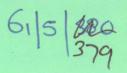
					Planning	:
				В	uild/Eng	
					LIM	
LOCATION:	R	URAL				
STREET ADDRESS	S: <u>2</u> :	26 Powell	Road		WATER STATE OF THE PARTY OF THE	
LEGAL DESCRIPT	ION: <u>L</u>	ot2DPS47	835		LUE	
VALUATION No:	<u>0</u> ′	7181/193.0	1			
OLD FILE No:	_					*
	AS	SSOCIATED	PARCELS			
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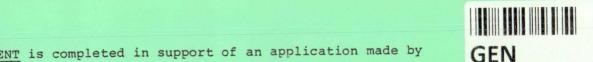
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The General Manager Whakatane District Council
Private Bag
WHAKATANE

4181/193.



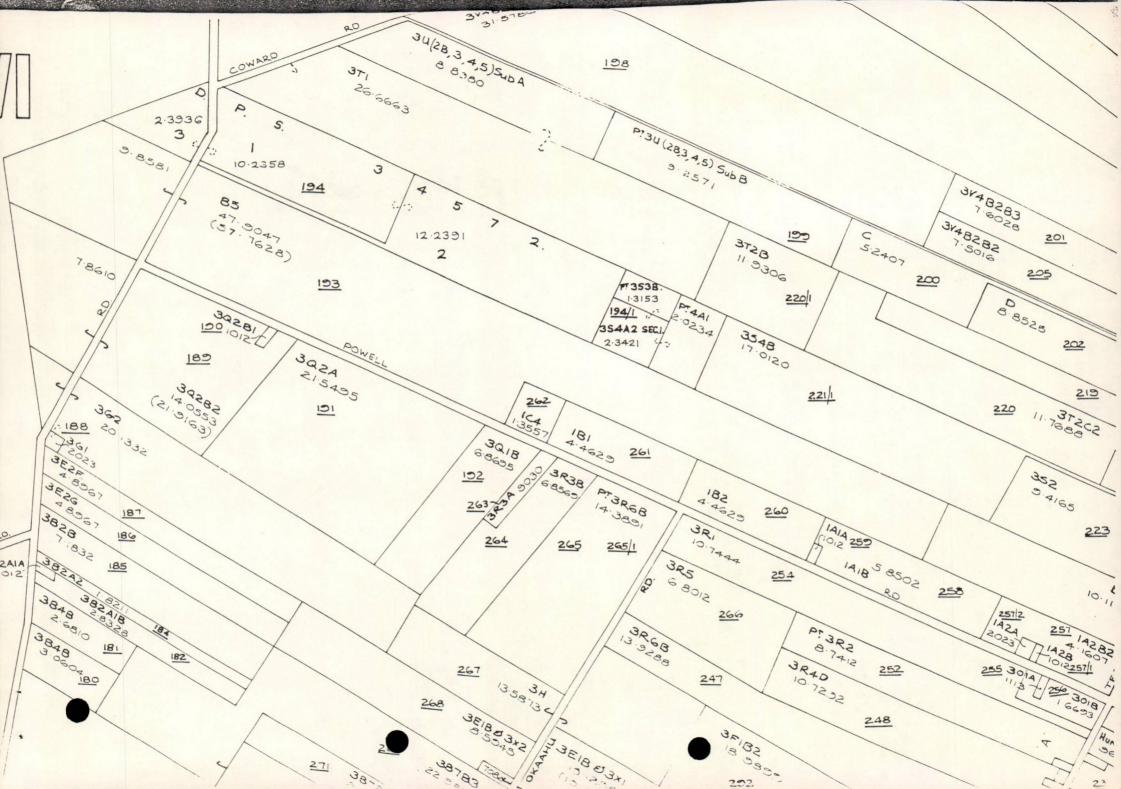
134 erSD



	Dear Sir	
	THIS STATEMENT is completed in support of an application made by	GEN
	(Name in Full) JORDAIN HOATA HOUEPA	
	for permission to erect a dwellinghouse at (Address) FOWELC ROLL ROLL ROLL ROLL ROLL ROLL ROLL RO	90
	Housing my family. (Name in Full)	
	Full Name of Owner of Land TUTERE HETA HOHER	PA
	Address of Owner of Land POWELL ROAD RD3	WHAKATAN
)	Particulars of Land Allot 7285 Rish of MATATA Rong taiki SD, lo (Legal Description) A	
	Area of land 69.99 (In Hectares)	
	I, JORDAIN HOHEPA OF POWELL ROAD TE	TERO
	Farm NORKER hereby acknowledge that the	
	aforesaid land is situated in the Rural A Zone of the Whakatar District Scheme.	ae
	I acknowledge that in the Rural A Zone a dwellinghouse is permonly as a predominant, discretionary or conditional use if the dwelling falls within the following categories as specified in Ordinance 4.32 District Scheme.	ngnouse
	Dwelling accessory to farming. Dwelling accessory to forestry or farm/forestry. Dwelling accessory to non-farming or non-forestry use. Rural workers dwelling. Additional accessory dwelling. Dwelling for retired farmer. Dwelling to replace damaged dwelling. Dwelling unrelated to rural activities.	
×	Rural workers dwelling. Additional accessory dwelling.	
	6) Dwelling for retired farmer. 7) Dwelling to replace damaged dwelling.	
		200 4 32
	I have perused the requirements, policies and explanations of Ordinar of the District Scheme, and now declare that the dwelling subject to will be constructed and used in accordance with the requirements of Scheme relating to category (above) as follows:	the application
	I acknowledge that failure to construct or to use such dwellinghouse with the provisions of the said Code of Ordinance constitutes a bread Code and could lead to Council seeking penalties and taking action to compliance with its District Scheme, as provided in the Town and Council 1977.	on of the said of enforce

SIGNED: Ildupa

DATE: 30 3 87 ADDRESS FOR SERVICE: P. O. Box 26 DATE
Whakatase 44 Ross Hyland.



April 1987

Mr Ross Hyland Department of Maori Affairs P O Box 26 WHAKATANE

Dear Sir

DWELLINGHOUSE APPLICATION : J H HOHEPA

At its meeting held on 13 April 1987, Council considered your dwellinghouse application. Council resolved as follows:

- (a) THAT Mr J H Hohepa be granted consent to erect one additional dwellinghouse on his property described as Allotment 72B5 and Lot 2 DPS 34572 in Block VI Rangitaiki Upper Survey District and situated on Powell Road, Te Teko.
- (b) THAT the applicants be advised that they should now approach Council's Chief Inspector to obtain a building permit.

In reaching its decision, Council noted that the additional dwelling is for a farm worker. Mr and Mrs T Hohepa own a 70 hectare property (contained in two titles) which is zoned Rural A under the provisions of the Reviewed District Scheme. They milk 180 cows on the property, and Mr Hohepa considers he can no longer manage the work on his own. The house will be lived in by Mr J Hohepa, who is a son of the owner. In addition to assisting on the farm, as time permits, it was also noted that Mr J Hohepa does some casual work in the area during the maize harvesting season and is an A.B. Technician for the Herd Improvement Associated.

The Council were satisfied that thet additional accessory dwellinghouse was permitted "as of right" in terms of Ordinance 4.32.3(5) of the Reviewed District Scheme.

It is pointed out that the above decision has been made by a Sub Committee of Council. If you are not satisfied with the decision for any reason whatsoever, you are entitled to seek a review of the decision. Such an application for a review should be made in writing within one month after notification of the decision. Upon receipt of a request for a review, the matter will be presented as soon as practicable to the Planning Committee of Council who may then confirm, modify or reverse the original decision.

If you require any further information, please do not hesitate to contact me.

Yours faithfully Coffa.

J W Mandemaker PLANNING OFFICER

015-D1.A13

If you require any further secretaries, a same to not haritate to contact

Yours faithfully

61/5/379

April 1987

manifest bernaut

Mr Ross Hyland Department of Maori Affairs P O Box 26 WHAKATANE

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If you require any further information, please do not hesitate to contact

Yours faithfully Colland

J W Mandemaker PLANNING OFFICER

015-D1.A13

61/5/379

MEMORANDUM TO:

Chief Engineer, B J Crossen

Chief Inspector, P Day

DATE:

6 April 1987

SUBJECT:

DWELLINGHOUSE APPLICATION : J H HOHEPA

POWELL ROAD

Please find attached a copy of the application for the above dwellinghouse approval, together with map of property.

Could I please have your comments on this matter in due course.

Eller.

E E Stenton
PLANNING ASSISTANT

Encl:

P1.E7.P

No commet Stlighe hot 9-6-87

D

MEMORANDUM TO:

Chief Engineer, B J Crossen Chief Inspector, P Day

DATE:

6 April 1987

SUBJECT:

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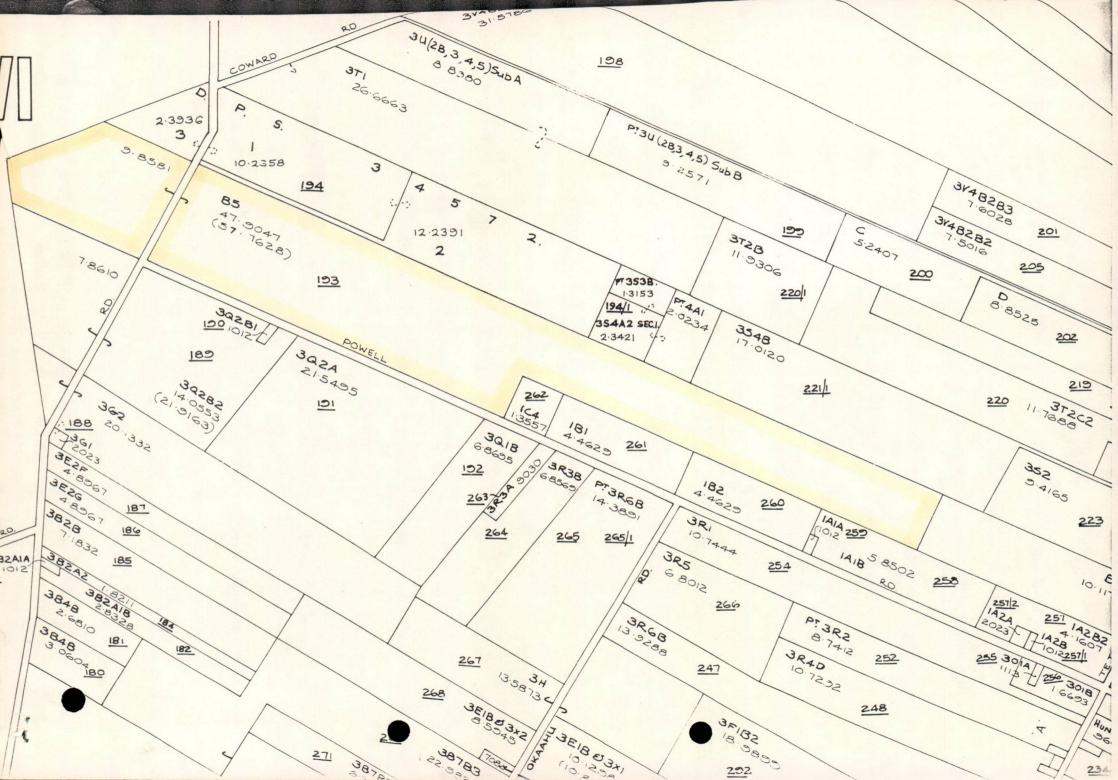
Ellen.

E E Stenton PLANNING ASSISTANT no objection RA. 9/4/87

Encl:

P1.E7.P

akatane District Council	
Private Bag	
WHAKATANE	
Dear Sir	
THIS STATEMENT is completed in support of an application made by	
(Name in Full) JORDAIN HOATA HOHEPA	
(Name in Full) SOR OFFIN FOFIN	
for permission to erect a dwellinghouse at (Address) POWELC ROAD	
2.0.3 WHAKATANE. for	
Housing my family.	
(Name in Full)	
T	
Full Name of Owner of Land TUTERE HETA HOHEPA	
Address of Owner of Land POWELL ROAD ROB WHAKATAN	E
articulars of Land Allot 7285 Ruish of MATATA Rong taiki S), lot 2 7283534, 3 (Legal Description) A1 and A2 Upper	134
(Legal Description) A1 and A2 Uppe	rsD.
Area of land 69.99 (In Hectares)	
Area of land 67.77	
(In Hectares)	
I, JORDAIN HOHEPA OF POWELL ROAD TETERO	
Farm Norker hereby acknowledge that the (Occupation)	
aforesaid land is situated in the Rural A Zone of the Whakatane	
District Scheme.	
I acknowledge that in the Rural A Zone a dwellinghouse is permitted	
only as a predominant, discretionary or conditional use if the dwellinghouse falls within the following categories as specified in Ordinance 4.32 of the	
District Scheme.	
Dwelling accessory to farming.	
Dwelling accessory to forestry or farm/forestry.	
3) Dwelling accessory to non-farming or non-forestry use.	
(4) Rural workers dwelling. * 5) Additional accessory dwelling.	
6) Dwelling for retired farmer.	
7) Dwelling to replace damaged dwelling. 8) Dwelling unrelated to rural activities.	
I have perused the requirements, policies and explanations of Ordinance 4.32 of the District Scheme, and now declare that the dwelling subject to the application	
will be constructed and used in accordance with the requirements of the District	
Scheme relating to category 5 (above) as follows:	
I acknowledge that failure to construct or to use such dwellinghouse in accordance	
with the provisions of the said Code of Ordinance constitutes a breach of the said Code and could lead to Council seeking penalties and taking action to enforce	
compliance with its District Scheme, as provided in the Town and Country Planning	
Act 1977.	
ADDRESS FOR SERVICE: SIGNED: J. Hola pa	
P.O. Box 26 DATE: 130 3 87	
Bro. Box 26 DATE: 30 3 87 What atase At Ross Hyland.	
- / Wis / Youngs	



MEMORANDUM TO:

Chief Engineer, B J Crossen

Chief Inspector, P Day

DATE:

6 April 1987

SUBJECT:

DWELLINGHOUSE APPLICATION : J H HOHEPA

POWELL ROAD

Please find attached a copy of the application for the above dwellinghouse approval, together with map of property.

Could I please have your comments on this matter in due course.

E E Stenton
PLANNING ASSISTANT

Encl:

P1.E7.P

6 April 1987

Field Officer, R Hyland Department of Maori Affairs P O Box 26 WHAKATANE

Dear Sir

DWELLINGHOUSE APPLICATION : J H HOHEPA, POWELL ROAD, TE TEKO

I acknowledge receipt of your application of 30 March 1987 seeking Council consent to erect a dwellinghouse on the property at Powell Road described as Allot 72B45 Block VI Rangitaiki Upper Survey District.

This matter will be dealt with by Council, and you will be advised further in due course.

Yours faithfully

E E Stenton PLANNING ASSISTANT

Pl.Z



Our reference:25./.1.1./.188
Your reference:

DEPARTMENT OF MAORI AFFAIRS

Telephone: 71.030

P O Box 26 WHAKATANE

1 April, 1987

District Council Private bag WHAKATANE

ATTENTION: Dianne Turner

Dear Ms Turner,

Tutere Hohepa's farm is 70 ha and is milking 180 cows and carrying all replacements.

Mr Hohepa is in his mid-fifties and can no longer manage the farm on his own.

Yours faithfully,

ROSS HYLAND FIELD OFFICER V428

ns. 3 change L indic. 111333	Date of Revision Date form printed 23/11/84	
Nature of Improvements	Occupier (within the meaning of the Rating Act)	_
DWG DB B1 FG	HOHEFA TUTERE HETA	
	C/- B GRAY	
	BOX 249 WHAKATANE 116	1
Address of Property/Situation	Name of District	
PCWELL RD	WHAKATANE DISTRICT	
a here is: Owner (if other than Occupier), Special Rat	ing Area information (if any), Description of Property.	-
NAME CLASS AFEA AINAGE DIST A	CV LV SPEC CV SPEC LV	
	Address of Property/Situation PEWELL RD a here is: Owner (if other than Occupier), Special Rat NAME CLASS AFEA AINAGE DIST A	Nature of Improvements DWG CB CI FG Occupier (within the maining of the Rating Act) HOHEFA TUTERE HETA C/- E GRAY EDX 249 WHAKATANE Address of Property/Situation PCWELL RD Ahere is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property. NAME CLASS AFEA CV LV SPEC CV SPEC LV

ALLOT 7285 BLK VI RANGITAIKI UPPER SO

Whakatane District Council Private Bag WHAKATANE
Dear Sir
THIS STATEMENT is completed in support of an application made by
(Name in Full) JORDAIN HOATA HOUEPA
for permission to erect a dwellinghouse at (Address) POWELC ROAD
R.D.3 WHAKATANE. for
Housing my family. (Name in Full)
Full Name of Owner of Land TUTERE HETA HOHEPA
Address of Owner of Land POWELL ROAD ROB WHAKATANE
articulars of Land Allot 7285 Ruish of MATATA Rong taiki 5), lot 2 7283834, 384 (Legal Description) A1 and A2 UpperSD.
Area of land 69.99 (In Hectares)
I, JORDAIN HOHEPA OF POWELL ROAD TETERS
Farm Norker hereby acknowledge that the (Occupation)
aforesaid land is situated in the Rural A Zone of the Whakatane District Scheme.
I acknowledge that in the Rural A Zone a dwellinghouse is permitted only as a predominant, discretionary or conditional use if the dwellinghouse falls within the following categories as specified in Ordinance 4.32 of the District Scheme.
Dwelling accessory to farming.
Dwelling accessory to forestry or farm/forestry. Dwelling accessory to non-farming or non-forestry use. Rural workers dwelling. Additional accessory dwelling. Dwelling for retired farmer. Dwelling to replace damaged dwelling.
Rural workers dwelling. Additional accessory dwelling.
6) Dwelling for retired farmer. 7) Dwelling to replace damaged dwelling.
8) Dwelling unrelated to rural activities. There persons the requirements religion and explanations of Ordinance 4 32
I have perused the requirements, policies and explanations of Ordinance 4.32 of the District Scheme, and now declare that the dwelling subject to the application will be constructed and used in accordance with the requirements of the District Scheme relating to category 5 (above) as follows:
I acknowledge that failure to construct or to use such dwellinghouse in accordance with the provisions of the said Code of Ordinance constitutes a breach of the said Code and could lead to Council seeking penalties and taking action to enforce compliance with its District Scheme, as provided in the Town and Country Planning Act 1977.
ADDRESS FOR SERVICE: SIGNED: SIGNED:
Bhakatase At Ross Hyland.
Whakataal At Rose Hebril



Our reference:	25/11/188
Your reference:	

DEPARTMENT OF MAORI AFFAIRS

Telephone: 71.030

WHAKATANE
3 0 MAR 1987
DISTRICT COUNCIL

P O Box 26 WHAKATANE

30 March, 1987

Whakatane District Council, Private Bag WHAKATANE

ATTENTION: District Town Planner

Dear Ms Turner,

JORDAIN HOATA HOHEPA

- 1. Jordain Hoata Hohepa of Powells Road, Te Teko seeks consent to have his own home built.
- 2. He wants to buy a section from his father, Tutere Hohepa for this purpose.
- 3. Jordain currently works on the farm he also does casual work in the area during the maize harvesting season, and is an A.B technician for the Herd Improvement Association. It is essential that he stays and lives in the area.
- 4. The reason for this partition is to acquire his own house on a curtilage comprising a half acre. This will provide sufficient land to be taken as mortgage security for housing finance.
- 5. This is family land under a General title.
- 6. Jordain is married and his wife has very recently given birth to their first child.
- 7. They did rent a farm cottage on Grieve Road, but when his wife was forced to give up work due to her pregnancy, they could no longer afford the rental on one income.
- 8. They then moved to a caravan on his father's property for a short while until this had to be returned.

- 9. They now live with Jordain's family, i.e. Tutere and Betty Hohepa and three children.
- 10. It is essential Jordain acquire a house for his immediate family, and also essential he remain in this area.

Yours faithfully,

ROSS HYLAND

FIELD OFFICER

3 April 1987

Mr Ross Hyland Field Officer Department of Maori Affairs P O Box 26 WHAKATANE

Dear Sir

JORDAIN HOATA HOHEPA

Further to our conversation and your subsequent letter, I confirm that there are provisions within the District Scheme to enable persons to erect dwellings in the Rural area and to subdivide out house allotments. It is understood that your client, Mr Hohepa, is a Rural Worker, and that as well as working on his father's farm, he also undertakes casual work in the area during the maize harvesting season and is also an A B Technician.

Under the provisions of Ordinance 4.32.3(5), additional dwellings are permitted on properties for:

"persons required to live on the allotment as a condition of their principal means of employment".

The application form you received has to be completed. Additional details on the size and type of farm are also required, to enable the Council to fully consider such an application.

Subdivision is also permitted for allotments for Rural workers. The maximum area permitted for Rural workers' allotments is $4000m^2$ excluding access. In approving this type of subdivision, the Council must be satisfied that the allotment will be for a person whose principal source of employment is in a rural occupation which is located in the immediate area of the proposed subdivision. Information regarding employment is usually provided by the applicant at the time a subdivision application is made. Often letters from employers, giving details about employment and length of service, are also included.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Diane Turner ASSISTANT PLANNING OFFICER

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		DEDI	NIT
VALUATION ROLL	NO. 7/8//193	3.100	
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TOWNSHIP	E Teko		
		<u>I</u> ,	nv. No. 4377
U	Abakatane A	district Cou	incil
	6/10/07	DATE II	SSUED 13-11-87
DATE RECEIVED .		DATE	530ED
Ар	plication Fo	Building	Permit
	-0		
BUILDER'S NAME.	Evenant 1	lones Ltd	
PLUMBER'S NAME	Sam Nist	het	
DRAINLAYER'S NA	AME Willy !	Bakker.	
TOTAL Floor Area of Pr	roposed Buildings:84	A	Square Metres
			Square Metres
	ESTIMATED VALUE		FEES PAYABLE 28 16 87
Suilding	\$43,500	Building	\$ 220.00 Rec. 4782
Plumbing	\$ 3,000	Plumbing	\$ 115.50 Rec
Drainage	\$ 1,500	Drainage SU	\$ 38.50 Rect 1802
TOTAL	\$48,000	Footpath Deposit	\$ Rec \$ Rec
		Water Connection Sewer Connection	\$ Rec
	B.R. Levy (S	per \$1,000 when \$10,000 or ov	-0 00 (278)
TOTAL	\$	TOTAL	\$/126-80
	100		
1	11) (/		
APPROVED:	1 Koroa X 12.11.	<i>87</i>	
Buildin	ng Inspector		
Conditions:			

APPLICATION FOR BUILDING PERMIT

To the Dulling Inspector WHAVATANE.
To the Building Inspector, WHAKATANE:-
I hereby apply for permission to REMOVE ERECT ALTER CONVERT
at No. Powells Rd Street, for MR+Mrs. J. Hohefa. The Teken (Owner)
according to Drawings and Specifications deposited herewith.
PARTICULARS OF LAND V/Roll No.718-193-00 Block No
Lot No. (See rate demand) . 2 PT 7285
PARTICULARS OF BUILDINGS Area of Section D.P.S. 34.5.72 Foundations Tanafile Walls . Tember Frame Roof Itom
PLANNING OFFICE
ZONING OPERATIVE SCHEME: ZONING PROPOSED: RUPAL A' USE STATUS: PREDOMINANT COMPLIANCE WITH REQUIREMENTS: YES/MO COMMENTS:
FILE REFERENCE: 61 5 379 ad 61 8 701 RESERVES CONTRIBUTION: - CHECKED: Ala DATE: 9-11-87
Proposed use or occupancy of building. Now Duelling.
Nature of grounds on which building is to be placed and of the subjacent strata
The following drawings must accompany this application:— (a) Ground plans of proposed work. (b) Front Elevation.
(c) Side Elevations.
(d) Cross Section of foundation, wall and roof.(e) A ground plan only must be drawn to scale on the graph opposite.
Note: Plans and specifications must be submitted in duplicate. Drainage and Plumbing permit must be obtained with each application. Water connection must be applied for with each application.
A minimum deposit of \$150.00 must be made where building material is taken across a footpath. The Building Inspector must be notified prior to pouring of footings and foundations. All tawa timber must be treated by an approved process. All pinus timbers must be of good quality and wherever treated timber is required, such timber
shall be treated by an approved process.
Signature of Applicant as Builder/Owner-

Postal Address. P.O. Box 378: Whahatas.

FeeStamp.

......700.42 .. Telephone Number

BUILDING INSPECTOR'S FIELD SHEET	AUTHORITY Stats. No. E 059298
	E DISTRICT COUNCIL No
Inspector: M File I Receipt No. 47823/821	NoDate Permit Issued 11/87
OWNER	BUILDER BUILDER
J Hohepa	Name Covenant Homes
Mailing Address Powells Road	Mailing Address P O Box 378
TE TEKO	WHAKATANE
PROPERTY ON WHICH BUILDING IS TO	O BE ERECTED/DEMOLISHED
SITE	LEGAL DESCRIPTION
Street No.	Valuation Roll No. 7181/193/00
Street Name As above	D.P
Town/District	Section Block
Riding	Survey District
DESCRIPTION OF PROPOSED WORK AND MAIN	PURPOSE OF USE
	DWELLING
FLOOR AREA DWELLING UNITS	NATURE OF PERMIT (TICK BOX) NEW BUILDING
Whole Sq. Metres 84 Number Erected 1	NEW BUILDING - exclude domestic garages and domestic outbuildings
Building 43,500 00	The state of the s
ESTIMATED Plumbing 3,000 00 VALUES 1,500 00	include distallation of fleating appliances
VALUES Drainage 1,500 00	NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
TOTAL 48,000 00	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
FEES APPLICABLE	
Building Permit \$ 220 00 Water Connection	Receipt No. 47823/821
Street Damage Deposit \$ 52 80 Wehicle Crossing Levy Building Research Levy \$ 115 50 Plumbing \$ 38 50	Date of Payment 28 / 10 / 87
Drainage \$ 38 50 Sewer Connection \$ TOTAL:	\$ 426 80 Authorised Officer K J BELSHAW
Sewer Connection \$ TOTAL:	\$
	NIL.
Special Conditions:	
,	
Date Inspected REMARKS (e.g. stage reached with	h work)
16 11.27 Foods	has and eil had callabore
	beary and sity bett satisfactor
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14 12 870 BOLASM + A.S NON 8	NOTE CITY NAILES DINIED OF CONTINUED OV

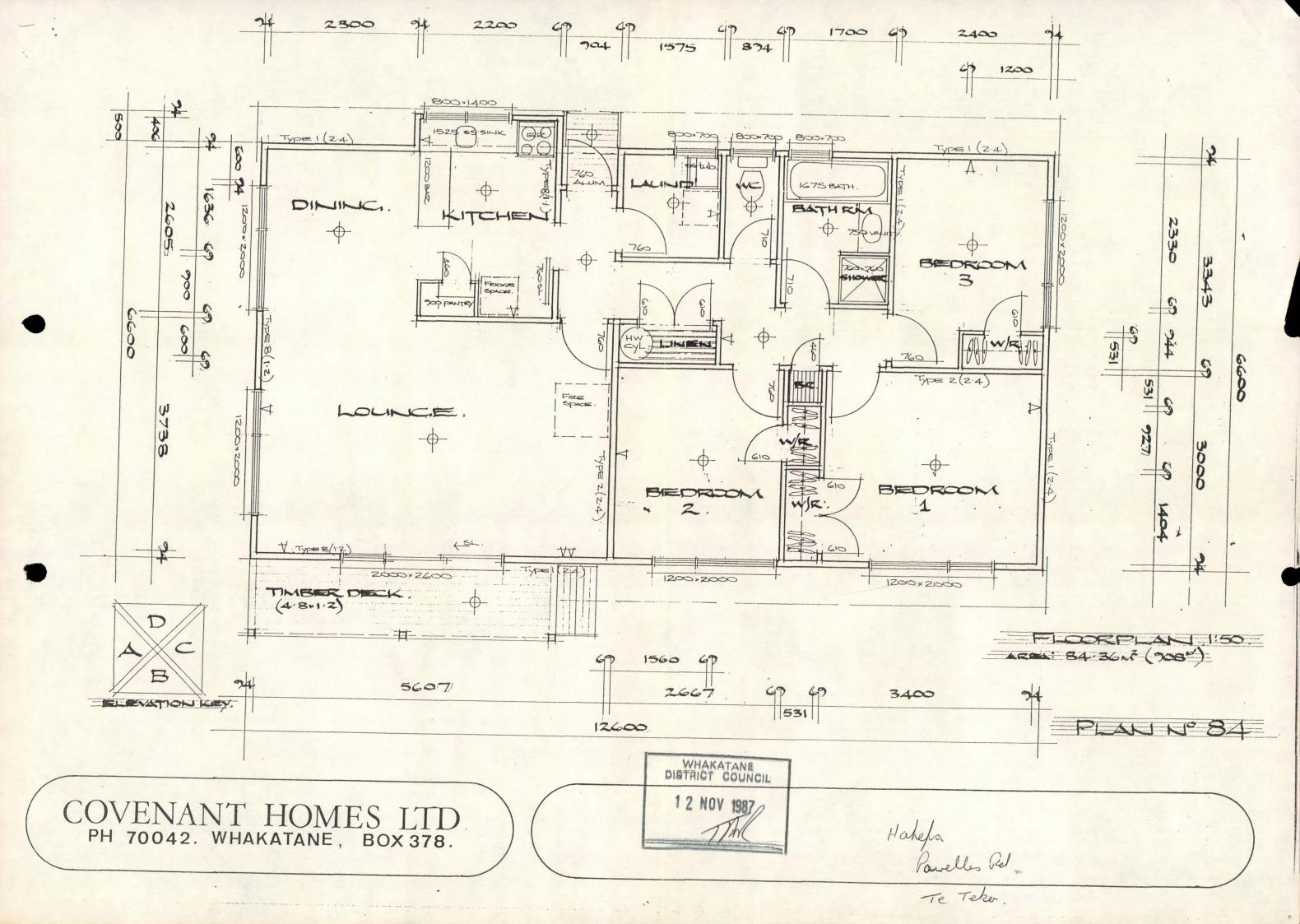
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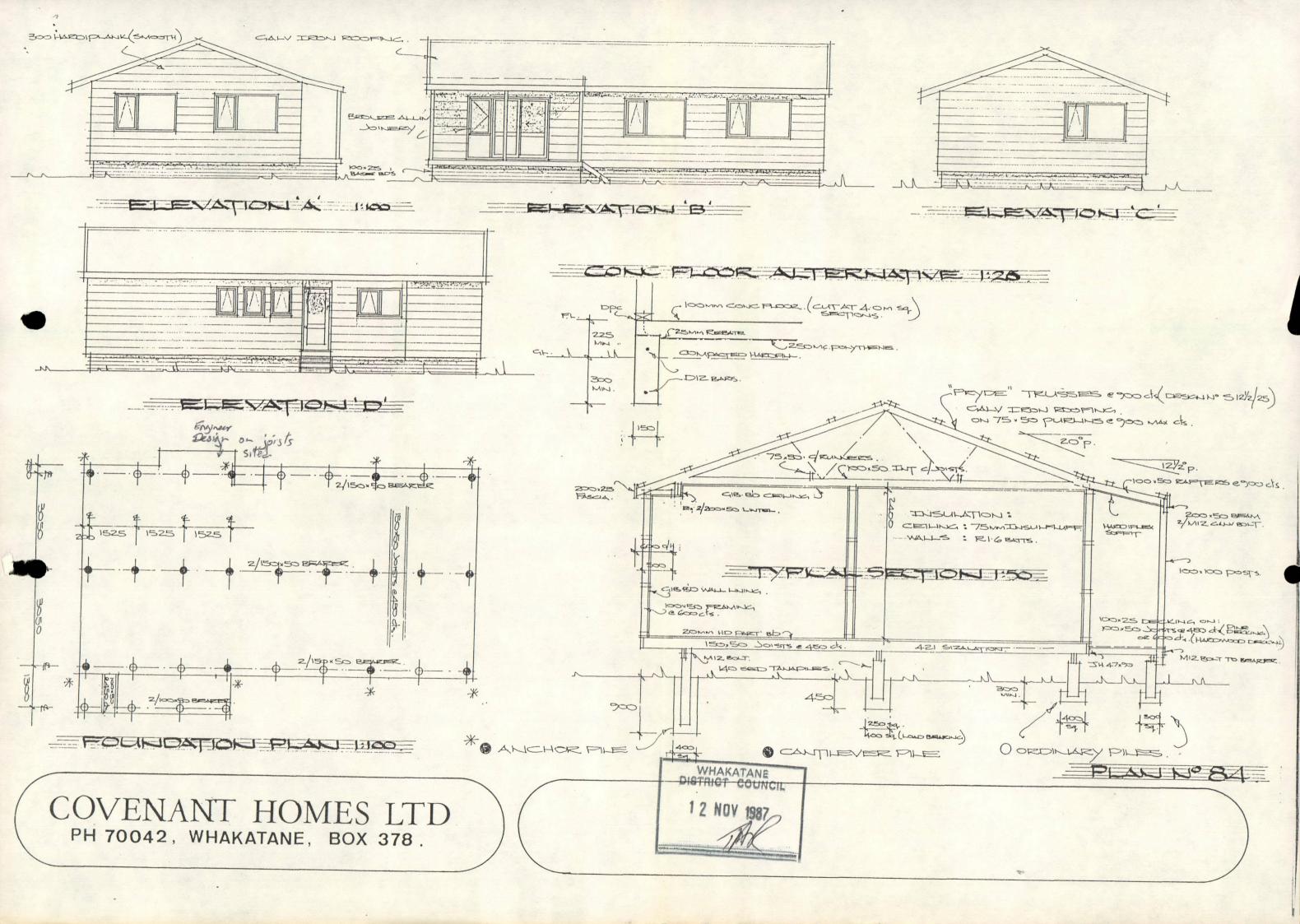
9 (1)9	NOOF BATCE MISSING.
	Date//

Paggad on 14/10/87 36.9 1923m2 cow shal Lot Post " E 1,2 1 wird 40.00,

POWELL

Road





LIVING

branz

SHEET A (CIRCLE whichever is applicable)

NAME: COVENANT HOMES ADDRESS:

STOREY: Single or Uppermost

Lower of two or middle of three

Lower of three

WIND AREA: High / Medium Low

EARTHQUAKE ZONE A B / C

ROOF OR BUILDING LENGTH

ROOF OR BUILDING WIDTH

GROSS ROOF OR BUILDING PLAN AREA

EARTHQUAKE: B.U.'s ALONG AND ACROSS

WIND: B.U.'s ALONG

WIND: B.U.'s ACROSS

SKETCH PLAN (external and internal walls):

ROOF TYPE: Light Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

W = 20 B.U.'s/m

 $E = 2 B.U.'s/m^2$

BL = 12.6 m

BW =66 m

GPA = 98 m2

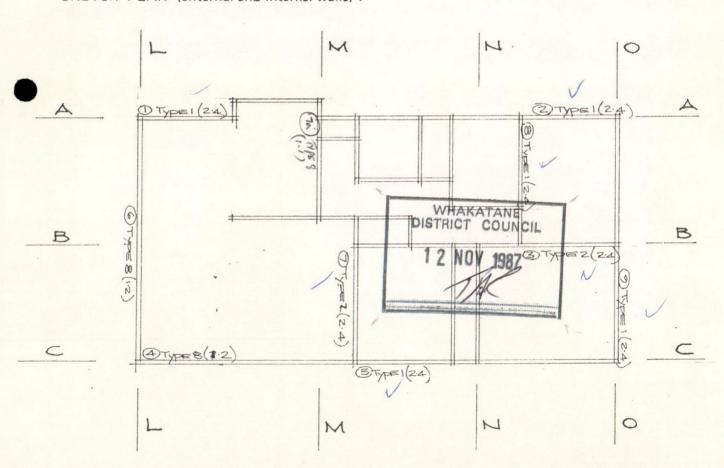
ExGPA = 2×98 = 196 B.U.'s

 $W \times BW = 20 \times 6.6 = 132$

WxBL = 20x126 = 252

B.U.'s

B.U.'s



84	-//							
. //				SHEET B		-		
//	Total B.U.'s	2 3 Wall Line		4	4 5 6 7 Wall Bracing Elements Provided			8
/	Required	Label	Minimum B.U.'s Required	Label No.	Туре	Rating B.U.'s/m	Length (m)	B.U.'s Provided
-	ALONG	A		1	1	42	2.4	100.8
ALONG			2		42	2.4	100.8	
			126		Sub-total			201.6
	В		3	2	62	2:4	148.8	
			100			Su	b-total	148.8
			100	1	. 8	67	1.2	80.4
•		С		5	1	42	2.4	100.8
			126		1	Su	b-total	181.2
		D						
								•
						Su	b-total	
_	252	TOTAL	352	TOTAL			531.6	
	ACROSS	L		Ġ	8	67	1:2	80:4
			66		Sub-total			
		М		7	2	62	2:4	148.8
DIST	HAKATANE RICT COUNCIL			Za	8	67	1.1	73.7
Dist	0 NOV 1987							
1 1	1 2 NOV 1987		70		Sub-total			
***************************************		N		8		42	2.4	100.8
			70			Sul	b-total	
		0		9		42	2.4	100.8
			40	Sub-total				
		Р						
							hansl	
			Sub-tota					504.5
	252	TOTAL	272	TOTAL 43				

Lran No //

SPECIFICATIONS

FOR MrtMb J. Hohela.
ADDRESS Powells Rd. Te Teka.
ON LOT 2. DPS 34572
PLAN NUMBER 84 DATE 6/10/87



PRELIMINARY AND GENERAL

This specification covers materials to be supplied by Covenant Homes and work done and materials supplied by the contractor. The word "contractor" shall mean the person or firm engaged under the building contract to carry out and complete the erection of the dwelling house. The addendum attached to this specification forms part of this specification and details the particular repuirements of the owner. Any materials in the addendum shall be fixed according to the manufacturers' instructions and in accordance with the lending authorities and Local Body requirements.

CONTRACT: The contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified in a thorough and workmanship manner, in strict accordance with the by-laws.

PRECEDENCE OF DOCUMENTS: Should any discrepancy be discovered between this specification and any other documents which together with this specification comprise the contract to build, then the following shall be the order of precedence: (1) The Building Agreement; (2) The Addendum to Specification; (3) Detailed drawings for any portion of the building whether separate or shown on the scale house plans; (4) This specification; (5) The scale house plans.

 $\frac{\text{PERMITS}:}{\text{Laws of the district and to apply for and abtain all necessary}}$ and to pay all fees for the same.

 $\frac{PROVIDE}{to\ mean}\ \frac{FIX}{to\ mean}$. The words "provide" and "fix" shall be contrued to mean "provide and fix" where mentioned separately unless otherwise specified.

 $\underline{INSURANCE}$: The contractor to take out insurance against fire for a sum sufficient to cover 100 per cent of the Contract sum, the policy is to remain in force until the building is taken over by the owner.

WORKMANSHIP: All workmanship must be careful, thorough and in accordance with the Local Body By-Laws and the S.A.N.Z. Building Code.

 $\underline{STABILITY}$: The contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

 $\frac{SURPLUS}{for}$ SPOIL: The disposal of any surplus soil from excavations for foundations, drainage, etc., will be the responsibility of the owner.

MATERIALS: Any materials herein specified that are not procurable at the time they are required may be substituted with other similar materials provided that the substituted materials conform to the Local By-Laws, and the lending institution's requirements. Where alternate material are specified, the Contractor reserves the right to use any of the alternates unless it is agreed in

writing that no alternate may be used.

PRICE FLUCUTATION: Should there be either a rise or fall in the price of labour or materials from the date the quotation is submitted, until final payment, an adjustment to the Contract Price is to be made accordingly, provided that the Contract Price has been affected by such rise or fall in prices.

CLEANING: The Contractor, at the conclusion of the Contract, shall have floors broom clean and glass free from paint.

MAINTENANCE: The period of maintenance will be thirty days from the date the Owner is advised of completion of the dwelling or thirty days from possession, whichever is the later. The Contractor shall not be liable for any defects caused by or arising from the negligent action of the Owner.

SITE: The site is to be prepared by the Owner, so the building can be erected in accordance with the Plans, Specification and Specification Addenda. The site is to be level with no more than 300mm fall over the building platform unless specifically shown on the drawings. Any cost due to extra height not shown on Plans will be charged as an extra to the Owners Account. NOTE: Where any extra work or materials are required through foundation excavations encountering peat, fill or any unusual ground conditions not providing satisfactory bearing, the cost shall be charged to the Owner as an extra to the Contract Price. Where rock or other difficult ground conditions are encountered, the extra costs of excavation shall likewise be charged as an extra to the Contract Price.

Where practical, concrete generally shall be supplied from an approved batching plant in accordance with N.Z.S.S. 1900.

PRECAST PILES: Piles to be 200 x 200mm Precast Pumice concrete bedded on a 300 x 300 x 100mm concrete pad at 1.35mm centres, unless otherwise shown, and or tanapiles to N.Z.S.S. 3604. Piles to extend a minimum of 300mm above the ground.

TERRACES: Terraces, carports, flower boxes, garages are not included in this Contract unless specified on the accompanying Addenda.

PCSUMS: Where a P.C. Sumpts Chominated in the Cocuments, it shall represent a monetary adlowance included in the Contract Sum for expenditure at corrent places on the item concerned. The sum shall be adjusted upon completion of the Contract.

CARPENTER AND JOINER

MATERIALS: All framing timbers shall be as required by N.Z.S.S. 1900 chapter 6.1, Light Timber Construction. Exterior sheathings as noted in the Addenda. Fascia and barge board pre-primed finger jointed Radiata or O.A.O.B. Rimu.

EXTERIOR JOINERY: Anodised Aluminium, refer to addenda for further information.

ALUMINIUM WINDOWS: Refer to the Addenda for further information.

 $\frac{\rm DOORS}{\rm color}$: Interior doors shall be generally 1980 x 760mm or 710mm paint finish flush doors. Front and back doors shall be generally 1980 x 860mm and 810mm respectively and of a type described in the addenda. Kitchen units may have customwood faced or particle board overlay doors.

 $\frac{HARDWARE}{for\ doors}$ Provide and install all locks, butts, hinges and screws for doors and sashes. Door and window hardware whall be zinc plated throughout.

 $\frac{BEARERS}{all\ joints}$ Bearers shall be generally 150 x 100 fixed on edge with all joints mitred, or butted with approved nail plates over solid bearing.

 $\frac{\text{FLOOR JOISTS}}{\text{gauged to an even surface, nailed to bearers and overlaid with perforated reflective foil.}$

 $\underline{\text{STUDS}}$: Studs shall be 100 x 50mm or 50mm or 75 x 50mm at 600mm centres double nailed to all plates. Stud height as shown.

ROOF FRAMING: Gang Nail Trusses $12\frac{1}{2}$ pitch. Fix 75 x 50mm purlins for iron at 900 cc max. All joints to the fascia, barge and frieze (where required) shall be mitred and primed.

 $\underline{\text{EAVES LINING}}$: Line the soffit with 4.5mm fibrolite with the outer edge held in the groove of the fascia board and finished with a timber moulding along the opposite edge.

GABLES: Line gables with 4.5mm fibrolite sheets fixed over an approved building paper.

PARTICLE BOARD FLOORING: Prelay T.W.P. flooring grade board on the floor joists, fixed in accordance with the manufacturer's recommendations and the Housing Corporation requirements. On completion of the job give the floor a one cut sand. No undertaking is given to remove all blemishes.

CEILINGS: Finish all Centings with Gibralter Board or as described in the Addenda Wardrobe and dupboard ceilings may be Gibraltor Board or Pinex Products. All ceilings shall have a cover of 75mm of Loosefill insulation.

WALL LININGS: All walls shall be lined with 9.5mm flush jointed Gibraltor Board sheets. All sheets shall be fixed and stopped in accordance with the Sherwood Panelling fixed as per Manufacturers' specifications, to lounge, dining, kitchen only. All exterior walls to be insulated with R1.6 wall batts 75mm thick or as described in the addenda.

 \underline{SINK} \underline{TOP} : To be Formica or stainless steel with upstand and single stainless steel bowl. From cupboards as on Plans, under top with one full width, full length shelf, doors and a toe space at the floor.

HOT WATER CUPBOARD: Provide hot water cupboard where, shown to have slatted shelving above the cylinder where approved by the Local Authority and provide doors as required. Electric element to be boxed and the Power Board's approval.

KITCHEN CUPBOARDS: Install kitchen cupboards and dressers where shown on the Plans. Supply and fix formica dresser tops.

Supply and install all necessary architraves, skirtings and scotia mouldings in a tradesman like manner.

ACCESS DOOR: Provide access to the ceiling and a door under the house.

BASE WALLS: Base shall be sheathed with 100mm x 25mm rough sawn baseboards.

ROOFER

CORRUGATED IRON: The roof shall be long run .40mm corrugated iron at a pitch shown on the plan. Provide 1½ corrugations side lap with laps primed before fixing. Ridges shall be covered by .40mm galvanised iron lead edge ridging with the lead dressed down neatly to follow the contours of the corrugation. iron shall be laid over building paper and netting.

PLUMBER

FLASHING: Flash all openings through the roof to make the building weatherproof. Provide and fix trays to all from sills as necessary.

SPOUTING AND DOWNPIPES: Supply and fit Marley Spouting. Downpipe to be nominally 65mm in diameter, or as described in the addenda.

WATER SERVICE: To Council requirements. All services to be complete with bands, tees, elbows etc., to bath, sink, tubs, washer, W.C. and hose tap. Connect to pressure reducing valve and to the hot water cylinder with copper pipes.

HOT WATER: Provide and fixe nominal 180 litre electric hot water cylinder with a minimum (1200) watt element and thermostat control. Lag all hot water provide and fit a pressure reducing valve.

BATHROOM: Provide a formida vanity top and bowl with cabinet

under.

SHOWER: Where shower is shown on Plans, provide stainless steel shower tray with upstands and pipe with copper piping or P.V.C. to chrome taps and shower rose with provide waste. Shower to be lined with approved linings (see addenda) or shower tub (see addenda).

WASTES: Sink, shower and basin to have polypropulane traps and P.V.C. waste pipes. All waste pipes to discharge into gully traps and back vent as required. All sanitary plumbing to be

installed by a Registered Plumber to the approval of the Local Authority inspector.

 $\overline{\text{TAPS}}$: All taps and extensions to be chromium plated streamlined bib and pillar cocks marked "Hot" and "Cold" respectively. Hose tap to be brass.

 $\underline{\text{W.C.}}$: To be provided complete with white earthenware pan, plastic seat, flush cistern, P.V.C. finish pipes, P.V.C. or cast soil pipe and vent.

 $\frac{TUB}{under}$. To be single stainless steel tub with a single door cupboard

PAINTER AND PAPERHANGER

 $\frac{EXTERIOR}{of} \frac{\text{WOODWORK}}{\text{Acrylic}}: \quad \text{All exterior woodwork to receive two coats} \\ \text{of Acrylic} \quad \text{Timber stain.} \quad \text{Baseboards to be oil stained.}$

INTERIOR WALLS AND CEILINGS: All ceilings painted with two coats of approved white flat acrylic paint. All Gib board lined walls to be papered with a pre-selected wallpaper, as available from the Contractor.

 $\underline{\text{CUPBOARDS}}\colon$ The interior of all wardrobes, linen hot water and other cupboards shall be left unpainted.

 $\frac{\text{CLEANING}}{\text{All glass}}. \quad \text{All glass, fittings etc., to be left free from paint.} \\ \text{All glass to be first quality and of sufficeient weight for sizes required.}$

ELECTRICIAN

<u>WARRANTY</u>: All materials and workmanship shall be in accordance with Regulations of the Power Board and the Underwriters Association. Installation to be tested and certified on completion and application for meters lodged.

 $\frac{\text{CABLES}}{\text{be used}}$. Cables of a size specified by supply Authority shall

SWITCHBOARDS: Switchboards shall be constructed of a non-conductive polished asbestos composition of a size sufficient to accomodate all necessary meters, switches, fuses etc. Include as required by supply Authority Park on internal switchboard.

SWITCHES: Lighting and power switches shall be 5 and 10m amp respectively.

 $\frac{\text{LIGHTS}}{\text{living}}$: Provide ceiling lights domplete with 100 watt lamps to living and dining rooms; 60 watt lamps in all other areas and plastic conical shades throughout. The number of lights shall be as specified in the addenda.

 $\frac{\text{POWER}}{\text{in the addenda.}}$ The number of power points shall be as specified in the addenda. Power points shall be installed 300mm above the floor in all areas except the kitchen where they shall be 1.35m above the floor.

 $\frac{\text{HOT WATER CYLINDER}}{\text{supplied by Plumber}}$: Install complete thermostat and element

 $\frac{ELECTRIC}{complete} \frac{RANGE}{with}: Install a range as specified in the addendation of the solution of the$

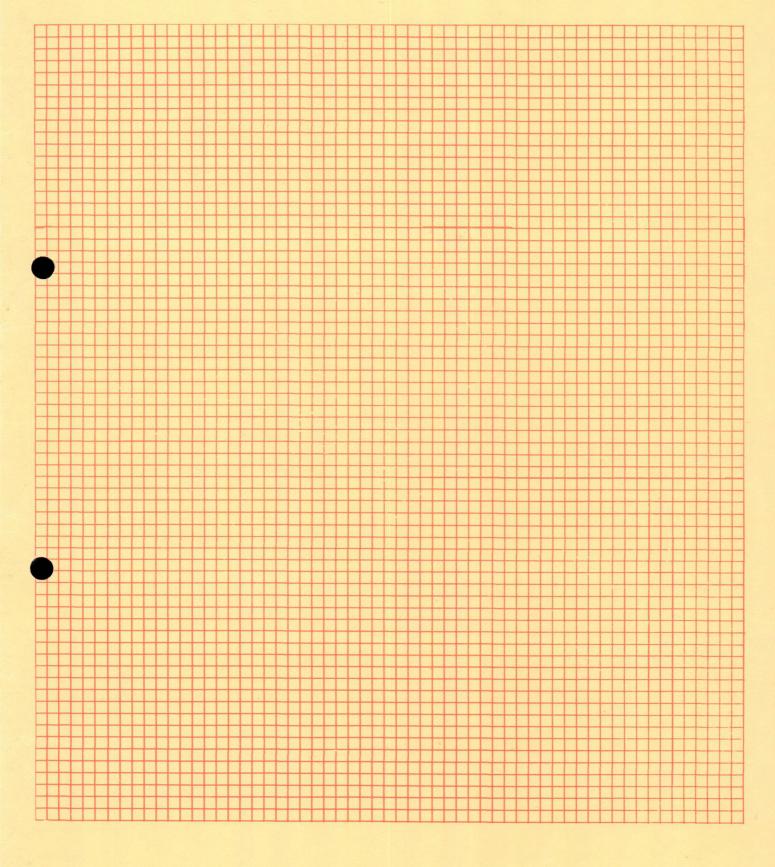
LOCALITY & DRAINAGE PLAN

Showing Boundaries and position of Building on Allotment Drainage will be plotted by Drainage Inspector.

Boundary Lines to be shown ——•—

Buildings may be erected on the Boundary Line, only if the Boundary wall is constructed with 4 Hour Fire Resisting Rating.

Scale 1: 200



ARRANGEMENTS TO BE MADE re	
SEWER DRAINAGEGRADIENT	
STORMWATER DRAINAGE	
PERMANENT FOOTPATH CROSSING	

BUILDING PERMIT FEES

The amendment to the First Schedule of NZS 1900 Chapter 2 and confirmed at a meeting of the Whakatane District Council held on the 26th March 1986 is amended by substituting the updated schedule of fees.

ESTIMATED VALUE OF WORK

OVER	and not ceeding	Amended Fee
\$ 0	\$ 1,000	\$ 16
\$ 1,000	\$ 2,000	\$ 22
\$ 2,000	\$ 3,000	\$ 28
\$ 3,000	\$ 4,000	\$ 34
\$ 4,000	\$ 5,000	\$ 40
\$ 5,000	\$ 6,000	\$ 46
\$ 6,000	\$ 7,000	\$ 52
\$ 7,000	\$ 8,000	\$ 58
\$ 8,000	\$ 9,000	\$ 64
\$ 9,000	\$ 10,000	\$ 70
\$ 10,000	\$ 15,000	\$ 90
\$ 15,000	\$ 20,000	\$110
\$ 20,000	\$ 25,000	\$ 125
\$ 25,000	\$ 30,000	\$ 140
\$ 30,000	\$ 40,000	\$ 165
\$ 40,000	\$ 50,000	\$190
\$ 50,000	\$ 60,000	\$215
\$ 60,000	\$ 70,000	\$240
\$ 70,000	\$ 80,000	\$ 260
\$ 80,000	\$ 90,000	\$ 280
\$ 90,000	\$ 100,000	\$300
\$ 100,000	\$ 120,000	\$320
\$ 120,000	\$ 140,000	\$340
\$ 140,000	\$ 160,000	\$ 355
\$ 160,000	\$ 180,000	\$370
\$ 180,000	\$ 200,000	\$380
\$ 200,000	\$ *400,000	

NOTE: A further 25% is payable on the above fees where a structural check is required.

For inspection required in the case of proposed structural alterations before drawings and other documents are submitted for approval \$15

For inspecting old timber before reusing the same in a new building.

\$15

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid. \$30

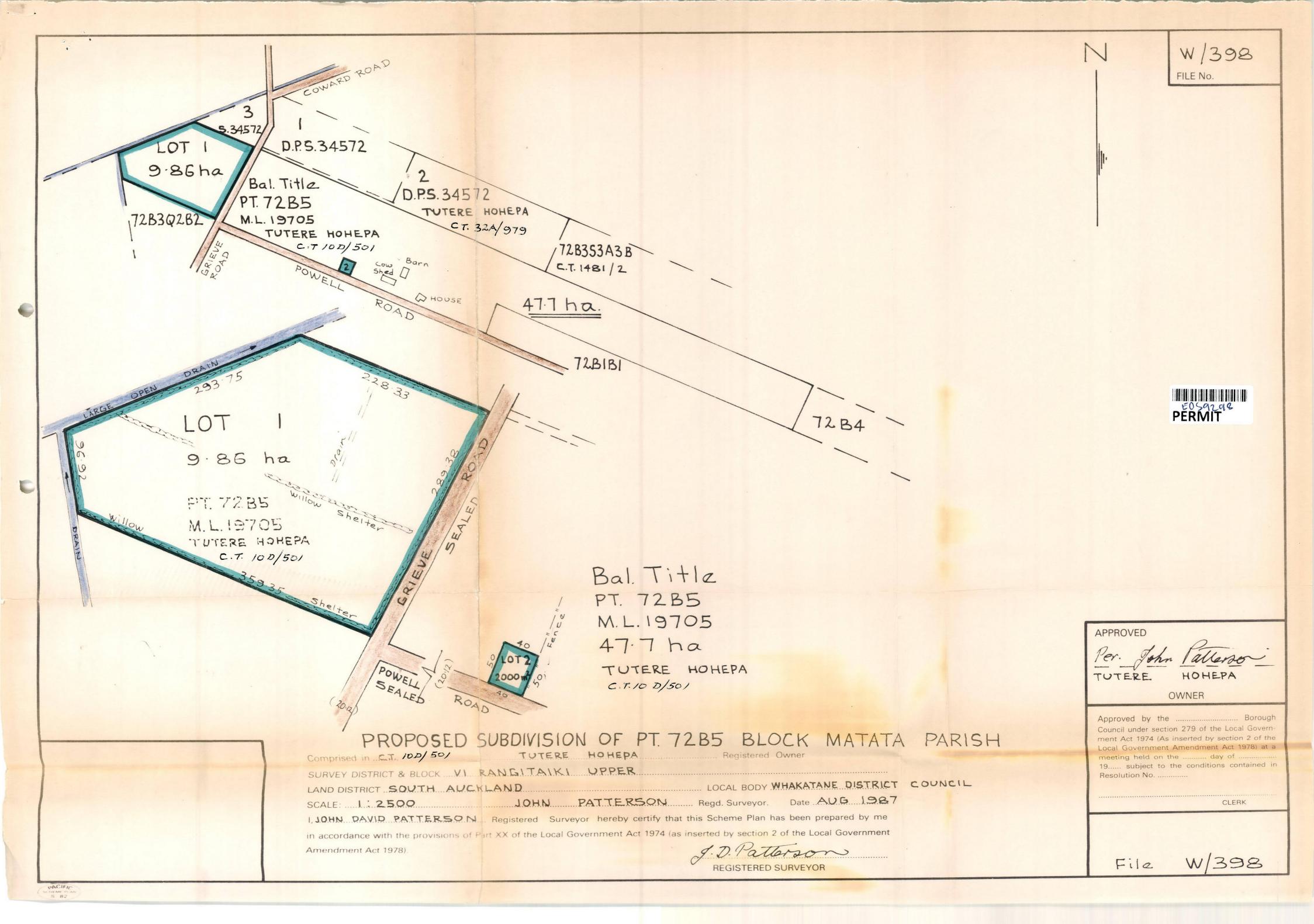
For searching drawings and other documents after completion of work.

\$5

NOTE WELL: If any dispute as to value, the Building Inspector shall have absolute determination of the value of the proposed work or building.

The estimate must be of the completed building and to include all labour costs.

^{* \$400} plus \$10 for each \$20,000 or part thereof.



Valuation Number

WHAKATANE DISTRICT COUNCIL

Application for BUILDING PERMIT

Date Received

20-11-89.

Permit Number

						THE RESERVE TO STATE OF THE STA
OWNER OF	PROF	PERTY: JOLH	ohepa.			64277
ADDRESS C	OF PR	OPOSED WORK Powells	Road	Whak	atane	
LOT No		<u>АЦОТ 7285</u> D.P.	for act	ion	Approved	for Issue
	L				11/00	8.12.89
1	Food F	rings to corton 20	12'reda	min	Qu' e	
					PERM	
	e e	APPROVED FOR PERMIT	INITIALS	DATE	*ADD. INFO	DRM. REQ'D
			INTIALO	DAIL	Date Asked	Date Rec'd
	1	PLUMBING-DRAINAGE				
	2	PLUI DING BYLAWS				1

- 1	APPROVED FOR PERMIT	INITIALS	DATE	ADD. INI C	HIVI. HEQD
	ATTROVEDTORTERIMIT	DATE INVITACE DATE		Date Asked	Date Rec'd
1	PLUMBING-DRAINAGE				/
2	BUILDING BYLAWS				
3	TOWN PLANNING	DB	1 12 89		
4	ELECTRICAL				
5	STRUCTURAL ENGINEER				
6	SERVICES ENGINEER				
7	DANGEROUS GOODS				
8	HEALTH				
9					
10					

^{*}INSPECTORS DEPARTMENT NOTIFIED OF ADDITIONAL INFORMATION REQUEST AND/OR REASON FOR DELAY

CHECK LIST

	INITIALS	DATE		INITIALS	DATE
FEES CHECKED	Kan.	5 12 89	PERMIT WRITTEN	TR	11.12.89
APPLICANT NOTIFIED			BOND DEPOSITED	U	
DOCUMENTS UPLIFTED			NEIGHBOURS' CONSENT		

REFER TO INSIDE OF FOLDER FOR BUILDING PERMIT PROCESSING CHECK LIST

NATURE OF BUILDING WORK (e.g. NEW UNITS, ADDITIONS - FACTORY, etc.):



CHECK LIST

		INITIALS	DATE
1	D.P. & Lot Nos. correct		
	Site limitations checked (Bldg line restrictions, sewer lines, foundation requirements etc)		
2	Building height in relation to boundary, yards, coverage, etc.		
3	Room sizes, ceiling heights, light and ventilation		
4	Footings		
5	Masonry and foundation walls		
6	Concrete floor		
7	Timber sub-floor, bracing and flooring		
8	Wall construction		
9	Wall bracing		
10	Interior and exterior cladding, roof cladding		
11	Roof Construction		
12	Roof bracing		
13	Insulation		
14	Firewalls (including soffits), fire partitions, egress		
15			
16			
		-	
ease	check items listed below:-		
		INITIALS	DATE
omm	ents		

BUILDING INSPE FIELD SHEET	AUTI	HORITY Stats. No. G . 064272
		DISTRICT COUNCIL NO.
	File No. PRIVAT	AKATANE
Receipt No.	31513	Date Permit Issued 11 / 12 /89
Name	J & L Hohepa	Name Tracks Concrete Ltd
Mailing Address	Rowells Road	Mailing Address P O Box 577
	R D 3	Whakatane
	Whakatane	
SITE	PERTY ON WHICH BUILDING IS TO BE ERECT	LEGAL DESCRIPTION
Street No.		Valuation Roll No. 7181-193-00
Street Name		Lock Allot 72B5 D.P.
Town/District	Whakatane	Section Block
	TARAWERA WARD	Survey District
	PTION OF PROPOSED WORK AND MAIN PURPOSE O	FUSE
	GARAGE	
FLOOR A		NATURE OF PERMIT (TICK BOX) NEW BUILDING
Sq. Metres	Number Erected	- exclude domestic garages and domestic outbuildings
	Building 7,500 00	FOUNDATIONS ONLY
ESTIMATED	Plumbing	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
VALUES \$	Drainage	NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
	G.S.T. 7,500 00	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
FEES AP	PPLICABLE	
Building Permit	\$ 120 00 Water Connection \$	Beceint No. 31513
Street Damage De Building Research		Treceipt No.
Plumbing	\$ \$ \$	Date of Payment///
Sewer Connection	\$\$	Authorised OfficerT J REYNOLDS
Vehicle Crossing L M.S. Plumbing		00
Special Condition	is:	
	1. Footings to contain 2 D12' rods	minimum.
Date Inspected	REMARKS (e.g. stage reached with work)	
and the second		

(CONTINUED OVER)

ate Inspected							
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		-	Annual Control of the				
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OMPLETED (Sig	nature)	D	ate/	/	consoleder .		



COMPUTER EREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

Identifier

SA42D/595

Land Registration District South Auckland

Date Issued

21 December 1988

Prior References

SA10D/501

Estate

Fee Simple

Area

1917 square metres more or less

Legal Description Lot 2 Deposited Plan South Auckland

Original Proprietors

Tutere Heta Hohepa as to a 1/2 share

Betty Turahira Hohepa as to a 1/2 share

Interests

.8367422 Gazette Notice declaring the within land to be subject to Part XXIV of the Maori Affairs Act 1953 - 9.2.1967 at 9.15 am

H844297.6 Mortgage to The Home Mortgage Company Limited - 21.12.1988 at 2.31 pm

H844297.7 Mortgage to The Home Mortgage Company Limited - 21.12.1988 at 2.31 pm

B121792 Variation of Mortgage H844297.7-20.1.1993 at 10.55 am

5837885.1 Gazette Notice revoking Gazette Notice S367422 and releasing the within land from the provisions of Part II of the Maori Affairs Restructuring Act 1989-15.12.2003 at 9:00 am

6093259.1 Discharge of Mortgage H844297.6 - 27.7.2004 at 9:00 am

6093259 2 Discharge of Mortgage H844297.7 - 27.7.2004 at 9:00 am.

6093Z59.3 Transfer to Steven John Briggs and Abbey Claire Makela - 27.7.2004 at 9:00 am

6093259.4 Mortgage to Bank of New Zealand - 27.7.2004 at 9:00 am



WHAKATANE DISTRICT COUNCIL

Building Permit Application

Ref.	No.	

WHAKATANE AUT WHO	
OWNER: (Full Name) J9 L Hohepa	Phone:(Bus)(Pte)
PRESENT ADDRESS Powels Rd RD3 Whakatan	Phone:(Bus)(Pte)
BUILDER: NAME Tracks Concrete Ltd	Phone:(Bus)(Pte)
ADDRESS P.O. Box 577	Phone:(Bus)(Pte)
Designer: Whakatane Phone 70-581	Phone:(Bus)(Pte)
Designing Engineer:	Phone:(Bus)(Pte)
ENQUIRIES REGARDING THIS APPLICATION SHOULD BE	
DIRECTED TO: P.O. Box 577 Depol Whakatane	Phone:(Bus)(Pte)
ESTIMATED VALUE OF WORK 70-581	
	500
PLUMBING \$	
DRAINAGE \$	A.,
TOTAL \$ 7,50	\$120-00.
7,50	
PARTICULARS OF LAND:	NATURE OF PERMIT (TICK BOX)
(a) Valuation No: 7/8/- /93-00	New building including separate
(b) Lot No: 2 ALLOT 7285	buildings added to existing complex
(c) Deposited Plan No:	Repairs, alterations or extensions
(d) Street: Powel Koach.	to an existing building
(e) Urban Area: Tavawera Ward	
PARTICULARS OF BUILDING:	O D D D D D D D D D D D D D D D D D D D
57.7628 he.	Conversion Demolition
(a) Area of Basementm²	
(b) Area of Ground Floorm²	Purposes for which every part of proposed Building is to be used or occupied
(c) Area ofFloorm²	e.g. Dwelling/Garage/Factory/Shop, etc.
(d) Area of Outbuildingsm²	Garage.
(e) Total Floor Aream²	Garage.
(6) 10(4) 100 1104	
11 Marsaha	Tracks Concrete Ltd
DATED this	SIGNATURE OF APPLICANT
Note: Processing of Building Permit application	
until all fees have been paid. If the buildin 50% of the fee is refundable on application	
ENDORSE PERMIT	BUILDING PERMIT
LINDONGL PENIVIT	BOILDING FERIVIT

ENDORSE PERMIT

YES

No.

NUMBER ____ CO64272

FEES PAYA	BLE (incl. G.S.T.)	RECEIPT NUMBER	DATE
Building Permit	\$ 120	No. 31513	20.11.87
Building Research Levy	\$	No.	
Plumbing Permit	\$	No.	
Drainage Permit	\$	No.	
Sewer Connection	\$	No.	Br. Ar.
Water Connection	\$	No.	
Footpath Deposit	\$	No.	
Total Fees Payable	\$	Tracks Cono	noto
Fees Received	\$ FRO	DM: I VUCIUS COVIO	100

WHAKATANE DISTRICT COUNCIL OFFICIAL RECEIPT

Receipt No.: 31513-20771 Date: 20/11/89 Account No.: 1409 PAW5

Total Amount: \$120.00 GST Portion: \$13.33

PLANNING OFFICE

ZONING OPERATIVE SCHEME:

ZONING PROPOSED: LOCAL COMPLIANCE WITH REQUIREMENTS: CESMO
COMPLIANCE WITH REQUIREMENTS: CESMO
COMPLIANCE WITH REQUIREMENTS: CESMO
COMMENTS: SITE PLOS COMMENTS: CESMO
COMPLIANCE WITH REQUIREMENTS: CESMO
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COMMENTS: SITE PLOS COMMENTS
COME

TRACKS CONCRETE LTD

distributors of SKYLINE GARAGES

Commercial & Industrial Paving Property Developing Subdivisional Concreting Cobblestone Paving Stamped Concrete

PAUL

Ph 84486 Bus 24591 After Hours P.O. Box 577 Valley Rd (Opp Whakatane Domain)

12-12-89.

CX

WHAKATANE

1 3 DEC 1989 DISTRICT COUNCIL

Whakatane Dispect Cul P.B. Whakatane

Ref: Building Inspector

Dear Dir,

method

Re: Bldg Peinil- No 064272 Hohepa Mr. & Mr. S Hohepau have advised us that they want the garage erected on piles (conerele), We will be doing this along with the construction of the building as per usual

Yours faithfully Ber Oppenhiis

Receipt No. 31513	WHAKATANE
OWNER	Date Permit Issued 11 / 12 /89
Name J & L Hohepa	Name Tracks Concrete Ltd
Mailing Address Rowells Road	Mailing Address P O Box 577
R D 3	Whakatane
Whakatane	Makacarie
PROPERTY ON WHICH BUILDING IS TO BE	ERECTED/DEMOLISHED
SITE	LEGAL DESCRIPTION
Street No.	Valuation Roll No. 7181-193-00
Street Name Powell Road	LMX Allot 72B5 D.P.
Town/District Whakatane	SectionBlock
Riding TARAWERA WARD	Survey District
DESCRIPTION OF PROPOSED WORK AND MAIN PURI	POSE OF USE
GARAGE	
(18/17/20/10/10/10/10/10/10/10/10/10/10/10/10/10	
FLOOR AREA DWELLING UNITS	NATURE OF PERMIT (TICK BOX)
Whole Sq. Metres Number Erected	NEW BUILDING - exclude domestic garages and domestic outbuildings
8 Building 7,500 00	FOUNDATIONS ONLY
ESTIMATED Plumbing	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED include installation of heating appliances
VALUES Drainage	NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
GS.I.)	X DOMESTIC GARAGES
FEES APPLICABLE	AND DOMESTIC OUTBUILDINGS AND TO THE CONTROL OF TH
Building Permit \$ 120 00 Water Connection \$	
Street Damage Deposit . \$ \$ silding Research Levy \$ \$ s	Receipt No31513
ambing \$	Date of Payment 20 / 11 / 89
Drainage	Authorised Officer T J REYNOLDS
Vehicle Crossing Levy . \$ G.S.T. \$ M.S. Plumbing \$ TOTAL: \$	120 00
special Conditions: (In addition to those noted on reverse):	
1. Footings to contain 2 D12'	
J 90 90	TOGS HITHIUM.
TAX INVOICE	
00T No. 10 040 050	
GST No. 16-940-356	
NOTICE TO APPLICANT	
PERMISSION IS HEREBY GRANTED YOU to carry out the works as submitted, and with any conditions defined; such work to be subject conformity with the requirements of the Council By-Laws.	s proposed in accordance with the drawings and other documents to inspection at any time during progress and to be carried out in strict

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.

WHAKATANE DISTRICT COUNCIL

Stats. No. 0 004212

No.

WHAKATANE DISTRICT COUNCIL

INSPECTORS' DEPARTMENT

INFORMATION SHEET

NOTE: One copy of this form is to be signed by the builder and returned Building Permit Application.

FIELD INSPECTION

Periodic inspections are required to verify compliance with details described on the 'approved' plans and specifications and to ensure that Council's Bylaws have been complied with.

REQUIREMENTS

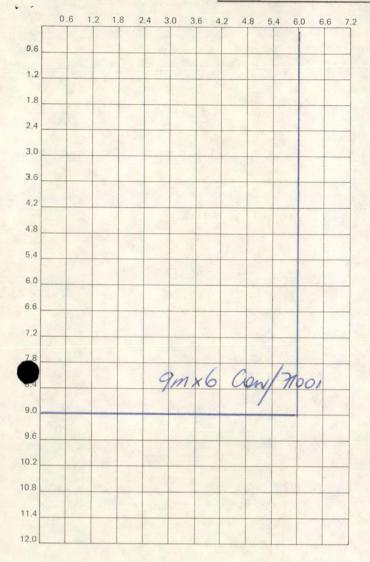
The Builders shall notify the appropriate office the previous working day (ie at least 24 hours notice prior to the inspection being required) when the project is ready for each of the following inspections:

- 1. SITING All relevant boundary pegs must be identifiable and boundaries correctly established.
- 2. FOUNDATIONS when all trenches and footing excavations are completed and all reinforcing steel has been tied in plate <u>BUT BEFORE ANY CONCRETE IS POURED</u>. An inspection of the trenches and footing excavation is required before any site concrete is poured.
- 3. CONCRETE FLOOR SLAB (ON GROUND) when all fill compaction has been completed, moisture proof membrance placed, reinforced steel installed and plumbing and/or drainage services have been inspected and approved by the Drainage and Plumbing Inspector, BUT BEFORE ANY CONCRETE IS POURED.
 - NOTE: Where drainage is to be installed below the hard fill, the District Council Plumbing and Drainage Inspector must inspect and approve of the installation before filling and compaction of the base material is carried out.
- 4. REINFORCING STEEL (GENERAL) when all reinforcing has been placed in bond beams, columns, retaining walls, suspended floor slab, lintels etc., BUT BEFORE ANY CONCRETE IS POURED.
- 5. INSULATION INSPECTION SKILLION OR FLAT ROOFS when all the insulating material is installed in place but PRIOR TO ANY ROOFING MATERIAL BEING FIXED.
- 6. PRE-LINING when all exterior claddings, windows and doors etc. have been fixed in place and when all bulk insulating material has been installed BUT PRIOR TO THE ERECTION AND FIXING OF ANY INTERNAL LININGS (BOTH CEILINGS AND WALLS).

All plumbing work which will be concealed by wall linings must be inspected and approved by the Plumbing and Drainage Inspector before the above inspection is carried out by the Building Inspector.

SIGNED: Con Del. (Builder) DATE: 16/11/88

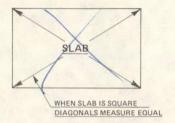
CONCRETE FLOOR DETAILS



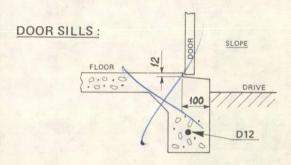
FLOOR SLAB OR BASE NIB WALL:

MUST NOT EXCEED EXTERNAL
MEASUREMENTS AS WEATHERBOARDS
COME DOWN OVER CONCRETE

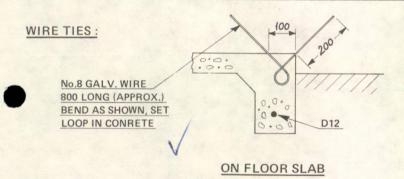
MUST BE SQUARE (SEE SKETCH)



MUST BE LEVEL, OUT OF LEVEL FLOORS CAN BE VERY COSTLY TO RECTIFY.



A SLOPE MUST BE PROVIDED TO DRAIN OFF WATER UNDER DOORS. SILLS MAY BE FORMED WITH A FLOAT OR TROWEL BEFORE CONCRETE SETS.





POSITION WIRE TIES AT APPROX. 1200mm CENTRES STARTING 100mm FROM CORNERS. AT ALL DOOR OPENINGS, POSITION WIRE TIES 75mm AT EACH SIDE OF DOORWAY.

THESE SKETCHES ARE SHOWING ONLY THE SURFACE DETAILS NECESSARY FOR ERECTION AND FIXING OF A SKYLINE BUILDING TO YOUR FINISHED CONCRETE WORK.

BEFORE PROCEEDING YOU MUST DISCUSS FOUNDATION AND REINFORCING DETAILS WITH YOUR LOCAL BUILDING INSPECTOR.

DO NOT DO ANY WORK UNTIL YOU ARE ADVISED THAT THE PERMIT HAS BEEN CLEARED BY COUNCIL.

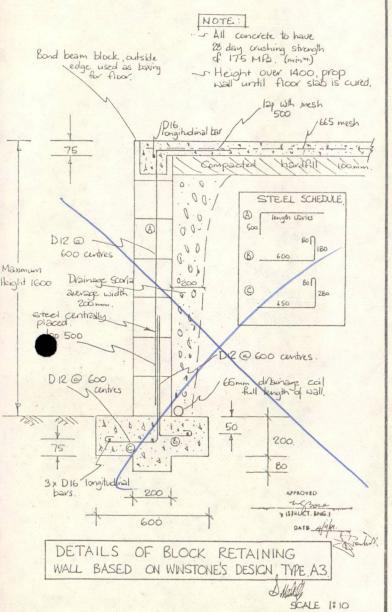
IF YOU HAVE ANY DOUBTS ABOUT YOUR BOXING BEING LEVEL AND SQUARE CONTACT YOUR SKYLINE REPRESENTATIVE.

DO NOT POUR ANY CONCRETE UNTIL YOUR FOOTINGS HAVE BEEN INSPECTED BY YOUR LOCAL BUILDING INSPECTOR.

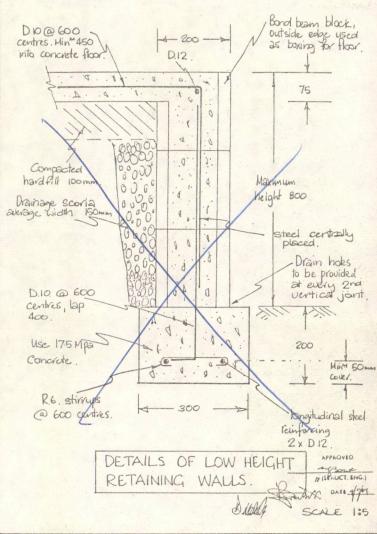
AFTER FLOOR HAS BEEN POURED NOTIFY YOUR SKYLINE OFFICE, AS FACTORY PRODUCTION OF YOUR BUILDING WILL NOT START UNTIL YOUR FLOOR HAS BEEN CHECKED.

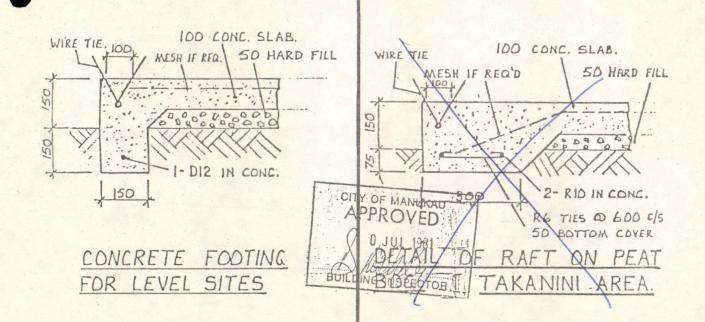
AT: Powels Rd. Le Leko

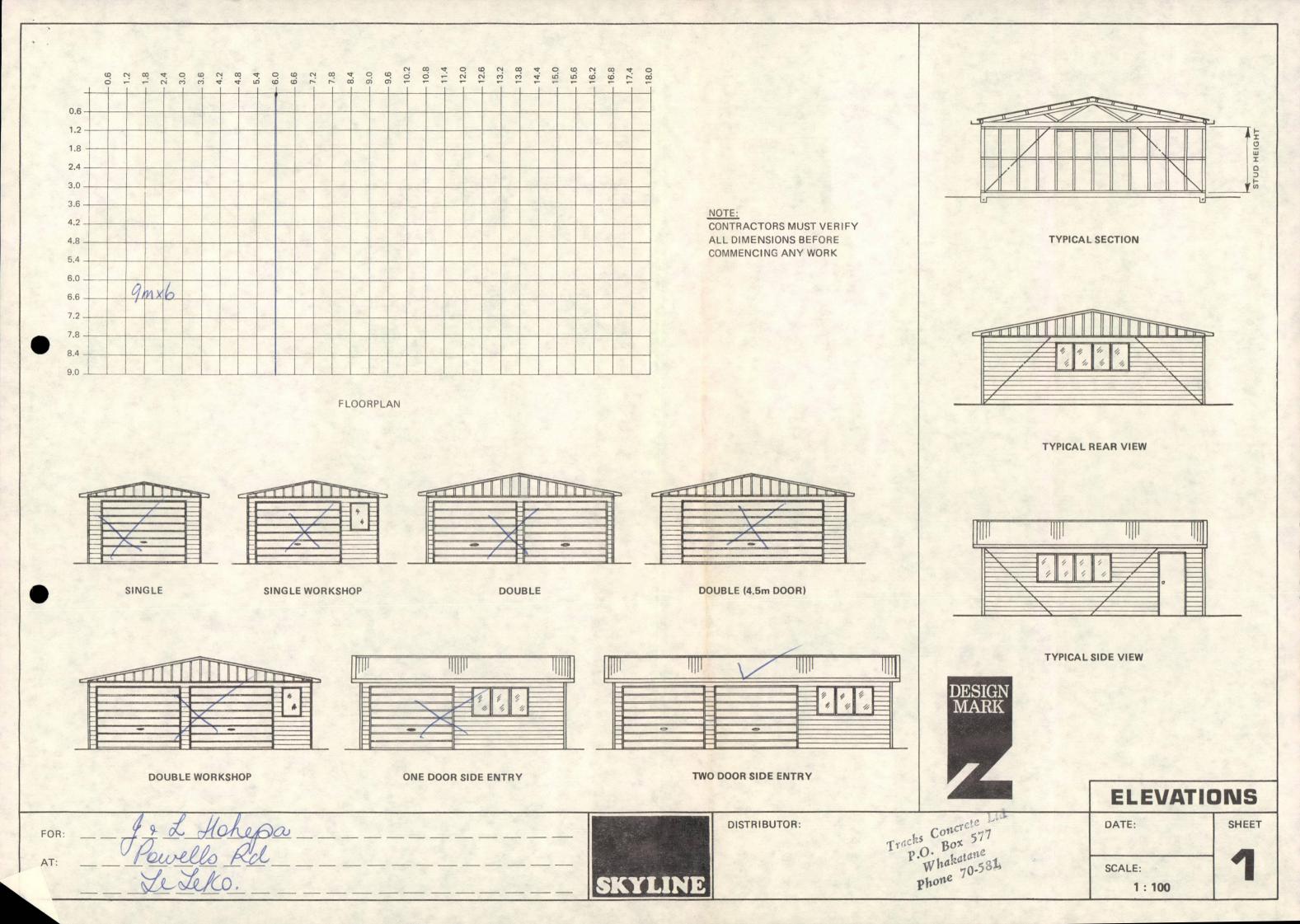
SKYLINE



NOTE: For cast in-situ concrete
walls, wall thickness need
conly be 160mm. Reinforcing
required is D.10 bars at 600
centres both wertically a horizontally.
Footing steel remains the same.







GALVANIZED-GARAGE (SKYWAY)

FOUNDATIONS: 75mm thick concrete slab with reinforced

footing, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max, centres

under studs.

DAMPCOURSE: 2 ply d.p.c. under all plates.

FRAMING: All timber is boric treated machine gauged

Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked

into studs.

100 x 50 studs @ 600 centres, top and bot-

tom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 12032, Pryda -

Ak 2237, 150 pitch

Trusses up to 6m long spaced @ 2400

centres (Max.)

Trusses over 6m long spaced @ 1800

centres (Max.)

PURLINS: 100 x 50 on edge @ 750 centres.

TRUSS STIFFENERS: 100 x 50 on edge, up to 6m Garage width

- 1 Row over 6m Garage width - 2 rows

SIDE ENTRY DOOR

BEAM: 2 x 150 x 50 spiked together.

75 x 50 on flat @ 450 angle over top -**DRAGON TIES:**

plates at each corner up to 7.2m garage length, over 7.2m length additional dragon

ties at either side of centre truss.

SPOUTING: .55 (24 GA) Galv. gutters fixed to two sides

of building.

DOWNPIPES: .40 (26 GA) 65 x 50 galv. steel,

1 off per gutter.

RIDGING: .40 (26 GA) Galv. steel.

ROOFING: .40 (26 GA) Galv. steel long run roofing

'SKYRIB' profile.

DOORS: Side Door - Timber frame, galv, steel clad

each side.

Main Doors - .40 (26 GA) Galv. steel overdoors or Galv, steel roller doors.

EXTERIOR SHEATHING: .40 (26 GA) Galv. steel weatherboards.

113mm profile.

COLOUR-GARAGE (SKYLINE)

NOTE: Galv. Steel components referred to below

in spouting to ext, sheathing are made of Galv. Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or

'COLOR COTE' (Trade Terms)

FOUNDATIONS: 75mm thick concrete slab with reinforced

footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres

under studs.

2 ply d.p.c. under all plates. DAMPCOURSE:

FRAMING: All timber is boric treated machine gauged

Pinus Radiata.

All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top & bottom plates and nogs are all 100 x 50.

Galvanised steel angle braces. WALL BRACES:

Design series: Gang nail - 8499. **ROOF TRUSSES:**

Prvda - A1186, 110 pitch.

Trusses up to 6m long spaced @ 2400

centres (Max.)

Trusses over 6m long spaced @ 1800

centres (Max.)

PURLINS: 100 x 50 on edge @ 750 centres.

TRUSS STIFFENERS: 100 x 50 on edge up to 6m garage width

- 1 row over 6m garage width - 2 rows.

SIDE ENTRY DOOR

BEAM:

2 x 150 x 50 spiked together.

75 x 50 on flat @ 450 angle over topplates **DRAGON TIES:**

at each corner up to 7.2, garage length, over 7.2m length additional dragon ties at

either side of centre truss.

SPOUTING: .55 (24 GA) Galv. gutters fixed to two

sides of building

DOWNPIPES: .40 (26 GA) 65 x 50 Galv. steel, 1 off per

RIDGING: .40 (26 GA) Galv. steel, LEAD EDGED.

.40 (26 GA) Galv. steel long run roofing ROOFING:

'SKYRIB' profile.

Side Door - Timber frame, Galv. steel DOORS:

clad each side.

Main Doors - .40 (26 GA) Galv. steel overdoors or Galv, steel roller doors.

EXTERIOR SHEATHING: .40 (26 GA) Galv. steel weatherboards, 155mm profile.

HARDIPLANK-GARAGE

FOUNDATIONS:

75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres

under studs.

DAMPCOURSE:

2 ply d.p.c. under all plates.

FRAMING:

All timber is boric treated machine gauged

Pinus Radiata.

All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top and bottom plates and nogs are all 100 x 50.

WALL BRACES: Galvanised steel angle braces.

ROOF TRUSSES:

Design series: Gang nail - 12463, 150

Trusses up to 6m long spaced @ 2400

centres (Max.)

Trusses over 6m long spaced @ 1800

centres (Max.)

100 x 50 on edge @ 750 centres. PURLINS:

TRUSS STIFFENERS: 100 x 50 on edge, up to 6m garage width -

1 row over 6m garage width - 2 rows.

SIDE ENTRY DOOR

BEAM:

2 x 150 x 50 spiked together.

DRAGON TIES:

100 x 50 on flat @ 45° angle over topplates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at

either side of centre truss.

SPOUTING:

.55 (24 GA) Galv. gutters fixed to two

sides of building.

DOWNPIPES: .40 (26 GA) 65 x 50 Galv. steel, 1 off per

RIDGING: .40 (26 GA) Galv. steel, LEAD EDGED.

ROOFING:

.40 (26 GA) Galv, steel long run roofing

'SKYRIB' profile.

DOORS:

Side Door - Timber frame, Galv. steel clad

each side.

Main Doors - .40 (26 GA) Galv. steel doors or Galv. steel roller doors.

EXTERIOR SHEATHING: HARDIPLANK' 235mm Smooth finish weatherboard (effective cover - 205mm)

BUILDING PAPER:

Breather type paper on all walls behind weatherboards and under roofing.



SPECIFICATIONS

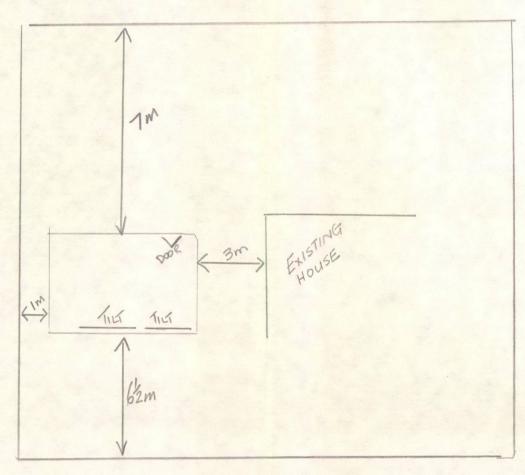
DISTRIBUTOR:

Tracks Concrete Ltd P.O. Box 577 Whakatane Phone 70.581

DATE:

SCALE:

SHEET



Hohepa

FOR: J. Hologa

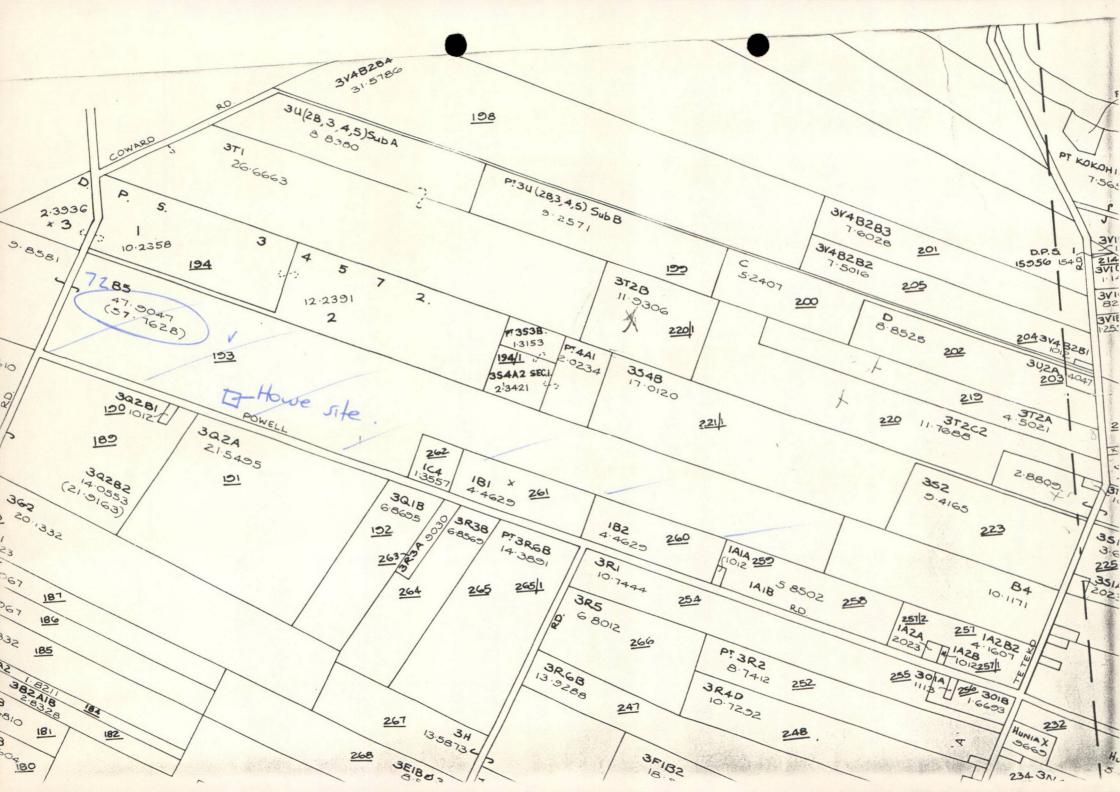
AT: Powells Rd

SKYLINE

DISTRIBUTOR: Ltd

Tracks Concrete

Whakatane
Whakatane
Phone 70.581,
Phone Phone



RECORD OF SITE INSPECTIONS

(Each officer inspecting the site shall briefly record the event here and give reference to any communication with the builder, owner or other officer in that regard).

DATE	EVENT
,	
e	
1	



Form 7

Code compliance certificate

SECTION 95, BUILDING ACT 2004

The building

Street address of building: 226 Powell Road WHAKATANE
Legal description of land where building is located: LOT 2 DPS47835
Building name (if applicable):

Current, lawfully established, use: ALTERATIONS TO DWELL Year first constructed:

The owner

Name of owner

BRIGGS, STEVEN JOHN 21 POUWHARE STREET WHAKATANE 3120

Contact person

BRIGGS, STEVEN JOHN 21 POUWHARE STREET WHAKATANE 3120

Phone no. - Landline:

day 0064 07 3228435

- Mobile:

Phone no. - Daytime:

day 0064 07 3228435

- After hours:

Email address:

sabriggs@hotmail.co.nz

Website:

First point of contact for communications with the building consent authority is as follows:

Whakatane District Council,

Private Bag 1002, Whakatane,

Phone 07 3060500, fax 07 3070718

info@whakatane.govt.nz

Building work

Building consent number: 14298

Issued by: Whakatane District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment

Compliance schedule

Notes

Team Leader Technical Administration

Position

On behalf of: Whakatane District Council

Date: 28 Apr 2014

JAMES HARDIE WEATHERBOARDS



TECHNICAL SPECIFICATION





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WE VALUE YOUR FEEDBACK

To continue with the development of our products and systems, we value your input. Please send any suggestions, including you name, contact details, and relevant sketches to:

James Hardie

Fax 0800 808 988

-literaturefeedback@jameshardie.co.nz

1 APPLICATION AND SCOPE

1.1 APPLICATION

James Hardie Weatherboards are made of fibre cement and are pre-primed. They are categorised as a lightweight cladding product as per NZS 3604.

James Hardie Weatherboards are manufactured in different profiles ranging between smooth and patterned finishes such as;

SMOOTH WEATHERBOARD

Smooth Weatherboard (7.5mm) is available in three widths (180mm,240mm and 305mm) and has a smooth finish. It is 205mm wide.

RUSTICATED WEATHERBOARD

Rusticated Weatherboard (7.5mm) combines a rough- sawn texture with a smooth strip in the lap area. It is 205mm wide.

STYLELINE™ WEATHERBOARD

Styleline Weatherboard (7.5mm) has a texture of indented vertical and horizontal lines. It has a smooth strip in the area of the lap. It is 205mm wide.

COLONIAL® WEATHERBOARD

Colonial Weatherboard (7.5mm) reproduces the classic smoothness of traditional weatherboards. A recessed lap section provides a shadow line to enhance the horizontal definition of the finished cladding. It is 205mm wide.

FRONTIER WEATHERBOARD

Frontier Weatherboard (7.5mm) is available in two widths (245mm and 310mm). The board has a surface woodgrain texture.

SUMMIT WEATHERBOARD

Summit Weatherboard (9.0mm) gives a modern narrow look which is enhanced by the fine horizontal texture. It can also be concealed fixed. It is 150mm wide.

If you are a specifier

Or other responsible party for a project, ensure that the information in this document is appropriate for the application you are planning and that you undertake specific design and detailing for areas which fall outside the scope of these specifications.

If you are an installer

Ensure that you follow the design, moisture management and associated details and material selection provided by the designer. All the details provided in this document must be read in conjunction with the specifier's specification.

Make sure your information is up to date

When specifying or installing James Hardie products, ensure you have the current manual. If you're not sure you do, or you need more information, visit www.jameshardie.co.nz or Ask James Hardie on 0800 808 868.

1.2 SCOPE

This specification covers the use of James Hardie Weatherboard for buildings that fall within the scope of the NZBC Acceptable Solution 'E2/AS1', paragraph 1.1. This specification covers the use of James Hardie Weatherboards in both direct fixed and cavity construction methods. Please refer to 'E2/AS1' for further information regarding the selection of construction method for claddings.

1.3 DETAILS

Various James Hardie Weatherboard details are provided at the rear of this document. This specification and details in CAD file are also available to download from our web site at www.jameshardie.co.nz

1.4 SPECIFIC DESIGN

For use of James Hardie Weatherboards outside the scope of this document, the architect, designer or engineer must undertake specific design. For advice on designs outside the scope of this specification, Ask James Hardie on 0800 808 868.

2 DESIGN

2.1 COMPLIANCE

James Hardie Weatherboards comply with section 9.5.2 of 'E2/AS1'. Information contained in this document regarding the installation of James Hardie Weatherboards are aligned with 'E2/AS1' of NZBC.

2.2 RESPONSIBILITY

The specifier or other party responsible for the project must ensure that the information and details in this specification are appropriate for the intended application and that additional detailing is performed for specific design or any areas that fall outside the scope of this technical specification. For applications outside the scope of this literature and details which are not provided herein, the architect, designer or engineer must undertake specific design and it should be ensured that the intent of their design meets the requirements of the NZBC.

All dimensions shown are in millimetres unless noted otherwise. All New Zealand Standards referenced in this manual are current edition and must be complied with.

James Hardie conduct stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

2.3 SITE & FOUNDATION

The site on which the building is situated must comply with the NZBC (New Zealand Building Code) Acceptable Solution 'E2/AS1' 'Surface Water'. Foundation design must comply with the requirements of NZS 3604 'Timber Framed Buildings' or be as per specific engineering design. The grade of adjacent finished ground must slope away from the building to avoid the possibility of water accumulating.

2.4 GROUND CLEARANCES

The bottom of claddings must comply with the NZBC Acceptable Solution 'E2/AS1', section 9.1.3. The floor must have a minimum clearance to paved or unpaved ground as required by NZS 3604. James Hardie Weatherboards must overhang the bottom plate on a concrete slab by a minimum of 50mm as required by NZS 3604. James Hardie Weatherboard must have a minimum clearance of 100mm from paved ground and 150mm from unpaved ground.

2.5 MOISTURE MANAGEMENT

It is the responsibility of specifier to identify moisture related risks associated with any particular building design.

Wall construction design must effectively manage moisture, considering both the interior and exterior environments of the building, particularly in buildings that have a higher risk of wind driven rain penetration or that are artificially heated or cooled. Walls shall include those provisions as required by the NZBC Acceptable Solution 'E2/AS1' (third edition) 'External Moisture'. In addition all wall openings, penetrations, junctions, connections, window sills, heads and jambs must incorporate appropriate flashing for waterproofing. The other materials, components and installation methods used to manage moisture in the walls, must comply with the requirements of relevant standards and the NZBC. For further information in relation to designing for weathertightness, refer to the Building Research Association of New Zealand (BRANZ) and the Department of Building and Housing (DBH) updates on the following websites, respectively www.branz.co.nz and www.dbh.govt.nz.

2.6 STRUCTURE

Timber-framed buildings must be designed in accordance with NZS 3604 (Timber Framed Buildings). When the framing is provided as per the specific engineering design, the framing stiffness must be equivalent to or more than the stiffness requirements of NZS 3604.

2.7 WIND LOADING

James Hardie Weatherboard cladding is suitable for use in all New Zealand wind zones up to and including VH as defined in NZS 3604. A specific design is required for all situations where a building falls in a specific design (SD) wind zone.

2.8 FIRE RATED WALLS

Walls clad with James Hardie Weatherboard using a direct fix or cavity construction method can achieve fire ratings of up to 60/60/60 when constructed in accordance with this literature, including the fire rated system requirements as specified in James Hardie 'Fire and Acoustic' Technical Specification Manual. Refer to the fire and acoustic technical literature for further information about fire rated systems.

2.9 ENERGY EFFICIENCY

The R-Value of walls constructed with James Hardie Weatherboard in accordance with this manual and using bulk insulation, will comply with the Section 3.1 - 'Schedule Method' of NZS 4218 (Energy Efficiency - Small Building Envelope) required under Table 1. To meet these insulation requirements, bulk insulation as mentioned in Table 1 of this specification must be used. This calculation is based on a timber framing member size of 90 x 45mm and internal linings of James Hardie Villaboard® Lining or plasterboard.

TABLE 1:

INSULATION CAPABILITY					
Climate Zone*	R-Value Requirement	Cavity Insulation Infill Requirement			
1 & 2	1.5 m ² °C/W	R1.8 Fibreglass batts.			
3	1.9 m ² °C/W	R2.2 Fibreglass batts.			

^{*}as defined in NZS 4218

3 FRAMING

4 PREPARATION

3.1 GENERAL

This James Hardie Weatherboard technical specification is only suitable for timber-framed buildings. Other framing materials are outside the scope of this specification.

3.2 DIMENSIONS

A 35mm minimum stud width is required unless noted otherwise in this specification.

3.3 STRUCTURAL GRADE

Minimum timber grade requirements are No.1 framing grade in accordance with NZS 3631 'New Zealand Timber Grading Rules' or equivalent.

3.4 DURABILITY

To comply with the NZBC requirements the external framing must be treated to a minimum H1.2 treatment. Refer to the NZBC Acceptable Solution B2/AS1 'Durability' for further information about the durability requirements.

For timber treatment information refer to NZS 3602 (Timber and Wood-Based Products for use in Buildings) and NZS 3640 (Chemical Preservation of Round and Sawn Timber) for minimum timber treatment selection and treatment requirements.

Also refer to framing manufacturer's literature for further guidance on timber selection. Framing must be protected from moisture at sites in accordance with the recommendations of framing manufacturer's. Note: Refer to NZS 3602 for information about the allowable moisture contents in timber.

3.5 FRAME CONSTRUCTION

All timber framing sizes and set-out must comply with NZS 3604 and stud, nogs / dwangs centres as required by this specification: Use of timber framing must be in accordance with framing manufacturer's specifications.

3.5.1 DIRECT FIX CONSTRUCTION METHOD

The following framing must be provided for direct fixed construction method:

- Studs must be provided at 600mm centres maximum.
- Nogs must be provided at 1200mm centres maximum.
- Double studs will be required at internal corners for fixing weatherboards without drilling the weatherboard ends.

3.5.2 CAVITY CONSTRUCTION METHOD

The following framing must be provided for cavity construction method:

- When studs are at 600mm centres the nogs must be provided at 800mm centres maximum.
- When studs are at 400mm centres the nogs may be provided at 1200mm centres maximum.
- Double studs are required at internal corners.
- Extra packers may be required at external corners.

3.6 TOLERANCES

In order to achieve an acceptable wall finish, it is imperative that framing is straight and true.

Framing tolerances must comply with the requirements of NZS 3604.

4.1 BUILDING WRAP

Building wrap must be must be provided as per the requirements of the NZBC Acceptable Solution 'E2/AS1' 'External Moisture' and NZS 3604.

The building wraps must comply with Table 23 of 'E2/AS1'. The building wraps must be fixed in accordance with 'E2/AS1', NZS 3604 and the wrap manufacturer's recommendations. Walls which are not lined on the inside face e.g. garage walls or gable ends must include a rigid sheathing or an air barrier behind the cladding which complies with the requirements of the NZBC 'Acceptable Solution' 'E2/AS1'.

4.2 VENT STRIP

The James Hardie uPVC cavity vent strip has opening area of 1000m²/m length and must be installed at the bottom of all walls constructed using the drained and ventilated cavity construction method. It is important that the openings in the vent strip are kept clear and unobstructed to allow free drainage and ventilation of cavities.

4.3 CAVITY BATTENS

Buildings with a risk score of 7-20 calculated in accordance with the NZBC Acceptable Solution 'E2/AS1' Table 2 require James Hardie Weatherboards to be installed on a cavity.

The battens provide airspace between the frame and cladding and are considered a 'packer' only in this specification.

The timber battens must be minimum H3.1 treated in accordance with NZS 3640 (Chemical preservation of Round and sawn timber) to comply with the durability requirements of B2/AS1.

Cavity battens must comply with 'E2/AS1' and

- be minimum 18mm thick
- be minimum as wide as the width of studs
- be fixed by the cladding fixings to the main framing through the building wrap
- until claddings are fixed the battens need only to be tacked to framing.

(Batten fixing is required temporarily to keep them straight on the wall during construction.)

The cavity battens are installed as described below:

- Fix cavity battens to studs.
- Battens must be fixed with 40mm x 2.8mm galvanised nails at 800mm centres maximum.

4.4 FLASHING

All wall openings, penetrations, intersections, connections, window sills, heads and jambs must be flashed prior to weatherboard installation. Please refer to moisture management requirements in Clause 2.5. The building wraps must be appropriately incorporated with penetration and junction flashings. Materials must be lapped in such a way that water tracks down to the exterior on the face of building wrap. James Hardie will assume no responsibility for water infiltration within the wall due to poor installation of flashings or building wraps.

The selected flashing materials must comply with the durability requirements of table 20 of Acceptable Solution 'E2/AS1'.

4.5 INTERMEDIATE SUPPORT

Where studs are at 600mm centres an intermediate means of restraining the building wrap and insulation from bulging into the cavity shall be installed. An acceptable method to achieve this is

- intermediate cavity batten between the studs
- 75 mm galvanized mesh
- polypropylene tape

No intermediate supports are required

- where studs are at 400mm centres or
- when rigid sheathings instead of building wraps are used.

4.6 CORNERS

Anticipated joist shrinkage must be allowed for in the design process. Do not run trims or aluminium extrusions continuously across solid floor joists.

4.7 EXTERNAL CORNERS

James Hardie Weatherboards can be finished at external corners using uPVC or aluminium corner mould, corner soakers and box corner. Refer to Figures 5, 6, 7 & 8.

4.8 INTERNAL CORNERS

James Hardie Weatherboards can be finished at internal corners using uPVC or aluminium 'W' mould. Refer to Detail 9, 10 & 11.

4.9 JUNCTIONS & PENETRATIONS

Refer to Clause 2.5 of this specification for moisture management requirements. All windows and doors must be detailed as per the requirements of this specification. James Hardie has developed the window details for James Hardie Weatherboards which meet the requirements of E2 'External Moisture' approved document of the NZBC. Refer to Figures 13, 14 & 15 and Figures 23 to 28.

5 FIXING **JAMES HARDIE WEATHERBOARDS**

5.1 GENERAL

The horizontal lap of James Hardie Weatherboards must be 30mm. James Hardie Weatherboards must be kept dry and under cover whilst in storage prior to and during fixing.

Cut ends which are exposed or where sealant is applied to the boards must be primed prior to installation. Dust and loose material must be removed before priming.

An H3.1 treated timber cant strip must be provided to support the bottom board on the wall. Refer to Figures 3 & 19.

5.2 FASTENER DURABILITY

Fasteners must meet the durability requirements of NZ Building Code. NZS 3604 specifies requirements for fixing material to be used in relation to the exposure conditions and are summarized in Table 2.

TABLE 2:

EXPOSURE CONDITIONS & NAIL SELECTION PRESCRIBED BY NZS 3604

NAIL MATERIAL					
Sea Spray Zones *	Zone 1 outside sea spray zone and Zones 2 – 4 & Geothermal hot spots	Bracing – All zones			
Grade 316 Stainless	Hot-dipped galvanised or 316 stainless	Grade 316 Stainless			

* (Zone 1 areas where local knowledge dictates that increased durability is required, appropriate selection shall be made) Also refer to the NZBC Acceptable Solution 'E2/AS1' Table 20 and 21 for information regarding the selection of suitable fixing materials and their compatibility with other materials.

5.3 NAIL SIZES AND FIXING METHOD

James Hardie Weatherboards must be fixed to studs with the types of nails specified in Table 3, in accordance with the following

- All nails must be driven flush with the board surface.
- When fixing Summit Weatherboard using a concealed nailing method ensure at all corners and vertical edges of openings. Summit Weatherboards are face fixed.
- When fixing weatherboard at the ends, nail must be driven at a minimum distance of 20mm from the end.
- For nails driven 50mm or closer from the end edges of James Hardie weatherboards, holes must be pre-drilled using a 3mm Titanium drill bit.

TABLE 3:

NAIL REQUIREMENTS FOR JAMES HARDIE WEATHERBOARDS

DIRECT TO ST	UD FIXING	
Concealed Nailir	ng (Summit Weatherboard only)	
40 x 2.8mm Finish flush with the		
HardiFlex® nails	board surface	

Face Nailing	
50 x 2.8mm HardiFlex® nails	Finish flush with the board surface

CAVITY FIXING	
Concealed Nailir	ng (Summit Weatherboard only)
60 x 3.15 mm HardiFlex® nails	Finish flush with the board surface.
Face Nailing	
75 x 3.15 mm HardiFlex® nails	Finish flush with the board surface.

^{*} Use a 3.0mm drill bit

5.4 GUN NAILING

James Hardie weatherboard can also be gun-nailed for both concealed and face nailing fixing methods.

Round head nails must be used and the size of these nails must comply with the requirements of Table 3.

Nails must be fired at a minimum distance of 50 mm from the ends of boards when gun nailing is used - double studs will be required. Note: Do not use 'D' head nails.

6 JOINTING

The ends of James Hardie Weatherboards are jointed off-stud using a back soaker. The joints may be located centrally between studs but no closer than 150mm from the studs. The joints must be staggered by 600mm minimum. Flexible silicon sealant must be used with back soakers for jointing. Refer to Figure 4.

7 FINISHING

Note: Protective coating of James Hardie Weatherboards is required in order to meet the durability requirements of the New Zealand Building Code.

7.1 PREPARATION

Remove any surface dirt, grime or other contaminants and ensure the James Hardie Weatherboards are dry before painting.

7.2 SEALANTS

All sealants must demonstrate the ability to meet the relevant requirements of the NZBC. Application and use of sealants must comply with manufacturer's instructions. Sealants, if coated, must be compatible with the paint system.

7.3 PAINTING

All James Hardie Weatherboards are pre-primed on their face and bottom edge with a factory-applied acrylic base coat. James Hardie Weatherboards must be painted within 90 days of installation. All exposed faces, including the top edges under the sills and bottom edges of James Hardie Weatherboard and accessories must be finished with two coats of latex exterior paint system complying with any of parts 7, 8, 9, and 10 of AS 3730. When using uPVC corner moulds or flashings, the light reflective value of the colour used must be more than 40% as required under section 4.3.1 of 'E2/AS1'. Dark colours cause excessive movements and deteriorate the cladding performance. Some environments require special coatings. Painting selection and specifications is dependant on the paint system chosen. Refer to the paint manufacturer.

7.4 STAINING

Stains containing linseed oil are specifically designed for wood and may not be suitable for fibre cement cladding products, primed or unprimed. Semi-transparent stains can vary in uniformity of appearance depending on method of application and conditions and will require a high level of skill and craftsmanship to achieve a uniform appearance. Clear coats have not proven durable in exterior exposure and James Hardie considers them a maintenance item that may require application of a refurbishing sealer at regular intervals. James Hardie does not warrant the appearance and durability of the use of semi-transparent stains and clear coats. For further information refer to stain manufacturer's recommendations.

8 MAINTENANCE

It is the responsibility of the specifier to determine normal maintenance requirements to comply with the NZBC Acceptable Solution B2/AS1.

The extent and nature of maintenance will depend on the geographical location and exposure of the building. As a guide, it is recommended that basic normal maintenance tasks shall include but not be limited to:

- Washing down exterior surfaces every 6-12 months*,
- Re-applying exterior protective finishes*,
- Maintaining the exterior envelope and connections including joints, penetrations, flashings and sealants.
- Cleaning out gutters, blocked pipes and overflows as required,
- Pruning back vegetation which is close to or touching the building.

*Refer to your paint manufacturer for washing down and recoating requirements related to paint performance.

9 STORAGE AND HANDLING

James Hardie Weatherboards must be laid flat on a smooth level surface. To ensure optimum performance, store weatherboards under cover and keep dry prior to fixing. If the weatherboards should become wet, allow to dry thoroughly before fixing. Do not carry weatherboards on the flat, always carry in the vertical position to avoid excessive bending.

10 PRODUCT **INFORMATION**

10.1 MANUFACTURING & CLASSIFICATION

James Hardie New Zealand is an ISO 9001(2000) Telarc certified manufacturer. James Hardie Weatherboard is manufactured to meet the requirements of AS/NZS 2908.2: 2000 'Cellulose-Cement Products', James Hardie Weatherboard has a classification of Type A Category 2 in accordance with this standard.

The weatherboards are supplied pre-primed on their face and bottom edge with an acrylic primer. The bottom front edge is chamfered. The top covered edge is square water-jet trimmed. James Hardie Weatherboards are identified by the printing of the name at regular intervals on the back face.

10.2 DURABILITY

James Hardie Weatherboard, when installed and maintained as per the technical specification, will meet the durability requirements for claddings as required in the NZBC Approved Document B2 'Durability'.

10.2.1 RESISTANCE TO MOISTURE/ROTTING

James Hardie Weatherboard demonstrates resistance to permanent moisture induced deterioration (rotting) by passing the following tests in accordance with AS/NZS2908.2

- Water Permeability (Clause 8.2.2)
- Warm Water (Clause 8.2.4)
- Heat Rain (Clause 6.5)
- Soak Dry (Clause 8.2.5).

10.2.2 RESISTANCE TO FIRE

James Hardie Weatherboard has the following Early Fire Hazard Indices (tested to AS 1530 Part 3).

TABLE 4:

EARLY FIRE HAZARD INDICES	EARLY FIRE HAZARD INDICES			
Ignition Index	0			
Flame Spread Index	0			
Heat Evolved Index	0			
Smoke Developed Index	0 -1			

10.3 PRODUCT SIZES & MASS

Available sizes of James Hardie Weatherboards and their weights are given in Table 5 on the next page. James Hardie Weatherboards are classified as a light weight wall cladding (not exceeding 30km/ m²) in accordance with NZS 3604.

11 SAFE WORKING **PRACTICES**

WARNING

DO NOT BREATHE DUST AND CUT ONLY IN WELL VENTILATED AREA

James Hardie products contain respirable crystalline silica which is considered by some international authorities to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) minimise dust when cutting by using either 'Score and Snap' knife, fibre cement shears or, where not feasible, use a HardiBlade® Saw Blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area to avoid breathing dust; (4) wear a properly-fitted, approved dust mask or respirator (e.g. P1 or P2) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheets available at www.jameshardie.co.nz. FAILURE TO ADHERE TO OUR WARNINGS, MATERIAL SAFETY DATA SHEETS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

JAMES HARDIE RECOMMENDED SAFE **WORKING PRACTICES**

CUTTING OUTDOORS

Position cutting station so that wind will blow dust away from user or others in working area. Use one of the following methods based on the required cutting rate:

BEST

- Score and snap
 Hand guillotine
- Dust reducing circular saw equipped with HardiBlade® Saw Blade and HEPA vacuum extraction.

Fibreshear

CUTTING INDOORS

- Cut only using score and snap, hand guillotine or fibreshears (manual, electric or pneumatic).
- Position cutting station in well-ventilated area

DRILLING/OTHER MACHINING

When drilling or machining you should always wear a P1 or P2 dust mask and warn others in the immediate area.

JAMES HARDIE RECOMMENDED SAFE **WORKING PRACTICES**

IMPORTANT NOTES:

- 1. For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best"- level cutting methods where feasible
- 2. NEVER use a power saw indoors
- 3. NEVER use a circular saw blade that does not carry the HardiBlade® logo
- 4. NEVER dry sweep Use wet suppression or HEPA Vacuum
- 5. NEVER use grinders
- 6. ALWAYS follow tool manufacturer's safety recommendations

P1 or P2 respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.iameshardie.co.nz to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

WORKING INSTRUCTIONS

Refer to Recommended Safe Working Practices before starting any cutting or machining of product.

SCORE AND SNAP

Score and Snap is a fast and efficient method of cutting the product using James Hardie's special tungsten tipped Score and Snap knife.



Preferably score on the face side of the product. Score against a straight edge and repeat the action to obtain adequate depth for clean break - normally 1/3 of sheet thickness. Snap upwards to achieve break. Smooth any rough edges with a rasp.

HAND GUILLOTINE

Make guillotine cut on the off-cut side of line to allow for the thickness of the blade.



FIBRESHEAR HEAVY DUTY

An electrically powered, fast, clean and effortless way of cutting James Hardie building products, especially around curves such as archways. Make Fibreshear cut on the "off-cut" side of the line to allow for the thickness of the shear.

HARDIBLADE® SAW BLADE

The HardiBlade® Saw Blade used with a dust-reducing saw is ideal for fast, clean cutting of James Hardie fibre cement products. A dust-reducing saw uses a dust deflector or a dust collector connected to a vacuum system. When sawing, clamp a straight-edge to the sheet as a guide and run the saw base plate along the straight edge when making the cut.

HOLE-FORMING

For smooth clean cut circular holes: Mark the centre of the hole on the sheet.

Pre-drill a 'pilot' hole.

Using the pilot hole as a guide, cut the hole to the appropriate diameter with a hole saw fitted to a heavy duty electric drill. For irregular holes:

Small rectangular or circular holes can be cut by drilling a series of small holes around the perimeter of the hole then tapping out the waste piece from the sheet face. Tap carefully to avoid damage to sheets, ensuring that the sheet edges are properly supported.

STORAGE AND HANDLING

All James Hardie building products should be stored to avoid damage, with edges and corners of the sheets protected from chipping. James Hardie building products must be installed in a dry state and be protected from rain during transport and storage. The product must be laid flat under cover on a smooth level surface clear of the ground to avoid exposure to water or moisture, etc.

QUALITY

James Hardie conducts stringent quality checks to ensure that any product manufactured falls within our quality spectrum. It is the responsibility of the builder to ensure that the product meets aesthetic requirements before installation. James Hardie will not be responsible for rectifying obvious aesthetic surface variations following installation.

12 PRODUCT SIZES

TABLE 5:

PRODUCT INFORMATION								
				COVERAGE INFORMATION				
Product	Length (mm)	Width (mm)	Thickness (mm)	Effective Cover (mm)	No. of planks/ metre height (approx.)	Mass kg/lineal m (approx. at EMC)	Mass kg/m² approx. at EMC)	Pallet weight kg (60/120 units/pack)
Smooth	4200	180	7.5	150	6.7	2.4	16.0	600/1170
	4200	240	7.5	210	4.8	2.6	13.7	770/1540
	4200	305	7.5	275	3.6	3.6	12.9	950 /1900
Rusticated	4200	205	7.5	175	5.7	2.6	14.9	700/1350
Styleline	4200	205	7.5	175	5.7	2.6	14.9	700/1350
Colonial	4200	205	7.5	175	5.7	2.6	14.9	700/1350
Frontier	4200	245	7.5	215	4.7	3.1	14.4	790/1580
	4200	310	7.5	280	3.6	3.8	13.6	970/1950
Summit	4200	150	9	120	8.3	2.4	19.8	593/1186

Note: All dimensions provided are based on nominal only and subject to manufacturing tolerances.

13 ACCESSORIES

ACCESSORIES SUPPLIED BY JAMES HARDIE FOR JAMES HARDIE WEATHERBOARDS

9MM WEATHERBOARDS

	ACCESSORY AND MATERIAL	NUMBER	SIZE (MM)	MATERIAL / APPEARANCE
		300377 300379	2400 long 2700 long	Etch Primed Aluminium Self colour
PP	Concealed Back Soaker - Aluminium 3	03937	150 long	Etch Primed Aluminium Self colour
		02781 02782	60 x 3.15 ø	316 Stainless Steel
<u> </u>	The state of the s	02783 02784	60 x 3.15 ø	Hot Dip Galvanised

7.5MM WEATHERBOARDS

	External Corner Soaker - 310 - 245 - 180	303930 303931 303932	310 245 180	Etch Primed Aluminium Self colour
DE	Concealed Back Soaker - 310 - 245 - 205 - 180	303933 303934 303935 303936	310 245 205 180	Etch Primed Aluminium Self colour
The state of the s	External Flashing (box) - 3000 - 2700 - 2400	300852 300851 300850	3000 2700 2400	uPVC
11.	External Corner Mould 135° - 2700	300375	2700	Etch Primed Aluminium
1 20 7	Weatherboard Cap Mould - 3000	300995	3000	uPVC

ALL WEATHERBOARDS

	Internal 'W' Corner Mould - 2700	300870	2700 long	uPVC
***	Internal Corner Mould 135° - 2700	300383	2700 long	Etch Primed Aluminium
	Corner Underflashing - 50 x 50	303745	3000 long	uPVC
4	Vent Strip	302490	3000 long	PVC White
	Inseal 3109 Sealing Strip	300766	19 x 15	Black compressible foam
	Internal 'W' corner - 2400 - 2700	300385 300386	2400 long 2700 long	Etch Primed Aluminium
	HardiFlex® nail - 500g Bag - 5kg	304252 304253	75 x 3.15 ø	316 Stainless Steel
	HardiFlex® nail - 500g Bag - 5kg	304250 304251	75 x 3.15 ø	Hot Dip Galvanised
	HardiDrive Screw - self drilling & embedding timber screw 100 jar	300928	7g x 30mm	306 Stainless Steel
	Scoring Knife	300914		Tungsten Carbide

ACCESSORIES NOT SUPPLIED BY JAMES HARDIE FOR JAMES HARDIE WEATHERBOARDS

James Hardie recommends the following products for use in conjunction with its Weatherboards. James Hardie does not supply these products. Please contact component manufacturer for information on their warranties and further information on their products.

	ACCESSORY AND MATERIAL NUMBER	SIZE (MM)	MATERIAL / APPEARANCE
	HardiFlex® nail	40 x 2.8 Ø & 50 x 2.8 Ø	316 Stainless Steel
(1111111	HardiFlex® nail	40 x 2.8 Ø & 50 x 2.8 Ø	Hot Dip Galvanised
	Flexible sealant or expandable foam	Tube	Fosroc, Holdfast or similar
	PEF rod	Polyethylene foam	Fosroc or similar
0	Flashing tape	Proprietary tape to adhere to building wrap	Tyvek, Protecto wrap or similar
	Flashing to table 20 'E2/AS1'	Refer Figure 13	Flashing fabricator
	Inseal 3109 Sealing Strip	19 x 10	Black compressible foam
	Timber Scriber	As required	H3.1 Treated Timber. Timber Merchant or cut on site

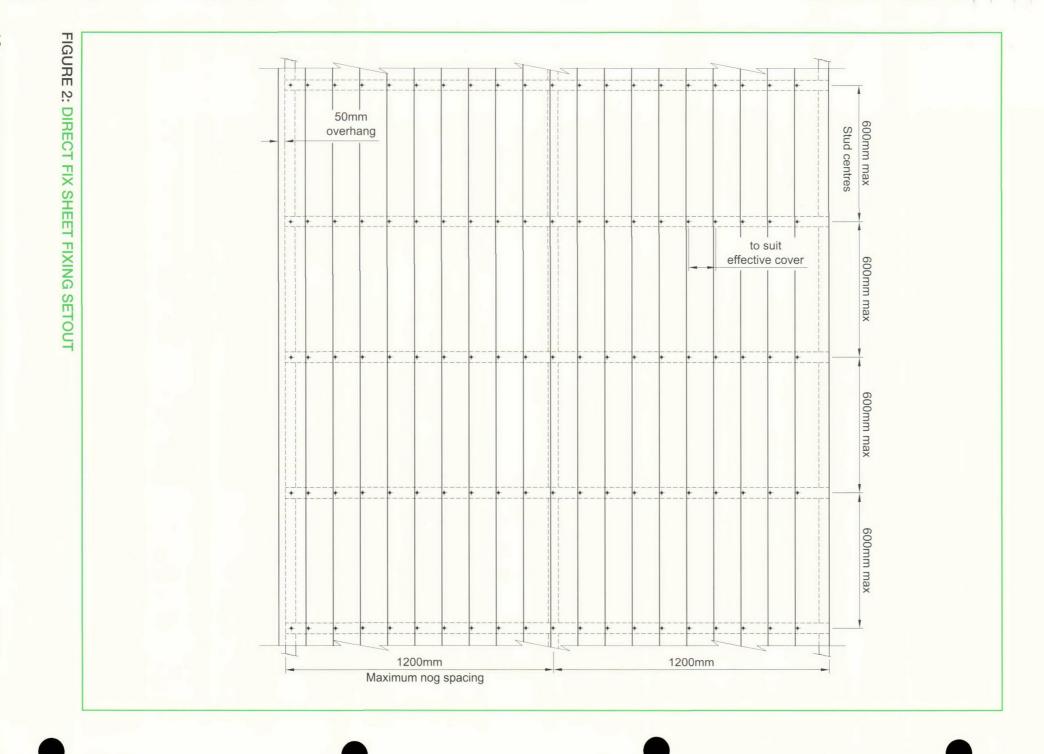
14 DETAILS

Various details outlined in the following table are available on Pages 11 to 42.

TABLE 7:

DETAILS

DESCRIPTION	DIRECT FIXED	CAVITY CONSTRUCTION
Framing Setout	Figure 1	
Sheet Fixing Setout	Figure 2	Figure 18
Concrete Footing	Figure 3	Figure 19
Weatherboard Fixing	Figure 4	Figure 20
PVC or Aluminium Box Corner (7.5mm Weatherboard)	Figure 5	Figure 21
Aluminium Box Corner (9.0mm Summit Weatherboard)	Figure 6	Figure 22
External Boxed Corner	Figure 7	Figure 23
External Corner Soaker	Figure 8	Figure 24
Internal 90° PVC or Aluminium 'W' Mould	Figure 9	Figure 25
Internal 90° Aluminium 'W' Mould	Figure 10	Figure 26
Internal 135° Aluminium 'W' Mould	Figure 11	Figure 27
Soffit Detail	Figure 12	Figure 28
Window Detail without Facings	Figure 13	
One Piece Head Flashing without Facings	Figure 14	Figure 30
Jamb Flashing without Facings	Figure 15	Figure 31
Batten Setout		Figures 16 & 32
Batten Fixing		Figure 17
Sill Flashings without Facings		Figure 29
Parapet Flashing		Figure 33
Pipe Penetration		Figure 34
Meter Box		Figure 35
One Piece Apron Flashing Joint		Figure 36



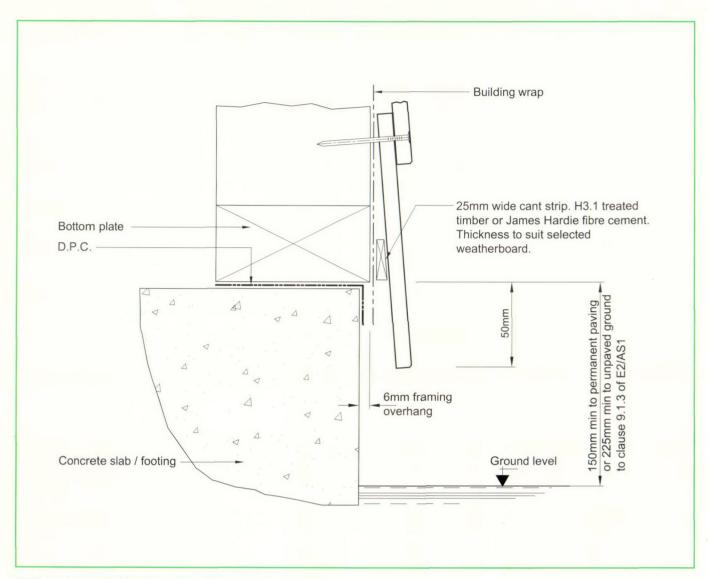


FIGURE 3: DIRECT FIX CONCRETE FOOTING

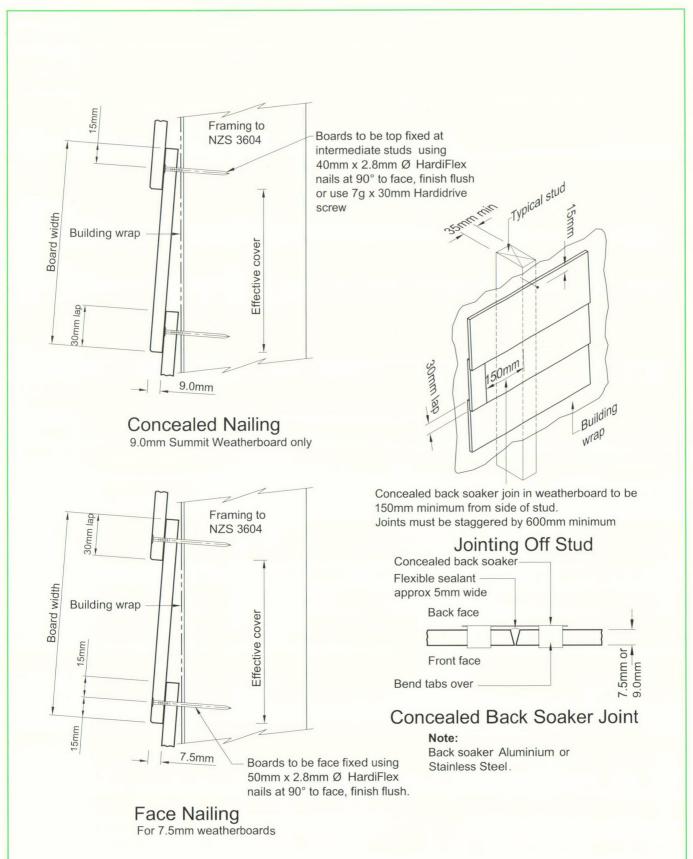


FIGURE 4: DIRECT FIX WEATHERBOARD FIXING

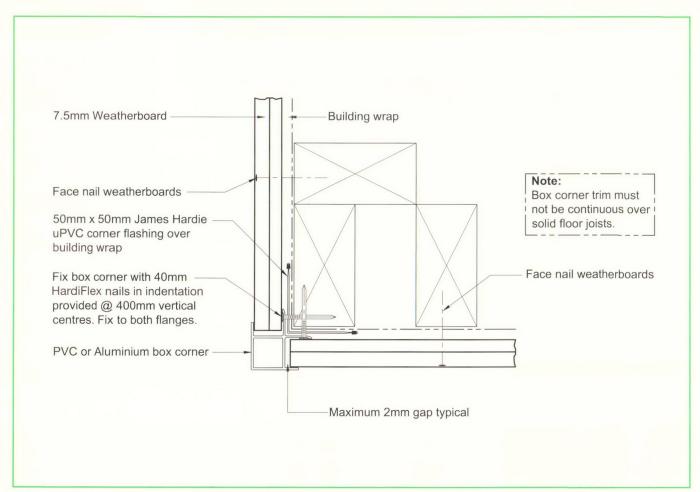


FIGURE 5: DIRECT FIX PVC OR ALUMINIUM BOX CORNER (7.5MM WEATHERBOARD)

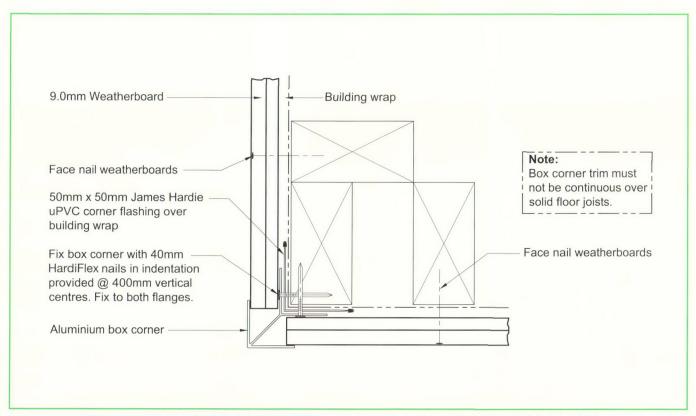


FIGURE 6: DIRECT FIX ALUMINIUM BOX CORNER (9.0MM SUMMIT WEATHERBOARD)

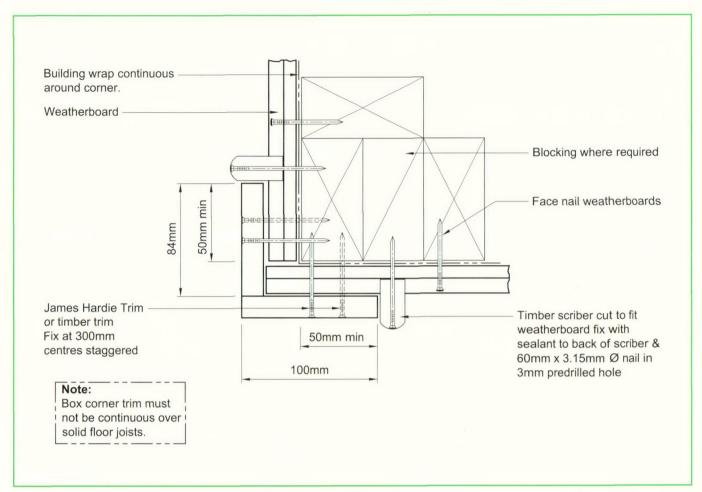


FIGURE 7: DIRECT FIX EXTERNAL BOXED CORNER

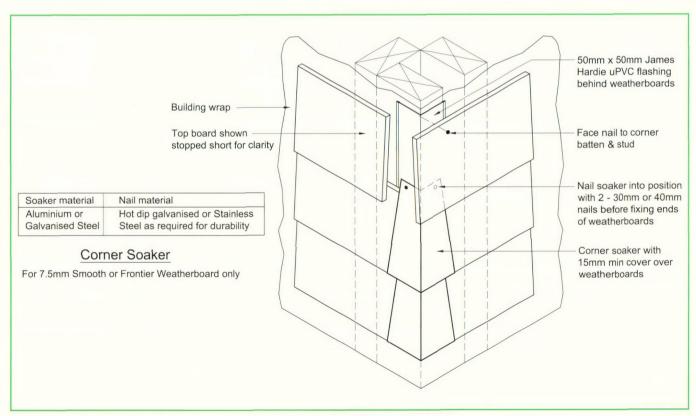


FIGURE 8: DIRECT FIX EXTERNAL CORNER SOAKER

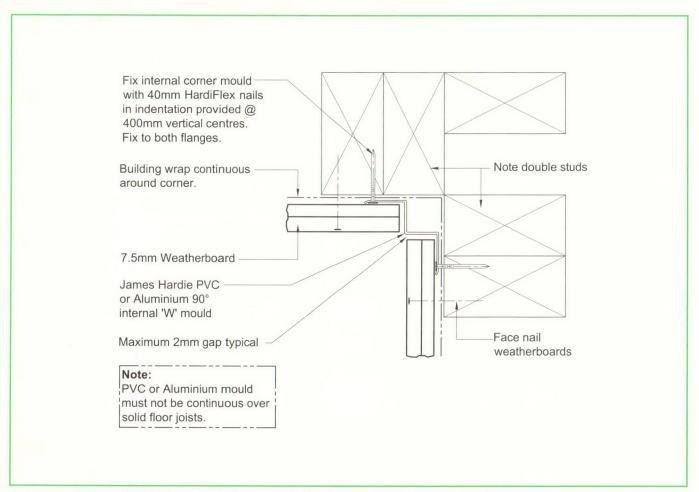


FIGURE 9: DIRECT FIX INTERNAL 90° PVC OR ALUMINIUM 'W' MOULD

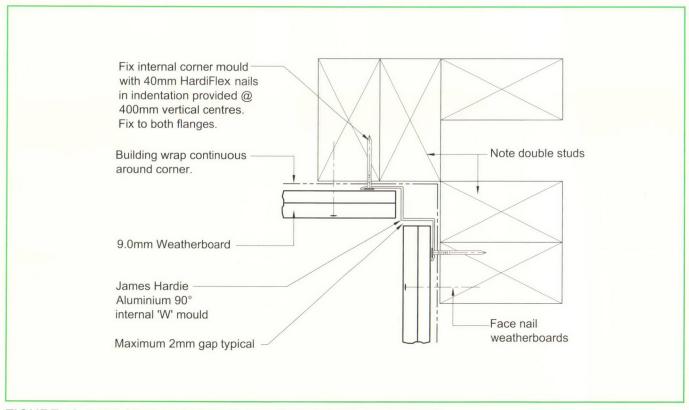


FIGURE 10: DIRECT FIX INTERNAL 90° ALUMINIUM 'W' MOULD

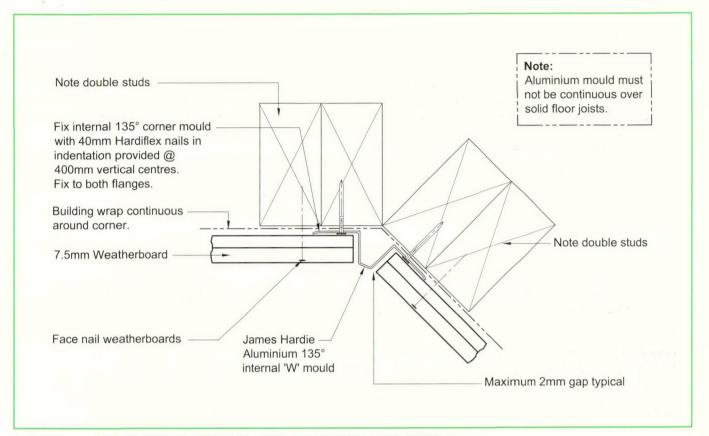


FIGURE 11: DIRECT FIX INTERNAL 135° ALUMINIUM 'W' MOULD

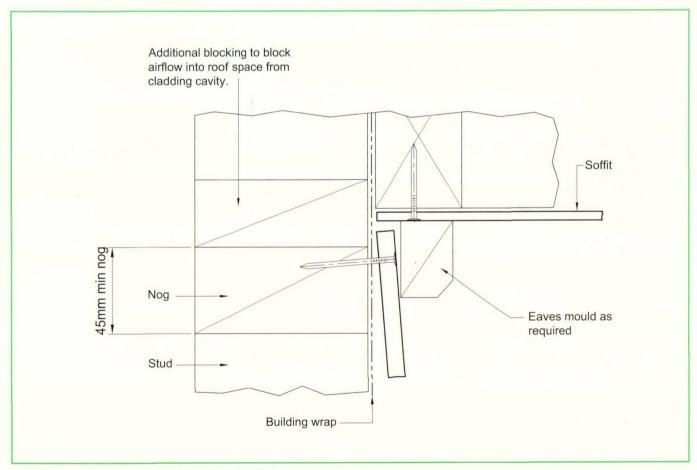
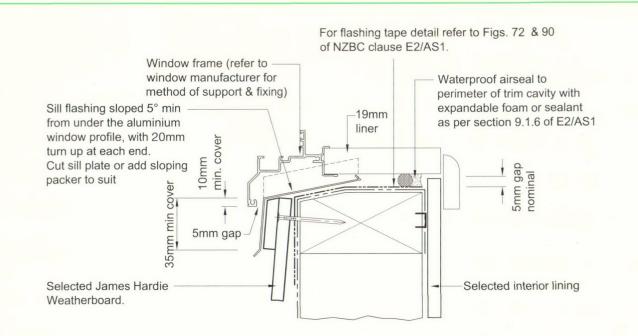


FIGURE 12: DIRECT FIX SOFFIT DETAIL



General notes for materials section

- 1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and table 20 of NZBC 'E2/AS1' (third edition).
- 2. Building wrap must comply with acceptable solution NZBC 'E2/AS1' (third edition) and NZS 3604.
- 3. Flashing tape must have proven compatability with the selected building wrap and other materials with which it comes into contact as per table 21 of NZBC 'E2/AS1' (third edition).

(Refer to the manufacturer or supplier for technical information on these materials.)

FIGURE 13: DIRECT FIX WINDOW DETAIL WITHOUT FACINGS

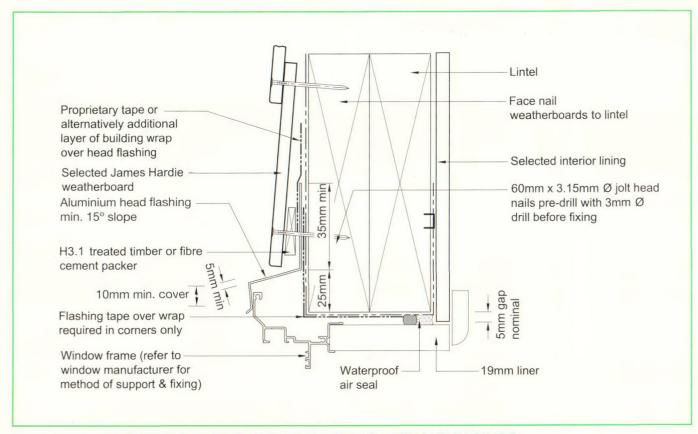


FIGURE 14: DIRECT FIX ONE PIECE HEAD FLASHING WITHOUT FACINGS

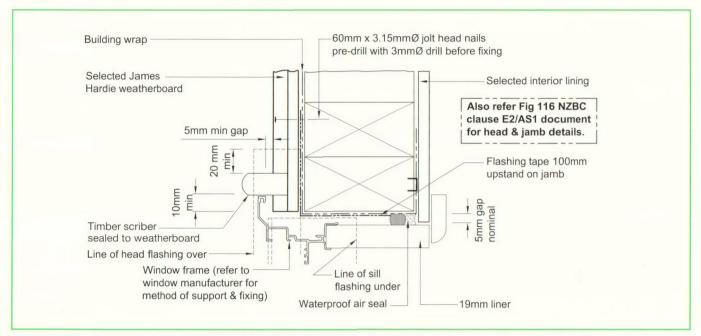


FIGURE 15: DIRECT FIX JAMB FLASHING WITHOUT FACINGS

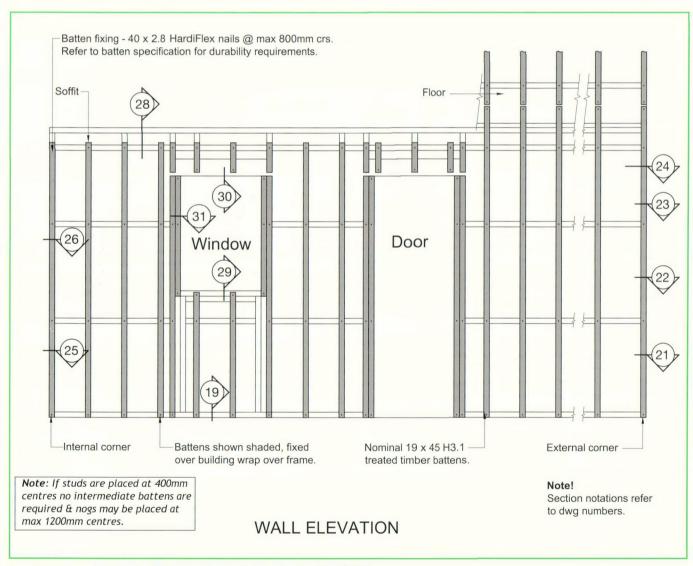


FIGURE 16: CAVITY FRAMING AND BATTEN SETOUT

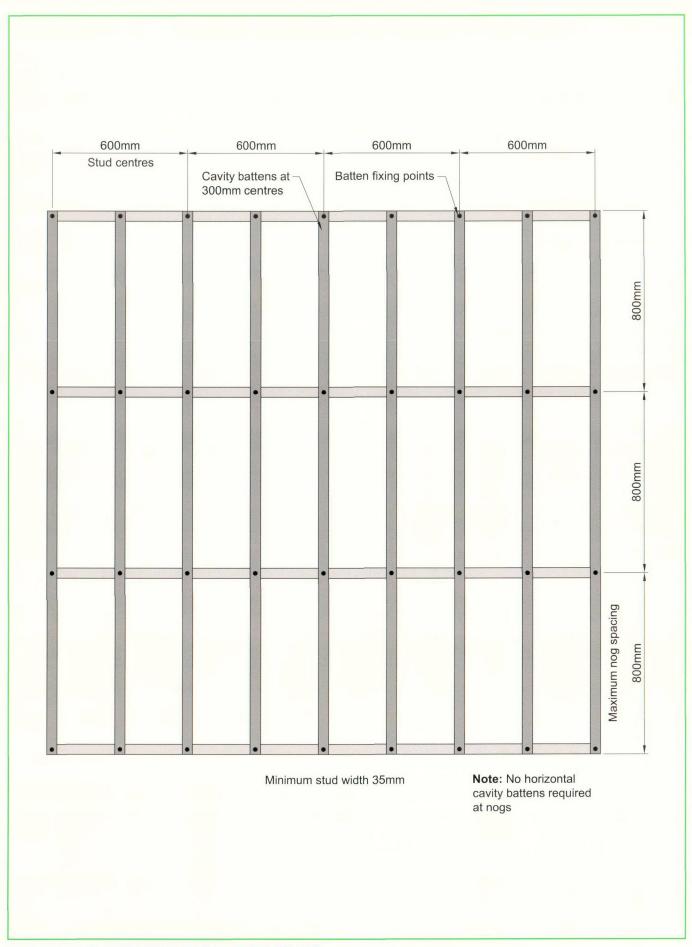


FIGURE 17: CAVITY FRAMING BATTEN FIXING

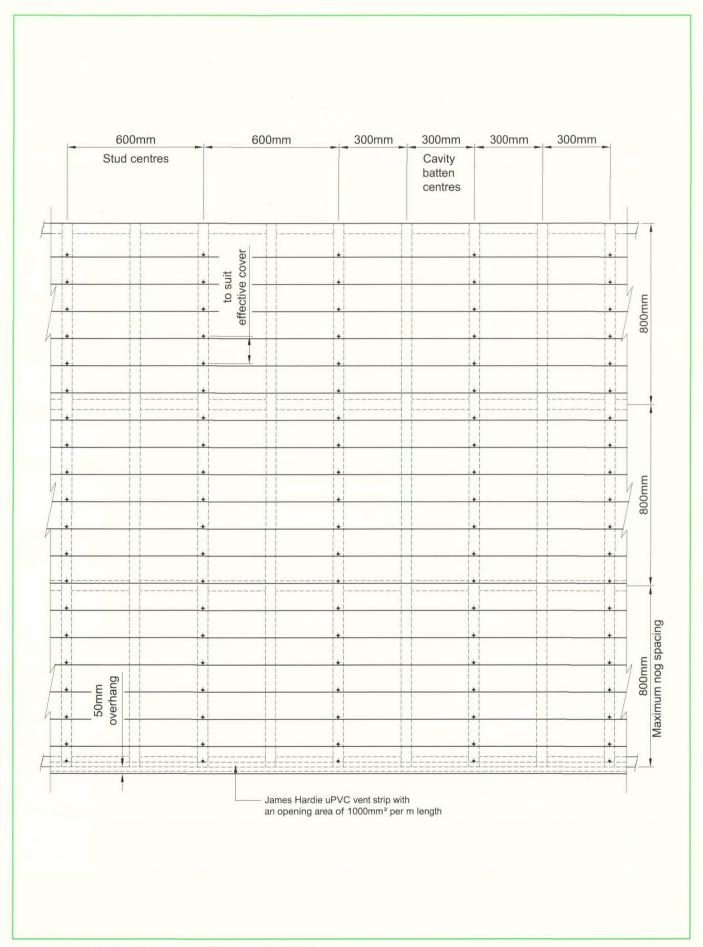


FIGURE 18: CAVITY SHEET FIXING SETOUT

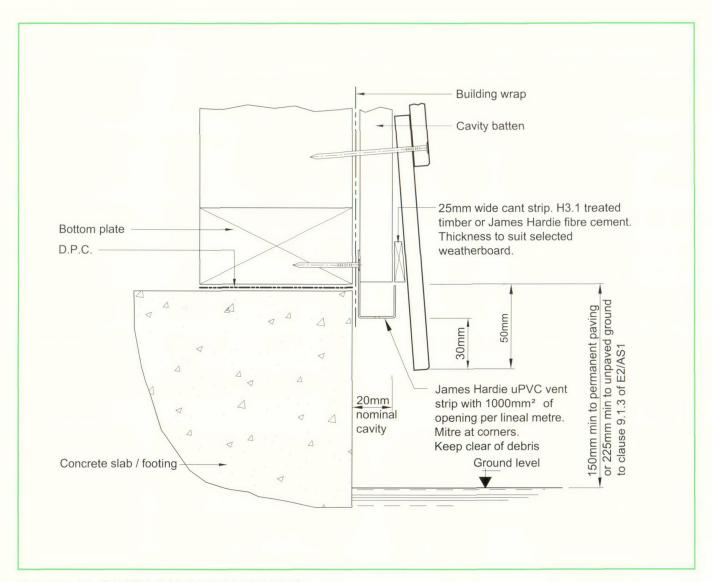
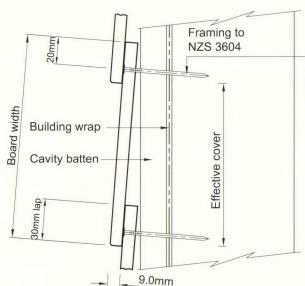
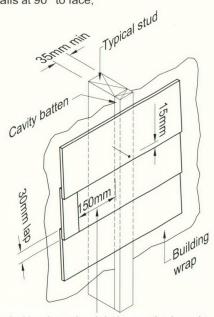


FIGURE 19: CAVITY CONCRETE FOOTING



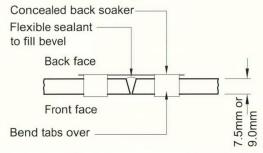
Concealed Nailing 9.0mm Summit Weatherboard only

Boards to be top fixed at studs using 60mm x 3.15mm Ø HardiFlex nails at 90° to face, finish flush.



Concealed back soaker join in weatherboard to be 150mm minimum from side of stud. Joints must be staggered by 600mm minimum

Jointing off Stud

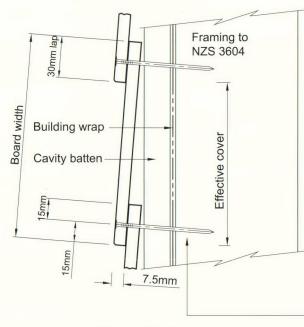


Concealed Back Soaker Joint

Note:

Back soaker Aluminium or Stainless Steel.

Boards to be face fixed at studs using 75mm x 3.15mm Ø HardiFlex nails at 90° to face, finish flush.



Face Nailing 7.5mm weatherboard

FIGURE 20: CAVITY WEATHERBOARD FIXING

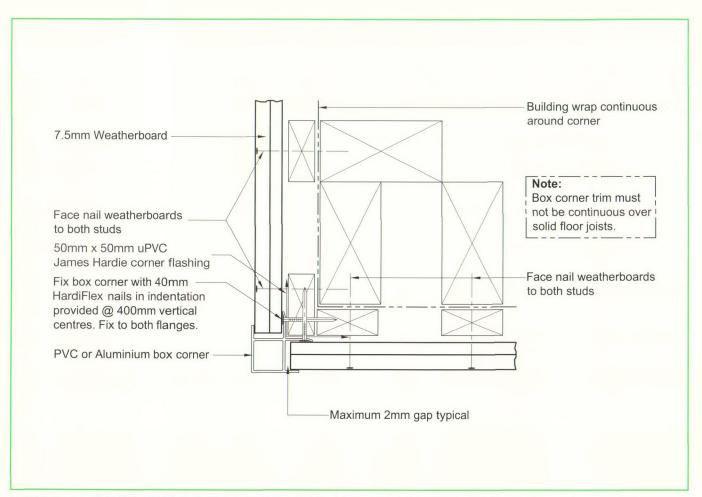


FIGURE 21: CAVITY PVC OR ALUMINIUM BOX CORNER (7.5MM WEATHERBOARD)

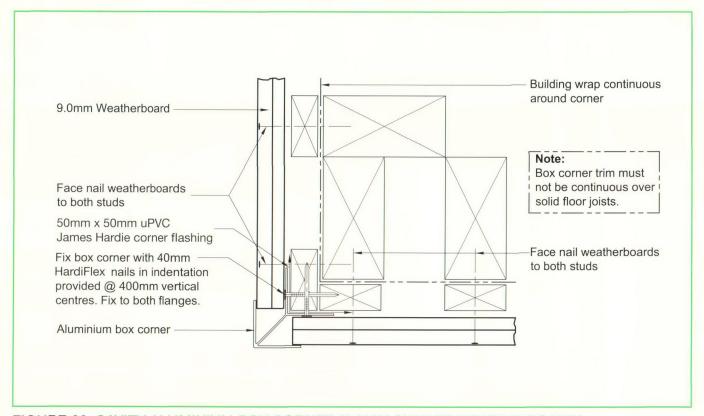


FIGURE 22: CAVITY ALUMINIUM BOX CORNER (9.0MM SUMMIT WEATHERBOARD)

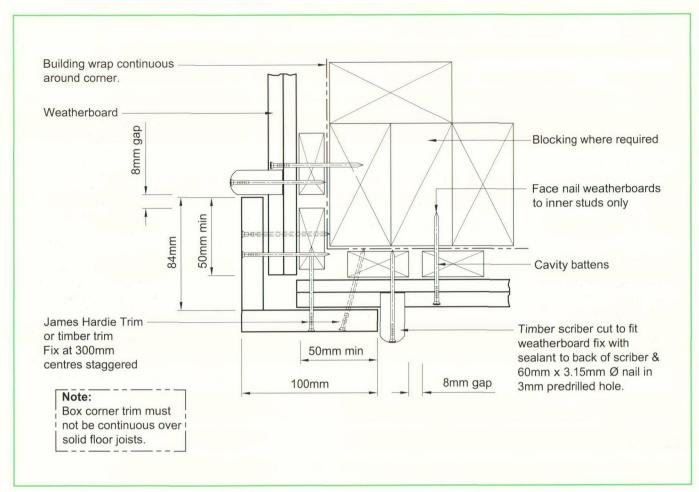


FIGURE 23: CAVITY BOXED CORNER

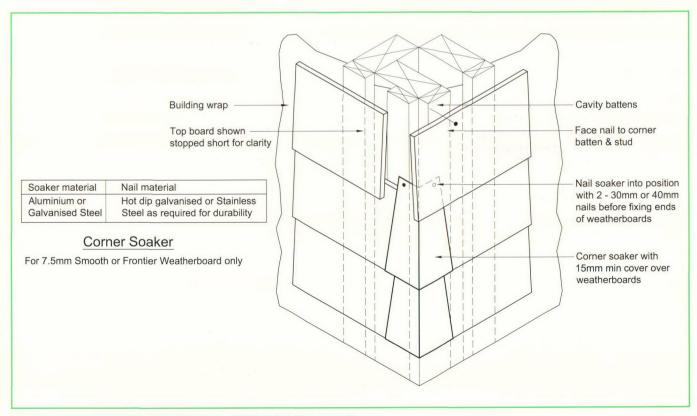


FIGURE 24: CAVITY EXTERNAL CORNER SOAKER

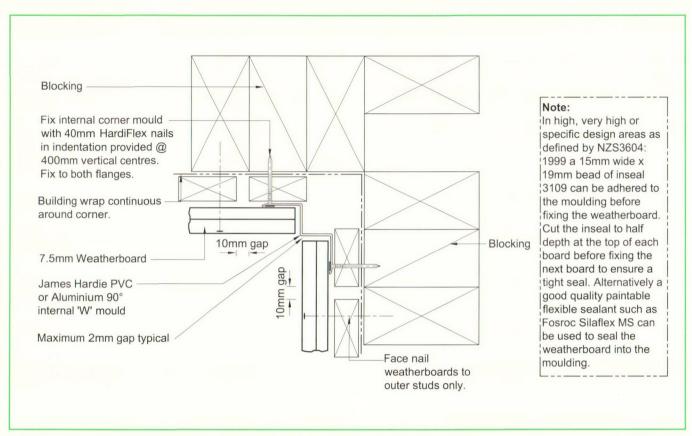


FIGURE 25: CAVITY INTERNAL 90° PVC OR ALUMINIUM 'W' MOULD

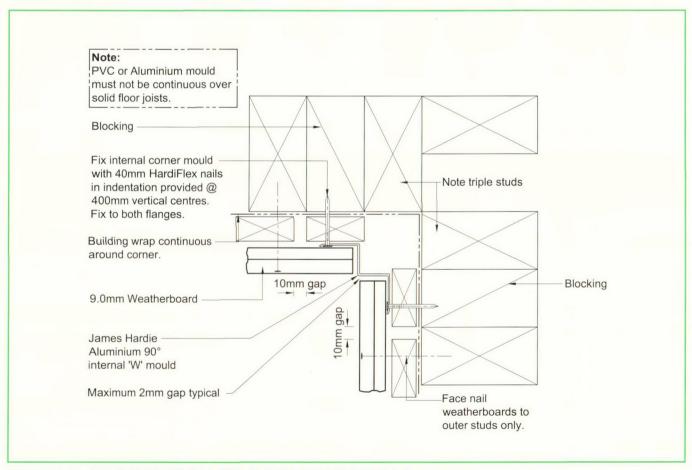


FIGURE 26: CAVITY INTERNAL 90° ALUMINIUM 'W' MOULD

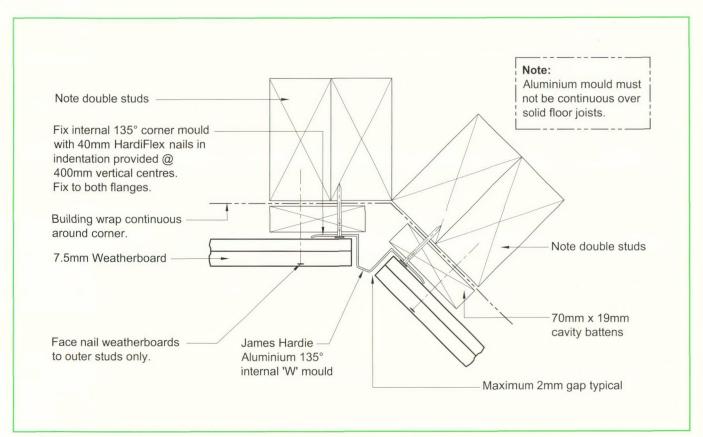


FIGURE 27: CAVITY INTERNAL 135° ALUMINIUM 'W' MOULD

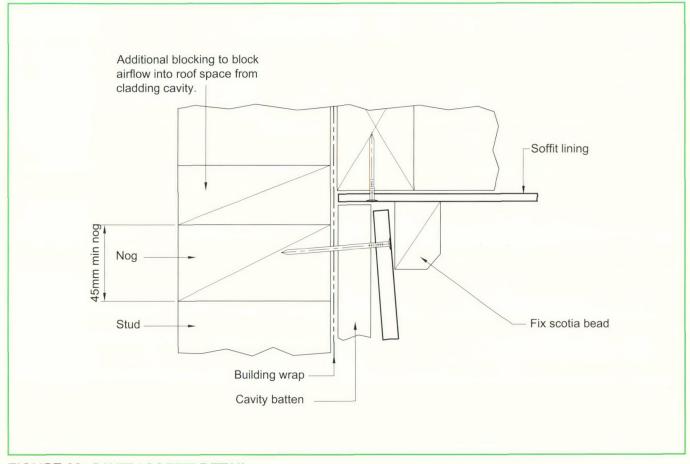
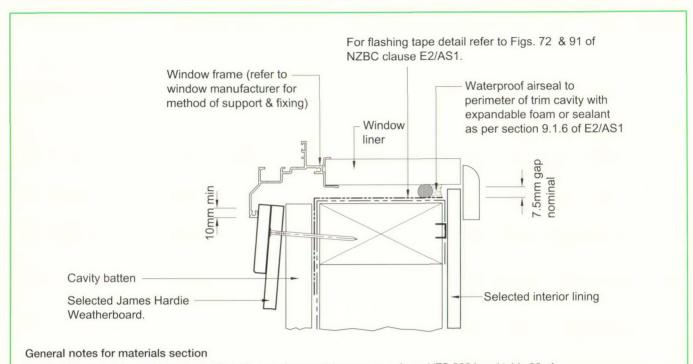


FIGURE 28: CAVITY SOFFIT DETAIL



- 1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and table 20 of NZBC 'E2/AS1' (third edition).
- 2. Building wrap must comply with acceptable solution NZBC 'E2/AS1' (third edition) and NZS 3604.
- 3. Flashing tape must have proven compatability with the selected building wrap and other materials with which it comes into contact as per table 21 of NZBC 'E2/AS1' (third edition).

(Refer to the manufacturer or supplier for technical information on these materials.)

FIGURE 29: CAVITY SILL FLASHINGS WITHOUT FACINGS

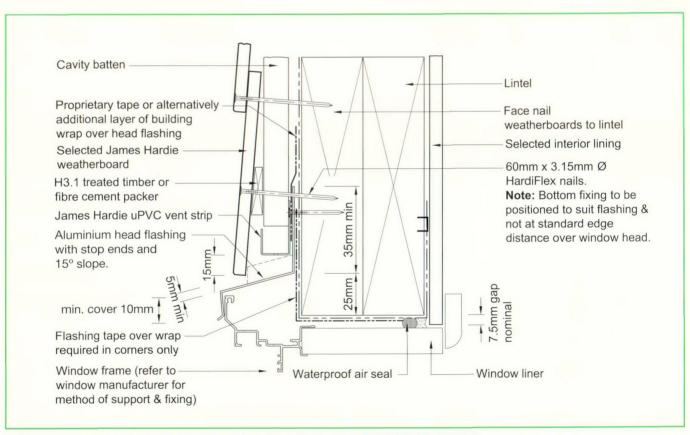


FIGURE 30: CAVITY ONE PIECE HEAD FLASHING WITHOUT FACINGS

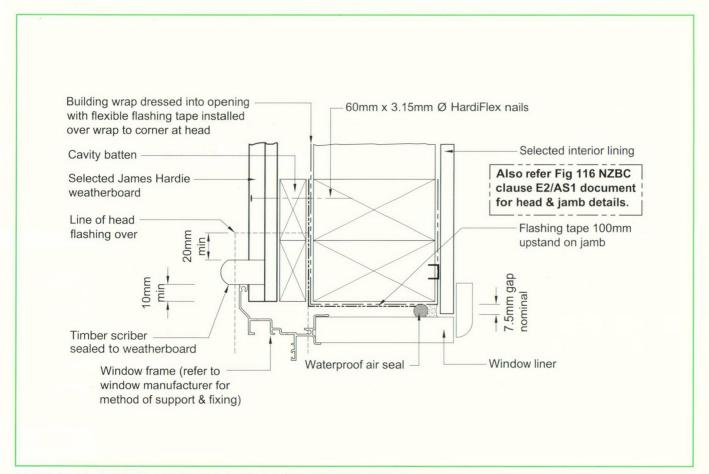


FIGURE 31: CAVITY JAMB FLASHING WITHOUT FACINGS

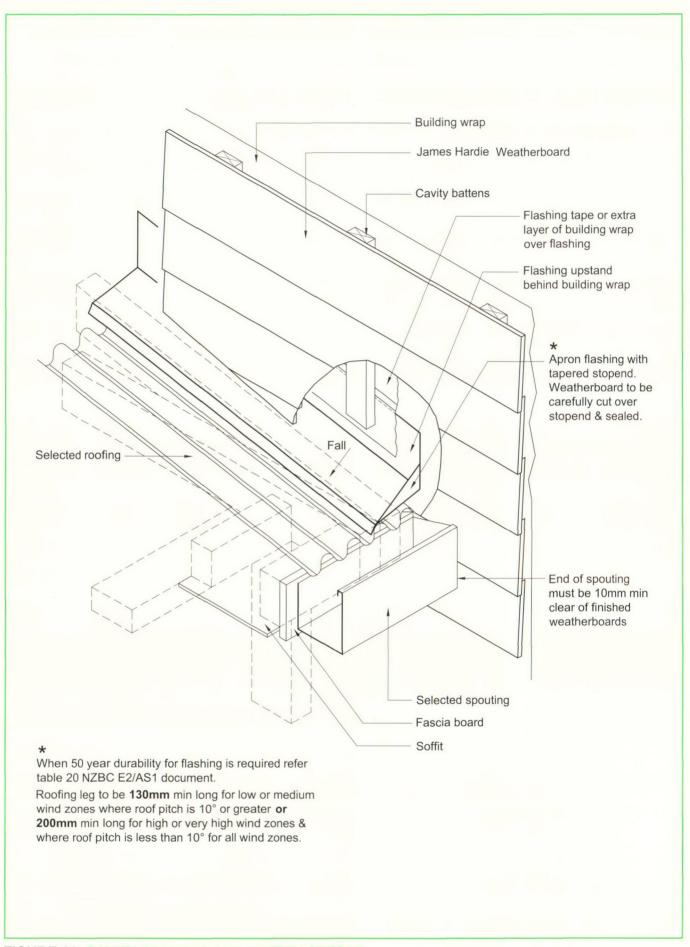


FIGURE 32: CAVITY FRAMING AND BATTEN SETOUT

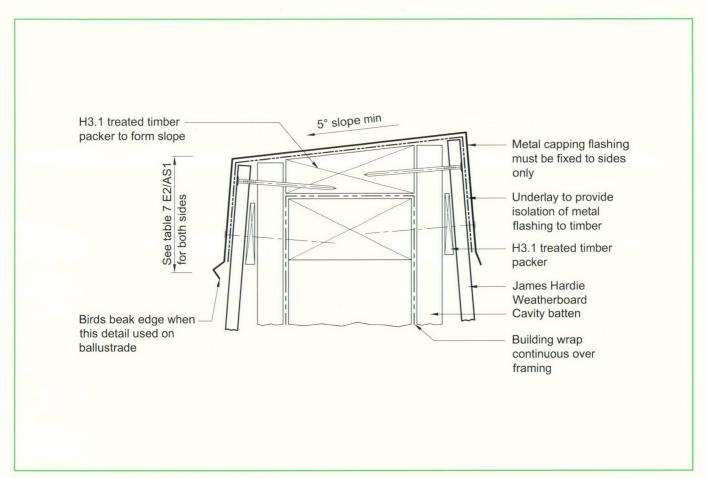


FIGURE 33: CAVITY PARAPET FLASHING

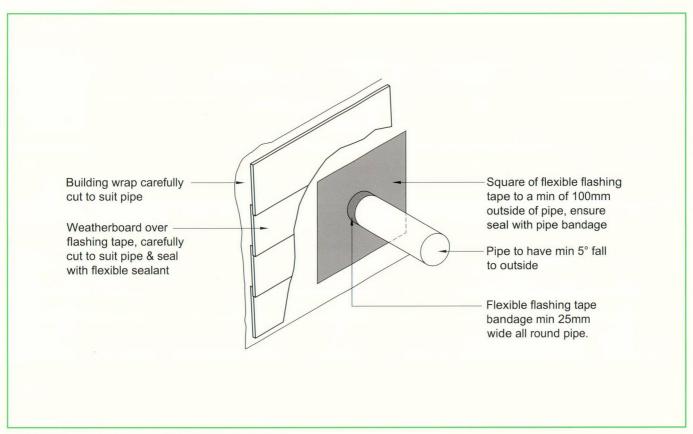


FIGURE 34: CAVITY PIPE PENETRATION

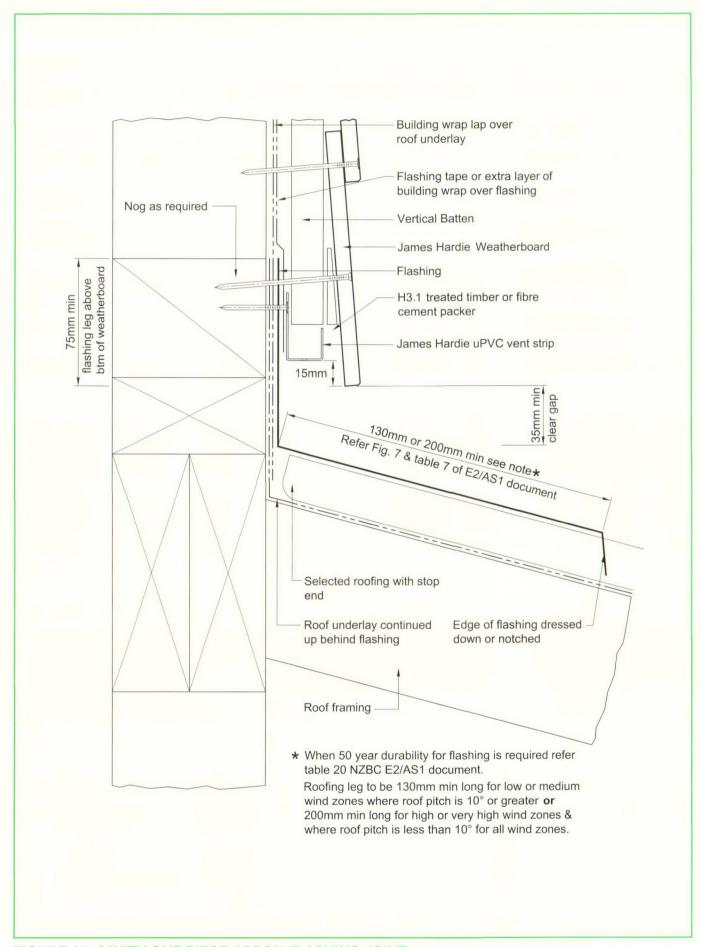


FIGURE 35: CAVITY ONE PIECE APRON FLASHING JOINT

NOTES

15 WARRANTY

JAMES HARDIE WEATHERBOARDS

PRODUCT WARRANTY

June 2005

WARRANTY: James Hardie New Zealand Limited ("James Hardie") warrants for a period of 15 years from the date of purchase that the James Hardie Weatherboards (the "Product"), will be free from defects due to defective factory workmanship or materials and, subject to compliance with the conditions below, will be resistant to cracking, rotting, fire and damage from termite attacks to the extent set out in James Hardie's relevant published literature current at the time of installation. James Hardie warrants for a period of 12 months from the date of purchase that the accessories supplied by James Hardie will be free from defects due to defective factory workmanship or materials.

Nothing in this document shall exclude or modify any legal rights a customer may have under the Consumer Guarantees Act or otherwise which cannot be excluded or modified at law.

CONDITIONS OF WARRANTY: The warranty is strictly subject to the following conditions:

- (a) James Hardie will not be liable for breach of warranty unless the claimant provides proof of purchase and makes a written claim either within 30 days after the defect would have become reasonably apparent or, if the defect was reasonably apparent prior to installation, then the claim must be made prior to installation.
- (b) This warranty is not transferable.
- (c) The Product must be installed and maintained strictly in accordance with the relevant James Hardie literature current at the time of installation and must be installed in conjunction with the components or products specified in the literature. Further, all other products, including coating and jointing systems, applied to or used in conjunction with the Product must be applied or installed and maintained strictly in accordance with the relevant manufacturer's instructions and good trade practice.
- (d) The project must be designed and constructed in strict compliance with all relevant provisions of the current New Zealand Building Code ("NZBC"), regulations and standards.
- (e) The claimant's sole remedy for breach of warranty is (at James Hardie's option) that James Hardie will either supply replacement product, rectify the affected product or pay for the cost of the replacement or rectification of the affected product.
- (f) James Hardie will not be liable for any losses or damages (whether direct or indirect) including property damage or personal injury, consequential loss, economic loss or loss of profits, arising in contract or negligence or howsoever arising. Without limiting the foregoing James Hardie will not be liable for any claims, damages or defects arising from or in any way attributable to poor workmanship, poor design or detailing, settlement or structural movement and/or movement of materials to which the Product is attached, incorrect design of the structure, acts of God including but not limited to earthquakes, cyclones, floods or other severe weather conditions or unusual climatic conditions, efflorescence or performance of paint/coatings applied to the Product, normal wear and tear, growth of mould, mildew, fungi, bacteria, or any organism on any Product surface or Product (whether on the exposed or unexposed surfaces).
- (g) All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed by law.
- (h) If meeting a claim under this warranty involves re-coating of Products, there may be slight colour differences between the original and replacement Products due to the effects of weathering and variations in materials over time.

DISCLAIMER: The recommendations in James Hardie's literature are based on good building practice, but are not an exhaustive statement of all relevant information and are subject to conditions (c), (d), (f) and (g) above. Further, as the successful performance of the relevant system depends on numerous factors outside the control of James Hardie (eg quality of workmanship and design) James Hardie shall not be liable for the recommendations in that literature and the performance of the relevant system, including its suitability for any purpose or ability to satisfy the relevant provisions of the NZBC, regulations and standards.

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6

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17-10-8-

Wall Bracing Calculation Sheet A

Job Details				box 1
Name MAKELA - Bi	RIGGS			*
Street and Number 226	OWELL P	D OTAKI	20	
Lot and DP Number		47835		
City/Town/District single/up	pper of two/lowe	er of two	Floor load: 2	kPa/3kPa
Building height to apex 4.4 m		weight ling weights:	(light/heavy	
Roof height above eaves m	Subflo		light/medium	
Stud height 2-4 m Average roof pitch 20°	Uppe	Storey in Roof Space	light/medium Yes / No	
Building length BL = $3 \cdot 2$ m	Gross	Building		
Building width BW = 6.6 m	Plan A	Area.	GPA = 70.	7m (nec
Note: When the average roof pitch is over 28 BL and BW.	5 degrees. use	the eaves length	n and width to	determine
Wind Zone				box 2
Region: Terrain:	Exposure:	Topograp		
R1 0 Inland 0	Sheltered0	Gentle	0	
R2 1 Coastal 1	Exposed 1	Moderate		
		Extreme	3	
Total points				
Wind Zone: Low (0)	Very t	nigh (3)		
Medium (1)	Speci	fic Design (4)		
High (2)				
				box 3
Earthquake Zone		D		0000
From figure EQ1 select Earthquake Zone:	(A)	В		<u> </u>
BUs required Wind box	4 BUs	required Eartl	nquake	box 5
From Table W1A/W1B		n Table EQ1/E		EQ5/EQ6
W along = 94 BUs/m	E = _	6.7 BU	s/m²	
W across = 54BUs/m	Note	: For a room in t	the roof space	e use E + 3
Total wind load.		earthquake load		
W ALONG:		ALONG and EQ		
W along x BW = 423 BUs W ACROSS W across x BL = 584 BUs	ExC	GPA BUs =	474	BUs

Wall Bracing Calculation Sheet B

A	OI	20
	U	L.

Wall or B	racing Line	Bracin	g Elements	Provided	W	/ind	Earth	quake
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L) W	Rating BU/m	BUs Achieved (BU/m x L) E
		AI	BRS	1-2			85	102
Α		A2	.BR5	1-2			85	102
В		B3	BRS	1-2			85	102
С		C4 C5	BR5 GB1a	1-2			%5 50	102
D								
E			•					
		Totals	Achieved		/w		E	498
From S	heet A	Totals	Required		W	4-23	E	474
Wreq/E		0.80	3 *					

*If Wreq/Ereq is 1 or less complete E column only If Wreq/Ereq is 1.5 or more complete W column only Otherwise complete both W and E

Wall or Brad	cina line	Bracin	ng Elements	Provided	V	/ind	Earth	quake
1	2	3	4	5	6 W	7 W	6 E	7 E
Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L) W	Rating BU/m	BUs Achieved (BU/m x L
М		MQ	BRS	1.2	112	138	85	102
N		NT	BR5	2-1	115	24-1	85	178
0		08	GBla	1.8	55	99	50	75
Р		P9	ablb	3.6	75	270	50	180
Q								
		Totals	Achieved		W	74-8	E	535
From She	et A	Totals	Required		W	584	E	474



OK

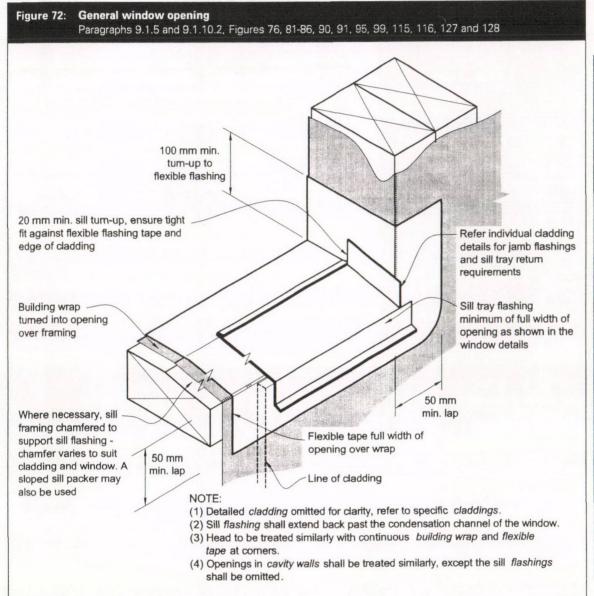
FOUNDATION BRACING CALCULATION SHEET 1 (FOR USE WITH NZS 3604 1975)

OWNER: MA	KELA -BRIGGS
SITE ADDRESS:	
CITY / TOWN:	D.P. NO:
LOT NO.	U.P. NO:
COUNCIL:	
BUILDER:	
BUILDING STOREY TYPE:	One / Two / Three / Attic Yes / Me
ROOF WEIGHT:	Light/ Heavy
AVERAGE ROOF PITCH:	Degrees
TYPE OF CLADDING:	Light / Heavy
BUILDING HEIGHT:	B.H =m R.H =l-Sm
ROOF HEIGHT:	
FLOOR PLAN:	Length BL = 10.8 m x Width BW = 6.6 m = Area G.P.A. = 70.7 m2 (new
ROOF PLAN:	Length RL =m x Width RW =m = Area G.R.A. =m2
WIND ZONE (W):	Light / Medium (High) Very High/ Specific Design
EARTHQUAKE ZONE (E)	: Table 2.3 A B C
TYPE OF FOUNDATION:	Table 4.1
	Square Timber Pile / Round Timber Pile - Concrete Embedded/ Driven Other
RATING OF BRACING EL	EMENTS:

TYPE	DESCRIPTION	RATING
10 & 14	Anchor Pile or Brace	E =1209U's W = 160 BU's
13	Deep Cantilever Pile	E = 30 BU's W = 70 BU's
		E = W = BU's

BRACING CALCULATION:

. BRACING UNITS	REQUIRED	BRACING ELEMENTS REQUIRED			
When Single Storey has an Attic L 50% of Ground Floor Area Add 1 B		No.of Anchor Piles or Braces	No. of Deep Cantilever Piles	5Other Bracing Element No. or m	
E: Across G.P.A 707m2 x Table & Along G.R.A 5.8	9-4BU's = 65 BU's	665 BU = 6	BU =	BU =	
W: Across BLD.8 m x Table	92 BU's = 994 BU's	9948U =	BU =	BU =	
W: Along BW 6.6m x Table 5.5	100 BU's = 668BU's	660BU = 5	BU =	8U =	
* For Light Roof Use GP.A. (Gross For Heavy Roof Use G.R.A. (Gross		Transfer This Inform	mation To . P.2.	Bracing Layout Plan	



Amend 2 Jul 2005

Figure 90: Windows in fibre cement direct fixed weatherboards Paragraph 9.5.4.1 GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation. (b) Sliding and bi-fold windows will require specific design. (c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances. Additional building wrap from overlap above lapped over flashing Fibre cement weatherboard Timber or fibre cement packer Building wrap dressed into Sheet fixing nails opening with flexible flashing tape installed over wrap to Head flashing 35 mm min. corners at head min. 15° slope gap cover 5 mm 10 mm min. cover Packers NOTE: Air seal (1) Window profile to be selected to achieve cover shown in details. (2) Architraves are shown for consistency Sill flashing to line with back of only, detail may be used with rebated liner. (a) HEAD (3) Where support brackets are required by the window frame Line of 20 mm minimum upstand window manufacturer to carry the frame and at both ends of sill flashing glazing loads they must be supplied as an integral part of the window installation and Sill flashing with 5° min. fall and installed to the window manufacturer's hem to back edge recommendations. Gap without seal 10 mm min. joinery cover to flashing 35 mm min. flashing cover Flashing tape or building wrap over building wrap Sheet fixing nails **Building wrap** Chamfer trimmer plate as Fibre cement weatherboard required to suit flashing (b) SILL Air seal Building wrap dressed into opening with flexible flashing **Packers** tape installed over wrap to Line of sill flashing under comers at head Fibre cement weatherboard Line of sill flashing upstand Timber scriber sealed to cladding 20 mm 10 mm Line of head flashing over min. cover (c) JAMB

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Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

The next step is to place selected wall bracing systems on the bracing lines. A range of GIB[‡] bracing systems have been tested and the specifications and Bracing Unit ratings are listed below. GIB[‡] Standard plasterboard systems often represent the majority of the wall bracing elements. GIB Braceline[‡], GIB Noiseline[‡] or GIB Toughline[‡] systems are used for narrow walls or when high Bracing Unit ratings are required. GIB Ultraline[‡] Bracing Unit ratings generally fall between GIB[‡] Standard plasterboard and GIB Braceline[‡].

Wall Heights Other Than 2.4m

The published Bracing Unit ratings are based on a 2.4 metre height. For other heights, the ratings must be multiplied by a factor $\mathbf{f} = 2.4$ divided by actual wall height. The Bracing Unit ratings for walls higher than 2.4 metres will reduce, and the Bracing Unit rating for lower walls will increase. Factor \mathbf{f} must not be greater than 1.3.

TABLE 1: Bracing Unit ratings for 10mm & 13mm GIB® Standard, 10mm and 13mm GIB Ultraline®, 10mm GIB Aqualine®, 10mm GIB Fyreline®.

Туре	Minimum length (m)	Lining Requirement	Additional Requirement	Bracing Units per metre (wind)	Bracing Units per metre (Earthquake)
	(these rating	10mm GIB® Standard plastegs also apply to 10mm GIB	erboard bracing s Aqualine®, and 10	ystems Omm GIB Fyre	line®)
GIB1a			diagonal brace	55	50
GIB1b	2.4 and greater	fixed horizontal or vertical	9	75	50
GIB2a	1.8 and less than 2.4	10mm GIB ³ Standard plasterboard both faces,	diagonal brace	75	60
GIB2b	2.4 and greater	fixed horizontal or vertical	and general and	80	70
GIB3	1.2	10mm GIB ^s Standard plasterboard both faces, fixed horizontal or vertical	N/A	65	60
		13mm GIB® Standard plasti (these ratings also apply t	erboard bracing s to 13mm Gib® Ultr	ystems raline)	
GIB10	1.8	13mm GIB ³ Standard plasterboard or 13mm GIB Ultraline ³ one face, fixed horizontal or vertical	N/A	65	60
GIB11	1.2	13mm GIB ³ Standard plasterboard or 13mm GIB Ultraline ³ both faces, fixed horizontal or vertical	N/A	65	65
		10mm and 13mm GIB Ult	traline® bracing sy	stems	
UL1	1.2	GIB Ultraline! one face. fixed horizontal or vertical	6kN connections	70	60
UL2	1.2	GIB Ultraline ¹ both faces. fixed horizontal or vertical	6kN connections	100	85



Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

TABLE 2: Bracing Unit ratings for 10mm GIB Braceline®, 10mm GIB Noiseline® and 10mm or 13mm GIB Toughline®.

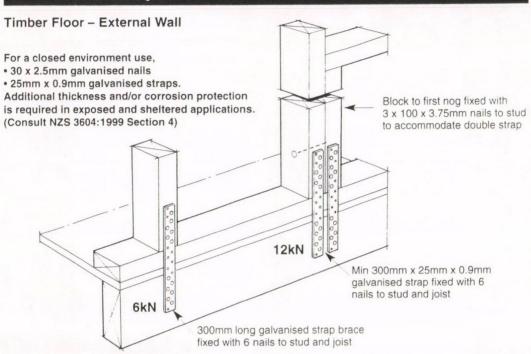
Туре	Minimum length (m)	Lining Requirement	Additional Requirement	Bracing Units per metre (wind)	Bracing Units per metre (Earthquake)
(th	nese ratings also	10mm GIB Braceline of apply to 10mm or 13mm (bracing systems	s nd 10mm GIB	Noiseline®)
BR1a	1.8 and less than 2.4	GIB Braceline ^s one face.	diagonal brace	70	60
BR1b	2.4 and greater	fixed horizontal or vertical		90	75
BR2a	1.8 and less than 2.4	GIB Braceline [‡] one face.	NA	75	60
BR2b	2.4 and greater	fixed vertical		85	60
BR3a	1.8 and less than 2.4	GIB Braceline ^s one face,	N/A	60	45
BR3b	2.4 and greater	fixed horizontal		95	65
BR4	0.9 and less than 1.2	GIB Braceline ³ one face, fixed vertical or horizontal*.	6kN connections	100	85
BR5	1.2	GIB Braceline ^s one face, fixed vertical or horizontal*.	6kN connections	115	85
BR6	1.2	GIB Braceline ³ one face. 10mm GIB ³ Standard on the other, fixed vertical or horizontal*.	12kN connections	150	110
BR7	0.9	GIB Braceline ³ one face, 7.5mm plywood on the other. fixed vertical or horizontal*.	6kN connections	145	145
BR8	0.9	GIB Braceline [±] one face. 4.75mm hardboard on the other, fixed vertical or horizontal*	6kN connections	120	95
BR9	0.6	GIB Braceline [®] e one face, fixed vertical or horizontal*.		110	95

Notes:

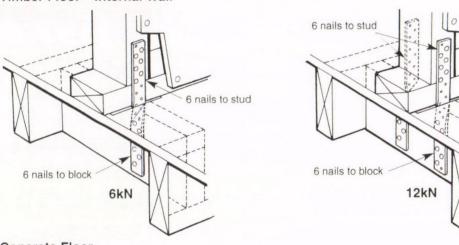
- Where linings are specified on both faces (Systems GIB2, GIB3, GIB11, UL2, BR6, BR7, BR8) each face must be fastened as a braced element. Refer page 12 for fastening systems relating to Plywood and Hardboard. The standard 10mm GIB³ Plasterboard on the reverse face of BR6 is fastened as per system GIB1.
- 2) See notes on Hold-Down Strap Placement, Page 12.
- *3) For horizontal fixing of linings in Systems BR4, BR5, BR6, BR7, BR8, BR9, see page 18.



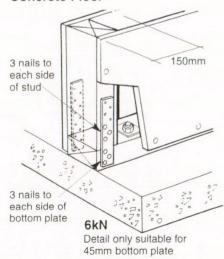
Hold-Down Straps

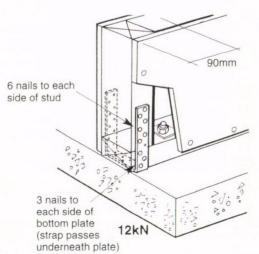


Timber Floor - Internal Wall



Concrete Floor





6kN Connections – UL1, UL2, BR4, BR5, BR7, BR8 & BR9 12kN Connections – BR6

Fastener Layouts

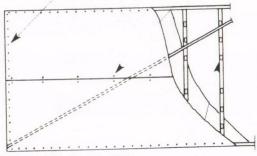
32mm x 6g GIB* Grabber screws or 30mm GIB* Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or GIB⁵ Nails where sheets cross studs

or 30mm ĞIB® Nails at 150mm centres to perimeter of Bracing Element

32mm x 6g GIB® Grabber

Single 32mm screws or GIB® Nails at 300mm centres



GIB® 1 (lined one side) GIB® 2 (lined both sides) (Horizontal Fixing)

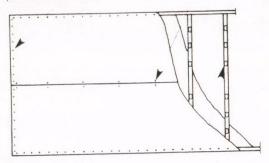
Daub of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs GIB® 1 (lined one side) GIB® 2 (lined both sides) (Vertical Fixing)

Daub of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g GIB* Grabber screws or 30mm GIB* Nails at 150mm centres to perimeter of Bracing Element

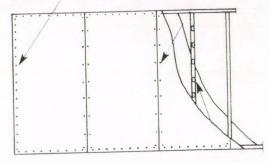
Single 32mm screws or GIB[®] Nails where sheets cross studs 32mm x 6g GIB® Grabber screws or 30mm GIB® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or GIB^a Nails at 300mm centres



GIB® 3 (lined both sides) GIB® 10 (lined one side) GIB® 11 (lined both sides) (Horizontal Fixing)

Daub of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs

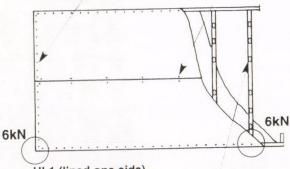


GIB* 3 (lined both sides) GIB* 10 (lined one side) GIB* 11 (lined both sides) (Vertical Fixing)

Daub of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs

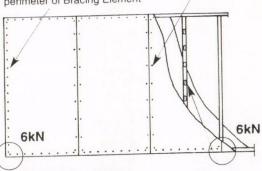
32mm x 6g GIBs Grabber screws or 30mm GIBs Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or GIB® Nails where sheets cross studs 32mm x 6g GIB® Grabber™ screws or 30mm GIB® Nails at 150mm centres to perimeter of Bracing Element Single 32mm screws or GIB® Nails at 300mm centres



UL1 (lined one side)
UL2 (lined both sides)
(Horizontal Fixing)

Daub of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs



UL1 (lined one side) UL2 (lined both sides) (Vertical Fixing)

Daub of GIBFix[®]
Wood Bond adhesive
at 300mm centres to
intermediate studs



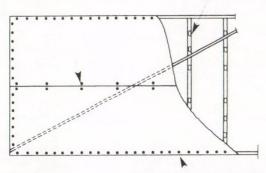
Fastener Layouts - continued

32mm single screws or GIB⁵ Nails where sheets cross studs

Daub of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs

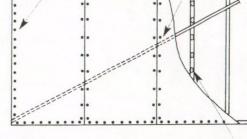
32mm GIB Braceline® screws or 30mm GIB Braceline® clouts and washers at 150mm centres to perimeter of braced element

Single 32mm screws or GIB3 Nails at 300mm centres



(Horizontal Fixing)

BR1 (lined one side) 32mm GIB Braceline® screws or 30 mm GIB Braceline® clouts and washers at 150mm centres to perimeter of braced element



BR1 (lined one side) (Vertical Fixing)

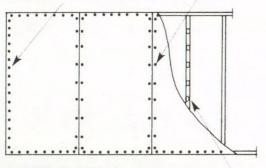
Daub of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs

32mm GIB Braceline® screws or 30mm GIB Braceline® clouts and washers at 150mm centres to perimeter of braced element

Single 32mm screws or GIB® Nails at 300mm centres

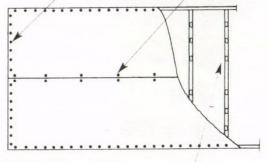
32mm GIB Braceline® screws or 30mm GIB Braceline® clouts and washers at 150mm centres to perimeter of braced element

Single 32mm screws or GIB® Nails where sheets cross studs



BR2 (lined one side) (Vertical Fixing Only)

Daub of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs



BR3 (lined one side) (Horizontal Fixing Only)

Daub of GIBFix® Wood Bond adhesive only at 300mm centres to intermediate studs

32mm GIB Braceline® screws or 30mm GIB Braceline® clouts and washers at 150mm centres to perimeter of braced element

Daubs of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs 6kN 6kN

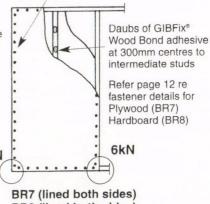
> BR4 (lined one side) BR5 (lined one side)

32mm GIB Braceline® screws or 30mm GIB Braceline® clouts and washers at 150mm centres to perimeter of braced element

Daubs of GIBFix® Wood Bond adhesive at 300mm centres to intermediate studs The 10mm GIB® standard plasterboard on the reverse face of BR6 is fastened as per system GIB1 12kN 12kN 6kN

BR6 (lined both sides)

32mm GIB Braceline® screws or 30mm GIB Braceline® clouts and washers at 150mm centres to perimeter of braced element



BR8 (lined both sides)

Note: If the length of the braced element using systems BR4, BR5, BR6, BR7 and BR8 exceeds 1.2m, then the sheet edges within the element are secured with single screws or nails at 300mm centres.



12kN PILE FIXING

For Braced Piles or Anchor Piles

BRANZ Appraisal Certificate No. 297A

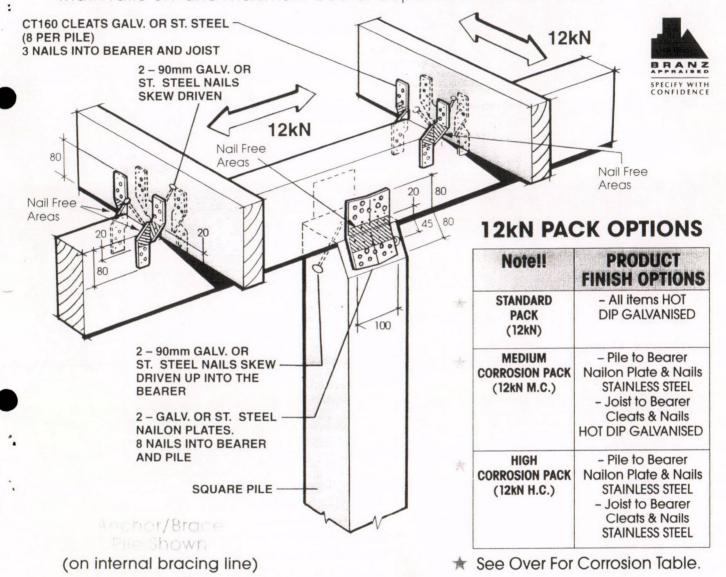
The 12kN Pile Fixing must be installed in accordance with this brochure and the above BRANZ Certificate No. 297A.

Auckland University Tested. Test Ref. 4613

All subfloor construction must be in accordance with NZS3604: 1999

NZS3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Reference 7.1.2

Suitable for bearers and joists up to 150mm deep. Maximum joist depth to width ratio 3:1 and maximum bearer depth to width ratio 1.5:1.



Available from leading Builders Supply Merchants throughout New Zealand

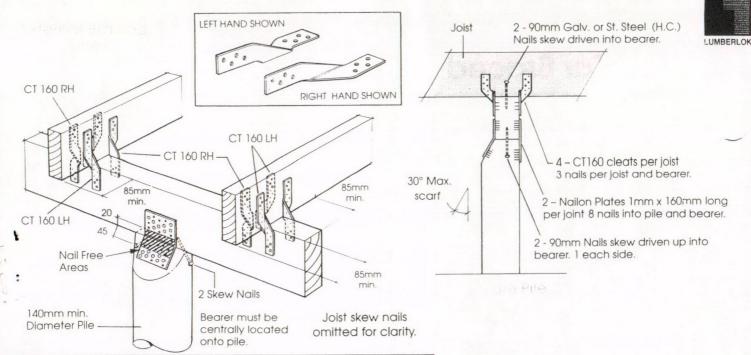


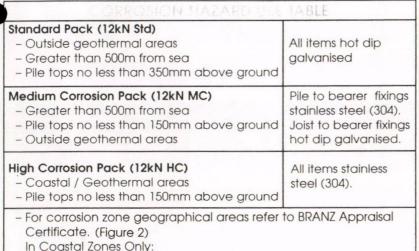
TUMBERIOK®

MiTek New Zealand Ltd.



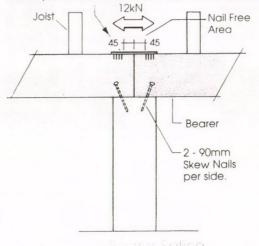
AUCKLAND PO Box 58-014, Greenmount Phone: (09) 274 7109 Fax: (09) 274 7100 CHRISTCHURCH
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314



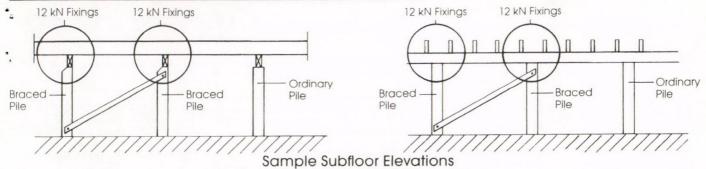


 All above connections must be covered with a thick layer (at least 2mm) of grease after installation or alternatively a layer of DPM, refer to BRANZ Appraisal Certificate.

 For details on ventilation of subfloor and other specific information, refer to BRANZ Appraisal Certificate. (Table 1.) Nailon Plate 1mm x 160mm long (ex 12kN pack) 8 nails per end. No nails within 18mm of timber edge.



Reference 6.12.7.2 NZS3604: 1999



12kN Fixing – Pile to Bearer – Joists to Bearer

PILE TO BEARER Nailon Plate (2 per joint) 1mm x 100mm x 160mm long 12kN Pile Set Contents Each set represents 1 12kN Pile Fixing 8 nails per plate into Pile (packed 4 sets per carton) 8 nails per plate into Bearer 2 x Nailon Plates 160mm long Refer front page 2 skew nails 90mm (1 per face) 8 x CT160 cleats for Product JOIST TO BEARER -CT160 cleats (4 per joist) 160mm long 80 x 45mm x 3.55 dia. Spiral Nails Finish Options 3 nails per cleat into Joist 90mm x 4 dia. St. Steel Angular Groove 3 nails per cleat into Bearer

- 2 skew nails 90mm (1 per side) 2 - M.C. Pack
NAILS - 80 x 45mm x 3.55 dia. Spiral Nails 6 - H.C. Pack
- 2 x 90mm x 4 dia. St. Steel Nails (M.C. pack only)

2 x 90mm x 4 dia. St. Steel Nails (M.C. pack only)
6 x 90mm x 4 dia. St. Steel Nails (H.C. pack only)
90mm Galvanised Nails
not included.

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COMMENT:

Reduced cover for barge and apron flashings may be applicable for specifically designed roofs in low wind zones. For further information refer to the New Zealand Metal Roof and Wall Cladding Code of Practice.

Corrugated - ridge to hip Figure 43: Paragraphs 8.4.11 a) and 8.4.12 a) NOTE: Flashing cover varies according to

wind zone - refer Table 7. For other ridge to hip flashings refer to

New Zealand Metal Roof and Wall

Cladding Code of Practice. Preformed 3-way roll cap Ridge flashing or site made flashing Soft edge dressed over corrugate Hip flashing Soft edge dressed over corrugate

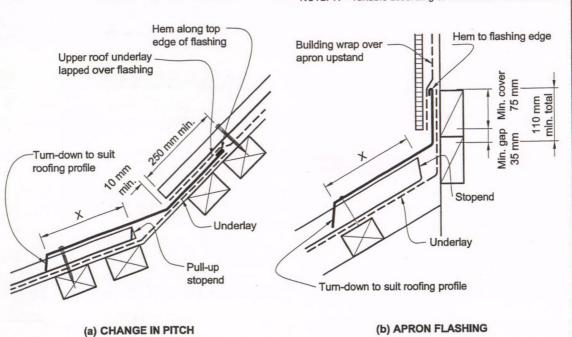
WHAKATANE DISTRICT COUNCIL APPROVED FOR CONSTRUCTION

...... Building Control

Amend 2 Jul 2005

Apron flashing and change in pitch for profiled metal Figure 44: Paragraphs 4.6.1.3, 8.4.11 and 8.4.12 b)

NOTE: X = variable according to wind zone - refer Table 7.



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Eaves and roof/wall ridge for profiled metal Figure 45: Paragraphs 8.4.11 and 8.4.12 c) NOTE: (1) Situation 2 - Flashings table - refer Table 7. (2) X = variable according to wind zone - refer Table 7. (3) Z = variable according to wind zone - refer Table 7. Eave flashing used in Turn down to suit Profiled metal roofing Situation 2 as defined roofing profile in Flashings Table Underlay -50 mm min. overhang Purlin Cladding **Building wrap** Selected fascia & gutter system (b) ROOF / WALL RIDGE (a) EAVE

Ridge and hip flashings for profiled metal Figure 46: Paragraphs 4.6.1.2, 8.4.11 and 8.4.12 d) NOTE: X = variable according to wind zone - refer Table 7. Roll top ridge flashing Stopend Ridge flashing purpose made to match roof pitch Screw fixing Soft edge dressed over corrugate Underlay (a) CORRUGATED PROFILE Roll top ridge flashing Stopend Ridge flashing purpose made to match roof pitch Tum-down to Screw fixing suit roofing profile Underlay (b) TRAPEZOIDAL PROFILE

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DEPARTMENT OF BUILDING AND HOUSING

1 July 2005

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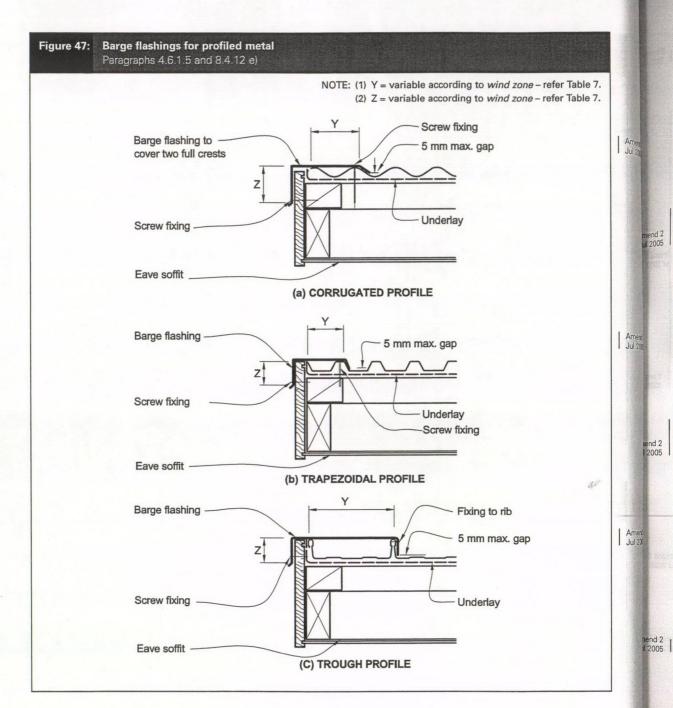
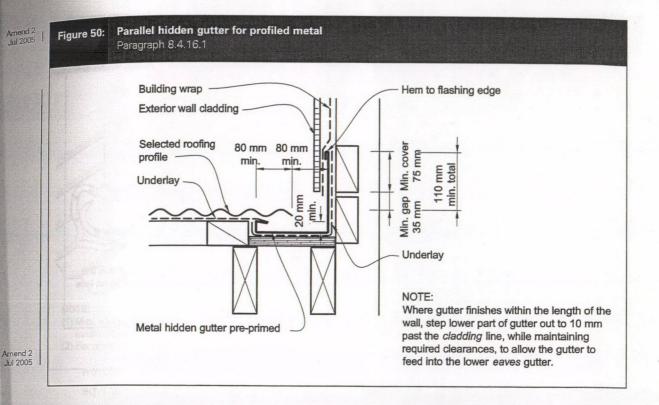
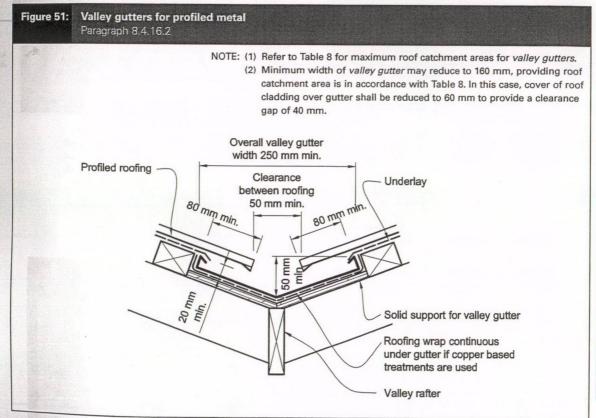


Figure 4





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Cladding

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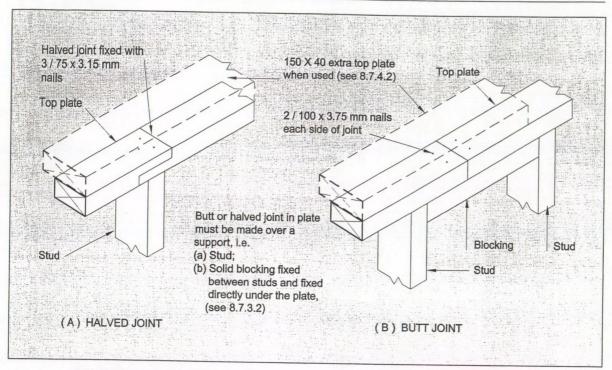


Figure 8.14 – Connecting top plates – Walls not containing bracing (see 8.7 122)

DISTRICT COUNCIL

APPROVED FOR CONSTRUCTION Office 10- DS Connection rated as below (see 8.7.3.3) 150 x 40 extra top plate when used (see 8.7.4.2) Top plate Top plate Butt joint in plate must be made over a support, i.e. (a) Stud; Blocking Stud (b) Solid blocking fixed Stud between studs and directly under the plate, (see 8.7.3.2 and 8.7.3.3) Stud (A) BUTT JOINT OVER STUD (B) BUTT JOINT OVER BLOCKING Capacities of metal plate joints Capacities of nailed joints Up to 3 kN 3 / 30 x 3.15 mm nails per side Up to 3 kN 3 / 100 x 3.75 mm nails per side Up to 6 kN 6 / 30 x 3.15 mm nails per side Up to 6 kN 6 / 100 x 3.75 mm nails per side NOTE -See section 4 for durability requirements. (1)Not required when extra top plate is used. (2)

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)

NZS 3604:1999 SECTION 8 – WALLS

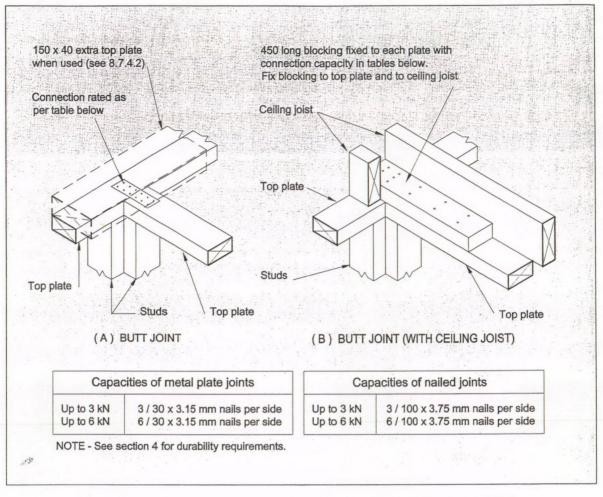


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

8.7.3.2

Joints in the *top plate* of a wall that does not contain any *wall bracing elements* (either in line or at wall intersections), shall be halved and nailed at the joints, see figure 8.14(A), or be butted over *blocking* and nailed, see figure 8.14(B), or be provided with an alternative fixing, having a *capacity* in tension or compression of 3 kN.

8.7.3.3

For single *storey* buildings the connection in line of the *top plate* of a wall that contains one or more *wall bracing elements* shall be jointed according to the *bracing capacity* of the highest-rated individual *wall bracing elements* as follows:

- (a) Bracing capacity not exceeding 100 bracing units:

 A 3 kN connection as shown in figure 8.15 or by an alternative fixing of 3 kN capacity tension or compression along the plate;
- (b) Bracing capacity exceeding 100 bracing units:

 A 6 kN connection as shown in figure 8.15 or by an alternative fixing of 6 kN capacity tension or compression along the plate.

8.7.3.4

Each wall that contains one or more wall bracing elements shall be connected at top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units:

 To at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;
- (b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units:

 To at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
- (c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units:

 To at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.

8.7.4 Lateral support of top plates

8.7.4.1

Top plates shall be laterally supported by:

- (a) A diaphragm complying with 5.6; or
- (b) Framing members spaced at not greater than 2.5 m.

Where the required *framing* support is not provided directly by intersecting *top plates*, joists, rafters, trusses or *purlins* then it shall be provided by 75 mm x 50 mm connecting members. The members shall run between the *top plate* and a floor or roof *framing* member that is parallel to the wall under consideration and to which ceiling framing is attached. Such connecting members shall be connected as shown in figure 8.17.

8.7.4.2

When the *top plate* is on the boundary of a ceiling *lining*, having a density less than 600 kg/m 3 , and the distance between *bracing lines* at right angles to the plate is between 5.0 m and 6.0 m, the 100 x 50 *top plate* shall be strengthened by the addition of a 150 x 40 plate (see figure 8.18).

NZS 3604:1999 SECTION 8 – WALLS

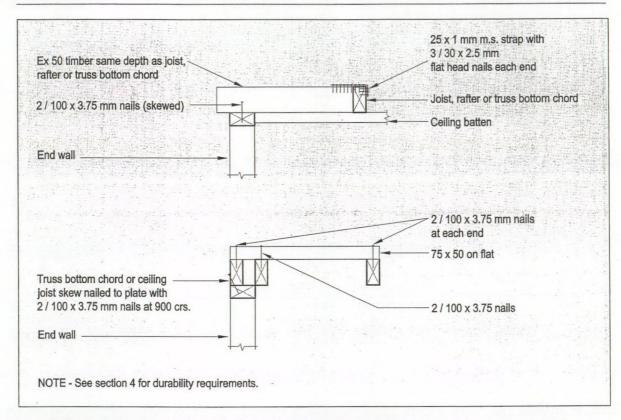


Figure 8.17 – Connecting members providing lateral support to top plates (see 8.7.4.1)

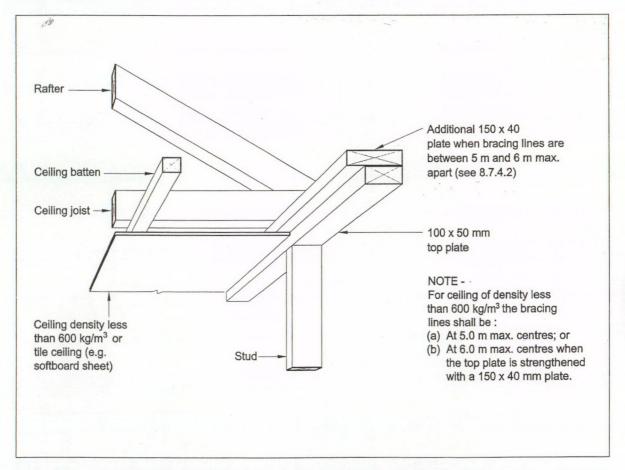


Figure 8.18 – Strengthening top plate for low density ceilings (against horizontal forces) (see 8.7.4.2)

Table 1: Definitions of a Paragraph 3.1.1		
A: Wind zone	Low risk	Low wind zone as described by NZS 3604
	Medium risk	Medium wind zone as described by NZS 3604
	High risk	High wind zone as described by NZS 3604
	Very high risk	Very high wind zone as described by NZS 3604
B: Number of storeys	Low risk	One storey
	Medium risk	Two storeys in part
	High risk	Two storeys
	Very high risk	More than two storeys
C: Roof/wall intersection design	Low risk	Roof-to-wall intersection fully protected (e.g. hip an gable roof with eaves)
	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip are gable roof with no eaves)
	High risk	Roof-to-wall intersection fully exposed (e.g. parapet enclosed balustrades or eaves at greater than 90° t vertical with soffit lining)
	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, <i>chimneys, dormers</i> etc)
D: Eaves width (1)(2)	Low risk	Greater than 600 mm for single storey
	Medium risk	451 – 600 mm for single storey, or over 600 mm for two storey
	High risk	101 – 450 mm for single storey, or 451 – 600 mm for two storey, or greater than 600 mm above two storey
	Very high risk	0-100 mm for single storey, or $0-450$ mm for two storey, or less than 600 mm above two storey
E: Envelope complexity	Low risk	Simple rectangular, L, T or boomerang shape, with single <i>cladding</i> type
	Medium risk	Moderately complex, angular or curved shapes (e.g. Y or arrowhead) with no more than two cladding types
	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple <i>cladding</i> types
	Very high risk	As for High risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
F: Deck design (3)	Low risk	None, timber slat deck or porch at ground floor leve
74.00	Medium risk	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
	High risk	Enclosed deck exposed in plan or cantilevered at first floor level
	Very high risk	Enclosed deck exposed in plan or cantilevered at second floor level or above

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- (1) Eaves width measured horizontally from external face of wall cladding to outer edge of overhang, including gutters and fascias.
- (2) Balustrades and parapets count as 0 mm eaves.

Amend 2 Jul 2005

(3) The term deck includes balconies, as described in the Definitions.

WHAKATANE
DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION

Building Control
Office
Date 17-10-05

Amend 2 Jul 2005

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			F	isk s	everity				
Risk factor	LOW	Score	MEDIUM	\$core	HIGH	score	VERY HIGH	2	otals for risk factor
Wind zone (per NZS 3604)	0		0		(1)		2		1
Number of storeys	0		1		2		4		0
Roof/wall intersection design	(0)		1		3		5		0
aves width	0		1		2		5		1
Envelope complexity	0		1		3		6		0
Deck design	0		2		4		6		0
Enter the appropriate risk severite columns. Transfer these figures a the figures in the right-hand columns.	cross to the	righ	t-hand colum	n. Fin			Total risk score):	2

	Table 3:	Suitable wall claddings Paragraphs 3.1.2, 3.4.1.1, 3.4.2.1, 3	3.4.2.2. 3.4.3.2, 9.1.1, 9.4.1.2, 9.4.1.3, 9.6, Figure 1	
	Risk Score	Suital	able wall claddings ⁽¹⁾	
	Di	rect fixed to framing	Over nominal 20 mm drained cavity	Amend 2 Jul 2005
	< <u>b)</u>	Timber weatherboards – all types Fibre cement weatherboards Vertical profiled metal ⁽⁵⁾ – corrugated and symmetrical Fibre cement sheet ⁽⁴⁾ Plywood sheet EIFS	a) Masonry veneer (2) b) Stucco c) Horizontal profiled metal (3) – corrugated and trapezoidal only	
Amend 2 Jul 2005	7 – 12 a) b)	Bevel-back timber weatherboards Vertical timber board and batten Vertical profiled metal ⁽³⁾ – corrugated only	a) Masonry veneer (2) b) Stucco c) Horizontal profiled metal – corrugated and trapezoidal only d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) EIFS	Amend 2 Jul 2005
	13 - 20 a)	Vertical profiled metal ¹³ – corrugated only	a) Masonry veneer (2) b) Stucco c) Horizontal profiled metal – corrugated and trapezoidal only d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) EIFS i) Bevel-back weatherboards	Amend 2 Jul 2005
Amend 2 Jul 2005	Over 20 a) b)	providing evidence of weathertigh	to reduce the risk hay require more comprehensive details and documentation https: designer or owner may require more inspections	
	(2)	The wall claddings in this table are Traditional masonry veneer as per SNZ Refer Figure 38 for profiles. Except stucco over a fibre cement backi		

Eastern Bay Truss & Prenail

Karenza Lane, Awakeri RD3, Whakatane, Ph(07) 307 0878 Fax(07) 307 0874

PRODUCER STATEMENT

6:52pm 4 AUG 2005 Ver 3.4.2.2 PAGE 1 Job Ref: 205234

TRUSS DESIGN CRITERIA

Customer name : Makela Briggs ADD

Site address :

DESIGN CRITERIA

Roofing - Longrun

Ceiling - Gib Board (9.5mm)

Top chord restraints - 900 mm Bottom chord restraints - 600 mm Standard truss spacing - 900 mm Standard roof pitch - 20.00 deg

Design wind speed - 44 m/s (ultimate)

Internal pressure coefficient up - 0.3

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

NZ4203 : 1992 General Structural Design and Design Loadings for Buildings

NZ3603 : 1993 AS1649 : 1974 Timber Design

Determination of Basic Working Loads for

Metal Fasteners for Timber

These trusses shall be installed, connected and braced in accordance with the recommendations given in :-

AS4440-1997 Installation of nailplated timber trusses.

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

WHAKATANE DISTRICT COUNCIL APPROVED FOR CONSTRUCTION

Building Control

17-10-06-

Eastern Bay Truss & Prenail

Karenza Lane, Awakeri RD3, Whakacane, Ph(07) 307 0878 Fax(07) 307 0874

6:52pm 4 AUG 2005 Ver 3.4.2.2 PAGE 2 Job Ref: 205234

TRUSS REACTIONS REPORT

Client Details Makela Briggs ADD Site Address

GARY FOWELL BUILDER

O/N

Date Regd:

Truss	Support	Dead (1.4D)	Max.Reaction (1.2D+1.6L)	Oplift (0.9D-WOp)	 Uplift	Special bearing
Mark	Joint	(kN)	(kn)	(kn)	fixing	requirement
Sl	1	1.3	3.4	-3.5	2/Z NAILS	
S1	5	1.1	2.1	-2-8	2/Z NAILS	
54	1	2.7	5.1	-5.9	2/MG	
S4	5	2.9	6.3	-6.5	2/MG	
S2	1	1.2	3.2	-3.2	2/Z NAILS	
52	5	1.2	3.2	-3.2	2/Z NAILS	
1	1	5.3	9.9	-11.3	1/CS6(wr)	
SG1	5	4.0	8.8	-8.2	1/WS6 (Wr)	
53	1	0.4	2.0	-1.4	2/Z NAILS	
53	11	0.4	2.0	-1.4	2/Z NAILS	İ
H2	1	1.3	2.3	-3.1	2/Z NAILS	
H2	4	1.7	3.0	-4.1	2/MG	
SH	8	0.0	-0.1	-0.3	2/Z NAILS	
HI	1	0.7	1.2	-1.3	2/Z NAILS	The state of the s
11	4	1.2	2.2	-2.8	2/Z NAILS	

Note 1 :

All supports for bearing have been checked for 90mm JD4 and are satisfactory unless the bearing width and/or joint group have been changed, or there is a reference to Note 2.

Fixing Summary :

All trusses not listed require a minimum of 2 Skew Nails

Z NAILS / 22 : Each side of truss
MG / 3 : 10 nails per fixing
WS5(wr) / 1 : Wrap around plate; 5 nails per leg
CS5(wr) / 1 : Wrap around plate; 5 nails per leg

Customer : Makela Briggs ADD

Site Address:

Eastern Bay Truss & Prenail - Karenza Lane, Awakeri RD3, Whakatane, Ph(07) 307 0878 Fax(07) 307 0874

Roofing: Longrun Bitch : 20.00 deg

Spacing: 900 mm | Scale 1:(0 Spacing: 900 mm | S

Scale 1:100

Level 1

Job Ref: 205234

Septic Tank Inspection For Abbey & Steven Briggs.

I would estimate the tank to be a minium of 4500 Ltrs. And to be in good working order.

I see no problems in it servicing the proposed extension.

Ogh Bunkn Plum ben. s roun is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

Signature

Electrical Certificate of Compliance

(226 Powell Rd.

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.

EWRB 551

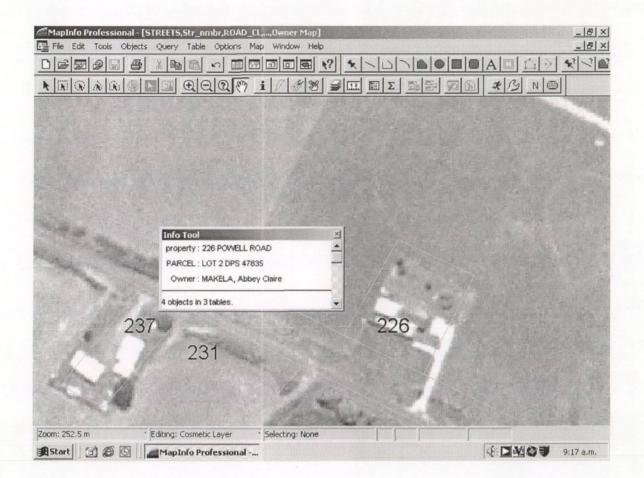
No. 1888661

14298.

No. of attachment

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY	
Name of customer Jouko Makela	. Phone:
Address of installation Panell Rd	Otokeri.
Postal address of customer (if not as above)	
WORK DETAILS	
6 No. of lighting outlets No. of range	S Please tick (/) as appropriate where work includes:
No. of socket outlets No. of water	
Was any installation work carried out by the homeowner?	No Switchboard Electric lines
Description Home owner Ran so activity in bilding Tester	It is recommended that test results be recorded here:
Installed DIBOARD in Sleep with RCD protection for	Visual Examination
lights and SKts and	Earth Continuity Bonding
carried out appropriate	KSTS, Polarity
AND INSTAU MCB IN RO	Insulation Resistance +200 Mohm
TO SUMLY SUSSPOUT	Other
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 w	th the requirements of the Electricity Act 1992 and Electricity Regulations 1997.
ELECTRICAL WORKER DETAILS	CERTIFICATION OF ELECTRIC LINES (to be completed where a separate electrical worker has installed the electric line portion of the mains)
Name MARK Lontonte,	Name
Registration no. [[19007	Registration no.
Company ESP ELECT allthe	Company
Signature M	Signature
Date 12-08-05	Date
Contact Ph No. 0800 ESP NOW.	Contact Ph No.
INSPECTION DETAILS Electrical work requiring inspection by a regist	ered electrical inspector
New mains Switchboard	Earthing system Installation work
I certify that the inspection has been carried out in accordance with the requirement. Name	
	Registration no.

Date



	i di Palaka		Ris	k severity		
Risk factor		LOW	MEDIUM	HIGH	VERY HIGH	Subtotals for each risk factor
Wind zone	(per NZS 3604)	0	0	①	2	
Number of	storeys	0	1	2	4	
Roof/wall in	ntersection design	0	1	3	5	0
Eaves widt	h Sylandian	0	(I)	2	5	
Envelope c	omplexity	0	1	3	6	
Deck design	n	0	2	4	6	O-mark

core	Suitab	le wall claddings ⁽ⁱ⁾
Di	rect fixed to framing	Over nominal 20 mm drained cavity
d) e)	Timber weatherboards — all types Pibre cement weatherboards Vertical profiled metal ^{cs} — corrugated and symmetrical Fibre cement sheet ^{cs} Plywood sheet EIFS	a) Masonry veneer of b) Stucco c) Horizontal profiled metal is corrugated and trapezoidal only
b)	Bevel back timber weatherboards Vertical timber board and batten Vertical profiled metal ^o – corrugated only	a) Masonry veneer. ²² b) Stucco c) Horizontal profiled metal – corrugated and trapezoidal only d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) EIFS
3 – 20 (a)	Vertical profiled metal ** _ corrugated only	a) Masonry veneer ^{rq} b) Stucco c) Horizontal profiled metal – corrugated and trapezoidal only d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) EIFS i) Bevel-back weatherboards
	providing evidence of weathertigh	reduce the risk y require more comprehensive details and documentation thess signer or <i>owner</i> may require more inspections

Amend 2 Jul 2005

Wind zone	Low risk	Low wind zone as described by NZS 3604
	Medium risk	Medium wind zone as described by NZS 3604
	(High risk)	High wind zone as described by NZS 3604
	Very high risk	Very high wind zone as described by NZS 3604
Number of storeys	(Low risk)	One storey
	Medium risk	Two storeys in part
	High risk	Two storeys
	Very high risk	More than two storeys
Roof/wall intersection design	Cow risk	Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)
	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)
	High risk	Roof-to-wall intersection fully exposed (e.g. parapets, enclosed balustrades or eaves at greater than 90° to vertical with soffit lining)
	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys, dormers etc)
Eaves width (1)(2)	Low risk	Greater than 600 mm for single storey
	Medium risk	451 – 600 mm for single storey, or over 600 mm for two storey
	High risks mas 6% km	101 – 450 mm for single storey, or 451 – 600 mm for two storey, or greater than 600 mm above two storey
	Very high risk	0 – 100 mm for single storey, or 0 – 450 mm for two storey, or less than 600 mm above two storey
Envelope complexity	Low risk	Simple rectangular, L, T or boomerang shape, with single <i>cladding</i> type
	Medium risk	Moderately complex, angular or curved shapes (e.g. Y or arrowhead) with no more than two cladding types
	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple <i>cladding</i> types
	Very high risk	As for High risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
Deck design (3)	Low risk	None, timber slat deck or porch at ground floor level
	Medium risk	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
	High risk	Enclosed deck exposed in plan or cantilevered at first floor level
	Very high risk	Enclosed deck exposed in plan or cantilevered at second floor level or above
OTES:		
Eaves width measured ho and fascias.	rizontally from external face	of wall cladding to outer edge of overhang, including gutters.

| Amend 2 | Jul 2005

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Amend 2 Jul 2005 226 Rowell Rd

These are to go with the other plans for Steven Briggs, Abbey Makela. There is only one copy of truss design and you have already gotten it can you please photocopy it for the second lot of paper work and add it to our bill. Thanks.

W/6 12/10/05

B/C 13013 14298





BUILDING CONSENT 14298

Section 31, Building Act 1991/Section 51, Building Act 2004

Project Information Memorandum

No: 14298

APPLICANT

S/A Briggs/Makela 226 Powell Road RD3 **VHAKATANE**

Contact: Steven Briggs

Phone:

3228435

Fax:

PROJECT

Altered, Repaired, Extended, Converted Intended Use: ALTERATIONS TO DWELLING Greater than 50 years

Being stage 1 of an intended 1 stages Estimated value (inclusive of GST)\$ 85,000.00

HISTORY OF COUNCIL CHARGES

Total fees paid in relation to this consent approval as detailed in Invoice No 14368 are:

792.50 Council Charges: 85.00 Building Research Levy:

Building Industry Authority Levy:

167.45

PROJECT LOCATION

Site Address: 226 Powell Road

WHAKATANE

Legal Description: LOT 2 DPS 47835 Survey Plan:

Additional Description: BLK VI RANGITAIKI

Valuation Number: 7181/193/01/

Total:

1,044.95

This building consent is a consent under the Building Act 1991/Building Act 2004 to undertake building work in accordance with the attached plans and specificationsso as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Name: Palma Evans

... DATE: Fri Nov 4 2005



Whakatane District Council Receipt



** COPY ** BRIGGS-MAKELA BC 14298 ---- General Ledger Receipts ----\$50.00 \$337.50 BRIGGS -MAKELA - BC 14298 \$17,50 \$167.45 BRIGGS -MAKELA - BC 14298 73820/100 \$262.50 TAX INVOICE: G.S.T. No :16-940-356 Consideration Excl. GST: \$845.78

Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3080 New Zealand Telephone 07 306 0500 Faosimile 07 307 0718 Email information@whakatane-dc.govt.nz

Total: \$919.95



BUILDING CONSENT INVOICE NO: 14368

BC NO 14298

DATE 28 Oct 2005

S/A Briggs/Makela 226 Powell Road RD3 WHAKATANE

Dear S/A Briggs/Makela

Intended Use: ALTERATIONS TO DWELLING

Your Building Consent application for work to be carried out at 226 Powell Road WHAKATANE has now been approved and may be uplifted from the Council Offices on payment of the following fees:

Consent Processing	262.50
B.R.Levy(Govt Levy)	85.00
Building Levy(Govt Levy)	167.45
Planning Fee	17.50
Water Connection Fee\$.00
Footpath Deposit(Refundable)988400/741\$.00
Specific Design Check Fee	* .00
Inspection Fee [6 inspections allowed for further inspections will incur an additional fee]	337.50
Code Compliance Certificate Fee	50.00
Other Fees\$.00
TOTAL TO PAY (Includes GST)\$	919.95
GST Content of Total\$	74.17

THE ABOVE FEES ARE ADDITIONAL TO THE DEPOSIT OF \$285-00 Should you have any queries regarding this invoice please contact Customer Services Staff, in the first instance.

PISTRICT INSPECTOR



PROJECT INFORMATION MEMORANDUM 14298

Section 31, Building Act 1991/Section 34, Building Act 2004

APPLICANT

S/A Briggs/Makela 226 Powell Road RD3 WHAKATANE

FOR COUNCIL USE

Application Received: 07/10/2005
Fee: \$ 160.00
Receipt No: 651909
Date Paid: 07/10/2005

PROJECT

Altered, Repaired, Extended, Converted Intended Use: ALTERATIONS TO DWELLING Greater than 50 years

PROJECT LOCATION

Site Address: 226 Powell Road WHAKATANE

Legal Description: LOT 2 Survey Plan: DPS 47835

Additional Description: BLK VI RANGITAIKI

Valuation Number: 7181/193/01/

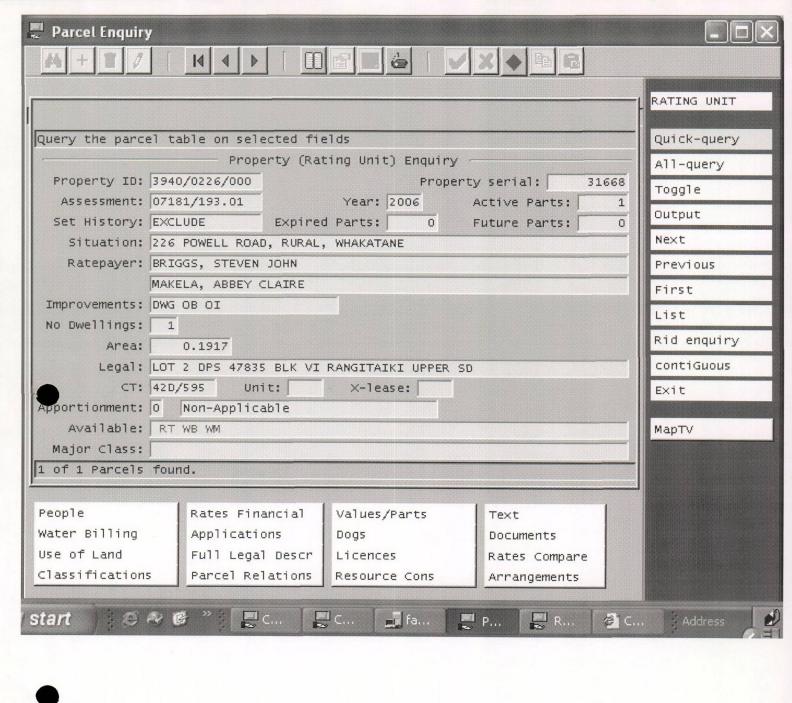
This project information memorandum is:

* Confirmation that the proposed building work may be undertaken subject to the provisions to the Building Act 1991/Building Act 2004 and any requirements to the building consent No 14298

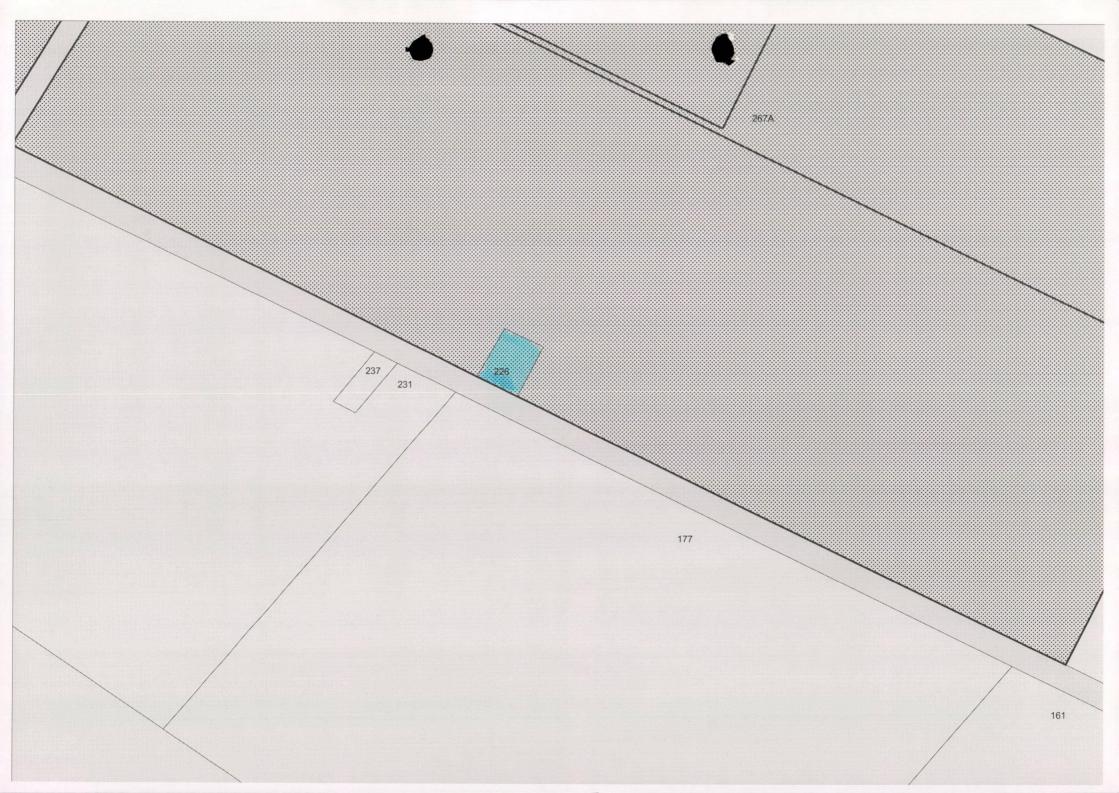
Signed for and on behalf of the Council:

Name

Position Water Office DATE: Fri Oct 28 2005











Form 7 Code compliance certificate

SECTION 95, BUILDING ACT 2004

The building

Street address of building: 226 Powell Road WHAKATANE
Legal description of land where building is located: LOT 2 DPS47835
Building name (if applicable):

Current, lawfully established, use: ALTERATIONS TO DWELL Year first constructed:

The owner

Name of owner

BRIGGS, STEVEN JOHN 21 POUWHARE STREET

WHAKATANE 3120

Contact person

BRIGGS, STEVEN JOHN 21 POUWHARE STREET WHAKATANE 3120

Phone no. - Landline:

day 0064 07 3228435

- Mobile:

Phone no. - Daytime:

day 0064 07 3228435

- After hours:

Email address:

sabriggs@hotmail.co.nz

Website:

First point of contact for communications with the building consent authority is as follows:

Whakatane District Council,

Private Bag 1002, Whakatane,

Phone 07 3060500, fax 07 3070718

info@whakatane.govt.nz

Building work

Building consent number: 14298

Issued by: Whakatane District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment

Compliance schedule

Notes

Team Leader Technical Administration

Position

On behalf of: Whakatane District Council

Date: 28 Apr 2014



CCC Invoice

TAX INVOICE

GST REG NO: 16-940-356

BRIGGS, STEVEN JOHN
21 POUWHARE STREET
WHAKATANE 3120

125361 19 Mar 2014 42982 BC - 14298

Due Date:

Invoice No:

Customer No:

Your Reference:

Date:

20 Apr 2014

DETAILS	QTY	UNIT	AMOUNT
BUILDING CONSENT ACCOUNT			
INSPECTION - OUTSIDE TOWN BOUNDARY	1.000	91.30	91.30
BC PROCESSING FEE	45.000	1.52	68.48

PLEASE NOTE; CODE COMPLIANCE CERTIFICATE WILL BE ISSUED UPON PAYMENT OF THIS ACCOUNT.

	SUB TOTAL	159.78
Figure 1 can be made by Cash, Cheque, Eftpos, Telebanking or Internet Banking to ANZ Bank 01-0434-0334411-00 quoting invoice number and customer number	GST	23.97
	TOTAL	\$183.75

Detach this portion and return with your payment to the address below.

		INVOICE NUMBER:	125361
Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3120 New Zealand Telephone: 07 3060 500	BRIGGS, STEVEN JOHN 21 POUWHARE STREET WHAKATANE 3120	CUSTOMER NO:	42982
		AMOUNT:	\$183.75



CCC CERTIFICATION FORM 05.01 CCC CERTIFICATION



Name	Cummings, George			BC Number	14298
Address	226 Powell Road WHAKATANE			Project	ALTERATIONS TO DWELLING
	Requires Action s consideration & decision) (not a		sh) Not A	pplicable ired for compliance)	(tick) ✓ Passed (considered & decision is to approve)
	Aspects to be checked			(Comment / Notes (if any)
Application f	or CCC				
Work compli	ies with approved BC				
All required	inspections completed & approved				
LBP – all RE	BW signed off		ф		
All BC condi	itions satisfied				
Survey Concre Pile dr Found Ground Eng. C Geo te Waterp Energy Timbel Weldin Draina Specia Other Amendment	ation observation d conditions / bearing / compaction QA / structural review		Ф		
complete Compliance	Schedule required or amended				
Any warning	s or bans applied				
TF - all matters resolved / notice lifted BC less than 5 years old		4			
				SEE BZ M	CONFICATION OBTAINED
Additional m	atters			WITH OWN	ELO SHAMATURE.
	OU'	ТСОМІ	E OF ASSE	ESSMENT	
	RFI				RFI Satisfied
Compliano	ce Schedule & Statement can be issued				CCC can be issued
			Officer	Somme	m Date 17/03/2014
	TECHN	IICAL A	ADMINIST	RATION USE	
		7.50			ssing (amendments/variations) fees
	Gen	erate (CCC, Comp	oliance Schedule	& Compliance Schedule Statement
					Final invoice
Additional co	omments (if any)				
			Officer	Dage	v Date 19/03/2016



17 March 2014

George Cumming 226 Powell Road WHAKATANE.

Dear Sir

BUILDING CONSENT NUMBER 14298 CONSTRUCTION OF ALTERATIONS AT 226 POWELL RD, WHAKATANE.

As requested a final inspection of the works carried out under building consent BC# 14298 was completed by this office on 17.03.2014.

In view of the age of this building consent, being issued and the time which has lapsed between the issue of the consent and code compliance certificate approval must be borne into consideration by the Council. In this regard it is acknowledged from our discussions; the practical date of completion of building works was in fact on or near to 01/02/2007. This being the case this office is agreeable to a modification being made to building consent number BC# 14298 to reflect this.

Building consent number BC# 14298 is hereby modified to the following effect:

Building consent BC# 14298 is subject to a modification to the Building Code to the effect that clause B 2.3.1 applies from 01/02/2007 instead of the time of issue of the code compliance certificate for all the building elements as described in the building consent application.

Your acceptance of this modification is required. Please sign and date in the space provided below if you agree to the proposed modification.

I have now approved the issue of the code compliance certificate for this building project subject to the above proviso. The building file is currently with our technical administration staff for this to occur.

I trust this is of assistance. Should you wish to discuss this matter further, please do not hesitate in contacting the writer.

Yours faithfully

Shannan Dewes

BUILDING CONTROL OFFICER

George Cumming.

agree to the above B2 Modification to building consent BC# 14298

Owner's/ Agents Signature:

Date: 17 - 4-

Taylor Wong

From: Taylor Wong

Sent: Wednesday, 2 October 2013 5:06 p.m. **To:** 'brendon.ingle@nzhomeloans.co.nz'

Cc: 'old_school_rydz@msn.com'
Subject: 266 Powell Rd, BC14298

Hi Brendon,

George asked that I send you through an email regarding the above property which he is intending to purchase. The code compliance certificate for BC14298 has not yet been issued as the existing owner has never formally applied for this final document.

I visited the site yesterday and found that there are only the following matters that need to be addressed in order for a CCC to be issued:

- 1. Completion of spouting and associated downpipe and soak-hole for storm-water disposal
- 2. Completion of head flashing and associated finishing to window of new en-suite positioned under the existing verandah
- 3. Installation of end caps to all bearers
- 4. Sealing the top edge of the shower liner within the en-suite
- 5. Modification of the building consent to address the durability provisions of the project

The above are matters that we can resolve with the new owner.

I hope that this is sufficient for your need, but please feel free to contact me should you require further information. Regards

Taylor Wong TEAM LEADER CONSENTS - BUILDING

WHAKATĀNE DISTRICT COUNCIL

P 07 306 0500 Ext 7410 DDI 07 306 0572 M 0274 913 579 F 07 307 0718

E Taylor.Wong@whakatane.govt.nz W www.whakatane.govt.nz

Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand









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House Extension 226 Formell Pad Manafine BC No.: 14298 **BUILDING CONSENTS PROCESSING CHECKLIST**

MASTER

OWNER: Brygg Makela CONTACT Stacker ADDRESS: DESCRIPTION CHECKING COMMENTS THREE PLEAS! LOGICAL ORGANISATION OF DRAWNINGS REFERENCE DETAILS TO PLANS JOS SPECIFIC SPECIFICATIONS TITLE SEARCH FLOOR HEIGHT AND PLANS BOUNDARIES EASEMENTS EASEMENTS EASEMENTS EASEMENTS SUBSIDERING INTENDED USE: WHAT TO ASK FOR THE PLEAS! FLOOR HEIGHT AND PLANS DEVELOPMENT CONTRIBUTION BUILDING AND BRANZ LEVIES ESTIMATE HAZARD (Sec 72) Falling detris Togeth Invariant Togeth Invariant Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) The Control of Association of Processed Formundation (Min. floor) Formundation (Min.				
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THREE PLEAS! I COGICAL ORGANISATION OF DRAWINGS REFERENCE DETAILS TO PLANS JOB SPECIFIC SPECIFICATIONS TITLE SEARCH FLOOR HEIGHT PLANNING BOUNDARIES EASEMENTS DEVELOPMENT CONTRIBUTION BUILDING AND BRANZ LEVIES Estimated value FS Good NATURAL HAZARD (Sec 72) Faling debris Copartal hazards Subsidence Frogsion Inundation (Min. floor) Other Thundation (Min. floor) Other SITE SUITABILITY - GENERAL ENGINEERING Ggettech Ggettech Foundations Retaining walls Masonry Wall faming - beams etc Roof framing - beams etc		CHECKING COMMENTS	T	
LOGICAL ORGANISATION OF DRAWINGS REFERENCE DETAILS TO PLANS JOB SPECIFIC SPECIFICATIONS TITLE SEARCH FLOOR HEIGHT FLOOR HEIGH	DESCRIPTION	CILCIUI G COMMENTO		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
FLOOR HEIGHT A 50 rum MIN Por height. PLANNING BOUNDARIES EASEMENTS DAYLIGHT ZONES DEVELOPMENT CONTRIBUTION BUILDING AND BRANZ LEVIES • Estimated value \$65,000 71.3 v = \$71.92 / m.? NATURAL HAZARD (Sec 72) • Falling debris • Coastal hazards • Subsidence • Erosion • Inundation (Min. floor) • Other SITE SUITABILITY - GENERAL ENGINEERING • Gestech • Foundations • Retaining walls • Masonry • Wall framing - beams etc • Bracing	 LOGICAL ORGANISATION OF DRAWINGS REFERENCE DETAILS TO PLANS JOB SPECIFIC 			
PLANNING BOUNDARIES EASEMENTS DAYLIGHT ZONES DEVELOPMENT CONTRIBUTION BUILDING AND BRANZ LEVIES • Estimated value # 85 000 71.3 v.2 - \$\frac{1192}{m^2}\$ NATURAL HAZARD (Sec 72) • Falling debris • Coastal hazards • Subsidence • Erosion • Inundation (Min. floor) • Other SITE SUITABILITY - GENERAL ENGINEERING • Geotech • Foundations • Retaining walls • Masonry • Wall framing - beams etc • Roof framing - beams etc • Bracing	TITLE SEARCH	Good.	2	
BOUNDARIES EASEMENTS DAYLIGHT ZONES DEVELOPMENT CONTRIBUTION BUILDING AND BRANZ LEVIES • Estimated value \$65,000 71.2 = \$71.92 / m² NATURAL HAZARD (Sec 72) • Falling debris • Coastal hazards • Subsidence • Ergsion • Inundation (Min. floor) • Other SITE SUITABILITY - GENERAL ENGINEERING • Geotech • Foundations • Retaining walls • Masonry • Wall framing - beams etc • Roof framing - beams etc • Bracing	FLOOR HEIGHT 450 mm, Mi	M Floor Leight.		
Subsidence Erosion Inundation (Min. floor) Other SITE SUITABILITY - GENERAL ENGINEERING Geotech Foundations Retaining walls Masoury Wall framing - beams etc Roof framing - beams etc Bracing NATURAL HAZARD (Sec 72) Falling debris Coastal hazards Meeked with Owner More flooding threesand More flooding t	BOUNDARIES EASEMENTS DAYLIGHT ZONES	Jaming -		
Falling debris Coastal hazards Subsidence Erosion Inundation (Min. floor) Other SITE SUITABILITY - GENERAL ENGINEERING Geetech Foundations Retaining walls Masonry Wall framing - beams etc Bracing	Estimated value \$ 85 000	71-3~2 = \$1192/m2		No.
Subsidence Erosion Inundation (Min. floor) Other Other At least Internal work SITE SUITABILITY - GENERAL ENGINEERING Geotech Foundations Retaining walls Masonry Wall framing - beams etc Bracing Bracing	Falling debris			
Other Other Af least Imt above worker SITE SUITABILITY - GENERAL ENGINEERING Geotech Foundations Retaining walls Masonry Wall framing - beams etc Roof framing - beams etc Bracing	Subsidence	Thecked with Owner		
SITE SUITABILITY - GENERAL ENGINEERING Geotech Foundations Retaining walls Masonry Wall framing – beams etc Roof framing – beams etc Bracing		1 1 MT	t	
Geotech Foundations Retaining walls Masonry Wall framing – beams etc Roof framing – beams etc Bracing	SITE SUITABILITY - GENERAL	111	mar-	
Foundations Retaining walls Masonry Wall framing – beams etc Roof framing – beams etc Bracing	ENGINEERING			
Retaining walls Masonry Wall framing – beams etc Roof framing – beams etc Bracing			_	
Masonry Wall framing – beams etc Roof framing – beams etc Bracing			_	
Wall framing – beams etc Roof framing – beams etc Bracing			-	
Roof framing – beams etc Bracing				
Bracing				
10-11	 Roof framing – beams etc 			
GROUNDBEARING assumed 100 Kpg	Bracing		-	
GROUNDBEARING assumed 100 12pg		1 12 12	-	
	GROUNDBEARING	assumed 100 Kpg	-	
EARTHOUAKE ZONE	EARTHOUAVE TONE	AL	1	-
EARTHQUAKE ZONE	EARTHQUAKE ZUNE	/\\.		

TI Exposed, Rural = High Wind.

DESCRIPTION	CHECKING COMMENTS		WHAT TO ASK FOR
WINDZONE	HIGH	V	
CONTROL TONE	77.47		
CORROSION ZONE	6.	4	
GROUND LEVELS	AGO above Gibo		
ACCESS TO BUILDING	Mright	1	
T. PETWYODY C	1		
EARTHWORKS	N/A		
PARKING			
SWIMMING/SPA POOL			
Fencing			
Dwelling part of pool fence			
Backflow prevention			
Drainage			
RETAINING WALLS			
Surcharge			
Resource consent			1
Xard clearance			
Earthworks volume			
 Neighbour's consent 			
Engineering			
FOUNDATIONS			
1. SPECIFIC DESIGN			
Scope of engineering			
Peer review			
2.FOOTINGS			
Dimensions			
Reinforcing			
FLOOR THICKENINGS			
Reinforcing			
4. BLOCKWORK			
Reinforcing			
CONCRETE FLOOR			
1. THICKNESS			
2. DPC			
3. REINFORCING			
4. CONTROL JOINTS			
5.GROUND BEAMS			,
Reinforcing			
6. PROPRIETY FIXINGS			
1			
TIMBER FOUNDATIONS			
1.STANDARD PILES			

2

• Dimensions # 125	Square HE-	3
7 100	7	
• Fixings	pte. 12 12 12 12.	
DESCRIPTION	CHECKING COMMENTS	WHAT TO ASK FOR
2.ANCHOR PILES	CHECKING COMMENTS	THE TO HOLL OIL
• Dimensions # A2550×9	en Ath	
• Treatment	The state of the s	
• Fixings	apolo	
3.BRACE PILES		
_ /	NIT	
	1011,	
• Fixings		
4.CANTILEVERED PILES		
Dimensions	7/	
Treatment	N1).	
• Fixings		
5.DRIVEN PILES		
Engineering check	~	
Pile driving set	NI	
Eixings		
6. SUBFLOOR BRACING	*/	
Calculations	M/	
Fixings		
BEARÉR SIZES	150 × 180	•
Spacing	2:0 mt.	A
• Span	2.0 MT	
8. TIMBER TREATMENT	#3-2	No.
9. SUBFLOOR VENTILATION—		
10. ACCESS (subfloor)		- Hulland Acoustic
11. BASEBOARDS	yes.	
MBER FLOOR		
1. INSULATION	AZI Sisalation	
2. FLOOR JOISTS		
• Span /50×50	H3.2	
• Spacing	600 015	
Solid nogging	anvidam joists.	~ Mark in
• Treatment	.) U H3.2	4
Fixings	NO.	Mark IN
3. CANTILEVERED JOISTS		
Cantilever span		
• Loads	1	
Treatment	MI	
	11111	1
 Fixings 	deele under 1.00	Whet

1. SPECIFIC DESIGN		
2. GRADE OF MASONRY (A/B/C)	1	
3. THICKNESS	MII-	
4. REINFORCING		
5. CONTROL JOINTS		

DESCRIPTION	CHECKING COMMENTS	WHAT TO ASK FOR
6. BOND BEAMS		
Reinforcing		
7. COLUMN		
Reinforcing	· n af	
B. FIXINGS	NUL	
•/ Beam/Wall		
• Framing		
WALL FRAMING		
1.TIMBER TREATMENT	H 102	W.
2. STUDS (NB: Wind zone) 90 × 45	1	·
Spacing	600 man sto	
• Height	28-00	Mark, in
5. NOG SPACINGS	THOO .	Channa
	mres Hardre Smooth 300.	1 Change
3. LINTEL SIZES	mes Hardre Smooth 300.	
• Spans	1 const 1: Las	mark change
Loads (check point loads esp)	1 crosk linter.	The state of the s
Trimmer studs (end bearing)	NQ	1
T: . 16: :	No	CODY destail
Lintel fixings TIMBER BEAMS		copy weray.
Beam sizes		
Beam type	4	
Selection tables	not	
Beam supports	7007	
Beam fixings		
5. STEEL BEAMS		
Engineering check	NIT	
Steel treatments	1 1 1	
Beam fixings		
Beam supports	14	*
6. TOP PLATE PACKERS	4.68	
7. CEILING FRAMING	70×35 @ 450 015.	*
8. BRACING		
Bracing check	67900	
Bracing types	Grib - walk	1
Bracing specs	cate shejets good	Man/c
Fixing details hold do	um straps / fastening lay outs	S Car
		/ rall

G:\..\TAYLOR\QA\Building Consent Processing Checklist V0.2

internal walls back to external walls - see details - ensure top plates are joined at the way etc

DESCRIPTION	CHECKING COMMENTS	WHAT TO ASK FOR
ROOF FRAMING (NB: Wind Zone)	m understood it o	A
1. TREATMENT	OTeoff ,	
2. TRUSSES	1	
Truss layout plans	- Lit rague	1000 mg 1000 g
Truss fixings		1005 11/8
Girder truss (lintels)	- Ver X/	
3. RAFTERS (NB Wind zone)	100	
• Span		
Spacing	91	
Seating	aft	
Fixings		
4. OTHER ROOF FRAMING		
Ridge boards		
Underpurlins		
Ceiling beams		
• Struts		
Strutting beams		
• Collar ties		
Ceiling runners		
Dragon ties		
Valley design		
Ridge design		
Change of pitch		
5. PURLINS (SIZES)		
Fixings	75×50 0 900 cts	8
6. ROOF BRACING	•	
Roof space	· •	
Roof plane	les.	<u>·</u>
SOFFIT FRAMING	,	
Soffit width	680,	
Specific design INTERNAL GUTTERS		4
Substrate Membrane	A 1 (1)	
Membrane specs	NT	
Outlets	, ,	/
Overflows		1000
- CVCIIIPWS		1 Will to the
EXTERIOR CLADDINGS		
WALLS		
1. RISK MATRIX	- Supplied score = Z	
2. BUILDING PAPER	Minin	Mank IN

DESCRIPTION	CHECKING COMMENTS	WHAT TO ASK FOR
3. CLADDING TYPES & SPEC'S.		
• 1		
• 2		
Stud/Nog requirements	soo ofte of 1200 ofte oftening	
Appraisals/Known product	7 7	*
Fixings (Corrosion Zone)	non correndo	
Intersections & junctions details	as technical spee supplied	4
4. PROTECTIVE PAINT	within 90 days as per spec	4
5. PRODUCER STATEMENT	winter to days	
6. PENETRATIONS		
7.FLASHINGS	- E2/ASI	
8. BRICK VENEER	7 11-1	
Dampcourse (Slip joint)	6	
Brick ties (Corrosion zone,	Mil	
Spacing)		
ROOF (NB: Corrosion & Wind Zones)		
1. TYPE (PRODUCT)	anoteal Endra rack	
Producer statement	and the second	
2. FLASHINGS	nes_	
3.PENETRATIONS	/	
4. VALLEYS		
5. RIDGES		•
6. FIXINGS		M
7. ROOF WATER DISPOSAL		
Stormwater design calculations	yes.	
Gutter size	/.	
 Downpipe size and location 	calcs done = good	
8. PENETRATIONS		
	V	
WINDOWS		
1. LOCATION	7	
2. GLAZING	Ves	
3. VENTILATION		
4. NATURAL LIGHT	,	
5. WINDOW INSTALLATION	1	-
6. FLASHINGS	good Ex/ACI	
7. FACINGS/SCRIBERS	cae spec	
	37	~

DESCRIPTION	CHECKING COMMENTS	WHAT TO ASK FOR
EXTERIOR DECKS		
. POSTS		
Dimensions	gend	
Treatment	Me.	
Footing dimensions	good	
Fixings (top & bottom)	0	1 Mary Mary
Bracing		/
2. BEAMS	Bearn 100×100	
B. THRESHOLD	nil	
4. JOISTS	100×55.	
5. DECKING	100 + 40	
6. SUBSTRATE	ni)	
7. MEMBRANE	<i>h</i>	
MEMBRANE SPECS.	mil	
6&7 COMPATIBILITY	VVV II, A	
8. GUTTERS /		
9. OVERFLOWS		
10. HANDRAILS	1,	
Height	al.	
• Profile		
11. STAIRS	~1	
Main access route?	10/1.	
Tread size		
Riser size	Only 2 Steps INVO	west .
• Pitch	Tony over	
INTERIOR	1	
1. VENTILATION	8 to Trang as	
2. LIGHTING	agenne light fing	
INSULATION		/ -
Walls	1-8	
Ceilings	7-2	
4. ACOUSTICS		
STC rating		
Penetration treatment		
5. FIRÉWALLS.		
Materials	v .	
Penetration	_	
8. WALL LININGS	Grib. 9-5	
9. CEILING LININGS	11 -	
10. TOILETS & BATHROOM		
Floor covering	assumed VINY	
Tiled shower specifications	1	
Ventilation		
11. LAUNDRY FACILITIES		

Lannohas		9
Floor covering	1 10	<u> </u>
Walls to be sealed	248 11	
Ventilation	Ch.	
DESCRIPTION	CHECKING COMMENTS	WHAT TO ASK FOR
12.KITCHEN FACILITIES		
Gas installation		Condit ron GII
13. SMOKE ALARM(S)	Domestic called up	
	Thestie China	
HOT & COLD WATER SUPPLIES		
1. TYPE		
 Water quality (Council supply or private) 		
2. MATERIALS.		
3.LOCATION OF PIPES		
4. HWC		
Mains pressure or Low pressure		
• Valves	(m. A 7 A	
Relief and Drain) and existent	
 Seismic fixings 		
Solar/Wet back		
FOULWATER		
1.TYPE	Convectity into	
• G13 or AS3500	Convecting INF	
Council or Septic tank	a set N	
Connection available Manhala required	Eg487/12	
Manhole required Gradient of drain v land	V	
Gradient of drain v land SEPTIC TANK		
EBOP check sheet		
Engineer design	a . 1.7 H. A	
• System	- EXISTING NOT 196	
Bio filter	Charles	
Maintenance	Unanged.	
Effluent system design	U	
3. MATERIALS		
4. LOCATION OF PIPES	.11	
Buildings and driveways	Nothing Changed	
Cover (protection required)		
Easement required		
STORM WATER		
1.TYPE		
• G13 or AS3500	8 1	
On-site soakage &/or Council	- Sode bole	
Connection available	4.77	
- Cooled surfaces		

Impact upon adjoining property		
3. MATERIALS		
4. LOCATION OF PIPES		
Buildings and driveways	Nothing characters >	
Cover (protection required)		
Easement required		
DESCRIPTION	CHECKING COMMENTS	WHAT TO ASK FOR
SOLID FUEL HEATERS		
1. APPROVED MODEL	Checked on MIE 184.	Condit ion - By
Area of property < 2 hectares	1-94 Hectames	used
2. LOCATION		7
Clearances		A
Heat screen/shield		Cond # B1
Hearth	8-	tole 1 1
3. SEISMIC RESTRAINT	/	Defore was frue to
OTHER		
NOTES		
4		

FIRST FLOOR		
TIMBER FLOOR		
1. FLOOR JOISTS		
• Span		
Spacing		
Solid nogging		
• Treatment		
 Fixings 		
2. CANTILEVERED JOISTS		
Cantilever span		
• Loads		
Treatment		
Fixings		
3_CONCRETE FLOOR		
Engineering specifications		
Load points		
Reinforcing		
WALL FRAMING		
1.TIMBER TREATMENT		
2. STUDS (NB: Wind zone)		
Spacing		
Height		
3. NOG SPACINGS		
Check cladding requirement		
3. LINTEL SIZES		
• Spans		
Loads (check point loads esp)		
Trimmer studs		
Lintel fixings		
4. TIMBER BEAMS		
Beam sizes		
Beam type		
0.1 11		
Beam supports	,	
Beam fixings	,	
5. STEEL BEAMS		
Engineering check		
Steel treatments		
Beam fixings		
Beam supports		
6. TOP PLATE PACKERS		
7. CEILING FRAMING		

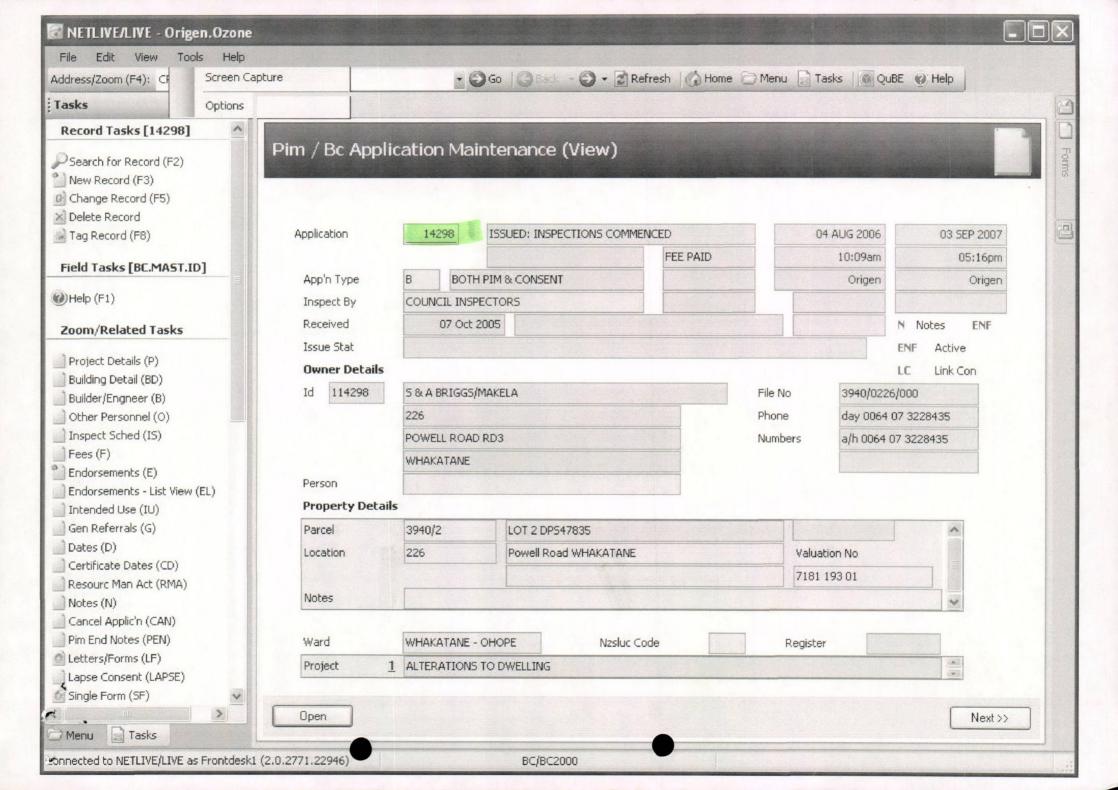
8.BRACING	
Bracing check	
Bracing types	
Bracing specs	
Fixing details	
OTHER	

SECOND FLOOR	
TIMBER FLOOR	
1. FLOOR JOISTS	
• Span	
Spacing	
 Solid nogging 	
Treatment	
 Fixings 	
2. CANTILEVERED JOISTS	
 Cantilever span 	
• Loads	
Treatment	
 Fixings 	
3. CONCRETE FLOOR	
 Engineering specifications 	
 Load points 	
Reinforcing	
WALL FRAMING	
1.TIMBER TREATMENT	
2. STUDS (NB: Wind zone)	
 Spacing 	
Height	
3. NOG SPACINGS	
 Check cladding requirement 	
3. LINTEL SIZES	
• Spans	
Loads (check point loads esp)	
Trimmer studs	
Lintel fixings	
4. TIMBER BEAMS	
Beam sizes	
Beam type	
Selection tables	
Beam supports	
Beam fixings	
5. STEEL BEAMS	
Engineering check	
Steel treatments	
Beam fixings	
Beam nxings Beam supports	

6. TOP PLATE PACKERS	
7. CEILING FRAMING	
8.BRACING	
Bracing check	
Bracing types	
Bracing specs	
Fixing details	
and the second s	
OTHER	

COMMERCIAL AND INDUSTRIAL

ACCESSIBLE FACILITIES	
Refer to Barrier Free Audit Checklist - Form!	
BUILDING SYSTEMS	
SPRINKLER SYSTEM	
AUTOMATIC FIRE DOORS	
EMERGENCY WARNING SYSTEM	
EMERGENCY LIGHTING	
ESCAPE ROUTE PRESSURISATION	
RISER MAINS	
BACKFLOW PREVENTION	
LIFT	
CALATOR	
MECHANICAL VENTILATION & AIR CONDITIONING SYSTEMS	
OTHER SYSTEMS	
EXIT SIGNAGE	
DOOR HARDWARE	
MEANS OF ESCAPE	
EVACUATION PLAN	
SAFETY BARRIERS	
ACCESS & FACILITIES FOR PEOPLE WITH DISABILITIES	
FIRE HOSE REELS	
COMPLIANCE SCHEDULE REQUIRED	





Electrical Certificate of Compliance

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.

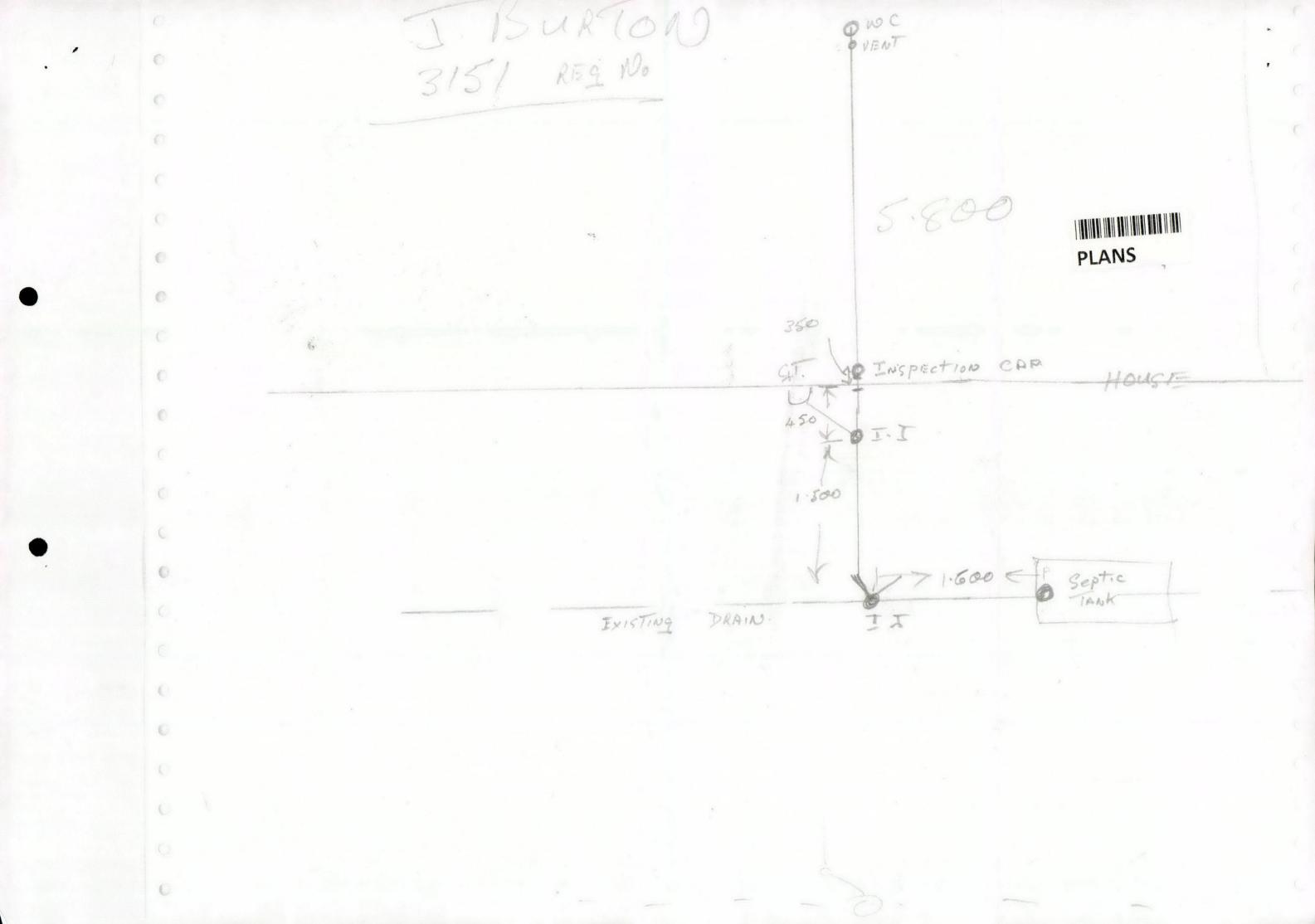
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	-					-	-

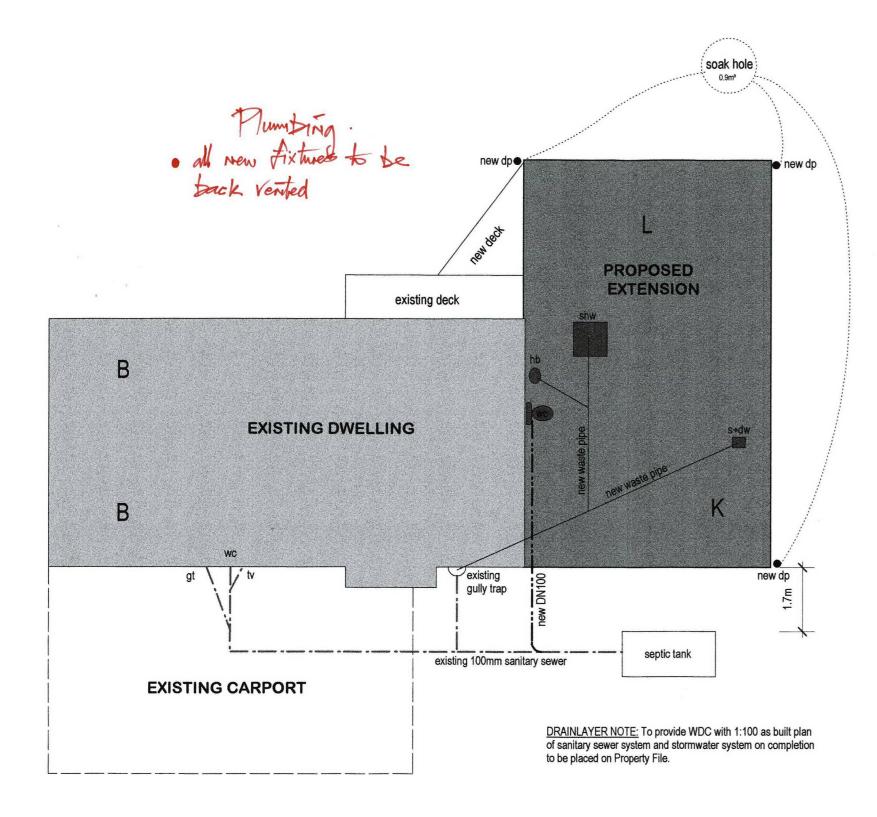
No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY	
Name of customer Steven Briggs	Phone: 07 322 8435
Address of installation 226 Powell Rose	d RD3 Whakatne
Postal address of customer (if not as above)	
WORK DETAILS	
No. of lighting outlets No. of ranges	Please tick (✓) as appropriate where work includes:
6 No. of socket outlets $\mu \mid A$. No. of water h	Mains Main earthing system
Was any installation work carried out by the homeowner?	No Switchboard Electric lines
Description Extra lights and P/Ps	It is recommended that test results be recorded
installed for extension or	here:
house, Oven Moved.	Visual Examination
	Earth Continuity
	Bonding
	Polarity
	Insulation Resistance Nohm
	Other
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 ELECTRICAL WORKER DETAILS	th the requirements of the Electricity Act 1992 and Electricity Regulations 1997. CERTIFICATION OF ELECTRIC LINES
	(to be completed where a separate electrical worker has installed the electric line portion of the mains)
Name Dwayne cleary	Name
Registration no. E 17626	Registration no.
Company	Company
Signature Mul.	Signature
Date 16-03-07	Date
Contact Ph No. 67 30 49965	Contact Ph No.
INSPECTION DETAILS Electrical work requiring inspection by a register	
New mains Switchboard I certify that the inspection has been carried out in accordance with the requirements.	Earthing system Installation work in hazardous areas
Name	Registration no.
Signature	Date
	Daytime Contact

Ph No.

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED





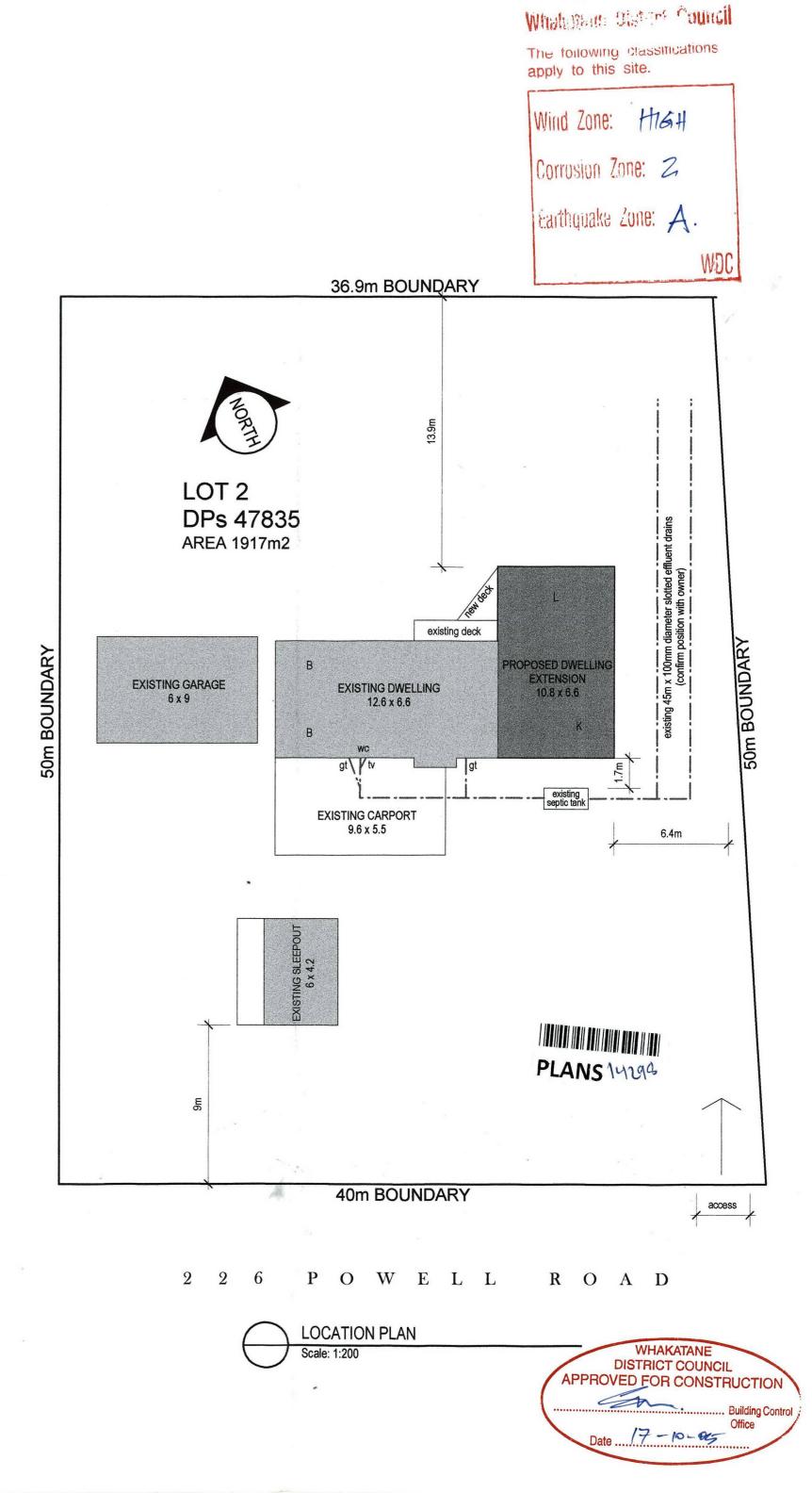


Stephen Eriggs & Zogg81

Mo - well below. house in hundred

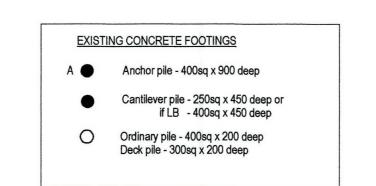
Year flood - Stophen Briggs...

13/10/65.



PROPOSED ALTERATION & ADDITION FOR E STEPHEN BRIGGS & ABBEY MAKELA E SZ6 POWELL RD, RD3, OTAKIRI E S

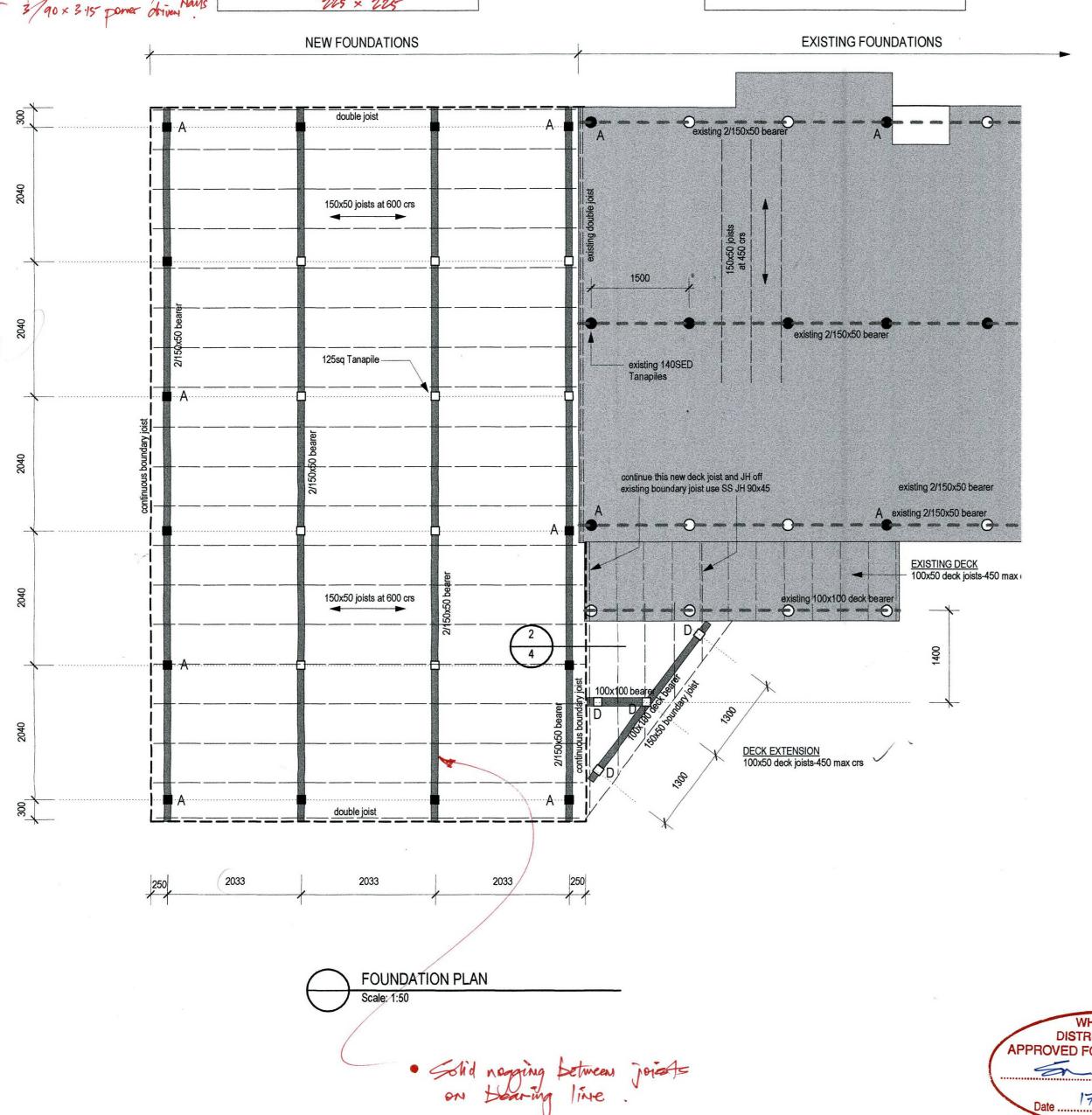
ARCHITECTURAL SERVICES
BY KATE ALLERBY
37 RIVERSIDE DR, WHAK
TEL: 07 30 888 13

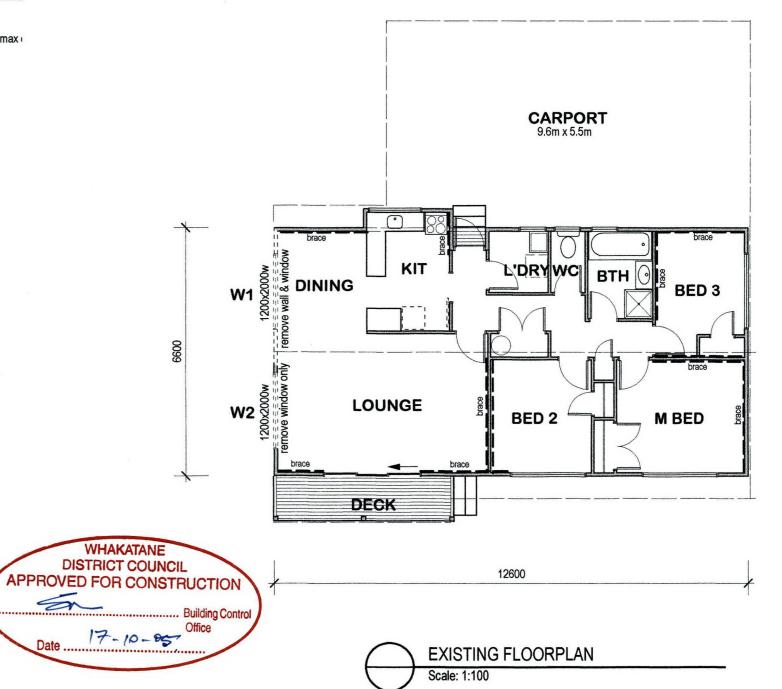


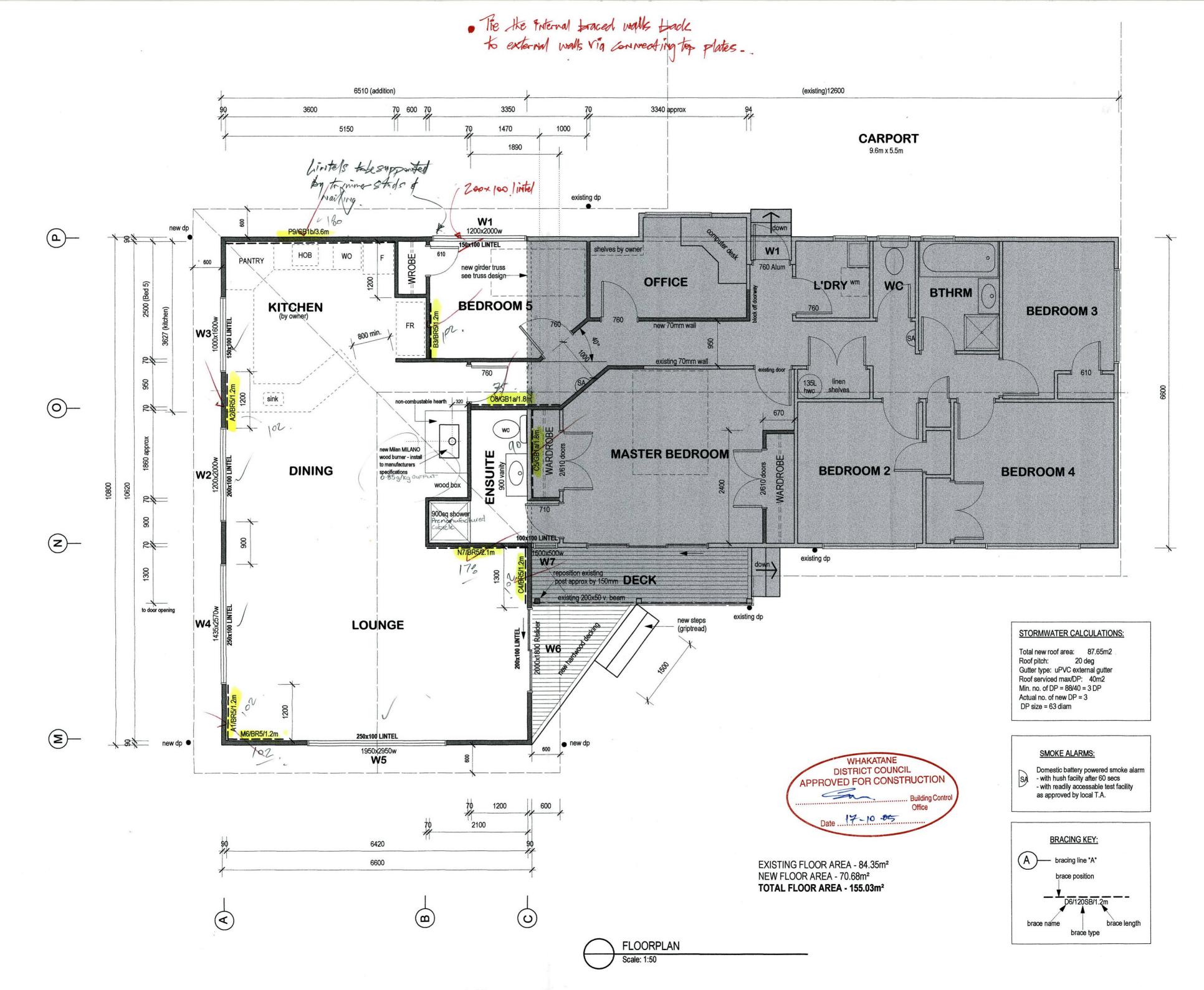
NEW CONCRETE FOOTINGS Anchor pile - 425sq x 900 deep Foundary joist to end if each
joist 12/100 x 3.75 Nails Ordinary non-load bearing pile - 425sc

Toist to plate or bearer 2/100 x 3.75 D Deck pile - 200sq x 200 deep

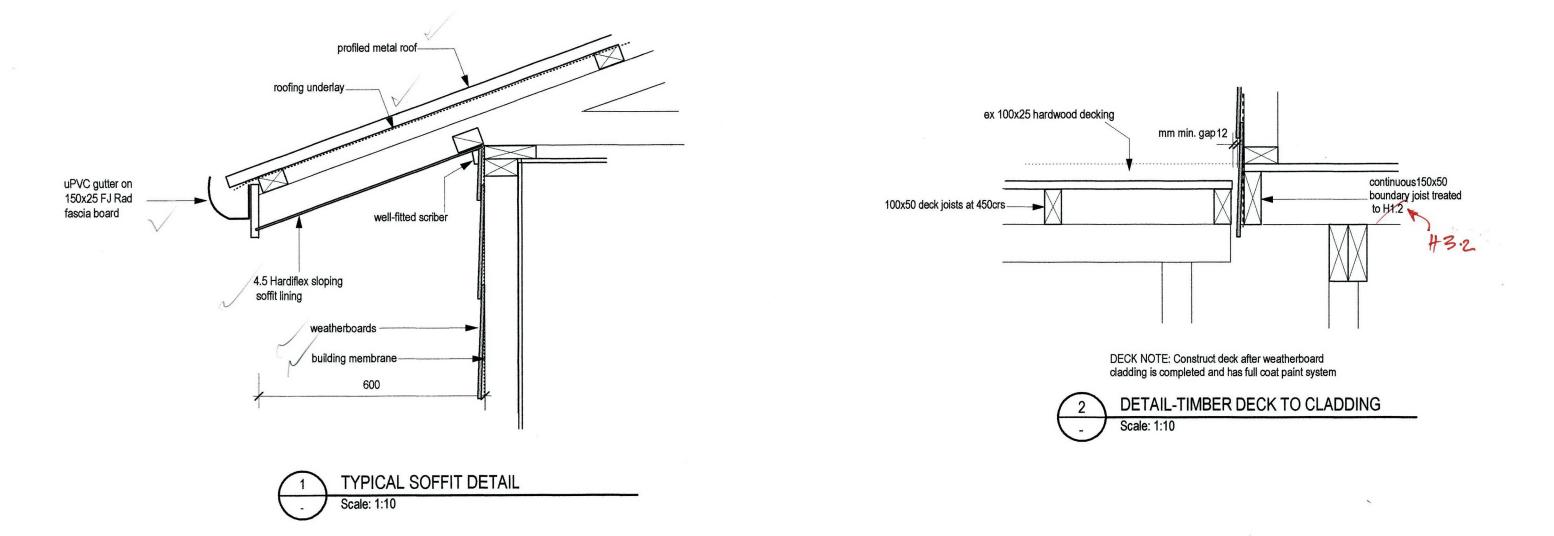
or 3/90 x 3.15 power driven Ordinary load bearing pile - 425sq x 200 deep ☐ Ordinary non-load bearing pile - 275sq x 200 deep





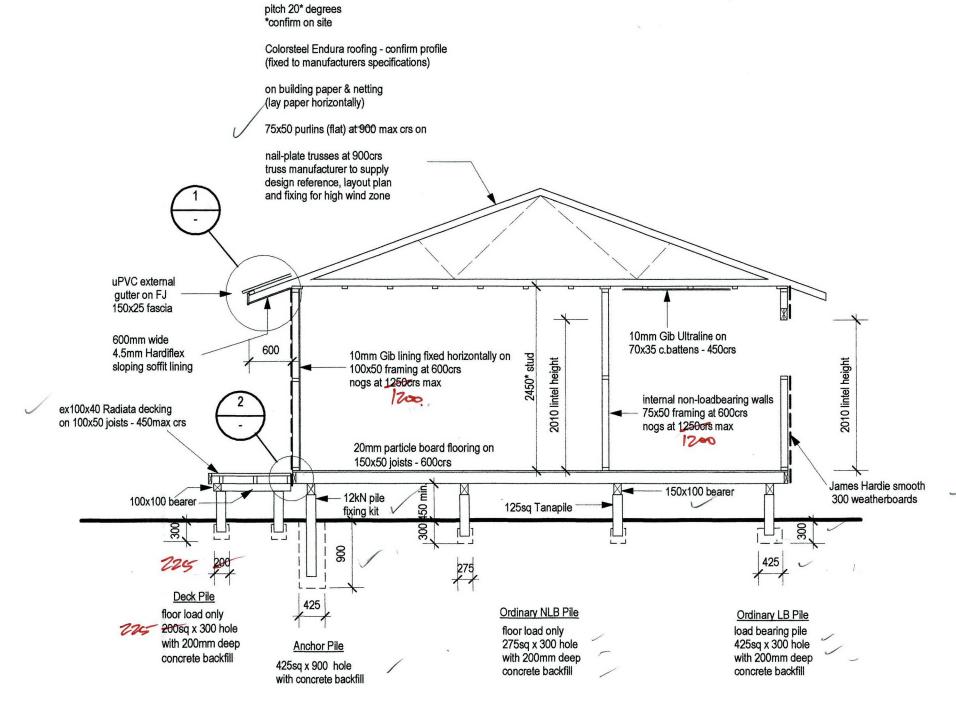


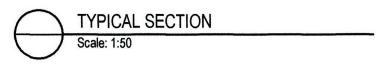




INSULATION: Pink Batts fibreglass ceilings: R2.2 walls: R1.8 floors: drape 421 Sisalation over floor joists

KDMSG Origin Timeframe or equivalent treated as below studs - 90x45 - 600crs - H1.2 interior studs - 70x45 - 600crs - H1.2 nogs - 1250crs max - H1.2 top plate - 90x45 + 140x35 - H1.2 bottom plate - 90x45 - H3.1 floor joists & bearers - H3.2 deck & framing - H3.2 house piles - H5





*NOTE: Prior to manufacture of any trusses or prenailed frames builder to check and verify on site roof pitch, purlin sizes, stud height, lintel height, soffit width and soffit detailing to ensure that the new extension will match the original.



SPECIFICATION:

PRELIMINARY & GENERAL:

- 1. THE WORKS. To extend an existing dwelling built 1987. Adding on new kitchen, dining & lounge and altering the existing to include 2 extra bedrooms, an office and a second
- 2. SITE: Site address -226 Powell Road, Whakatane. Territorial Authority: Whakatane District Council.

3. SITE DATA.

Site Area: - 1923m² Soil type -Good ground Exposure/corrosion zone -1 2 2002 2 Wind Zone Earthquake Zone

4. BUILDING CONSENT COMPLIANCE. It is an offence under The Building Act 1991 to carry out any work that is not in compliance with the Building Consent. Where building consent approval is affected refer any change to the Territorial Authority.

PREPARATION:

- 1. SURFACE PREPARATION: Refer to NZS 3604 section 3.5. Remove all garden sheds, concrete paving, turf, vegetation, topsoil and rubbish from the area being built on.
- 2. EXCAVATION FOR FOUNDATIONS: Take to depths shown on the plan. Keep hole bottoms level & solid and free from water.

FOUNDATIONS:

To comply with NZS 3602 and 3604. Use Readymix 20 MPa concrete.

1. INSPECTION: Do not place concrete until all excavations have been inspected and passed by the local T.A.

CARPENTRY:

Execute generally to NZS 3604:1999 Amendment Dec 2000 and Acceptable Solution E2/AS1 Amendment 2 July 2005.

- 1. TIMBER FRAMING: Use "Origin Timeframe" or equivalent kiln dried machine stress graded radiata pine treated as per table page 4. For trusses see truss manufacturers specifications. Moisture content at supply of trusses to be a maximum of 16%.
- 2. BUILDING PAPER: Breather type kraft paper laminate suitable for High wind zone construction site.
- 3. FINISHING TIMBER: For interior situations use dressed pinus radiata. For exterior situations use exterior grade pre-primed dressed pinus radiata.
- 4. FIXINGS: For nails, bolts, screws and nail plate connectors see NZS 3604, section 4 for durability.
- 5. INSULATION: Use "Pink Batts" fibreglass R 1.8 for walls, R 2.2 for roof, and draped perforated foil for floor.

WALL CLADDINGS:

- 1. WEATHERBOARDS: Use James Hardie 300 smooth weatherboard fixed in accordance with manufacturers specifications. Use corner soakers and concealed back soakers. Fix with stainless steel fixings.
- 2. SOFFIT LININGS: Use 4.5mm "Hardiflex" lining.

ROOFING:

Use Endura Colorsteel Longrun roofing with accessories to match and to the roofing manufacturers specifications.

- 1. QUALIFICATIONS: Use experienced, competent roofers familiar with the materials and techniques specified.
- 2. FIXING: Use fixings and methods capable to withstand the loads appropiate to the wind area as set out in NZS 3604,
- 3. PENETRATIONS: Flash and overflash any roof penetrations.
- 4. ROOFING UNDERLAY: To be laid horizontally.

ALUMINIUM DOORS & WINDOWS:

- 1. GENERAL: To comply with NZS 4211. The style, brand and hardware as selected by owners. Confirm dimensions on site prior to manufacture.
- 2. GLASS: As selected by owners and to comply with NZS 4223. parts 1 & 3.

INTERNAL LININGS:

- 1. GENERAL: Ensure building is weatherproof and maximum moisture content is in accordance with NZS 3602 before commencing lining.
- 2. CEILINGS: Line ceiling with 10mm Gib Ultraline plasterboard on galvanized steel ceiling battens or 70x35 timber c. battens at 450 crs.
- 3. WALLS IN DRY AREAS: Use 10mm standard Gib fixed horizontally. Use 10mm Braceline vertically or horizontally where shown on floorplan for bracing. Refer to attached Gib fixing details for braces.
- 4. WET AREAS: For walls in bathroom and laundry areas use 10mm Gib Aqualine fixed horizontally.
- 5. PAINTING & PAPERHANGING: Follow manufacturers recommendations to paint or stain or paper for each individual building product.

ROOF PLUMBING:

- 1. MATERIALS: Use uPVC gutter to match existing. Use PVC downpipes. Discharge into stormwater bends.
- 2. FLASHINGS: Flash all roof penetrations, roofing and exterior joinery to prevent water penetration.

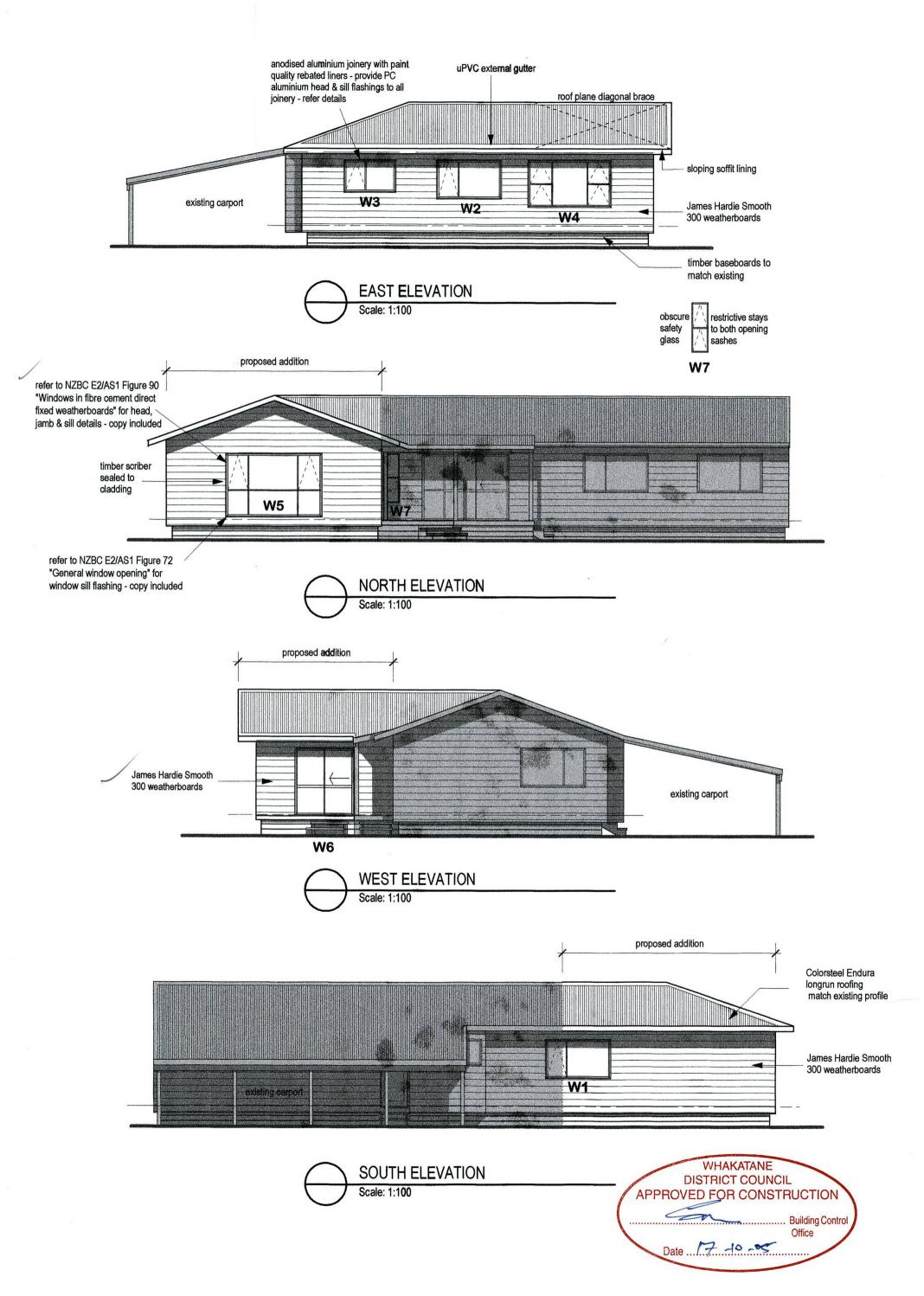
WATER SUPPLY, SANITARY PLUMBING & DRAINAGE.

Carry out all work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and drainlayers Act 1976.

Drainlayer to supply a 1:100 as-built drawing to the T.A. and owner on completion.

ELECTRICAL:

- 1. COMPLY: Work and materials to comply with the Electrical Regulations 1997, NZS 3000 and the NZ Electrical Codes of Practice and the Utility Network Operators requirements.
- 2. QUALIFICATIONS: Carry out work by or under the direct supervision of a holder of a practising certificate under the Electrical Regulations 1997.
- 3. CERTIFICATE OF COMPLIANCE: Supply this to the owner on completion.



JULY 2005 PROPOSED ALTERATION & ADDITION FOR STEPHEN BRIGGS & ABBEY MAKELA 226 POWELL RD, RD3, OTAKIRI

Whakatane District Council







BUILDING CONSENT 13013

Section 35, Building Act 1991

Project Information Memorandum

No: 130

APPLICANT

PROJECT

S Briggs 226 Powell Road, RD3 WHAKATANE Contact: Steve Briggs

Total:

3049811 Phone:

Fax:

New Building Intended Use: SLEEPOUT Greater than 50 years

Being stage 1 of an intended 1 stages Estimated value (inclusive of GST)\$ 10,000.00

HISTORY OF COUNCIL CHARGES

PROJECT LOCATION

Total fees paid in relation to this consent approval as detailed in Invoice No 13083 are:

Council Charges: 513.75 Building Research Levy: .00

Building Industry Authority Levy:

.00

513.75

Site Address:

226 Powell Road

TE TEKO

Legal Description: LOT 2

DPS 47835 Survey Plan:

Additional Description: BLK VI RANGITAIKI

Valuation Number: 7181/193/01/

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Name: SAMICIN EN
Position Scaff

..... DATE: Tue Nov 9 2004

BUILDING CONSENT INVOICE NO: 13083

BC NO 13013

DATE 05 Nov 2004

S Briggs 226 Powell Road, RD3 WHAKATANE

Dear S Briggs

Intended Use: SLEEPOUT

Your Building Consent application for work to be carried out at 226 Powell Road TE TEKO has now been approved and may be uplifted from the Council Offices on payment of the following fees:

Consent Processing	73820\$	37.50	
B.R.Levy(Govt Levy)	988400/754\$.00	
B.I.A.Levy(Govt Levy)	988400/752\$.00	
Planning Fee	68800\$	35.00	
Water Connection Fee	\$.00	
Footpath Deposit(Refundable)	988400/741\$.00	
Specific Design Check Fee	73890\$.00	
Inspection Fee [5 inspections allowed for further inspections will incur an additional fee]	73820\$	281.25	
Code Compliance Certificate Fee	73830\$	45.00	
TOTAL TO PAY (Includes GST)	\$	398.75	
GST Content of Total	\$	44.31	

THE ABOVE FEES ARE ADDITIONAL TO THE DEPOSIT OF \$

Should you have any queries regarding this invoice please contact Building Assistant Faith Jefferies, in the first instance.

JR Farrell
DISTRICT INSPECTOR

534237 9/a/ox



Whakatane District Council

FORM 1001

PRIVATE BAG 1002 WHAKATANE

Tel: (07) 306 0500 Fax: (07) 307 0718

Building Consent No.

13013

YOU ARE REQUIRED TO GIVE 24 HOURS NOTICE WHEN REQUESTING INSPECTIONS FOR THIS PROJECT

THE INSPECTIONS REQUIRED ARE:

- √ Footing/Foundation
- Floor
- Bondbeam/Blockwork
- Fire Wall
- Brick Work
- Framing
- Cladding

- ✓ Pre-Line
- ✓ Post-Line
- ✓ Plumbing & Drainage
- √ Final
- Pre-Cladding -Flashings & Windows
- Tilt slab pre pour

Approximate Number of Inspections: 5

Please note that more or less inspections may be necessary.

FOR BOOKING YOUR INSPECTIONS PLEASE CONTACT CUSTOMER SERVICES ON (07) 306 0500 OR CALL INTO THE COUNCIL OFFICES, CIVIC CENTRE, COMMERCE STREET, WHAKATANE

WHERE A BUILDING IS TO BE ERECTED, ALTERED, OR EXTENDED, YOU ARE REQUIRED

TO SUPPLY approved temporary sanitary facilities on site before

any inspections will be carried out, for all personnel,

for the duration of the contract.

TO LOCATE and flag all boundary pegs, to establish areas where

pegs cannot be located, the area should be re-

surveyed to establish their position.

TO CONTACT the Customer Service Centre (07) 306 0500 once all

the work is complete so a final inspection can be carried out and a Code Compliance Certificate

issued.

NO PERSON shall be permitted to occupy any dwelling until all

sanitary services have been connected, inspected and approved by the Whakatane district Council

Building Control Officer.





PROJECT INFORMATION MEMORANDUM 13013

Section 31, Building Act 1991

APPLICANT

S Briggs 226 Powell Road, RD3 WHAKATANE

FOR COUNCIL USE

Application Received: 11/10/2004
Fee: \$ 160.00
Receipt No: 526945

Date Paid: 11/10/2004

PROJECT

New Building Intended Use: SLEEPOUT Greater than 50 years

PROJECT LOCATION

Site Address: 226 Powell Road

TE TEKO

Legal Description: LOT 2 Survey Plan: DPS 47835

Additional Description: BLK VI RANGITAIKI

Valuation Number: 7181/193/01/

This project information memorandum is:

* Confirmation that the proposed building work may be undertaken subject to the provisions to the Building Act 1991 and any requirements to the building consent No 13013.

Signed for and on behalf of the Council:	
Name: PATRICIA CVBS	
Position Oloffica DATE: Fri Nov 5	2004

Date: 5 November 2004

WHAKATANE DISTRICT COUNCIL

CONDITIONS

SITE ADDRESS: 226 Powell Road

CONSENT No: 13013

Based on the information presented, this consent is issued subject to the following conditions:

1. The minimum number of inspections the Council requires to be carried out in connection with this building consent in order to confirm compliance with the building code are detailed on attached Form I001.

2. Storm water is to be piped to an approved outfall away from foundations.

Bruce Copeman Building Control Officer

Whakatane District Council



BC13013

1 November 2004

Steve Briggs 226 Powell Road WHAKATANE

Dear Sir

BUILDING CONSENT APPLICATION - SLEEPOUT, S BRIGGS, 226 POWELL ROAD, WHAKATANE

Thank you for your application to construct a sleepout at the above address. Unfortunately Council's planning department are unable to approve your application at this time.

Under the Transitional Whakatane District Plan, all buildings for habitation are required to be sited at least 9.0 metres from the front boundary. While the plans submitted with your application show the proposed sleepout being sited 9.0 metres from the front boundary, I am not so sure after looking at aerial photographs of the site. It appears that the existing carport is only 10 metres from the road boundary. Could you please confirm that the proposed sleepout will be sited 9.0 metres from the road boundary. If the proposed sleepout is to be located within the 9.0 metre front yard a resource consent will be required to allow the encroachment. As part of your application you will be required to obtain the written permission of the adjoining neighbours.

If you have any queries regarding this matter, please contact me at this office.

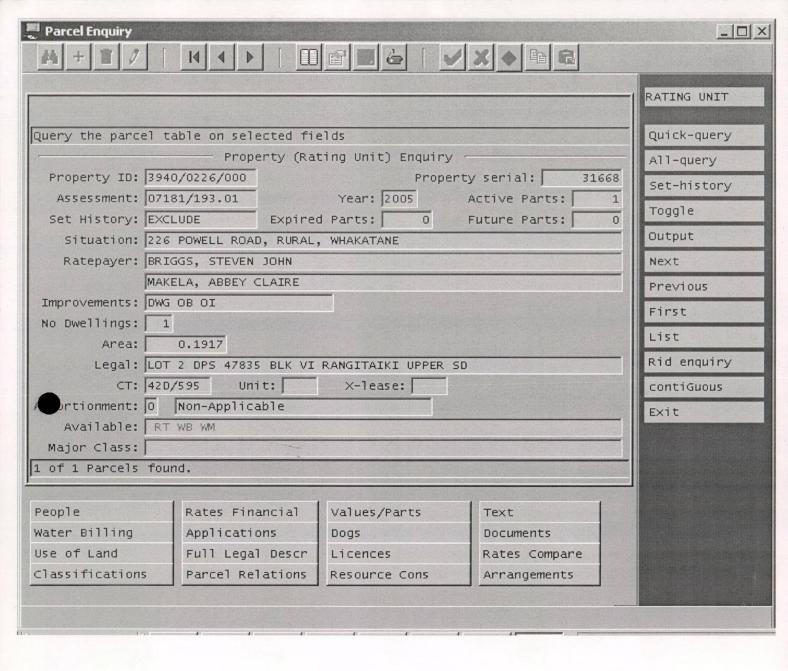
Yours faithfully

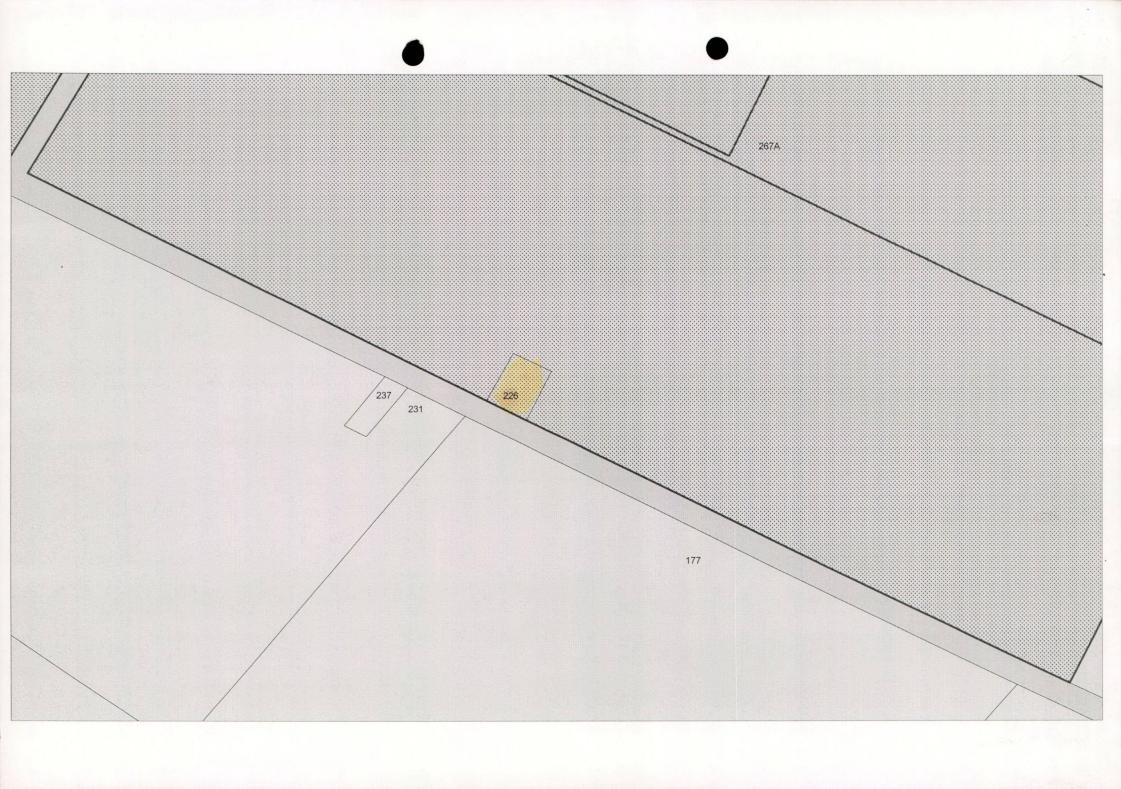
Emma Hilderink

Telolent

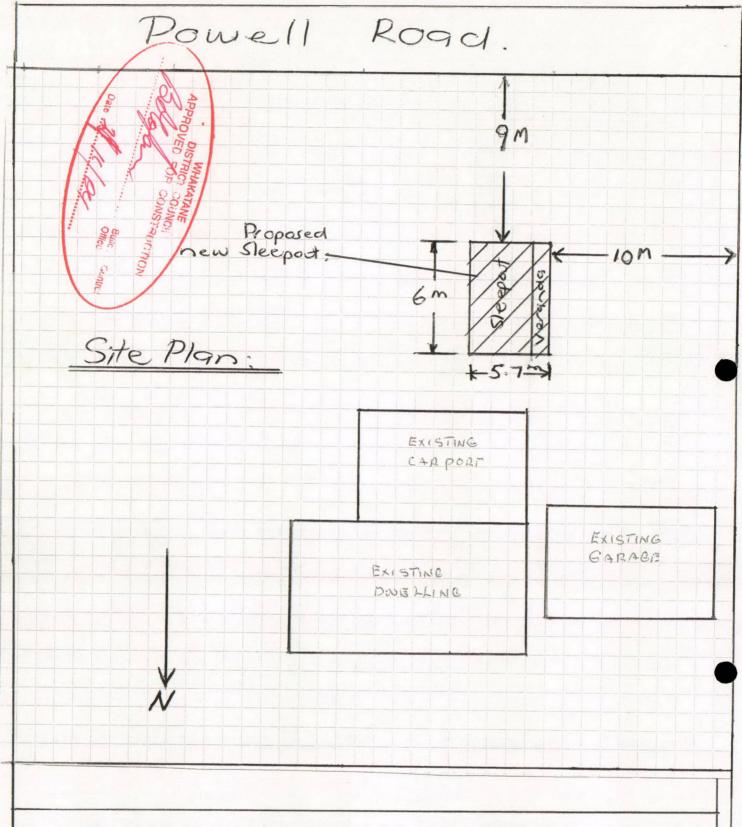
PLANNER



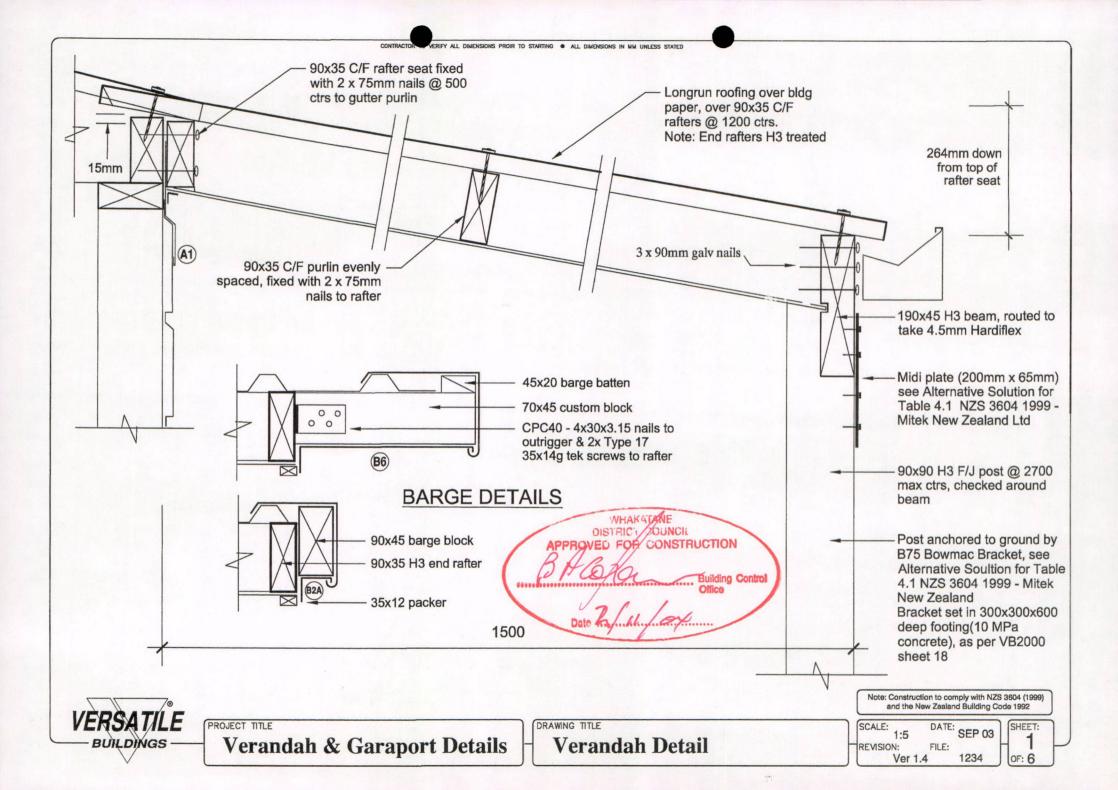


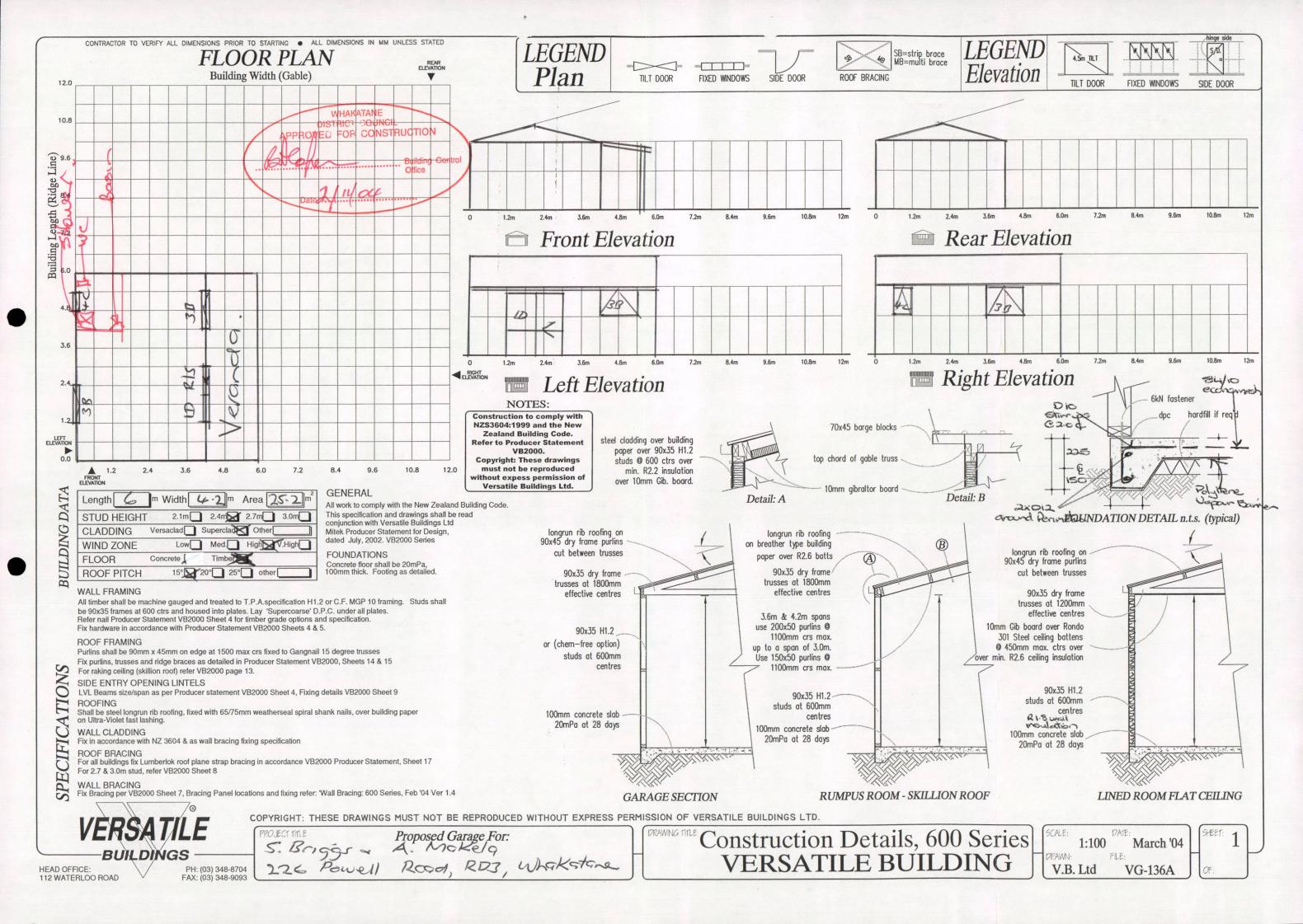


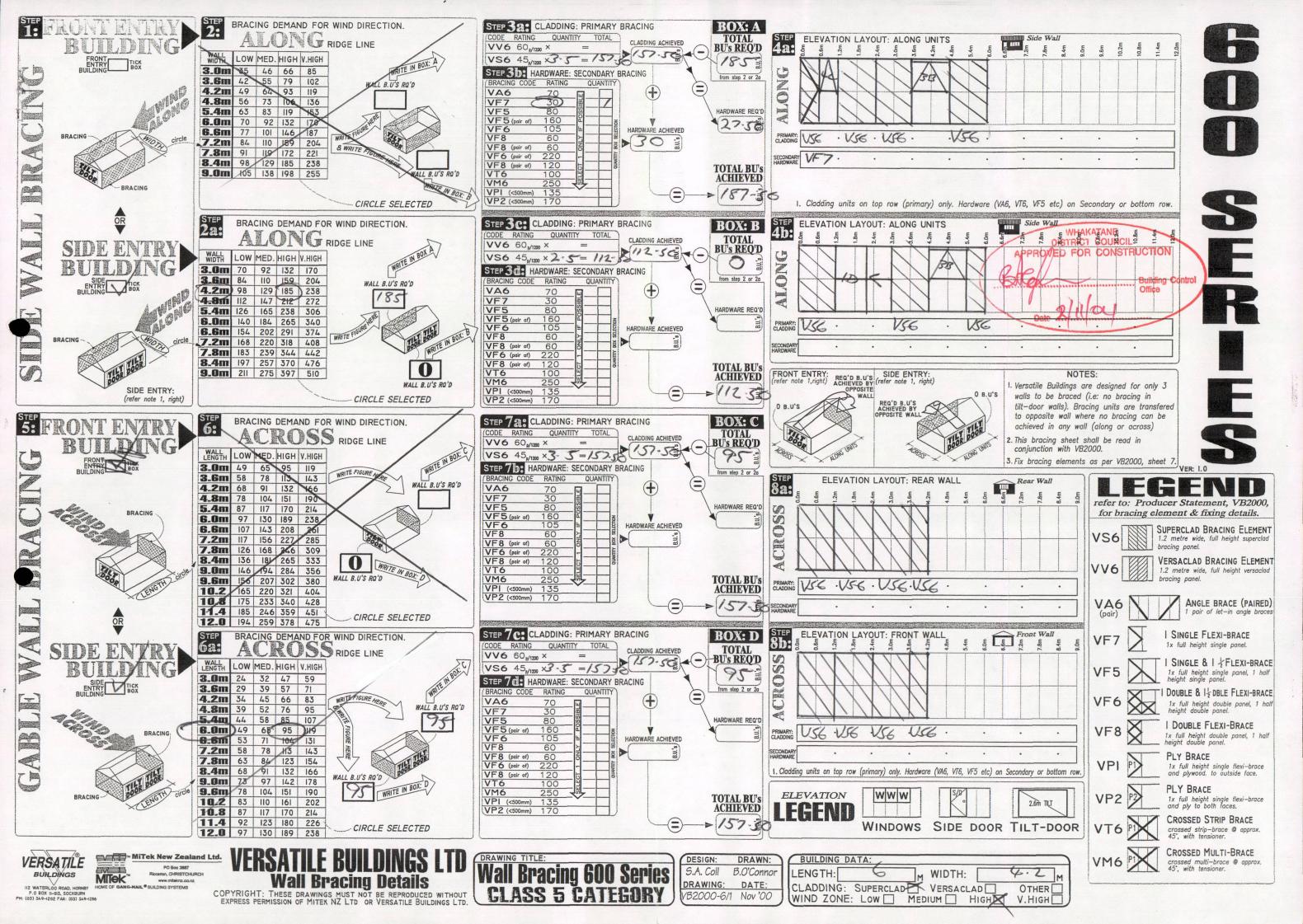
1: Pile Layout 2: Bearer Layout from outside of pile 1500 L to center of piles WHAKATANE DISTRICT COUNCIL APPROVED FOR CONSTRUCTION 2100 4800 Building Control 2100 Parts List 40 DIA. ANCHOR PILE PART SIZE / GRADE QUANTITY CUT LENGTH BEARERS 2X100X50 H3 IN 400 DIA. FOOTING 140 DIA, TANAPILES IN 100x50 H3 4800 Bearers 230 DIA. FOOTING (900mm below CGL) Joists 150x50 H3 4106 (200mm below CGL) 4500 **Boundary Joist** 150x50 H3 4200 Ultralock Flooring 3.6m x 1.2m 4@3.6 &3@2.4 Standard Piles 140mm dia. 11 6000 Anchor Piles 140mm dia. 3.6m WARNING: This flooring layout is for Kopine 'Ultralock' flooring 2.4m system. There is no solid blocking required for this product. If standard HD Flooring sheets are used solid blocking must be provided in 3.6m 1.2 cut 1.2 cut accordance with NZS 3604:1999. Kopine Ultralock shall be installed to manufacturers instructions. TOTAL DESIGNATION OF THE PERSON OF T **Subfloor Specification** 3.6m 2.4m 140mm diameter **SPECS** 3.6 cut 1.2 cut 1.2 cut Bearers: 100x50 H3 treated 150x50 H3 treated @ 600 ctrs Joists: JOISTS 150X50 H3@ 450CTRS 3: Joist Layout 4: Flooring Layout Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992 VERSATILE PROJECT TITLE 6.0m x 4.2m Sleepout May '02 BUILDINGS PRAWN: FLE: PH: (03) 348-8704 FAX: (03) 348-9093 V.B.LTD Ver 1.1 112 WATERLOO ROAD



Proposed new Skepout for: S. Briggs & A. Makela, 226 Powell Road, Whakatane.







PIM / APPLICATION No				
DATE RECEIVED				
DATE ISSUED	DATE ISSUED			
	BCAPP			

Form 2

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or section 45, Building Act 2004

Section 33 of Section 43, Building Act 2004	
THE BUILDING	
Street address of building: [for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]	226 Powell Rd. RD3 Whakatane
Legal description of land where building is located: [state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent] BLK VI Rangifaiki	Subdivision Consent (if applicable) Valuation No. 07-181/193=01 Lot No. 2 DPS 47835 Section — Block — Survey District —
Building name: house	
Location of building within site/block number: [include nearest street access] Number of levels: [include ground level and any levels belowground]	
Level/unit number:	Area: 71.5 m ² [total floor area; indicate area affected by the building work if less than the total area]
Current, lawfully established, use: [include number of occupants per level and per use if more than 1]	Dwelling 5
Year first constructed:	Expected completion date: 2007 [insert month year]

THE OWNER			
Name of owner: [include preferred form of address, eg, Mr, Miss, Dr, if an individual]	Mr Steven Briggs - Ms Abbey Makely		
Contact person: [insert contact name]	Steven Briggs.		
Mailing address: [insert mailing address]	226 Powell Rd RD3 whakatane		
Street address/registered office: [insert street address/registered office]	as above		
Phone numbers:	Landline:07-3228435 Daytime: 01 30401811 Mobile: After Hours: 01-3228435		
Facsimile number:	Email address:		
Website: [website address if applicable]	The following evidence of ownership is attached to this application: [current copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]		
Name of agent: [include preferred form of address, eg, Mr, Miss, Dr, if an individual] Contact person: [insert contact name]	Briggs -		
[insert mailing address]			
Street address/registered office: [insert street address/registered office]			
Phone numbers:	Landline: Daytime: Mobile: After Hours:		
Facsimile number:	Email address:		
Website:[website address if applicable]	Relationship to owner:		
First point of contact for communications with the council/building consent authority: [all invoices and refunds related to this application will be directed to this person in all instances]			

HAVE YOU PROVIDED ALL THE FOLLOWING INFORMATION? (Strike out where not applicable)

NOTE TO APPLICANTS Please use this check sheet to ensure all the information required to be supplied with your application has been provided. If required information has not been provided your application may not be accepted and you will experience delays in obtaining your consent.

GENERAL	Yes No BCA	OTHER MISCELLANEOUS	Yes	No N/A
Plans and specifications of an acceptable		Demolition details		0
standard (Reference BRANZ Bulletin 365 Acceptable Plans and Specifications)		Swimming pool: design, fence and discharge		4
Plans, elevations, cross sections of the proposal in duplicate		Backflow prevention		40
Certificate of Title (recent search copy less than 6 months old)		Notable and protected trees indicated Heritage site or building affected		
Wind Zone classification		Resource Consent application		
Earthquake Zone classification		Subdivision details		
Corrosion Zone classification				
Presence of natural hazards eg. Flooding, falling debris, erosion				
BULK & LOCATION	Yes No N/A			
Site Plan: Fully dimensioned, scaled, showing all buildings and easements (proposed/existing)				
Site boundaries nominated				
Site area per unit indicated				
Site coverage and plot ration calculations %		(400%		
Shared access ways/other areas				
Foulwater (sewer) drains				
Stormwater drains and soakholes				
Water service details				
Site levels and finished floor level indicated				
Vehicle crossing position indicated on plan				
Vehicle access manoeuvre and parking areas indicated				
Street trees, poles, sumps, manholes, traffic islands affecting vehicle access				
Hill sites: indicate contours, drive gradients and building heights				
Landscaped areas indicated and planting plan produced				
Earthworks: identify proposal for cut and/or fill where cut is more than 1.5m deep or 20 cubic metres.				

CONSTRUCTION DETAILS	Yes	N	o BCA	Stairs/steps/landings/balconies: dimensions,
Products and designs match selected earthquake, wind and corrosion zones				handrail and barrier details
Timber treatment specifications				Decks: membrane specifications (especially compatible substrates), threshold details,
Foundation plans and design included. Plans to show details on reinforcing, all				position and size of overflows, gutter size calculations,
fixings and subfloor bracing for timber floors.				Solid fuel heater: make, model & location
Floor slab details including location of expansion joints		-		Accurate layout of plumbing & drainage systems
Geotechnical reports on ground condition as required			}	Full details of alternative solutions if used
Floor plans with fire partitions, common walls & dividing walls & identification of all rooms & their intended uses		_		Producer Statement: specific design details for work outside the scope of acceptable solutions and non specific design codes.
Elevations with maximum height and daylighting recession planes	V			Fire Safety Summary or Fire Design statement
Beam designs including fixings, design		L	7	Drainage and/or plumbing
charts for manufactured beams where used				Lifts, escalators, moving walkways
Roof plan complete with truss design statement and details				Acoustic and thermal insulation HVAC systems
Details to resist roof uplift				Energy
Bracing calculations and layout plans				People with disabilities access & facilities
Brace fixing details				Independent peer review for specialist design above
Blockwork design, including cover to reinforcing, locations and detail of expansion joints, fixings.		V	10	Compliance Schedule details
Retaining walls: design, heights, position, subsoil drainage and safety barriers				
Windows: opening and fixed windows indicated, cantilevered lintel details included where appropriate				
Glazing: safety glass specifications included				
Sound insulation indicated		V		
Location of smoke detectors				
Claddings and weathertightness details provided for all claddings, including risk matrix or equivalent				

*

COMPLIANCE						
The specified systems for the building are as follows: [specified systems are defined in regulations]						
The following specified systems are being altered, added to, or removed in the course of the building work: [specify]						
There are no specified systems in the building.						
PROJECT INFORMATION MEMORANDUM						
The following matters are involved in the project						
Subdivision	New or altered locations and/or external dimensions of buildings					
Alterations to land contours New or altered connections to public utilities	Building work over or adjacent to any road or public place					
New or altered access for vehicles	Building work over any existing drains or sewers or in close proximity to wells or water mains					
Disposal of stormwater and wastewater	Other matters known to the applicant that may require authorisations from the territorial authority: [specify]					
BUILDING CONSENT						
The following plans and specifications are attached to this application: ARCHITECTURAL DOCUMENTS BY KATE ALLERBY - 5 X AZ						
ATTACHMENTS						
The following documents are attached to this application:						
Certificate attached to project information memorandum						
Plans and specifications [list] $5 \times A2$						
Project information memorandum						
Development contribution notice						

MATERIALS USED (identif	fy materials used. Required fo	or Department of Building ar	nd Housing records)
What materials will be use	ed for the:		
1 Timber	2 Concrete	3 Wood Products	
4 Other Specify:			
Framing 1 Timber	2 Concrete	3 Steel	4 Aluminium
5 Other Specify:			
Roof 1 Steel sheeting	2 Steel tiles	3 Concrete tiles	4 Shingles
5 Aluminium	6 Other Specify:		
Internal Plaster board	2 Fibrous Plaster	3 Wood Products	
4 Other Specify:			
External Cladding 1 Brick	2 Concrete	3 Concrete block	4 Cement board
5 Plaster	6 Timber	7 Steel	8 Aluminium
9 XPS	10 Other Specify:		
	ATRICTTY -		
	ETRICITY.		
Insulation — FB	reglass ba	TTS.	
Connection to or disconne Council water supply	ection from: (Please attach "Application fo	or Water Connection" form.)	Council sewerage

ESTIMATED TOTAL VALUE OF WORK

\$ 95,000 gst inclusive

Project floor area _______ m²

FEE PAYABLE	COUNCIL USE ONLY	
Consent deposit Project Information Memorandum	\$ Lodgement deposit	\$ 285.00
Building Administration	\$ Date paid	7/10/08
Technical Processing	\$ Receipt No.	651909
Industry Levy (DBH)	\$ Consent fee balance	\$
Industry Levy (BRANZ)	\$ Date paid	
Developmental Contribution Levy	\$ Receipt No.	
Certificate of Title	\$	
Producer Statements	\$	
Compliance Schedules	\$	
Rural Number	\$	
Vehicle Crossing	\$	
Street Damage	\$	
Water Connection	\$	
Sewer Connection	\$	
Other(s)	\$	
Total consent deposit	\$ Please complete	
Consent fee balance	Forward any refunds or further invo	ices to:
Inspections	\$	
Other(s)	\$	
Total balance payable	\$	

CONSENT CONDIT	TIONS / COMMENTS	(COUNCIL USE ONLY).		
				THE RESERVE	
					THE PARTY OF THE
			Section of the section of the		
ВСО	P&D	CONSULTANT	PLANNER	EHO	NZFS
500	1 00	CONSOLIANT	LAMILE	LIIO	11213

THE PROJECT	
Description of the building work: [provide sufficient description of building work to enable scope of work to be fully understood]	
Will the building work result in a change of use of the building? Yes No	If Yes, provide details of the new use:
Intended life of the building if less than 50 years:	List building consents previously issued for this project (if any): [list who issued the consent, the date of issue and the consent number]
Estimated value of the building work or [state estimated value as defined in sec	n which the building levy will be calculated (including goods and services tax): \$ tion 7 of the Building Act 2004]
Number of Toilet Pans:(Commercial properties only)	
APPLICATION	
I request that you issue a †[project info	ormation memorandum/project information memorandum and building consent/building e] for the building work described in this application

BUILDING PRACTITIONE	RS	
Builder:		
Business/name: karl	Rangiaho	Address: 12 Titoki Place Edgecumbe
Phone: 07 - 346050	Mobile:	After hours:
Facsimile:	Registration/qualification:	builder/Tradesman.
Designer/Architect:		
	Allerby	Address: 37 Riverside Drive. WHK.
Phone:	_ Mobile:	After hours:
Facsimile:	Registration/qualification:	
N. I.		
Plumber:		Address:
		After hours:
Facsimile:	Registration/qualification:	
Drainlayer:		
Business/name:		Address:
Phone:	Mobile:	After hours:
Facsimile:	Registration/qualification:	
Structural Engineer:		
		Address:
		After hours:
Facsimile:	Registration/qualification:	
Engineer (identify practice	e college):	
Business/name:		Address:
Phone:	Mobile:	After hours:
Facsimile:	Registration/qualification:	
Head Contractor/Site Mai	ngger	
		Address:
		After hours:
Other:		
Business/name:		Address:
Phone:	Mobile:	After hours:
Facsimile:	Registration/qualification:	

The buildi	ng work will comply with th	e building code	e as follows: [Delete this section if thi	s is an application for a PIM only]
	he following clauses will If in the proposed building		elevant compliance document(s) ternative solution in the plans and	Proposed inspections [state means of inspection. Note PS4 or certification may be required]
№ 1	Structure	B1/AS2	NZS 3604	Council Engineer Other[Specify]
№ 2	Durability	B2/AS1 NZS 3604	NZS 3101 NZS 3602 4 Other Z/AS [Specify]	Council Engineer Other[Specify]
C1-4	Fire	C1/AS1	Other[Specify]	Council Engineer Other [Specify]
J 01	Access Routes	101/AS1	ZS 4121 NZS 4121 Other[Specify]	Council Engineer Other[Specify]
D1	Mechanical installations for access	D2/AS1 EN 115	NZS 4332 EN 81 Other[Specify]	Engineer Other[Specify]
DET	Surface water	EP/AS1	AS/NZS3500.3 Other[Specify]	Council Other [Specify]
₩E2	External moisture	LEZ/AS1	Specific design & testing	Council Other [Specify]
UE3	Internal moisture	¥€2/AS1	Other[Specify]	Council Other[Specify]
F1	Hazardous substances etc	F1/AS1	Other[Specify]	Council Other[Specify]
F2	Hazardous building materials	F2/AS1	NZS 4223 Other[Specify]	Council Other [Specify]
F3	Hazardous substances	F3/AS1	Other[Specify]	Council Other[Specify]
F4	Safety from falling	F2/AS1	FSP Act Other[Specify]	Council Other[Specify]
F5	Construction and demolition hazards	F5/AS1	Other[Specify]	Council Other[Specify]
F6	Lighting for emergency	F6/AS1	Other[Specify]	Council Other[Specify]
F7	Warning systems	F7/AS1	AS/NZS 1668 NZS 4512 Other[Specify]	Council Engineer Other [Specify]
F8	Signs	F8/AS1	Other[Specify]	Council Other[Specify]
GI	Personal hygiene	G1/AS1	Other[Specify]	Council Other[Specify]

G2	Laundering	G2/AS1	Other	[Specify]	Council	
					Other	[Specify]
G 3	Food preparation and	G3/AS1	Other	_[Specify]	Council	
	prevention of contamination	011			Other	[Specify]
V G4	Ventilation	WAR/AS1	AS/NZS 1668.2		Council	
			Other	_[Specify]	Other	[Specify]
G 5	Interior environment	G5/AS1	Other	_[Specify]	Council	
					Other	[Specify]
G6	Airborne & impact sound	G6/AS1	Other	_[Specify]	Council	
					Other	[Specify]
G 7	Natural light	G7/AS1	Other	_[Specify]	Council	
					Other	[Specify]
G8	Artificial light	G8/AS1	NZS 6703		Council	
			Other	_[Specify]	Other	[Specify]
 G 9	Electricity	469/AS1	Other	_[Specify]	By certification only	
G10	Piped services	G10/AS1	NZS 5261		By certification only	
			Other	_[Specify]		
G11	Gas as an energy source	G11/AS1	Other	_[Specify]	By certification only	
G12	Water supplies	G12/AS1	AS/NZS 3500.1	AS/NZS 3500.4	Council	
,			Other	_[Specify]	Other	[Specify]
G 13	Foul water	G13/AS1	AS/NZS 3500.2 B	S 5572	Council	
			Other	_[Specify]	Other	[Specify]
G14	Industrial liquid waste	G14/AS1	Other	_[Specify]	Council	
					Other	[Specify]
G15	Solid waste	G15/AS1	Other	[Specify]	Council	
					Other	[Specify]
HI	Energy efficiency	H1/AS1	NZS 4218	NZS 4243	Council	
			gn Manual		Other	[Specify]
		NZS 4214	4 Other	_[Specify]		

WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:

GIS NO.: 3940 0226 0000 WHAKATANE VAL NO.: 07181/198.01

DUE DATE OLI 11 05 DISTRICT COUNCIL DATE LODGED 07 10 05

UDING INFORMATION FOLDER OWNER: SA Briggs Makela AREA PLANA

ADDRESS OF PR	ROPOSED WC	ORK: 226	Powell	Rood	Kula	
		K: Alter		to du	pelling	OV
REGISTRATION	N NO.	143	298	APPROVED FO	OR ISSUE	
PIM	ВС	JOINT PIM	I / BC		DATE:	21/19/05
STAGE		CS NO.		APPROVED F	OR INSPECTION	
Let 2	DPS 47	835 Bu	LVI		DATE:	3.11.05
PROCESSINGS	UMMARY	upper S	D	CCC APPROVI	ED DATE:	17/03/2014
PLANNING:			Date Info. Requested	Date Received	Date Approved	Signature
		bin Haz			2/10/05.	VIII .
BUILDING:	Slau		Date Info. Requested	Date Received	Date Approved	Signature
Phone Step No Hooding	problems		7 100 yr f16	nd-land we	above mound	Signature
Comments:			FIL	E		
ЕНО:			Date Info. Requested	Date Received	Date Approved	Signature
Comments:						
STRUCTURA	AL ENGIN.:		Date Sent for Check	Date Returned	Sent To	Approved
Floor Level Requested	YES	/ NO	Other:	ar an a		

NZ Building Code Categories STABILITY BI Structure B2 Durability FIRE SAFETY C1 Outbreak of Fire C2 Means of Escape C3 Spread of Fire C4 Structural Stability During Fire ACCESS D1 Access Routes D2 Mechanical Installations for Access MOISTURE F1 Surface Water F2 External Moisture SAFETY OF USERS F1 Hazardous Agents on Site F2 Hazardous Building Materials F3 Hazardous Building Materials F3 Hazardous Substances and Processes F4 Safety From Falling F5 Construction and Demolition Hazards F8 Signs SERVICES AND FACILITIES G1 Personal Hygiene G2 Laundering G3 Food Paparation and Prevention of Contamination Prevention	PROCESSING APPROVALS INSPECTI	PROCESSING	
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RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Continued)

	Date	Event	Inspector	Time (Mins
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RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Each officer inspecting the site shall briefly record the event here and give reference to any communication with the builder, owner or other officer in that regard and record the actual time spent on site).

Date	Event	Inspector	Time (Mins)	1
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CONSENT PROCESSING - TIME SHEET

		Dates	& Time	(minutes)		TOTAL
	21/10/05	- Dailes				TOTAL
Planning	15					
Trade Waste						
Structural Engin						
		Dates	& Time((minutes)		TOTAL
	17-10-00	CASE II VALORIO II VAL				
Building	210 n	1 IMS				
Plumbing/Drainage						
Health						
District Inspector						
Dangerous Goods						
Other						
TOTAL						
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ONDITIONS:	nd #	81	5h	d Fuel	Heater	
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Date: 28October 2005

WHAKATANE DISTRICT COUNCIL

CONDITIONS

SITE ADDRESS: 226 POWDRELL ROAD WHAKATANE

CONSENT No: 14298

Based on the information presented, this consent is issued subject to the following conditions:

- 1. The minimum number of inspections the Council requires to be carried out in connection with this building consent in order to confirm compliance with the building code are detailed on the attached form 1001.
- The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) sets out the required separation distances that are necessary to reduce the risk of flashovers or contact with live conductors by buildings and other structures.
- 3. A copy of the Electrical Certificate is to be provided to Council.
- 4. A copy of the Gas Certificate is to be provided to Council.
- 5. The Manufactures Installation Instructions for the solid fuel heater are to be provided to Council for approval prior to installation.

SHAUN McGINNES BUILDING CONTROL OFFICER



Form 3



Whakatane District Council

THE CHIEF EXECUTIVE, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3080 TELEPHONE: (07) 306-0500 FAX NO: (07) 307-0718

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1991

Note: If all sections of this application form are not fully completed your Building Consent will not be processed.

OWNER'S DETAILS	6			
Name:	steven Briggs			
Address:	226 Powell Rd. Tetek	o RI	03	
Phone:	Business: 07-3049811	A/H:	073228435	
Contact Person:	Steve Briggs!	Fax No:		
Post or fax invoice to: AS Above				
What date would y	ou like your building consent approved by:	5.A.	ρ.	

PLEASE NOTE

Under Section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

	PROJECT LOCATION Address of Proposed Work LODGEMENT/DEPOSIT FEE						
Street/Rural (RAPID) Number: 226			Project Information Memorandum fee (PIM):				
Road/Street:	Po	well	Full PIM		73810	\$160.00	160-
Valuation No:	07181	/193-01	Restricted	PIM	73810	\$50.00	
GIS ID No:	1		Small PIM		73810	\$10.00	
Legal Description:	bot :	Z DPS 47835	Building Consent Administration Fee: 73820			115.00	
	BLK		Total Lodgement Fee:		\$275		
		talki upper SD	Receipt No:		5269	45	
Other relevant	3		Amount paid: \$ 275 Date paid:		11/10/04		
information			Paid by:	m	akela		EPOST

IMPORTANT - PLEASE READ

The above fee is a <u>deposit only</u>, there will be additional fees charged once the building consent has been approved for issue. An invoice for the remaining fees will be posted or faxed. These extra fees are to be paid prior to any work commencing. The \$115.00 BC fee is non-refundable.



Whakatane District Council Receipt



Date :110ct04

Drawer No :2

Receipt No :526945

---- General Ledger Receipts ----

73820/100 briggs b/c / RECEIPTS 73810/100 briggs b/c RECEIPTS

\$115.00

TAX INVOICE: G.S.T. No :16-940-356 Consideration Excl. GST: \$244.44

Total: \$275.00

GST Amount: \$30.56

Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3080 New Zealand Telephone 07 306 0500 Facsimile 07 307 0718 Email information@whakatane-dc.govt.nz

	PROJECT	10 10 전 10 10 10 10 10 10 10 10 10 10 10 10 10
	T NOCE OF	SECURITY AND COPYRIGHT
	New Building	Subject to the Local Government Official Information
	Relocated/Resited/Removal of Building	and Meetings Act 1987 and section 23F(2) of the
	Altns, Addns, Repairs, Extns, Conversions, Resite	Building Act 1991, information provided in support of this application is freely available to the public on
	Construction other than Buildings	request. Under Section 27(3) of the Building Act 1991,
	Foundations Only	building plans and specifications may be secured from public viewing if their provision will endanger the
	Garage/Carport/Shed/Farm Buildings	security of the building or infringe copyright. If you
Desc	ription of Project and intended use:	consider you have grounds according to the aforementioned legislation to have plans and
	Sleepoot	specifications from this consent secured from public
		view form Conf 1 is available from the Whakatane
Desi	red commencement date:ASAP -	District Council Customer Service Centre on request.
Inten	ded Life: Indefinite but not less than 50 years	Should you choose to secure this consent from public viewing, no persons other than the current owner will
Spec	ified as yrs. This is stage of stages.	be allowed access to this building consent, unless the current owner consents in writing to the information
Estir	nated value of work (including materials)	being provided.
10	2,000 - 00 (inc GST)	
\$	(inc GST)	
This	application is for:	
11116	application is for.	
Ø	Building Consent only, in accordance with Project Information Mer	norandum No:
	Building Consent only, in accordance with Project Information Mer Both Building Consent and a Project Information Memorandum	norandum No:
PRO		norandum No:
	Both Building Consent and a Project Information Memorandum	norandum No:
	Both Building Consent and a Project Information Memorandum DJECT DETAILS	
	Both Building Consent and a Project Information Memorandum DJECT DETAILS project involves the following matters:-	of new, relocated, or altered buildings.
	Both Building Consent and a Project Information Memorandum DJECT DETAILS project involves the following matters:- Location, in relation to legal boundaries, and external dimensions	of new, relocated, or altered buildings.
	Both Building Consent and a Project Information Memorandum DJECT DETAILS project involves the following matters:- Location, in relation to legal boundaries, and external dimensions New provisions to be made for vehicular access, including parking	of new, relocated, or altered buildings bublic place.
The	Both Building Consent and a Project Information Memorandum DJECT DETAILS project involves the following matters:- Location, in relation to legal boundaries, and external dimensions New provisions to be made for vehicular access, including parking Provisions to be made in building over or adjacent to any road or provisions.	of new, relocated, or altered buildings. bublic place. water.
The	Both Building Consent and a Project Information Memorandum DJECT DETAILS project involves the following matters:- Location, in relation to legal boundaries, and external dimensions of the New provisions to be made for vehicular access, including parking Provisions to be made in building over or adjacent to any road or provisions to be made for disposing of stormwater and waste Precautions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where building work is to take place over the provisions to be taken where the provisions to take place over the provisions to be taken where the provisions to take place over the provisions to the provisions to take place over the provisions to the provisions to take place over the provisions to the provisions to take place over the	of new, relocated, or altered buildings. bublic place. water.
The	Both Building Consent and a Project Information Memorandum DJECT DETAILS project involves the following matters:- Location, in relation to legal boundaries, and external dimensions of the New provisions to be made for vehicular access, including parking provisions to be made in building over or adjacent to any road or provisions to be made for disposing of stormwater and waste precautions to be taken where building work is to take place over mains.	of new, relocated, or altered buildings. bublic place. water. existing drains or sewers or in close proximity to wells or water-

BUILDING DETAILS AND DOCUMENTATION WHICH MAY BE REQUIRED

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

Site plan Elevation Plan	☑ Floor Plan	Foundation Plan
☑ Elevation Plan	Cross Section Plan	Bracing Schedule
□ Drainage Plan	Engineering Calculations	Stormwater Details

Also:

Building certificates

Producer statements

☐ References to accreditation certificates issued by the Building Industry Authority

☐ References to determinations issued by the Building Industry Authority

Two copies of plans and specifications etc, are required to be provided. One copy will be returned upon approval and one copy will remain on file.

BUILDING SCHEDULE

Number of dwelling units	
Floor Area of Each Unit:	
Size of building:	
Basement	m ²
Ground Floor	m ²
First Floor	25.2 m ²
Second Floor	m ²
Outbuildings	m ²
Other Veranda	9. m ²
Total area:	34.20

ANSWER THE FOLLOWING QUESTIONS (if applicable)

What materials will be used	for the:				
Floor					
1 Timber	2 Concrete	9	3 Wood Products		
4 Other	Specify:				
Framing					
1 Timber	2 Concrete	9	3 Steel	4 Aluminium	
5 Other	Specify:				
Roof					
1 Steel sheeting	2 Steel tile	s	3 Concrete tiles	4 Shingles	
5 Aluminium	6 Other				
Internal 1 Plaster board	2 Fibrous	Diagter	3 Wood Products		
4 Other			3 L3 Wood Floudels		
4 D Other	ореспу.				
External Cladding			_		
1 D Brick	2 Concrete	9	3 Concrete block		
5 Plaster	6 Timber		7 Steel		
9 Other	Specify:				
Will any of the following sa	nitary fittings be i	installed?			
☐ Bath ☑ B	asin	Shower	Sink	☐ Tub	
WC (if more than one, ple		☐ Urinal	☐ HW cylinder	☐ Dual HW system	
specify actual number)					
Will drainage work involve	the construction	of:			
☐ Septic tank	☐ Effluent dispos	sal system	☐ Foulwater drainage	☐ Stormwater drainage	
			ections to	Fuct.	Semi
Connection to or disconnec	ction from:	conn	ections 10	CXDTINS	Scronce
Connection" form	ase attach "Applica	ation for Water	Council sewerage		
Connection" form.)					
KEY PERSONNEL:					
Builder	Name:	By C	owner.		
	Address:		5		
	Phone:		Fax:		
Design Engineer	Name:	V	alla Ruld	- 66	
	Address:	P.O.1	atile Build:	Schnstch	vich
	Phone:		91207 Fax:		

Designer	Name:	As above
	Address:	
	Phone:	Fax:
Craftsman Plumber	Name: Address: Phone/Fax:	Yet to be decided Reg No:
Registered Drainlayer	Name: Address: Phone/Fax:	Yet to be decided Reg No:
Registered Eletrician	Name: Address:	Yet to be deaded
	Phone/Fax:	Reg No:
Registered Gas Fitter	Name: Address: Phone/Fax:	Reg No:
	Phone/Fax.	
Building Certifier	Name: Address: Phone/Fax:	Reg No:
Other	Name:	
	Address:	
	Phone/Fax:	Reg No:
If your new building or complete details on the		ns any special systems which will require a Compliance Schedule, please
Signed by or for and o	n behalf of the appl	icant:
Name of Applicant:	, 11	
Signature:	of Man	hele.
Position: (eg	owner/builder/agent	
Date:		

COMPLIANCE SCHEDULE DETAILS

Systems Necessitating a Compliance Schedule

Complete Part E1 for all new buildings and alterations, except single Residential dwellings.

The bu	ilding will contain the following:
	Automatic sprinkler systems or other systems of automatic fire protection
	Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
	Emergency warning systems for fire or other dangers
	Emergency lighting systems
	Escape route pressurisation systems
	Riser mains for fire service use
	Any automatic back-flow preventer connected to a potable water supply
	Lifts, escalators, or travelators or other similar systems
	Mechanical ventilation or air conditioning system serving all or a major part of the building
	Any other mechanical, electrical, hydraulic, or electronic system whose property operation is necessary or compliance with the building code
	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
Other	Systems and Features to be included in the Compliance Schedule
	Means of escape from fire
	Safety barriers
	Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons' Community Welfare Act 1975
	Hand-held hoses for fire fighting
	Such signs as are required by the Building Code or section 25 of the Disabled Persons' Community Welfare Act 1975
	CHECKLIST
	 Have you completed all sections of the above form? Have you provided two sets of plans and specifications. etc? Do you require a water connection. If so, have you attached the "Application for Water Connection" form? Have you attached and signed the "Application against Damage to any Council Property during Building Construction, Relocation or Removal" form? Have you provided the deposit?

Important Note:

The above information is essential to your Building Consent being issued in a timely manner. No (or incorrect) information may delay or stop your consent from being processed>

PHOCO26/00 WHAKATANE
PIBI/93.01 DISTRICT COUNCIL
DATE LODGED 11.10.04

DUE DATE 25.10.04

BUILDING INFORMATION FOLDER

	26 POWELL			+1
TATURE OF BUILDING WORK:	_		COV	Washington and the second and the se
REGISTRATION NO. 130	13	APPROVED F	ORASSUE	
PIM BC	JOINT PIM / BC	* Alg	DATE:	11/04
TAGE CS N	NO.	APPROVED F	OR INSPECTION	
07 2 DPS 4	7835		OATE:	9.11.00
ROCESSING SUMMARY		CCC APPROV	DATE:	4/12/08
PLANNING:	Date Info. Requested	Date Received	Date Approved	Signature
Comments: Not on indep front yard setback	of main dive	lling	05/11/04	Ell
7303	Date Info.	Date	Date Approved	1
BUILDING:	Date Info. Requested	Received	Date Approved	Signature
Comments:			4/11/04	BILL
PLUMBING / DRAINAGE:	Date Info. Requested	Date Received	Date Approved	Signature
			Date Approved	Signature
Comments:			Date Approved Date Approved	
Comments: EHO:	Requested Date Info.	Received		
Comments: EHO: Comments:	Requested Date Info.	Received Date Received		Signature
PLUMBING / DRAINAGE: Comments: EHO: STRUCTURAL ENGIN.:	Date Info. Requested Date Sent	Date Received Date	Date Approved	Signature

61.8.701

STABILITY B1 Structure B2 Durability FIRE SAFETY C1 Outbreak of Fire C2 Means of Escape C3 Spread of Fire C4 Structural Stability During Fire ACCESS D1 Access Routes D2 Mechanical Installations for Access MOISTURE E1 Surface Water E2 External Moisture E3 Internal Moisture E3 Internal Moisture E4 Hazardous Building Materials F6 Hazardous Substances and Processes F4 Safety From Falling F5 Construction and Demolition Hazards F6 Lighting for Emergency F7 Warning Systems F8 Signs SERVICES AND FACILITIES G1 Personal Hygiene G3 Food Preparation and Prevention of Contamination G4 Ventilation G5 Interior Environment G6 Airborne and Impact Sound G7 Natural Light G8 Artificial Light G9 Electricity G10 Piped Services G11 Gas as an Energy Source G12 Water Supplies G13 Foul Water G14 Industrial Liquid Waste	Categor					
STABILITY B1 Structure B2 Durability FIRE SAFETY C1 Outbreak of Fire C2 Means of Escape C3 Spread of Fire C4 Structural Stability During Fire C5 Access Routes D2 Mechanical Installations for Access D1 Access Routes D2 Mechanical Installations for Access MOISTURE E3 Internal Moisture E3 Internal Moisture E3 Internal Moisture E4 Hazardous Agents on Site F1 Hazardous Building Materials F3 Hazardous Substances and Processes F4 Safety From Falling F5 Construction and Demolition Hazards F6 Lighting for Emergency F7 Warning Systems F8 Signs SERVICES AND FACILITIES G1 Personal Hygiene G2 Laundering G3 Food Preparation and Prevention of Contamination G5 Interior Environment G6 Airborne and Impact Sound G7 Natural Light G8 Artificial Light G9 Electricity G10 Piped Services G11 Gas as an Energy Source G12 Water Supplies G13 Foul Mater G14 Industrial Liquid Waste		163	Signature	Date Approved	Signature	Date Approved
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RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Continued)

Date	Event	Inspector	Time (Mins
			-
		-	

RECORD OF EVENTS AND TIME SPENT ON APPLICATION AFTER CONSENT ISSUE

(Each officer inspecting the site shall briefly record the event here and give reference to any communication with the builder, owner or other officer in that regard and record the actual time spent on site).

Date	/ Event	Inspector	Time (Mins)
1/2/04	losten instantin all ok		
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	Whakatane District Council		
	1 1 OCT 2004		
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CONSENT PROCESSING - TIME SHEET

		Dates & Time (minutes)					
	01/11/04						
Planning	30						
Trade Waste							
Structural Engin							
	2/nlock	Dates &	Time (m	inutes)		TOTAL	
Building	30						
Plumbing/Drainage							
Health			100000		est seamen us.		
District Inspector				-		Willel War	
Dangerous Goods							
Dangerous Goods	L						
Dangerous Goods Other TOTAL STIMATED NO. OF INSPEC	CTIONS:		oot/Found				
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CODE COMPLIANCE CERTIFICATE NO. 13013

Section 95, Building Act 2004 Issued by: Whakatane District Council



AGENT	APPLICANT
BRIGGS, S	BRIGGS, S
226	226
POWELL ROAD, RD3	POWELL ROAD, RD3
WHAKATANE	WHAKATANE

ROJECT	PROJECT LOCATION
SLEEPOUT	STREET ADDRESS: 226 Powell Road TE TEKO
INTENDED USE: SLEEPOUT	LEGAL DESCRIPTION: LOT 2 DPS47835
INTENDED LIFE SPECIFIED AT 50 years	
	REF NO: 3940/2
Being stage 1 of an intended stages	3340/2
	VALUATION NUMBER: 7181 193 01

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) the building work complies with the building consent; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent

COMPLIANCE SCHEDULE

SIGN OFF		
Signed by or on behalf of the Whakatane	e District Council.	
	\mathcal{Q}	
Rose Oliver		4 December 2006
Name	Customer Services Officer	Date

Electrical Certificate of Compliance

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).

1888661

No. of attachments

No

To be completed whether or not an Inspection is

required.	
CUSTOMER INFORMATION - PLEASE PRINT CLEARLY	
Name of customer Zuko Makela.	Phone:
Address of installation Pavell Rd C	otakeri.
Postal address of customer (if not as above)	
WORK DETAILS	
No. of lighting outlets No. of ranges No. of water heater	Please tick (✓) as appropriate where work includes: ers Mains Main earthing system
Was any installation work carried out by the homeowner?	Switchboard Electric lines
Description Home Owner Ran Sub CITCUITS in Bilding Tested Installed DIBOXID in Sleep of with RCD protection titled lights and SKts. and Carried out oppropriate to RAN SUB MAIN TO SLEEP AND INSTAU MCB IN BOARS TO BUPLY SCEPOUT.	It is recommended that test results be recorded here: Visual Examination Earth Continuity Bonding Polarity Insulation Resistance Other Other
If necessary attach any pages with sketches of work done	
CERTIFICATION OF WORK	
CERTIFICATION OF WORK I certify that the above electrical work has been carried out in accordance with the	
ELECTRICAL WORKER DETAILS	(to be completed where a separate electrical worker has installed the electric
Name MARK LONGINEY	Name Name
Registration no. E19007	Registration no.
Company ESP ELECT & PALIG	Company
Signature	Signature
Date 12-08-05	Date
Contact Ph No. OBOO ESP NOW.	Contact Ph No.
INSPECTION DETAILS Electrical work requiring inspection by a registered. New mains Switchboard I certify that the inspection has been carried out in accordance with the requirement. Name	Earthing system Installation work in hazardous areas
Signature	Date
	Contact Ph No.

Date

9/07/2015

Three Waters Asset Data Collection Checklist

The purpose of this checklist is to ensure asset data is to ensure asset data is updated into the relevant asset management systems and tracked to speedy timeframes. This checklist also acts as a control for validation and approval to change asset data from owners of the relevant asset management systems.

CONFIRMED LOCATION OF WATER METER

METER 04A002364 RELOCATED FROM GRIEVES ROAD TO 226 POWELL ROAD

METER 04A002364 REMOVED FROM GRIEVESRD

HANSEN JOB CARD 24401

RFS

105678

17 181 193 01

Date Received	System to be Updated/Validated	Ref No	Signed	Date Updated	Quality Check
12/06/2015	Hansen		Dotn	9/07/2015	
	GIS		Joe	8/4 ho15	
	OZONE		Megen	10/9/15	
	Property Database		0		
	Drawing Register				

Asset Data Verified By Asset Manager
Asset Data Verified By Asset Manager
Asset Data Verified By Asset Manager
Date
Date

Please return to Leilani @ Utilities by

Seq # 1262

BOOK 210
1265 1260 1250
Closed-Ad # 237/166/144

(200)

WATERGUARD JOB CARD FOR NEW WATER METER INSTALLATION 0047 - FD7F95500 2129 Asset WMTR Asset No/Unit ID WM Account No Activity WMNEW METERED WATER CONNECTION **Applicant** (9) I consel Date Phone 3084585 Address DWELL THE ROAD FLAWK ! Source Maintenance Type N 105679 Asset RFS# Reg# LABOUR **Start Time** AM/PM /700 **Start Time** AM/PM Date ID STD T11/2 Date ID STD T11/2 12-6-15 48300 CHAZU WHOM LEE AATERIALS 2 STOCK INDICATE WHAT WAS USED OTY STOCK INDICATE WHAT WAS USED 20040 Ceelon Tape M. (20mm) GATE 20mm Backflow Preventer 25mm Backflow Preventer 32mm Backflow Preventer 14102 20mm Ball valve P 14103 25mm Ball valve 14112 20mm Y Strainer 14113 25mm Y Strainer 15403 25mm in line Kent Water Meter 19731 Meter box (standard or rev taper) 19733 Manifold meter box (with base +insert) 19734 Meter box Base extension (DRA 100) SELF TAPPING FERRULE (20mm) 18501 10702 25mm Pushlock Pipe 18822 25mm Pushlock Male Old Meter No: 04A002364 Reading: 7200/400 Old Meter Type-----New Meter No: Reading: Old Meter Inst Date--Attach new meter label here PLANT/VEHICLES Date -Plant No Start km/hrs Stop km/hrs **Unit Rate** Total km/hrs 23/190 **OUTWORK/CONTRACTOR** Date Order No Item Description Contractor Quantity **Unit Price** Code Tracks po#94314 847 811.24

Mains Diameter (mm) — 25
Service Line Diameter (mm 25 10 20
Pipe Material: AHKA THEIN
APRA INCIA
SCHEMATICS
L/H side House No 226 POWELL B
Boundary line Boundary Line
Water Main Service line Water Main
Comments:
OFF MAIN WITH 25 mm TEX. REDUCED TO 20 mm

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Contact Centre									
My Contact Centre	External ⁻	Transac	ction	(105	5678)		Created	Maintained	
New Transaction	Id:	Id: 105678 ? >					18 May 2015 01:55p.m.	04 Jun 2015 12:50p.m.	
Purchase Orders	Туре:	105678 ? >				1	Joe Collier Gulzar		
Purchase Order Lists	Contact:						SCHEDULED		
Po Entry	3311231	-					Confidential: NOT CONSTREAM		
Po Goods Receipting	226 POWELL ROAD RD 3							NOT CONFIDENT	
My Invoices		WHAKATANE 3193					Method:	FRONT DESK	
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	Complete By:	Scheduled On: 04 Jun 2015 at 12:50p.m. for 00 min(s)							
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	Completed On:			t in					

THI

13 May 2015



Louise O'Connell 226 Powell Road Whakatane

Dear Sir/Madam,

DISCONNECTION & RELOCATION OF EXISTING METERED WATER CONNECTION TO 226 POWELL ROAD

Your application to disconnect the existing metered water connection on Grieve Road and relocate it to the boundary of 226 Powell Road has been approved. A Site Plan of the relocation is attached herewith.

You will require this letter in order to make payment of the following at the Council's Customer Service Centre:

□ Disconnection Charge -□ Relocation Charge -\$ 150.00 (GST inclusive)□ \$ 230.00 (GST inclusive)

Total Charges Payable -

\$ 380.00 (GST Inclusive)

Our Operations Business Unit reticulation service person will carry out the work within 10 business days upon payment of the above charges. Please note of the following instructions:

□ Upon payment, you will receive a plastic blue peg from the customer service staff. Please mark your preferred location of the meter with this marker. Water meter shall be located by the berm outside the property boundary and shall not be in a place that may be subject to vehicle loading.

□ Relocation will not be carried out if the site is not marked and the work will be rescheduled again within the next 10 days depending on the availability of the servicemen.

The above charges are only effective for 3 months from date of this quote. If you wish to proceed after this time frame, you will be required to make a new application.

If you have any queries regarding the progress of this work please contact the Operations Business Unit on 07306 0500, Contact Person: Gulzar Ali.

Yours Sincerely,

Sala Ranasinghe

Salak.

ASSET ENGINEER- 3 WATERS



APPLICATION FOR WATER SERVICES DISCONNECTION / RECONNECTION / RELOCATION

Whakatane District Coun	ncil Private Bag 1002 Whakatane 3158	Ph: 07 306 0500 Fax: 07	7 307 0718
Contact Centre Reference	e	Property GIS ID	
Section A—To be comp	pleted in full by the applicant. Please t	ick appropriate boxes	
PROPERTY DETAILS			
Property Address	226 Powell Road	RD Number	3
Suburb/Area	Whakatane	Lot and DP number	Lot 2 BP\$ 114783
Associated Consents	Building Consent No:	Resource Cons	
APPLICANT DETAILS			
Name	Louise O'Connell	Company	
Physical Address			
House/Unit number	226	Street	Rowell Road
RD number	3	Post code	3193
Postal Address (if differen	nt from physical address)		13/13
Home 07 30 3	322933 4 Work phone 07-35	500357 Mobile	0211702443
WATER SUPPLY DISCO	NNECTION / RECONNECTION DETAI	LS	A503595
Type of disconnection (Tick applicable)	Details To disconnect for Marker to Rowell	_	05 MAY 2015 and relocate
Name	Louise O'Connell	Company Name	
Postal Address	226 Powell Rd, RD3	, Whakatone	×
Home phone	073229334 Work phone	01 230023 1	Mobile 0711702448
Email address	cheugir139@hotmail	1.00.12	
SECTION P. DISCONNE	ECTION / RE-LOCATION OF SERVICE		
 Provide a site plan cle connection Provide a site plan cle Re-Location providing the service placed fre Applications will no a site plan is not avail 	early showing the CURRENT location of early showing the location of service for light measurement on the plan indicating how the L/H of R/H boundary of the properties to be accepted without a site plan and lable, an aerial print can be requested at the rements in the aerial print as above.	Re-Connection / Site of the control	rm completed and signed e plan attached T accept the application cessing until all required ation and signature is pro-
Signature		Date	1/5/15

SECTION C—FOR OFF	Control of the contro			AKATA MA	
Valuation roll number				Code	Fee (\$)
			sc	F	
Legal description			DC	F	
Receipt number			cc	F	
Receipt date		·	TF		
		•		Total	
ASSET ENGINEER TO	COMPLETE			1194	
				-	
Comments	pApprove dan at DTo be no 226 Pour	wed from	saluk. Gnieve Rd eter serial	to info	rout
OBU TO COMPLETE					
Date of Disconnection / Reconnection / Reloca- tion		Work order numbe	г		
Meter number		Meter Size			
Start reading					
Finish reading					
Comments		-			
	h-			· · ·	
				-	
	11			***************************************	
ACCOUNTS OFFICE TO	COMPLETE				
Serial number					
Book number					
Connection reference					
Service line number					
		*			
RESPONSE DATES	-ALL STAFF CON	CERNED TO COMP	LETE		
Staff	Date Received	Date Completed	Task		
Customer Services			Receive application, ser	id to Asset Eng	ineer
Asset Engineer-Utilities			Assess Application		
Customer Services			Receipt and send Job R	equest to OBU	
OBU			Provide connection		
Jtilities			Record new Asset/Sent recording	to Water Billing	for
Rates Officer			Record connection and	meter in Ozone	





Isolation Valve Closed Non Return Valve Customer Meter Isolation Valve Prepared By: Control Valve Back Flow Preventer Air Release **Bulk Meter** RCHighRes2011 RCMedRes2011 Parcel Boundary RCLowRes2011 WHAKATÄNE Diezier Council Pump Station Water Meter Bore BOPRC Rider Main Connection Reservoir Hydrant Scheme Legend Node Toby X Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for the special contains LIVI Squidelines 2008. DISCLAIMER: White Whatdaries District Council (WDC), has exercised all resconable half and care in controlling the contents of this information. WDC accorate no liability in contract, but on otherwise howsever, for any loss, damage, highly or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. Position of all assets & historical sites are approximate, actual positions are to be verified on site. 224 40.9 Meters Projection: NZGD_2000_New_Zealand_Transverse_Mercator SCALE 1: 804 0 Date Printed: 5 May 2015 40.9

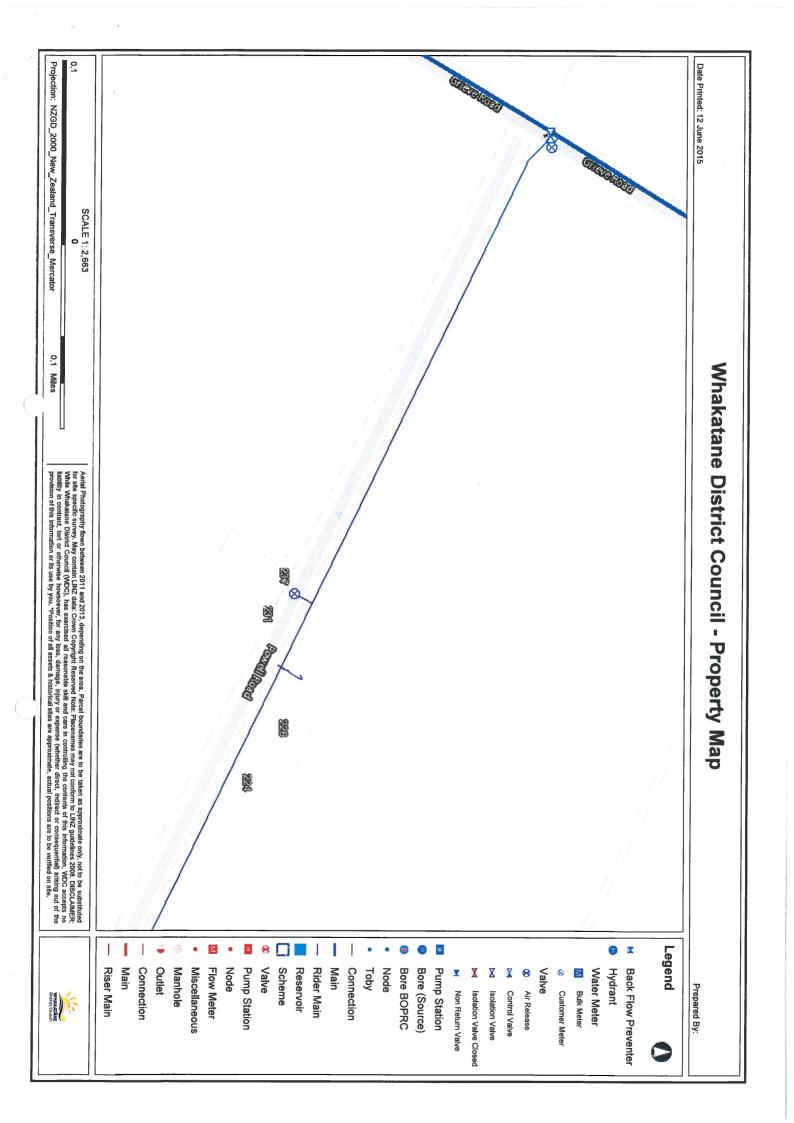
Whakatane District Council - Property Map

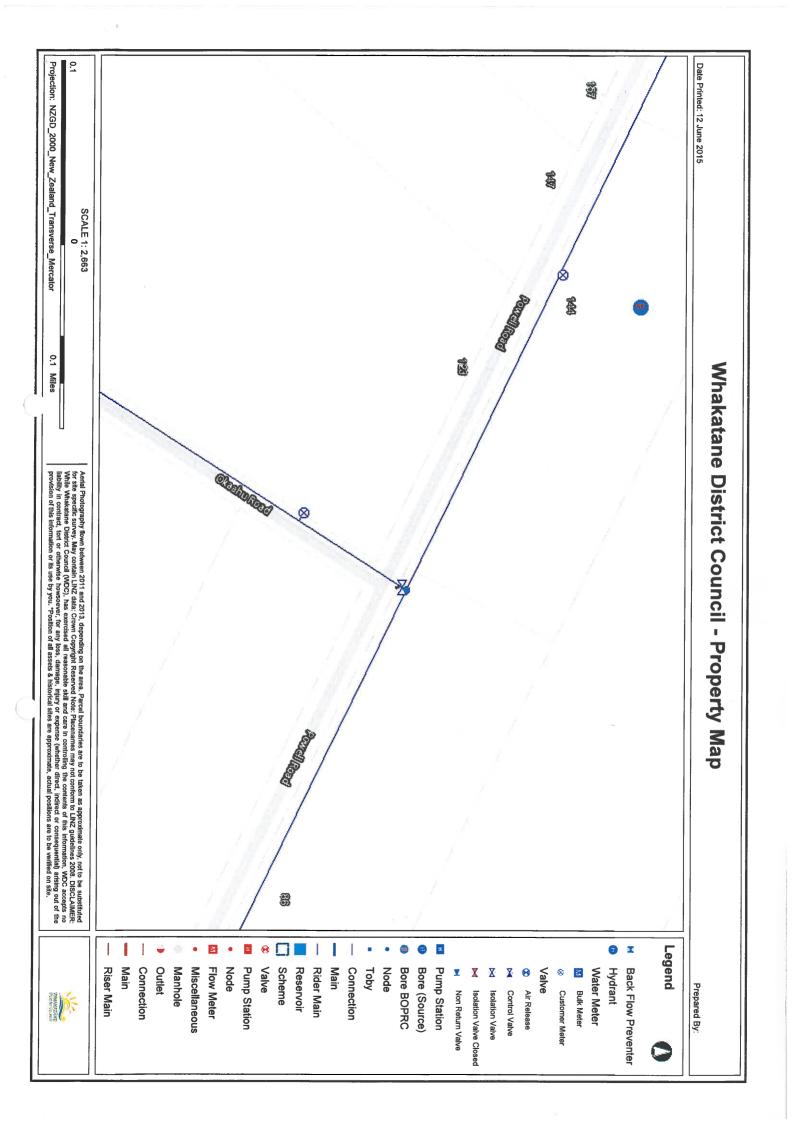
reator 40.9 Meters provision of this information or its use by you. Position of all assets & historical sites are approximate, actual position.

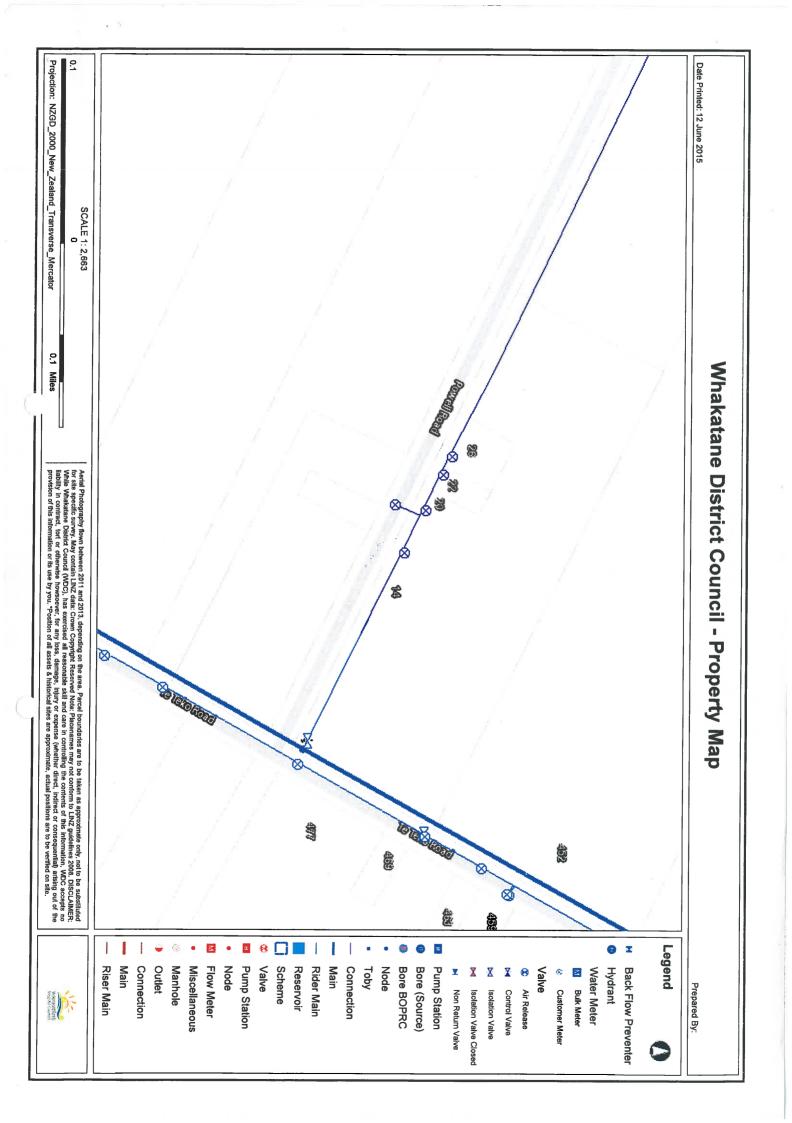
"A Methods in Mon left hand boundary."

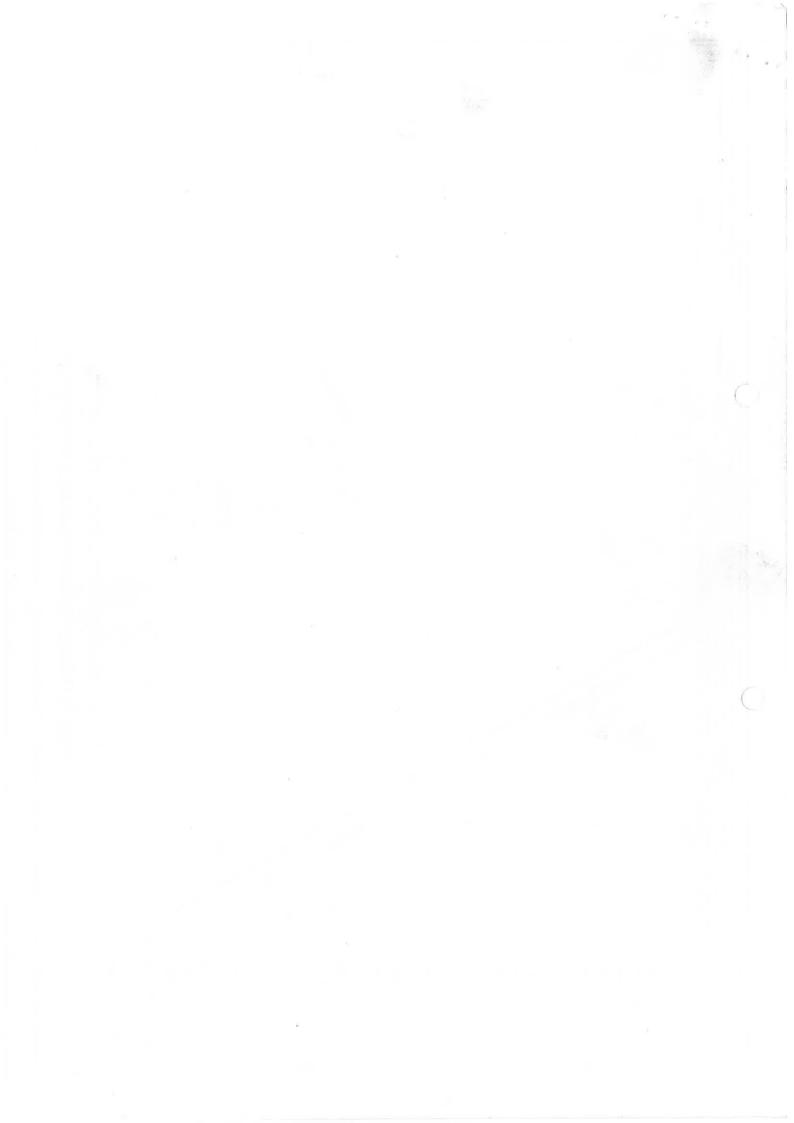












Date Asset Reg 15.09.2021 2122-256

Date

Date

Three Waters Asset Data Collection Checklist

The purpose of this checklist is to ensure asset data is to ensure asset data is updated into the relevant asset management systems and tracked to speedy timeframes. This checklist also acts as a control for yalldation and approval to change asset data from a post of the relevant into the property of
Asset Data Verified By Asset Manager

Please return to Leilani @ Utilities by

	Property Database Drawing Register SERIAL NUMBER	21MC277877 04A002364	Reading Reading	000	00
		Composite Sensus 20mm	n		
	OZONE		-		
	Ozone Co-ordinates				
	GIS	Viv	23.09.2021		
5.09.2021	SAM	Viv	23.09.2021		
eceived	Updated/Validated	orgined .	Updated	Quali Chec	
ate	System to be	Signed	Date		1000
	Xiv	iC 89165		RFS	203552
	Project Completion Report(include	ting retirement schedule)			
	As-built Supplied				
	REPLAC	EMENT N	IFTER		
	226 Powell Re	oad			Plains

WHAKATANE DISTRICT COUNCIL - DEPOT NEW WATER METER INSTALLATION

	WMTR			2122-	254	RFS N	10	203552	
Asset No/Ur	nit No wm					Acco	unt No		
Activity	WMNEWC			WATER/GENE	RAL ENQUIRI	ES			
Reported by	WDC STAFF MEMI	BER	P	hone					
Site Address	226 POWELL RO	AD				Rep't Time/	Date 0	7:52a.m./15 Se	ep 2021
Source W	VATER	Mainte	enance t	уре			V/Order	N 89	165
Call Details									
ooks that t number 04	his meter is no A002364. complaint rega	ot a mar	nifold m	neter so if	not please	lace the device install a manifo ting issue?	with a p	iece of p meter. N	ipe. It Neter
urther Details									
estable do	ouble check to I	be recor	iditione	ed. Don't t	nrow awa	y.			
ABOUR Sta	art Time 1100)	(AM)	PM 1230	Start Time	e		AM/PI	N
Date	ID	STD	T11/2	T2	Date	ID	STD	T1%	T2
5/9/21	20241	4.5							
1 .				==1					
MATERIALS									
Stock	Indicate who	at was us	sed	Qty	Stock	Indicate w	hat was i	used	Qty
5603 20n	nm Backflow Prev	enter			15401	15mm Kent Me	ter		
5604 25n	nm Backflow Prev	enter			15402	20mm Kent Me	ter		
32n	nm Backflow Prev	enter			15901	15mm Dual Che	eck Value	2	
	nm Ball valve				15902	20mm Dual Che	eck Value		
	nm Ball valve				30131	25mm female a	daptor t	hreaded	1
	nm Y Strainer				30161	25mm St	abl	+	(
111.50	nm Y Strainer	Time		4				T.	
	ter box (standard	or rev tap	er)	-			24.1		
	nposite Manifold				1236				
	nposite Meter tapping ferrule (2	Omml		1					
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	nm Compression N								
	lon Tape	naic				100			
and the same of th	107015.T.63								
	:DIA 00	2364	Reading:	0116	0	Old mete		ken	

N. 176269 Socom 15. WSL 142302 TDC

ervice Line Di	ameter (mm)					
Service Line Ty	pe					
ipe Length (m	1)					
low Rate			and the same of			
Pressure		***************************************				
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1						
OUTWORK/CO				102 00 0	T =	
Date	Order No	Item Description	n	Contractor	Quantity	Unit
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SCHEMATICS						
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	L/H side	House No	126	Side		
	Side					
Bounda	ry line				Boundary	line
5551145	1			-		
			. 1	14/~*	or Adolo	
	Water Main	Service	eline	vvat	er Main	

LIV

Date

9/07/2015

Three Waters Asset Data Collection Checklist



The purpose of this checklist is to ensure asset data is to ensure asset data is updated into the relevant asset management systems and tracked to speedy timeframes. This checklist also acts as a control for validation and approval to change asset data from owners of the relevant asset management systems.

CONFIRMED LOCATION OF WATER METER

METER 04A002364 RELOCATED FROM GRIEVES ROAD TO 226 POWELL ROAD

METER 04A002364 REMOVED FROM GRIEVESRD

HANSEN JOB CARD 24401

RFS

105678

07 181 193 01

Date Received	System to be Updated/Validated	Ref No	Signed	Date Updated	Quality Check
12/06/2015	Hansen		Dotn	9/07/2015	
	GIS		Joe	8/4 ho15	
	OZONE		Magen	10/9/15	
	Property Database		0		
	Drawing Register				

Asset Data Verified By Asset Manager Asset Data Verified By Asset Manager Asset Data Verified By Asset Manager Date
Date

Please return to Leilani @ Utilities by

Seq # 1262

BOOK 210
1265 1260 1250
Closed-Ad # 237/166/144

, W	ATERGUARD J	OB CAF	RD FOR	NEW	WATER M	ETER	INSTALLA	TION	07	140
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Asset	WMTR							W	2.	129
Asset No	o/Unit ID WM					Ac	count No			
Activity	WMNEW	P RE	wesla	. MET	TERED WATE	ER CON	NECTION			
Applica	nt Louis	€ 9	conic	QI.	Date 4	loc. l	** Phone	3084	K95	
Address	226		JELL	Ro	A STATE OF THE PARTY OF THE PAR			PLA		•
				100	70.			IL	ing.	
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	then LEE	4.	0							
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	25mm Backflow Pre						SHLOCTE			1
14102	32mm Backflow Pre	venter				PUST	HLOC RED	WER 37	-25	1
14102	20mm Ball valve 25mm Ball valve					FEIS	TROC PI	K 25		7
14112	20mm Y Strainer									
14113	25mm Y Strainer									
15403	25mm in line Kent V	Vater Mete	r							
19731	Meter box (standard			1	And a second second					
19733	Manifold meter box	(with base	+insert)							
19734	Meter box Base exter						BUILDING TO			
18501	SELF TAPPING FE		(0mm)							
10702	25mm Pushlock Pipe 25mm Pushlock Male			7m						
0022	23mm Fusinock Mai	e		/						
Old Mete	er No: 04A00	7264	Readin	0.12	00/400	Old N	Nator Tymo	1==	- /	
New Met	ter No :	201	Readin	o ·	27400		Meter Type Meter Inst Da		~7	
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		Attac	ch new	meter	· label he	ere				
PLANT/V	EHICLES									
Date	Plant No	Star	rt km/hrs		Stop km/hr	s	Unit Rate	T	otal km/	hrs
12.6.19		45.14							Star Kill	m s
	19	2311	60	d	13/190					
OUTWOR	V/CONTRACTOR									
Date	K/CONTRACTOR Order	No		Item De	escription		Contractor	Quantity	Unit	Price
NO STORI	3 1111-1	20					Code			
ACCES OF	M176	24	Tre	reles	> POHO	14364	847		811.	24

Mains Diameter (mm) Service Line Diameter (mm) -25 10 20	
Service Line Diameter (mm - 40-75 20	
Pipe Material:	
ALKA ItiEIN	
SCHEMATICS	
L/H side House No 226 POWELL RD	R/H side
Boundary line	Boundary Line
Water Main 7m service line Water I	Main
Comments: OFF MAIN WITH 25mm TEX, REDUCED 1	60 20mm

. . 5:



Contact Centre								
My Contact Centre	External	Trans	action	(105)	678)		Created 18 May 2015	Maintained 04 Jun 2015
New Transaction	Id:	105678]			01:55p.m.	12:50p.m.
Purchase Orders	Type:	WATER		EW CONNE	CTIONS		Joe Collier	Gulzar Ali
Purchase Order Lists	Contact:		O'CONNE		CHONS		SCH	EDULED
Po Entry	Contacti						Confidential:	UOT CONFIDENT
Po Goods Receipting			WELL ROA	U			Method:	NOT CONFIDENT
My Invoices		RD 3	TANE 24	00				FRONT DESK
Origen.Web	Phone:		TANE 31				Priority: Alert:	ROUTINE -WHAKAT
Home	Pilolie.	A/H FAX	0064	07	3079087 3084585			NO
Change Password		FAX	0004	07	3004363		Referred To:	WS04WG
Logoff	Ph (Temp):			Ref:				THOMAS KIN
Logon				T.C.I.			Print Forms	
Logged on as	Email:	chevfar	nily@xtra.	co.nz			Select a form	. ~
GULZARA							Actions (New)	
Environment LIVE	Details:						Add Further De	etails
IP Address				g Ha			Change Compl	etion Targets
10.160.20.153	Relocation of wa	iter meter	- receipt	2015/175	5279		Complete/Reso	olve Transaction
			/			^	Change Priority	/
						Y	Change Referra	al
	Parcel:						Change Type	
		3940/2		26 POWEL	L ROAD		Additional Ever	nt
	Notes:	226 PO	WELL ROA	9		//	Zooms	
	Area:						View Actions	
				1.0	M90		Link Transaction	on
							Copy Transacti	ion
			-	Tor	DAY.		Associate Tran	saction
				101	200		Third Party Int	egration
	Offender Detail	S						
1	Offender:							
	Dog:							
		-						
	Dates:							
	Received On:	18 May	2015 a	t 01:55p.	m. for 016 day(s)	22 hr(s) 55 mir	n(s)	
	Schedule By:	26 May	2015 a	t 01:55p.	m. in -008 day(s)	22 hr(s) 55 mir	n(s) over tgt	
	Scheduled On:	04 Jun	2015 a	t 12:50p.	m. for 00 min(s)			
	Complete By:	27 May	2015 a	t 01:55p.	m. in -007 day(s)	22 hr(s) 55 mir	n(s)	
	Completed On:		а	t in				

(c) 2007, Origen Technology Limited

THI





Louise O'Connell 226 Powell Road Whakatane

Dear Sir/Madam,

DISCONNECTION & RELOCATION OF EXISTING METERED WATER CONNECTION TO 226 POWELL ROAD

Your application to disconnect the existing metered water connection on Grieve Road and relocate it to the boundary of 226 Powell Road has been approved. A Site Plan of the relocation is attached herewith.

You will require this letter in order to make payment of the following at the Council's Customer Service Centre:

□ Disconnection Charge -□ Relocation Charge -\$ 150.00 (GST inclusive)□ \$ 230.00 (GST inclusive)

Total Charges Payable -

\$ 380.00 (GST Inclusive)

Our Operations Business Unit reticulation service person will carry out the work within 10 business days upon payment of the above charges. Please note of the following instructions:

Upon payment, you will receive a plastic blue peg from the customer service staff. Please mark your preferred location of the meter with this marker. Water meter shall be located by the berm outside the property boundary and shall not be in a place that may be subject to vehicle loading.

□ Relocation will not be carried out if the site is not marked and the work will be rescheduled again within the next 10 days depending on the availability of the servicemen.

The above charges are only effective for 3 months from date of this quote. If you wish to proceed after this time frame, you will be required to make a new application.

If you have any queries regarding the progress of this work please contact the Operations Business Unit on 07306 0500, Contact Person: Gulzar Ali.

Yours Sincerely,

Sala Ranasinghe

Salak.

ASSET ENGINEER- 3 WATERS



APPLICATION FOR WATER SERVICES DISCONNECTION / RECONNECTION / RELOCATION

Property Address Suburb/Area Associated Consents Buildin APPLICANT DETAILS Name Physical Address House/Unit number RD number Postal Address (if different from phy Home phone WATER SUPPLY DISCONNECTION Type of disconnection (Tick applicable) BILLING INFORMATION—LEGAL	Powell Road Dikatane g Consent No: Se O'Connell Sical address) Work phone N/RECONNECTION DE	RD Number Lot and DP number Resort Company Street Post code TAILS Reconnection - \$75 (Imber Urce Conser Mobile	Powell 19 3193 021170: PA WHAKATANE	2000 2443 50355
Associated Consents APPLICANT DETAILS Name Physical Address House/Unit number RD number Postal Address (if different from phy WATER SUPPLY DISCONNECTION Type of disconnection (Tick applicable) BILLING INFORMATION—LEGAL	Sy Work phone N/RECONNECTION DE Temporary - \$75 Permanent - \$130 Relocation of Connection of Sy Connection of Connection of Sy Connection	Company Street Post code TAILS Reconnection - \$75 (Mobile Following	Rowell 19 3193	2000 2443 50355
Associated Consents APPLICANT DETAILS Name Physical Address House/Unit number RD number Postal Address (if different from phy WATER SUPPLY DISCONNECTION Type of disconnection (Tick applicable) BILLING INFORMATION—LEGAL	Sy Work phone N/RECONNECTION DE Temporary - \$75 Permanent - \$130 Relocation of Connection of Sy Connection of Connection of Sy Connection	Company Street Post code TAILS Reconnection - \$75 (Mobile Following	Rowell 19 3193	2000 2443 50355
Associated Consents APPLICANT DETAILS Name Physical Address House/Unit number RD number Postal Address (if different from physical) Home phone WATER SUPPLY DISCONNECTION Type of disconnection (Tick applicable) BILLING INFORMATION—LEGAL	g Consent No: Se O'Connell Sical address) Work phone N / RECONNECTION DE Temporary - \$75 Permanent - \$130 Relocation of Connection of C	Company Street Post code 3500357 TAILS Reconnection - \$75 (Mobile Following	Powell Y 3193	2000 2443 50355
APPLICANT DETAILS Name Physical Address House/Unit number RD number Postal Address (if different from physical Address) Home phone WATER SUPPLY DISCONNECTION Type of disconnection (Tick applicable) Detail	Work phone N/RECONNECTION DE Temporary - \$75 Permanent - \$130 Relocation of Connection as To disconnect for the connection of the conn	Company Street Post code 3500357 TAILS Reconnection - \$75 (Mobile Following to	Powell 19 3193 021170: PA WHAKATANE	2443 50355 INDIGITALIST Levan MAY 2015
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Type of disconnection (Tick applicable) Detail	Temporary - \$75 Permanent - \$130 Relocation of Connection of Connectio	Reconnection - \$75 (& Meter Rom Grieve	A CONTRACTOR OF THE PROPERTY O	WHAKA TASKE 05	MAY 2015
		RTY TO BE DIS-CON	NECTED / R	RE-CONNECTIO	N /
such time as legal ownership changes)					
Name	ise o'Connell	Company Nar		/	
Postal Address 226	Powell Rd, RD	3, Whake	atone		
Home phone 07-3	229334 Work ph	one 07 35003	357 N	Mobile 0711	70244
Email address che	ugir139@hotm	rail-co.nz			
SECTION B - DISCONNECTION /	RE-LOCATION OF SERV	ICE			
 Provide a site plan clearly show connection Provide a site plan clearly show Re-Location providing measure the service placed from the L/H Applications will not be accepa site plan is not available, an a vices. Provide measurements in 	ing the location of service ment on the plan indicating or R/H boundary of the poted without a site plan a erial print can be requeste	for Re-Connection / g how far you want roperty. and measurement. If ed at Customer Ser-	Site DO NOT for proces	n completed an plan attached accept the apessing until alition and signat	pplication Il required

CUSTOMER SERVICES	TO COMPLETE				
	TO COMPLETE			Code	Foo /\$
Valuation roll number			001	Code	Fee (\$
Legal description			SCI		
			DCI		
Receipt number					
Receipt date			TF	T-4-1	
				Total	
ASSET ENGINEER TO	COMPLETE				
Comments G	pan at To be we 226 Pour	d for & retacked. Ned from 10 ell Rd. Me	saluk. Grieve Rd eter serial	as pe to inf 04A00	rout
OBU TO COMPLETE					
Date of Disconnection / Reconnection / Reloca- tion		Work order number			
Meter number		Meter Size			
Start reading					
Finish reading					
Comments					
ACCOUNTS OFFICE TO	COMPLETE				
Serial number					
Book number					
Connection reference					
Service line number					
RESPONSE DATES—	-ALL STAFF CON	CERNED TO COMPL	ETE		
Staff	Date Received	Date Completed	Task		
Customer Services			Receive application, se	nd to Asset En	gineer
Asset Engineer-Utilities			Assess Application		
Customer Services			Receipt and send Job F	Request to OB	J
			Provide connection		
OBU					
OBU Utilities			Record new Asset/Sent recording	to Water Billir	g for



Whakatane District Council - Property Map

Date Printed: 5 May 2015 Prepared By: Legend Back Flow Preventer Hydrant Water Meter M Bulk Meter Customer Meter Air Release Control Valve Isolation Valve Isolation Valve Closed Non Return Valve Pump Station Bore BOPRC Node Toby Connection Rider Main Reservoir 224 Scheme Parcel Boundary RCHighRes2011 RCMedRes2011 RCLowRes2011 SCALE 1: 804 Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no

40.9 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

Whakatane District Council - Property Map

Date Printed: 4 June 2015



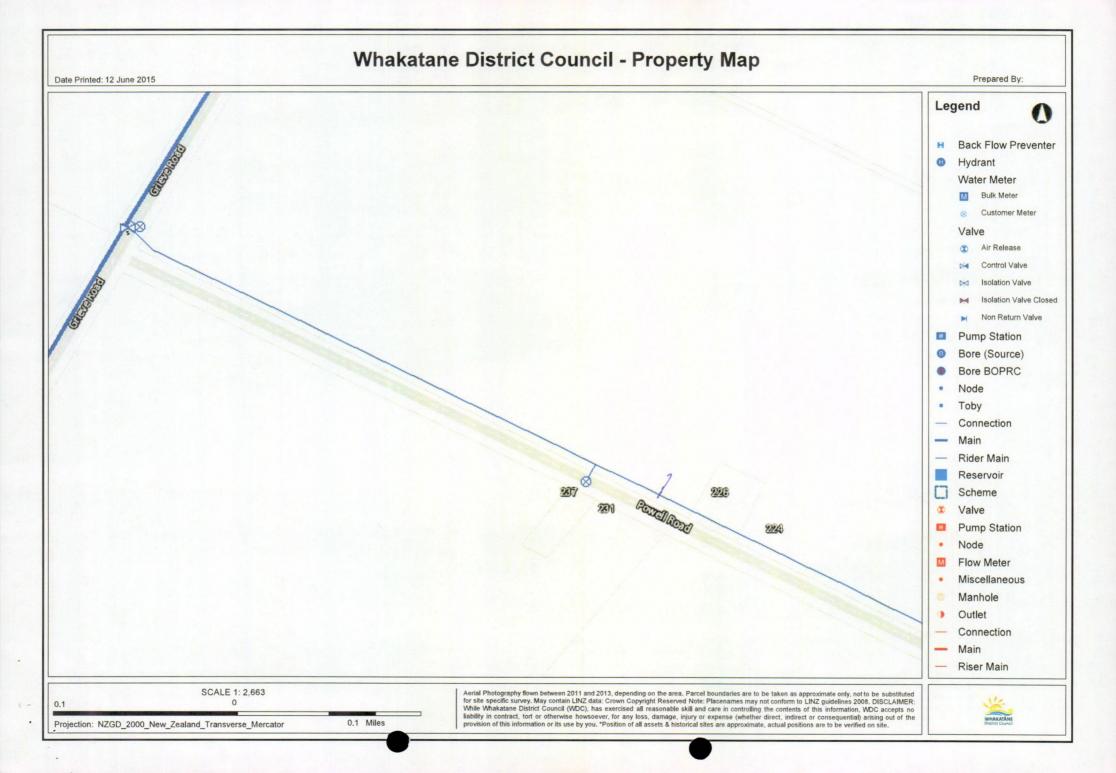
SCALE 1: 2,721

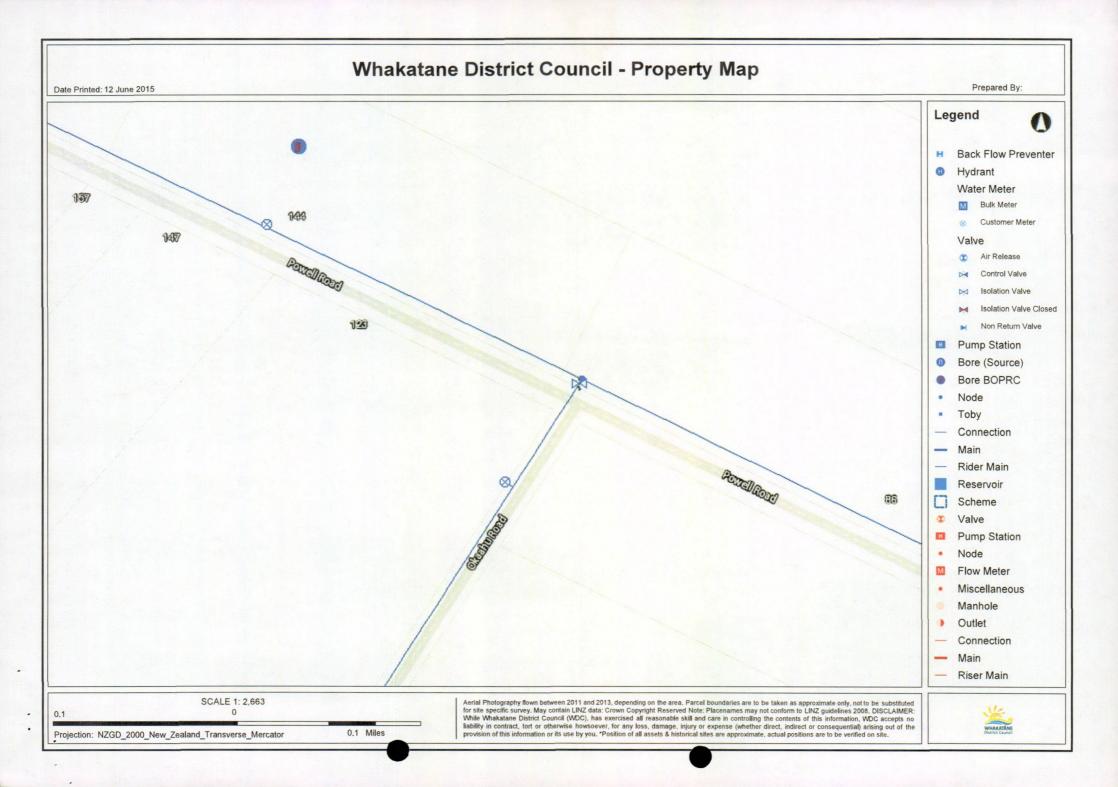
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

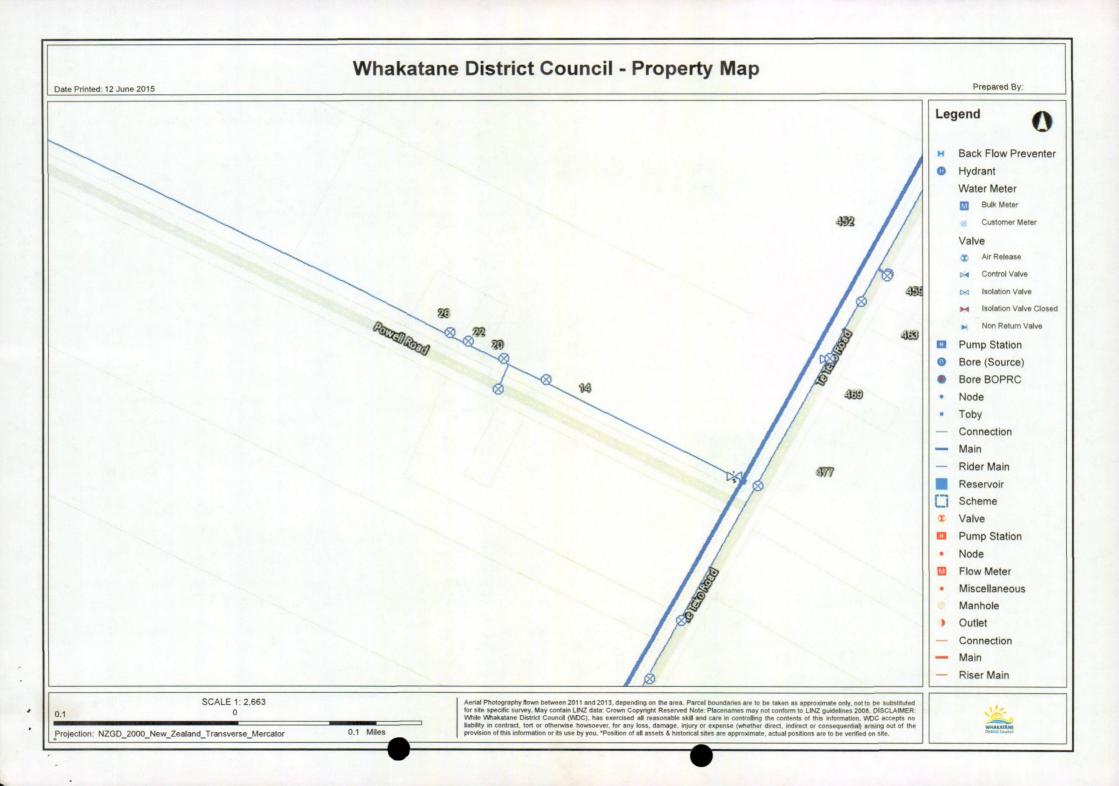
138.2 Meters

Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakstane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. "Position of all assets & historical sites are approximate, actual positions are to be verified on site.









WHAKATANE DISTRICT COUNCIL



(Office I	Use Only)	
Valuation Roll No:	7181/193/00	
Receipt No:	47882/28:10:87	
Permit No:	1990 21991/13.11-87	7
Building Permit No	:	

APPLICATION FOR PERMIT FOR PLUMBING AND DRAINAGE								
To: The Health Inspector								
I, the undersigned Coverant Hones Ltd hereby apply for (full name)								
a permit for the work described herein, and set out in the plans attached hereto, to								
be carried out in the premises situated in Powells Rd Ta Teko. (street and place)								
Lot No. 2 Sec No. DPS 34572 SD								
OWNER: Mrsms J. Hohela of Powells Rd Te Teko.								
PLUMBER: Sam Neshet of 3 Ala Vale Whatatae.								
DRAINLAYER: Willy Bakker of Alexander Are Whakatae.								
DESCRIPTION OF WORK (Tick as applicable):								
1 The installation of:								
Bath _/ Basin _/ Shower _/ Sink _/ Tub _/								
WC Urinal HW Cylinder Dual HW System								
2 The construction of:								
Septic Tank Foulwater drainage Stormwater drainage								
Effluent disposal system								
3 Connection to:								
Local Authority Water Supply Local Authority Sewerage System								
4 Miscellaneous Work								
Total labour cost \$ 1,500 Fee Pavable \$ Droinge \$1500.\$115								
Total labour cost \$ 1,500 Fee Payable \$ Dronge \$ 1500. \$115 Dated this 6th day of October 1987 Builder Builder								
Dated this ble day of October 1987 Builder								
(MV AQ Owner								
Signature Plumber Drainlayer								
<i>U</i>								
PERMIT FEES (Based on labour value only)								
0 to \$100.00 fee \$20.00 \$100 " \$400.00 " \$30.00								

\$400 " \$600.00 " \$40.00 \$600 " \$1,000.00 " \$60.00

Exceeding \$1,000 - \$60 plus \$5 for every \$500 in excess of \$1,000

INFORMATION FOR APPLICANTS

- Permits can only be issued to craftsman plumbers or registered drainlayers. Please ensure that tradesmen fit into these categories before submitting applications. Out of district tradesmen should include a photocopy of their current registration certificate.
- 2 Should a permit be cancelled, only 50% of the fee is refundable.
- Permits are valid for six months only, but may be extended a further six months only, on written application to the Engineer.
- 4 All drainage permit applications are to be accompanied by a plan of the proposed work, drawn to scale, or sketched with all distances from buildings, boundaries etc. indicated.

		PROPOSED	
Scale:			

BACKFLOW PREVENTION DEVICE TEST CERTIFICATE

DOUBLE CHECK VALVE (DCV)

ņ	Use Tab to move to nex	t field						
L	Building Details:		Owner:					
,,	Building name:		*Name:					
li -	Block / level / unit number:		Contact person:					
	*Street address:	226 powell Rd	*Address:					
h!	Suburb:			**************************************				
	Compliance Schedule. No.:		Phone number:					
117	Water meter number:							
****	Occupier:							
171	Business name:		Type of business:					
	*Contact person:		*Phone number:					
	Device Details:							
li I	Protection:	Individual source	Zone 🗌	Boundary 🔀				
: 1	Provided National		-HB					
1	Location:	Im from FHB						
	Manufacturer:	Willias	Serial No.:	MAN A979537				
	Model:	350 PC		0 mm				
200E/	Installation correct:	Yes ▼ No □	Strainer installed:	Yes 🔀 No 🗌				
	Comments on installation:							
	Test Details: Test kit serial number.:	W		0				
2	Test kit serial number.:	773771	Calibration date:	12 /2 /20				
		First check valve	Second check valve	Downstream isolating valve				
I II	Initial test:	tight 🔼 leaked 🗌	tight 🔀 leaked 🗌					
	Pressure reading:	15.16 kPa	15.95 kPa	tight 🔀 leaked 🗌				
150	Test after repairs:	tight leaked	tight 🗌 leaked 🗌	tight 🗌 leaked 🔲				
周	Pressure reading:	kPa	kPa					
	Repairs and materials used (if applicable):	*						
	Comments:		Arcai					
4								
_	Test Result:	Pass K Fail	Test method: N	7 5 2 2 1 1 1 04				
-	Tester Details:	1 (1)	1 30t motion. 11	Z industry testing Slo				
_	Name of tester:	Jee Stroati	Company name: L	music it 141				
1.3	IQP No:	10/2020/578	Company address: 6	overidge Ubl marsh St.				
	Signature:	10/20/3/8		word st				
4	~			Janga				
4	Date of test:	15/12/21						
	NOTE THE							

NOTE: This test report only constitutes an assessment of existing devices and does not mean ALL cross connections on the site have been addressed. Neither does it mean the existing devices are appropriate for the hazard. This must be addressed by an IQP (Survey). Cross connections are a major PUBLIC HEALTH RISK and are the owner's responsibility to ensure they are addressed.

^{*} required entry