

PLEASE ENSURE YOU MAKE AN APPOINTMENT

F

OFFICE USE ONLY

APPLICATION NUMBER:

1462/2000

PROPERTY ID:

4332693

VALUATION No:

Hamilton City Council

APPLICATION
For a building consent or
Project information memorandum or
For building consent only

(in accordance with
project information memorandum #

CITY
OF
HAMILTON

See Note

2

Project location:

Street Number

83A

Street Name

McFARLANE STREET

New Dwelling & Garage

LOT(S) 2

SITE AREA

492.0

m²

DPS 81127

PROJECT:

4.1

floor area (m²)

New building



227.0

Alteration/addition



Relocation



Demolition



Other

RECEIVED

30 JUN 2000

PLAN REVIEW

See Note

4.2

Intended life:

Indefinite but not less than 50 years

Specified as

years

See Note

4.3

Description of work:

3 BDRM + DBLE GARAGE

See Note

4.4

Intended uses:

FAMILY COUNCIL

See Note

4.5

Estimated value (incl GST): \$179,748.00

OWNER:

Name Barry Potter & Jenny Cox

Postal address 81A MacFarlane St

Hamilton

Phone day: 8397060 night 8567394

Cellphone 025905061 Fax

* CONTACT (if not owner):

Name R S Lethborg Ltd

Postal address P O Box 17014

Hamilton

Phone day: 8491598 night

Cellphone 025926980 Fax 8492557

DECLARATION:

Signed for or on behalf of the owner

Print Name

Jenny Cox

Signature

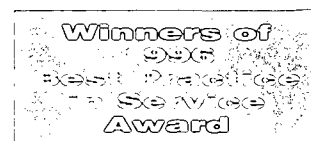
JM Cox

Date 29/6/00

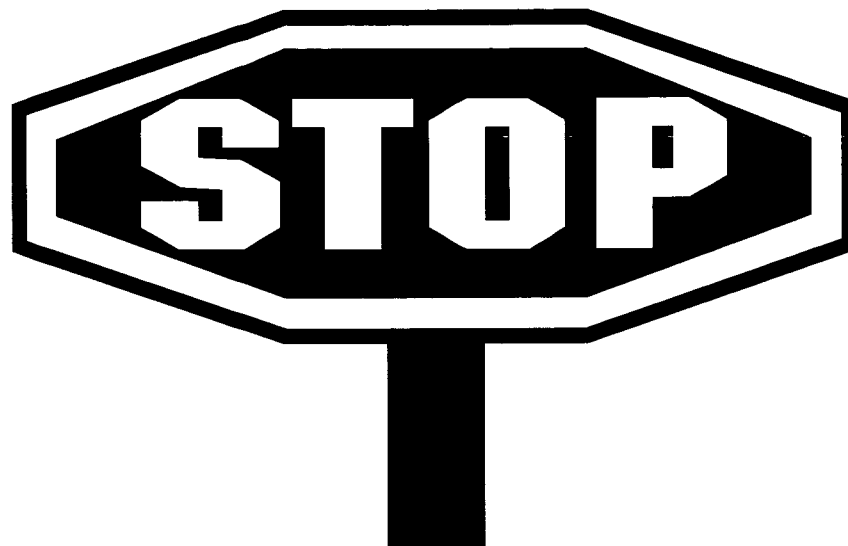


Hamilton City Council

Municipal Offices, Garden Place, Private Bag 3010, Hamilton
Tel 07-838-6444. Fax 07-838-6684



ISO 9002



A REMINDER FROM THE PLANNING GUIDANCE UNIT

- Is your legal description correct?
- Are you sure your proposal doesn't need a resource consent?
- Do you know: how high you can build?
how far from the boundaries your building/s must be?
how much of your site can you cover with buildings?

**Problems in complying with the District Plan requirements
and the Resource Management Act may cause delay in the
issue of your building consent.**

To ensure that this doesn't happen please contact the staff of
the Planning Guidance Unit
prior to lodging your Building Consent.

We have planners rostered on enquiry duty each day to help you.

Planning & Subdivision Enquiries Counter
Ground Floor, Hamilton City Council Garden Place, HAMILTON
Phone: (07) 838 6800
Fax: (07) 838 6819

FOR OFFICE USE ONLY

FEES PAYABLE:

Building Consent \$ 89
 Project Information Memorandum \$
 Code Compliance Certificate \$
 BRANZ Levy 180-
 BIA Levy 117-
 Photocopying 68-
 Microfilming
 Structural Check
 External Consultants Check
 Crossing Administration
 Planning Bond
 Reserves Contribution (Residential)
 Reserves Contribution (Commercial)
 Water Main Connection
 Water Connection (A)
 Water Connection (B)
 Water Connection (C)
 Water Disconnection
 Backflow Device
 Backflow Inspect/Permit Fee
 Sanitary Connection
 Stormwater Connection
 Sanitary Disconnection
 Stormwater Disconnection
 CCTV Survey Sanitary
 CCTV Survey Stormwater
 Kerb & Channel Connection
 Cellar Indemnity

Total Fees (including GST).

\$ 1294-

BUILDER:

R. S. Lethborg Ltd

Address: P O Box 17014
 Hamilton

Fax 07 8492567

Phone - day: 07 8491598
 - night -

Reg #

PLUMBER:

MURRAY TAYLOR.

Address:

Fax 847 7499

Phone - day: 847 7499.
 - night -

Reg # 10676

DRAINLAYER:

MURRAY TAYLOR.

Address:

Fax 847 7499

Phone - day: 847 7499.
 - night -

Reg # 10676

CONSENT ISSUE AUTHORITY:

Receipt # 405143 \$1294.00

Date of issue 18/8/00

Authorised by

Date authorised

REFERRALS:

	Sent	Returned
Structural		

CONFIDENTIALITY

You have the option to request confidentiality for reasons of building security and copyright. Please ask the Building Review Officer you are dealing with for further information.

CORRESPONDENCE

I/we, the applicant, acknowledge that all correspondence is to be directed to:

☐ myself/ourselves

☐ my/our agent whose responsibility it is to

forward all council documentation as received as appropriate.

Consent Reference:

1442/2000

Project Address:

83A Macfarlane Street

Issue Date:

21 August 2000

Owner: BG Potter

Builder: R.S. Lethborg Ltd

wk (07) 849 1598

Description of Work:

Three Bedroom Dwelling and Attached Garage

Property Reference:

Lot 2 DP S81127

0274 926 980

BUILDING INSPECTIONS				PLUMBING & DRAINAGE INSPECTIONS					
	SIGN	APPROVED		DATE		SIGN	APPROVED		DATE
		YES	NO				YES	NO	
Siting	WGM	✓		18/8/00	Concrete Floor	ES	✓		24/8/00
Foundation	WGM	✓		18/8/00	Prelining	Dr	✓		8/11/00
Bond Beam	WGM	✓		22/8/00	Waste & Soil	Dr	✓		8/11/00
Concrete Floor	ES	✓		24/8/00	Foulwater	Dr	✓		18-12-00
Tilt Slab					Stormwater	Dr	✓		18-12-00
Prelining	WGM	✓		9.11.00	Chimney/Heater				
Fire protection									
Crossing									
Crossing Final	Am	✓		18-03-03					
Other					Other				
PRODUCER STATEMENT		REQUESTED		RECEIVED	PRODUCER STATEMENT		REQUESTED		RECEIVED
Driven Piles		CLADDING 18/03/03		✓	Pressure Test		STACK		✓
Engineers					As Laid Drainage Plan				✓
Automatic Sprinklers					Back Flow Prevention Device				
Fire Alarm					DRAINLAYER:		Philip Thorne		
Emergency Lighting					PLUMBER:		J. Powell 13531		
Lifts, Escalators					COMPLETION		SIGN J. Gorans		DATE
Mechanical Ventilation							Adelle		18-03-03
INTERIM CODE COMPLIANCE CERT. ISSUED				YES	NO	COMMENTS:			
COMPLETION		SIGN		DATE	CCC Plumbing Pressure Test P.ST. worked				
		Am		02/03/02	FIX TUB TO WALL. A.MK.				
COMMENTS:									
NOTE "CLADDING MOVEMENT" 18/03/04. A.MK.									
HANDRAIL/BALLUSTER DETAIL TO CLADDING TO MAKE GOOD. 18/03/03. Am									
work done 02/03/04 Am									

PLUMBER J POWELL 13531

Code Compliance Certificate
No 2000/1442
Section 35, Building Act 1991



Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

Issued by Hamilton City Council
Building Consent ref: 2000/1442
Historic ref: 1442/2000

Date: 2 March 2004

Applicant: Barry Graham Potter
Mailing Address: 81 A Macfarlane Street
HAMILTON 2001

Application Lodged: 30/06/2000

Project:
Application Description: Three Bedroom Dwelling and Attached Garage
Intended Use: Detached Dwelling - Live As A Family
Work Type: New Construction
Intended Life: >50 years
Value of Work: \$179748

Property:
Address: 83A Macfarlane Street HAMILTON 2001
Property Reference: LOT: 2 DP: S81127

This is:

- ☒ (X) A final code compliance certificate issued in respect of the building work under the above building consent.
- ☐ () An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ () This Certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. 2000/1442" (being this certificate)

Signed for and on behalf of the Hamilton City Council: *[Signature]*

Name: *[Signature]* 31/3/2004

Position: Authorised Officer

Building Control Unit

Building

FORM 8

NOTICE TO RECTIFY BUILDING WORK NO: RN/0622

Section 42, Building Act 1991

ISSUED BY: TOWN OF GLEN COAST

TO: N B HENDERSON & S POTHER
(owner or person to whom building consent, if any, was issued).

and: B B HENDERSON
(any person undertaking the building work described below).

BUILDING CONSENT NO: 1462/2000 (if any)

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT	PROJECT LOCATION
New or relocated building ☒	Street Address:
Alteration ☐	65A LINDSAY STREET
Intended use(s) (in detail):	DEMITION
3 Bedroom Level 1 floor	
attached garage	
Intended Life:	LEGAL DESCRIPTION
Indefinite, but not less than 50 years ☐	Property Number.
Specified as.....years	Valuation Roll Number.
Demolition ☐	Lot: 2 DP. 981127
Being stage.....of an intended.....stages	Section: Block:
	Survey District.

You are hereby notified to rectify building work on the project described above that was not done in accordance with the Building Act 1991 or the building code, as detailed in the attached page(s) headed "Particulars of Contravention".

☐ You are also notified that building work, except for work necessary to properly secure and protect the building and to keep the site in a safe condition, is to cease forthwith on:

- ☐ The entire project
- ☐ That part of the project specified in area below is not to be resumed without the written approval of the council.

Signed for and on behalf of the Council:

Name: A. J. JONES Position: BUILDING INSPECTOR Date: 4 November 2000
Contact: 07 551 1112

PARTICULARS OF CONTRAVENTION

NOTICE TO RECTIFY BUILDING WORK NUMBER: RN/0622

BUILDING CONSENT NO: 1442/2000

PROJECT LOCATION	LEGAL DESCRIPTION
STREET ADDRESS: 83A MACFARLANE STREET HAMILTON	LOT: 2 DPS 81127

1. Deck stairs and handrail structures incorrectly fixed to house.
2. Cladding cracking at external corner to office.

SIGNED FOR AND ON BEHALF OF HAMILTON CITY COUNCIL:

.....
NAME: ANDREW McCABE
POSITION: BUILDING INSPECTOR

DATE: 4 November 2003

BUILDING



Hamilton City Council

Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
www.hcc.govt.nz

PRODUCER STATEMENT

PLUMBING SYSTEM PRESSURE TEST

Owner Barry Potter

Property Address 83A McFarlane St.

Lot 2 DPS 81127 Consent No. 1442/2000

To The Hamilton City Council:

Please be advised that our company Jammy Powell Plumbing

Has completed a pressure test on the plumbing system in the building at the above address. We certify that the system was tested to 1500kpa for a period of 30 minutes. This test was conducted in accordance with manufacturer recommendations and complies with the pressure testing provisions of the New Zealand Building Code and Approved Solution G12 AS1 and AS/NZS3500.1.2 as appropriate.

We advise that we have current public liability insurance to the value of at least \$500,000 and have approved quality control measures for recording purposes in place.

We understand that the Hamilton City Council will conduct random audits of our work where a producer statement has been used. If a workmanship or technical fault is detected from these audits then we undertake to carry out all appropriate remedial work as agreed is necessary by both parties in the particular circumstances.

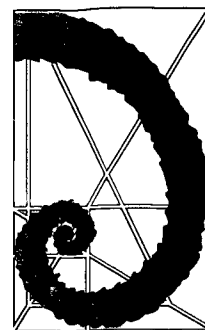
Issued By Jammy Powell

Address 35 A HOBSON ST

Contact Phone Number 027 260 2008

Signature [Signature]

Date 24/10/2002 Registration Number 13581



JOYCE
GROUP LTD

Lethborg Homes
1050 Te Rapa Road
HAMILTON
Atten: Rex

07 October 2003

RE: 81a Mc Farlane Street, Consent No 1442/2000

Dear Rex,

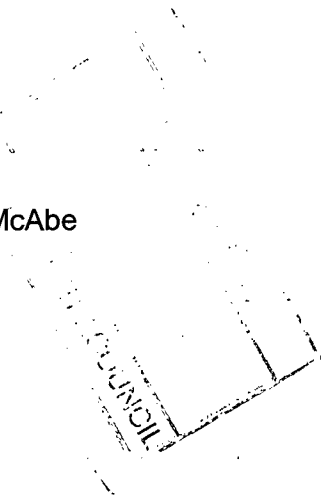
As requested this letter is to confirm that an inspection was carried out in relation to the above building consent 1442/2000 on Monday 31 March 2003. With the use of a Protimeter Moisture Meter no moisture was indicated in and around the exterior doors and windows.

The questions raised at the time of the fixing of the deck to the dwelling and it is my understanding that has been accepted by the Hamilton City Council.

Please contact the writer if you require further information.

Arthur Coffey
JOYCE GROUP LIMITED

Copy to Hamilton City Council Atten: Andrew McAbe



**PROJECT
MANAGERS**

ARCHITECTS

ENGINEERS

**BUILDING
CONSULTANTS**

REGISTERED IQP'S

3rd Floor, Federated
Farmers Building
169 London Street
HAMILTON

PO Box 74
HAMILTON

PH:64-7-839- 3940

FAX:64-7-838-3316

email:
joyce.hn@xtra.co.nz

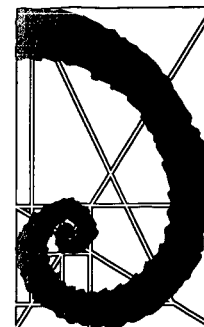
OFFICES:

AUCKLAND

HAMILTON
WELLINGTON

PALMERSTON NORTH

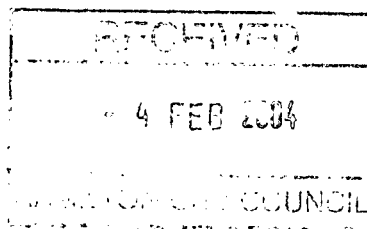
CHRISTCHURCH



JOYCE
GROUP LTD

3 February 2004

Lethborg Homes
PO Box 17014
HAMILTON
Attn: Rex



Dear Rex

Re: General Inspection, 81a McFarlane Street, Hamilton

- 1.00 As requested a further inspection has been carried out to the above dwelling, the first being 28 March 2003, the second 2 February 2004.
- 1.01 Outstanding items were to correct the balustrade fixing wall to balustrade.
- 1.02 The two storey property viewed is of standard timber framed construction clad in brick veneer to the lower storey with Harditex with texture coating aluminium joinery with a metal roof.
- 1.03 The cladding system overlaps the brick work giving from a visual inspection an adequate drip line.
- 1.04 Aluminium head flashings can be observed with adequate overhangs to the edge of the windows.
- 1.05 It was noted there were no obvious movement cracks of sheet joins or texture coating system around the building.
- 1.06 Repairs and alterations have been carried out to give a separation between the vertical balustrade and wall lining.
- 1.07 Regular maintenance is required to meet the stated durability in the New Zealand Building Code. Maintenance also has an effect on system performance, therefore it must be shown that regular maintenance has been carried out for product warranties to be upheld.
Maintenance Definition
 - A regular check every 12 months to confirm there is no deterioration of any component.
 - Wash down of the painted surfaces every 12 months.
 - Recoating of painted surfaces every 7-12 years.
- 1.08 On the previous inspection with the use of a Protimeter Survey Master (moisture meter) in audio mode no moisture was indicated in and around doors and windows where tested.

It is the writer's opinion and from on site visual inspections with the repairs carried out and the Hamilton City Council has inspected and approved all other inspections it would be reasonable grounds for a Code of Compliance to be issued.

c.c. Andrew McCabe, H.C.C.

Arthur Coffey MZICW, RMBOINZ
JOYCE GROUP LIMITED

PROJECT MANAGERS
ARCHITECTS
ENGINEERS
BUILDING CONSULTANTS
REGISTERED IQP'S

3RD FLOOR, FEDERATED
FARMERS BUILDING
169 LONDON STREET
P.O. BOX 74 HAMILTON
NEW ZEALAND
TEL. 0064-7-839 3940
FAX. 0064-7-838 3316
EMAIL: joyce.hn@xtra.co.nz

OFFICES: AUCKLAND
HAMILTON, WELLINGTON
PALMERSTON NORTH
CHRISTCHURCH



PROPERTY ADDRESS: 83 A Macfarlane Street

LOT: _____ DP/S: _____

CONSENT NO: 1442/2000

- ☐ Approved Building Consent documents on site
- ☒ Check street number on letter box
- ☒ Ensure plumbers and drainlayers name are recorded
- ☒ As-laid drainage plan on request
- ☒ Pressure test Producer Statement if required
- ☒ Relevant inspections have been called for
- ☒ If cross lease/subdivision ensure all drainage requirements have been met
- ☒ Trade waste application approved if applicable
- ☒ Gully dishes correct height
- ☒ Ensure overflow gully minimum 150mm below lowest fixture
- ☒ Waste pipes sealed at point of entry into rear of gully dishes as per G13
- ☒ Terminal vent position, flashings, cowls fitted
- ☒ Downpipes clipped and connected to stormwater drainage
- ☒ If timber floor check wastepipe clipping complies
- ☒ No-flow drainage is through sump
- ☒ Site drainage
- ☒ Stormwater to correct outfall
- ☒ Valves, fixings of external cylinder

- ☒ Drain and expansion valve drains have been installed and conveyed to the exterior
- ☒ All wastes are vented if greater than 3.5m and have acceptable falls
- ☒ General workmanship of all flashings and roof penetrations
- ☒ Back flow prevention devices where required
- ☒ Septic tank installation, has been installed as per engineers report

INTERIOR

- ☒ Water hammer
- ☒ Toilet cisterns screwed to wall securely
- ☒ Hot water cylinder for correct type and position of valves and seismic restraints provided
- ☒ Cylinder safe tray if required
- ☒ Cylinder drain/valve pipes
- ☒ Terminal vents continuous in ceiling space
- ☒ Position of vent valves
- ☒ Insulation of pipes in ceiling space
- ☒ Traps fitted and holding seals
- ☒ Venting required to waste or soil pipes is correctly installed
- ☒ Tub fixed in position
- ☒ Water temperature = 48°C Celsius

COMMENTS: PRESSURE TEST PRODUCER STATEMENT REQUIRED
FIX TUB TO WALL.



Further Inspection Required



Approved

Inspector

Date

12

**BUILDING CHECKLIST
PRELINE PLUMBING**

PROPERTY ADDRESS:..... 83a M^c Farlane St.....

LOT:..... 2..... DP/S:..... 8.11.27..... CONSENT NO:..... 1442/2000.....

- Approved Building Consent documents on site ☒
- Check conditions ☒
- Check street number on letter box ☒
- Request plumbers and drainlayers names ☒
- Approved type of pipe/identification ☒
- Support of pipework ☒
- Both services on pressure test ☒
- Or request pressure test producer statement ☒
- Position of hot water cylinder, sludge and relief drains ☒
- Fire hose reel pipework in copper only ☒
- Soil and waste pipework ☒
- Top plate connectors ☒
- Check pipes are protected from frost damage ☒

COMMENTS.....
.....
.....
.....
.....
.....
.....

INSPECTOR:..... *DF*.....

DATE:..... 8/11/00.....

Building Consent No: 1442/2000

Section 35, Building Act 1991

Issued by Hamilton City Council



Te kaunihera o Kirikiriroa

Date: 17 July 2000
Applicant: BG Potter
Mailing Address: 81A Macfarlane Street
Hamilton

Private Bag 3010
Hamilton
New Zealand
Phone 07 838 6699
www.hcc.govt.nz

Application Lodged 3 July 2000

Project:

Application Description Three Bedroom Dwelling and Attached Garage

Intended Use: S H Detached Dwelling - People Live As A Family

Work Type: New Construction

Intended Life: >50 years

Value of Work: \$ 179,748.00

Property:

Address: 83A Macfarlane Street
Hamilton 2001

Property Reference: Lot 2 DP S81127
Vnz No 04120-046-00

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.

This building consent is issued subject to the conditions specified in Building Consent:

1442/2000

Signed for and on behalf of the Hamilton City Council:

Name:

Position: Authorised Officer
Building Control Unit

17, 7, 00

17 July, 2000

Private Bag 3010
Hamilton
New Zealand

R.S. Lethborg Ltd
P O Box 17014
HAMILTON
2001

Phone 07 838 6699
www.hcc.govt.nz

Dear Sir/Madam

Condition Number: 1442/2000
Project: Three Bedroom Dwelling and Attached Garage
Project Address: 83A Macfarlane Street
Hamilton 2001

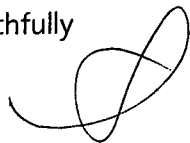
Thank you for the application for building consent. We are pleased to advise that this consent has been processed and is now ready for collection.

Your next steps are:

1. Please arrange for the payment and collection of the consent documents (If this has been pre-paid, then these will be sent to you). Please bring your invoice in with you when you pay. Your approved documentation must be kept on site for the building inspector to view.
2. Read carefully the Project Information Memorandum comments on page 2 of this letter. This information may be important to you during the construction process.
3. This Building Consent is issued subject to the conditions outlined on page 3. In particular please note the requirements for inspections. The phone number to arrange inspections is **838 6677** available from 8:00 am to 11:00 pm.
4. Your final step after the completion of the project, is to apply for the issue of a Code Compliance Certificate. Please fill out the "**Advise of Completion of Building Work**" form attached and we will contact you to arrange a suitable time. We have found that many people do not complete this last task with the result that legal difficulties can arise at the time of sale or with insurance companies.
It is also a legal requirement of the Building Act, therefore the keeping and processing of the Advise of Completion is very important to both yourself and Council.

Good luck with your building project and we look forward to our staff assisting you with this and any future building work.

Yours faithfully



Mr AC Arcus
Hamilton City Council
Private Bag 3010
HAMILTON
(07) 838 6681

PART A

Building Consent Ref: 1442/2000

Project Information Memorandum Comments**Planning**

Legal Description:

- Lot 2 DPS 81127

Zone:

Transitional PI Residential Medium

Proposed Plan Residential

Area:

- - n/a

Overlay:

- - n/a

Designation:

- - n/a

Underlying Zone:

- - n/a

Activity Type:

Comment Dispensation

Resource Consent:

Comment Approved

Applicant contacted:

- - n/a

Comments:

Comment Conditions of Consent 37/1/1796 apply on a continual basis.

Building

Please ensure boundary pegs and boundary lines are clearly defined to check siting of building.

All work to comply with the New Zealand Building Code.

Wind zone is rated as low.

The Earthquake Zone for your area is designated as B.

Private Plumbing & Drainage

All foulwater and stormwater drains to be laid in accordance with the New Zealand Building Code Documents E1 and/or G13 and/or AS/NZS 3500.

Please ensure compliance with G10 and H1 of the Building Code Hot Water Supplies.

Public Drainage

All services provided within the subdivision.

PART B

BUILDING CONSENT CONDITIONS

Building

- Please quote building consent number when requesting an inspection.
- A foundation/siting inspection required. Please provide 48 hours notice
- A bond beam inspection required. Please provide 24 hours notice.
- A pre-concrete floor inspection required. Please provide 24 hours notice.
- A pre-lining inspection required. Please provide 24 hours notice.
- Measurements from boundary to building, on site plan, are to be taken from the edge of the guttering system for internal gutters, and the fascia board for external guttering systems.
- Completion inspection required prior to issue of interim or final code compliance certificate. Please make application on the appropriate form, that is included in Building Consent.
- Ground levels to comply with NZS 3604 appendix E 0.1.
- Laundry door to be provided with a hold open device to serve as ventilation.
- 300 x 100 ganglam beam to span 3.65 max.

Private Plumbing & Drainage

- Inspection of foulwater drains required. Please provide 24 hours notice.
- Inspection of stormwater drains required. Please provide 24 hours notice.
- Preline inspection of Plumbing Installation required. Please provide 24 hours notice.
- Prefloor inspection of Plumbing and Soil Waste system required. Please provide 24 hours notice.

Important Notes:

1. If the work has not commenced within 6 months or if there is a lack of reasonable progress within 12 months then your building consent may lapse.
2. The Project Information Memorandum lapses if a building Consent for the work concerned has not been issued within 24 months after the date of the issue of the Project information Memorandum.
3. Please check with your local Network Utilities Operator as to where your services are located, i.e. Telecom, Wel Energy and the Gas Centre.

10 July, 2000

Private Bag 3010
Hamilton
New Zealand

R.S. Lethborg Ltd
P O Box 17014
HAMILTON
2001

Phone 07 838 6699
www.hcc.govt.nz

Dear Sir/Madam

Building Consent / Project Information Memorandum (PIM) Application Number 1442/2000, For The Proposed Construction Of A Three Bedroom Dwelling and Attached Garage, At 83A Macfarlane Street, Hamilton 2001.

Request For Further Information

In reference to the above application, further processing can only be carried out when the following information is supplied in duplicate or amended on the plans held at Council. If you have any problems or queries please contact the under signed.

PLEASE NOTE: If you do respond as requested within 1 month from the date of this notice your application will be cancelled and your application returned to you.

Building

Please provide engineers calculations and producer statement for beam in garage. ✓

Yours faithfully



Mr AC Arcus
Hamilton City Council
Private Bag 3010
HAMILTON
(07) 838 6681

YES NO

HEALTH

☐ ☒ contaminated site

ROADS AND TRAFFIC

WATER

☐ ☐ water connection
☐ ☐ water disconnection
☐ ☐ backflow device
☐ ☐ green sheet sent

Services provided

DRAINAGE

Services provided on site

☐ ☐ TV Required
☐ ☐ drainage contacted

Disconnections

☐ ☐ foulwater
☐ ☐ stormwater
☐ ☐ green sheet sent

Connections

☐ ☐ foulwater
☐ ☐ stormwater
☐ ☐ Green sheet sent

☐ ☐ K & C connection
☐ ☐ green sheet sent

PLUMBING

*20, 21**16, 17, 18, 19*

BUILDING

☐ ☒ soils checked
☐ ☐ account invoices sent to finance

*15/11 Please provide details of engers beam to garage**- Laundry door to be provided with hold open device to serve as ventilation*

w/hel Issue

*7/6**7/6**7/6**10/6**13/6*

PLANNING GUIDANCE UNIT
PROJECT INFORMATION MEMORANDUM (PIM)
(BUILDING ACT 1991)

PIM No	:		Map No	:	T23.
Site Address	:				
Applicant	:				
Proposal	:				

Zoning Zone	Transitional District Plan	Proposed District Plan
	RES.	RES. MED.
Area		
Overlay		
Designation		
Underlying Zoning		

Resource Consent	Required	Not required	Currently processed	being	Approved
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Applicant contacted	Yes	No	Not applicable
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Comments:

3711/1796 APPLIES CONTINUALLY

PER PLANNING GUIDANCE UNIT

WITHHELD	DATE	ISSUE	DATE
		RES. STEPH	03/07/00.

SEARCH

LT69

Reference:

Prior CT: 63B/909

Document No.: B499258.3

22 MAY 2000

REGISTER**COPY**

66A/21

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 27th day of August One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that LUCY FLORENCE SIMPSON as to a 9/10 share and JANE SIMPSON as to a 1/10 share are seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 492 square metres, more or less being LOT 2 DEPOSITED PLAN S 81127



for District Land Registrar

The within land has no frontage to a legal road.

B499258.4 Easement certificate affecting Lots on DPS 81127

B525390.1 Transfer to Barry Graham Potter - 4.2.1999 at 1.03

for RGL

NATURE	SERVIENT LAND	DOMINANT LAND
--------	---------------	---------------

B573158.2 Mortgage to ASB Bank Limited - 18.10.1999 at 3.49

for RGL

Right of way, sewage, gas, electricity, telephone, stormwater & water	1-A CT 66A/20	2
---	------------------	---

"	4-B & D CT 66A/23	2
---	----------------------	---

"	3-E CT 66A/22	2
---	------------------	---

"	2-F	3
---	-----	---

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created - 27.8.1998 at 3.20

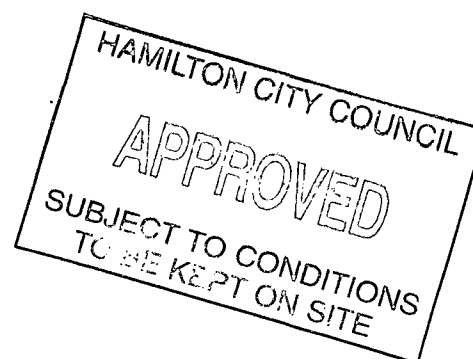
cm
For DLR

B508576.4 Easement Certificate affecting Lots on DPS82915

NATURE	SERVIENT LAND	DOMINANT LAND
Right of Way and Sewage	2 DPS81127 marked A DPS82915	2 CT 65D/253

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created
- produced 22.10.1998 at 12.27 and entered 4.11.1998 at 9.00

DLR
for DLR



66A/21

66A/21

Approvals

NECIS TIERED OWNER

Approved pursuant to section 223 of the Resource Management Act 1991, the Council has resolved to grant the proposed subdivision of the land shown on the plan.



The Council is advised that the proposed subdivision is in accordance with the provisions of the Resource Management Act 1991.

Planning Officer

PURPOSE	SERV. TENE. SHOWN	DOM. TENE.
RIGHT OF WAY	LOT 1 HERON	LOT 2, 3, 4 HERON
SEWAGE	LOT 1 HERON	LOT 2, 3, 4 HERON
ELECTRICITY	LOT 1 HERON	LOT 2, 3, 4 HERON
TELEPHONE	LOT 1 HERON	LOT 2, 3, 4 HERON
STORMWATER	LOT 1 HERON	LOT 2, 3, 4 HERON
WATER	LOT 1 HERON	LOT 2, 3, 4 HERON

NEW CT'S ALLOCATED

LOT 1	66A/20
LOT 2	66A/21
LOT 3	66A/22
LOT 4	66A/23

Lot Area 2514m²

Comprised in CT 6A/847 (PI) lease H193042.4, CT 620/234 (ALL)

I MURRAY PATRICK WALLACE OF HAMILTON
Registered Surveyor and holder of an approved practicing certificate for the purposes of the Resource Management Act 1991, do hereby certify that the above is a true and correct copy of the original plan and that the same has been duly examined and approved by me.

Dated at HAMILTON this 12th day of MARCH 1998

Field Book Reference Plans DP 37120, DP 60331, DP 929

Examined *Paul Kelly* Council

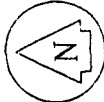
Approved as to Survey *M. Kelly*

27/5/98 Dep. Chief Surveyor

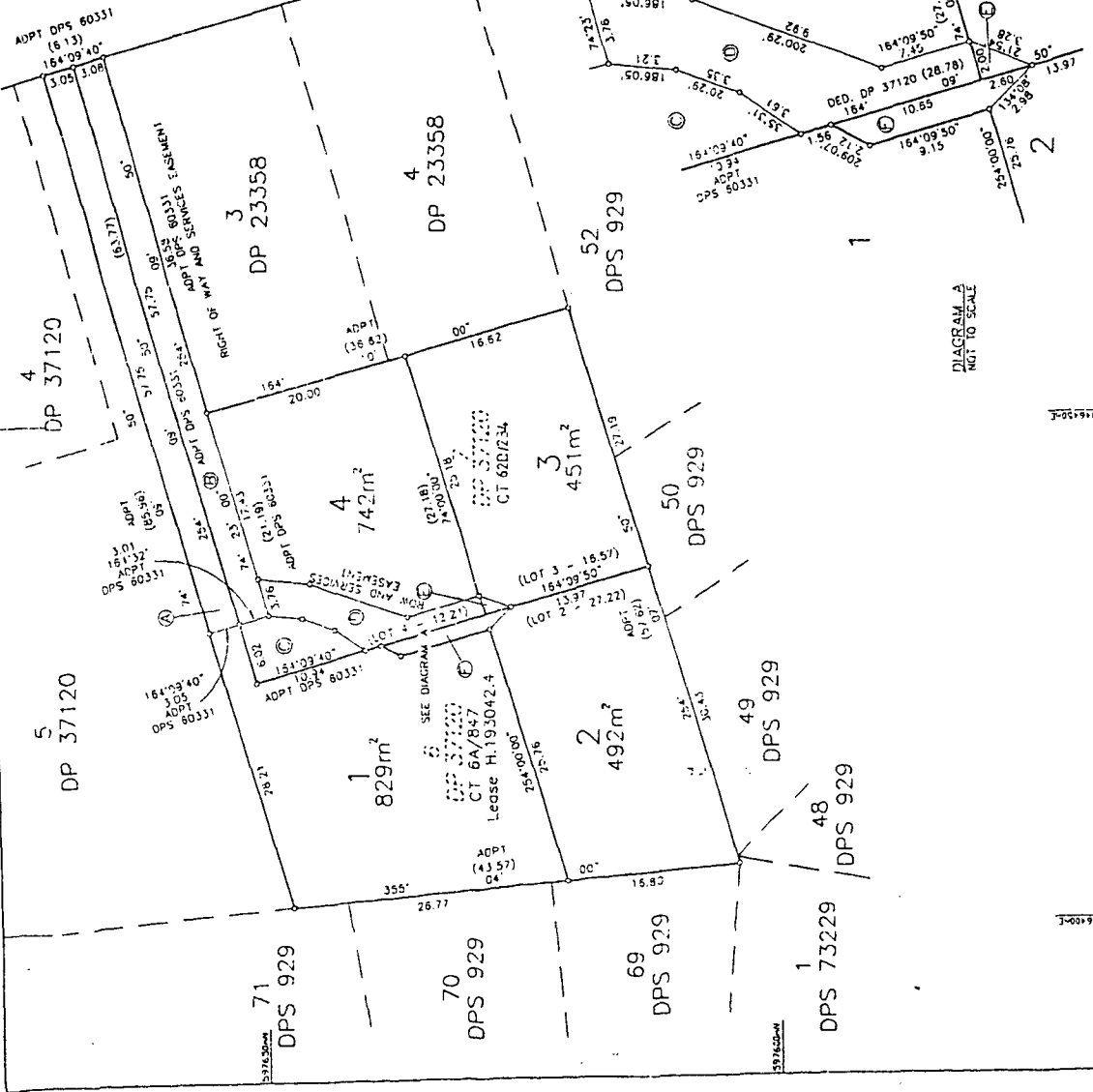
Deposited this 27th day of AUGUST 1998

for District Land Registrar

DPS 81127



MACFARLANE STREET
PUBLIC ROAD - CROWN GRANT - 20.12 WIDE



LOTS 1 - 4 BEING A SUBDIVISION
OF LOTS 6 AND 7 DP 37120

LAND DISTRICT SOUTH AUCKLAND
Survey Blk & Dist II HAMILTON
NZMS 261 Sheet

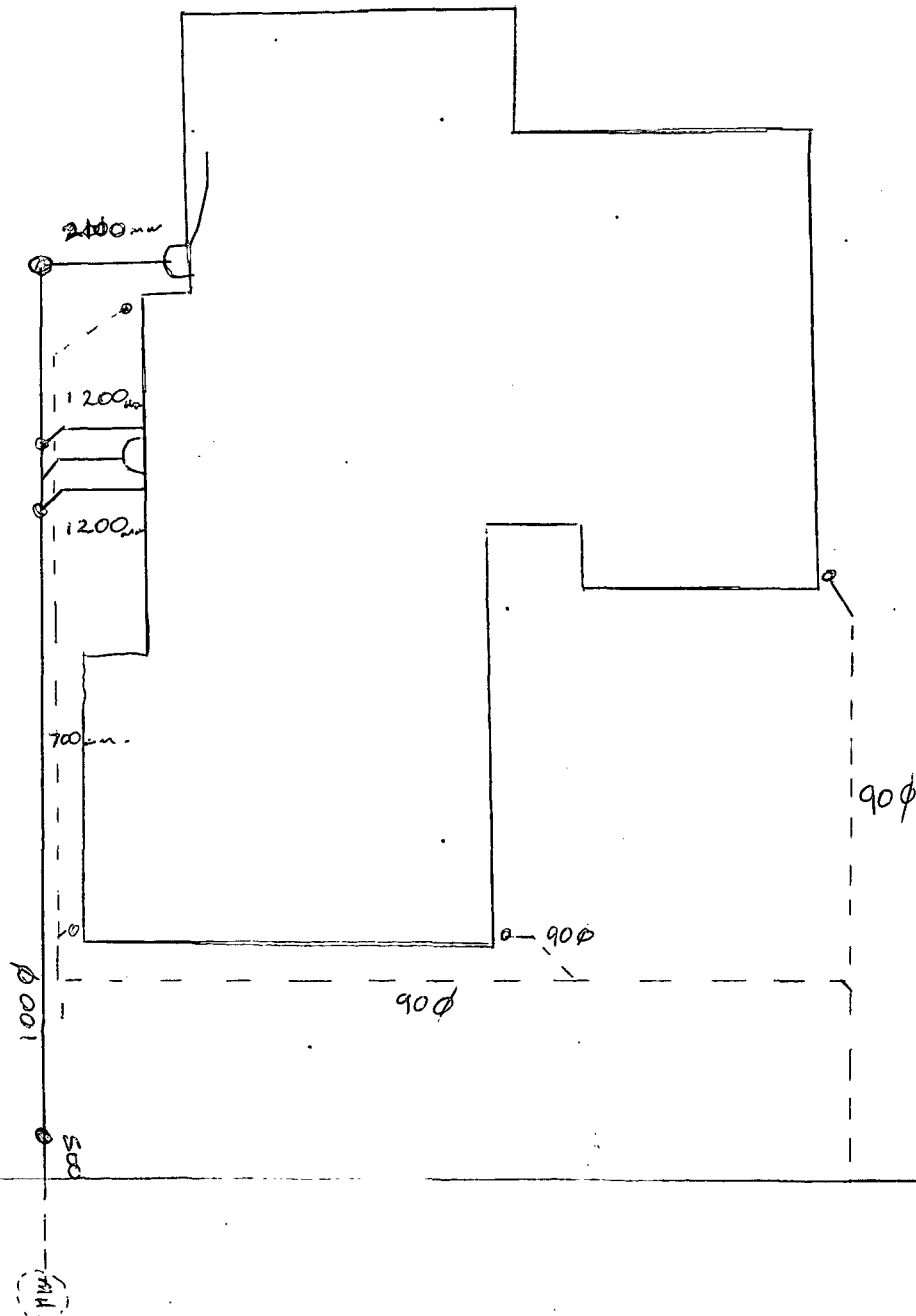
TERRITORIAL AUTHORITY Hamilton City Council
Surveyed by BLUE WALLACE SURVEYORS
Scale 1: 300 Date DEC 1997

Record map No
DPS 81127

HAMILTON CITY COUNCIL

As Laid Drainage Plan

Owner *B. G. Peller*
Street *834 MacFarlane St.* Lot *2* DP/S *81127*
Drainlayer *PHILLIP THORPE* Number *13723*
Consent Number *1442/2000* Date Of Inspection *18.12.00*
Inspector *[Signature]*



Site Plan

Yes N/A

Office Use

5. Show the total lot boundaries. If this is a large site, cross-lease or a unit title, use a locality plan to indicate the position within the site. Show the location of **all** existing and proposed buildings including accessory buildings and garages to an appropriate metric scale 1:200 or 1:100 etc and include a north point.



6. All measurements from the boundaries to “nearest parts” of proposed and existing buildings (where applicable) e.g. measurements from roof overhang (from the fascia board or edge of inbuilt guttering system).



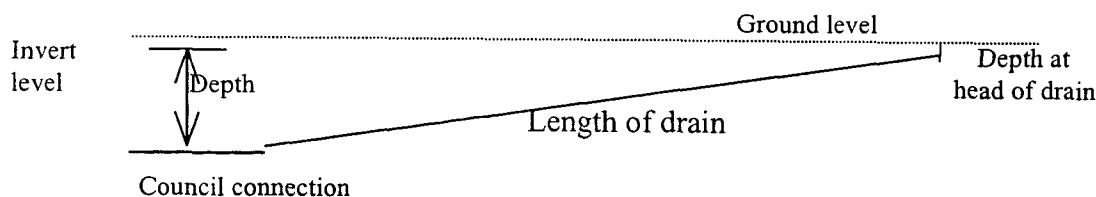
7. Layout of existing and proposed internal sanitary and stormwater drains. Please include location of each drains connection to public mains.



8. Invert levels of stormwater and sanitary sewers at connection point of private to public drains and distance from this connection point to the head of the drain. i.e. longitudinal drawing showing the level of the drain in relation to ground levels. This is to determine the gradient of the drain.



Example



9. Top of any bank shown and slope in relation to building. Distance from top of the bank to the building. Also height of bank. A soils report from a registered engineer may be required.



10. Position, along boundary and width of proposed vehicle crossing. Also position and width of existing vehicle crossing/s.



11. Car parking and vehicle circulation provisions (where required) drawn to scale. Mark street names on the plan, and indicate onsite manoeuvring.



Quality Assurance Checklist For Checking Application (Major Buildings)

(Commercial / Industrial / New dwellings)

Please place a tick in the appropriate box



RECEIVED

30 JUL 2003

PLAN REVIEW

Application Form

1. Please complete all sections:

- accurate valuations of works required
- correct legal description. (refer to your rates demand and/or certificate of title)
- owners name, address, telephone number, fax etc.
- contacts name address, telephone, fax (if not the owner.)
- project location (street address)
- declaration signed and dated

Yes

Office Use



Note: A deposit will be required when you make your application,

2. A copy of a Certificate of title (this is available at the Land Information New Zealand cnr Victoria & Rostrevor St's, or a Copy or the 224(c) certificate for the subdivision.



Plans

3. Two copies of each (for commercial and industrial a third copy included for consultants referral).

Note: If the value of the work exceeds \$100,000, or it involves a first/second floor addition, then an extra copy of the floor plans is required



4. Drawings of good quality, to an appropriate scale of 1:100 (detail 1:50) (site plan 1:200) with metric dimensions.



	Yes	N/A	Office Use
20. Location and type of wall cladding and roof sheathing, For composite systems such as "Insulclad" this should be designated on cross-section and referenced in specification.	☒	☐	☒
21. Construction details of terraces, steps, stairs (including internal/external) and barriers/balustrades.	☒	☐	☐
22. Thermal insulation details including type and R. Value.	☒	☐	☒

Foundation Bracing Calculations

23. Bracing calculations in an approved form such as "BRANZ" sheet and location of bracing elements shown on foundation plan.
Note For one/two room additions the location, type and value of the bracing element will be sufficient.

☐ ☒ ☐

Fire Wall and Fire Rating Requirements

24. If using Hamilton City Council Standard Design detail, then please sign the detail and include with application.
25. Approved fire rating system details included. e.g. Winstone Standard fire rating system. **If specifically designed by an engineer then refer to "Specific Design" section 33 and 34.**
26. For commercial and industrial (including retail outlets, offices, etc) a philosophy of design detailing fire safety features and means of egress is to be supplied, including all compliance schedule features together with maintenance and reporting procedures (e.g. fire alarms, detection systems, HVAC etc.)

☐ ☐ ☐

☐ ☐ ☐

☐ ☐ ☐

Floor Plan

12. A floor plan of each floor level, including complete floor layout and use of each area. Floor areas in square metres should be shown on plans. Floor area, overall floor areas and overall roof areas should be dimensioned to an appropriate scale, e.g. 1:10 or 1:50

☒
☐
☒

Elevations

13. An elevation of each external wall **showing relevant heights from eaves to finished ground level at each external corner and land contours, existing and proposed.**
Also, overall height of building (ground level to apex of roof).
14. Location of wall and roof bracing shown on elevations.
15. Opening window sashes shown on elevation.

☒
☐
☐
☒
☐
☒
☐
☐
☒

Foundation Plans

16. For timber floors; location of piles, pile type, sub floor bracing, foundation walls and internal piling system where applicable
For concrete floors refer to "Cross Section Details" below.
17. For engineers specifically designed timber floor systems, please refer to **"Specific Design"** sections 34 & 35

☐
☐
☒
☒
☒
☒

Cross Section Details

18. Scaled cross section drawings (1:50 or better) through the building to show foundation details, floor system, wall, ceiling and roof construction. Where roof construction is not clear a roof truss/framing plan is also required.
19. Where position of beams, support and connections are not clear then this should be shown on the floor plans with a scale of 1:50 or 1:20 detail of connections.

☒
☐
☒
☒
☐
☒

Specifications

Yes No Office use

32. The use of "Standard" type specifications is not recommended. The specification should be "Project Specific" i.e. appropriate to the building construction. This should be laid out in easily followed sections covering methods and materials that are not included in the building plans, e.g. pipe work materials. Don't forget that Standard Specifications are often lengthy when designed to cover a multitude of situations and

more paper means more cost to you.

☒ ☐ ☒

Specific Design

33. We have a "Peer Review" system in place and your engineer may utilise this facility. (Please check with your engineer) You may alternatively provide engineer's Producer Statement (Design), calculations, and letter of observation for checking by Council Engineers. (This would be at cost based on an hourly rate).

☒ ☐ ☒

34. Engineers drawings in line with the works covered by their design.

☐ ☐ ☐

Reviewer

..... Date 30/6

Road and Traffic Information

	Yes	No	Office use
35. Do you wish to construct a new crossing? Residential: minimum 3.0m, maximum 5.5m Commercial / Industrial: minimum 5.0m, maximum 7.5m	☐	☒	☐
36. Width of new crossing m Distance from left hand boundary - looking from the road m			
37. Have you shown the position and dimension of the new crossing on the site plan?	☐	☐	☐
38. Have you provided the crossing contractors name, phone number and evidence of Public Liability Insurance? Contractor: Address: Ph/Fax:	☐	☐	☐
39. Is there a footpath outside the site?	☐	☐	☒
40. Is the footpath damaged? Record the area damaged metres square	☐	☐	☒
41. Is this project on an arterial route?	☐	☒	☐

Please note:

- i. The owner is responsible for the damage to the footpath and verge resulting from building activities and the construction of the street crossing.
- ii. Crossing shall be constructed as per the standards in the Hamilton City Council Code of Practice for Urban Land Development.(A plan for construction details is available)
- iii. The Code Compliance Certificate will not be issued until both footpath and crossing are free of defects and complete.
- iv. 24 hours notice at the completion of excavation, but before the pavement construction, shall be given to the Inspectors (ph. 838 6677)
- iv. Contractor required to be on site at the time of first inspection.
- v. If footpath damage (6) is marked 'yes' then a council officer will inspect and confirm damage and area of damage before the commencement of construction.

Reviewer

Date.....

Consent No.....

Street Address.....

Water Information

Yes No Office Use

63. Do you require a temporary / permanent service disconnection
If, yes complete Demolition Work Application .

☐ ☒ ☐

64. Does the property

-Require a backflow prevention device/s

☐ ☒ ☐

-Comply with G12 and Water Protection

☐ ☒ ☐

Regulations i.e.

- swimming / spa pools

- auxiliary supply

- possible contamination

If a water connection is required, please complete the remaining section.

65. Has a water supply connection been provided on your site?
(Note: not required for new residential subdivisions but will be required for additional dwellings on a site or Commercial and Industrial projects that need a water connection.)

☒ ☐ ☐

66. Size of new connection required

-Dwelling standard 20mm

_____ mm

-Commercial/Industrial

_____ mm

-Fire main

_____ mm

-Enlargement

_____ mm

67. Position of water connection: Distance from the left hand/right hand
(delete one) boundary looking from the road

.....0.3...m

Project location.....83A MCFARLANE ST

Legal Description Lot 2.....DPS.....81127

Contact Person.....REX LETHBORG

Address.....PO BOX 17014

Phone no.....8471598.....Daytime phone no.....

Reviewer

OFFICE USE ONLY

.....Date

Consent no.....Receipt no.....Date Paid.....

Date issued.....

Drainage Information

	Yes	No	Office Use
57. Do you require a temporary / permanent service disconnection for stormwater or wastewater ...If, yes complete Demolition Work Application.....	☐	☒	☐
58. Is there any trade waste discharge (reviewer to notify trade waste officer)	☐	☒	☐
Please complete the rest of the page if you need a new service connection.			
59. Has a new wastewater connection been installed to service the new dwelling/development If not please state the size of the connection required.....mm	☒	☐	☐
60. Has a new stormwater connection been installed to service the new dwelling/development If not please state the size of the connection required.....mm	☒	☐	☐
Note: Calculations supporting the size requested may be required			
61. Have you provided a scaled site plan indicating the location of any new connections?.	☒	☐	☐
62. Are you building over or near a public waste water or stormwater drain? If yes, complete a TV survey request of the drain/s	☐	☒	☐

Project location..... 10 MCFARLANE ST

Legal Description Lot 2 DPS 81127

Contact Person..... REX LETHBORG

Address..... PO BOX 17014

Phone no..... 8491598 Daytime phone no..... 8

OFFICE USE ONLY

Reviewer

.....Date

Consent no..... Receipt no..... Date Paid.....

Date issued.....

Planning Guidance

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
www.hcc.govt.nz

16 June 2000

B Potter & J Cox
C/- Lethborg Homes
Attn: Rex Lethborg
PO Box 17-014
Hamilton

Dear Sir

RE: RESOURCE – LAND USE - CONSENT NO. 37/1/1796 (NON-NOTIFIED) – SINGLE RESIDENTIAL DWELLING WITH A HEIGHT IN RELATION TO THE SOUTHERN BOUNDARY ENCROACHMENT – 83A MACFARLANE STREET, HAMILTON

I wish to advise that consent for the aforementioned non-notified application was granted under delegated authority based on the information and plans submitted and subject to the following conditions of consent being completed to the satisfaction of Council:

*"That pursuant to the provisions of Sections 94 & 105(1)(b) of the Resource Management Act 1991 and both the Hamilton City Council Transitional and Proposed District Plans, Council **grants consent** to the application as a Discretionary – Dispensation - Activity (37/1/1796) submitted by Lethborg Homes for B Potter & JM Cox – To construct a multi-level residential dwelling with an attached double garage that does not meet the height in relation to the southern boundary under the Transitional District Plan Residential Medium Zone and to construct a multi-level detached residential dwelling that fails the height in relation to the southern boundary requirement under the Proposed District Plan Residential Zone situated on Lot 2 DPS 81127 at 83A Macfarlane Street, Hamilton, subject to the following conditions:*

- 1. That the development be in general accordance with the plans and information submitted with the application on 19 May 2000 as amended by the further information received on 14 June 2000.*
- 2. That the height of the floor level of the portion of deck within 5-metres of the boundary adjoining 36 Galway Avenue, is not to exceed 2.4 metres.*

REASONS FOR THE DECISION:

- a. Subject to the above conditions, the proposal complies with the relevant objectives and policies of both the Hamilton City Transitional and Proposed District Plans.*
- b. Both the Transitional and Proposed District Plans contain discretion to allow consideration of the failure to meet the development standards and rules, and to determine whether to grant or refuse consent. In this instance most of the development standards are satisfactorily met, apart from the height in relation to the southern boundary being the matter requiring dispensation that has been addressed and any potential effects are considered minor.*

- c. Pursuant to s.94 of the Resource Management Act 1991 the application has not been publicly notified as the adverse effects of the proposal will be minor. Written consents have been provided from persons considered potentially affected by the height in relation to the southern boundary encroachment of the dwelling, and the upper floor windows.
- d. Dispensation has been considered for the height in relation to the southern boundary encroachment by the dwelling.
- g. At this time, the Transitional District Plan clearly carries more weight. However the standard that is not met is the same under both District Plans, and neither is more restrictive than the other.
- h. The proposal will not compromise the developing surrounding residential amenities and can therefore be considered in keeping and in harmony with the character and amenity of the surrounding residential environment.
- i. The proposal meets all the tests under the Resource Management Act 1991. It does not compromise the integrity of both the Transitional and Proposed District Plans, and will not affect public confidence in the consistent administration of either District Plan.
- j. Given the aforementioned mitigating measures, it is considered any potentially adverse environmental effects from this proposal can only be deemed minor. Overall it is considered the proposal satisfactorily complies with the assessment criteria, is for the most part in general accordance with the applicable development standards, and will not result in any significant impact beyond the vicinity of the site."

ADVISORY NOTES:

- That compliance in all other respects with Council Bylaws, all applicable Acts, Regulations and Rules of Law are to be met.
- Assessing a proposal under both the Transitional and Proposed District Plans requires that the most restrictive plan be considered for each provision.
- Please note that fire rating would be required for any part of a building (including the garage) within 1 metre of the new property boundary for each site.
- Please note that yard measurements are to the nearest part of the building. If any part of the building (including eaves) extends into the 1.5 metre side and rear yard, please obtain the affected neighbours written consent to any closer siting or else amend your plans to ensure compliance with the District Plan requirements.

RIGHT OF OBJECTION &/OR APPEAL:

If you disagree with this decision or any of the conditions, you may lodge in writing within **15 working days** of receipt of this letter: a). An **objection** to Council, (if the application was not publicly notified, did not receive submissions, or all submissions were withdrawn) – pursuant to s.357(2) of the Resource Management Act 1991, or b). An **appeal** to the Environment Court.

COMPLIANCE MONITORING & THE ISSUING OF BUILDING CONSENTS:

This resource consent allows the land use to be carried out at the site specified in the consent, **provided the conditions of consent are met**. Under S.35 of the Resource Management Act, Council will monitor and enforce compliance with resource consents it has granted.

Pursuant to s.127 of the Resource Management Act 1991, consent conditions may be amended or cancelled on application to Council but **only** if there has been a change in circumstances making the conditions unnecessary or inappropriate. Initial cost \$125.00.

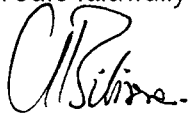
If you do not intend to object to any of the consent conditions, you may complete Declaration Form (PG3/1A), return it to Planning Guidance, and have the Planning aspect of your building consent approved prior to the 15-working day objection period expiring.

LAPSE OF CONSENT:

Pursuant to s.125 of the Resource Management Act 1991, this resource consent lapses on the expiry of two years after the date of this letter, unless the consent has been given effect to by the end of that period.

To give effect means the use must be established and the conditions complied with in accordance with the consent. Note - Council may extend this time period in cases where application is made within 3 months of the date of expiry. Please note that there must be compliance with *all* of the consent conditions once the land use has been established.

Yours faithfully



GULAB BILIMORIA
PLANNING GUIDANCE MANAGER

Please ask for:
Stephanie McNicholl (Miss) - Planner
Planning Guidance Unit
Municipal Offices
Garden Place, Hamilton
Phone 07 838 6724
Fax 07 838 6819

Association
Consulting
Engineers of
New Zealand

Institution
Professional
Engineers of
New Zealand

P.I.M. No.

Building Regulation Clause(s)

Our Ref: 200150

PRODUCER STATEMENT - DESIGN

ISSUED BY: **Lyall Bruce Green**

TO: **Hamilton City Council**

IN RESPECT OF: **Engineering Design of Potter & Cox House Beams**

AT: **83a McFarlane St Hamilton**

LOT: 2 DP:S 81127

Lyall Green Consultants Ltd. has been engaged by **Lethborg Homes** to provide **Structural Engineering Design** in respect of the requirements of Clause(s) B1/VM1, VM4 of the Building Regulations 1992 for



All



Part only as specified

.... of the building work. The design has been prepared in accordance with **verification methods** of the approved documents issued by the Building Industry Authority and the work is described on **Lyall Green Consultants Ltd** drawings numbered **200150 / S1** and the specification and other documents according to which the building is proposed to be constructed.

The following specific design elements have been considered: Timber beam over bed 2 & 3, lintel supporting these beams and steel beam over garage supporting the first floor

Structure Class **I**

Verification Level **1**

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

- (i) the site verification of the following design assumptions
- a) safe soil bearing pressure = 100kPa
 - b) deck not connected to lintels

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

* Unless specifically noted, compliance of the drawings to Non Specific codes such as NZS 3604 and NZS 4229 have not been checked by this practice.

* This certificate does not cover stability or suitability of the site.

Signed:



REGISTERED ENGINEER
P O Box 5254, Hamilton

Date: **10/07/2000**

ERB/AERB Reg. No. **7664**
Member of **ACENZ & IPENZ**

ref:ps200150

Lethborg Homes
 Potter/Cox House
 McFarlane St Hamilton.

200150
 LYALL GREEN CONSULTANTS LTD
 CONSULTING ENGINEERS
 109 ROSTREVOR STREET
 P.O. BOX 5254
 HAMILTON PH 839-6300

① Beams over Bed 2 & 3 & supporting Lintels
 Span = 3500

Loads
 (A) Roof DL = 0.5 kPa.
 Effective width = $\frac{3.0}{2} + 0.6 = 2.1m$
 = 1.1 kN/m
 = 1.0 kN/m
 Upper Wall
 1st Floor Beam Effect $0.6m \times 0.5 = 0.3$ u
 0.3 x 0.1 x 6 ON CF = 0.12 u
 2.6 u.
 (B) Roof Live 0.2 kPa x 2.1 = 0.6 u.
 1st floor Live 1.5 kPa x 0.6 = 0.9 u.
 1.5 u.

$$A = D + L = 4.1 \text{ kN/m}$$

$$U = 1.2C + 1.6Q = 5.5 \text{ kN/m}$$

$$M^* = 3.5 \text{ kN/m}$$

$$A = 2D + L = 6.7 \text{ kN/m}$$

$$M_{FB} = 0.8 \times 17.7 \times 0.6 \times 1.14 = 9.6 \text{ MPa.}$$

$$2 \times 7, 373 \text{ cm}^2$$

$$\text{Use } 2 \mid 250 \times 50 \quad Z = 933$$

$$\Delta_{20\%} = \frac{5 \times 6.7 \times 3.5^4}{384 \times 8 \times 113.8} = 0.014$$

$$= 9 \text{ mm} / 244 \text{ too High.}$$

$$2 \mid 300 \times 50 \Rightarrow \Delta = 0.014 \times \frac{113.8}{199.06} = 8.2 \text{ mm}$$

$$= 9 \text{ mm} / 425. \text{ OK.}$$

Use 2/300x50 beam to support upper floor over beds 2 & 3

② Lintel supporting beam ①

Span = 1800

$$A = 2D + L \Rightarrow P = 6.7 \times \frac{3.5}{2} = 11.7 \text{ kN}$$

$$U = 11.2G + 11.6Q \Rightarrow$$

$$N^0 = 9.6 \text{ kN @ } 0.5 \text{ m}$$

1 floor DL =

$$\frac{3.0}{2} \times 0.5 = 0.9 \text{ kN/m}$$

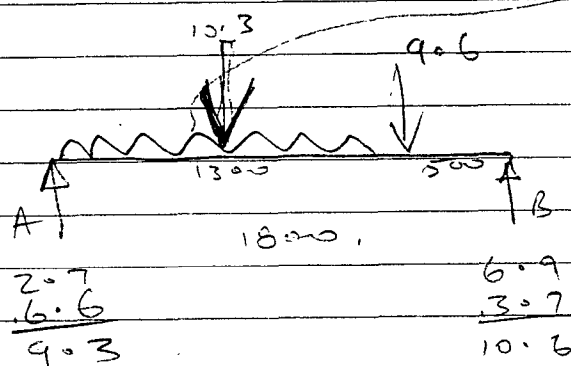
$$\text{Upper Roof} = 3.2 \times 0.5 = 1.6 \text{ kN/m}$$

Upper Wall

$$\text{Floor LL} = \frac{3.0}{2} \times 1.5 = 2.25$$

or

$$W_u = 11.2G + 11.6Q = 7.92 \text{ kN/m}$$



$$M_{max} @ \frac{9.3}{7.92} = 1.2 \text{ m from A}$$

$$= 9.3 \times 1.2 - \frac{7.92}{2} \times 1.2^2 = 5.5 \text{ kN-m}$$

$$W_{equiv} = 13.6 \text{ kN/m}$$

$$\text{Try } 2/250 \times 50$$

$$\Delta \approx \frac{5 \times 16.2 \times 1.84}{334 \times 8 \times 113.8} = 0.002$$

= 97/733 OK

Use 2/250 x 50 Lintel over external bed 2 & 3 windows supporting beam ①

③ Garage Beam - Support Bed ①
 Span = 5.9 m
 Effective width = 3.2 m.

Loads

Dead

Roof

0.5 kPa

Wall

0.3 "

Floor

0.5 "

$$\frac{1.3 \times 3.2}{1.3 \times 3.2} = 4.2 \text{ kN/m}$$

DL Beam

= 0.3

4.5 kN/m

Live

$$1.5 \times 3.2 = 4.8 \text{ kN/m}$$

$$A = D + L = 9.3 \text{ kN/m}$$

$$U = 1.2(1 + 1.6) = 13.1 \text{ kN/m}$$

$$M^* = 57.10 \text{ kNm}$$

T₁ 250UB51

$$\lambda_{sl} = \frac{5 \times 9.3 + 5.9 \times 4}{334 \times 2 + 4660} = 0.0165$$

$$= 57/357 \text{ OK}$$

Pre-camber DL = 8 mm

Support Columns

$$N^* = 5.9/2 \times 13.1 = 39.3 \text{ kN}$$

From charts

$$\text{Stud height} = 2400$$

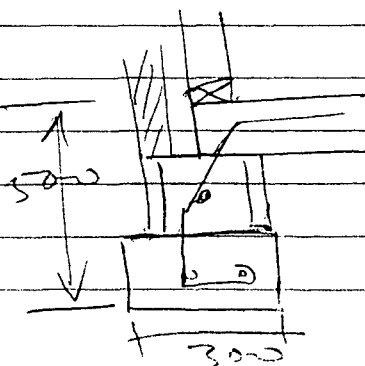
Use 75SHS4 Post, 2 M12 @ Dynamic

Check Foundations

$$q_{as} = \frac{40 \text{ kN}}{2 \times 0.5 \times 0.3} = 133 \text{ kPa}$$

$$q_s = 100 \text{ kPa}$$

$$q_{as} = 167 \text{ OK in direct bearing}$$



Mark T Mitchell Ltd

Consulting Geotechnical Engineer

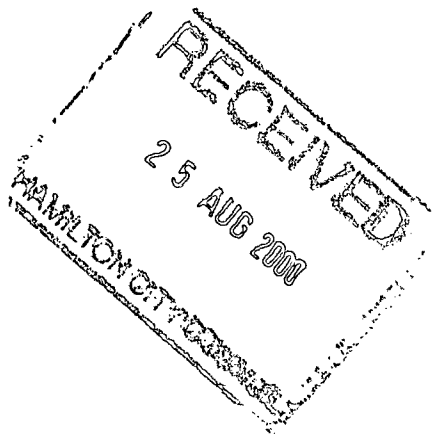
1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119
e-mail: geocon@voyager.co.nz

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23 AUG 2000

BUILDING

The Chief Building Inspector
Hamilton City Council
Private Bag
Hamilton



Ref: W - 5415/1
23 August, 2000

Dear Sirs,

Re: Residential Dwelling Under Construction
Owner: Potter/Cox Builder: Lethborg Homes
Location: No. 83 MacFarlane Street, Hamilton

We wish to advise that we were retained by the Owner/Builder of the above referenced project to carry out the inspection of foundation soils that underlie the proposed new dwelling.

We have made periodic visits to the site in order to assess that the foundation soils were being prepared in accordance with sound engineering practice. Records taken on the site at the time of our inspections and also by the contractor at other times are indicative of a satisfactory foundation having been constructed. These records and test results indicate that the sand pad is adequate to support the structural load from the building as designed.

A Plan, Drawing No. 5415-10 indicating the depth of excavation and subsequent pit sand backfill, is attached. Note that depths indicated on the plan are approximate excavation depths below the original ground level.

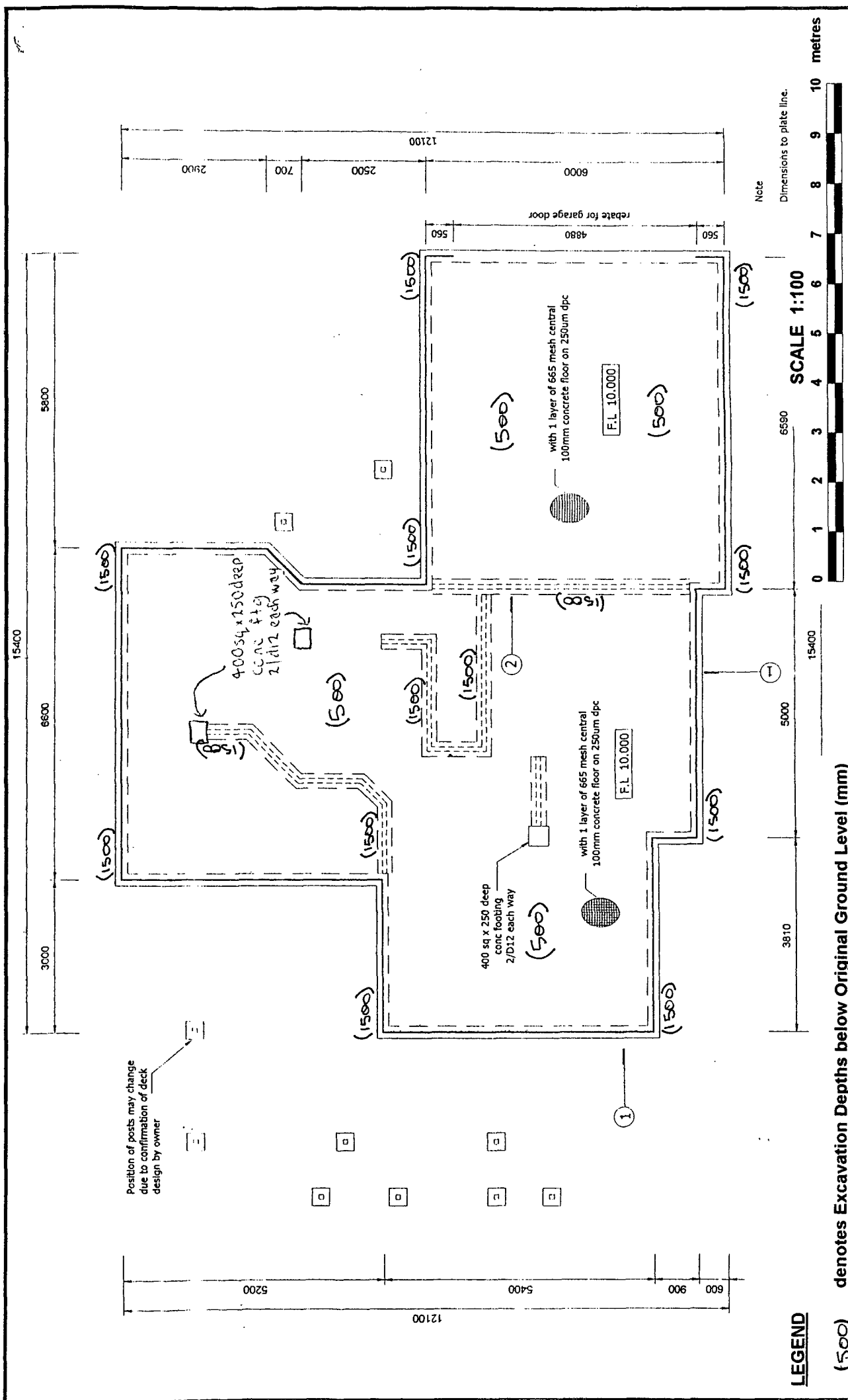
We understand that the inspection of the perimeter footing steel, bond beam steel and concrete slab reinforcement will be carried out by the Area Building Inspector.

Yours faithfully

Mark T Mitchell Ltd

Consulting Geotechnical Engineer

c.c. Lethborg Homes
 PO Box 17014
 Hamilton



Mark T Mitchell Ltd Consulting Geotechnical Engineer 1202 Victoria Street, PO Box 9123, Hamilton	LETHBORG HOMES Proposed New Residential Dwelling @ No. 83 MacFarlane Street, Hamilton	SITE PLAN DRAWING No. 5415-10 DATE August 2000 ISSUE One
--	---	---

Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

box 1

Name BARRY POTTER & JENNY COX

Street and Number 81 MCFARLANE STREET

Lot and DP Number LOT 2 DPS 81127

City/Town/District HAMILTON

Location of Storey: single/upper of two/lower of two Floor load: 2kPa/3kPa

Building height to apex 7.0 m Roof weight light/heavy

Roof height above eaves 2.0 m Cladding weights: light/medium/heavy

Stud height 2.4 m Subfloor light/medium/heavy

Average roof pitch 25 Lower Storey light/medium/heavy

Upper Storey light/medium/heavy

Room in Roof Space Yes / No

Building length BL = 15.4 m Gross Building

Building width BW = 11.8 m Plan Area, GPA = 12.4 m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region: 0 Terrain: Inland Exposure: 0 Topography: 0

R1 0 Inland 0 Sheltered 0 Gentle 0

R2 1 Coastal 1 Exposed 1 Moderate 1

Extreme 3

Total points 0

Wind Zone: Low (0) Very high (3)

Medium (1) Specific Design (4)

High (2)

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BUs required Wind

box 4

From Table W1A/W1B

W along = 71 BUs/m

W across = 67 BUs/m

Total wind load,

W ALONG:

W along x BW = 850 BUs

W ACROSS

W across x BL = 1032 BUs

BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 10.4 BUs/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 1290 BUs

Wall Bracing Calculation Sheet B**Along**

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
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 W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A	100	A1	BR5	1.2				
		A2	BR4	0.6				
B	70	B1	BR4	0.9			85	102
		B2	CB2	2.4			95	57
C	154	C1, C2	GIB1	1.8			85	76.5
		C3	GIB2	1.8			60	144
D	70	C4	BR4	0.9			50	90
		D1, D2	GIB2	1.8			60	108
E	154	D3	BR4	0.9			85	76.5
		E1, E2	BR4	0.9			60	108
		E3	GIB1	3.0			85	76.5
Totals Achieved					W			E
Totals Required					W	850	E	1290
Wreq/Ereq =					* 0.7			

*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

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
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 W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M	100	M1	BR5	1.2			85	102
N	118	N1	GIB1	2.4			50	120
		N2, N3	GIB2	1.8			60	108
		N4	BR4	0.9			85	76.5
O	70	O1	GIB2	2.4			60	144
		O2, O3	GIB2	1.8			60	108
P	118	P1	GIB2	3.0			70	210
		P2	GIB1	1.8			50	90
		P3	BR4	0.9			85	76.5
Q	100	Q1, Q2	BR4	0.6			95	57
Totals Achieved					W		E	1365
From Sheet A Totals Required					W	1032	E	1290
Wreq/Ereq =					* 0.8			

Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

box 1

Name BARRY POTTER & JENNY COX

Street and Number 81 MCFARLANE STREET

Lot and DP Number LOT, DPS 81127

City/Town/District HAMILTON

Location of Storey: ☒ single/upper of two ☒ lower of two Floor load: 2kPa/3kPa

Building height to apex 7.0 m Roof weight light/heavy

Roof height above eaves 2.0 m Cladding weights: Subfloor light/medium/heavy

Stud height 2.4 m Lower Storey light/medium/heavy

Average roof pitch 25° Upper Storey light/medium/heavy

Room in Roof Space ☒ Yes / No

Building length BL = 15.1 m Gross Building

Building width BW = 9.8 m Plan Area GPA = 100 m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region: R1 0 ☒ Inland 0 ☒ Exposure: Sheltered 0 ☒ Topography: Gentle 0 ☒

R2 1 ☒ Coastal 1 ☒ Exposure: Exposed 1 ☒ Topography: Moderate 1 ☒

Extreme 3 ☒

Total points 0

Wind Zone: ☒ Low (0) ☐ Very high (3)

☐ Medium (1) ☐ Specific Design (4)

☐ High (2)

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A ☐ B ☒ C ☐

BUs required Wind

box 4

From Table W1A/W1B

W along = 33 BUs/m

W across = 28 BUs/m

Total wind load,

W ALONG:

W along x BW = 324 BUs

W ACROSS

W across x BL = 423 BUs

BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 5.0 BUs/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 500 BUs

Wall Bracing Calculation Sheet B**Along**

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
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 W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A	100	A1, A2	HT6	0.9	/		80	72 x2
B	151	B1	G1B2	2.4			50	120
		B2	HT9	0.6			98	58.8
C	70	C1	G1B2	2.4			60	144
D	151	D1, D2	HT7	1.2			90	108 x2
E								

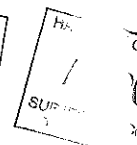
Totals Achieved		W		E	682
From Sheet A	Totals Required	W	323	E	500
Wreq/Ereq =		* 0.6			

*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

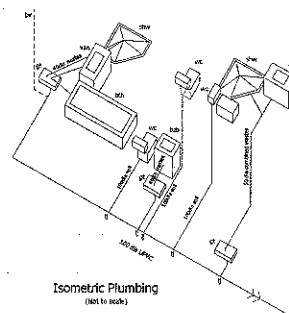
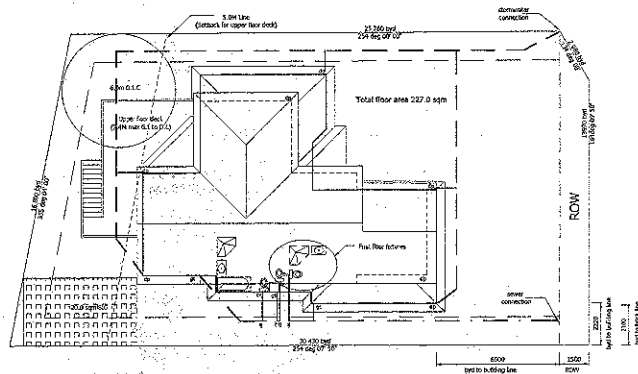
Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
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 W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M	100	M1	HT8	2.4	/		100	240
N	100	N1	HT9	0.6			98	59
O	100	O1	G1B2	1.8			60	108
		O2	G1B2	2.4			60	144
P	70	P1	G1B2	1.8			60	108
Q	100	Q1	HT7	1.2			90	108

Totals Achieved		W		E	767
From Sheet A	Totals Required	W	417	E	500
Wreq/Ereq =		* 0.8			



Lot 2
Dps 81127
Nett Lot area 492.0 sqm
reduced to 475.0 sqm
due to ROW
Site Coverage 37%



STREET :MACFARLANE STREET
ST NO :83A
LOT :2
DP :S.81127
CONSENT :1442/2000
DETAILS :SITE PLAN
1/10



Showhome/Office
1050 Te Rapa Road
Hamilton
Phone 07 849 1598

Proposed new home for Barry Potter and Jenny Cox
at 83a McFarlane Street, Hamilton

SITE PLAN
Scale: 1:200

Date: 22/06/00
Job no:

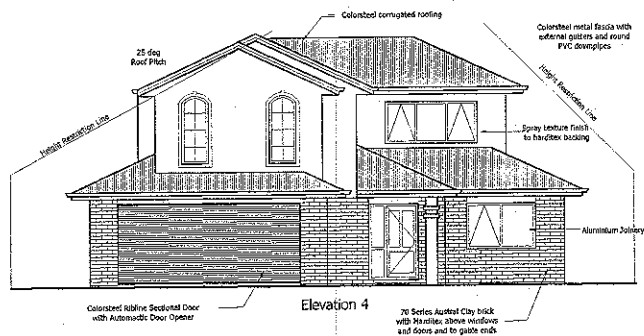
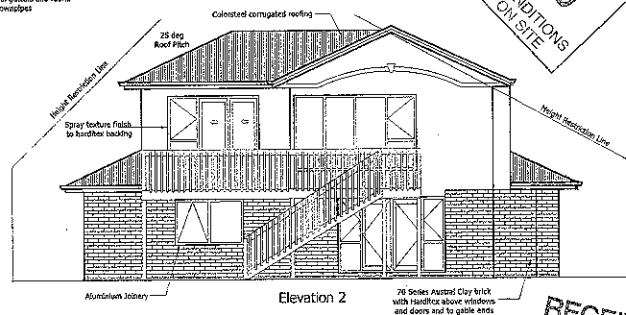
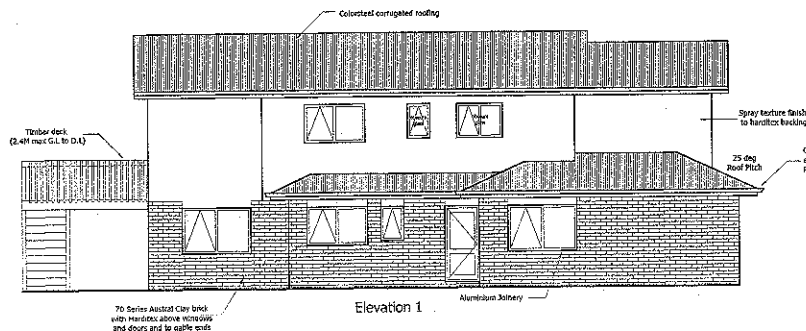
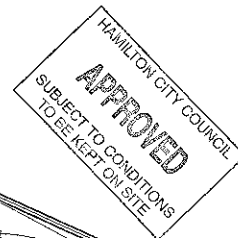
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ALL DRAINAGE TO TERRITORY REQUIREMENTS

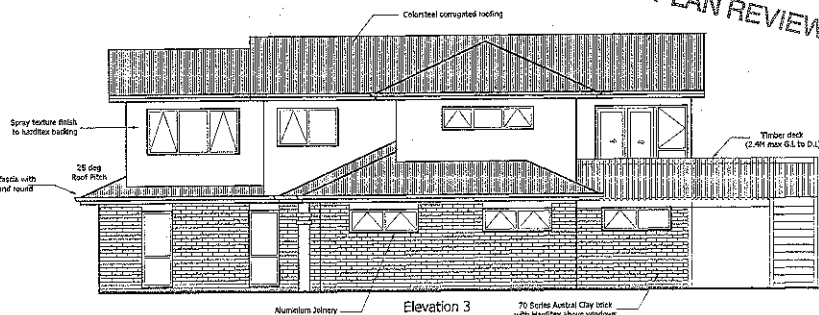
2
OF 8

STREET :MACFARLANE STREET
ST NO :83A
LOT :2
DP :S.81127
CONSENT :1442/2000
DETAILS :ELEVATIONS
4/10



Notes

- Restrictor stays to:
- bath
 - WC
 - kitchen (kitchen)
 - dining X2



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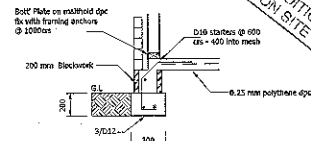
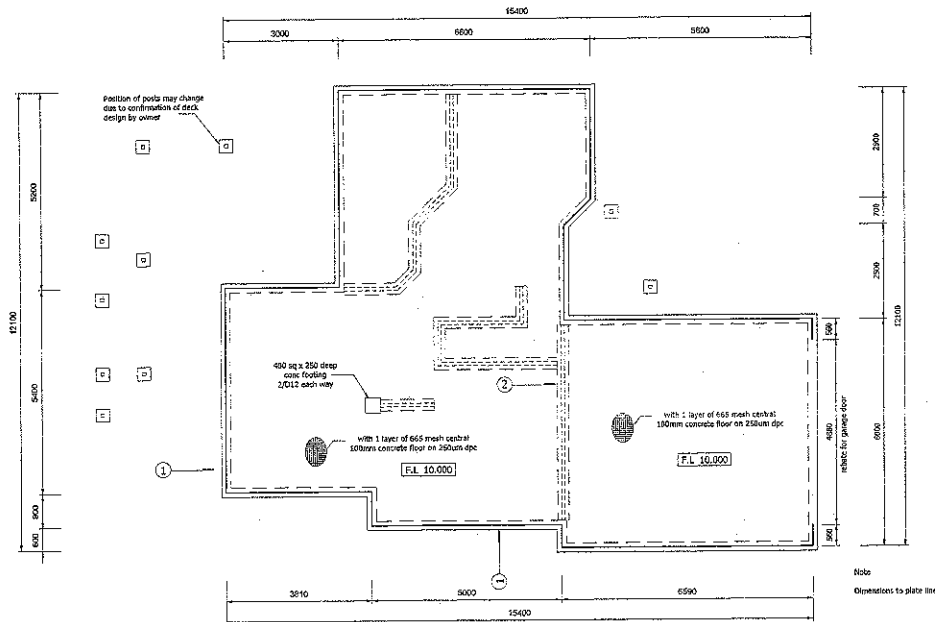
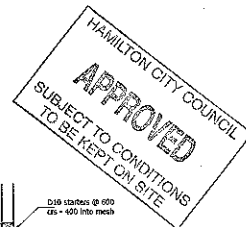
Proposed new home for Barry Potter and Jenny Cox
at 83a McFarlane Street, Hamilton

ELEVATIONS
Scale: 1:100

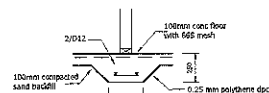
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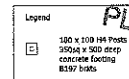
4
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① Section Thru Perimeter Footing



② Section Thru Load Bearing Wall



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ST NO : 83A
LOT : 2
DP : S.81127
CONSENT : 1442/2000
DETAILS : FOUNDATION PLAN
5/10



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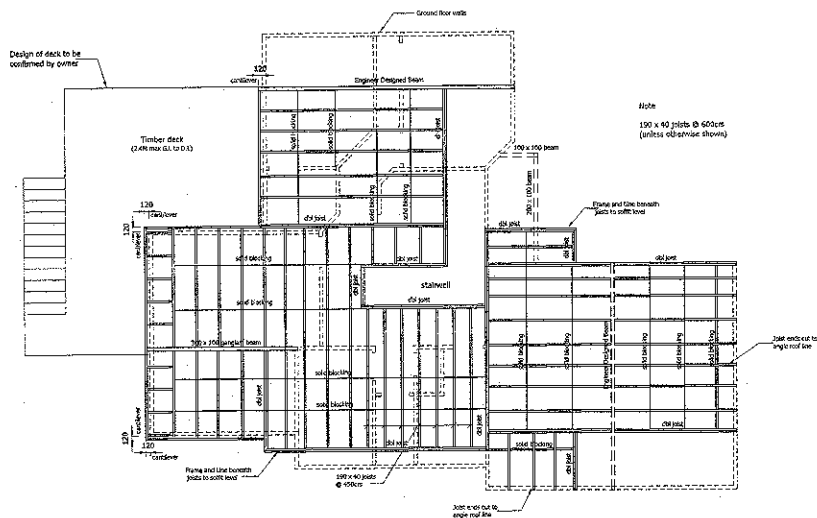
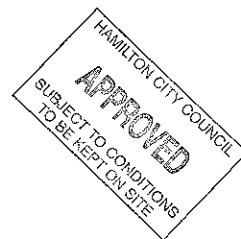
Proposed new home for Barry Potter and Jenny Cox
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FOUNDATION
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5
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STREET : MACFARLANE STREET
 ST NO : 83A
 LOT : 2
 DP : S.81127
 CONSENT : 1442/2000
 DETAILS : JOIST PLAN
 6/10



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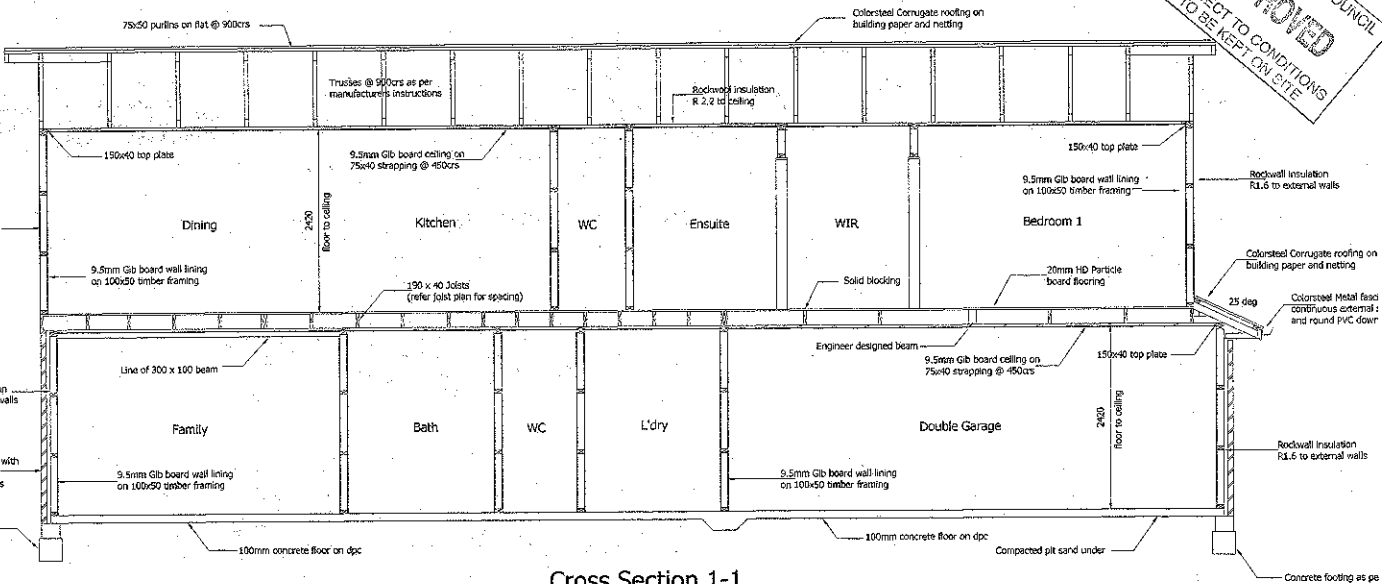
Proposed new home for Barry Potter and Jenny Cox
 at Lot 2 McFarlane Street, Hamilton

JOIST PLAN
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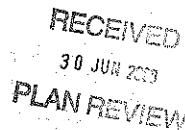
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6
 OF 8



STREET :MACFARLANE STREET
ST NO :83A
LOT :2
DP :S.81127
CONSENT :1442/2000
DETAILS :CROSS SECTION
7/10



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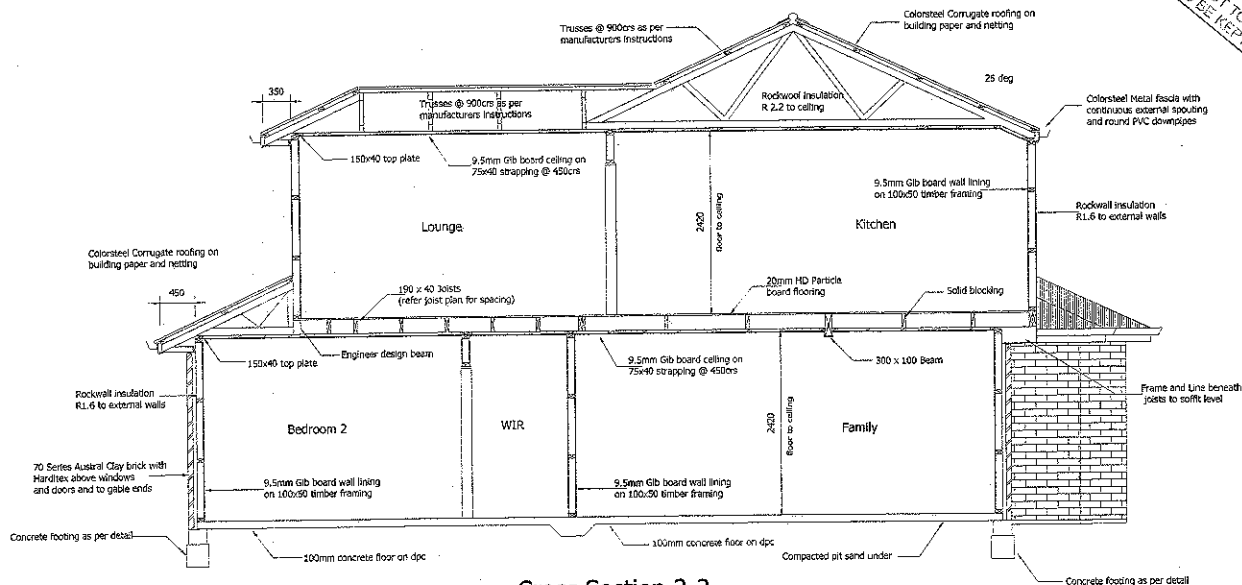
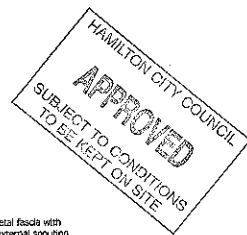
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at 83a McFarlane Street, Hamilton

CROSS SECTION
Scale: 1:50

Date: 22/06/00
Job no:

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Cross Section 2-2

STREET :MACFARLANE STREET
 ST NO :83A
 LOT :2
 DP :S.81127
 CONSENT :1442/2000
 DETAILS :CROSS SECTION
 S/10

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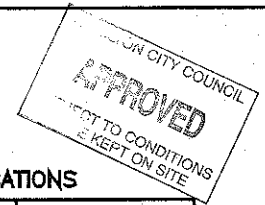
**Proposed new home for Barry Potter and Jenny Cox
 at 83a McFarlane Street, Hamilton**

CROSS SECTION
 Scale: 1:50

Date: 22/05/00
 Job no:

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**8
 OF 8**



SPECIFICATIONS

BEAM SIZE	250UB31
COLUMN SIZE	75SHS4

6mm END PLATE

FIXINGS AT
600 MAX CENTRES

8mm PRECAMBER TO BEAM

NOTES:

ALL BOLTS TO BE HOT DIP GALVANIZED.
ALL STEEL TO BE WIRE BRUSHED TO ST2
AND PRIME COATED.
ALL WELDS 6mm FILLET UNLESS SHOWN OTHERWISE.

REFER TO ARCHITECTURAL DRAWINGS
FOR ALL SETOUT DIMENSIONS.

STREET: MACFARLANE STREET
ST NO: 83A
LOT: 2
DP: S.81127
CONSENT: 1442/2000
DETAILS: STEEL LINTEL DETAILS
9/10

**LYALL GREEN
CONSULTANTS LTD**
BUILDING CONSULTANTS

109 Rostrevor St., P.O.Box 5254, PH(07)8396300
HAMILTON, N.Z. Fax(07)8394664

LETHBORG HOMES
NEW HOME FOR B. POTTER & J. COX, AT
83a McFARLANE STREET, HAMILTON

**STEEL LINTEL
DETAILS**

SCALE: (original sheet size A3)
1:25 1:5

CONTRACT:
200150

DRAWING:

DRAWN:
G.B.

DATE:
7/00

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S1

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HAMILTON CITY COUNCIL
APPROVED
 SUBJECT TO CONDITIONS
 TO BE KEPT ON SITE

SPECIFICATIONS

BEAM SIZE	250UB31
COLUMN SIZE	75SHS4

6mm END PLATE

FIXINGS AT
600 MAX CENTRES

8mm PRECAMBER TO BEAM

NOTES:

ALL BOLTS TO BE HOT DIP GALVANIZED.
 ALL STEEL TO BE WIRE BRUSHED TO ST2
 AND PRIME COATED.
 ALL WELDS 6mm FILLET UNLESS SHOWN OTHERWISE.

REFER TO ARCHITECTURAL DRAWINGS
 FOR ALL SETOUT DIMENSIONS.

STREET : MACFARLANE STREET
 ST NO : 33A
 LOT : 2
 DP : S.8.1127
 CONSENT : 1442/2000
 DETAILS : STEEL LINTEL DETAILS
 10/10

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LETHBORG HOMES
 NEW HOME FOR B. POTTER & J. COX, AT
 83a McFARLANE STREET, HAMILTON

**STEEL LINTEL
 DETAILS**

SCALE: (original sheet size A3)		CONTRACT:	DRAWING:
1:25	1:5	200150	S1
DRAWN: G.B.	DATE: 7/00	© Copyright Lyall Green Consultants Ltd	

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