONS FOR C10382 AT LOT 2, BASSETT STREET

SLAB DESIGN

1. GENERAL LIVING AREAS

DEAD (G)	Slab =	24 x 0.09 = (average)	2.16	kN/m²	
	SDL =		0.50	kN/m²	
	Total =		**2.66**	kN/m²	
LIVE (Q)	Domestic:		**1.50**	kN/m²	
		=> 1.2G + 1.6Q =	**5.59**	kN/m²	
Two way spanning slab:		$L_x = L_y$ =	0.50	m	
	Mult =	5.59 x 0.5² / 16 =	**0.09**	kNm/m	
668 Mesh:	A_s =		83.8	mm²	
	F_y =		500	Mpa	
	d =		30	mm	
	a =	(83.8 x 500) / (0.85 x 1000 x 25) =	1.97	mm	
	M =	0.85 x 83.8 x 500 x (30 - 1.97 / 2)	1.03	kNm	**OK**

Min. shrinkage reinforcement: 0.7 / 500 x 90 x 1000 = 126 mm²
668 Mesh with sawcuts on a 6m x 6m grid or an equivalent area
665 Mesh with no sawcuts 147 mm² **OK**

NOTE: Provide adequate saw cuts, control joints and trimming bars at all internal corners

Punching shear perimeter bo = (sqrt (350mm²) + 2 x 15) x 4 = 195 mm
Vn = 1.8e3 / (0.75 x 30 x 195) = 0.41 Mpa < 0.2 sqrt (20) = 0.89 Mpa **OK**

2. GARAGE AREAS

DEAD (G)	Total =		**2.66**	kN/m²	
LIVE (Q)	Garage:		**2.5**	kN/m²	
	P (applied to external panels) =		**4.5**	kN	
	P (applied to internal panels) =		**9**	kN	
		=> 1.2G + 1.6Q =	**7.19**	kN/m²	
Two way spanning slab:		$L_x = L_y$ =	0.50	m	

Mult = 7.19 x 0.5² / 16 =	**0.11**	or	<	1.03 kNm	**OK**
Mult = 1.2 x 2.66 x 0.5² / 16 + 1.6 x 4.5 x 0.5 / 8 =	**0.50**	external	<	1.03 kNm	**OK**
Mult = 1.2 x 2.66 x 0.5² / 16 + 1.6 x 9 x 0.5 / 16 =	**0.50**	internal	<	1.03 kNm	**OK**

Punching shear perimeter bo = (300mm + 2 x 15) x 4 = 1320 mm
Vn = 9e3 / (0.75 x 30 x 1320) = 0.3 Mpa < 0.2 sqrt (20) = 0.89 Mpa **OK**

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

HFC FOUNDATIONS LTD Civil and Structural. Consulting Engineers	CUPOLEX DOME SLAB DESIGN FOR: CUPOLEX BUILDING SYSTEMS BASSETT STREET	Proj. No. C10382 Date Sep-08 Page: A3

BEARING UNDER SLAB

Allowable bearing pressure:	100	kPa	
Ultimate bearing pressure:	150	kPa	

Load is transferred via the cupolex structural dome to dome legs

Direct bearing area of each dome leg:	0.0134	m²	
Bearing from central leg of each dome:	0.0005	m²	
Additional bearing area from PONTEX:	0	m²	
Total contact area:	0.0139	m²	

Check ultimate bearing under a typical 560 x 560 panel

Ultimate Bearing load from Dome: (living areas)	4.99 x 0.56² / 0.0139 =	112.63	kN/m²	
		112.63	**kN/m²**	**OK**
Ultimate Bearing load from Dome: (garage areas)	6.59 x 0.56² / 0.0139 =	148.72	kN/m²	
		148.72	**kN/m²**	**OK**

SETTLEMENT SOIL PRESSURES

USE LONG TERM LIVE LOAD REDUCTION FACTOR =		0.4	
Living areas :	Load = (2.16 + 0.4 x 1.5) x 0.56² / 0.0139 =	62.27	kPa
Garage areas:	Load = (2.16 + 0.4 x 2.5) x 0.56² / 0.0139 =	71.29	kPa
	=> Max bearing load for settlement =	**71.29**	

SPECIFIC CALCULATIONS FOR C10382 AT LOT 2 BASSETT STREET

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

HFC FOUNDATIONS LTD Civil and Structural Consulting Engineers	CUPOLEX DOME SLAB DESIGN FOR: CUPOLEX BUILDING SYSTEMS BASSETT STREET	Proj. No. C10382 Date Sep-08 Page: A4

EXTERNAL FOOTINGS

HOUSE DATA		DEAD (G)	LIVE (Q)	
LIGHT ROOF:	9.2 m maximum roof span x 0.25 kPa	1.30	1.30	[kN/m]
WALL:	2.4 m high pl. brick wall x 2.4 kPa	5.76		[kN/m]
	300 wide footing	2.16		[kN/m]
	Ground floor G = 2.16 x 0.6	1.30		[kN/m]
	Ground floor Q = 1.5 x 0.6		0.90	[kN/m]
	TOTAL	**10.52**	**2.20**	**[kN/m]**

Wult = 1.2G + 1.6Q = **16.14** kN/m

Exterior footing width: **300** mm

Ultimate Bearing load on external footing : **54** kPa < **150 kPa** **OK**

SLIDING

SEISMIC ZONE FACTOR Z < 0.2, INTERMEDIATE SOILS => C < 0.4

COEFFICIENT OF FRICTION = 0.4 THEREFORE SLIDING OK BY INSPECTION

SETTLEMENT: SOIL PRESSURES

USE LONG TERM LIVE LOAD REDUCTION FACTOR = 0 FOR ROOFS

Exterior footing width = 300 mm

Max bearing load for settlement = 36.25 kPa

SPECIFIC CALCULATIONS FOR C10382 AT LOT 2, BASSETT STREET

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

HFC FOUNDATIONS LTD Civil and Structural Consulting Engineers	CUPOLEX DOME SLAB DESIGN FOR: CUPOLEX BUILDING SYSTEMS BASSETT STREET	Proj. No. Date. Page:	C10382 Sep-08 A5

METHODOLGY AND CONSTRUCTION SEQUENCE

1/ Clear topsoil and form a level building platform (hardfill as required).

2/ Ensure/confirm 100kPa allowable bearing capacity unless a specific design has been carried out for lower bearing capacities.

3/ In acccordance with NZS3604:1999 expansive clay shall be assumed to be present in the soil supporting the foundation unless:

(a) Reasonable enquiry does not reveal any incidence of major cracks in dry weather on the buiildng site itself or in the surrounding locality

(b) The locality has not been identified as an area where expansive clay is likely to be found

(c) Excavation for foundation does not reveal plastic clay

or

Geotechnical investigations have been carried out and do not reveal expansive clays

Where expansive clays have been identified additional reinforcing and other details may be required and a specific design by HFC Foundations Ltd is required.

5/ Cover building plantform with 20mm sand blinding.

6/ Cover blinding with DPC.

7/ Set out CUPOLEX domes, beton stops (and pontex if required) as indicated on the plans. Domes should be constructed with arrows up, from left to right and top to bottom.

8/ Confirm set out of internal and external lad bearing foundation thickenings where indicated. Extend beton stops to create the correct set out and foundation width.

9/ Refer to special details required for expansive soils (if any) and provide additional reinforcing to suit

10/ Refer to architectural drawings for all dimensions, recesses and under slab service locations.

11/ Waste pipes to be installed in accordance with the New Zealand Building Code.

12/ Place mesh and reinforcing, pour topping slab, internal and exterior thickenings in one operation.

13/ For 668 mesh saw cut slab in accordance with the drawings. For 665 mesh no saw cuts are required unless specifically noted on the plans

14/ 10mm aggregate, 20 Mpa concrete to be used unless noted otherwise*. Cure slab in accordance with the good building practices. *25Mpa concrete for coastal areas.

15/ All XD12 Grade 500 laps shall be 550mm min.

SPECIFIC CALCULATIONS FOR C10382, LOT 2, BASSETT STREET

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

HFC FOUNDATIONS LTD Civil and Structural Consulting Engineers	CUPOLEX DOME SLAB DESIGN FOR: CUPOLEX BUILDING SYSTEMS BASSETT STREET	Proj. No: C10382 Date: Sep-08 Page: A6

INTERNAL FOOTINGS

HOUSE DATA		DEAD (G)	LIVE (Q)	
LIGHT ROOF:	7.3 m tributary roof width x 0.25 kPa	1.83	1.83	[kN/m]
WALL:	2.4 m high timber wall x 0.45 kPa	1.08		[kN/m]
	300 wide footing	0.16		[kN/m]
	Ground floor G = 2.16 x 0.6	1.30		[kN/m]
	Ground floor Q = 1.5 x 0.6		0.90	[kN/m]
	TOTAL	**6.36**	**2.73**	**[kN/m]**

Wult = 1.2G + 1.6Q = **11.99** kN/m

Interior footing width: **300** mm

Ultimate Bearing load on internal footing = **39.98** kPa < **150 kPa** **OK**

SETTLEMENT: SOIL PRESSURES

USE LONG TERM LIVE LOAD REDUCTION FACTOR = 0 FOR ROOFS

Interior footing width = 300 mm

Max bearing load for settlement = 22.40 kPa

SPECIFIC CALCULATIONS FOR C10382 AT LOT 2, BASSETT STREET

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

HFC FOUNDATIONS LTD Civil and Structural Consulting Engineers	SPECIFICATION SHEET CUPOLEX DOME SLAB DESIGN	Proj. No. C10382 Date Sep-08 Page: A1

CLIENT NAME: CUPOLEX BUILDING SYSTEMS

ADDRESS: BASSETT STREET
DARGAVILLE

LOT: 2

DP: 201112

COUNCIL: KAIPARA DISTRICT

DWG TITLE: HFC FOUNDATIONS LTD
CUPOLEX DOME SLAB

DRAWING NO.S: S100 -> S101

DESIGN PRINCIPAL CARACTERISTICS:

ROOF TYPE:	LIGHT	**0.25 kPa**	Max roof span:	**1 m**
STOREYS:	SINGLE			
EXTERIOR WALLS:	PL. BRICK	**2.4 kPa**	Max stud height:	**4.3 m**

GEOTECHNICAL REQUIREMENTS:

Dep. Bearing capacity: **150 kPa**

Exp. Soil clasification: **MODERATELY (Ys<25) EXPANSIVE**

20<Ys<25 therefore differential mound movement Ym = 0.7Ys = **17.5** mm

SPECIFIC CALCULATIONS FOR C10382 AT LOT 2, BASSETT STREET

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

HFC FOUNDATIONS LTD Civil and Structural Consulting Engineers	CUPOLEX DOME SLAB DESIGN FOR: CUPOLEX BUILDING SYSTEMS BASSETT STREET	Proj. No. C10382 Date Sep-08 Page: A4

EXTERNAL FOOTINGS

HOUSE DATA		DEAD (G)	LIVE (Q)	
LIGHT ROOF:	1 m maximum roof span x 0.25 kPa	0.28	0.28	[kN/m]
WALL:	4.3 m high pl. brick wall x 2.4 kPa	10.32		[kN/m]
	300 wide footing	2.16		[kN/m]
	Ground floor G = 2.16 x 0.6	1.30		[kN/m]
	Ground floor Q = 1.5 x 0.6		0.90	[kN/m]
	TOTAL	**14.05**	**1.18**	**[kN/m]**

Wult = 1.2G + 1.6Q = **18.74** kN/m

Exterior footing width: **300** mm

Ultimate Bearing load on external footing : **62** kPa < **150 kPa** **OK**

SLIDING

SEISMIC ZONE FACTOR Z < 0.2 INTERMEDIATE SOILS => C < 0.4

COEFFICIENT OF FRICTION = 0.4 THEREFORE SLIDING OK BY INSPECTION

SETTLEMENT: SOIL PRESSURES

USE LONG TERM LIVE LOAD REDUCTION FACTOR = 0 FOR ROOFS

Exterior footing width = 300 mm

Max bearing load for settlement = 48.04 kPa

SPECIFIC CALCULATIONS FOR C10382 AT LOT 2, BASSETT STREET

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

NOTES:

Allowable bearing pressure = 100kPa
Dependable bearing pressure = 150kPa

Refer to Architects Drawings for all setout dimensions, recesses and service positions

Internal slab thickenings and pad foundations to be accurately set out using the Architects drawings DO NOT SCALE FROM THIS DRAWING

Foundations and slab to be 20Mpa (min)
Foundations and slab to be 25Mpa (min) in sea spray zone

Cover:
Cast against and permanently exposed to earth = 75mm
Within Ribs: Side cover = 40mm

Surface Finishes: (NZS 3144:1987)
Concealed work = F1
Exposed edges of foundation = F5
Floor slab = U3

Reinforcing:

SYMBOL	TYPE
R	Structural grade plain bars to NZS 3679.1 (300 MPa)
D	Deformed bars grade 300E to NZS 4671 (300 MPa)
XR	Plain bars grade 500E to NZS 4671 (500 MPa)
XD	Deformed bars grade 500E to NZS 4671 (500 MPa)

Masonry

1. All masonry is laid in running bond configuration unless noted otherwise.

2. All masonry within the building structure is Grade B as defined in NZS 4230.

3. Concrete masonry blocks shall have a compressive strength of 17.5 MPa and confirm to NZS 3102 unless noted otherwise. Desity shall be >1750 kg/m.

4. Mortar shall comply with the requirements of NZS4210. Compressive strength of mortar shall be not less than 17.5 MPa.

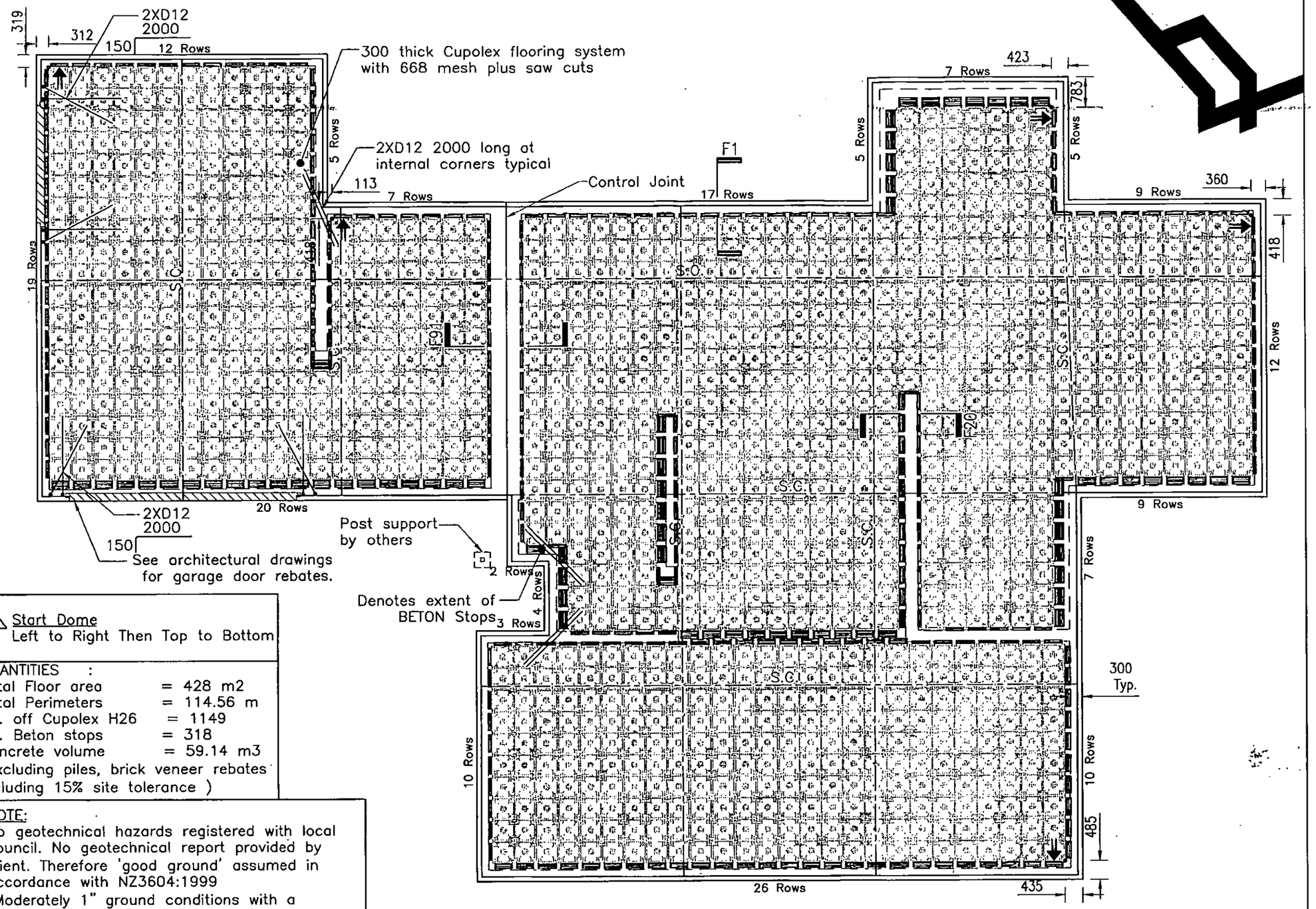
5. All cores shall be grout filled (17.5 MPa normally, 25 MPa in sea spray zone) unless noted otherwise on the drawings.

6. Control joints should be provided at max. 6.0m centers. Where not shown on the drawings the joints should be located in accordance with NZS 4229:1999.

7. All block work horizontal reinforcing must lap adequately at corners.

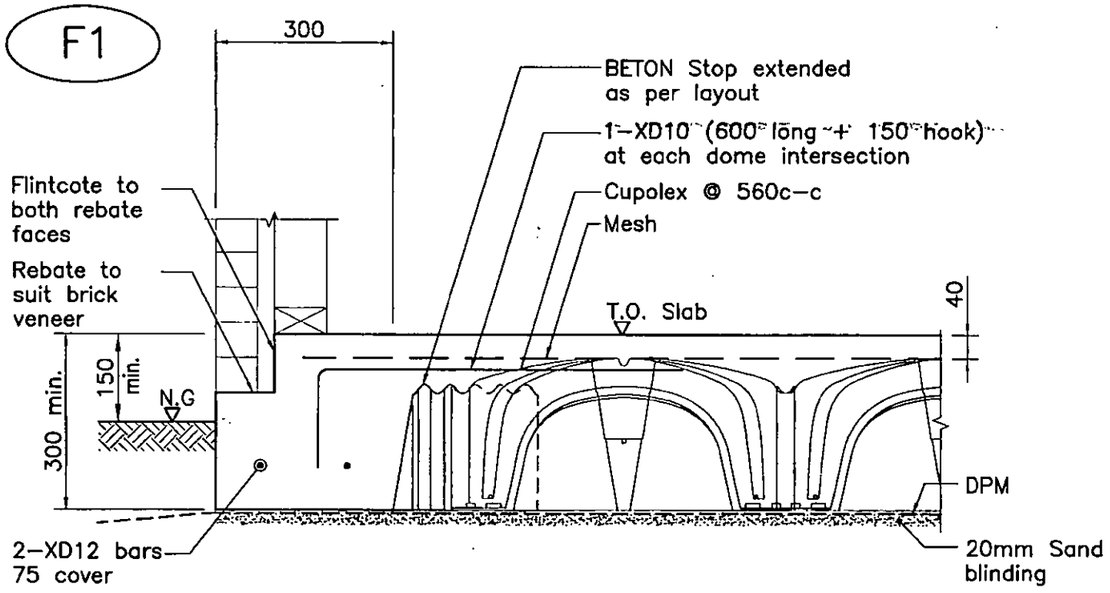
8. Reinforcement laps in block work to comply with the table below:

BAR SIZE	min.	10	12	16	20
D	450	450	480	640	800
XD	-	700	840	1120	1400

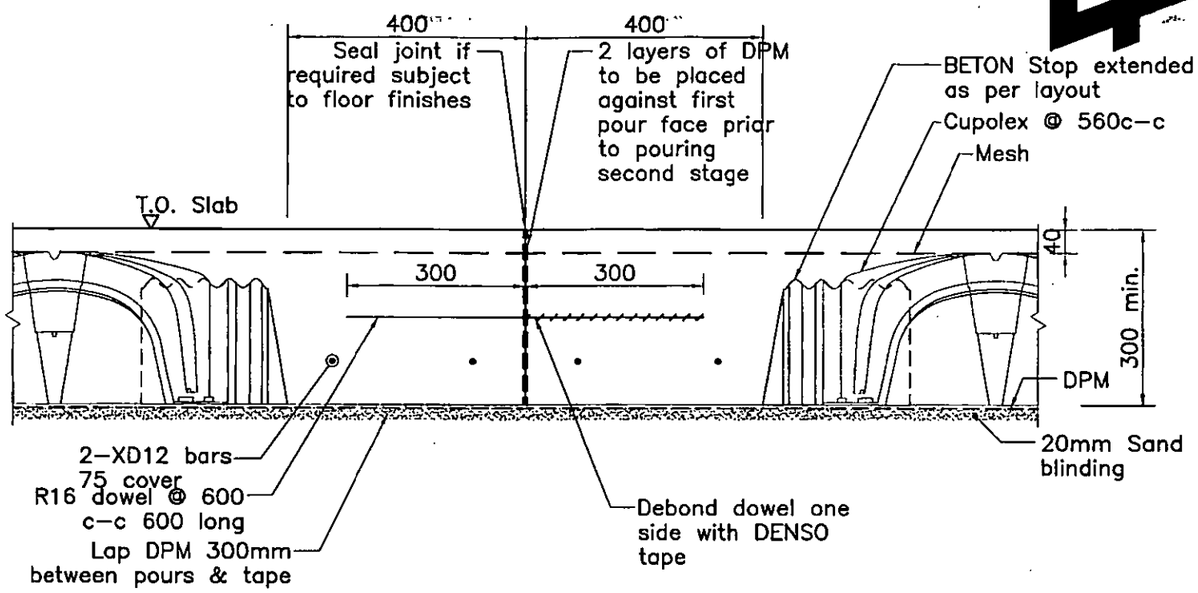

2XD12 2000
319
312
150
12 Rows
300 thick Cupolex flooring system with 668 mesh plus saw cuts
5 Rows
2XD12 2000 long at internal corners typical
113
7 Rows
Control Joint
F1
17 Rows
423
7 Rows
783
5 Rows
5 Rows
360
9 Rows
418
19 Rows
448
S.C.
S.C.
S.C.

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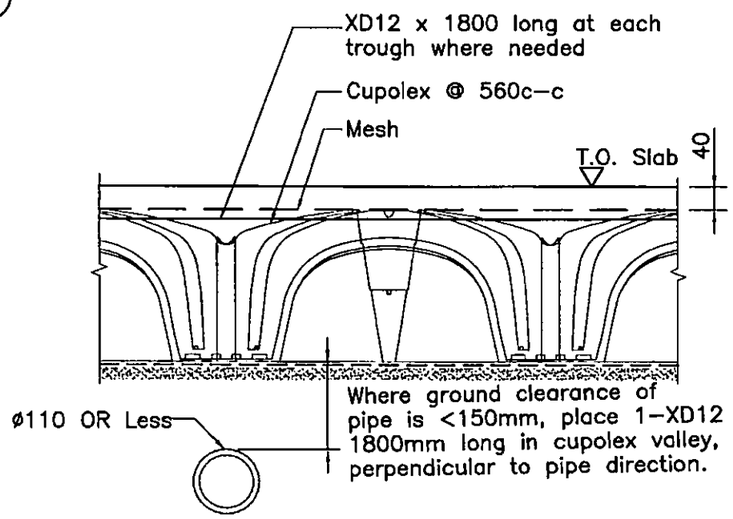
F1



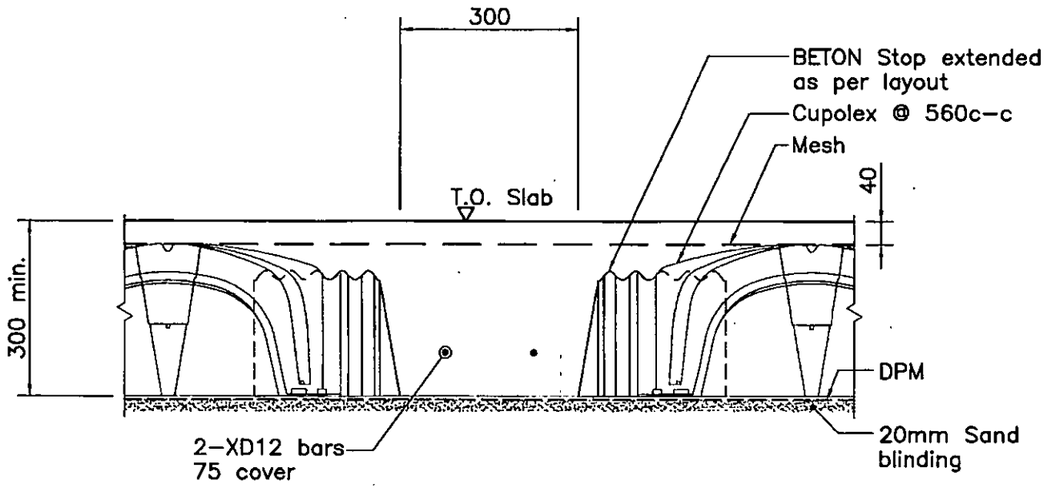
F91



F25



F20



STANDARD DRAINAGE DETAIL

HFC : FOUNDATIONS LTD
CIVIL & STRUCTURAL ENGINEERS
LEVEL 3, 19 MORGAN STREET PO BOX 109 105
NEWMARKET AUCKLAND NEW ZEALAND
T: 09 367 1070 F: 09 367 1071 E: SOLUTIONS@HFC.CO.NZ

PROJECT:
LOT 2, BASSETT STREET
DARGAVILLE

DRAWING TITLE:
CUPOLEX SLAB
FOUNDATION DETAILS

JOB No:	SHEET:	REVISION:
C10382	S101	0
DRAWN:	DATE:	SCALE:
K.P.	30/09/08	1:10

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

b: FW273[illegible]
Client: JENNIAN HOMES WHANGAREI
Site: Simpkin Residence Dargaville
escription: Simpkin Residence
ilding Consent No.:
Phone:
Phone:

PRODUCER STATEMENT
MiTek 20/20™ TRUSS DESIGN PROGRAM

rtification of MiTek 20/20™ Truss Design Program

e MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New aland. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 03 and NZS 3604 as verification methods and acceptable solutions of the approved documents of the New Zealand Building Code to satisfy the requirements of) Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. ıis is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of sign data carried out by suitably trained personnel.

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

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

b Details

Roof Truss

Timber Group:	MSG45STD	Pitch:	25.000 deg	Std Overhang:	590 mm
Roof		**Ceiling**		**Wind**	
Material:	Corona Shake	Material:	Standard	Area:	Very High (50.0 m/s)
Dead Load:	0.300 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	400 mm centres	Restraints:	400 mm centres		
Live Load:	Qur = 0.250 kPa Qc = 1.000 kN				

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

uss List

ıgend: * = detail only, ? = input only, ~~Txx~~ = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required
CF = Chemical Free Treatment

080752

Roof Truss

Treatment: Top Chords - CF Bottom Chords - CF Webs - CF

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	
EN01	1	6020	12.000	900	J05C	1	2677	25.000	900	T01	1	7400	25.000	900	
ETB01	2	9048	25.000	900	J05D	1	2677	25.000	900	T02	4	7200	25.000	900	
GT01	1	4800	25.000	900	J06	1	1777	25.000	900	T03	1	14275	25.000	900	LB
GT02A	1	7400	25.000	900	J06A	1	1777	25.000	900	T04	1	5315	25.000	900	
GT04	1	3977	25.000	900	J06B	1	1777	25.000	900	T04A	1	5315	25.000	900	
*HB01	2	4197	18.249	900	J06C	1	1777	25.000	900	T04B	1	5315	25.000	900	
*HB02	2	6035	18.249	900	J07	1	5315	25.000	900	T04C	2	5315	25.000	900	
*HB03	2	5894	18.249	900	J07A	1	5315	25.000	900	T04D	1	5315	25.000	900	
*HB04	1	5050	18.249	900	J07B	1	5315	25.000	900	T04E	2	5315	25.000	900	
*HB04A	1	5050	18.249	900	J07C	1	5315	25.000	900	T05	3	3977	25.000	914	
*HB05	1	6049	18.249	900	J07D	1	5315	25.000	900	T06	5	7400	25.000	914	
*HB06	1	383	18.249	900	J08	1	3677	25.000	900	T07	1	13325	25.000	900	LB
*HB07	1	4262	18.249	900	J08A	1	3677	25.000	900	T08	1	13325	25.000	731	LB
*HB07A	1	4262	18.249	900	*OR1	12	1722	0.000	810	T09	1	14275	25.000	731	LB
HT01	1	5315	25.000	900	*OR2	12	1193	0.000	810	T09A	1	14275	25.000	731	LB
HT01A	1	5315	25.000	900	*R01	1	1180	25.000	900	T10	1	8190	25.000	768	
J01	1	2377	25.000	900	*R01A	1	1180	25.000	900	T10A	1	8190	25.000	768	
J01A	1	2377	25.000	900	*R02	7	903	25.000	900	T11	1	6200	25.000	768	
J01B	1	2377	25.000	900	*R02A	6	903	25.000	900	T11A	2	6200	25.000	768	
J02	1	1477	25.000	900	*R03	1	1580	25.000	900	TR01	1	14275	25.000	900	LB
J02A	1	1477	25.000	900	*R03A	1	1580	25.000	900	V01	1	1200	25.000	900	
J02B	1	1477	25.000	900	*R04	1	1480	25.000	900	V02	1	3000	25.000	900	
J02C	1	1477	25.000	900	*R04A	1	1480	25.000	900	V03	2	1430	25.000	900	
J03	1	2777	25.000	900	*R05	1	1590	25.000	900	V04	1	814	25.000	900	
J03A	1	2777	25.000	900	*R06	1	913	25.000	900	V05	1	1728	25.000	900	
J03B	1	2777	25.000	900	*R07	8	822	0.000	900	V06	1	2642	25.000	900	
J03C	1	2777	25.000	900	*R08	1	2998	25.000	900	V07	1	7885	25.000	900	
J03D	1	2777	25.000	900	*R09	1	2111	25.000	900	V08	1	9685	25.000	900	
J03E	1	2777	25.000	900	*R09A	1	2111	25.000	900	V09	1	1078	25.000	900	
J03F	1	2777	25.000	900	*R10	1	1211	25.000	900	V10	1	1944	25.000	900	
J04	1	1877	25.000	900	*R10A	1	1211	25.000	900						
J04A	2	1877	25.000	900	*R11	1	311	25.000	900						
J04B	2	1877	25.000	900	*R11A	1	311	25.000	900						
J04C	1	1877	25.000	900	*R12	4	4685	25.000	900						
J05	1	2677	25.000	900	*R20	2	686	0.000	900						
J05A	1	2677	25.000	900	S01	5	6200	25.000	867						
J05B	1	2677	25.000	900	S01A	7	6200	25.000	867						

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CARTERS Manufacturing

ob: FW273[illegible] Client: JENNIAN HOMES WHANGAREI Site: Simpkin Residence
Phone: Dargaville

escription: Simpkin Residence
ilding Consent No.: Phone:

Roof Truss

Treatment: Top Chords - CF Bottom Chords - H3.1 Webs - CF

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
TG03	1D	14275	25.000	900 LB
TG04	1	13325	25.000	900 LB

Treatment: Top Chords - H3.1 Bottom Chords - CF Webs - CF

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
GT01A	1	4800	25.000	900
GT03	1	7200	25.000	900
TG01	1	7400	25.000	900
TG02	1	7200	25.000	900

Treatment: Top Chords - H3.1 Bottom Chords - H3.1 Webs - CF

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
GT02	1	7400	25.000	900

Roof Truss quantity : 184

tal quantity : 184

e computer design input has been carried out by:

ame of Computer Operator: Tony Walding

ualifications and Title: Truss Detailer

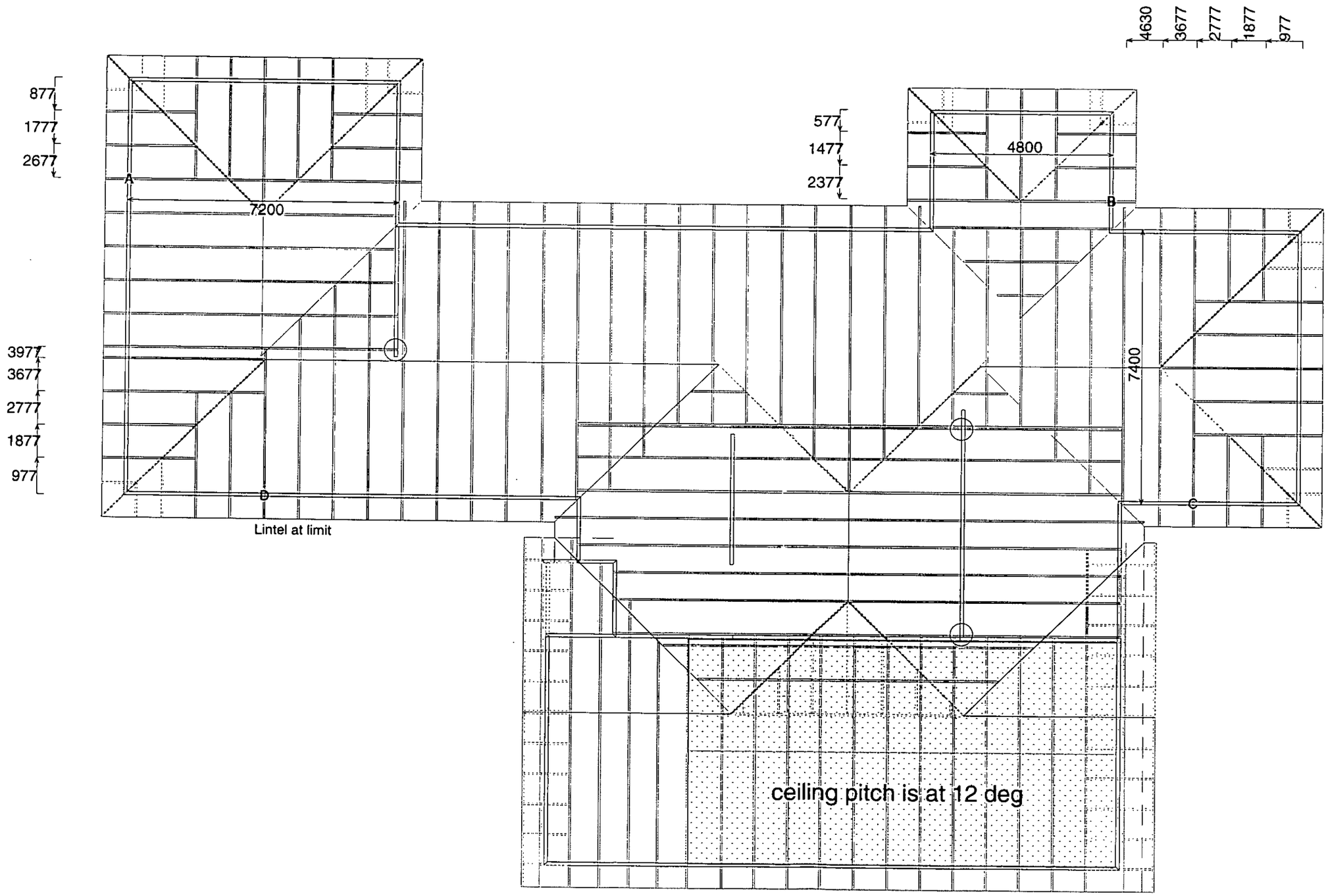
igned:

CARTERS

A Division of Carter Holt Harvey Dated: Wednesday, 27 August 2008

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

BUILDING CONSENT LAYOUT



NOTIFICATION OF POINT LOADS TO INTERNAL WALLS IN EXCESS OF 10kN

CARTERS
MANUFACTURING
Commerce St
Whangarei
Ph (09) 430 7723
Fax (09) 430 7720

JOB No **FW2734**

Client:	Jennian Homes Whangarei
Job Name:	Simpkin Residence
Address:	Dargaville
	Dargaville

Pitch:	25
Roof Material:	Crona shake
Soffit Overhang:	590
Wind Area:	Very High
Snow Load:	0 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Tony Walding

DATE 27/08/08 | PAGE 2 of 2

These lintels have been sized as per the GANGLAM 05/2005 and FLITCH BEAM 01/2001 selection manuals as provided by MiTek NZ Ltd.

HYSPAN and HY90 lintels have been sized using designIT v1.2NZ software or selection manuals, HYSPAN Edition 2 and HY90 Edition 1, as provided by CHH futurebuild.

Unless otherwise stated all lintels are to be selected as per NZS3604 1999.

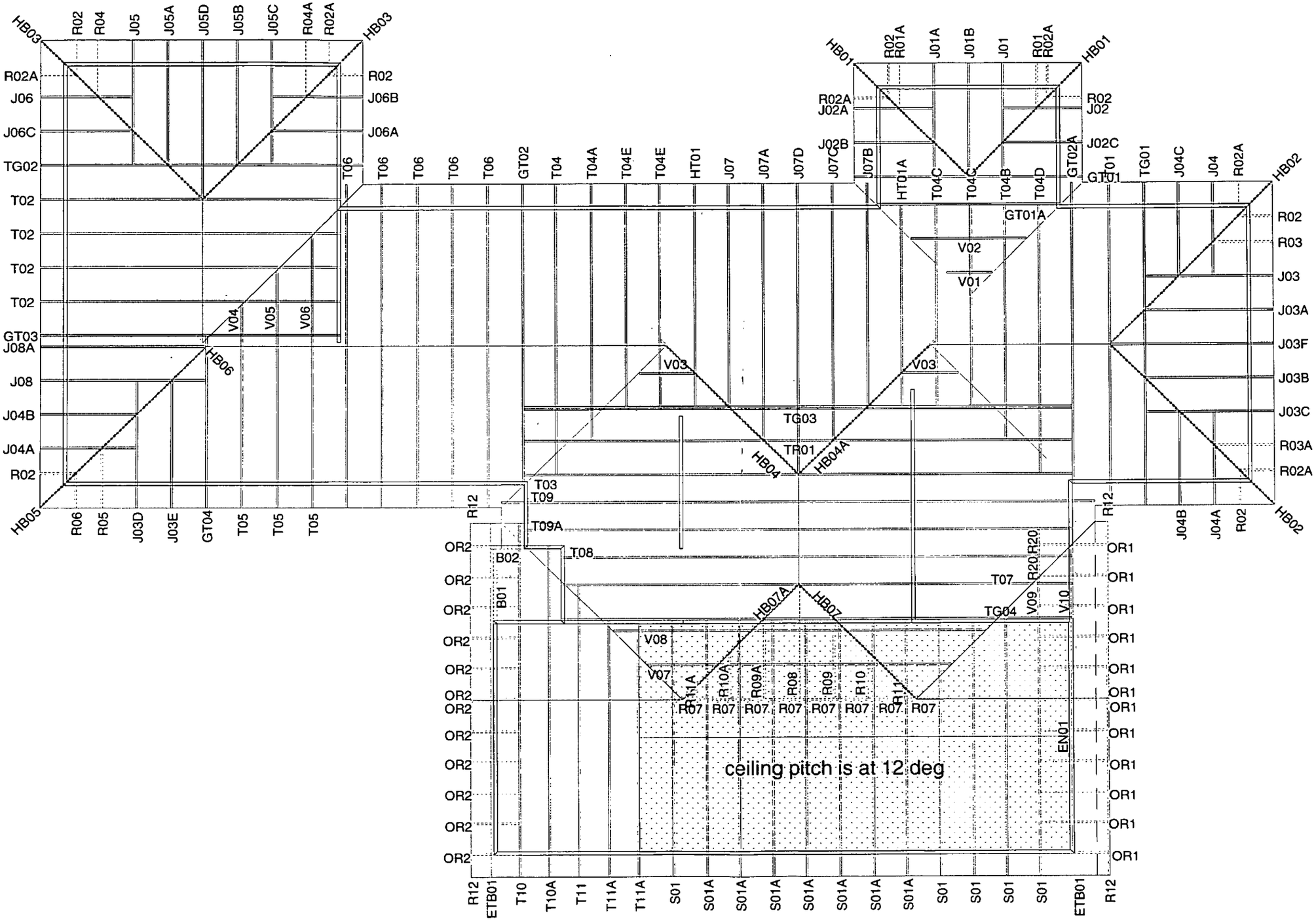
All walls shown on this layout are considered to be load bearing.

LINTEL	SIZE	LENGTH
A	200x90 hy90	3015
B	150x90 hy90	2115
C	200x90 hy90	3015
D	300x90 hyONE	5200

See Page 1 for Labelled Truss Layout

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

BUILDING CONSENT LAYOUT



CARTERS
MANUFACTURING
Commerce St
Whangarei
Ph (09) 430 7723
Fax (09) 430 7720

JOB No **FW2734**

Client:	Jennian Homes Whangarei
Job Name:	Simpkin Residence
Address:	Dargaville
	Dargaville

Pitch:	25
Roof Material:	Crona shake
Soffit Overhang:	590
Wind Area:	Very High
Snow Load:	0 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Tony Walding

DATE 27/08/08 | PAGE 1 of 2

BUILDING CONSENT INFORMATION

This layout and associated design statements are for Building Consent Application purposes only and may not be used for construction.

As Built roof truss layouts, truss fixing details, point load notification, and a Producer Statement for the design of the roof trusses will be provided to the Local Authority at the time of manufacture.

All walls shown on this layout are considered to be load bearing.

This layout and associated design statements are valid only if the job is manufactured by CARTERS.

TRUSS FIXINGS

Truss to Top Plate - 2 wire dogs
Truss to Truss - Joist Hanger
or alternatively as specified by CARTERS on the Final Layout

QUALITY ASSURANCE FTMA NEW ZEALAND TIMBER FRAME MANUFACTURERS ASSOCIATION

See Page 2 for Dimensions and Point Load notification

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

GIB® Wall Bracing Calculation Sheet A

single storey V85A

GIB® EzyBrace™
GIB® Bracing Systems, 2006

Job Details

Name	SIMPKIN RESIDENCE	
Street and Number	BASSETT STREET	
Lot and DP Number	LOT 2 BEING A SUBDIVISION OF LOT2 DP 201112	
City/Town/District	DARGAVILLE	
Designer and date	JENNIAN HOMES	2-Sep-08
Company Name	JAD ARCHITECTURAL DESIGN LTD	

Building Specification

Location of Storey	single
Floor Loading	2 kPa
Foundation Type	slab
Building Height to Apex (m)	6
Roof Height above Eaves (m)	3
Stud Height (m)	2.4
Cladding Weight (top or single)	heavy
Cladding Weight (lower)	light
Cladding Weight (subfloor)	light
Roof Weight	light
Roof Pitch (degrees)	0-25
Room in Roof Space	no
Building Length (m)	30.9
Building Width (m)	21
Gross Building Plan Area (m2)	414

080752

not applicable (single storey building)
not applicable (slab)

Building Location

Wind Zone	***High***	**Earthquake Zone** C
Region	R2	
Terrain	Inland	
Exposure	Exposed	
Topography	Gentle	*Enter at least 'moderate' in a Lee Zone*

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	78 BUs/m
W across	n/a	78 BUs/m

Totals	subfloor	walls
W along	n/a	1638 BUs
W across	n/a	2410 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	2.6 BUs/m2

Totals	subfloor	walls
E along	n/a	1076 BUs
E across	n/a	1076 BUs

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GIB® Wall Bracing Calculation Sheet B — single storey — V85A

GIB® EzyBrace™ — *GIB® Bracing Systems, 2006*

Along									
Wall or Bracing Line		*Bracing Elements provided*						*Wind*	*Earthq.*
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
A	enter	1	PLY	SP1	1.8	2.4		180	180
		2							
line totals		3	PLY	SP1	1.2	2.4		120	120
W	420	4	PLY	SP1	1.2	2.4		120	120
EQ	420	5							
B	enter	1	PLY	SP1	1.8	2.4		180	180
		2	PLY	SP1	1.8	2.4		180	180
line totals		3							
W	360	4							
EQ	360	5							
C	enter	1	GIB®	GS2	2.4	2.4		216	192
		2	GIB®	GS2	2.4	2.4		216	192
line totals		3							
W	432	4							
EQ	384	5							
D	enter	1	PLY	SP2	0.6	2.4		51	51
		2	PLY	SP1	1.2	2.4		120	120
line totals		3	PLY	SP2	0.6	2.4		51	51
W	222	4							
EQ	222	5							
E	enter	1	PLY	SP1	1.5	2.4		150	150
		2	GIB®	GS1a	2.4	2.4		180	156
line totals		3							
W	330	4							
EQ	306	5							
F	enter	1	PLY	SP1	1.8	2.4		180	180
		2	PLY	SP1	1.8	2.4		180	180
line totals		3							
W	360	4							
EQ	360	5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

	Wind	Earthq.
Totals Achieved	2124	2052
	OK	*OK*
Totals Required (from Sheet A)	1638	1076

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GIB® Wall Bracing Calculation Sheet B — single storey — V85A

GIB® EzyBrace ™ — *GIB® Bracing Systems, 2006*

Across									
Wall or Bracing Line		*Bracing Elements provided*						*Wind*	*Earthq.*
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
M	enter	1	GIB®	BLP	1.2	2.4		174	174
		2	GIB®	BLP	1.2	2.4		174	174
line totals		3							
W	348	4							
EQ	348	5							
N	enter	1	PLY	SP1	2.4	2.4		240	240
		2	GIB®	GS1a	2.4	2.4		180	156
line totals		3							
W	420	4							
EQ	396	5							
O	enter	1	PLY	SP1	1.2	2.4		120	120
		2	GIB®	GS2	2.4	2.4		216	192
line totals		3							
W	336	4							
EQ	312	5							
P	enter	1	GIB®	GS1a	2.4	2.4		180	156
		2	GIB®	GS1a	2.4	2.4		180	156
line totals		3	GIB®	GS1a	1.8	2.4		117	99
W	477	4							
EQ	411	5							
Q	enter	1	PLY	SP1	1.2	2.4		120	120
		2	GIB®	GS1a	2.4	2.4		180	156
line totals		3	GIB®	GS2	1.8	2.4		144	126
W	444	4							
EQ	402	5							
R	enter	1	GIB®	GS1a	2	2.4		130	110
		2	GIB®	BLP	1	2.4		145	145
line totals		3	GIB®	GS1a	2.2	2.4		143	121
W	418	4							
EQ	376	5							
S	enter	1	PLY	SP1	1.8	2.4		180	180
		2	PLY	SP1	1.8	2.4		180	180
line totals		3							
W	360	4							
EQ	360	5							
T	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

								Wind	Earthq.
Totals Achieved								2803	2605
								OK	*OK*
Totals Required (from Sheet A)								2410	1076

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Steel Lintel Span Table

	Thickness of Veneer (mm)					
	70mm			90mm		
	Maximum height of veneer supported (mm)			Maximum height of veneer supported (mm)		
	350	700	>700	350	700	>700
Max. Span (mm)	Steel angle sizes (mm)			Steel angle sizes (mm)		
800	60x10	60x10	60x10	80x10	80x10	80x10
2000	60x60x6	60x60x6	60x60x6	60x60x6	60x60x6	80x80x6
2500	60x60x6	80x80x6	80x80x6	60x60x6	80x80x6	80x80x8
3000	80x80x6	80x80x6	125x75x6	80x80x6	80x80x8	90x90x10
3500	80x80x6	80x80x6	125x75x6	80x80x8	90x90x10	125x75x10
4000	80x80x8	125x75x6	125x75x10	80x80x10	125x75x6	150x90x10
4500	125x75x6	125x75x6	-	125x75x6	125x75x10	-
4800	125x75x6	125x75x10	-	125x75x6	125x75x10	-

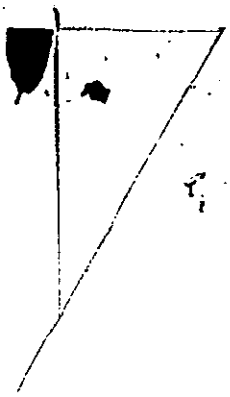
Timber Lintel Span Table

Please refer to Design Note A7 for full design information on steel-less lintels

		Maximum span for timber lintel sizes							
	Lintel Supporting	Table 8.9 Roof and up to 400mm of 70 series MonierBrick brick veneer				Table 8.10 Roof and greater than 400mm of 70 series MonierBrick brick veneer or veneered top storey wall			
Roof Type	Loaded dimension of lintel (m)	150 x 100	200 x 100	250 x 100	300 x 100	150 x 100	200 x 100	250 x 100	300 x 100
Light Roof	3	1.8	2.5	3.1	3.7	1.6	2.1	2.7	3.2
	4	1.7	2.3	2.9	3.5	1.5	2.0	2.6	3.1
	5	1.6	2.2	2.7	3.3	1.4	1.9	2.4	2.9
	6	1.5	2.1	2.6	3.1	1.4	1.9	2.3	2.8
Heavy Roof	3	1.6	2.2	2.8	3.3	1.4	1.9	2.4	2.9
	4	1.5	2.0	2.6	3.1	1.4	1.8	2.3	2.8
	5	1.4	1.9	2.4	2.9	1.3	1.7	2.2	2.6
	6	1.4	1.8	2.3	2.8	1.2	1.7	2.1	2.5
Modification Factor for Snow Loads		0.80				0.95			

		Maximum span for timber lintel sizes							
	Lintel Supporting	Table 8.11 Roof, floor and veneered top storey wall (including gable end wall where loaded dimension is taken as 3m)				Table 14.12 Lintels supporting roof, floor (3 kPa live load) and veneered top storey wall (including gable end wall where loaded dimension is taken as 3 m)			
Roof Type	Loaded dimension of lintel (m)	150 x 100	200 x 100	250 x 100	300 x 100	150 x 100	200 x 100	250 x 100	300 x 100
Light and Heavy Roof	3	1.1	1.5	1.9	2.3	1.1	1.4	1.8	2.2
	4	1.1	1.5	1.9	2.2	1.0	1.4	1.8	2.0
	5	1.1	1.4	1.8	2.2	1.0	1.4	1.7	1.9
	6	1.0	1.4	1.8	2.1	1.0	1.3	1.7	1.8
Modification Factor for Snow Loads		0.95				0.90			

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datum for floor level

25th September, 2007

Kaipara District Council
Private Bag 1001
DARGAVILLE

ATTENTION: B. WARE

Our Ref: 7740
Your Ref: RM.060025

Dear Barbara,

RE: RM.060025 – C. SYNOTT – BASSETT STREET, DARGAVILLE

In reply to your letter dated 25th June 2007 we have levelled from RM3 which is located at the corner of Logan Street & Bassett Street with a R.L. of 2.673 to the sewer manhole lid located in Lot 2 which has a R.L. of 3.220.
From this information the floor level of any habitable room will need to be a minimum of 0.28m above the manhole lid so as to meet the 3.5m minimum floor level for the area.

If you have any further queries, please do not hesitate to contact the writer.

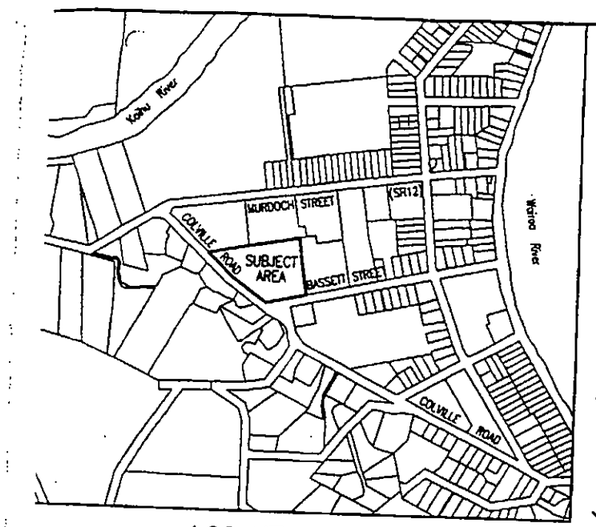
The man hole lid for datum is M.H (Photo No 3).

Yours faithfully,

LANDS & SURVEY

LANCE NEWBY

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LOCALITY DIAGRAM
Scale 1:10000

NOTE: All shown landscaping is existing.

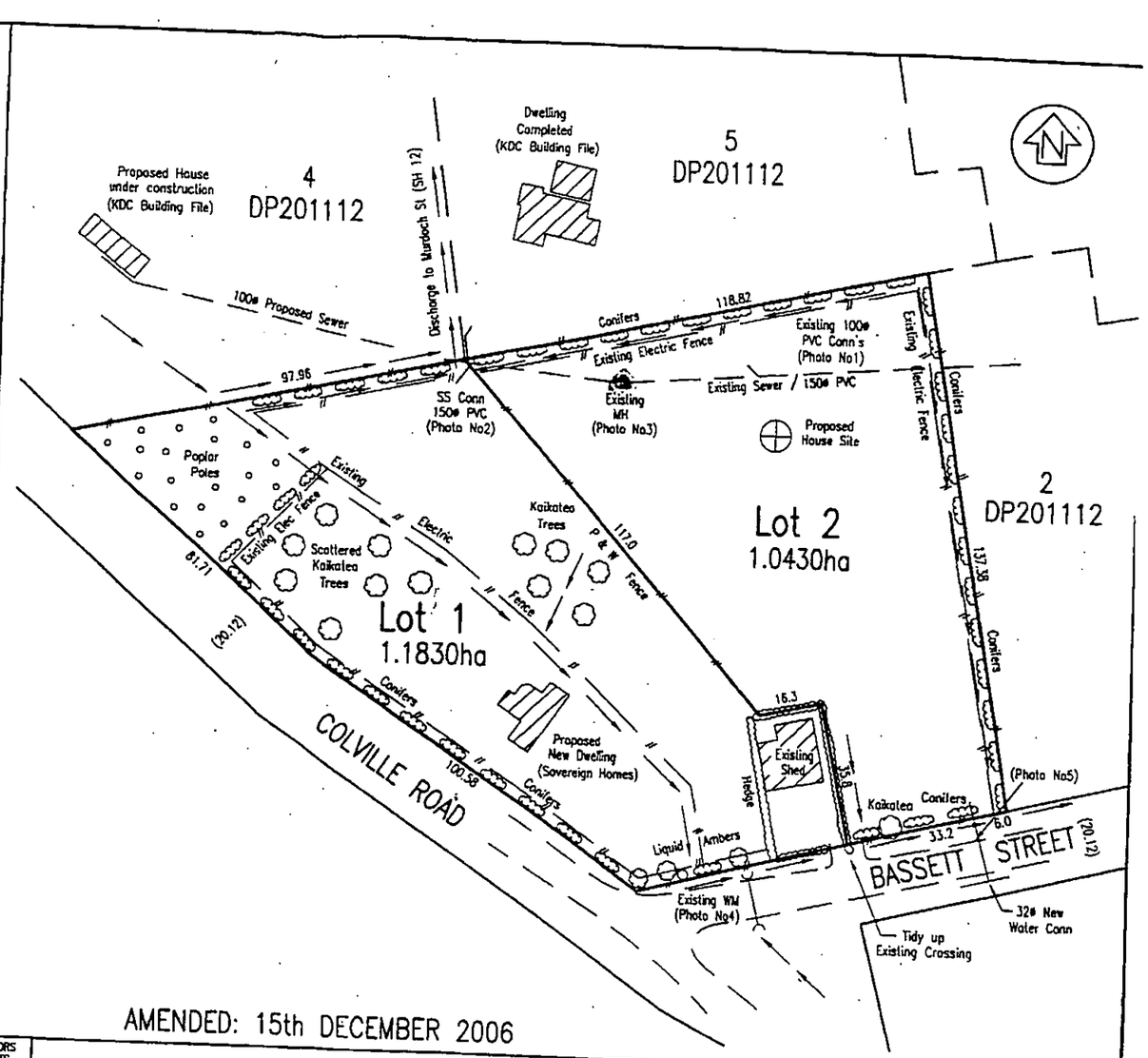
NOTES:

Areas and distances are approximate only and subject to survey.

Building Setbacks are 10m from all road boundaries and 3m from all other boundaries.

Total Area: 2.2260ha

Comprised in: CT1298/367



Building site.

AMENDED: 15th DECEMBER 2006

lands & survey

LAND & ENGINEERING SURVEYORS
RESOURCE MANAGEMENT CONSULTANTS
CADASTRAL & TOPOGRAPHICAL MAPS
TOURIST & AERIAL MAPS
GPS & SPATIAL INFORMATION SERVICES

(Incorporating HODGES & ELRICK LTD)

Proposed Subdivision of Lot 3 DP201112

Prepared for: C Synott

DRAWN	CHECKED	SCALES	SHEET
MK	MK	1:1000	(A3)
TRACED K Hansard	DATE September 2005		SHEETS OF 1 of 4

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CERASTONE

KYUNGNAM, KOREA

CERASTONE 30 YEAR LIMITED WARRANTY

CERASTONE PRODUCTS ARE WARRANTED FOR 30 YEARS FROM PURCHASE DATE. THIS WARRANTY ONLY COVERS CERASTONE USED ON STRUCTURES WHICH COMPLY WITH ALL NEW ZEALAND DISTRICT COUNCIL CODES AND NEW ZEALAND BUILDING STANDARDS. THE STONE MUST BE INSTALLED IN ACCORDANCE WITH STUTEX STONE PRODUCTS INSTALLATION INSTRUCTIONS.

SHOULD ANY CERASTONE PRODUCT PROVE TO BE DEFECTIVE, REPLACEMENT MATERIALS WILL BE PROVIDED FREE OF CHARGE UNDER THE TERMS OF THE WARRANTY.

THIS WARRANTY DOES NOT COVER DAMAGE RESULTING FROM:

SETTLEMENT OF THE BUILDING OR OTHER WALL MOVEMENT

DISCOLOURATION DUE TO CONTACT WITH CHEMICALS, PAINT, STAINING, OXIDATION, STEAM CLEANING OR WATER BLASTING

THIS WARRANTY ONLY COVERS MANUFACTURING DEFECTS IN CERASTONE PRODUCTS

NO RESPONSIBILITY WILL BE TAKEN FOR LABOUR COSTS INCURRED IN THE REMOVAL AND REPLACEMENT OF DEFECTIVE PRODUCTS.

CERASTONE CO. LTD

CERASTONE CO.,LTD.
Seen Jae Kang
SEEN JAE KANG/PRESIDENT

STUTEX STONE PRODUCTS LTD

Lorraine Goudie—Director

STUTEX STONE PRODUCTS LTD
(Master Distributor for South Pacific Region)
Head Office—8/6 Westgate Drive , Westgate
Auckland , New Zealand

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Quality Certified

Certificate of Registration

Cerastone Co., Ltd.

#564-36, Pyungsan-Ri, Ungsang-Eup, Yangsan-City, Kyungnam, Korea

The above licensee has been assessed and registered by TQCS International Pty Ltd as having the capability to control the quality of goods or services provided in accordance with the conditions of the Licence Agreement at or from the addresses shown above, under a quality management system complying with the requirements of:

ISO 9001:2000

The registration covers the manufacturing of lightweight stones and thin bricks.

Exclusions: None

Issue Date: 5/6/2007
Expiry Date: 22/5/2010

Licence No: KO271-QC
Original Certification: 11/6/2004

President
TQCS International (Group) Pty Ltd

Certification Manager
TQCS International Pty Ltd
For and on behalf of the
TQCSI Certification Approval Panel

This certificate is valid as long as it is supported by an electronic copy at www.tqcsi.com and surveillance audits are satisfactorily completed.

TQCS INTERNATIONAL PTY LTD
ABN 59 065 953 924

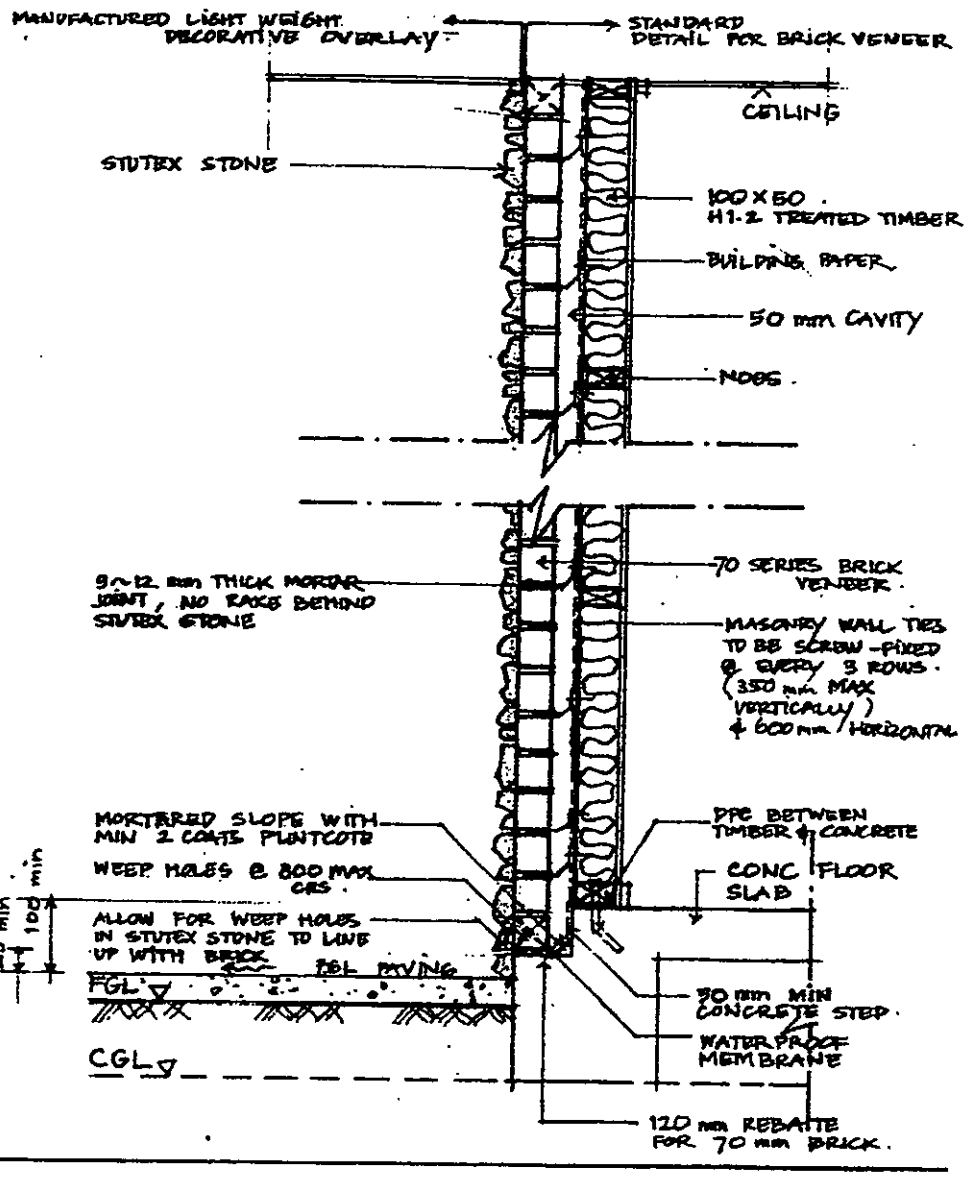
www.jas-anz.com.au/register

JAS-ANZ

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STUTEX STONE

STUTEX STONE SUGGESTED DETAIL ONLY
DETAILS TO BE APPROVED BY LOCAL AUTHORITY
AND COMPLY WITH NZBC WHERE RELEVANT



STONE _ BRICK VENEER _ CONCRETE SLAB

1 : 10

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080752

JENNIAN HOMES NORTHLAND LIMITED
GENERAL SPECIFICATIONS

Specification of the work to be done and the materials to be used for completion of the contract annexed here to

Client:	SIMPKIN INVESTMENT TRUST
Location	31 Bassett Rd, Dargaville
Owners Care items:	All site preparation, Engineering, Power, Telephone, Water, Sewer and stormwater. Oven, Hob and Heat pump.

This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the Contract. The Contractor shall provide the Contract which is to be completed by all parties before the commencement of any work on the site. Any additions, omissions or variations to the Contract shall be notified in writing and signed by both parties. The owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

Contract Documents
Plan drawings, specification, contract, quotation and schedule of material and works.

PRELIMINARY AND GENERAL (ALL TRADES)

1. Consent The main Contractor shall arrange to obtain all building, plumbing, sewerage consents and electrical permits and arrange all appropriate inspections excluding Code of Compliance inspection.

2. Protection of work All parts of the work liable to injury and all adjoining property, existing work, footways, trees etc. , are to be protected to the best of the Contractor's ability until completion of the Contract.

3. P.C. Sums (Nett sums) The P.C. Sums quoted in this specification are nett and the Contractor or sub-contractor concerned must add any fixing charges and profit he requires to all such items.

4. By-Laws The whole of the work in the Contract is to be carried out in strict accordance with the Local Authorities' regulations.

5. Insurance The Contractor shall at all times keep the whole of the works fully covered by insurance; mainly contracts all risk and public liability. The Owner is to separately insure any owners care items unless the risk has been accepted in writing and the premium paid to Jennian Homes Northland Limited.

6. Temporary Services The Contractor shall arrange for all temporary services of which the cost will be of the contractors care and remove same on completion of the Contract. If temporary services are not practical or available to connect to and permanent connections have to be made, then this connection fee is at the employer's expense, if not covered in the Contract.

7. Maintenance The Contractors shall maintain the property for a period of 31 days after completion, and any damage done, arising during that time through faulty workmanship, shall be made good at the Contractor's expense.

8. Completions On completion all trade debris is to be removed from the site, and the building left clean and ready for occupancy, with all services and mechanical parts in good working order.

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CARPENTER

1. Construction. All materials are to be as specified laid true to their various lines and levels and constructed in a proper tradesman like manner, to make the whole of the works a sound construction in accordance with the Building Code. All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen - fabric damp proof course. Concrete floor to be Cupolex dome slab design. Roof framing is to be contracted with Engineer designed "Gangnail" roof trusses fixed plumb, fastened to the plates with 2 x 100mm nails & Z nails and braced at each end of the building.

2. Exterior finish Behind all wall linings and as detailed on the drawings, except if fitted onto tanalised timber, fit a breather type building paper, lapped 100mm. Wall areas are to be covered with exterior lining as shown on the drawings . 70 Series Brick – to be plaster finished. H3.1 KD Exterior Frames, Chem Free KD Interior Frames and Chem Free KD Trusses. Soffits and porch ceilings to be lined with flat hardies sheets. Build in the various exterior joinery frames. Fit head flashing. Provide access to under foundation.

3. Interior Finish Interior wall linings generally to be 10mm sheets fixed as per manufacturer's specifications. Wall linings of which the contractor is to take the utmost care of quality control but the responsibility of manufacturer's defects will not be rectified at the contractor's expense.

4. Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed over continuous support, top plates to be butt jointed and fastened with 4 NH nail plates.

5. Studs are to be set out to accommodate 2.4m high wall lining sheets, and are to be held to the plates with two 100mm nails at each end, bowed studs are to be straightened with saw cuts, wedges and 100 x 25mm or 75 x 25mm strapping.

6. Lintels Where built up trimmer studs are used, use one 90 x 35mm stud which is to be run up past the trimmer to the top plate and the 100 x 25mm or 90 x 35mm remaining is to run up to the underside of the lintel.

7. Nogging (dwangs) Shall be wall thickness 40mm spaced in rows at 800mm centres maximum, set out to accommodate the wall lining sheets and be nailed with two 75mm nails at each end.

8. Ceiling nogging (dwangs) to be set out to accommodate the ceiling lining sheets and cornices around the perimeter of each room.

9. Wall Bracing As per bracing schedule.

10. The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

11. All joints nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

12. Shower Linings as per itemised in Schedule of Material and Works and fitted to manufacturer's specifications.

13. Ceiling Linings - see drawing. Nog for and building the various fittings as supplied under "Plumber" and trim around with splash boards where needed.

14. Interior doors are to be fitted with one and a half pairs of loose pin butts.

15. Skirtings to be fitted to the floor, scribed to internal corners and mitred at external angles.

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17. Coat cupboard and wardrobes as per itemised in Schedule of Material and Works.

18. Linen, Storage cupboards as per itemised in Schedule of Material and Works.

19. Generally Form a ceiling access in a convenient and inconspicuous place. Co-operate with the Electrician in the building in of a meter box and the building of a switchboard recess and trimmed around as required. Supply and fix the sundry internal finishing mouldings and trim as required. All internal finishing timbers shall be free from all hammer marks, splits, etc. All nails in exposed work (interior and exterior) are to be punched.

PLUMBER AND DRAINLAYER

1. Generally The whole of the plumbing and drainlaying shall be done in strict accordance with The Building Code and drains shall be laid by registered workmen only.

2. Exterior Work Supply and fix all necessary flashings, lead caps, in conjunction with the builder to make a thoroughly watertight job. Supply and fix spouting to all eaves, laid with even falls to downpipes.

3. Water Service Supply water to the house from Council main. Gas Hot water system to be installed by certified Gas fitter. Lay on hot and cold water services to the various fittings as shown on the drawings and to two hose taps positioned as on accompanying drawing. Hot and Cold water service to run in Fusiotherm.

4. Fittings Provide and set up the fittings as shown on the drawings and provide traps and wastes to bath, vanity units, sink top, shower tray stainless steel or similar. W.Cs, tub, taps as selected Exterior hose taps - brass.

5. Drains or street channel Stormwater to be piped to stormwater drain at front of the property. Sewer drains to be first quality pipes, 100mm laid with even falls and easy bends to a main connection as directed. Provide and fix all necessary gully traps, terminal and back vents, cleaning eyes, inspection junctions and bends etc, as may be necessary to comply with the local authorities' regulations.

6. **NOTE** All underground pipes and gullies will be located in relation to the natural ground level and no responsibility will be taken by the contractor for subsequent ground work, which alters that level.

JOINER ALL WINDOWS TO BE DOUBLE GLAZED

1. Windows to be Aluminium: Aluminium windows shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes etc. The windows are to be glazed with a standard quality glass, with obscured glass to bathrooms and W.C. windows. Window reveals to be H3.1

2. Doors Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawing. Interior doors are to be flush type.

3. Fittings Construct the various units/tops as shown on the drawings.

ROOFER

1. Generally Refer to the drawings for the type of roofing to be used.

2. Colour Tiles Tile battens are to be nailed firmly to the rafters, spaced to suit the gauge of the tile. Tiles to be laid with standard laps and nailed down in accordance with standard practices. Hips and ridges to be covered in like material.

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BRICKLAYER

1. Materials Bricks to be delivered to the site in packets and 75% of them to be free from cracks and chipped edges. Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the manufacturer's directions.

2. Laying Construct the various brick and brick veneer wall. All corners are to be plumbed both ways and the courses are to be level and straight. Mortar joints to be to manufacturer's specifications. Build in vermin proofing if timber floor at bottom plate level (does not apply to weep holes) and galvanised ties spaces at not more than 600mm horizontally and 350mm vertically. Maintain a 40mm minimum cavity to be kept clear of all mortar droppings and to be drained and ventilated. Co-operate with the carpenter in the fixing in of all exterior joinery. On completion clean down the exposed faces of all brickwork and leave free from all defects.

CONCRETER

1. Materials Concrete to be mixed with a test of 17,500 kPa after 28 days. Reinforcement to be round mild steel rods or reinforcing mesh, as detailed, free from scale, paint, grease, etc. Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The formwork is to be hosed out and kept wet before and while the concrete is being placed.

2. Concrete Work Cupolex Dome slab design as shown. Hard filling to be gap 40 Blue Brown or similar compacted in layers of 150mm depth maximum. Bind with 25mm of sand hard filling. All floor slabs to be laid to true and straight surfaces, with a screed finish. Thickness and reinforcing as detailed on the drawings. Allow to build in all holding down bolts, pipes, wires, etc, as required, prior to the pouring of the concrete. Holding down bolts to be 375mm maximum from corners and at 1.2m centres maximum ramset down plates to floor at same spacing

EXCAVATOR

1. Excavate Excavation to be controlled by a Registered Engineer ready for a Cupolex Dome slab. Soil from Excavation to be placed away from building site.. Any excavations for power or water resources, or sewage and drainage to be refilled, but not reinstated to its original condition. Replanting or resealing of owners care.

SOLID PLASTERER

1. Materials Cement to be ordinary Portland cement. Sand to be clean river sand free from saline, vegetable or earthy matter. Mortar to consist of sand, cement and a liquid lime based plasticiser mixed according to the lime manufacturer's directions.

INSULATION

1. All external walls ~~and ceilings~~ to be insulated to R1.8 MINIMUM
   CEILING MINIMUM R2.9

ELECTRICIAN

1. Generally This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' By-laws and the electrical contractor is to obtain all permits from the supply authority and arrange for all inspections required.

2. Supply Owner to arrange for a mains supply to the building.

3. Boards Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled. Provide and set up where directed by builder, a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient.

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4. Fittings Provide and fix the lights, switches and power outlets as listed on drawings, allow to install stove. Wire up the thermostatically controlled hot water cylinder element, earth all metal wastepipes and metal fittings as required by the regulations.

5. Completion On completion of all work to fill out and present the appropriate certificate to the principal contractor, who will only authorise the connection of power once all payments pursuant to the contract documents are paid to their office.

PAINTER AND PAPERHANGER

1. Generally All paint and polyurethane is to be delivered to the job, exactly to the manufacturer's direction and currently usable.

2. Exterior Woodwork - prime, stop and paint in one undercoat and one finish coat with a good finish. Stained work - one coat of stain, the nail holes etc. are to be stopped. Metal work, wrought iron, one coat metal primer and one finish coat. Hardies sheets - two coats.

3. Interior All ceilings to be given two coats of flat ceiling paint, or textured. All wall area to be painted or lined with wallpaper, hung in single lengths, plumb, with butt joints unless otherwise stated. The quality of the wallpaper is not of the contractor's care, any defects which become pronounced due to the nature of the wallpaper will not be rectified at the contractor's expense. When walls are sprayed, workmanship is to be of highest trade practice. Wallpaper to PC sum. Flush doors, if stained, only to be sealed, and given one coat of satin finish polyurethane. To be rubbed down between coats. All other interior finishing woodwork to be primed, stopped, undercoated and finished.

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CARPENTER

Material Schedule or to By-Law 3604 - or as shown on accompanying drawing

MATERIAL	SIZE	GRADE
Note: Timber sizes noted are generally Ex Gauged Sizes		
Trimming studs, lintels	as per standard code	
Trimmer studs	90 x 45 mm, 75 x 45 mm	Rad C/F
Sub-floor bracing	100 x 75 mm	Rad P.R/S TAN
Bearers	150 x 75 mm / 150 x 100	Rad P. TAN
Wallplates	90 x 45mm	Rad P.B.T.
Floor Joists	150 x 50 mm 200 x 50 mm	Rad P. B.T.
Herringbone strutting	50 x 40 mm	Rad P. B.T.
Solid Bridging	Joist depth x 50 mm	Rad P. B.T.
Internal:		
Top and bottom plates	90 x 45 mm, 75 x 45mm	Rad C/F
Studs	90 x 45 mm, 75 x 45 mm	Rad C/F
Lintels	90 x 45 mm, 75 x 45mm	Rad C/F
Nogging (dwangs)	90 x 45 mm, 75 x 45 mm	Rad C/F
External:		
Top and bottom plates	90 x 45 mm, 75 x 45mm	Rad H3.1
Studs	90 x 45 mm, 75 x 45 mm	Rad H3.1
Lintels	90 x 45 mm, 75 x 45mm	Rad H3.1
Nogging (dwangs)	90 x 45 mm, 75 x 45 mm	Rad H3.1
Bracing	metal cut in	
Ceiling battens	75 x 40 mm	Rad P. B.T.
Rafters	100 x 50 mm	Rad P. B.T.
Ridges and Hip rafters	100 x 50 mm	Rad P. B.T.
Valley rafters	100 x 50 mm	Rad P. B.T.
Valley boards	150 x 25 mm	Rad H3.2
Under purlins	100 x 75 mm	Rad P. B.T.
Roof struts	100 x 50 mm	Rad P. B.T.
Collar ties	150 x 25 mm	Rad P. B.T.
Dragon ties	75 x 40 mm	Rad P. B.T.
Roof trusses	Gangnail or similar	
Purlins (iron roof)	75 x 50 mm /100 x 50mm	Rad P. B.T.
Eaves framing	75 x 40 mm	Rad P. B.T.
Fascia Boards, Barge boards, Exterior facing)		
Weatherboards, Vertical Boards)	as per drawings	
Deck/steps	as per plan	
Flooring	3.6m x 1.8m / 3.6m x 1.2m	High density particle board
Interior door jambs	ex 25mm	C/F Pine
Architraves (if any)	40 x 13 mm	Customwood, Pine
Skirtings	No 2	Pine, Custom wood
Scotia	55mm	Gib Cove
Splashboards	25mm	Rad P. U.T.
Shelving	25mm	Rad P.
Exterior trim	Mouldings as required	Rad P. U.T.
Interior trim	Mouldings as required	Rad P. U.T.

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ENDURON MASONRY VENEER

1. GENERAL

This section deals with the supply and fixing of Enduron exterior wall cladding system based on standard masonry veneer cladding specifications.

1.1 RELATED SECTIONS
Refer to ~ for ~.

COUNCIL

1.2 DOCUMENTS
Documents referred to in this section are:

NZBC B1/AS1	Structure - General, 2.0 Masonry
AS/NZS 1170.2	Structural design actions - Wind actions
NZS 1170.5	Structural design actions - Earthquake actions – New Zealand
NZS 3604	Timber framed buildings
NZS 4203	General structural design and design loadings for buildings
NZS 4210	Masonry construction: materials and workmanship
BRANZ	Bulletin 436 Masonry veneer construction

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

1.3 MANUFACTURER'S DOCUMENTS
Manufacturer's and supplier's documents relating to work in this section are:
PSL documents relating to work in this section are:
PSL Product Manual

KAIPARA DISTRICT COUNCIL
AMENDMENTS APPROVED
DATE 2011-03 BC 080752
BUILDING INSPECTOR

Copies of the above literature are available from ~

Web:	www.plastersystems.co.nz
Telephone:	0800 114400
Facsimile:	09 444 9561

1.4 QUALIFICATIONS
Use only applicators that are approved to install the Enduron system.

1.5 FIXINGS, WIND
Design and use the fixings appropriate for the wind zone (R) and topographical classification (T) of this site and building height; as required by NZS 3604 and the wind loads on various wall areas as given by NZS 4203 or AS/NZS 1170.2.

1.6 FIXINGS, EARTHQUAKE
Use fixings and methods capable of sustaining the loads appropriate to the area as set out in NZS 3604 and NZS 4210 and as required by NZS 4203 or NZS 1170.5.

2. PRODUCTS

2.1 ENDURON PANEL
75mm wide by 300mm high by 2200mm long extruded masonry wall panel.

2.2 DAMP-PROOF MEMBRANE
Heavy kraft, strip laminates saturated and coated with bitumen, butyl rubber sheet with adhesive, or equivalent.

2.3 DAMP-PROOF COURSE
Polyethylene based strip used as a damp-proof course and flashing.

2.4 ENDURON TIES
Enduron Ties are zincalum in all areas except sea spray zones giving 50 year durability, according to Table 20 E2/AS1 and stainless steel for sea spray zones.

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2.5 ADHESIVES
Enduron Horizontal Joint Adhesive for horizontal joints available in sausage or cartridge.
Enduron Vertical Joint Adhesive for vertical joints and corners, available in sausage or cartridge.

2.6 COARSE MESHING RENDER
Factory-mixed meshing render specially blended acrylic modified cement based render compound.

2.7 CLASSIC DETAILING RENDER
Factory-mixed detailing render specially blended acrylic modified cement based render compound.

2.8 EZYTEX FINISHING PLASTERS
Polymer modifies, cement based texturing plaster

2.9 ADOBEPLAST FINISHING PLASTER
Polymer modifies, cement based texturing plaster

2.10 PAINT
Insulcote 100% acrylic latex compatible with cement based plaster and suitable for textured surfaces.

2.11 REINFORCING MESH
Quik-mesh alkali-resistant fibreglass woven reinforcing mesh.

2.12 SEALANTS
Paintable neutral cure silicone in accordance with PSL manual and set against backer rods where required.

3. EXECUTION

3.1 TOLERANCES
To NZS 4210, table 2.2 Maximum tolerances.

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3.2 HANDLING AND STORAGE OF MATERIALS
To NZS 4210 for aggregates, cement, bricks and reinforcement.

3.3 CONCRETE BASE
Check vertical and horizontal alignment. Any discrepancies exceeding the permitted tolerances shall be corrected before panels are laid.

3.4 KEEP FACE WORK CLEAN
Keep clean during erection and until completion of the contract works.

3.5 BONDING
Lay Enduron panels to the required bonding in the various locations. Refer to SELECTIONS/drawings.

3.6 PROVIDE WEEP HOLES OR VENTS
Provide weep holes or vents at the bottom of cavities and cells to NZS 3604, section 11.7.4 Cavities and as necessary to drain moisture to the outside air.

3.7 PANEL JOINS
Space the panels so that the joins are at least 200mm apart.

3.8 CAVITY WIDTH
Cavity width is set by Enduron ties at 40mm.

3.9 STEEL LINTELS
Openings greater then 2m with Enduron above shall be spanned by mild steel angle or flat lintels, protected against corrosion in accordance with the provisions of Clause 4.5 of NZS 4210. Lintels shall have a minimum seating of 200mm for spans over 2m. Sizes of veneer lintels are given in Table 11.4 from NZS 3604.

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3.10 TIE SPACING
Enduron Ties to be fixed to every stud at 600 centres.

3.11 SEPARATION JOINTS
Provide for wall movements of veneer with control joints to NZS 4210: 2.10 Methods of controlling wall movements. Weatherproof as necessary.

3.12 FORM REVEALS
Form heads, jambs and sills as detailed complete with damp-proofing and all ready for following work.

3.13 FORM OPENINGS
Provide a flexible damp-proof course, extending 200 mm beyond opening and sloping to weep holes over all openings in cavity walls.

3.14 DAMP COURSE TO JAMBS
Provide a flexible damp-proof course to jambs of openings in cavity walls, fully lapped with horizontal damp-proof courses at head and sill.

3.15 DAMP COURSE TO SILLS
Provide a flexible damp-proof course under jointed sills, turned up at back and ends.

3.16 FINISHING
Refer to SELECTIONS for type and colour.

3.17 COARSE MESHING RENDER
Apply coarse meshing render coat 3 mm minimum. Embed fibreglass mesh into the wet render. Overlap each successive length by 50 mm minimum. To opening reveals mesh over the uPVC flashings. Apply diagonal reinforcement strips at all corners of windows, doors and other exterior openings.

3.18 POLYMER MODIFIED FINISH
Apply the coating of the selected texture, to the **PSL** recommended techniques and thicknesses.

3.19 ACRYLIC COATING FINISHES
Apply the coating of the selected texture, to the **PSL** recommended techniques and thicknesses.

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3.20 CURE FINISHES
Cure and protect from rapid drying in accordance with the **PSL** requirements.

3.21 PAINT FINISH
Apply two coats of **Insulcote** 100% acrylic latex paint to exterior plastered surfaces. Allow a minimum of 3 days for the cement plaster to dry before the application of the paint system.

3.22 CLEANING
Remove debris, unused materials and elements from the site relating to the plaster system application. Replace damaged, cracked or marked elements. Leave the whole of this work to the required standard.

3.23 FINAL INSPECTION
A final inspection by the approved applicator of the entire finished cladding to take place immediately after completion of the wall cladding work and any defects or subsequent damage made good immediately.

4. SELECTIONS

4.1 ENDURON PANEL
Dimensions: 75mm Wide by 300mm High

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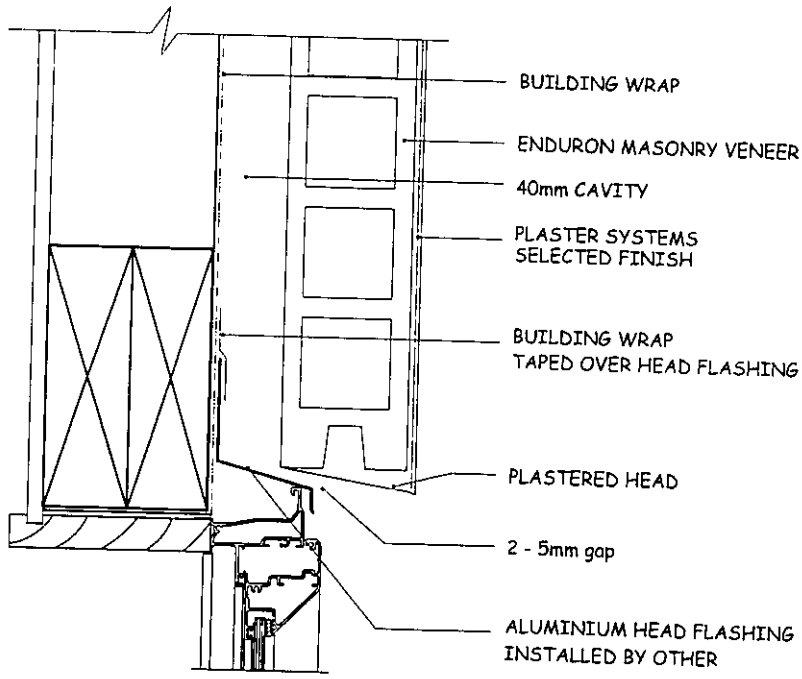
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4.2	ENDURON TIES	
	Material:	Galvanised
4.3	ADHESIVE	
	Brand:	Enduron Adhesive
4.4	SEALANT	
	Brand:	Fosroc Silflex MS sealant
4.5	REINFORCING MESH	
	Brand:	**Quik - Mesh**
	Grade/weight:	150 g/m^2 with a 4 mm x 4 mm aperture
4.6	COARSE MESHING RENDER	
	Brand:	**PSL**
4.7	PLASTER FINISH	
	Brand:	**Ezytex**
	Coats:	2
	Finish texture:	~
4.8	PAINT SYSTEM	
	Brand:	**Insulcote**
	Coats:	2
	Colour:	~

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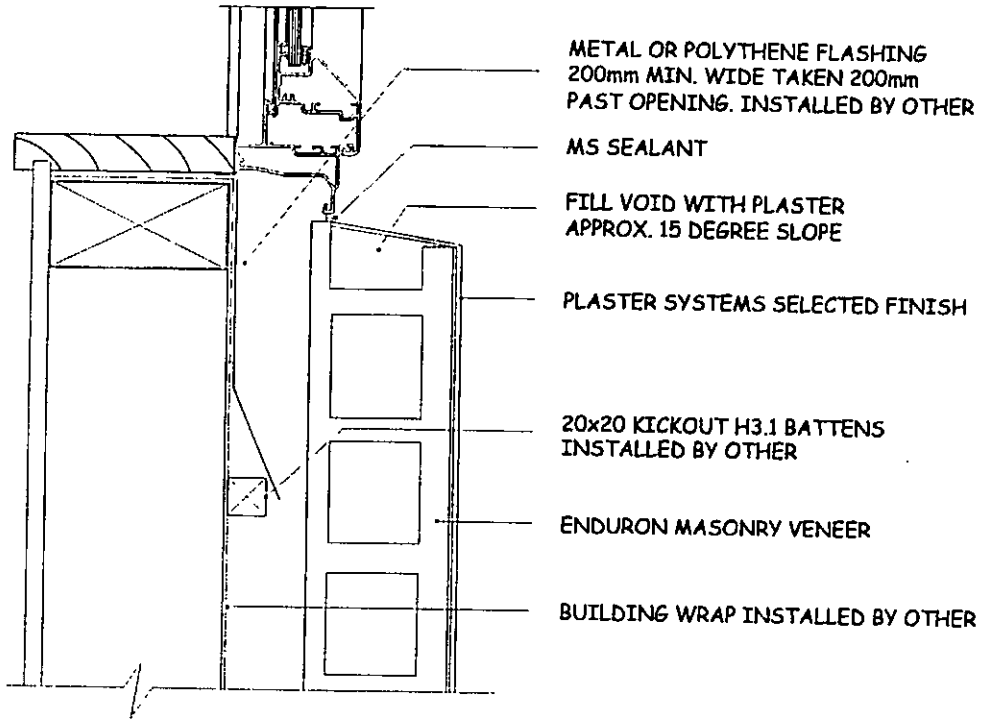


01 WINDOW HEAD

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NOTE: THE JAMB FLASHINGS ARE TO OVERLAP THE SILL FLASHING

02 WINDOW SILL

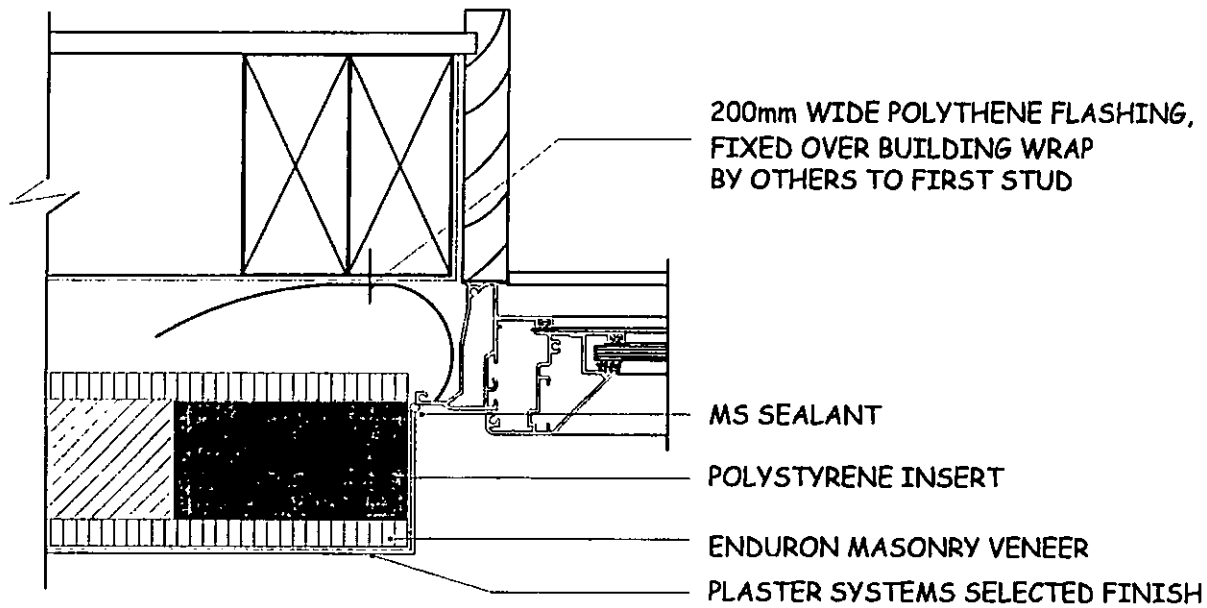
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NOTE: THE JAMB FLASHINGS ARE TO OVERLAP THE SILL FLASHING

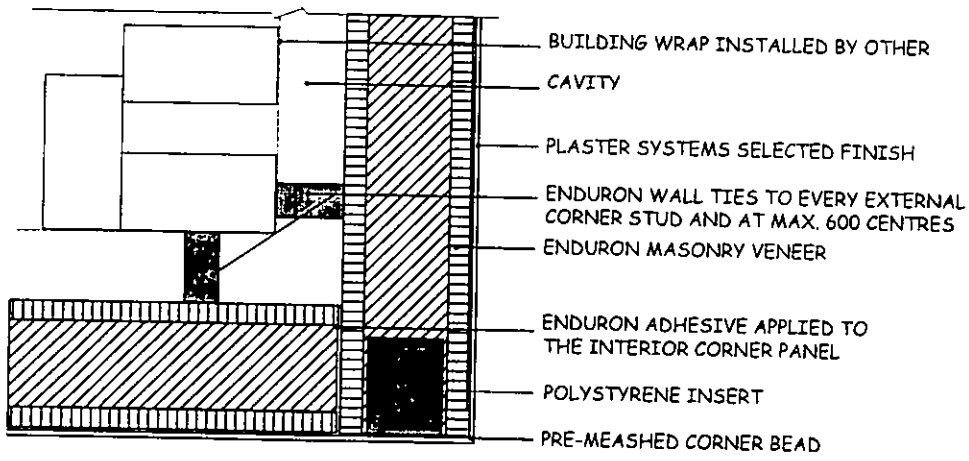
03 WINDOW JAMB

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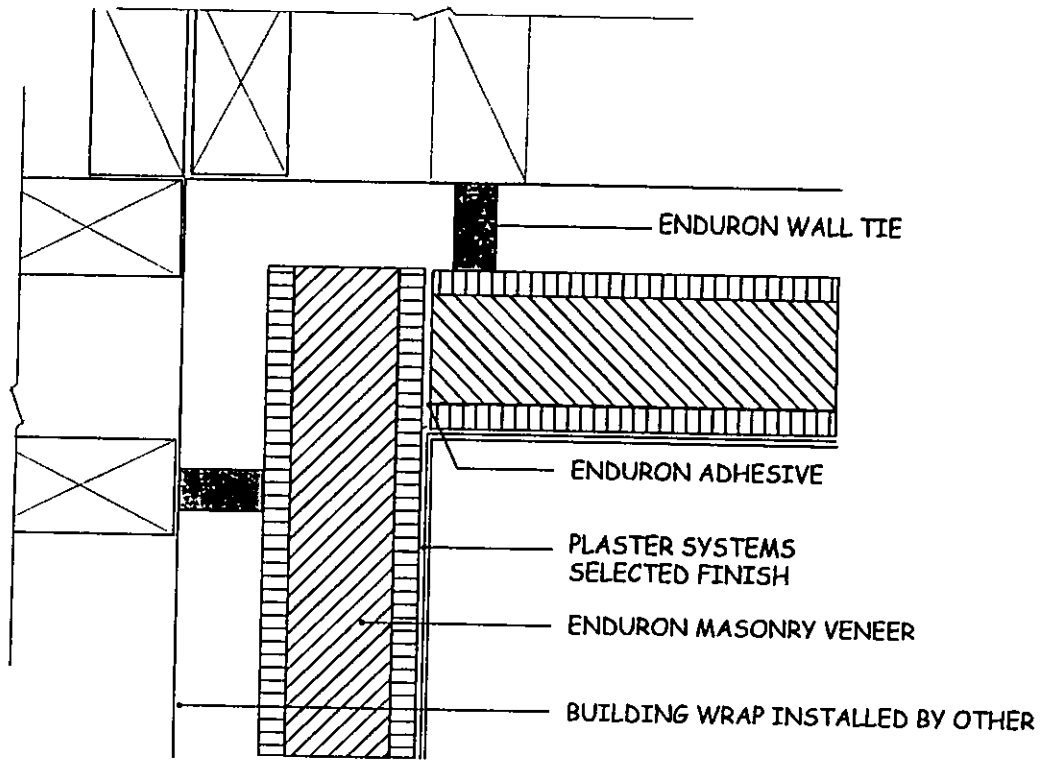
04 EXTERNAL CORNER

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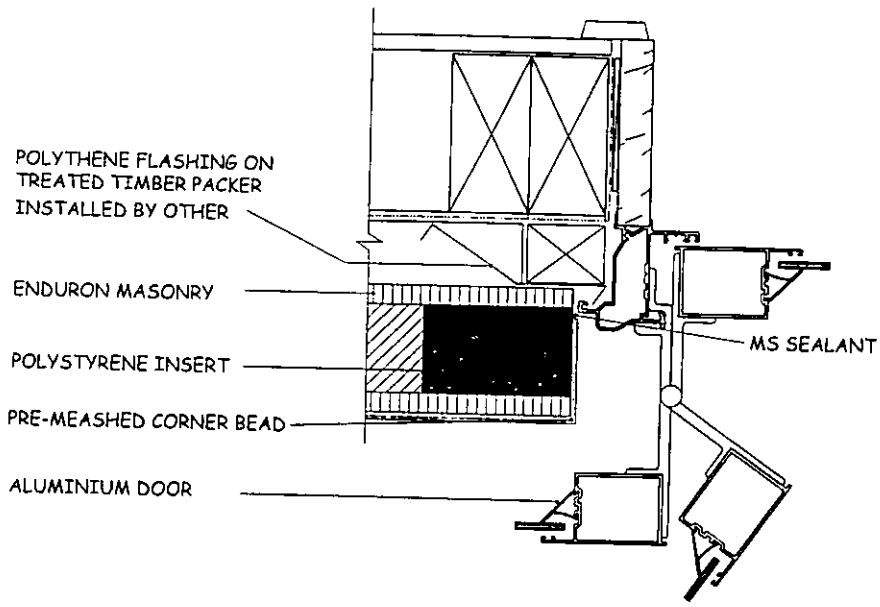
05 INTERNAL CORNER

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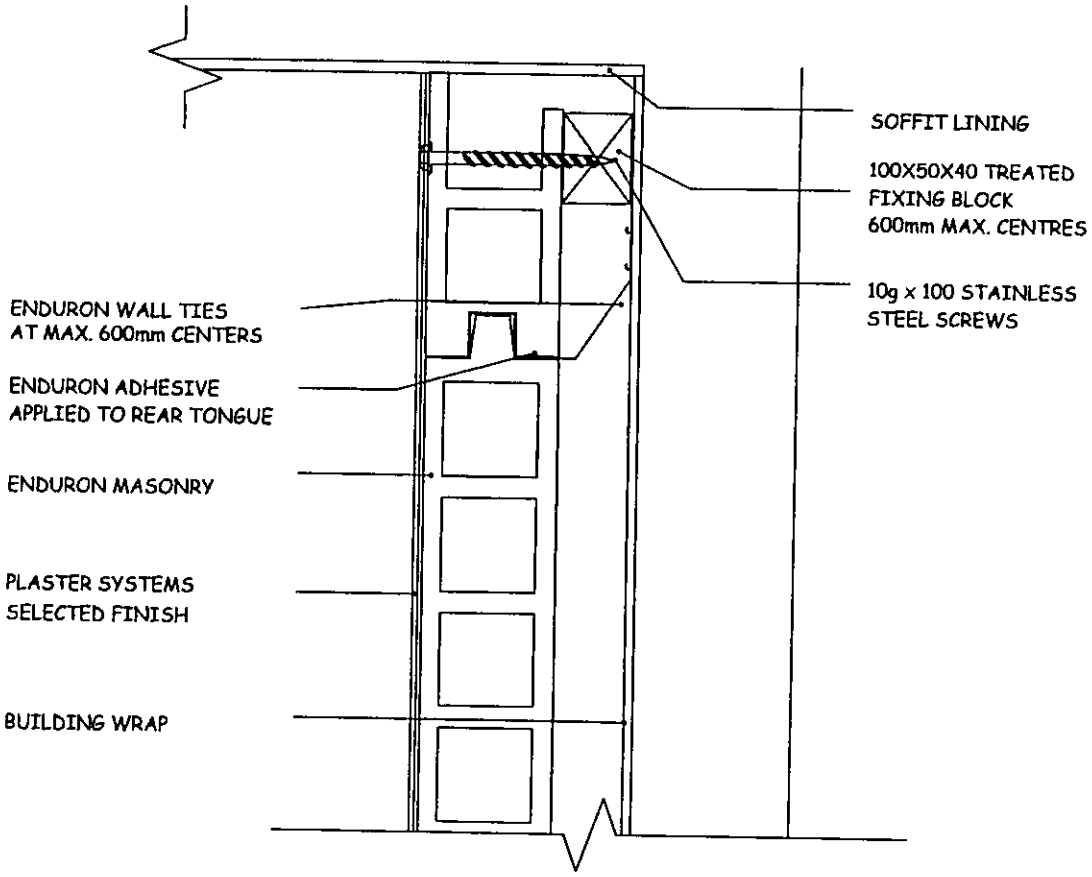


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07 DOOR JAMB

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08 SOFFIT DETAIL

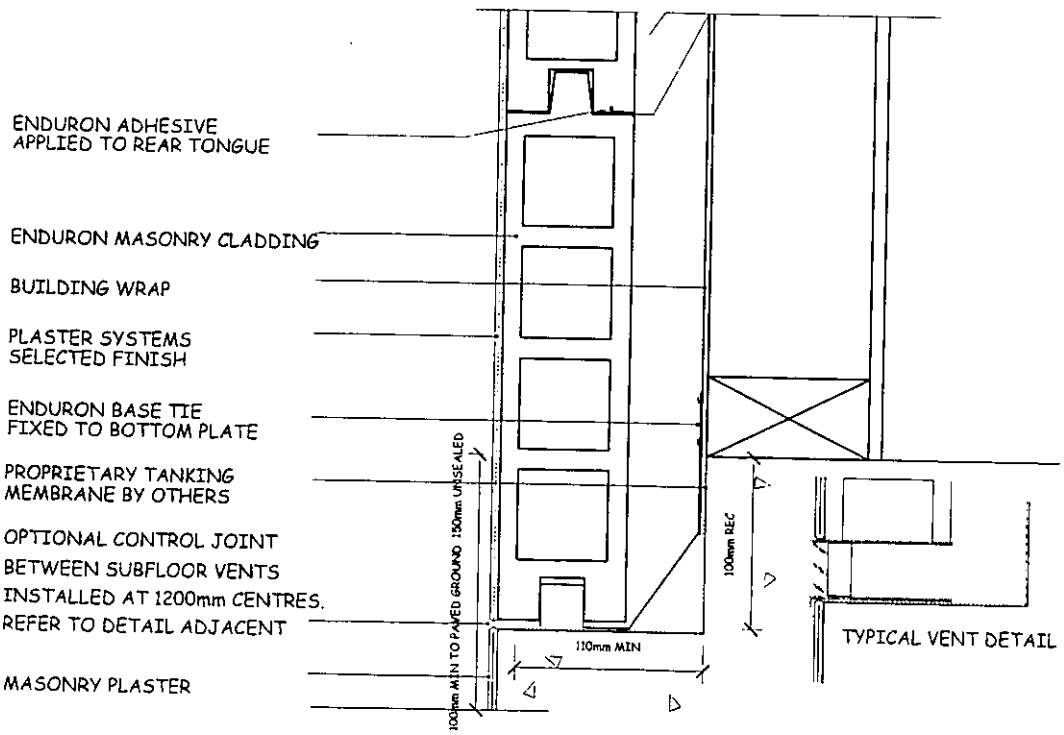
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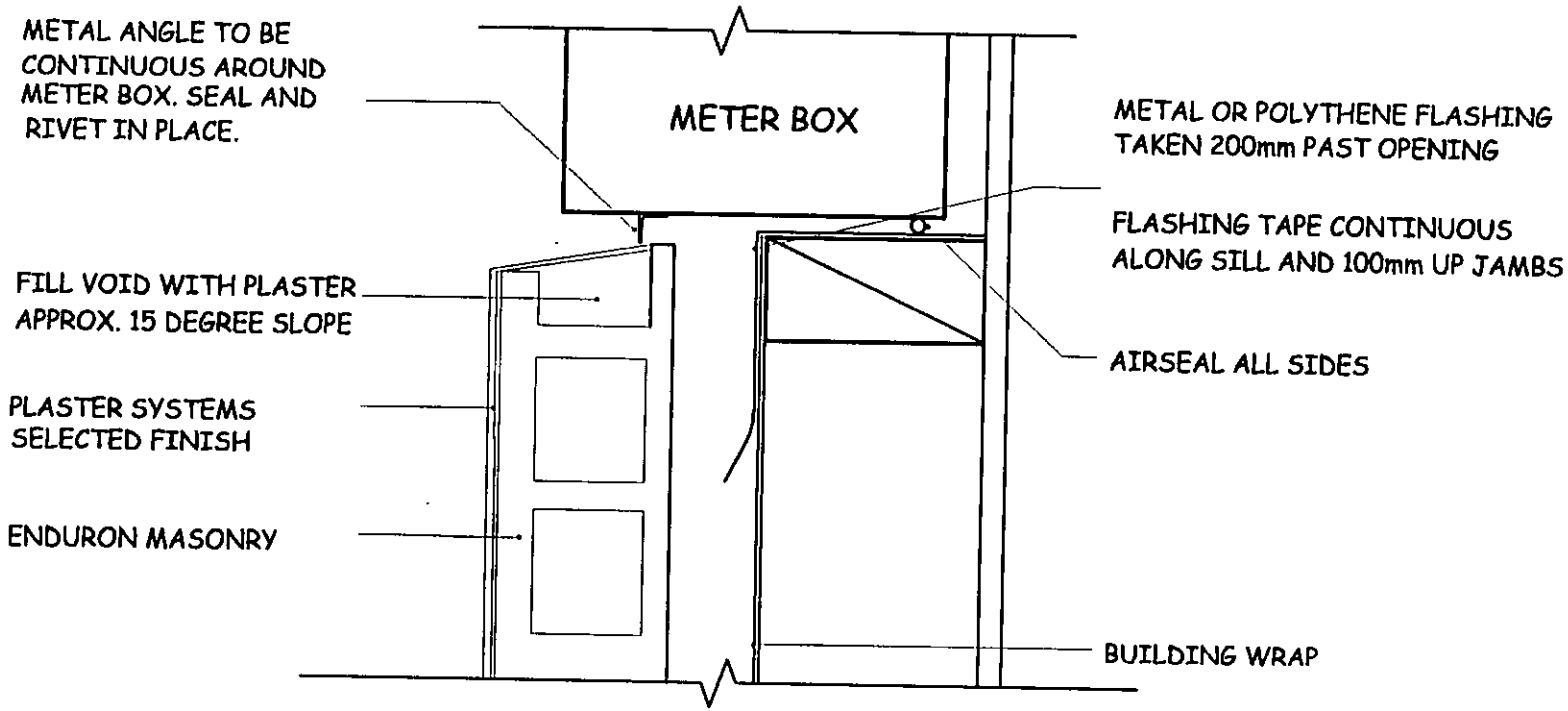
NOTE: OPTIONAL VENTS MUST ALLOW 1000 SQUARE mm PER METRE

09 CONCRETE SLAB FOUNDATION

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10 METER BOX SILL

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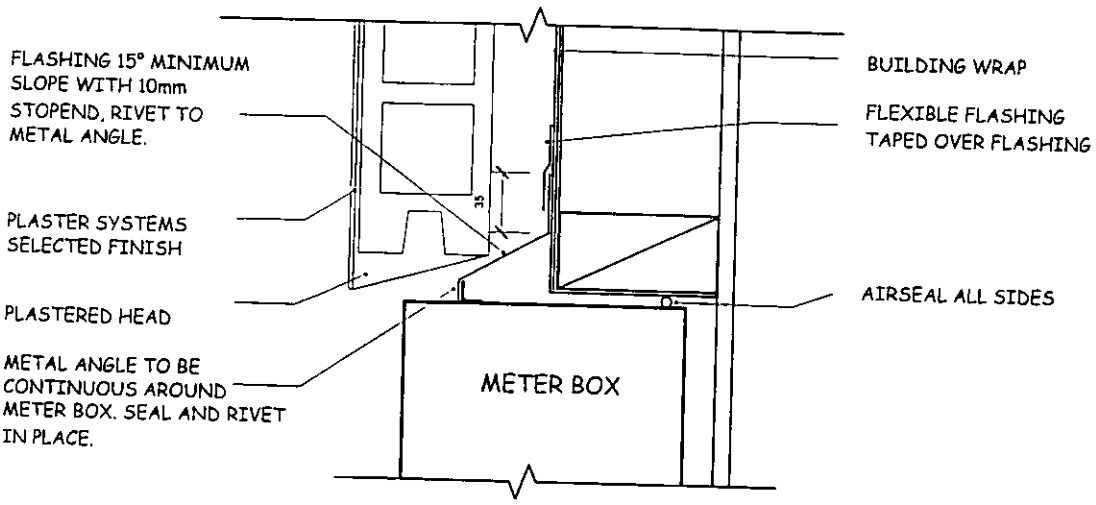
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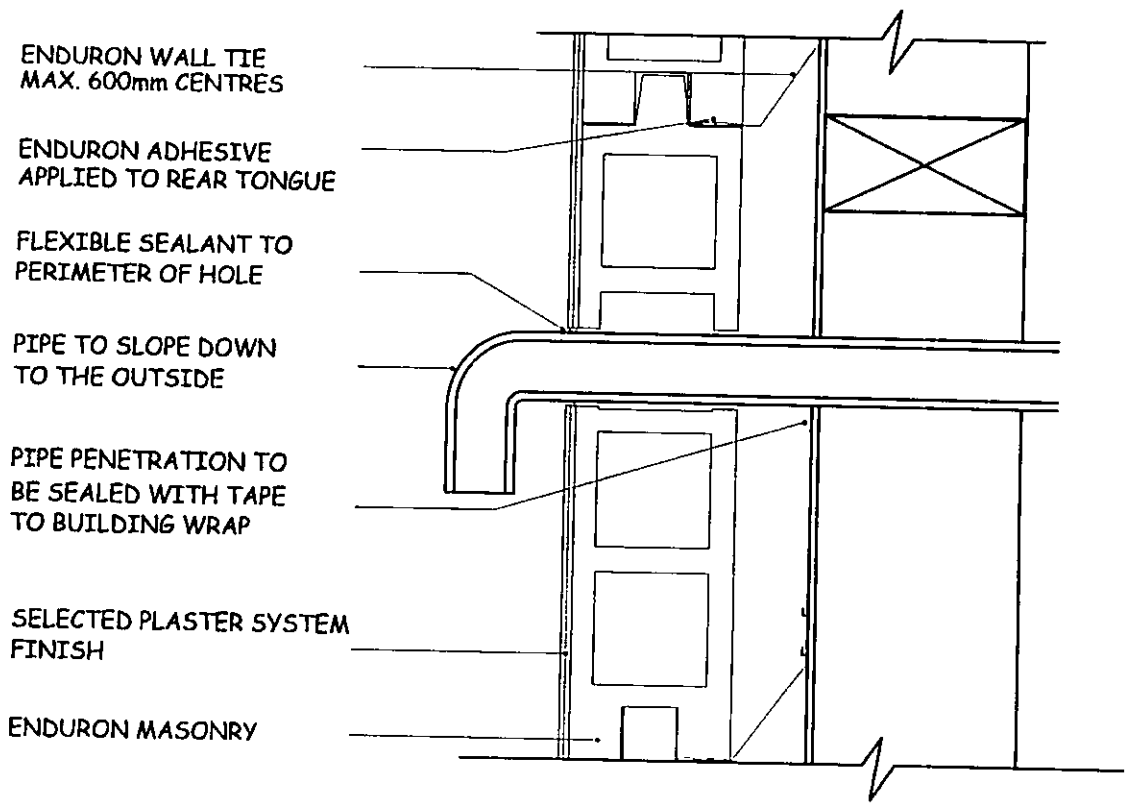
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11 METER BOX HEAD

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12 PIPE PENETRATION

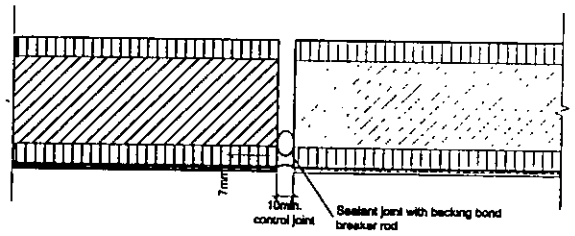
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13 VERTICAL CONTOL JOINT

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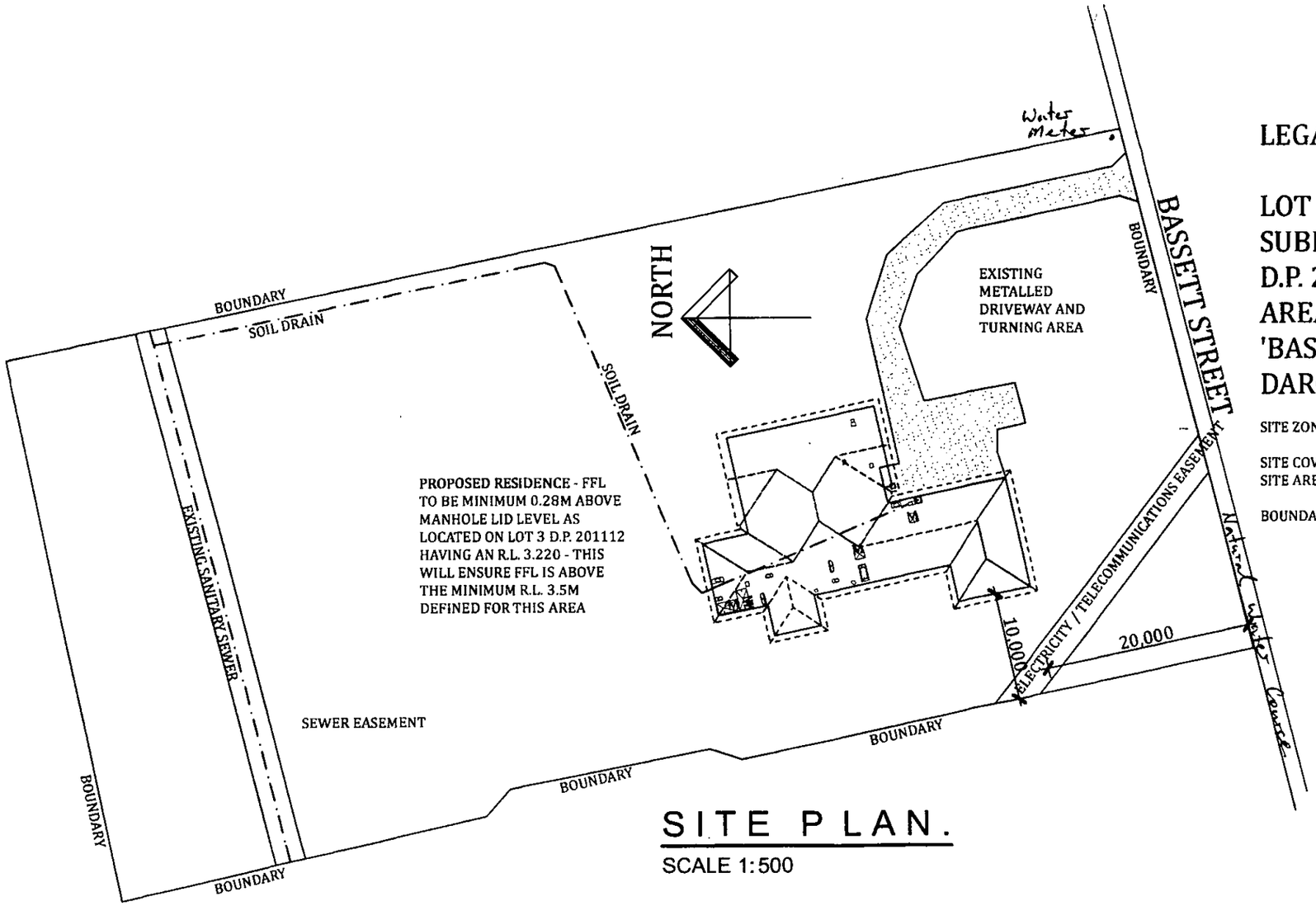
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BC 080752
BUILDING INSPECTOR



SITE PLAN.
SCALE 1:500

LEGAL DESCRIPTION

LOT 2 BEING A
SUBDIVISION OF LOT 2
D.P. 201112
AREA 6179 sqm
'BASSETT STREET'
DARGAVILLE.

SITE ZONE = RURAL

SITE COVERAGE
SITE AREA = 6179 m²

BOUNDARY SETBACKS:
ROAD = 10.0 m
SIDE AND REAR = 3m

PROJECT:
SIMPKIN RESIDENCE

BASSETT STREET
DARGAVILLE

B.C. ISSUE

WORK FROM FIGURED DIMENSIONS ONLY - DO NOT SCALE OFF THE DRAWINGS.

DESIGN:	JENNIAN	DRAWING NUMBER:
DRAWN:	DJ	01a
DATE:	24/09/2008	
SCALE:	AS SHOWN @ A3.	
Job No.	JAD	of 16

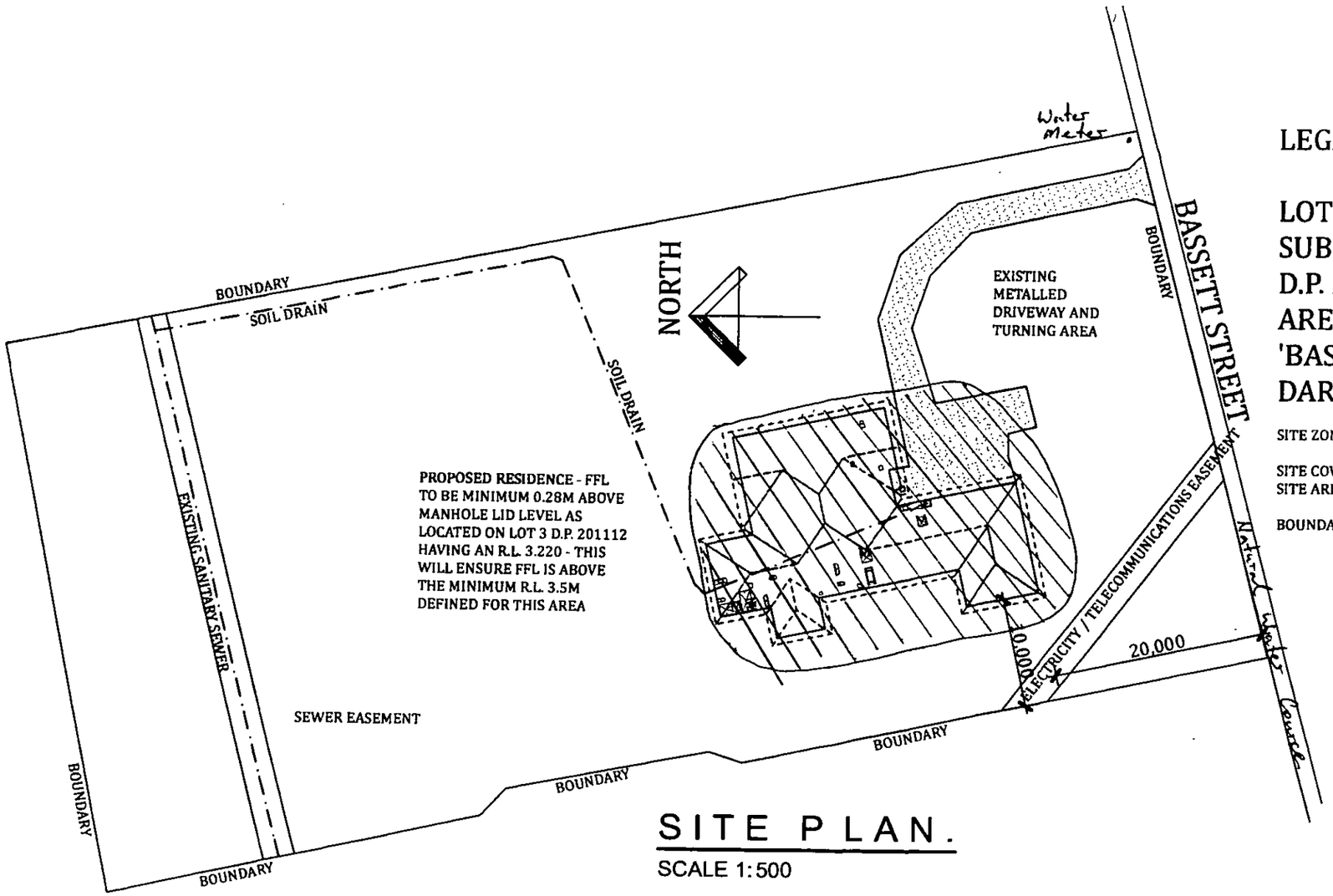
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(11) Area of Compacted Fill
To be controlled by Engineer when work proceeds.
Compaction test results to be filed with Council.



SITE PLAN.
SCALE 1:500

080752

LEGAL DESCRIPTION

LOT 2 BEING A
SUBDIVISION OF LOT 2
D.P. 201112
AREA 6179 sqm
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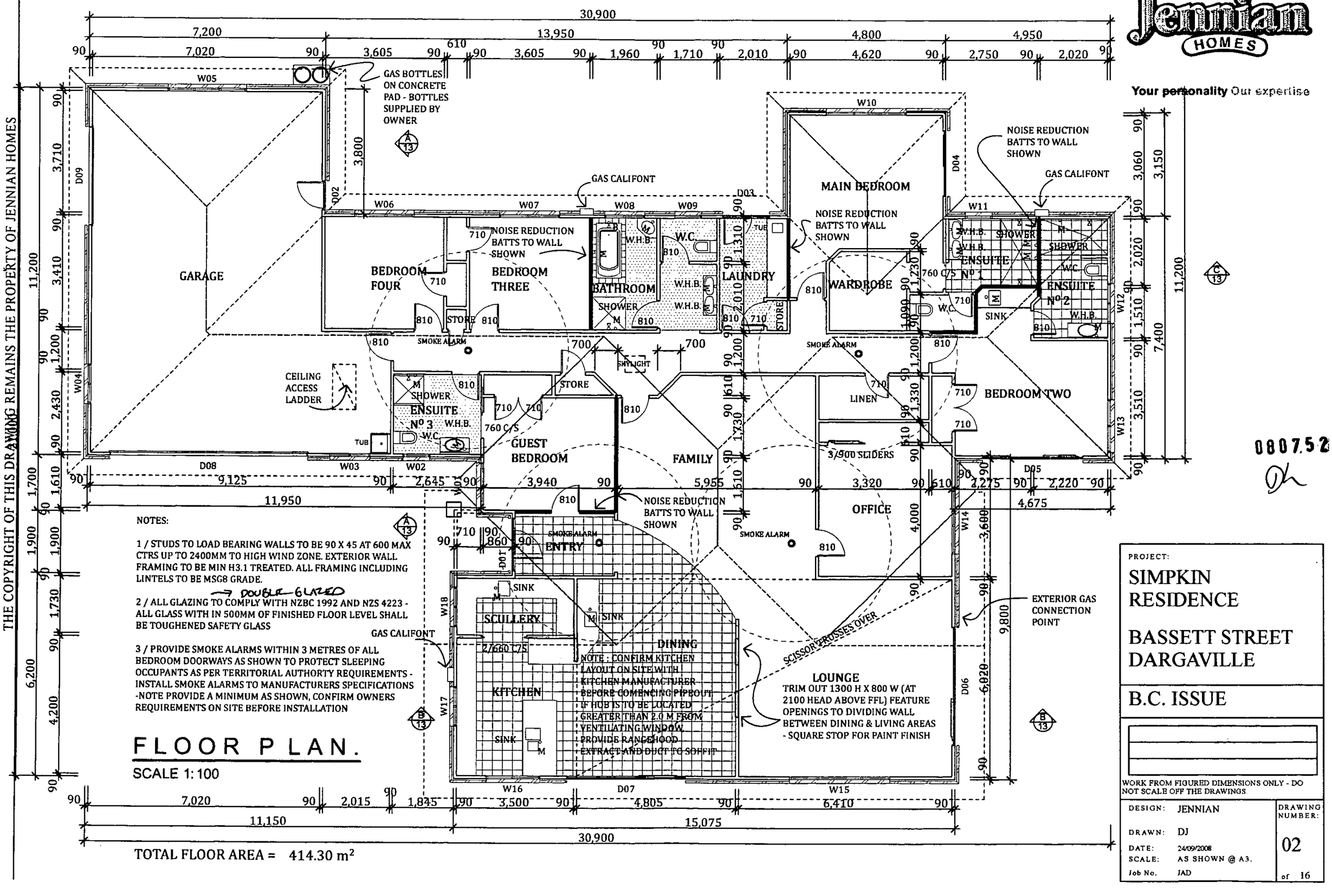
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NOTES:

1 / STUDS TO LOAD BEARING WALLS TO BE 90 X 45 AT 600 MAX CTRS UP TO 2400MM TO HIGH WIND ZONE. EXTERIOR WALL FRAMING TO BE MIN H3.1 TREATED. ALL FRAMING INCLUDING LINTELS TO BE MSG8 GRADE.

2 / ALL GLAZING TO COMPLY WITH NZBC 1992 AND NZS 4223 - ALL GLASS WITH IN 500MM OF FINISHED FLOOR LEVEL SHALL BE TOUGHENED SAFETY GLASS → DOUBLE GLAZED

3 / PROVIDE SMOKE ALARMS WITHIN 3 METRES OF ALL BEDROOM DOORWAYS AS SHOWN TO PROTECT SLEEPING OCCUPANTS AS PER TERRITORIAL AUTHORTY REQUIREMENTS - INSTALL SMOKE ALARMS TO MANUFACTURERS SPECIFICATIONS -NOTE PROVIDE A MINIMUM AS SHOWN, CONFIRM OWNERS REQUIREMENTS ON SITE BEFORE INSTALLATION

FLOOR PLAN.

SCALE 1:100

TOTAL FLOOR AREA = 414.30 m²

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PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

B.C. ISSUE

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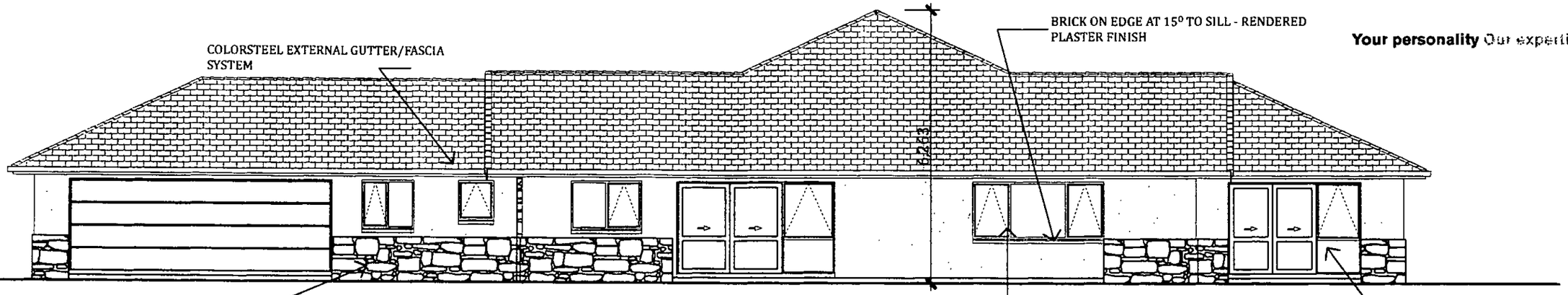
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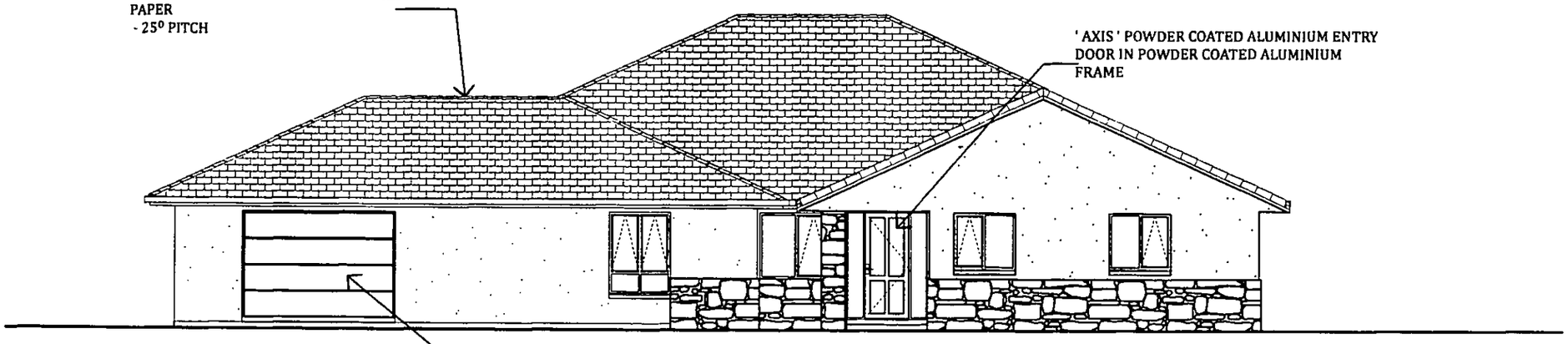
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EAST ELEVATION.

SCALE 1:100



SOUTH ELEVATION.

SCALE 1:100

080752

PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

B.C. ISSUE

WORK FROM FIGURED DIMENSIONS ONLY - DO NOT SCALE OFF THE DRAWINGS.

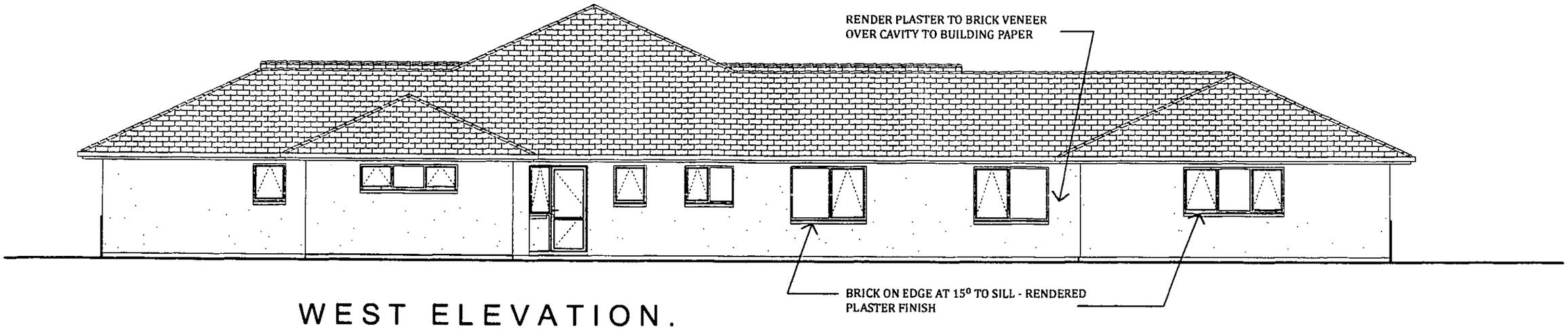
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DRAWN:	DJ		
DATE:	24/09/2008		
SCALE:	AS SHOWN @ A3.		
Job No.	JAD		of 16

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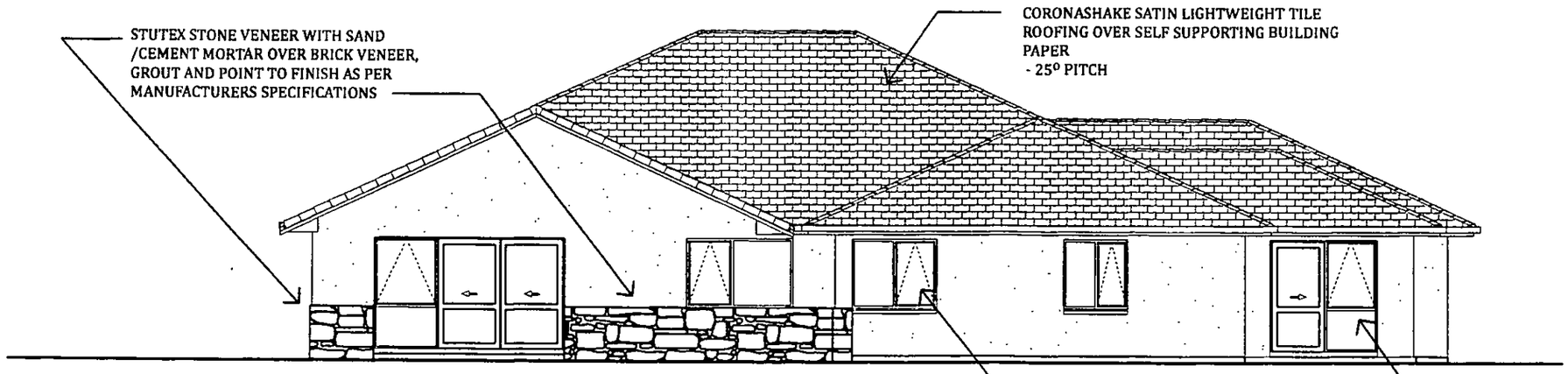
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WEST ELEVATION.

SCALE 1:100

080752



NORTH ELEVATION.

SCALE 1:100

PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

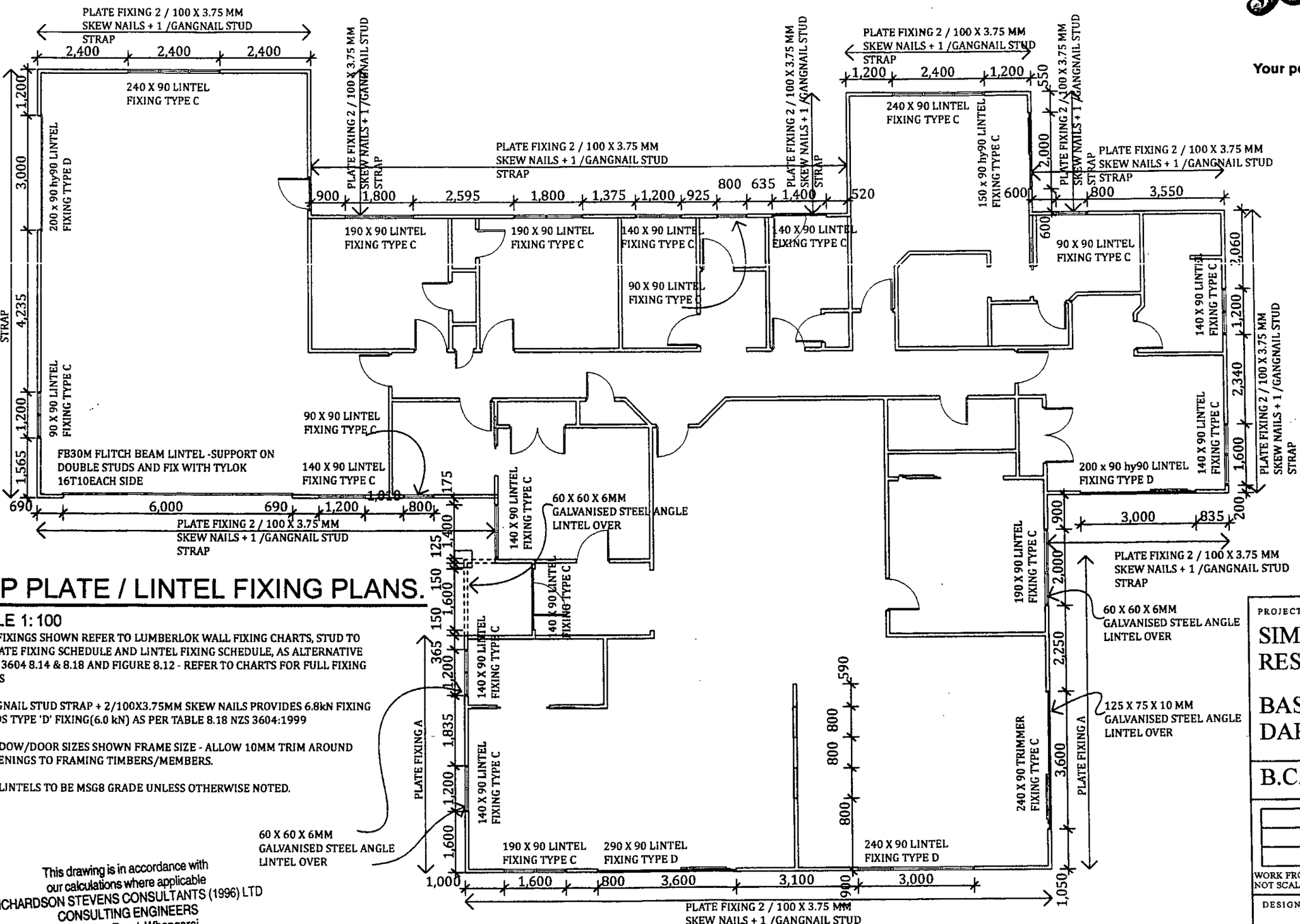
B.C. ISSUE

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DRAWN:	DJ	04
DATE:	24/09/2008	
SCALE:	AS SHOWN @ A3.	
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TOP PLATE / LINTEL FIXING PLANS.

SCALE 1: 100

NOTE: FIXINGS SHOWN REFER TO LUMBERLOK WALL FIXING CHARTS, STUD TO TOP PLATE FIXING SCHEDULE AND LINTEL FIXING SCHEDULE, AS ALTERNATIVE TO NZS 3604 8.14 & 8.18 AND FIGURE 8.12 - REFER TO CHARTS FOR FULL FIXING DETAILS

1/GANGNAIL STUD STRAP + 2/100X3.75MM SKEW NAILS PROVIDES 6.8kN FIXING EXCEEDS TYPE 'D' FIXING(6.0 kN) AS PER TABLE 8.18 NZS 3604:1999

2/ WINDOW/DOOR SIZES SHOWN FRAME SIZE - ALLOW 10MM TRIM AROUND ALL OPENINGS TO FRAMING TIMBERS/MEMBERS.

3/ ALL LINTELS TO BE MSG8 GRADE UNLESS OTHERWISE NOTED.

This drawing is in accordance with our calculations where applicable
RICHARDSON STEVENS CONSULTANTS (1996) LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei

Per _____ Chartered Professional Engineer

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PROJECT:
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BASSETT STREET
DARGAVILLE

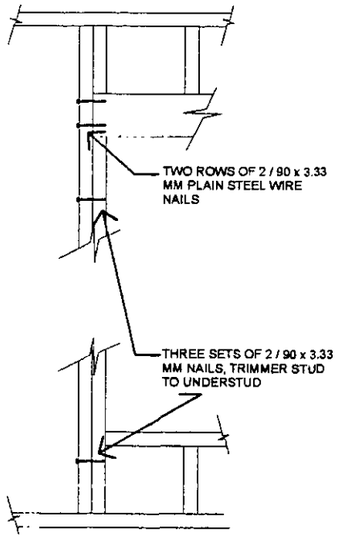
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DATE:	25/09/2008	
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Job No.	JAD	of 16

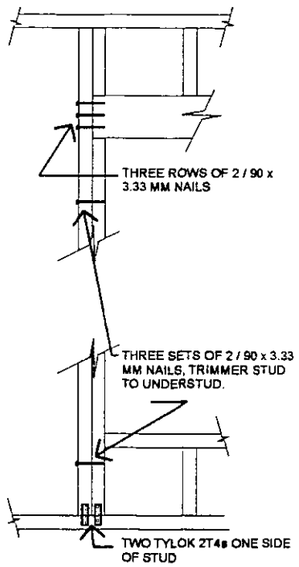
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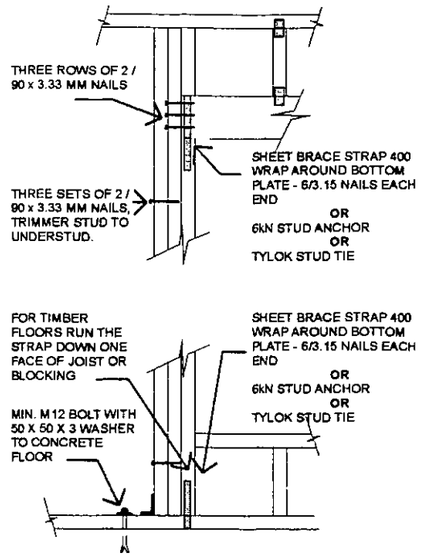
TYPE A
1.4kN

ALL OTHER NAILING AS PER TABLE 8.19



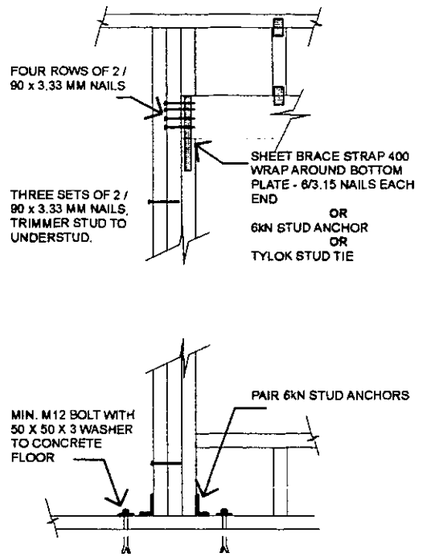
TYPE B
4.0kN

ALL OTHER NAILING AS PER TABLE 8.19



TYPE C
7.5kN

ALL OTHER NAILING AS PER TABLE 8.19



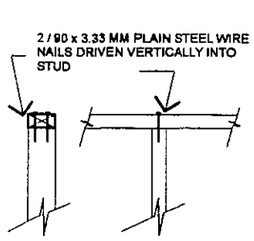
TYPE D
13.5kN

ALL OTHER NAILING AS PER TABLE 8.19

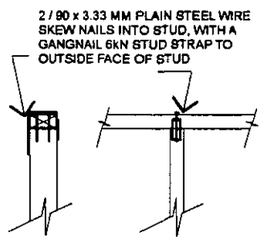
TOP PLATE FIXINGS .

SCALE 1:20

REFER LUMBERLOK WALL FIXING CHART, STUD TO TOP PLATF FIXING SCHEDULE (alternative to NZS 3604 : 1999)



TYPE A
0.7kN



TYPE D - 6.0kN REQUIRED
ALTERNATIVE (PROVIDES 6.8kN)

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PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

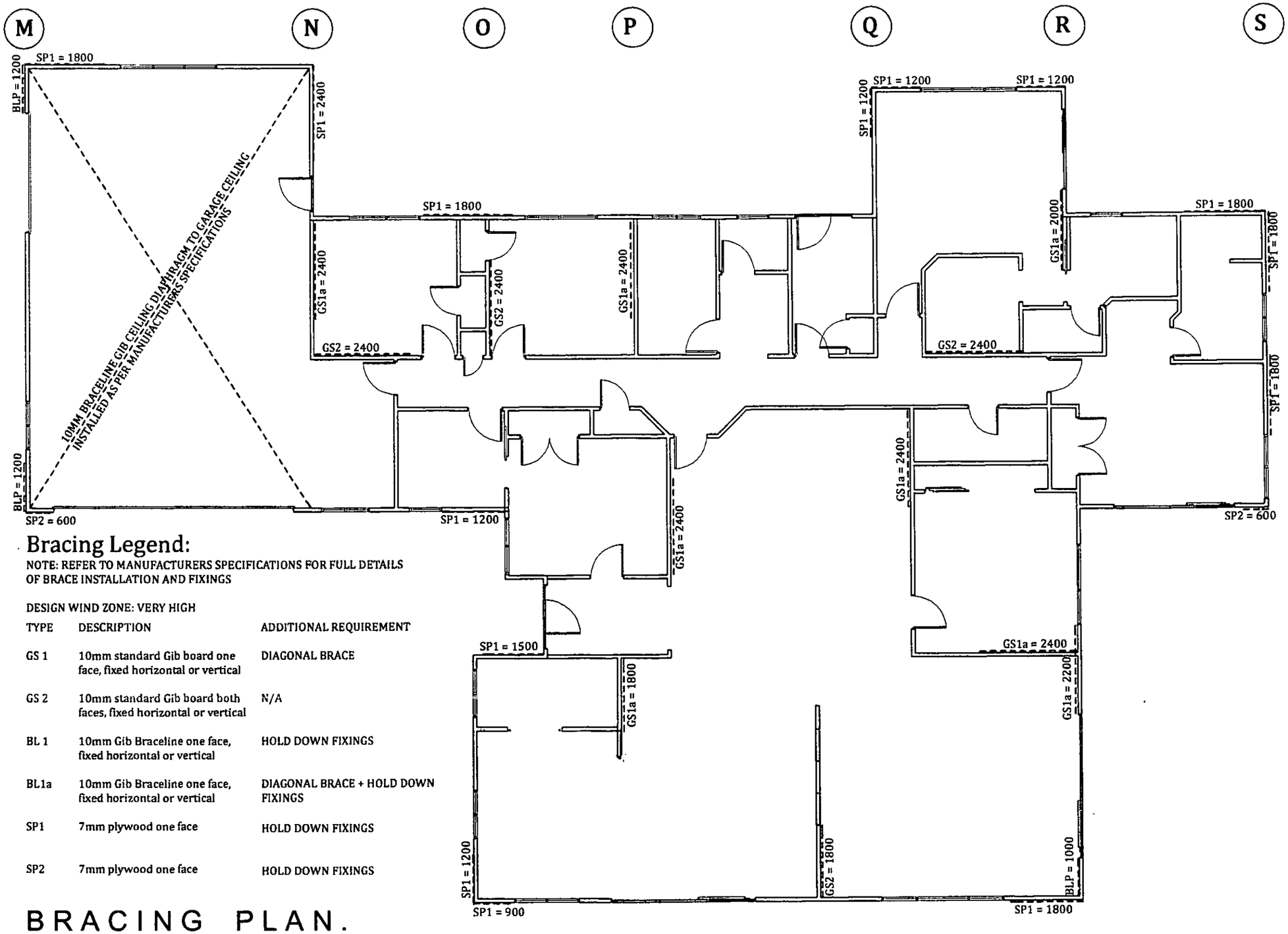
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DESIGN:	JENNIAN	DRAWING NUMBER:
DRAWN:	DJ	06
DATE:	24/09/2008	
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Bracing Legend:

NOTE: REFER TO MANUFACTURERS SPECIFICATIONS FOR FULL DETAILS OF BRACE INSTALLATION AND FIXINGS

DESIGN WIND ZONE: VERY HIGH

TYPE	DESCRIPTION	ADDITIONAL REQUIREMENT
GS 1	10mm standard Gib board one face, fixed horizontal or vertical	DIAGONAL BRACE
GS 2	10mm standard Gib board both faces, fixed horizontal or vertical	N/A
BL 1	10mm Gib Braceline one face, fixed horizontal or vertical	HOLD DOWN FIXINGS
BL1a	10mm Gib Braceline one face, fixed horizontal or vertical	DIAGONAL BRACE + HOLD DOWN FIXINGS
SP1	7mm plywood one face	HOLD DOWN FIXINGS
SP2	7mm plywood one face	HOLD DOWN FIXINGS

BRACING PLAN.

SCALE 1:100

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PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

B.C. ISSUE

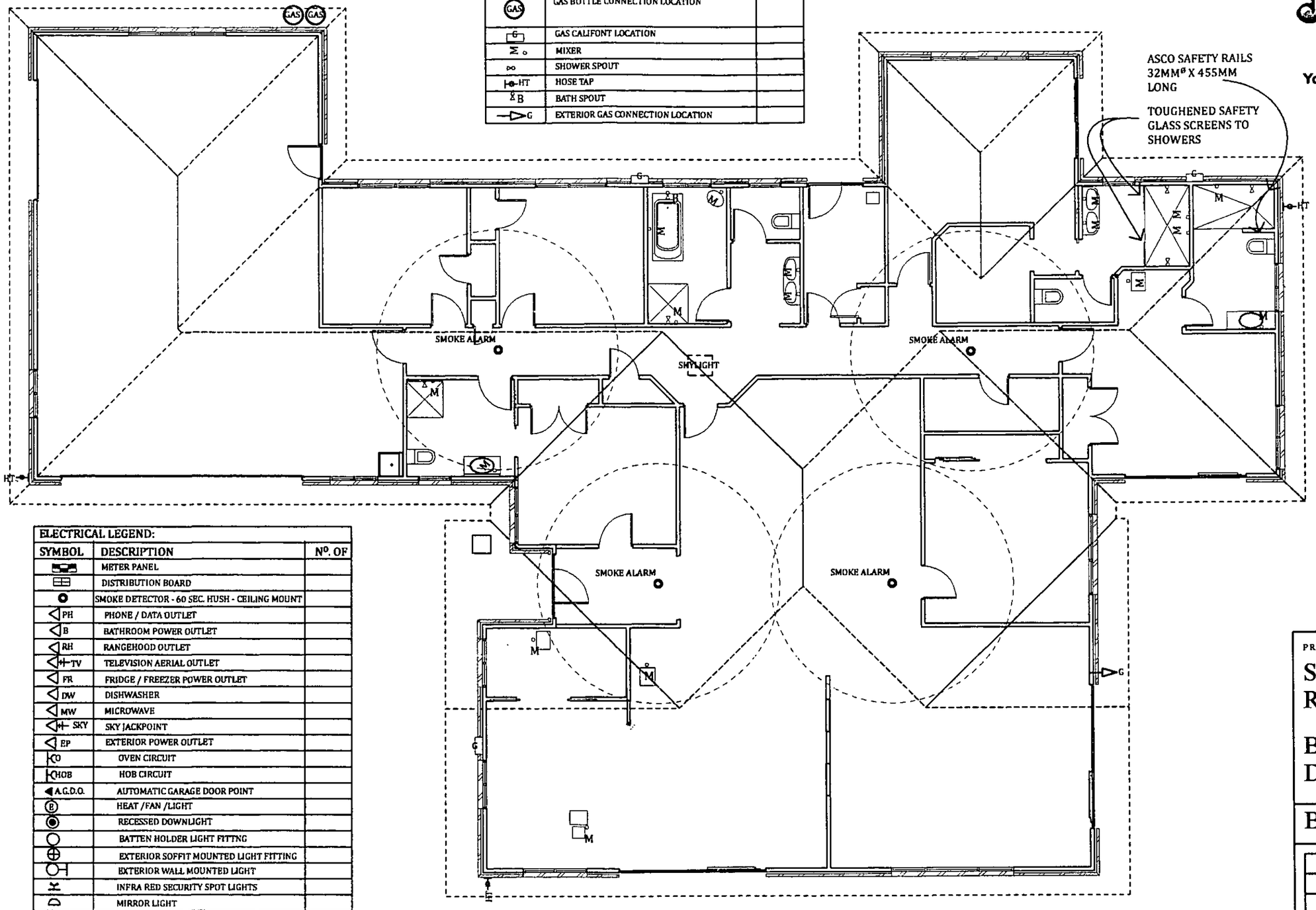
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DATE:	24/09/2008		
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PLUMBING LEGEND:		
SYMBOL	DESCRIPTION	Nº. OF
GAS	GAS BOTTLE CONNECTION LOCATION	
G	GAS CALIFONT LOCATION	
M	MIXER	
	SHOWER SPOUT	
HT	HOSE TAP	
B	BATH SPOUT	
G	EXTERIOR GAS CONNECTION LOCATION	



ELECTRICAL LEGEND:		
SYMBOL	DESCRIPTION	Nº. OF
	METER PANEL	
	DISTRIBUTION BOARD	
	SMOKE DETECTOR - 60 SEC. HUSH - CEILING MOUNT	
PH	PHONE / DATA OUTLET	
B	BATHROOM POWER OUTLET	
RH	RANGEHOOD OUTLET	
TV	TELEVISION AERIAL OUTLET	
FR	FRIDGE / FREEZER POWER OUTLET	
DW	DISHWASHER	
MW	MICROWAVE	
SKY	SKY JACKPOINT	
EP	EXTERIOR POWER OUTLET	
O	OVEN CIRCUIT	
HOB	HOB CIRCUIT	
A.G.D.O.	AUTOMATIC GARAGE DOOR POINT	
	HEAT /FAN /LIGHT	
	RECESSED DOWNLIGHT	
	BATTEN HOLDER LIGHT FITTNG	
	EXTERIOR SOFFIT MOUNTED LIGHT FITTING	
	EXTERIOR WALL MOUNTED LIGHT	
	INFRA RED SECURITY SPOT LIGHTS	
	MIRROR LIGHT	
	ONE WAY LIGHT SWITCH	
	TWO WAY LIGHT SWITCH	
	DOUBLE POWER POINT	
	HEATED TOWEL RAIL	

ELECTRICAL & FITTINGS PLAN .

SCALE 1:100

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PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

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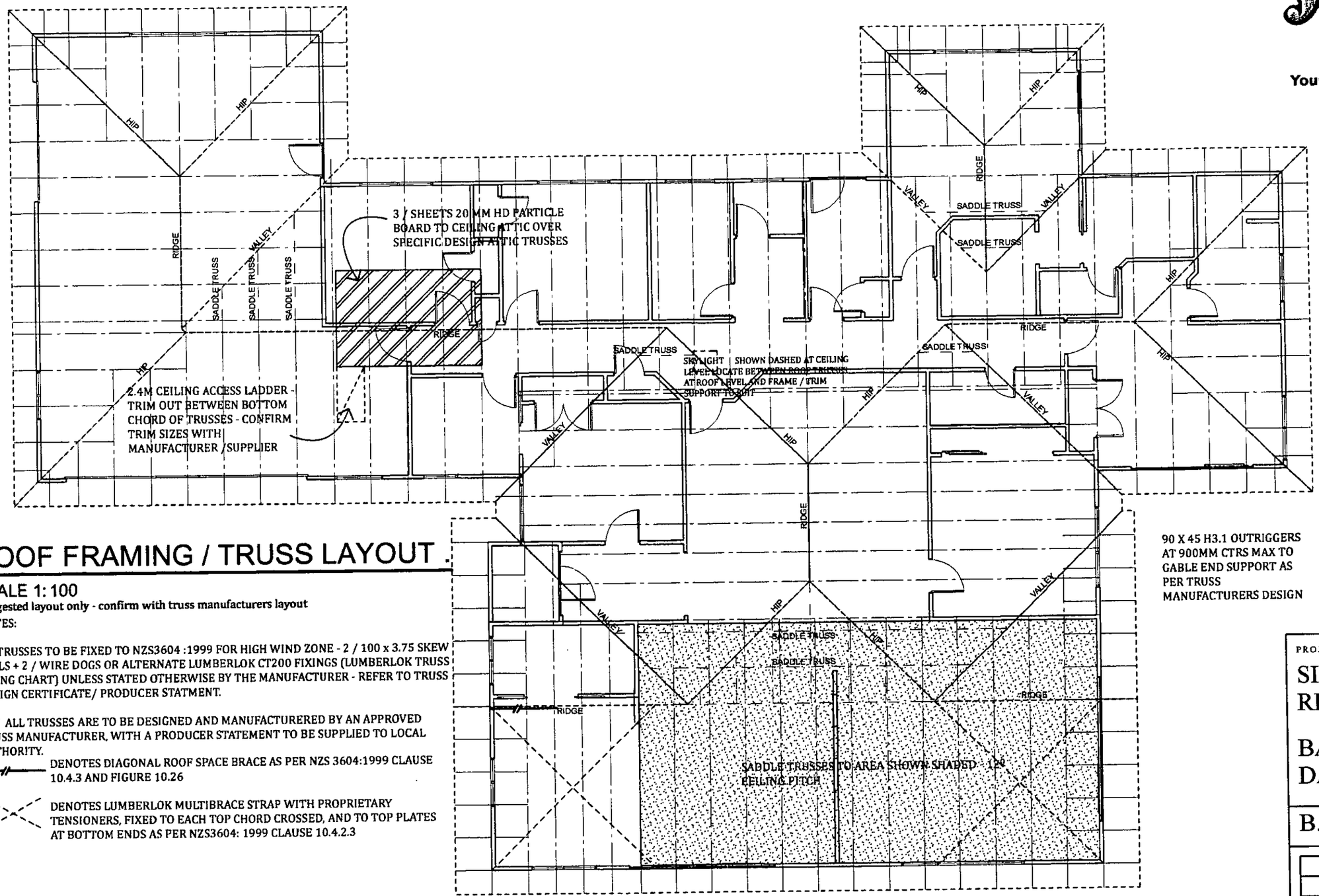
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ROOF FRAMING / TRUSS LAYOUT

SCALE 1: 100

suggested layout only - confirm with truss manufacturers layout

NOTES:

1/ TRUSSES TO BE FIXED TO NZS3604 :1999 FOR HIGH WIND ZONE - 2 / 100 x 3.75 SKEW NAILS + 2 / WIRE DOGS OR ALTERNATE LUMBERLOK CT200 FIXINGS (LUMBERLOK TRUSS FIXING CHART) UNLESS STATED OTHERWISE BY THE MANUFACTURER - REFER TO TRUSS DESIGN CERTIFICATE/ PRODUCER STATMENT.

2 / ALL TRUSSES ARE TO BE DESIGNED AND MANUFACTURERED BY AN APPROVED TRUSS MANUFACTURER, WITH A PRODUCER STATEMENT TO BE SUPPLIED TO LOCAL AUTHORITY.

—//— DENOTES DIAGONAL ROOF SPACE BRACE AS PER NZS 3604:1999 CLAUSE 10.4.3 AND FIGURE 10.26

DENOTES LUMBERLOK MULTIBRACE STRAP WITH PROPRIETARY TENSIONERS, FIXED TO EACH TOP CHORD CROSSED, AND TO TOP PLATES AT BOTTOM ENDS AS PER NZS3604: 1999 CLAUSE 10.4.2.3

90 X 45 H3.1 OUTRIGGERS AT 900MM CTRS MAX TO GABLE END SUPPORT AS PER TRUSS MANUFACTURERS DESIGN

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PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

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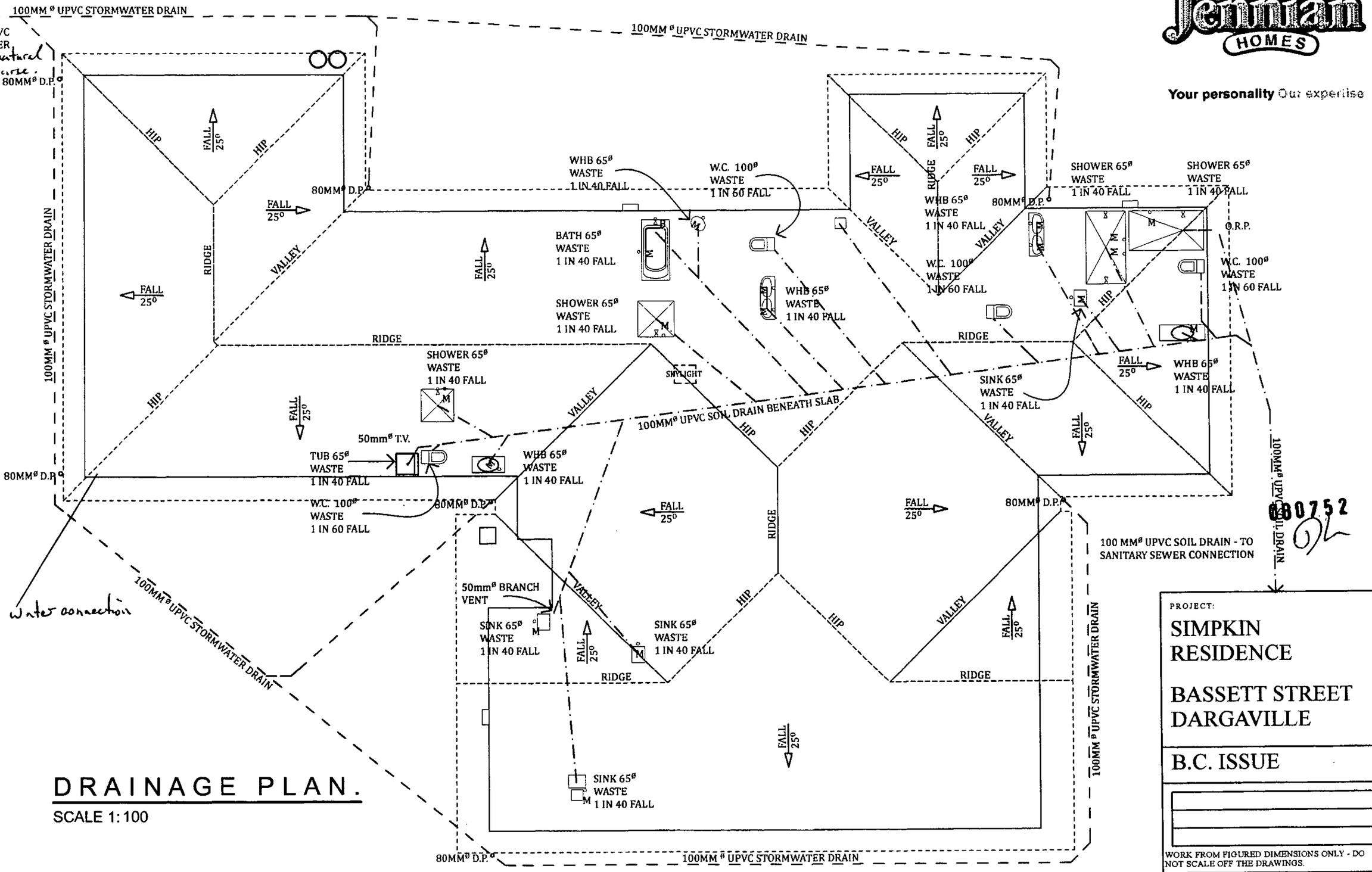
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DRAINAGE PLAN.

SCALE 1:100

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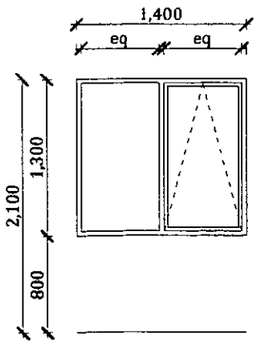
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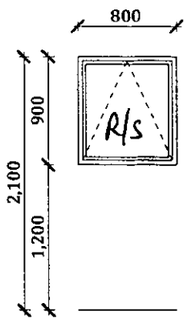
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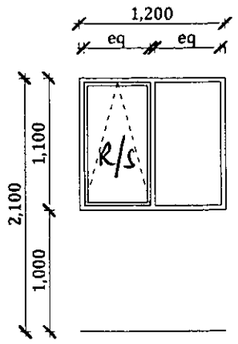
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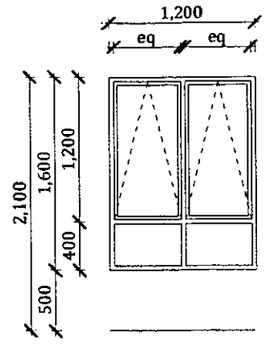
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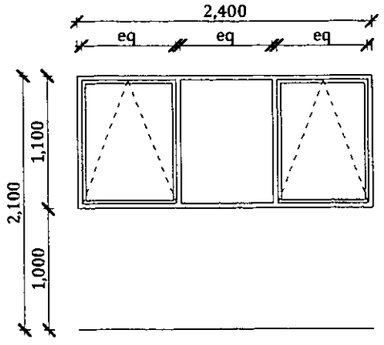
W02, W09
- OBSCURE GLASS



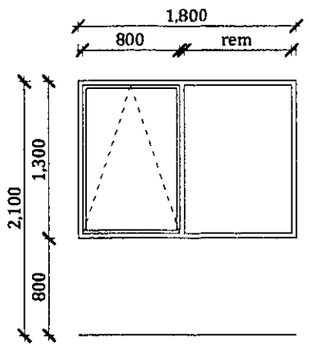
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- OBSCURE GLASS



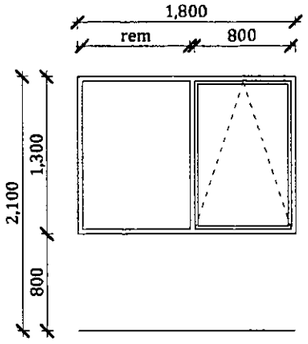
W04
- OBSCURE GLASS



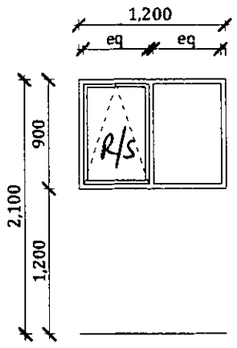
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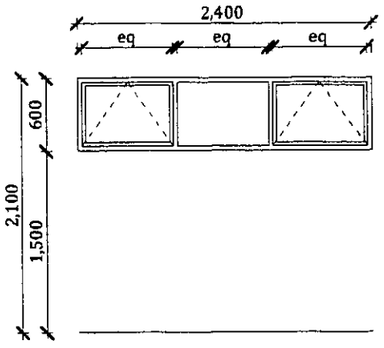
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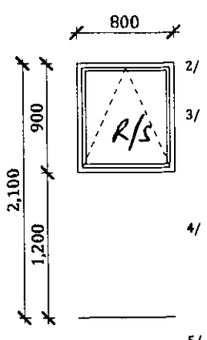
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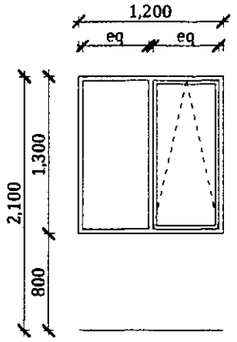
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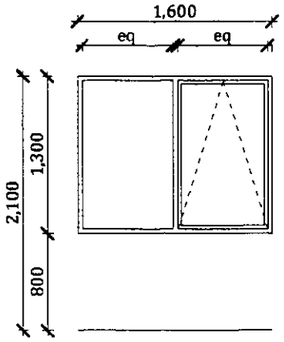
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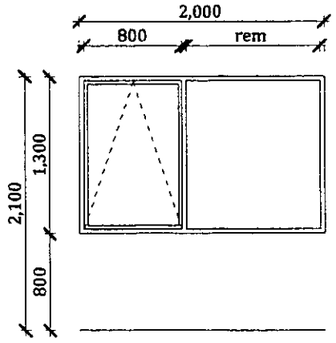
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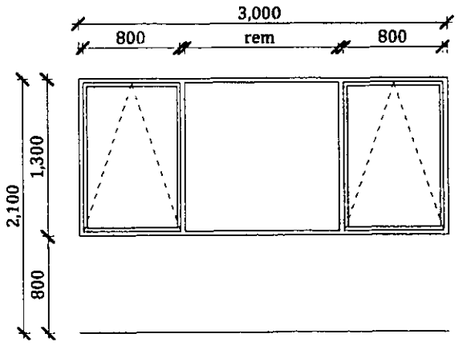
W12
- OBSCURE GLASS



W13



W14



W15

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DOUBLE GLAZING REQUIRED

JOINERY SCHEDULE .

SCALE 1:50

NOTES:

1/ MANUFACTURER TO CONFIRM ALL DIMENSIONS ON SITE BEFORE COMENCINGFABRICATION OF UNITS . MANUFACTURER TO ALLOW FOR TRIM ALLOWANCE TO ALL UNITS.

2/ ALL JOINERY UNITS SHOWN VIEWED FROM THE EXTERIOR

3/ JOINERY TO BE SELECTED COLOUR (FROM C1 RANGE) POWDER COATED ALUMINIUM WITH FOLDED FOLDED POWDER COATED ALUMINIUM HEAD AND SILL FLASHINGS TO MATCH INSTALLED TO WANZ AND CLADDING MANUFACTUERERS INSTALLATION INSTRUCTIONS

4/ GLAZING TO COMPLY WITH NZBC 1992 AND NZSS 4223. GLAZING WITHIN 500MM OF FLOOR LEVEL TO BE TOUGHENED SAFTEY GLASS AS REQUIRED. ALL GLAZING TO BE GREY TINT WITH OBSCURE TO BATHROOM, W.C AND ENSUITE AS NOTED. ALL UNITS SHALL BE DOUBLE GLAZED.

5/ MANUFACTURER TO PROVIDE ALL STAYS, HANDLE, LOCKS AND HARDWARE NECESSARY TO SECURE AND INSTALL ALL JOINERY, SASHES, AND DOORS AS SCHEDULED. RESTRICTED STAYS TO BE FITTED TO WINDOW SASHES TO COMPLY WITH THE BARRIER REQUIREMENTS OF NZBC 1992. ALL HANDLES TO BE COLOUR MATCHED TO JOINERY.

6/ ALL FRAMES TO HAVE H3.1 PINE JAMB LINERS FOR ARCHITRAVE FINISH

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PROJECT:

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BASSETT STREET DARGAVILLE

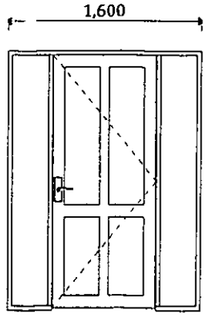
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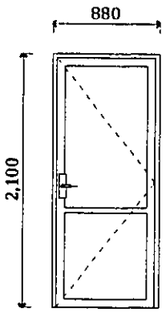
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DATE:	24/09/2008		
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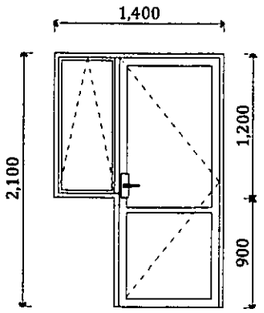
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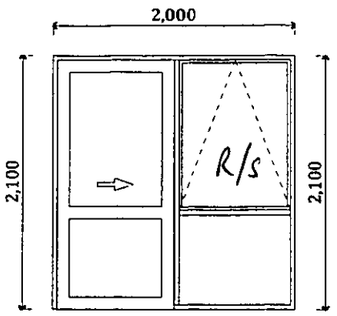
D01
860 'AXIS' ENTRY DOOR IN ALUMINIUM FRAME



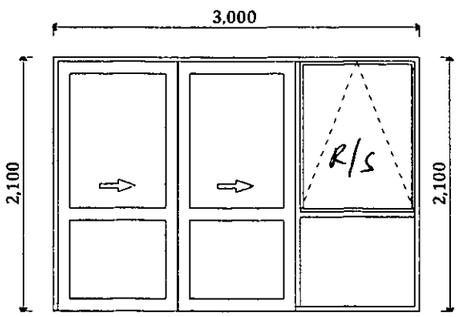
D02



D03



D04 RANCH SLIDER DOOR
Patio Bolt

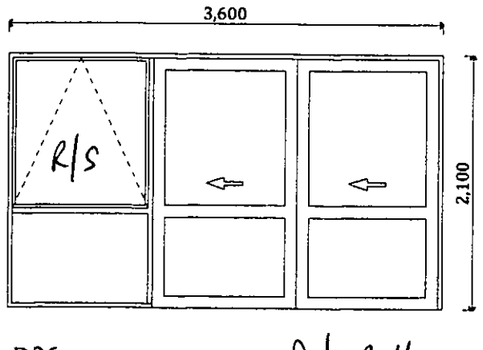


D05 STACKER SLIDER DOORS
Patio Bolt

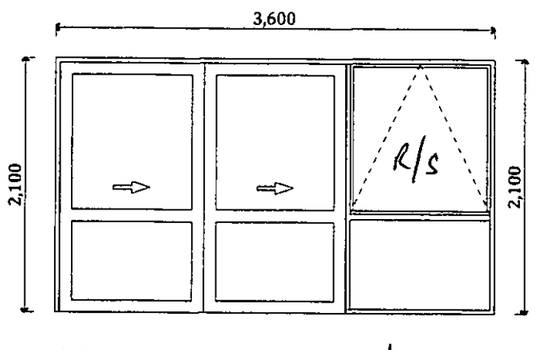
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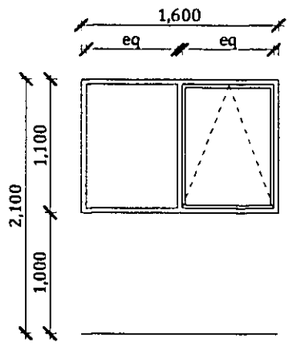
DOUBLE GLAZING REQUIRED



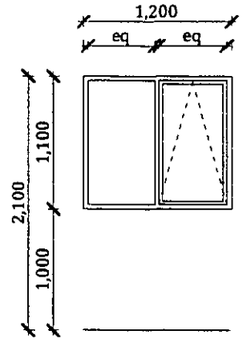
D06 STACKER SLIDER DOORS Patio Bolt



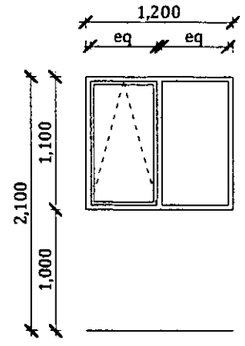
D07 STACKER SLIDER DOORS Patio Bolt



W16

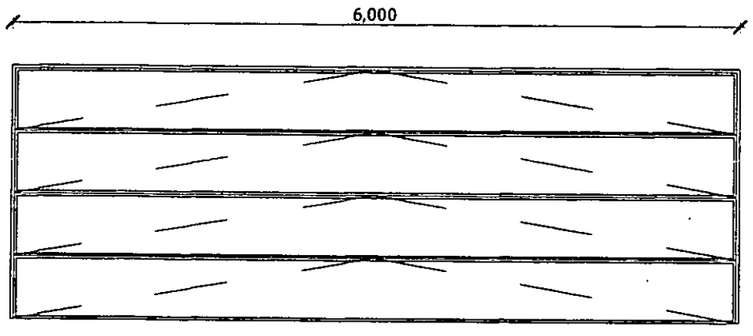


W17



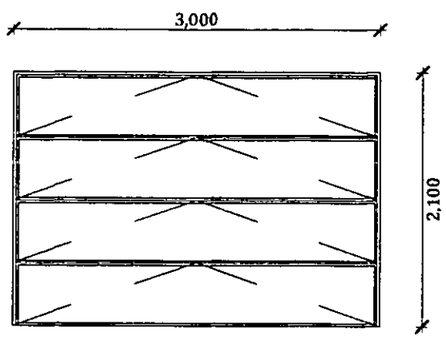
W18

080752



D08

GARADOR SECTIONAL GARAGE DOOR IN H3.2 PINE FRAME - C/W ELECTRIC OPENER AND TWO REMOTES



D09

GARADOR SECTIONAL GARAGE DOOR IN H3.2 PINE FRAME - C/W ELECTRIC OPENER AND TWO REMOTES

JOINERY SCHEDULE .

SCALE 1:50

PROJECT:
SIMPKIN RESIDENCE

BASSETT STREET
DARGAVILLE

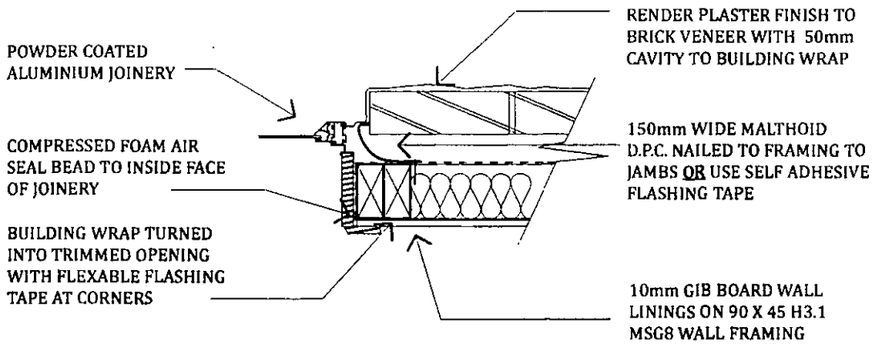
B.C. ISSUE

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DESIGN:	JENNIAN	DRAWING NUMBER:	12
DRAWN:	DJ		
DATE:	24/09/2008		
SCALE:	AS SHOWN @ A3.		
Job No.	JAD		of 16

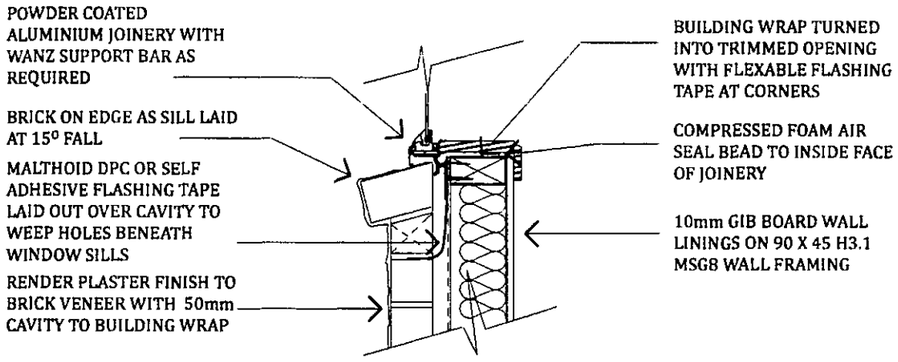
RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

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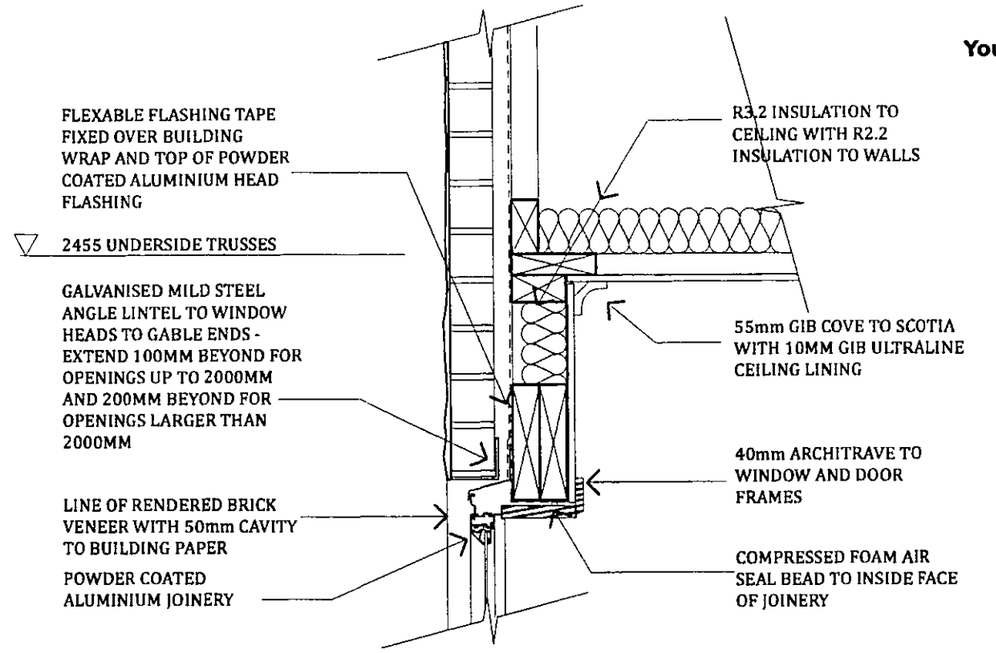
BRICK VENEER JAMB DETAIL .

SCALE 1:10



BRICK VENEER SILL DETAIL .

SCALE 1:10



BRICK VENEER HEAD DETAIL .

SCALE 1:10

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PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

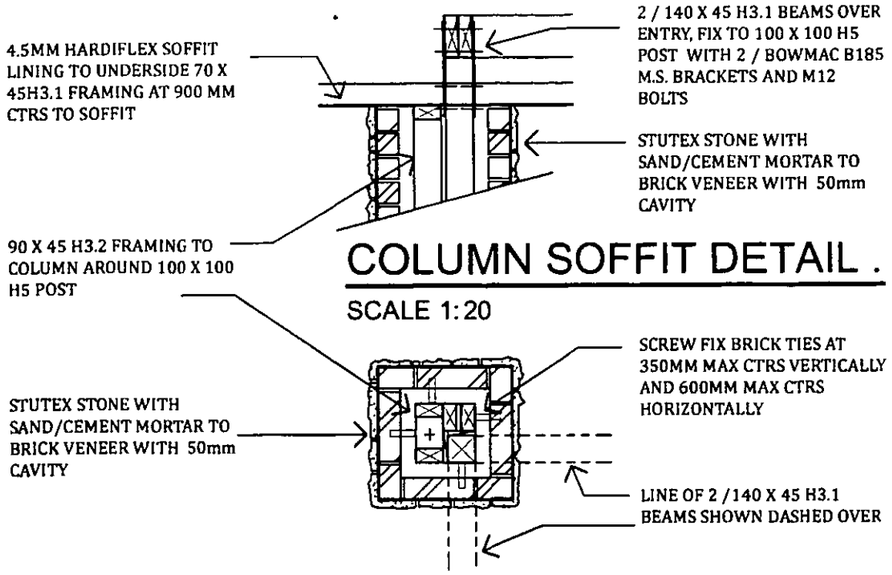
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DESIGN:	JENNIAN	DRAWING NUMBER:	14
DRAWN:	DJ		
DATE:	24/09/2008		
SCALE:	AS SHOWN @ A3.		
Job No.	JAD		of 16

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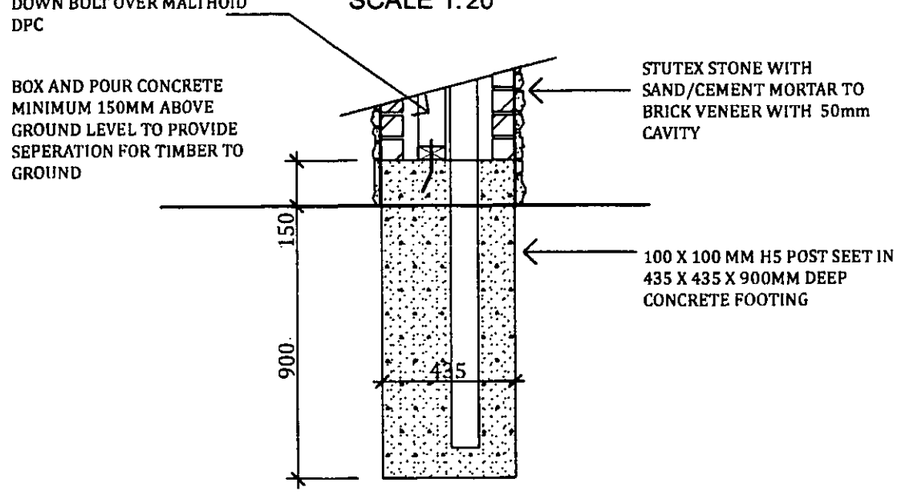


COLUMN SOFFIT DETAIL .

SCALE 1:20

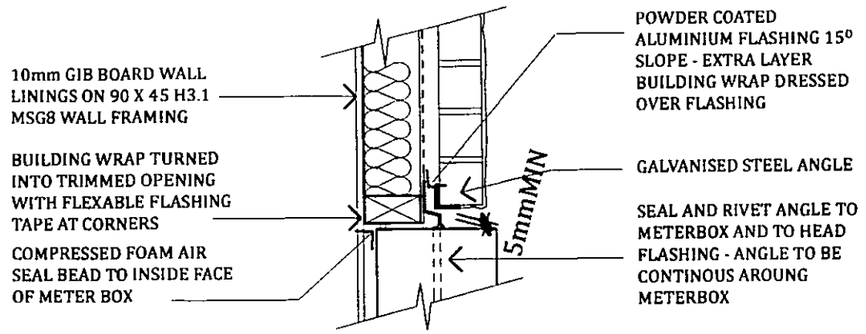
SECTION/PLAN THRU COLUMN.

SCALE 1:20



COLUMN BASE DETAIL .

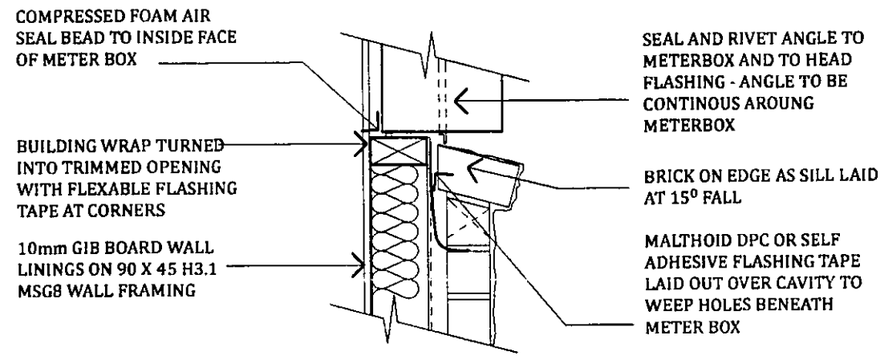
SCALE 1:20



METER BOX HEAD DETAIL .

SCALE 1:10

NOTE: AT SIDES AND BASE CLADDINGS SHALL OVERLAP ANGLE BY 10mm MINIMUM. CONTINOUSLY SEAL CLADDING AGAINST ANGLE



METER BOX SILL DETAIL .

SCALE 1:10

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PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

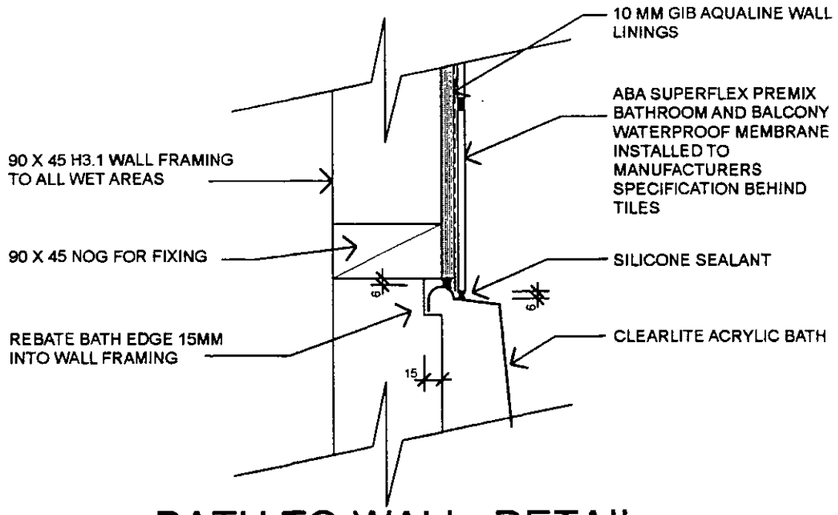
B.C. ISSUE

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DESIGN:	JENNIAN	DRAWING NUMBER:	
DRAWN:	DJ		15
DATE:	24/09/2008		
SCALE:	AS SHOWN @ A3.		
Job No.	JAD		of 16

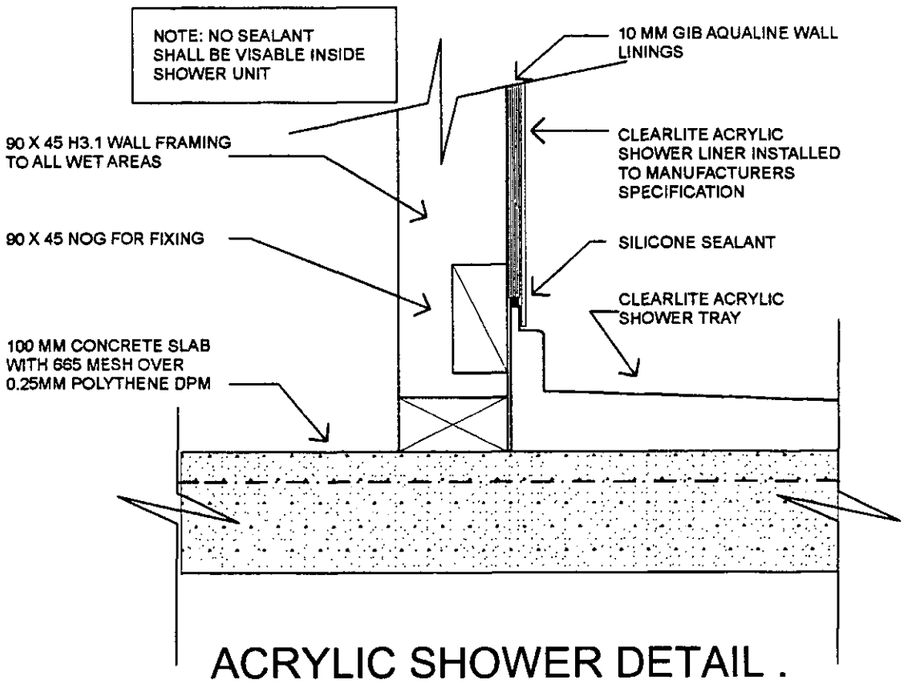
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BATH TO WALL DETAIL .

SCALE 1:5



ACRYLIC SHOWER DETAIL .

SCALE 1:5

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PROJECT:

SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

B.C. ISSUE

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DESIGN:	JENNIAN	DRAWING NUMBER:	16
DRAWN:	DJ		
DATE:	24/09/2008		
SCALE:	AS SHOWN @ A3.		
Job No.	JAD		of 16

RECEIVED: 12 May 2010 SCANNED: 12 May 2010 BOX: 1 BATCH: 54697 DOC: KDCAAJXH

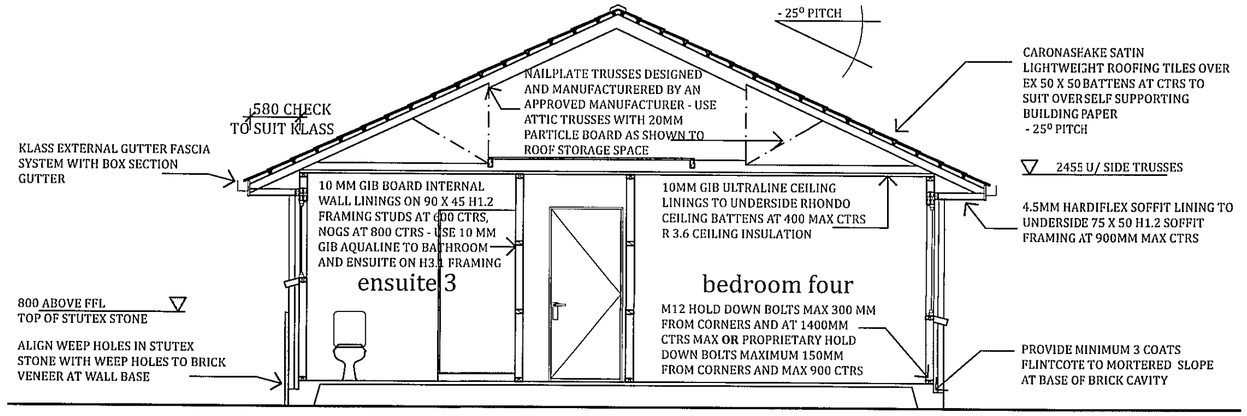
COUNCIL

(BRICK VENEER ONLY)
SUPERSEDED

SEE AMENDED CLADDING DETAILS

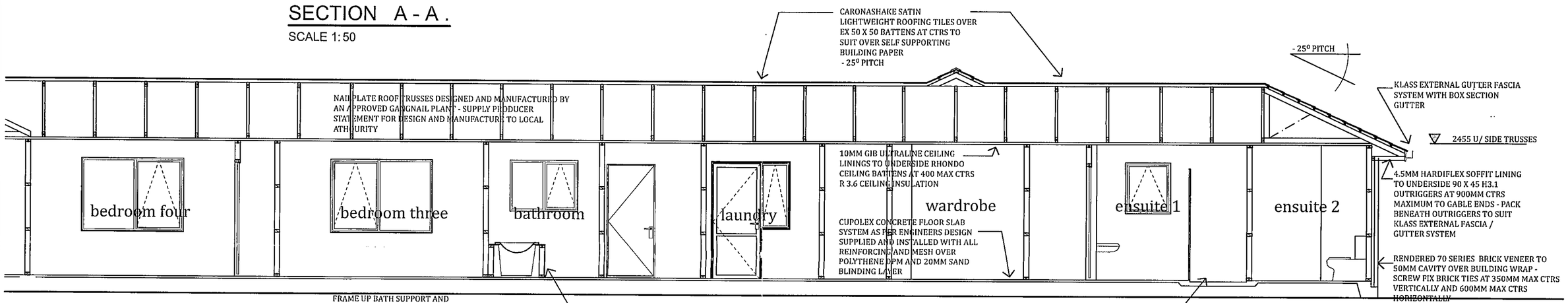
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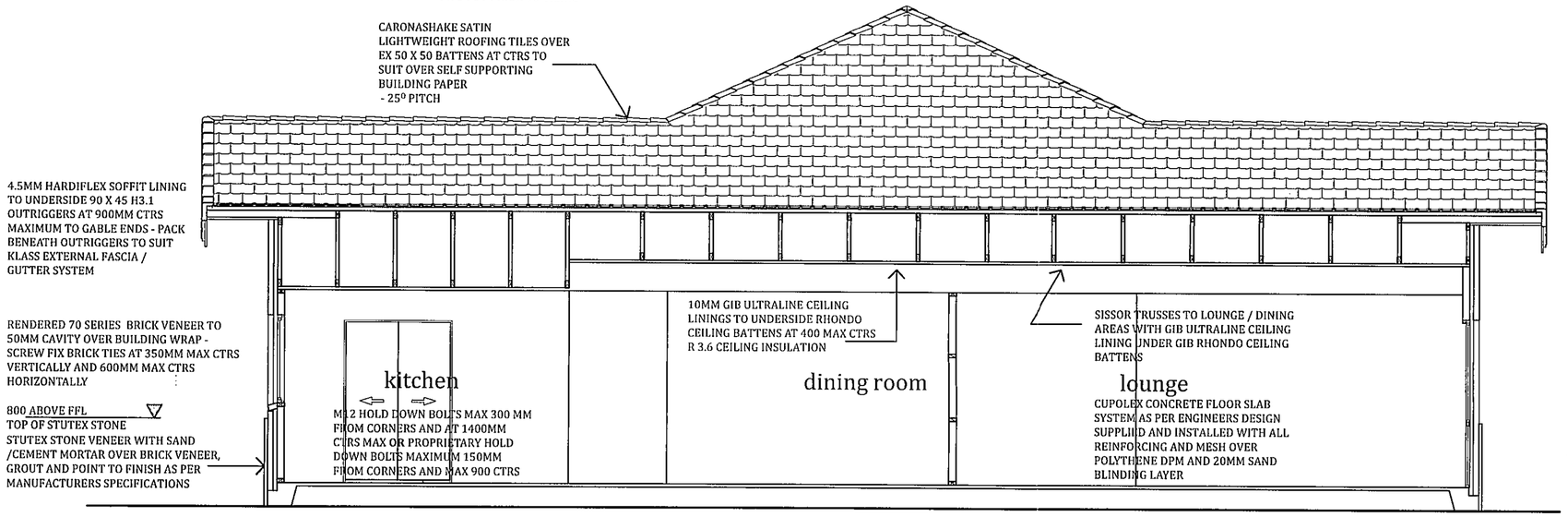
SECTION A - A.

SCALE 1:50



SECTION C - C.

SCALE 1:50



SECTION B - B.

SCALE 1:50

LF_597750B

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KAIPARA DISTRICT COUNCIL
BC 080752
BUILDING INSPECTOR

PROJECT:
SIMPKIN RESIDENCE

BASSETT STREET DARGAVILLE

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DESIGN:	JENNIAN	DRAWING NUMBER:
DRAWN:	DJ	13
DATE:	24/09/2008	
SCALE:	AS SHOWN @ A3.	
Job No.	JAD	of 16

021 121 8419 | lisa@pocklington.co.nz | pocklington.co.nz

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