

TechnologyOne ECM Document Summary

Printed On 22-Oct-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUBLIC	RC6596133 - Plan deposit notice - DPS 76411	576816	2	22-Oct-2025
PUBLIC	Dangerous goods licencing	576818	2	22-Oct-2025
PUBLIC	Drainage repair notice - Infiltration	21703459	1	22-Oct-2025
PUBLIC	No permit number - Dwelling - Plans	784076	1	10-Jun-2009
PUBLIC	BC	784074	1	10-Jun-2009
PUBLIC	RC6596133 - Subdivision decision and plan	737797	2	17-Jan-2018
PUBLIC	RC6596133 - Subdivision variation decision - unconditional and s223 approval and plan	628604	2	10-Jun-2010
PUBLIC	No permit number - Dwelling	576815	1	16-Mar-2010
PUBLIC	BC2891 - Drainage to sewer	576814	1	16-Mar-2010

6596133

65-26-015

I-23890

Copy to: 6552/365

Land Titles Services

Toitu te
Land whenua
Information
New Zealand



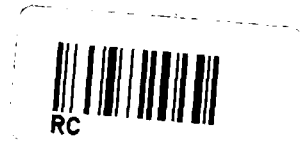
Westpac House
Cnr Victoria and Alma Streets
Private Bag 3049
DX GX10089
Hamilton
New Zealand
Tel 64-7-838-2959
Fax 64-7-834-1965

In reply, please quote S.76411

7 March 1997

District Executive Officer
Rotorua District Council
DX JP 30031
ROTORUA

Rotorua District Council	
RECEIVED	11 MAR 1997
REFERRED TO	Jane Thomson
COPY TO	
INSTRUCTIONS:	



Dear Sir

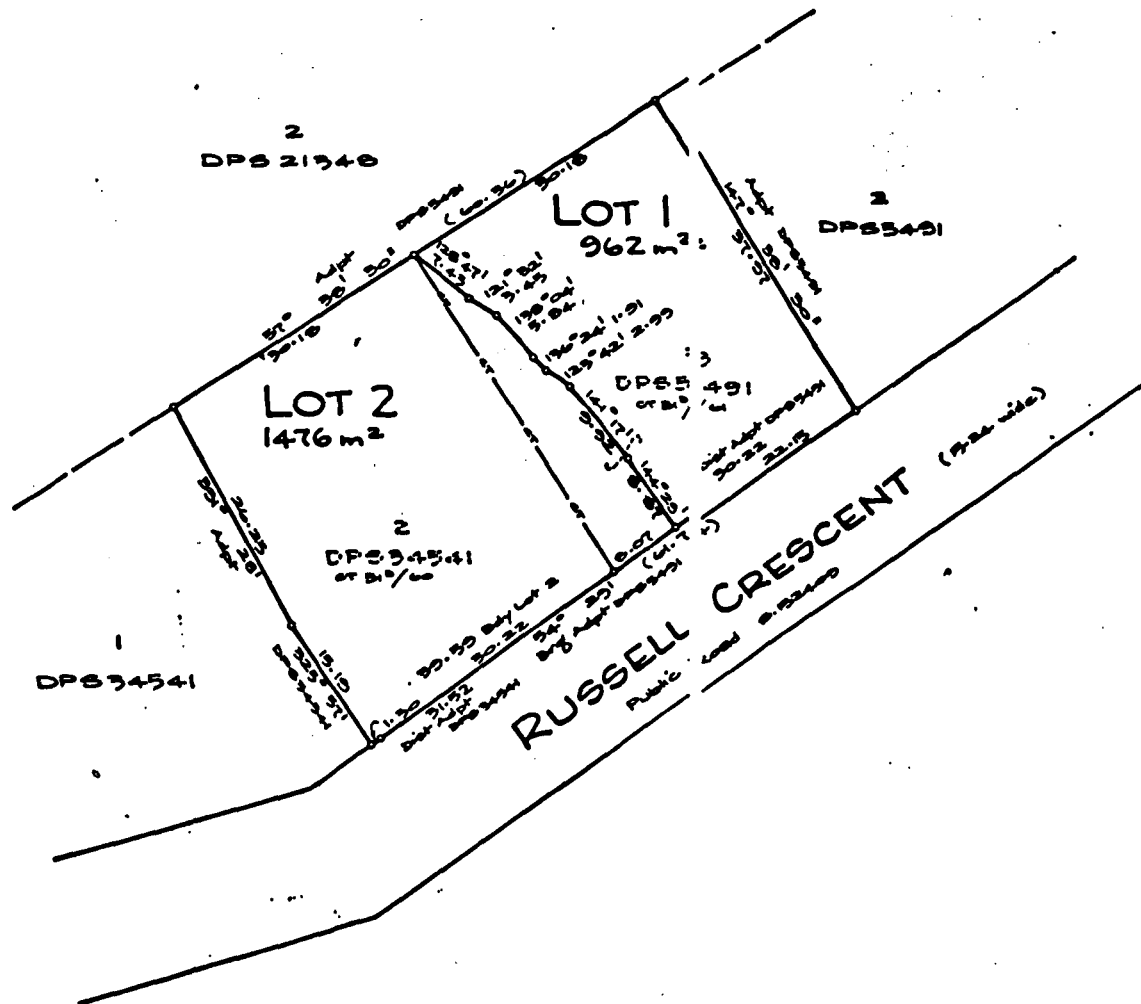
Plan Number S.76411 lodged on behalf of M D and G W Bell was deposited on 5 March 1997.

LAND - CT 31D/60, 31D/61

Lots 1 and 2 being a subdivision of Lot 3 DPS.5491 and Lot 2 DPS.34541

Yours faithfully

K Lockhart
for DISTRICT LAND REGISTRAR



Approved

 M.D. Bell

 G.W. Egan
 Registered Owners
 Approved pursuant to Section of the Resource Management 1991 on the 6th day of March 1996 (No conditions imposed)
 The Common Seal of the Rotorua District Council is affixed here in the presence of:

 Mayor

 District Manager

NEW CT ALLOCATED	
LOT	CT REFERENCE
1	
2	

Total Area 2438 m²
 Comprised in CT 34541 (A1) and CT 34541 (A2)
 I, P.M. Jeffrey Andrews
 Registered Surveyor and holder of an annual practicing certificate for may act as a registered surveyor pursuant to section 25 of the Survey 1980 hereby certify that this plan has been made from surveys made by me or under my direction, that both plan and survey are correct have been made in accordance with the Survey Regulations 1977 as regulations made in substitution thereof.
 Signed at Rotorua this 2nd day of December 1996

Field Book _____
 Reference Plan _____
 Examined _____
 Correct _____

Approved as to Survey

 Chief Surveyor
 Deposited this _____ day of _____ 19 _____
 District Land Registrar
 File
 Recorded
 Instructions

ID DISTRICT SOUTH AUCKLAND	LOTS 1 AND 2 BEING SUBDIVISION OF	TERRITORIAL AUTHORITY ROTORUA DISTRICT
voy Blk. & Dist. IV HOROHORO	LOT 3 DPB 5491 AND LOT 2 DPB 34541.	Surveyed by PHIPPS HAWLEY LTD
AS 261 Sheet 216 Record Map No. 44.04		Scale 1:400 Date NOV, 1996
(Rotorua)	W.A. ROBERTSON, DIRECTOR GENERAL SURVEYOR GEN	DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

655/244/1

I.A. 128 (Expl.)

FORM OF APPLICATION FOR LICENCE TO STORE DANGEROUS GOODS

(This form is to be filled in and returned to the Town Clerk/County Clerk.)

DIRECTIONS FOR COMPLETING FORM

Every applicant must fill in Section A. In addition Sections B or C or both as appropriate to the case must be filled in.

NOTE—See Classified List of Dangerous Goods and definition of "Protected Work" printed on the back of this form.

SECTION A—PARTICULARS OF APPLICANT

1. Name (in full): Annice Delia Russell
2. Occupation: A Age 70 a widow with no occupation!
3. Postal Address: 80 Box 152 Katorua
4. Situation of premises to be licensed—(a) Street and number: 30 Small bus
(b) Town or place: Katorua
5. Does applicant resell motor spirit or aviation spirit? No
6. (a) Are Dangerous Goods of Classes I or II used on the premises? Yes and
(b) For what purpose? Motor Mowers,
7. If storing fuel oil (gas oil, diesel oil, etc.), state for what purpose: Household Heating

SECTION B—PARTICULARS OF UNDERGROUND STORAGE

- 8.
- | Class of Goods | Number of Tanks in Use | Total Capacities of Tanks | Location of Tanks—e.g., Under Open Space, Building, etc. | Number of Pumps in Use | Situation of Pumps—e.g., at Kerbside, Inside Buildings, etc. |
|----------------------------|------------------------|---------------------------|--|------------------------|--|
| Class I (Petrol, etc.) | | | | | |
| Class II (Kerosine, etc.) | | | | | |
| Class III (Fuel oil, etc.) | <u>1</u> | <u>500</u> | <u>Under House</u> | <u>1</u> | <u>at Heater.</u> |
9. Brands of spirit or fuel stored: B.P.
10. (a) Are tanks and pumps owned by the oil companies concerned? No and
(b) Were they installed by oil company contractors? No

SECTION C—PARTICULARS OF ABOVE-GROUND STORAGE

- 11.
- | | Quantities of Goods Stored
(See Classified List on Back of This Form) | | | | | |
|---|--|--------------------------------------|---------------------------------------|--|--|---|
| | Class I
(Petrol, etc.)
Gal. | Class II
(Kerosine, etc.)
Gal. | Class III
(Fuel oil, etc.)
Gal. | Class IV
(Calcium Carbide, etc.)
lb. | Class V
(Sodium Chlorate, etc.)
Tons | Class VII
(Liquefied Petroleum Gas)
lb. |
| (a) Drums over 10 gallons capacity | | | | | | |
| (b) Tins and drums not over 10 gallons capacity | <u>4 gal</u> | | | | | |
| (c) Above-ground tanks | | | | | | |
| (d) Mobile and sledge type units | | | | | | |
| (e) Other containers (state type) | | | | | | |

12. Distance of above-ground storage place(s) from nearest building: Inside ft.

13. Materials of which storage place(s) for drums and tins constructed—(a) Walls (if any): Concrete

(b) Roof (if any): Concrete (c) Floor: Concrete

Date of Application: 20 - 3 - 74

Signature: A D Russell
PP E B Russell

PROTECTED WORK

"Protected Work" means: (a) Any dwelling house, place of worship, public building, university, college or school, hospital or public institution, court of justice, theatre, or other building in which persons are accustomed to assemble; (b) Any factory, workshop, office, store, warehouse, shop, or other building where persons are regularly employed for the purpose of any trade or business; (c) Any dock, wharf, public railway (not being a siding), timber yard and any part of a harbour, port, or river where it is customary for ships to berth, moor, or lie.

CLASSIFIED LIST OF DANGEROUS GOODS

"Dangerous Goods" comprise the under-mentioned substances and are divided into the following classes, viz—

- Class I: Aviation motor spirit, benzine, benzoline, distillate, gasoline, motor spirit, petroleum spirit, acetone, amyl acetate, benzene, benzol, butyl acetate, carbon bisulphide, cyclohexane, ethyl acetate, ethyl chloride, ethyl ether, methyl acetate, methyl acetone, methyl ethyl ketone, naphtha, nitro-cellulose (wetted with not less than 30 percent by weight of spirit), petroleum ether, propyl acetate, propyl alcohol (normal), toluene and toluol.
- Class II: Kerosene, kerosine (including dry-cleaning fluids such as Stoddart Solvent, cleaners' naphtha, etc.), methylated spirits, power kerosene, turpentine (mineral and pure), absolute alcohol, amyl alcohol, butyl alcohol, cellosolve, decahydro-naphthalene, diacetone alcohol, ethyl alcohol, ethyl lactate, isoamyl alcohol (primary), isobutyl alcohol, isopropyl alcohol, methyl alcohol, methyl cellosolve, petroleum oil, turpentine substitutes, xylol.
- Class III: Fuel oil (includes gas oil, diesel gas oil, bunker oil, etc.)
- Class IV: Calcium carbide, phosphorus (yellow or white).
- Class V: Calcium chlorate, nitrate of ammonia, potassium chlorate, sodium chlorate.
- Class VII: Liquefied petroleum gas.

FORM OF APPLICATION FOR LICENCE TO STORE DANGEROUS GOODS

(This form is to be filled in and returned to the Town Clerk/County Clerk.)

177144

DIRECTIONS FOR COMPLETING FORM

Every applicant must fill in Section A. In addition Sections B or C or both as appropriate to the case must be filled in.

NOTE—See Classified List of Dangerous Goods and definition of "Protected Work" printed on the back of this form.

SECTION A—PARTICULARS OF APPLICANT

1. Name (in full) MRS ANNIE DELIA RUSSELL
2. Occupation: _____
3. Postal Address: P O Box 152, ROTORUA
4. Situation of premises to be licensed—(a) Street and number: 30 Russell Lane
(b) Town or place: ROTORUA
5. Does applicant resell motor spirit or aviation spirit? No
6. (a) Are Dangerous Goods of Classes I or II used on the premises? Yes and
(b) For what purpose? LAWN MOWER
7. If storing fuel oil (gas oil, diesel oil, etc.), state for what purpose: CENTRAL HEATING

SECTION B—PARTICULARS OF UNDERGROUND STORAGE

- 8.
- | Class of Goods | Number of Tanks in Use | Total Capacities of Tanks | Location of Tanks—e.g., Under Open Space, Building, etc. | Number of Pumps in Use | Situation of Pumps—e.g., at Kerbside, Inside Buildings, etc. |
|----------------------------|------------------------|---------------------------|--|------------------------|--|
| Class I (Petrol, etc.) | | | | | |
| Class II (Kerosine, etc.) | | | | | |
| Class III (Fuel oil, etc.) | <u>1</u> | <u>475</u> | <u>Under Open Space</u> | <u>1</u> | <u>Small Wall pump</u> |
9. Brands of spirit or fuel stored: BP
10. (a) Are tanks and pumps owned by the oil companies concerned? NO and
(b) Were they installed by oil company contractors? Yes

SECTION C—PARTICULARS OF ABOVE-GROUND STORAGE

- 11.
- | | Quantities of Goods Stored
(See Classified List on Back of This Form) | | | | | |
|---|--|--------------------------------------|---------------------------------------|--|--|---|
| | Class I
(Petrol, etc.)
Gal. | Class II
(Kerosine, etc.)
Gal. | Class III
(Fuel oil, etc.)
Gal. | Class IV
(Calcium Carbide, etc.)
lb. | Class V
(Sodium Chlorate, etc.)
Tons | Class VII
(Liquefied Petroleum Gas)
lb. |
| (a) Drums over 10 gallons capacity | <u>/</u> | | | | | |
| (b) Tins and drums not over 10 gallons capacity | <u>2 gal</u> | | | | | |
| (c) Above-ground tanks | <u>/</u> | | | | | |
| (d) Mobile and sledge type units | <u>/</u> | | | | | |
| (e) Other containers (state type) | | | | | | |

12. Distance of above-ground storage place(s) from nearest building: Inside ft.
13. Materials of which storage place(s) for drums and tins constructed—(a) Walls (if any): Concrete
(b) Roof (if any): Concrete (c) Floor: Concrete

Date of Application: 9-3-73Signature: E B Russell
P O A D Russell

PROTECTED WORK

"Protected Work" means: (a) Any dwelling house, place of worship, public building, university, college or school, hospital or public institution, court of justice, theatre, or other building in which persons are accustomed to assemble; (b) Any factory, workshop, office, store, warehouse, shop, or other building where persons are regularly employed for the purpose of any trade or business; (c) Any dock, wharf, public railway (not being a siding), timber yard and any part of a harbour, port, or river where it is customary for ships to berth, moor, or lie.

CLASSIFIED LIST OF DANGEROUS GOODS

"Dangerous Goods" comprise the under-mentioned substances and are divided into the following classes, viz—

- Class I: Aviation motor spirit, benzine, benzoline, distillate, gasoline, motor spirit, petroleum spirit, acetone, amyl acetate, benzene, benzol, butyl acetate, carbon bisulphide, cyclohexane, ethyl acetate, ethyl chloride, ethyl ether, methyl acetate, methyl acetone, methyl ethyl ketone, naphtha, nitro-cellulose (wetted with not less than 30 percent by weight of spirit), petroleum ether, propyl acetate, propyl alcohol (normal), toluene and toluol.
- Class II: Kerosene, kerosine (including dry-cleaning fluids such as Stoddart Solvent, cleaners' naphtha, etc.), methylated spirits, power kerosene, turpentine (mineral and pure), absolute alcohol, amyl alcohol, butyl alcohol, cellosolve, decahydro-naphthalene, diacetone alcohol, ethyl alcohol, ethyl lactate, isoamyl alcohol (primary), isobutyl alcohol, isopropyl alcohol, methyl alcohol, methyl cellosolve, petroleum oil, turpentine substitutes, xylol.
- Class III: Fuel oil (includes gas oil, diesel gas oil, bunker oil, etc.)
- Class IV: Calcium carbide, phosphorus (yellow or white).
- Class V: Calcium chlorate, nitrate of ammonia, potassium chlorate, sodium chlorate.
- Class VII: Liquefied petroleum gas.

6557244/1

I.A. 128 (Expl.)

FORM OF APPLICATION FOR LICENCE TO STORE DANGEROUS GOODS

(This form is to be filled in and returned to the Town Clerk/County Clerk.)

177042

DIRECTIONS FOR COMPLETING FORM

Every applicant must fill in Section A. In addition Sections B or C or both as appropriate to the case must be filled in.

NOTE—See Classified List of Dangerous Goods and definition of "Protected Work" printed on the back of this form.

SECTION A—PARTICULARS OF APPLICANT

1. Name (in full): **A D RUSSELL**
2. Occupation: **RETD**
3. Postal Address: **PO Box 152**
4. Situation of premises to be licensed—(a) Street and number: **30 RUSSELL CRES**
(b) Town or place: **ROTORUA**
5. Does applicant resell motor spirit or aviation spirit? **NO**
6. (a) Are Dangerous Goods of Classes I or II used on the premises? **YES NO**
(b) For what purpose? **HEATING**
7. If storing fuel oil (gas oil, diesel oil, etc.), state for what purpose: **HEATING**

SECTION B—PARTICULARS OF UNDERGROUND STORAGE

- 8.
- | Class of Goods | Number of Tanks in Use | Total Capacities of Tanks | Location of Tanks—e.g., Under Open Space, Building, etc. | Number of Pumps in Use | Situation of Pumps—e.g., at Kerbside, Inside Buildings, etc. |
|----------------------------|------------------------|---------------------------|--|------------------------|--|
| Class I (Petrol, etc.) | | | | | |
| Class II (Kerosine, etc.) | | | | | |
| Class III (Fuel oil, etc.) | ONE | 460 | UNDER OPEN SPACE | ONE | INSIDE BUILDING |
9. Brands of spirit or fuel stored: **BP**
10. (a) Are tanks and pumps owned by the oil companies concerned? **NO**
(b) Were they installed by oil company contractors? **YES**

SECTION C—PARTICULARS OF ABOVE-GROUND STORAGE

11. **Portable Tanks in Boat 1 gal for Motor Mower**
- | | Quantities of Goods Stored
(See Classified List on Back of This Form) | | | | | |
|---|--|--------------------------------------|---------------------------------------|--|--|---|
| | Class I
(Petrol, etc.)
Gal. | Class II
(Kerosine, etc.)
Gal. | Class III
(Fuel oil, etc.)
Gal. | Class IV
(Calcium Carbide, etc.)
lb. | Class V
(Sodium Chlorate, etc.)
Tons | Class VII
(Liquefied Petroleum Gas)
lb. |
| (a) Drums over 10 gallons capacity | | | | | | |
| (b) Tins and drums not over 10 gallons capacity | 15 | | | | | |
| (c) Above-ground tanks | | | | | | |
| (d) Mobile and sledge type units | | | | | | |
| (e) Other containers (state type) | | | | | | |

12. Distance of above-ground storage place(s) from nearest building: _____ ft.

13. Materials of which storage place(s) for drums and tins constructed—(a) Walls (if any): _____
(b) Roof (if any): _____ (c) Floor: **CONCRETE**

Date of Application: **19th March 1972**Signature: **P.P. A.D. Russell**
A.D. Russell

PROTECTED WORK

"Protected Work" means: (a) Any dwelling house, place of worship, public building, university, college or school, hospital or public institution, court of justice, theatre, or other building in which persons are accustomed to assemble; (b) Any factory, workshop, office, store, warehouse, shop, or other building where persons are regularly employed for the purpose of any trade or business; (c) Any dock, wharf, public railway (not being a siding), timber yard and any part of a harbour, port, or river where it is customary for ships to berth, moor, or lie.

CLASSIFIED LIST OF DANGEROUS GOODS

"Dangerous Goods" comprise the under-mentioned substances and are divided into the following classes, viz—

- Class I: Aviation motor spirit, benzine, benzoline, distillate, gasoline, motor spirit, petroleum spirit, acetone, amyl acetate, benzene, benzol, butyl acetate, carbon bisulphide, cyclohexane, ethyl acetate, ethyl chloride, ethyl ether, methyl acetate, methyl acetone, methyl ethyl ketone, naphtha, nitro-cellulose (wetted with not less than 30 percent by weight of spirit), petroleum ether, propyl acetate, propyl alcohol (normal), toluene and toluol.
- Class II: Kerosene, kerosine (including dry-cleaning fluids such as Stoddart Solvent, cleaners' naphtha, etc.), methylated spirits, power kerosene, turpentine (mineral and pure), absolute alcohol, amyl alcohol, butyl alcohol, cellosolve, decahydro-naphthalene, diacetone alcohol, ethyl alcohol, ethyl lactate, isoamyl alcohol (primary), isobutyl alcohol, isopropyl alcohol, methyl alcohol, methyl cellosolve, petroleum oil, turpentine substitutes, xylol.
- Class III: Fuel oil (includes gas oil, diesel gas oil, bunker oil, etc.)
- Class IV: Calcium carbide, phosphorus (yellow or white).
- Class V: Calcium chlorate, nitrate of ammonia, potassium chlorate, sodium chlorate.
- Class VII: Liquefied petroleum gas.

FORM OF APPLICATION FOR LICENCE TO STORE DANGEROUS GOODS

(This form is to be filled in and returned to the Town Clerk/County Clerk.)

653/244/1

DIRECTIONS FOR COMPLETING FORM

Every applicant must fill in Section A. In addition Sections B or C or both as appropriate to the case must be filled in.

NOTE—See Classified List of Dangerous Goods and definition of "Protected Work" printed on the back of this form.

SECTION A—PARTICULARS OF APPLICANT

1. Name (in full): Mrs Annie Delia Russell
2. Occupation: N.A.
3. Postal Address: P.O. Box 152 Portlaoine
4. Situation of premises to be licensed—(a) Street and number: 30 Russell Lane
(b) Town or place: Western Heights.
5. Does applicant resell motor spirit or aviation spirit? No
6. (a) Are Dangerous Goods of Classes I or II used on the premises? No and
(b) For what purpose? None
7. If storing fuel oil (gas oil, diesel oil, etc.), state for what purpose: None

SECTION B—PARTICULARS OF UNDERGROUND STORAGE

8.

Class of Goods	Number of Tanks in Use	Total Capacities of Tanks	Location of Tanks—e.g., Under Open Space, Building, etc.	Number of Pumps in Use	Situation of Pumps—e.g., at Kerbside, Inside Building, etc.
Class I (Petrol, etc.)					
Class II (Kerosine, etc.)					
Class III (Fuel oil, etc.)	1	500	Under Open Space		

9. Brands of spirit or fuel stored: B.P. Diesel
10. (a) Are tanks and pumps owned by the oil companies concerned? Yes. and
(b) Were they installed by oil company contractors? Yes.

SECTION C—PARTICULARS OF ABOVE-GROUND STORAGE

11.

	Quantities of Goods Stored (See Classified List on Back of This Form)					
	Class I (Petrol, etc.)	Class II (Kerosine, etc.)	Class III (Fuel oil, etc.)	Class IV (Calcium Carbide, etc.)	Class V (Sodium Chlorate, etc.)	Class VII (Liquefied Petroleum Gas)
(a) Drums over 10 gallons capacity	Gal.	Gal.	Gal.	lb.	Tons	lb.
(b) Tins and drums not over 10 gallons capacity						
(c) Above-ground tanks						
(d) Mobile and sledge type units						
(e) Other containers (state type)						

12. Distance of above-ground storage place(s) from nearest building: ft.
13. Materials of construction of storage place(s)—(a) Walls (if any):
(b) Roof (if any): (c) Floor:

Date of Application: 21-3-71 Signature: P.A.D. Russell
E.D. Russell

PROTECTED WORK

"Protected Work" means: (a) Any dwelling house, place of worship, public building, university, college or school, hospital or public institution, court of justice, theatre, or other building in which persons are accustomed to assemble; (b) Any factory, workshop, office, store, warehouse, shop, or other building where persons are regularly employed for the purpose of any trade or business; (c) Any dock, wharf, public railway (not being a siding), timber yard and any part of a harbour, port, or river where it is customary for ships to berth, moor, or lie.

CLASSIFIED LIST OF DANGEROUS GOODS

"Dangerous Goods" comprise the under-mentioned substances and are divided into the following classes, viz—

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- Class II:** Kerosene, kerosine (including dry-cleaning fluids such as Stoddart Solvent, cleaners' naphtha, etc.), methylated spirits, power kerosene, turpentine (mineral and pure), absolute alcohol, amyl alcohol, butyl alcohol, cellosolve, decahydro-naphthalene, diacetone alcohol, ethyl alcohol, ethyl lactate, isoamyl alcohol (primary), isobutyl alcohol, isopropyl alcohol, methyl alcohol, methyl cellosolve, petroleum oil, turpentine substitutes, xylol.
- Class III:** Fuel oil (includes gas oil, diesel gas oil, bunker oil, etc.).
- Class IV:** Calcium carbide, phosphorus (yellow or white).
- Class V:** Calcium chlorate, nitrate of ammonia, potassium chlorate, sodium chlorate.
- Class VII:** Liquefied petroleum gas.

655/244/11

150628

I.A. 128 (Expt.)

FORM OF APPLICATION FOR LICENCE TO STORE DANGEROUS GOODS

(This form is to be filled in and returned to the Town Clerk/County Clerk.)

DIRECTIONS FOR COMPLETING FORM

Every applicant must fill in Section A. In addition Sections B or C or both as appropriate to the case must be filled in.

NOTE—See Classified List of Dangerous Goods and definition of "Protected Work" printed on the back of this form.

SECTION A—PARTICULARS OF APPLICANT

1. Name (in full): Annice Delia Russell
2. Occupation: Self means
3. Postal Address: 80 Box 152 Sitona
4. Situation of premises to be licensed—(a) Street and number: 30 Russell Cres
(b) Town or place: Weston Heights Home
5. Does applicant resell motor spirit or aviation spirit? No
6. (a) Are Dangerous Goods of Classes I or II used on the premises? No and
(b) For what purpose? Home Heating
7. If storing fuel oil (gas oil, diesel oil, etc.), state for what purpose: Home Heating

SECTION B—PARTICULARS OF UNDERGROUND STORAGE

- 8.
- | Class of Goods | Number of Tanks in Use | Total Capacities of Tanks | Location of Tanks—e.g., Under Open Space, Building, etc. | Number of Pumps in Use | Situation of Pumps—e.g., at Kerbside, Inside Building, etc. |
|----------------------------|------------------------|---------------------------|--|------------------------|---|
| Class I (Petrol, etc.) | | | | | |
| Class II (Kerosine, etc.) | | | | | |
| Class III (Fuel oil, etc.) | <u>One</u> | <u>500 gal</u> | <u>Under Open Space</u> | <u>One</u> | <u>On Heater in Building</u> |
9. Brands of spirit or fuel stored: DP
10. (a) Are tanks and pumps owned by the oil companies concerned? No and
(b) Were they installed by oil company contractors? Yes

SECTION C—PARTICULARS OF ABOVE-GROUND STORAGE

- 11.
- | | Quantities of Goods Stored
(See Classified List on Back of This Form) | | | | | |
|---|--|------------------------------|-------------------------------|-------------------------------------|------------------------------------|--|
| | Class I
(Petrol, etc.) | Class II
(Kerosine, etc.) | Class III
(Fuel oil, etc.) | Class IV
(Calcium Carbide, etc.) | Class V
(Sodium Chlorate, etc.) | Class VII
(Liquefied Petroleum Gas) |
| (a) Drums over 10 gallons capacity | <u>Gal</u> | <u>Gal</u> | <u>Gal</u> | <u>lb.</u> | <u>Tons</u> | <u>lb.</u> |
| (b) Tins and drums not over 10 gallons capacity | <u>Petrol in tanks of three</u> | | | | | |
| (c) Above-ground tanks | <u>Cars & 1 Boat</u> | | | | | |
| (d) Mobile and sledge-type units | | | | | | |
| (e) Other containers (state type) | | | | | | |

12. Distance of above-ground storage place(s) from nearest building: ft.

13. Materials of construction of storage place(s)—(a) Walls (if any):

(b) Roof (if any): (c) Floor:

Date of Application: 17-3-70Signature: ED Russell
PP A D Russell

PROTECTED WORK

"Protected Work" means: (a) Any dwelling house, place of worship, public building, university, college or school, hospital or public institution, court of justice, theatre, or other building in which persons are accustomed to assemble; (b) Any factory, workshop, office, store, warehouse, shop, or other building where persons are regularly employed for the purpose of any trade or business; (c) Any dock, wharf, public railway (not being a siding), timber yard and any part of a harbour, port, or river where it is customary for ships to berth, moor, or lie.

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"Dangerous Goods" comprise the under-mentioned substances and are divided into the following classes, viz—

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- Class II: Kerosene, kerosine (including dry-cleaning fluids such as Stoddart Solvent, cleaners' naphtha, etc.), methylated spirits, power kerosene, turpentine (mineral and pure), absolute alcohol, amyl alcohol, butyl alcohol, cellosolve, decahydro-naphthalene, diacetone alcohol, ethyl alcohol, ethyl lactate, isoamyl alcohol (primary), isobutyl alcohol, isopropyl alcohol, methyl alcohol, methyl cellosolve, petroleum oil, turpentine substitutes, xylol.
- Class III: Fuel oil (includes gas oil, diesel gas oil, bunker oil, etc.).
- Class IV: Calcium carbide, phosphorus (yellow or white).
- Class V: Calcium chlorate, nitrate of ammonia, potassium chlorate, sodium chlorate.
- Class VII: Liquefied petroleum gas.

VAL. ROLL NO.

655/244/1

CITY . OF ROTORUA

P.O. Box 496,
ROTORUA.

17/3/1969

Mrs A.D. Russell,
P.O. Box 152,
Rotorua.

Dear Sir,

Dangerous Goods Licence

I wish to advise that your Dangerous Goods Licence expires on 31st March next. For your convenience I enclose Form I.A. 51 which is to be completed and forwarded with your application for renewal. Applications must be received at this office by the end of March.

A licence fee of \$ 4. is payable and I should be pleased to received your cheque for this amount, together with the completed form.

Yours faithfully,

DANGEROUS GOODS INSPECTOR

150565.

FORM OF APPLICATION FOR LICENCE TO STORE DANGEROUS GOODS

(This form is to be filled in and returned to the Town Clerk/County Clerk.)

DIRECTIONS FOR COMPLETING FORM

Every applicant must fill in Section A. In addition Sections B or C or both as appropriate to the case must be filled in.

NOTE—See Classified List of Dangerous Goods and definition of "Protected Work" printed on the back of this form.

SECTION A—PARTICULARS OF APPLICANT

1. Name (in full): Mrs Annie Delia Russell
2. Occupation: Ind. Means.
3. Postal Address: PO Box 152 Slatorna
4. Situation of premises to be licensed—(a) Street and number: 30 Russell Pass.
(b) Town or place: Slatorna
5. Does applicant resell motor spirit or aviation spirit? No
6. (a) Are Dangerous Goods of Classes I or II used on the premises? No and
(b) For what purpose? Motor Mowers Boat
7. If storing fuel oil (gas oil, diesel oil, etc.), state for what purpose? Domestic Heating

SECTION B—PARTICULARS OF UNDERGROUND STORAGE

Class of Goods	Number of Tanks in Use	Total Capacities of Tanks	Location of Tanks—e.g., Under Open Space, Building, etc.	Number of Pumps in Use	Situation of Pumps—e.g., at Kerbside, Inside Building, etc.
Class I (Petrol, etc.)					
Class II (Kerosine, etc.)					
Class III (Fuel oil, etc.)	<u>1</u>	<u>475</u>	<u>Under Open Space</u>	<u>1</u>	<u>Part of Heater in concrete room.</u>

9. Brands of spirit or fuel stored:
10. (a) Are tanks and pumps owned by the oil companies concerned? and
(b) Were they installed by oil company contractors?

SECTION C—PARTICULARS OF ABOVE-GROUND STORAGE

	Quantities of Goods Stored (See Classified List on Back of This Form)					
	Class I (Petrol, etc.)	Class II (Kerosine, etc.)	Class III (Fuel oil, etc.)	Class IV (Calcium Carbide, etc.)	Class V (Sodium Chlorate, etc.)	Class VII (Liquefied Petroleum Gas)
	Gal.	Gal.	Gal.	lb.	Tons	lb.
(a) Drums over 10 gallons capacity						
(b) Tins and drums not over 10 gallons capacity	<u>8 gal</u>					
(c) Above-ground tanks	<u>—</u>					
(d) Mobile and sledge type units	<u>—</u>					
(e) Other containers (state type)						

12. Distance of above-ground storage place(s) from nearest building: Inside ft.
13. Materials of construction of storage place(s)—(a) Walls (if any): concrete
(b) Roof (if any): (c) Floor: concrete

Date of Application:

Signature: A.D. Russell

PROTECTED WORK

CLASSIFIED LIST OF DANGEROUS GOODS

Class VII: Liquefied petroleum gas.

Document Set ID: 576818
Version: 2. Version Date: 22/10/2025

FORM OF APPLICATION FOR LICENCE TO STORE DANGEROUS GOODS

(This form is to be filled in and returned to the Town Clerk/County Clerk.)

655/244/1

DIRECTIONS FOR COMPLETING FORM

Every applicant must fill in Section A. In addition Sections B or C or both as appropriate to the case must be filled in.

NOTE—See Classified List of Dangerous Goods and definition of “Protected Work” printed on the back of this form.

SECTION A—PARTICULARS OF APPLICANT

1. Name (in full): Mrs. Annie Delia Russell
2. Occupation:
3. Postal Address: P O Box 152 Rotorua
4. Situation of premises to be licensed—(a) Street and number: 30 Russell Ave Rotorua
- (b) Town or place:
5. Does applicant resell motor spirit or aviation spirit? No
6. (a) Are Dangerous Goods of Classes I or II used on the premises? No and
- (b) For what purpose?
7. If storing fuel oil (gas oil, diesel oil, etc.), state for what purpose? Central Heating

SECTION B—PARTICULARS OF UNDERGROUND STORAGE

Class of Goods	Number of Tanks in Use	Total Capacities of Tanks	Location of Tanks—e.g., Under Open Space, Building, etc.	Number of Pumps in Use	Situation of Pumps—e.g., at Kerbside, Inside Building, etc.
Class I (Petrol, etc.)					
Class II (Kerosine, etc.)					
Class III (Fuel oil, etc.)	1	500	Under Open Space		

9. Brands of spirit or fuel stored: BP
- (a) Are tanks and pumps owned by the oil companies concerned? No and
- (b) Were they installed by oil company contractors?

SECTION C—PARTICULARS OF ABOVE-GROUND STORAGE

	Quantities of Goods Stored (See Classified List on Back of This Form)					
	Class I (Petrol, etc.) Gal.	Class II (Kerosine, etc.) Gal.	Class III (Fuel oil, etc.) Gal.	Class IV (Calcium Carbide, etc.) lb.	Class V (Sodium Chlorate, etc.) Tons	Class VII (Liquefied Petroleum Gas) lb.
(a) Drums over 10 gallons capacity						
(b) Tins and drums not over 10 gallons capacity						
(c) Above-ground tanks						
(d) Mobile and sledge type units						
(e) Other containers (state type)						

12. Distance of above-ground storage place(s) from nearest building: ft.
13. Materials of construction of storage place(s)—(a) Walls (if any):
- (b) Roof (if any): (c) Floor:

Date of Application: 15th March 1968 Signature: A. Russell

PROTECTED WORK

"Protected Work" means: (a) Any dwelling house, place of worship, public building, university, college or school, hospital or public institution, court of justice, theatre, or other building in which persons are accustomed to assemble; (b) Any factory, workshop, office, store, warehouse, shop, or other building where persons are regularly employed for the purpose of any trade or business; (c) Any dock, wharf, public railway (not being a siding), timber yard, and any part of a harbour, port, or river where it is customary for ships to berth, moor, or lie.

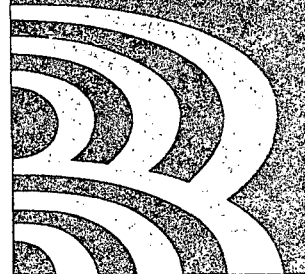
CLASSIFIED LIST OF DANGEROUS GOODS

"Dangerous Goods" comprise the under-mentioned substances and are divided into the following classes, viz—

- Class I: Aviation motor spirit, benzine, benzoline, distillate, gasoline, motor spirit, petroleum spirit, acetone, amyl acetate, benzene, benzol, butyl acetate, carbon bisulphide, cyclohexane, ethyl acetate, ethyl chloride, ethyl ether, methyl acetate, methyl acetone, methyl ethyl ketone, naphtha, nitro-cellulose (wetted with not less than 30 per cent by weight of spirit), petroleum ether, propyl acetate, propyl alcohol (normal), toluene, and toluol.
- Class II: Kerosene, kerosine (including dry-cleaning fluids such as Stoddart Solvent, cleaners, naphtha, etc.), methylated spirits, power kerosene, turpentine (mineral and pure), absolute alcohol, amyl alcohol, butyl alcohol, cellosolve, decahydro-naphthalene, diacetone alcohol, ethyl alcohol, ethyl lactate, isoamyl alcohol (primary), isobutyl alcohol, isopropyl alcohol, methyl alcohol, methyl cellosolve, petroleum oil, turpentine substitutes, xylol.
- Class III: Fuel oil (includes gas oil, diesel gas oil, bunker oil, etc.).
- Class IV: Calcium carbide, phosphorus (yellow or white).
- Class V: Calcium chlorate, nitrate of ammonia, potassium chlorate, sodium chlorate.
- Class VII: Liquefied petroleum gas.

P07-3-35

Please Quote
6552/365/AB



Private Bag RO 3029
Rotorua
New Zealand
Telephone (07) 348-4199
Fax (07) 346-3143

Address all
communications to:
District Manager
Rotorua District Council

30 AUGUST 1991

M.D & G.W Bell
30 Russell Crescent
ROTORUA

Dear Sir/Madam

INFILTRATION PROGRAMME

Recently the Council completed an inspection of properties in your area as part of a programme to reduce the amount of stormwater entering the sewerage system.

During our inspection of your property located at No 30 Russell Crescent, Lot 2 & 3, D.P.S 34541 & 5491, the following faults were found - Two sewerage gully traps are below the minimum required height on the southern side of the house.

To comply with the Drainage & Plumbing Regulations 1978 would you please install two concrete sewerage gully trap surrounds to a height of 75mm above the surrounding surface level and seal the surrounds to prevent stormwater entering the gully traps.

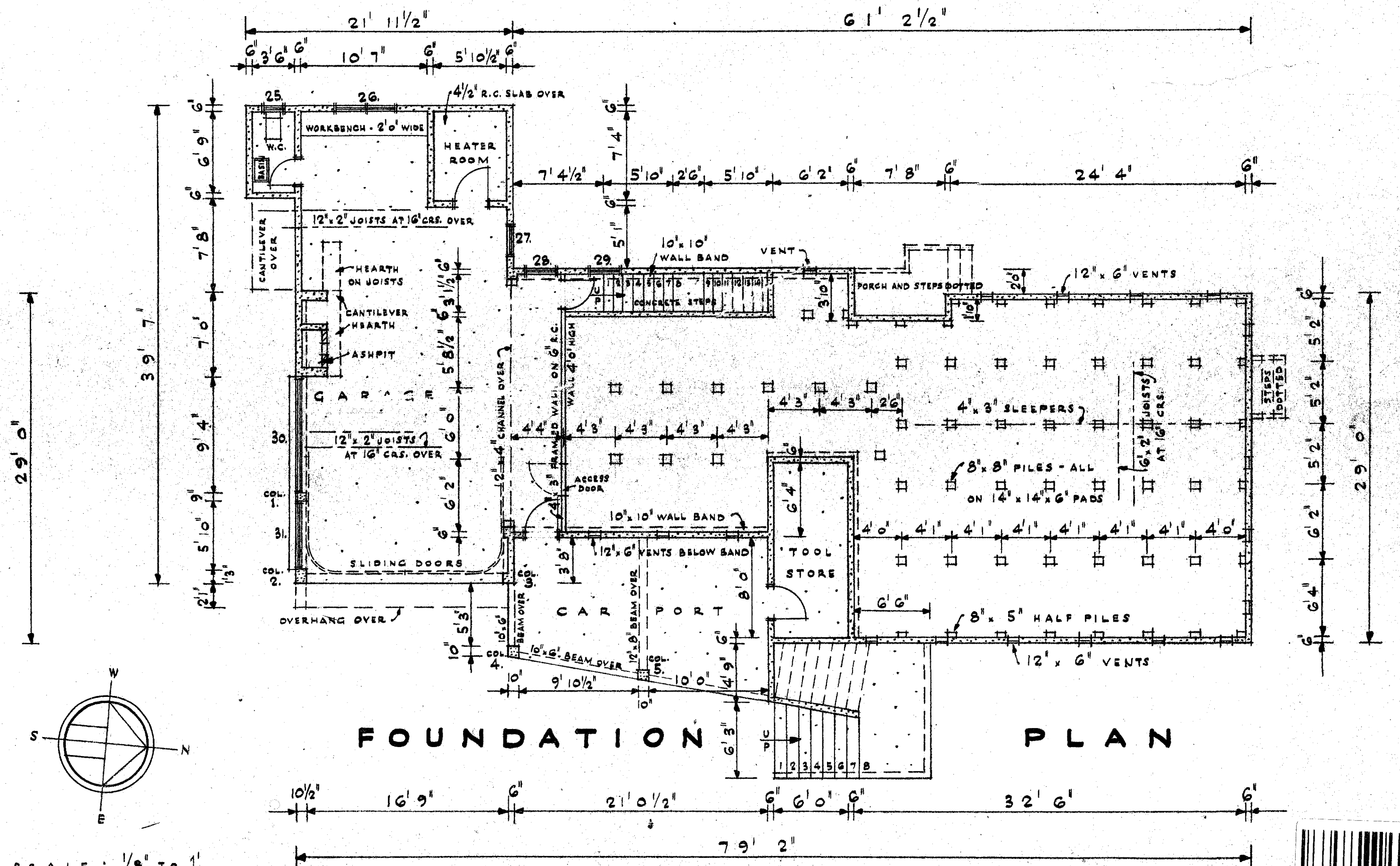
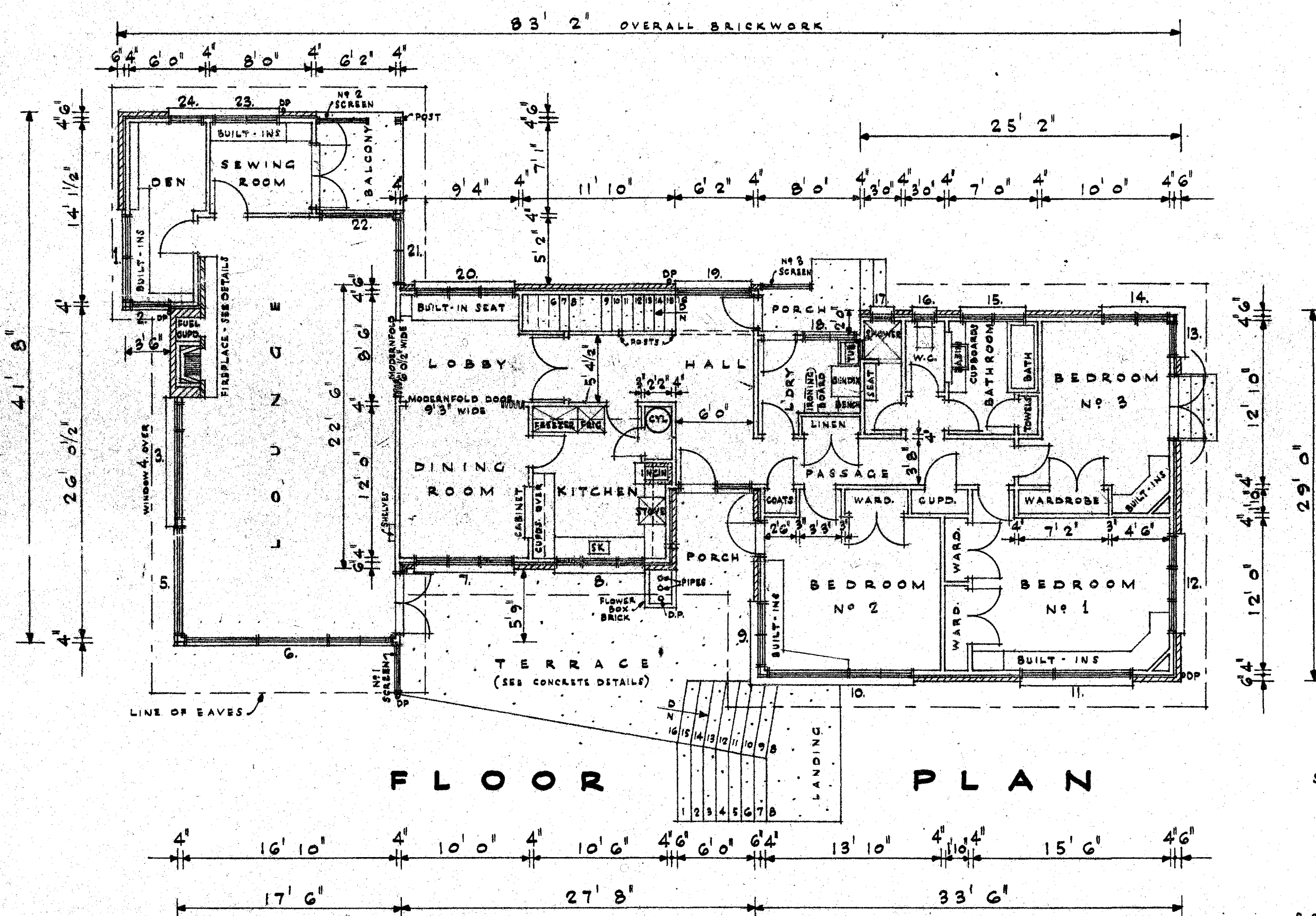
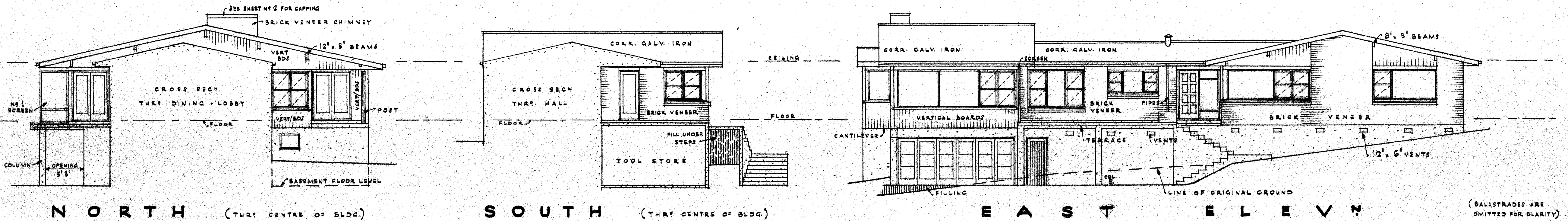
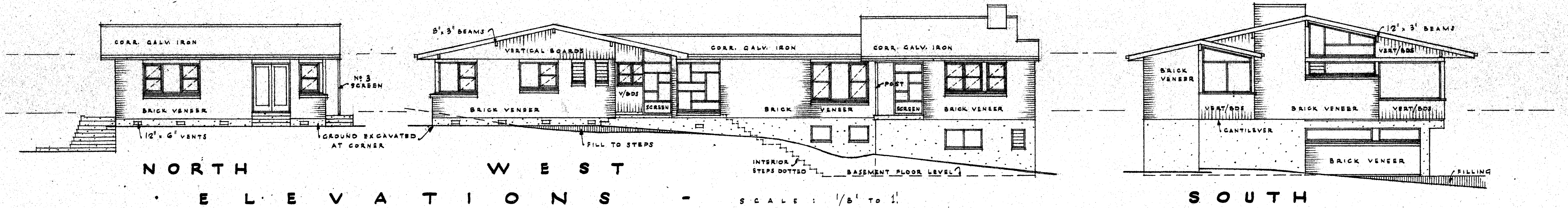
If you could have these alterations completed by 4/10/91 it would be much appreciated.

If you have any queries or concerns please do not hesitate to contact Grant Williams of the Rotorua District Council on 484-199 extn 8221.

Yours faithfully

A.G. Williams
Infiltration Technician Public Health

ENGINEERING



PLAN OF CHIMNEY

Diagram illustrating a normal wall footing. The footing is shown with a width of 14" and a height of 9". The wall is 12" high. The diagram shows wall rods turned out and alternate wall rods in the footing. The text indicates: "WALL RODS TURNED OUT ALTERNATE WALL RODS IN FOOTING" and "THREE 1/2" RODS IN FOOTING".

PLAN OF FIREPLACE

PLAN OF FDN. WALLS

PLAN OF FDN. PAD

COL. 1.

COL. 2.

COL. 3.

COLS. 4, 5.

END SEATING - 12", 4" E

ELEVYN G.

ELEVYN H.

ELEV? K.

ELEVY, L.

ELEVYN M.

ELEVATION OF SOUTH WALL OF GARAGE

SECRET

SECY F.F.

15" x 10" BEAM (OVER GARAGE DOORS)

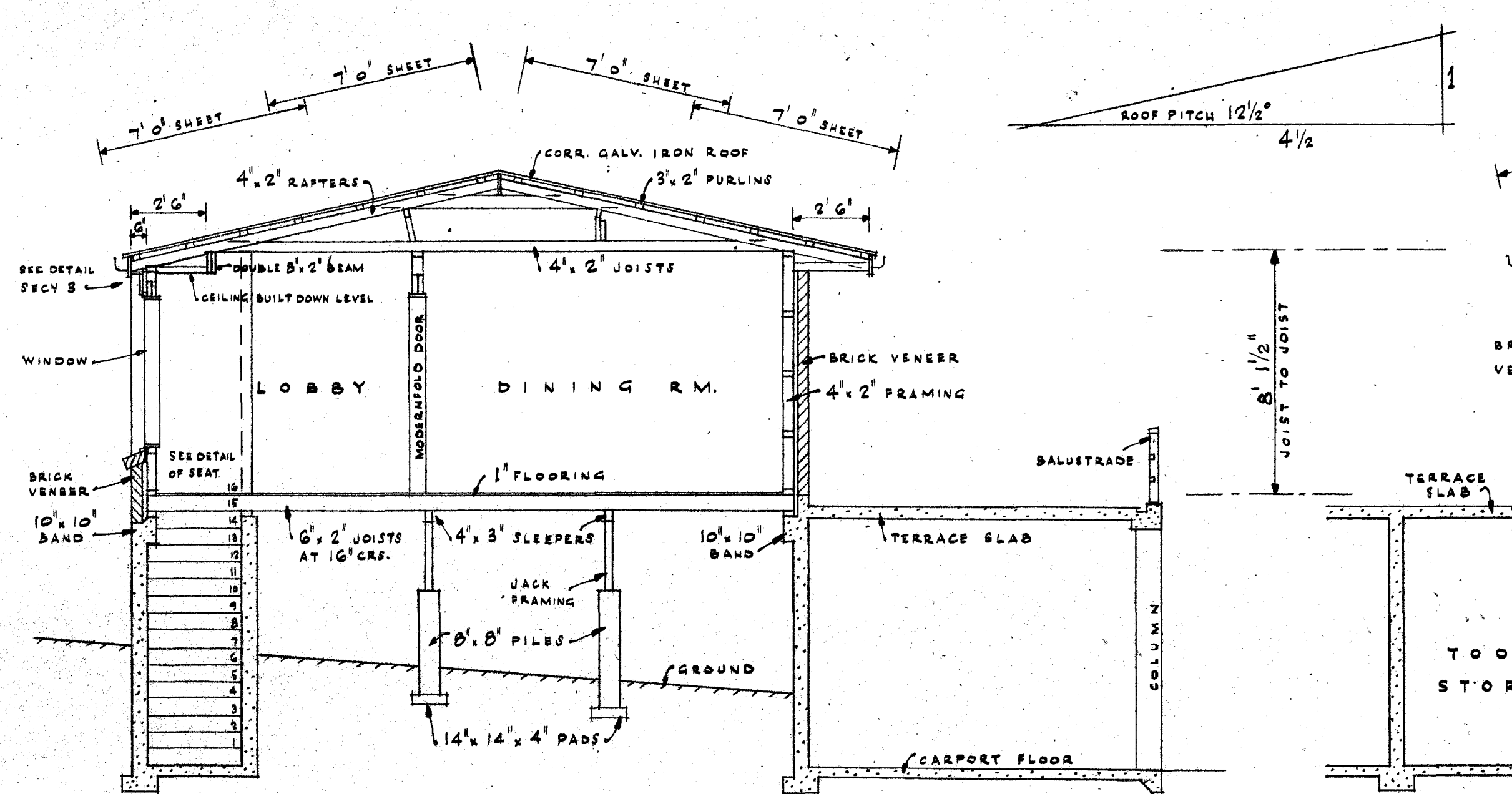
10" x 6" BEAM (SOUTH END OF TERRACE)

PLAN OF TERRACE SLAB

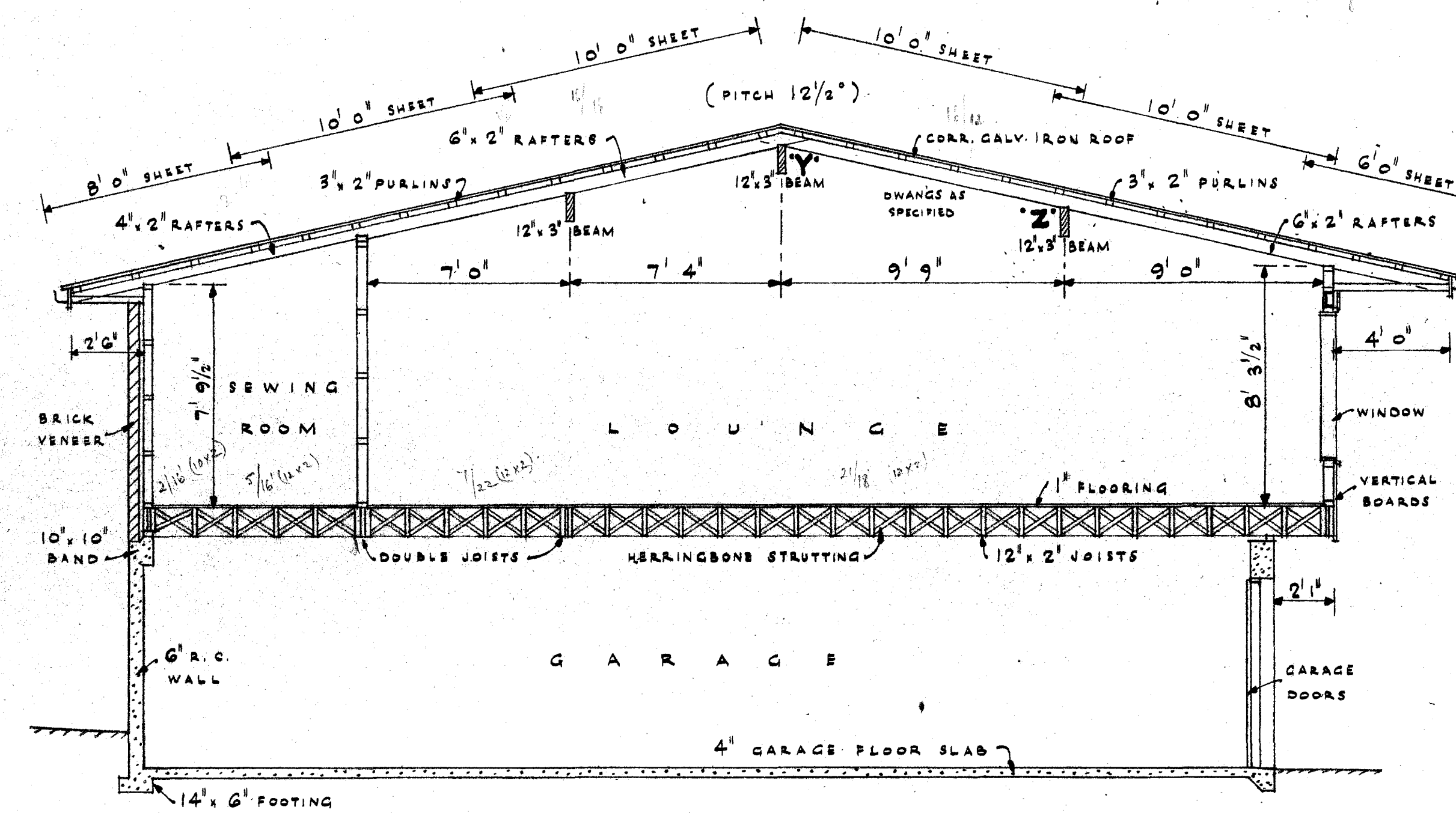
**BEAM AND
GUTTER**
(FRONT EDGE OF TERRACE)

SECY C-C

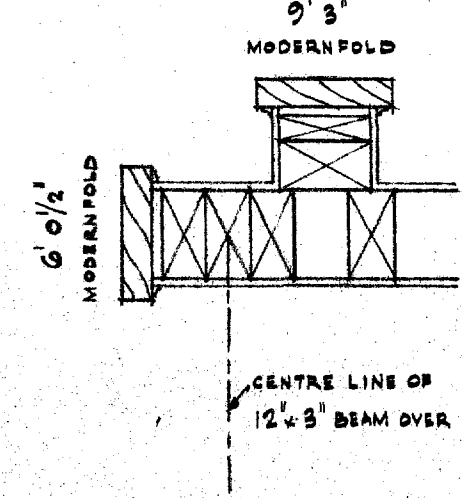
12" x 8" BEAM (CENTRE OF TERRACE SLAB)



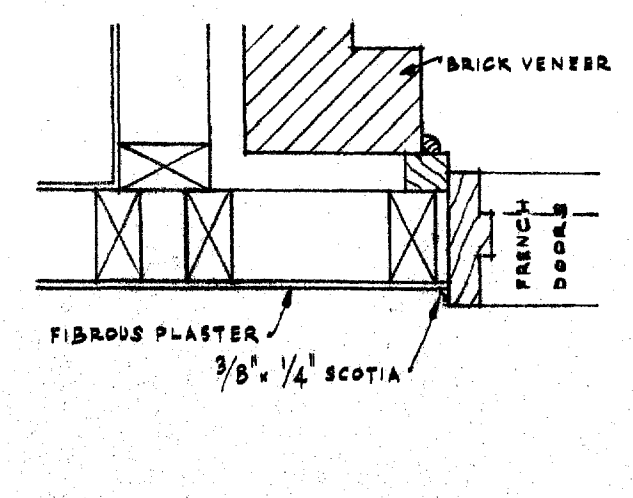
CROSS SEC^N THR^E CENTRE WING. SCALE: 1/4" TO 1'



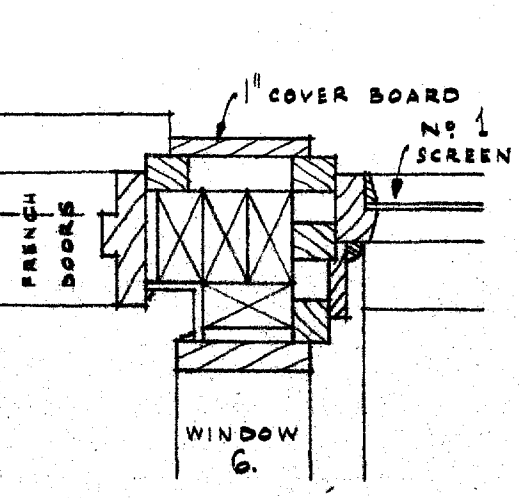
CROSS SEC^N THR^E LOUNGE WING. SCALE: 1/4" TO 1'



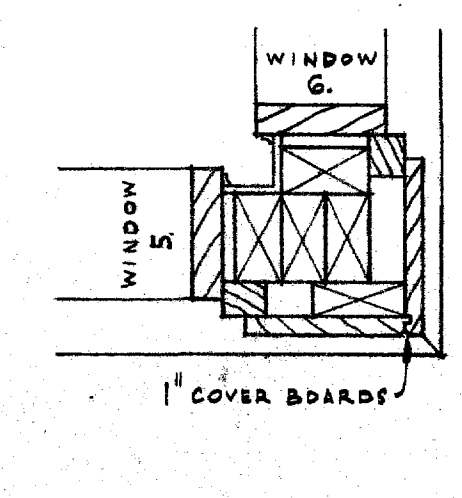
PLAN 'A'



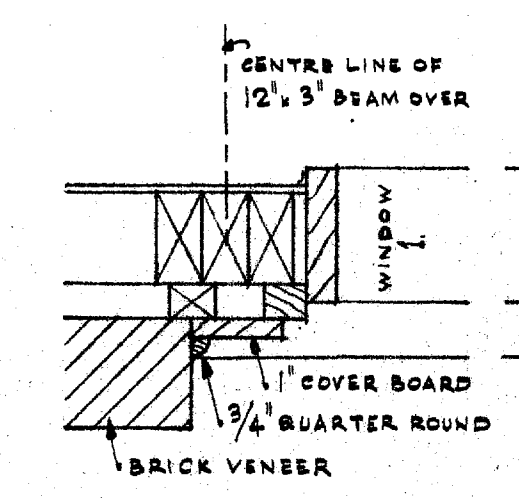
PLAN 'B'



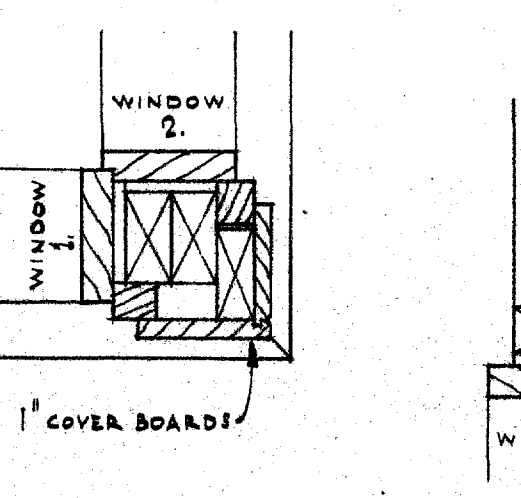
PLAN 'C'



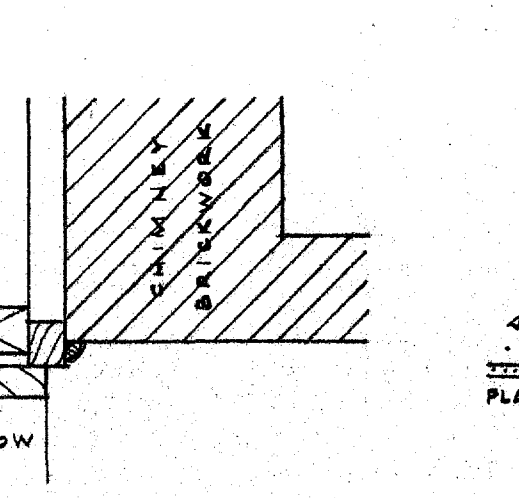
PLAN 'D'



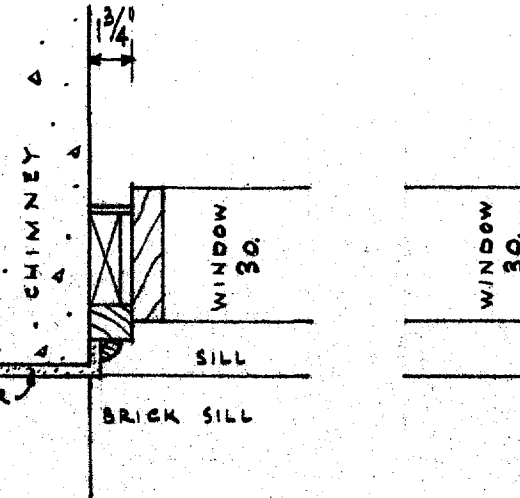
PLAN 'E'



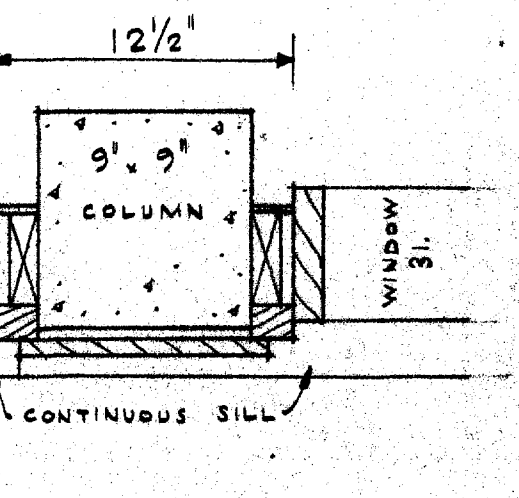
PLAN 'F'



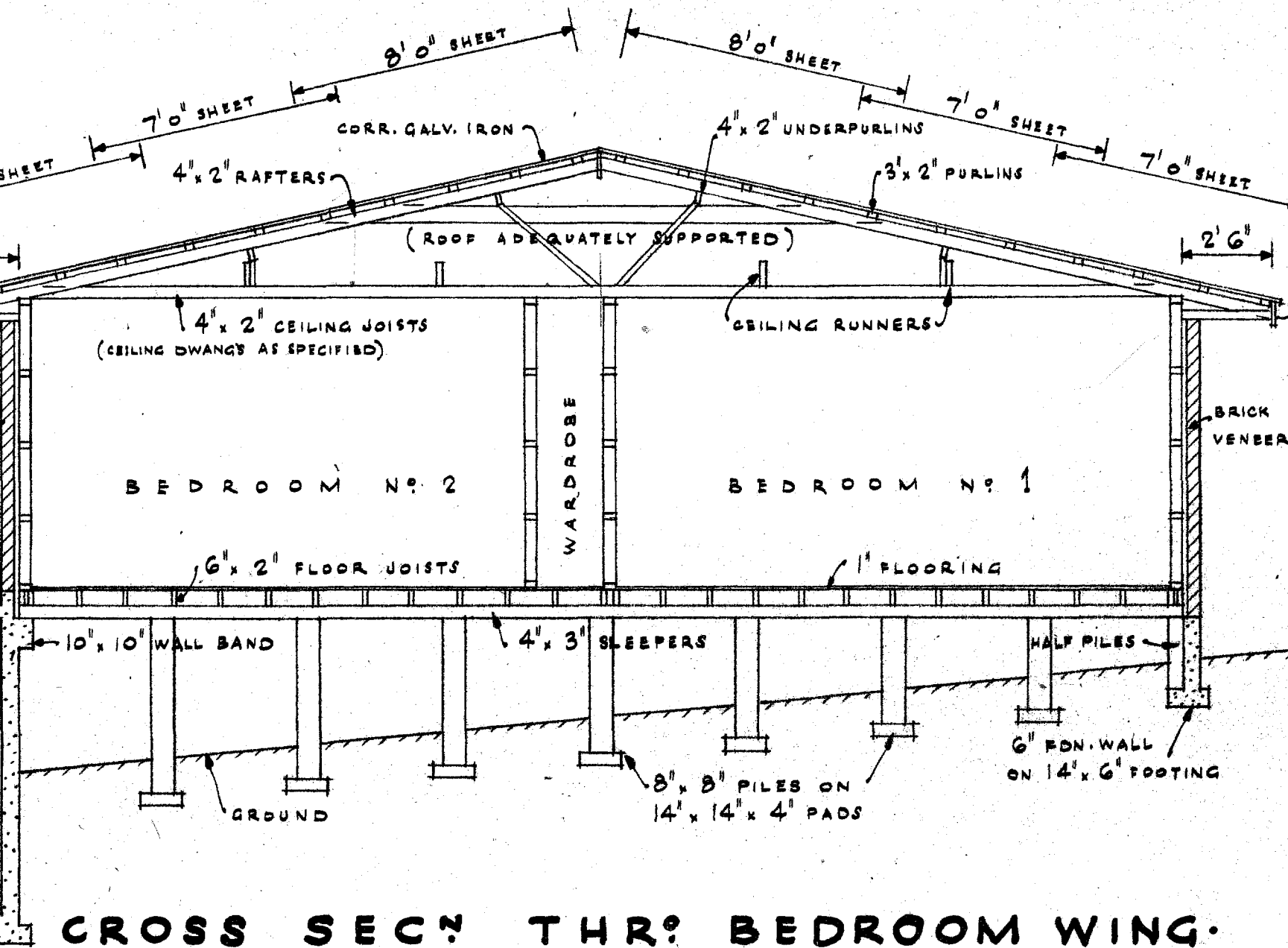
PLAN 'G'



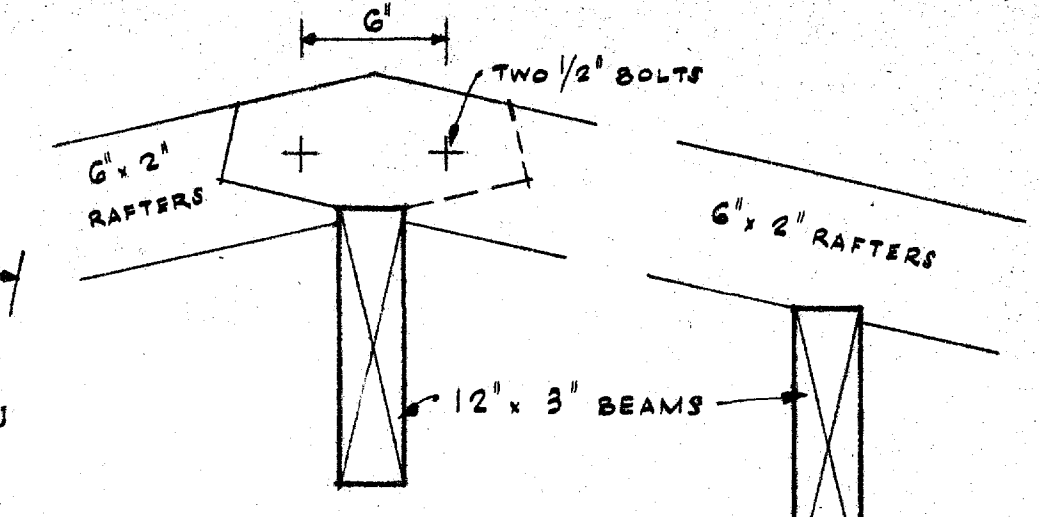
PLAN 'J'



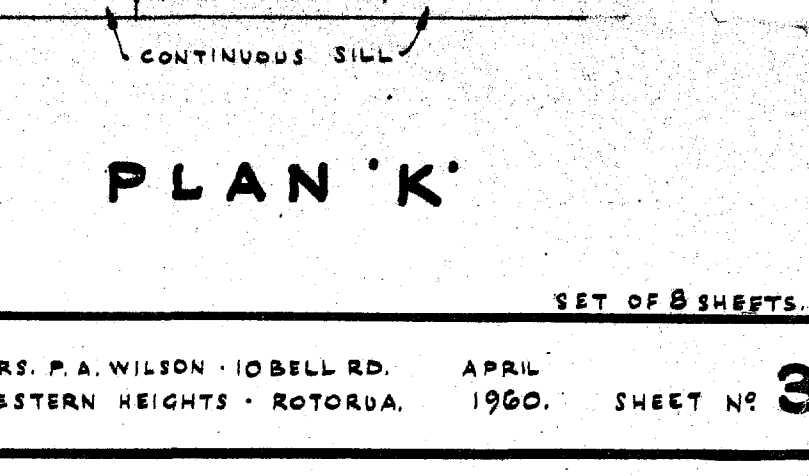
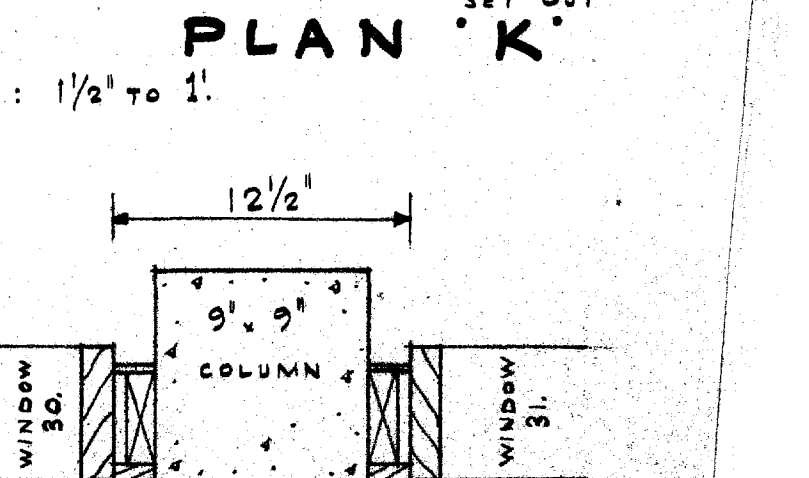
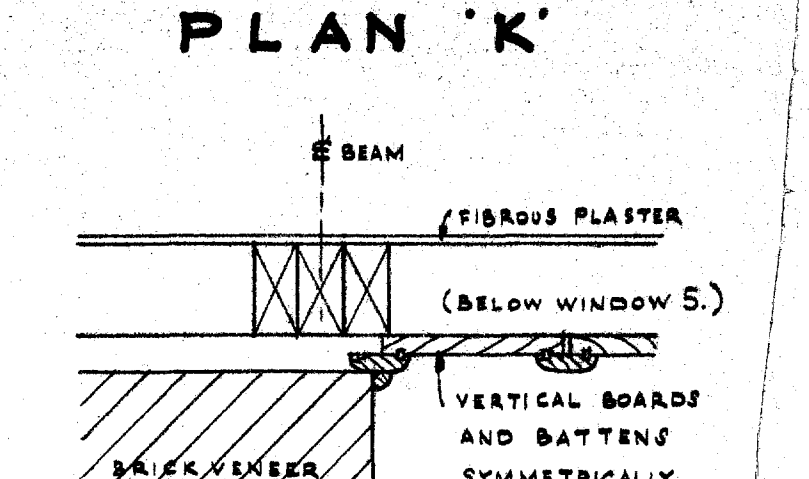
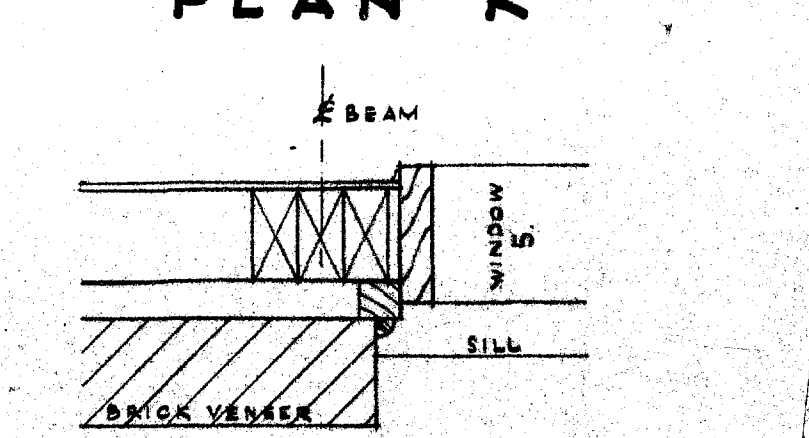
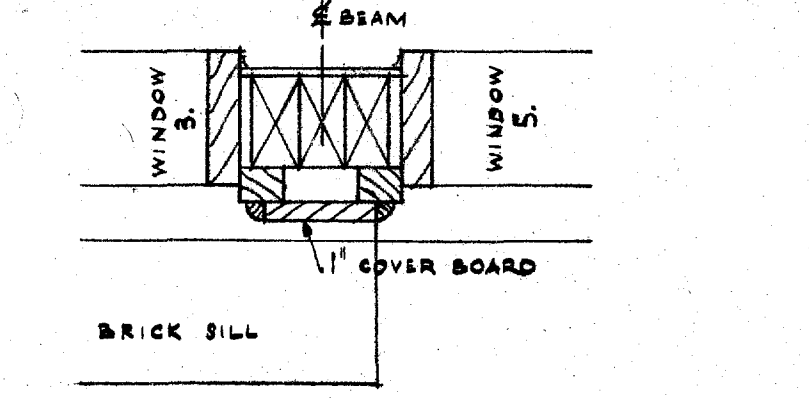
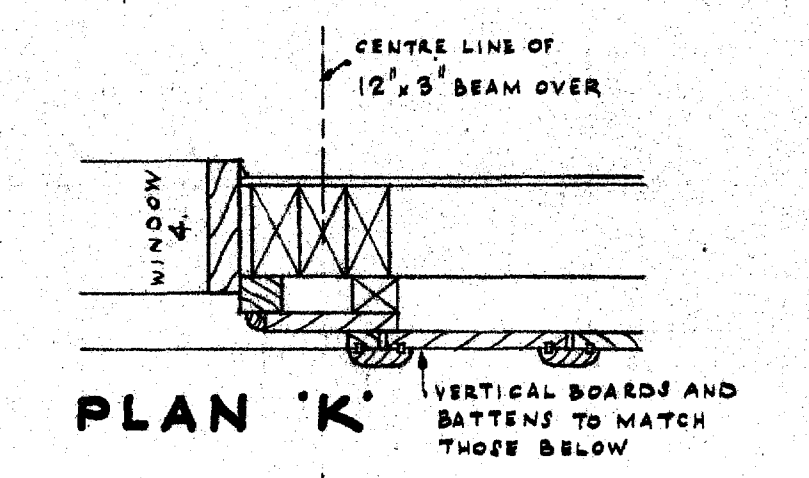
PLAN 'K'

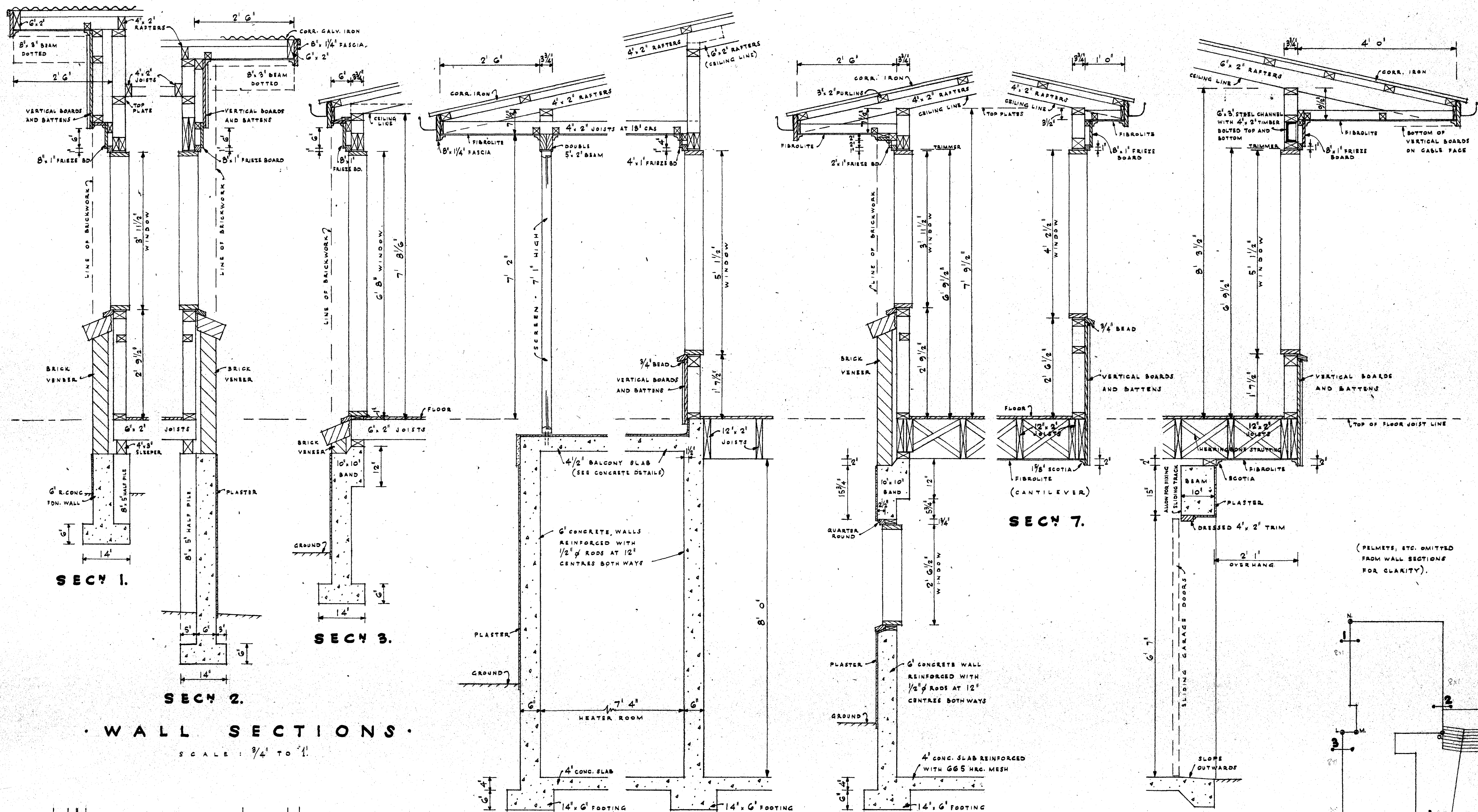


CROSS SEC^N THR^E BEDROOM WING. SCALE: 1/4" TO 1'



DETAILS AT 'Y' AND 'Z'





SECY 1.

SECY 3.

SECY 2.

WALL SECTIONS.

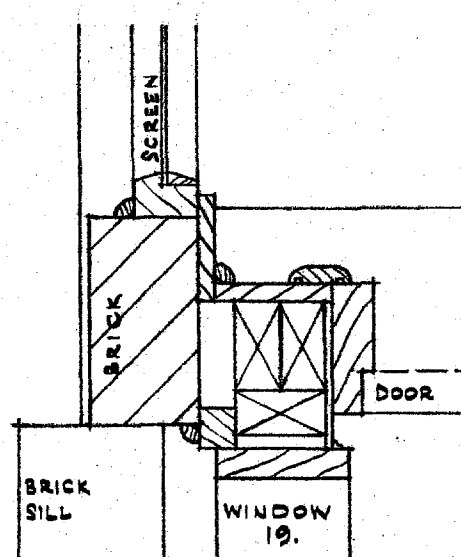
SCALE: 3/4" TO 1"

SECY 4.

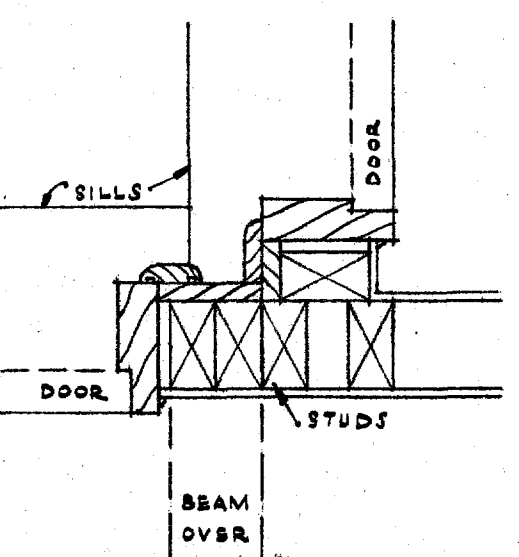
SECY 5.

SECY 6.

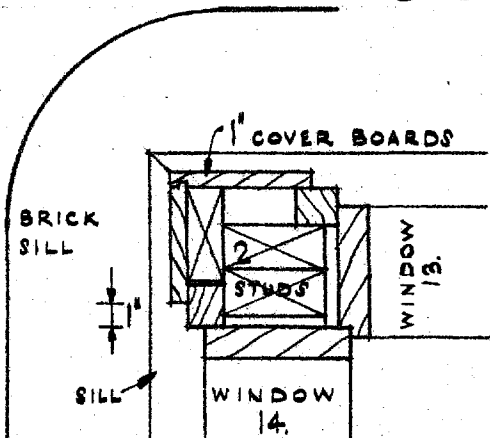
SECY 8.



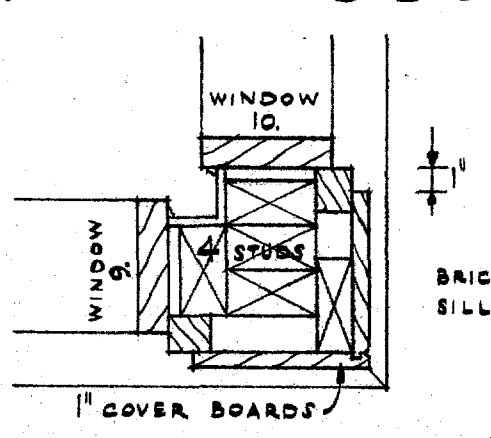
PLAN 'L'



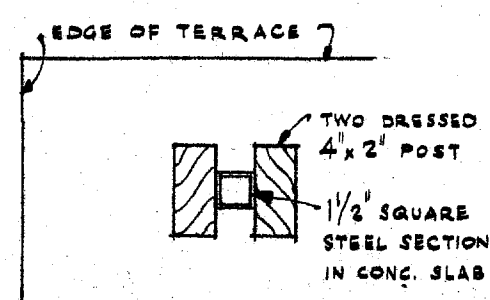
PLAN 'M'



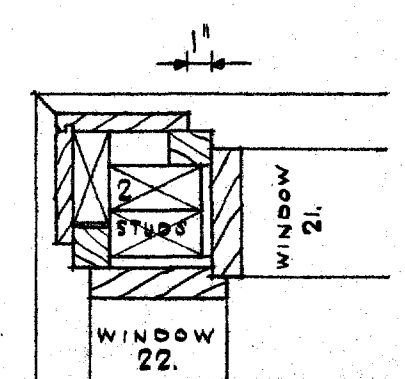
PLAN 'N'



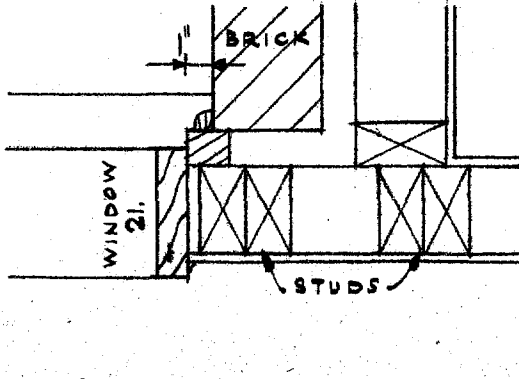
PLAN 'O'



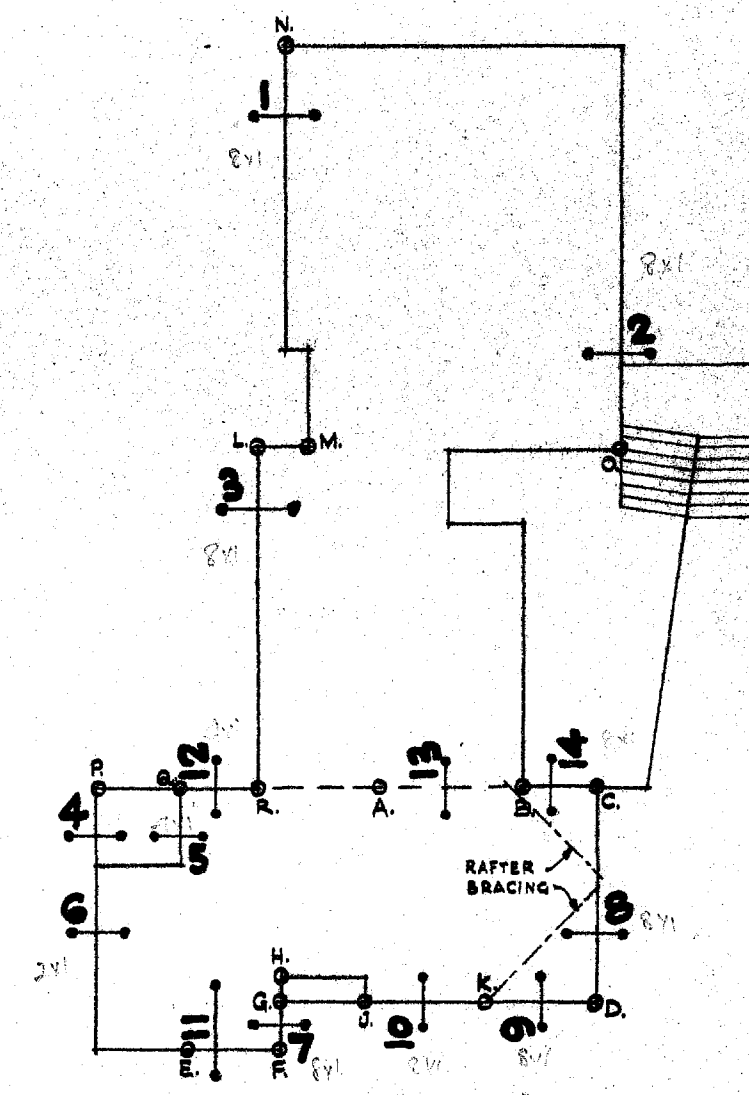
PLAN 'P'



PLAN 'Q'



PLAN 'R'

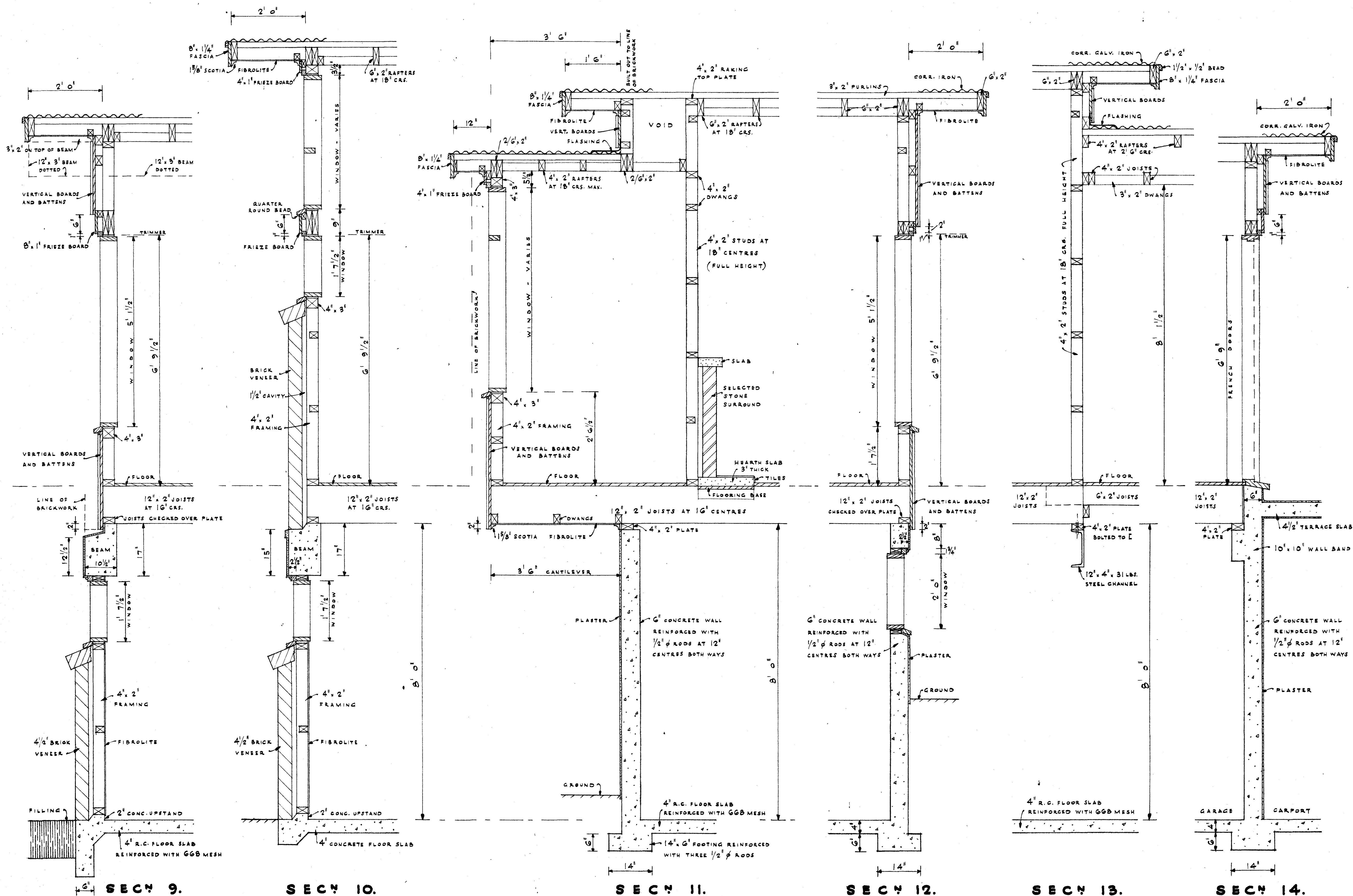


KEY PLAN.

(WALL SECTIONS 1 TO 14).
(PLAN DETAILS A TO R).

SCALE: 1 1/2" TO 1"

SET OF 8 SHEETS.



SCALE : 3/4" TO 1"

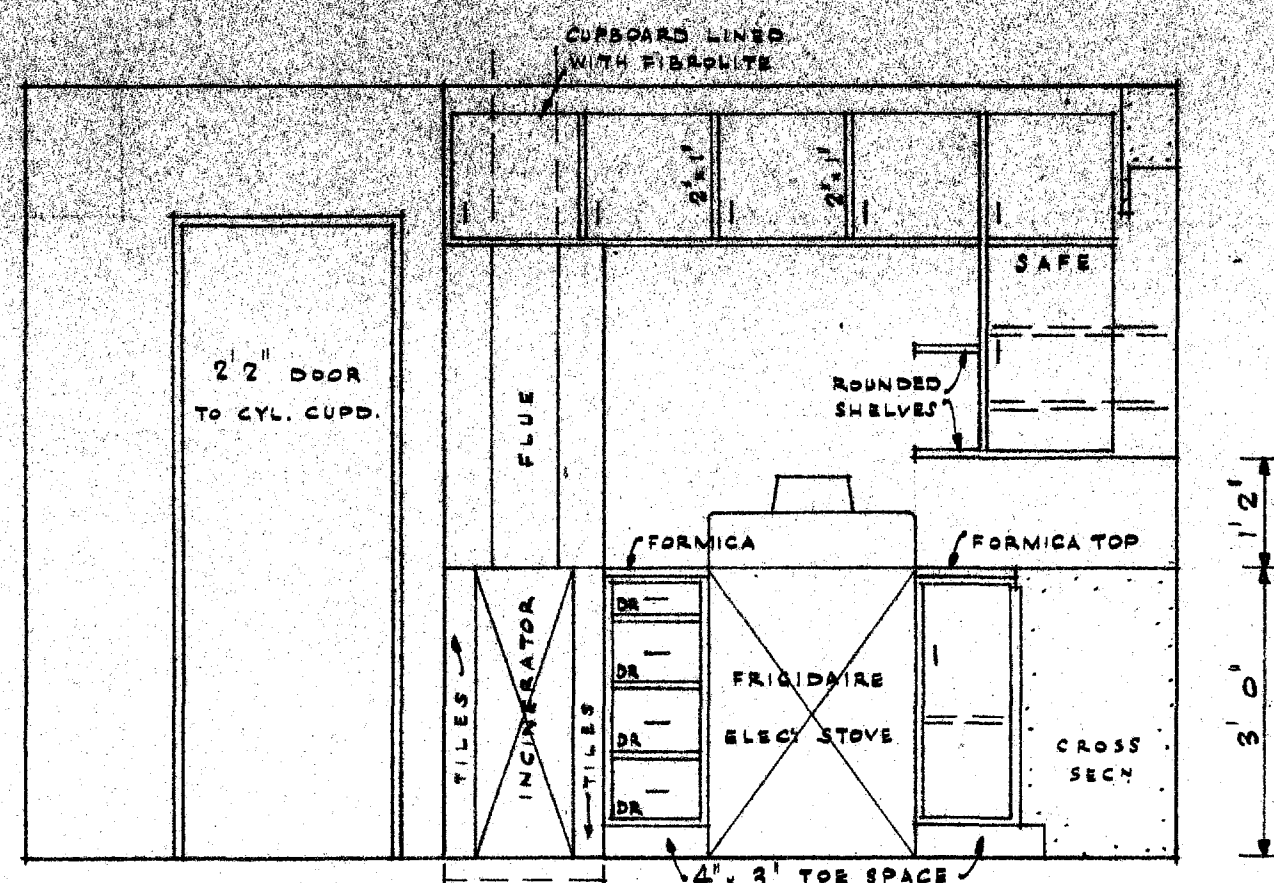
(SEE KEY PLAN ON SHEET N°4 FOR SECTION REFERENCES)

SET OF 8 SHEETS.

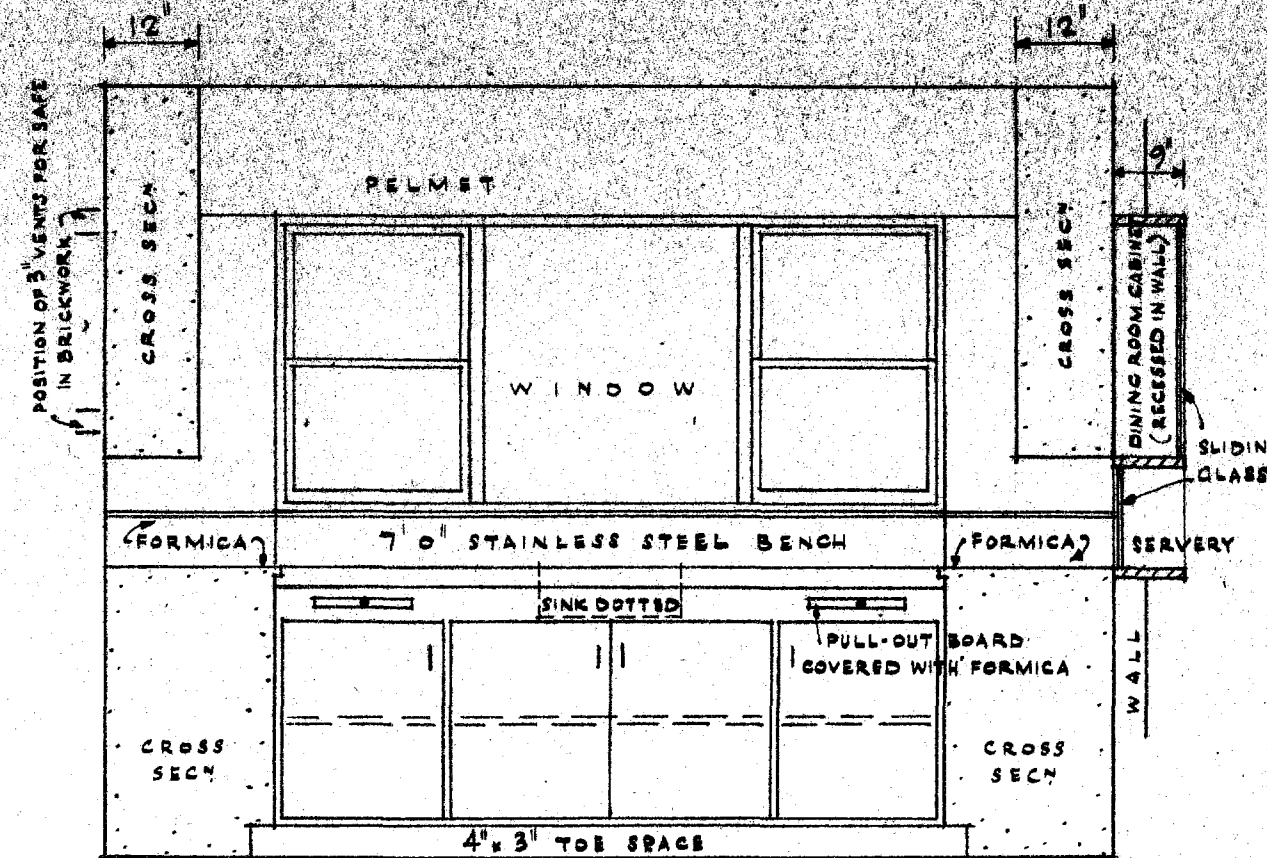
RESIDENCE - RUSSELL CRES^o · WESTERN HEIGHTS · ROTORUA - FOR S.D. RUSSELL ESQ -

MRS. P.A. WILSON · 10 BELL RD.
WESTERN HEIGHTS · ROTORUA.

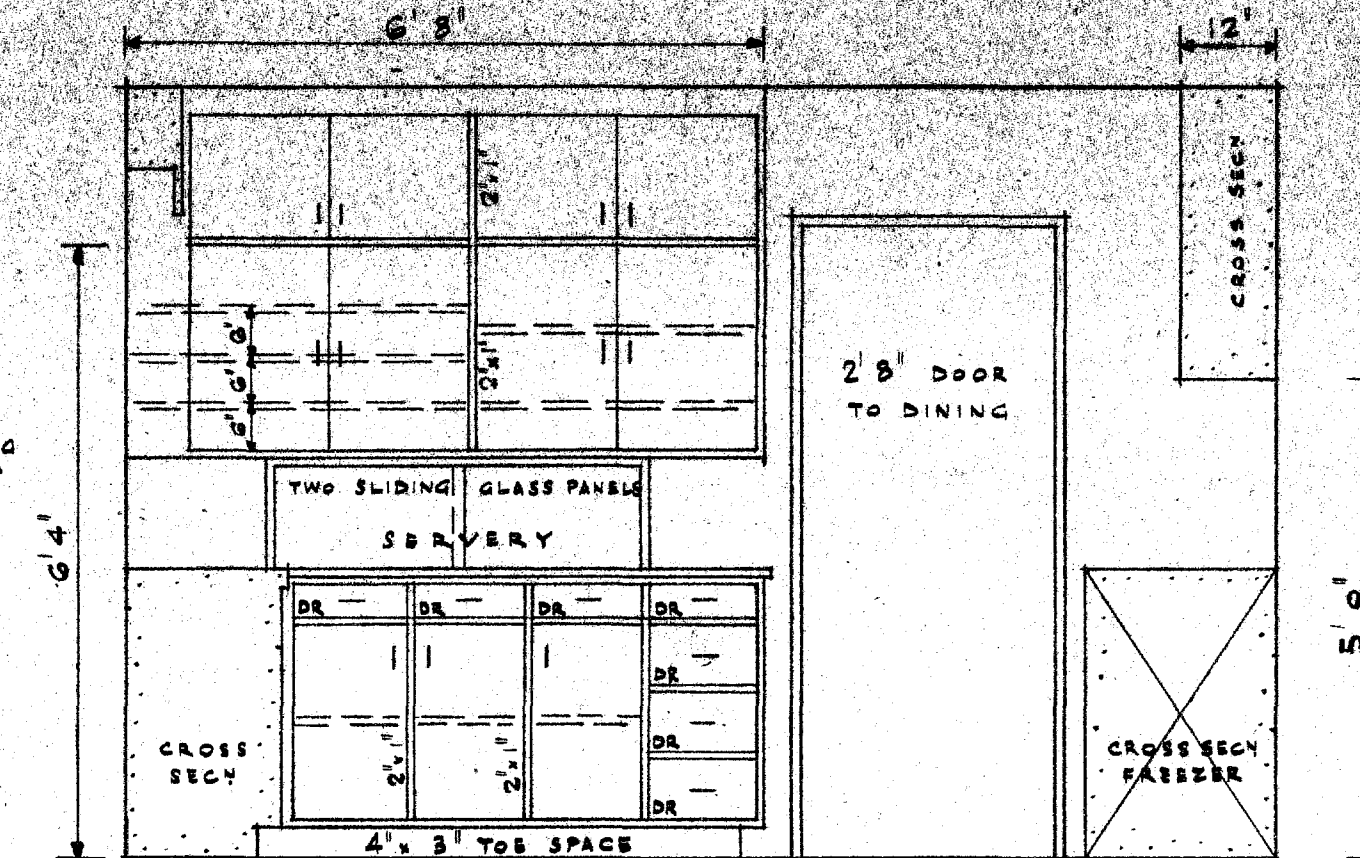
APRIL 1960. SHEET N° 5.



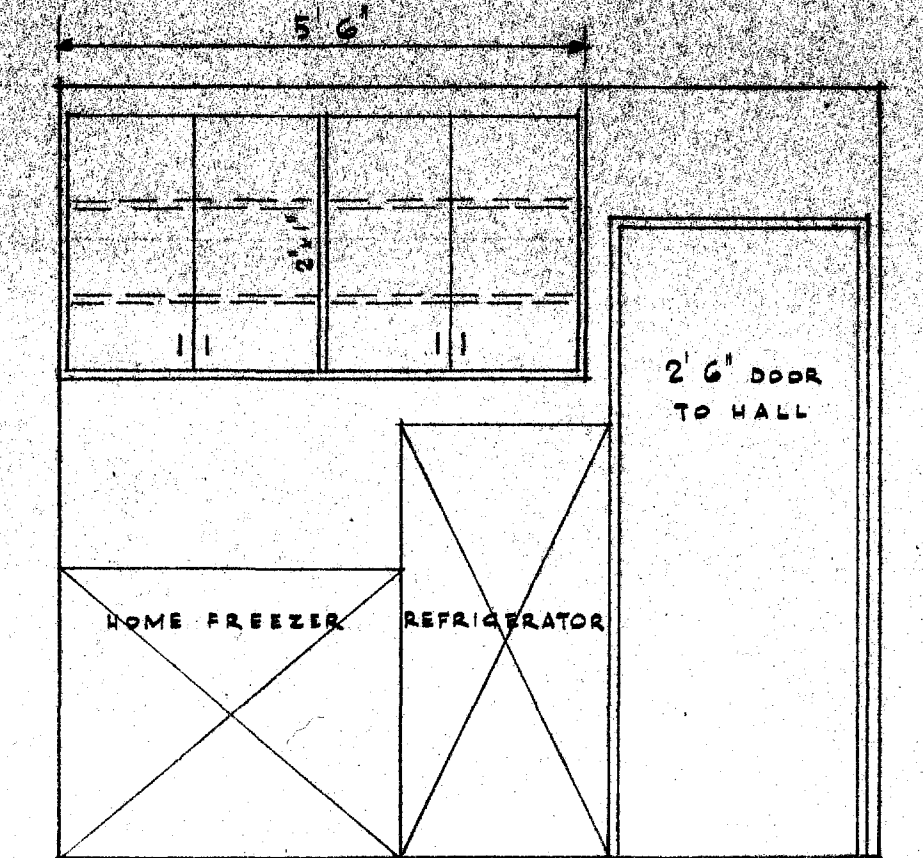
NORTH WALL



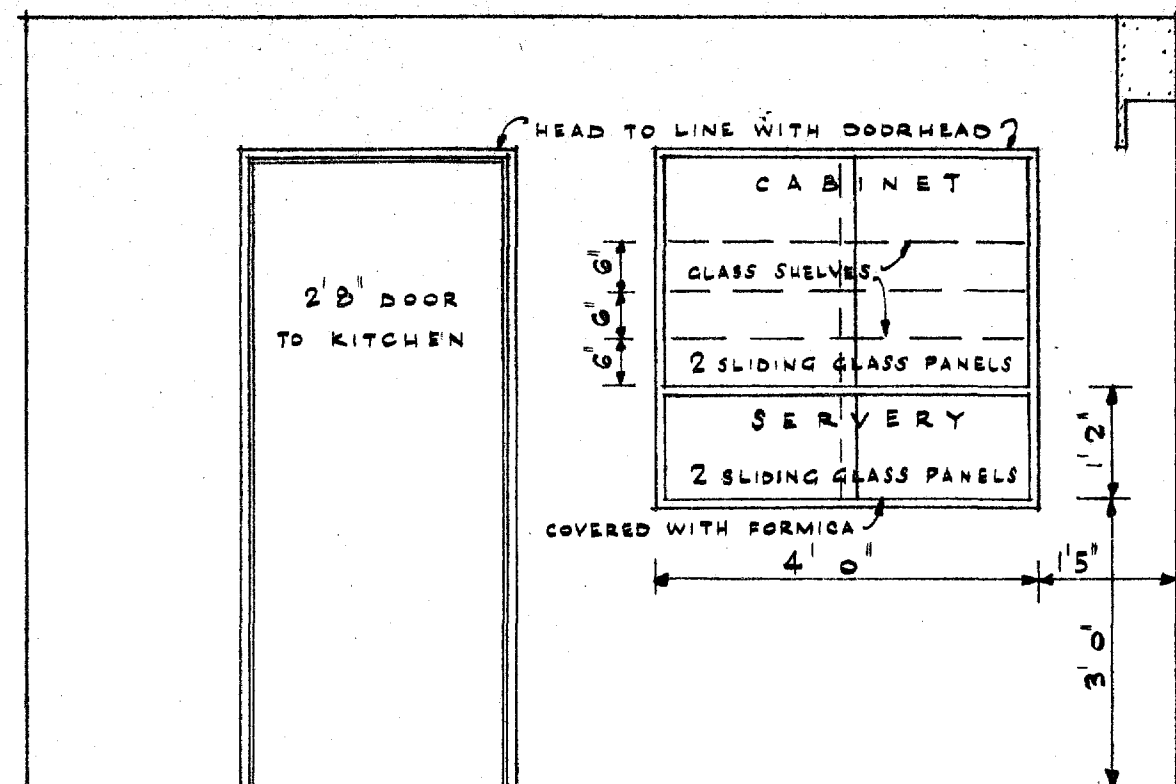
EAST WALL



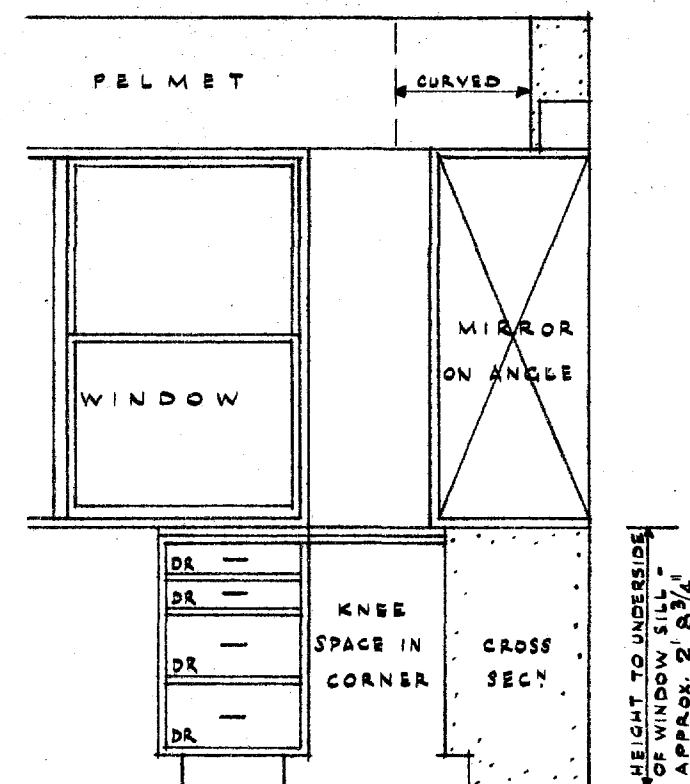
SOUTH WALL
DETAILS OF KITCHEN



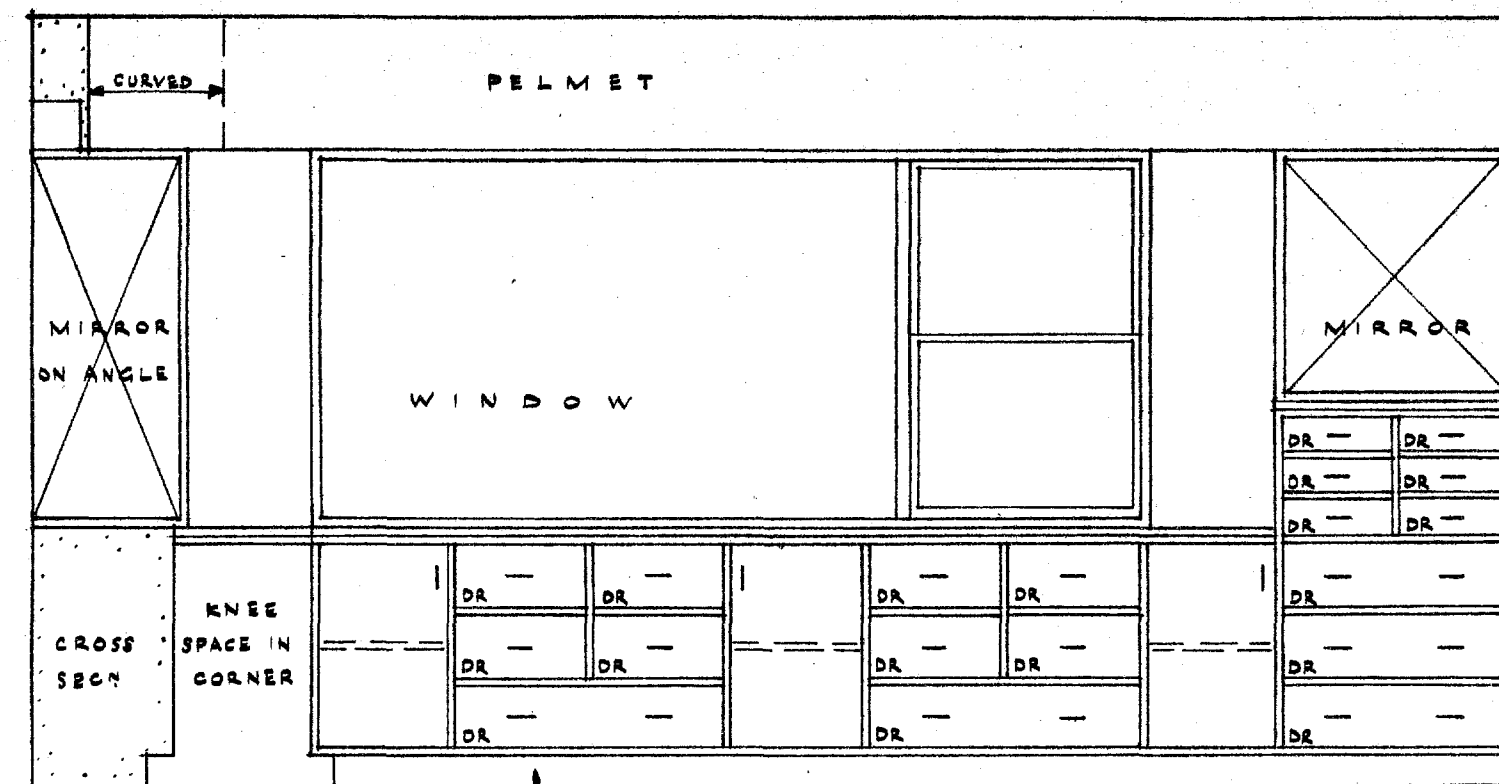
WEST WALL



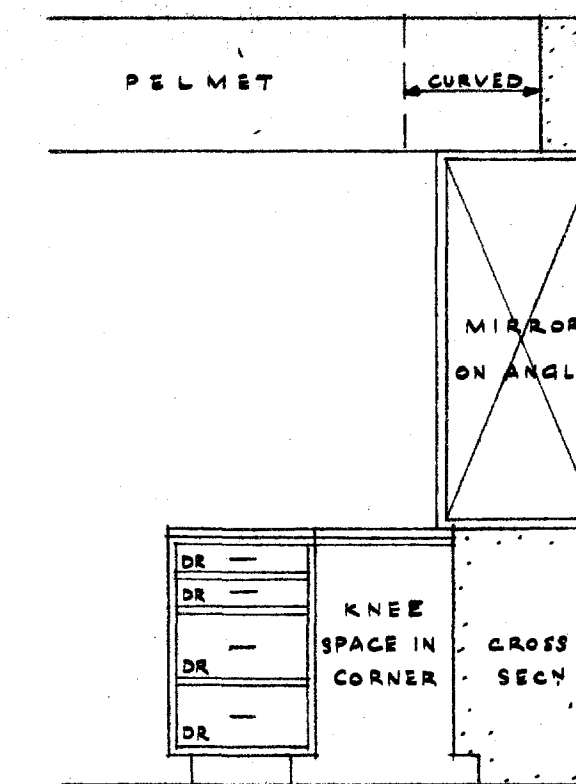
NORTH WALL
DINING ROOM



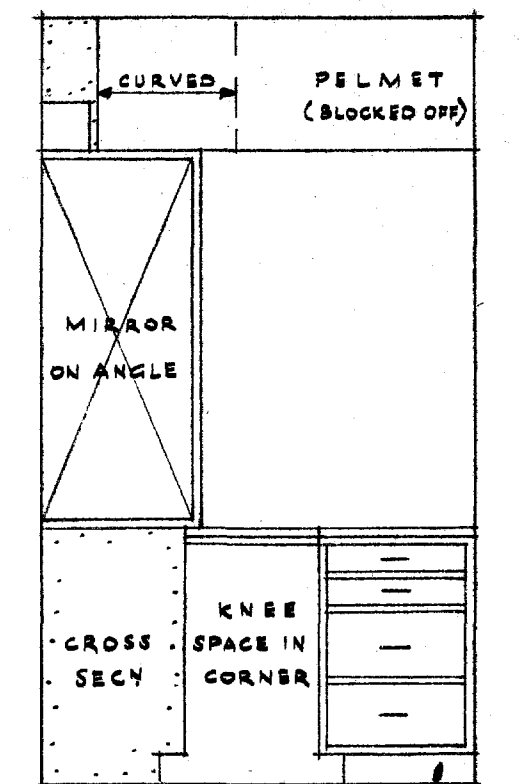
NORTH WALL



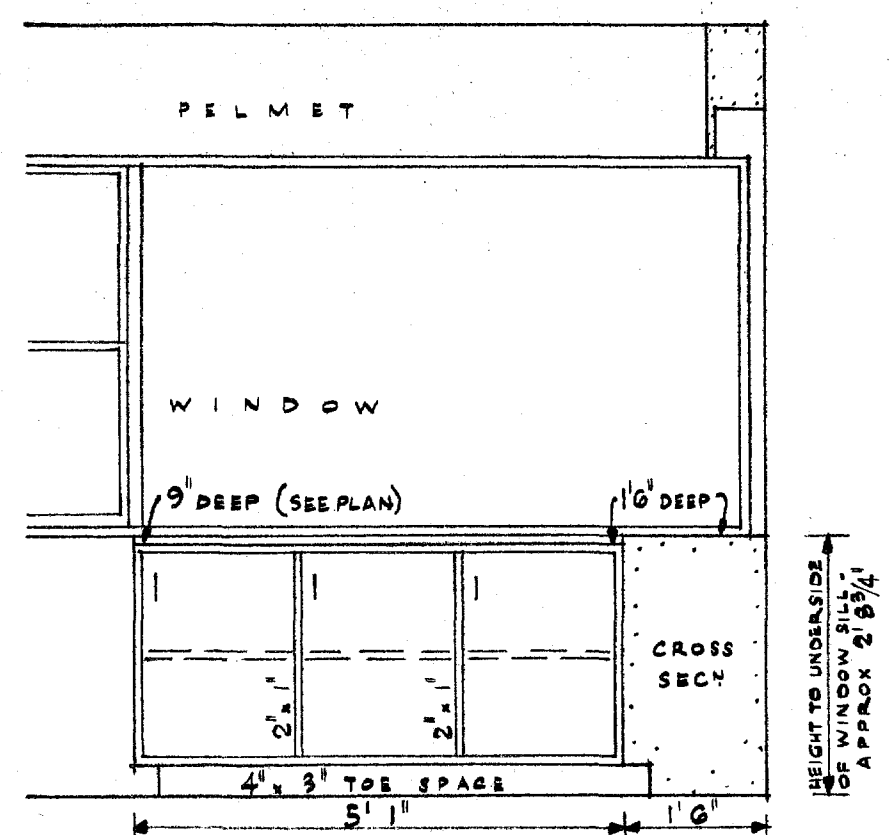
EAST WALL
BED ROOM N° 1



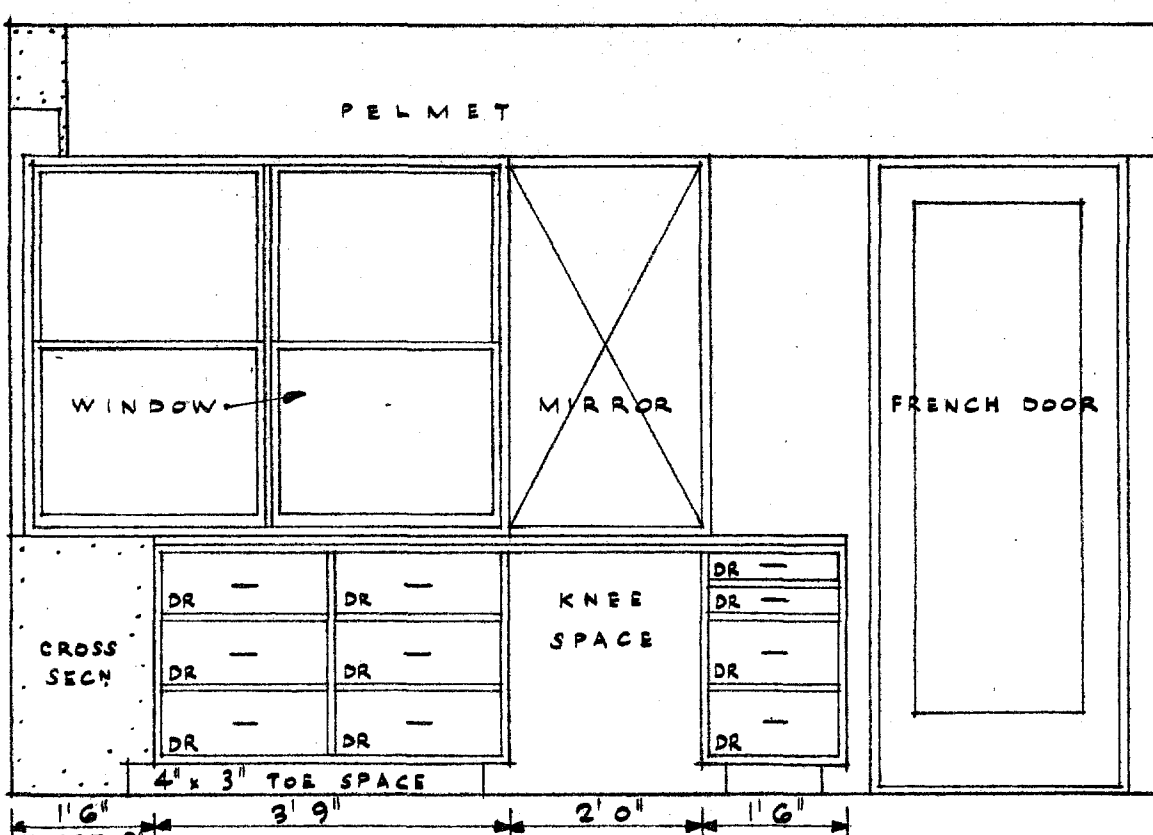
NORTH WALL
BED ROOM N° 3



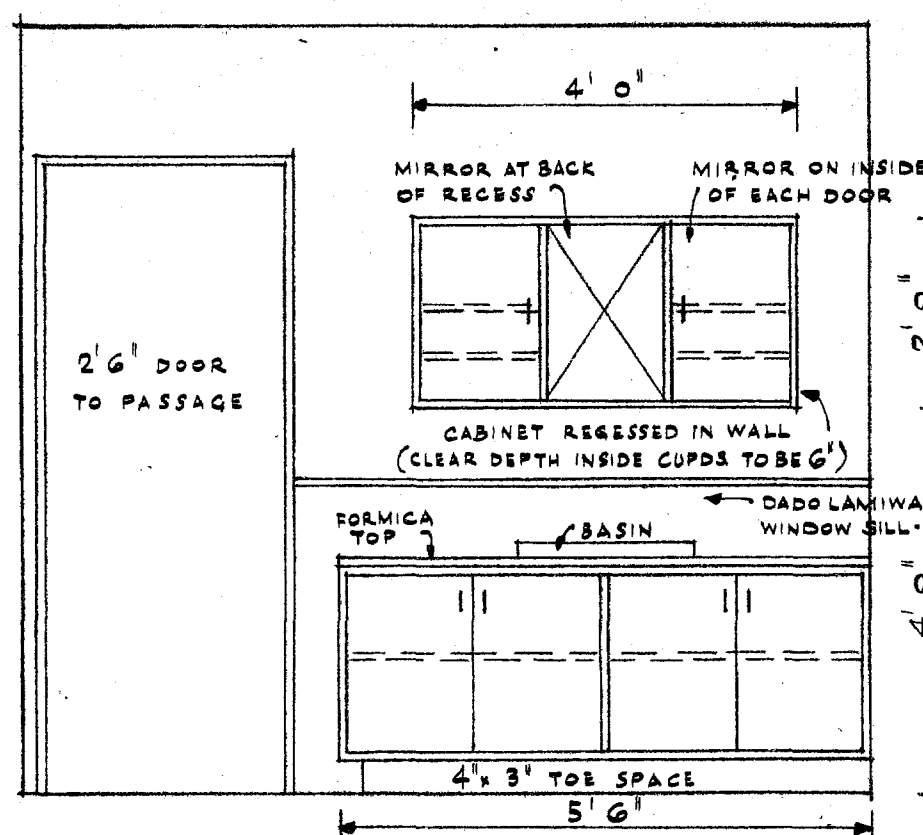
EAST WALL
BED ROOM N° 3



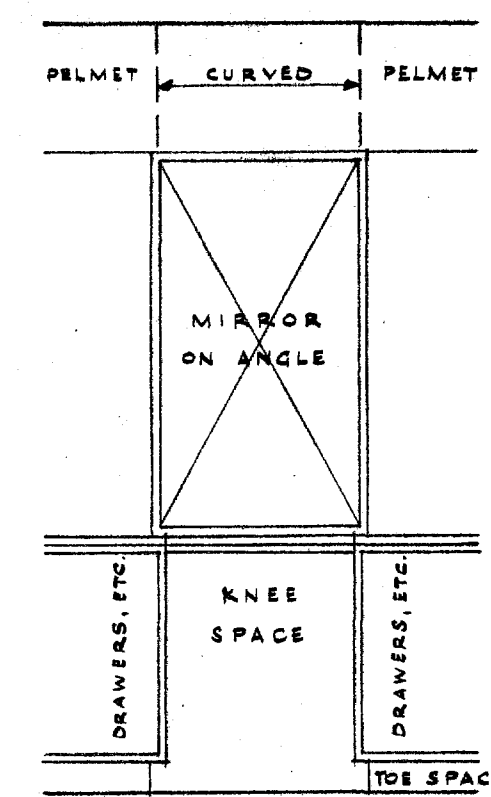
EAST WALL
BED ROOM N° 2



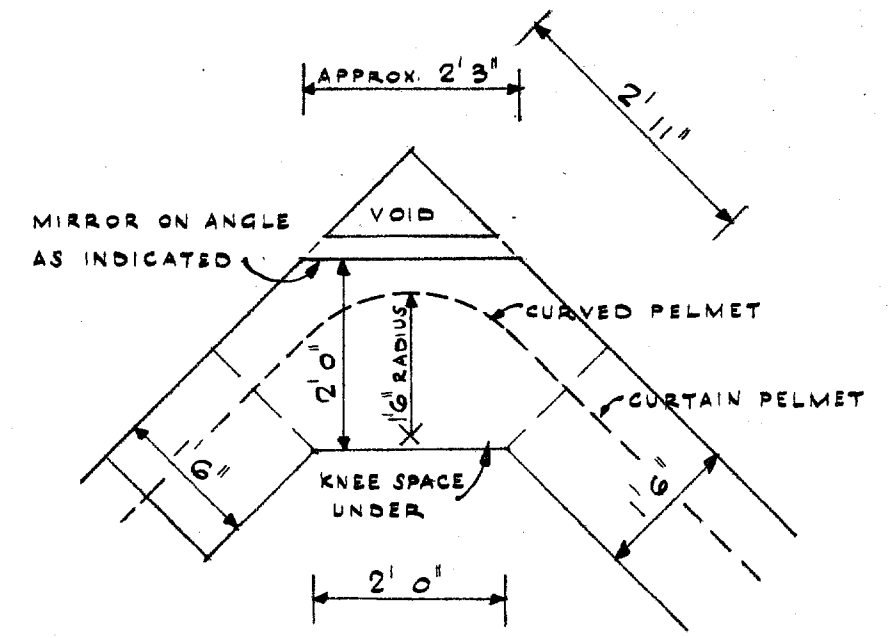
SOUTH WALL



SOUTH WALL
BATH ROOM

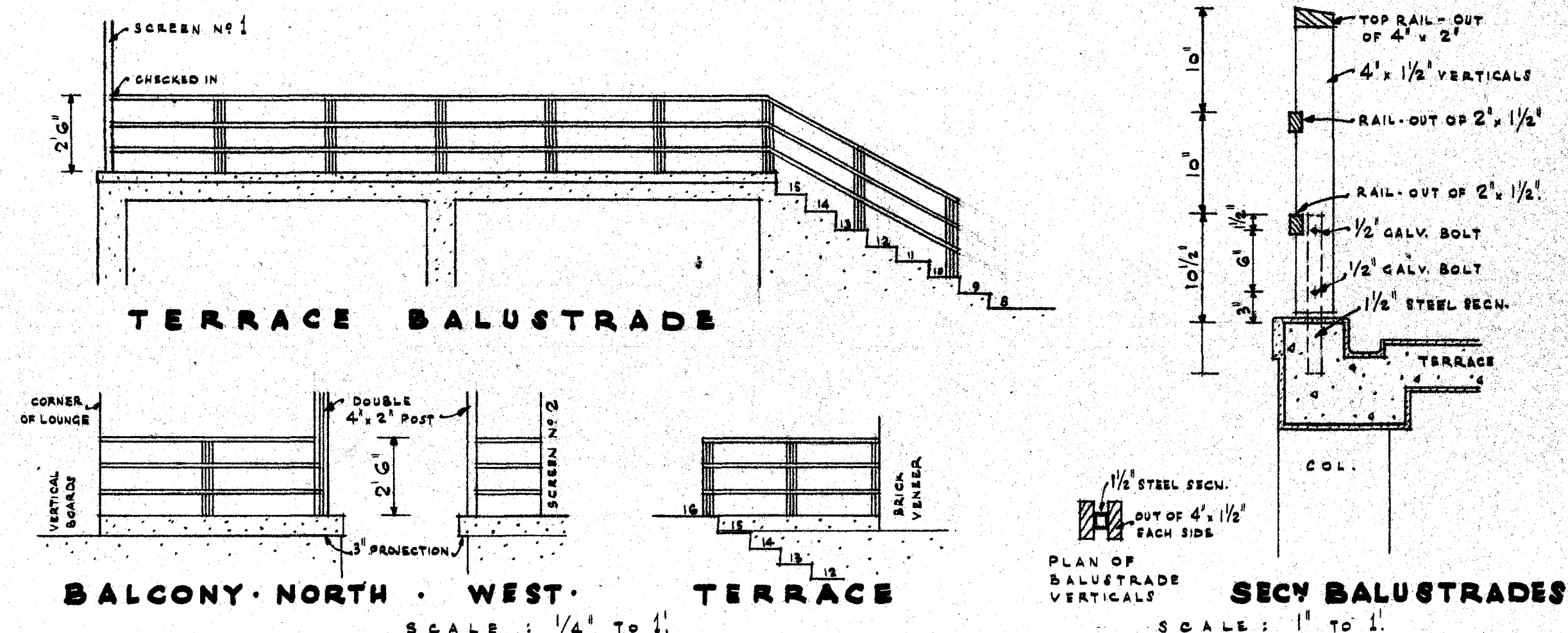
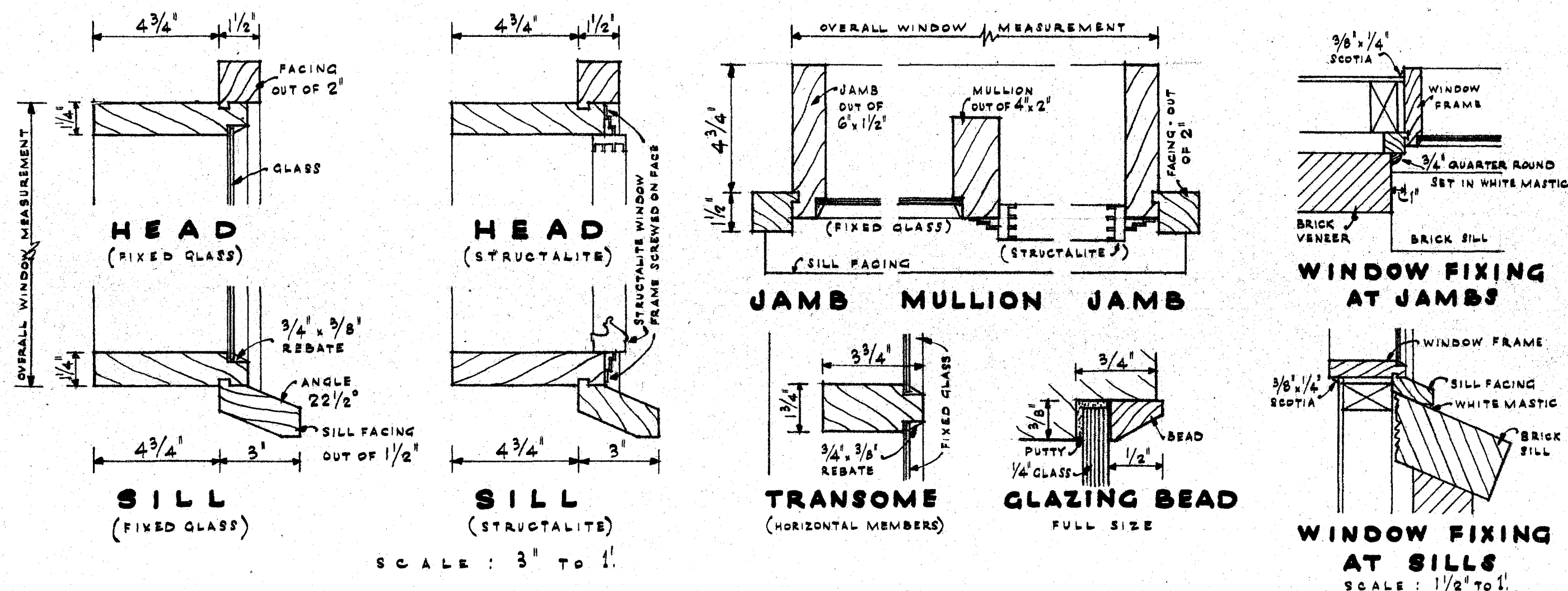
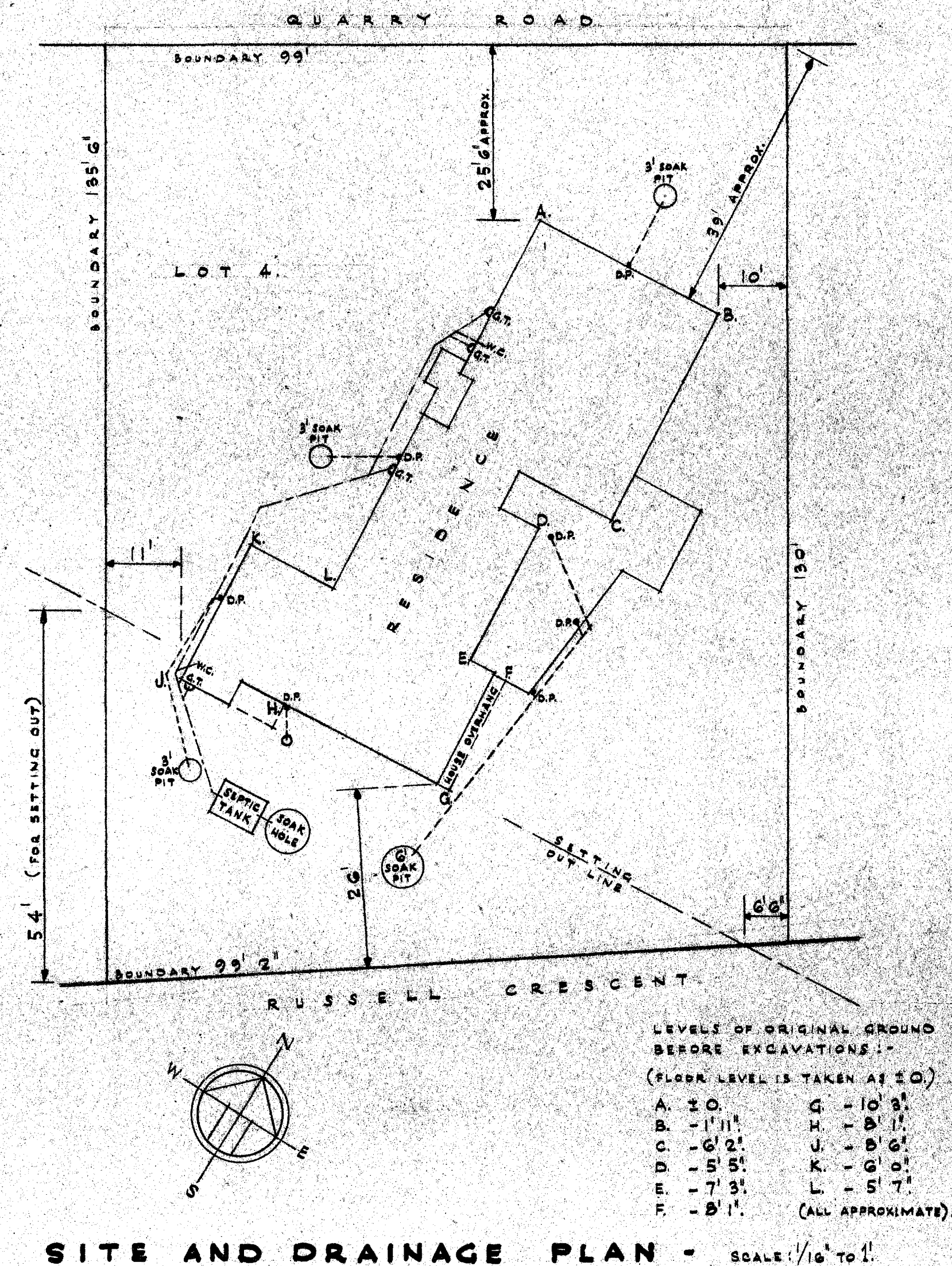
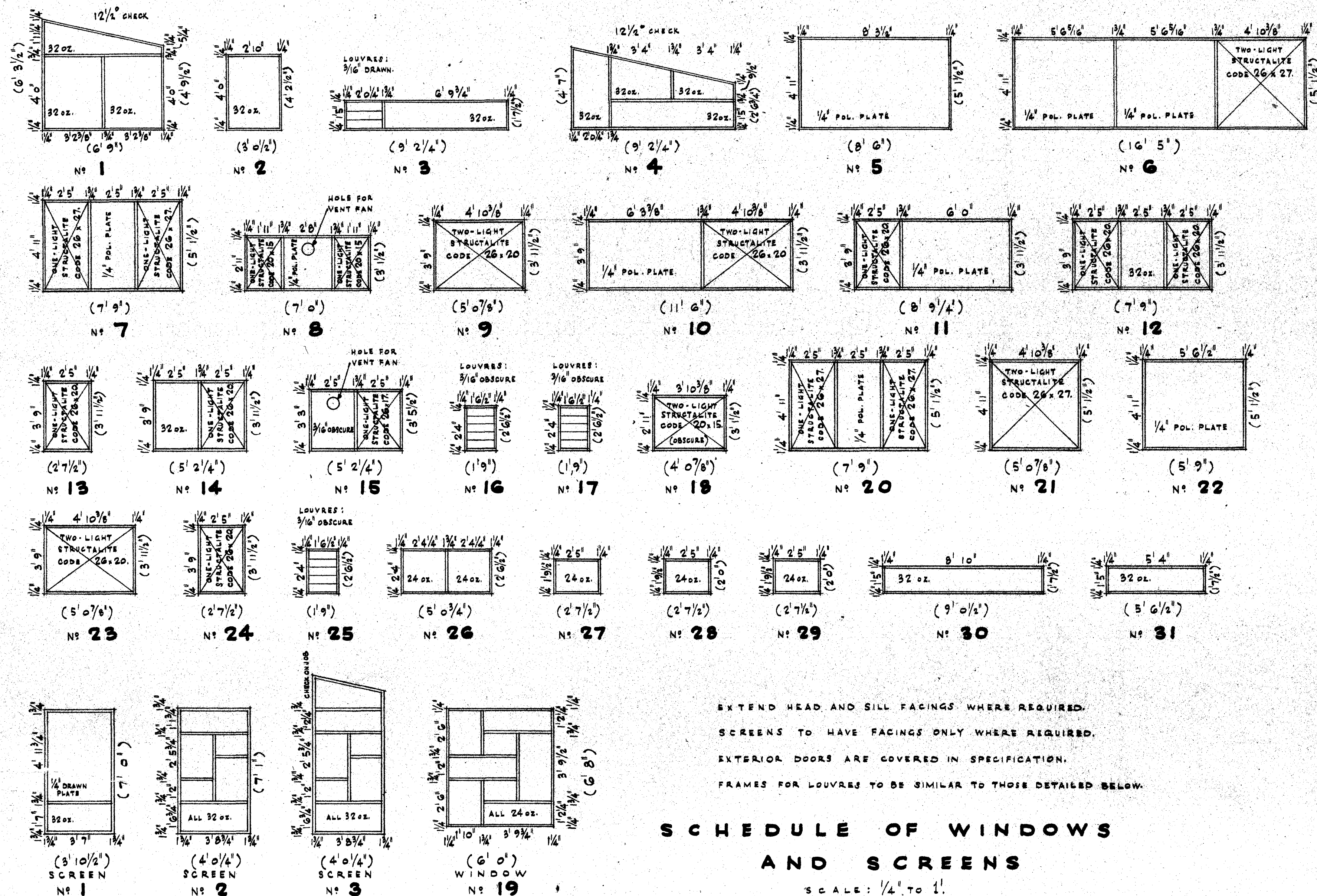


ELEVATION



PLAN
DRESSING TABLE CORNER - BEDROOMS 1+3

SCALE: 1/2" TO 1'





SPECIFICATION

for

ERECTION

of

RESIDENCE

at

RUSSELL CRESCENT

WESTERN HEIGHTS

ROTTERDAM

for

S. D. RUSSELL Esq.

The drawings referred to in
this Specification are
Sheets Nos. 1 to 8 inclusive.

Sheet No.1 - Ground floor plan,
Foundation plan,
and Elevations.

Sheet No.2 - Chimney and reinforced
concrete details.

Sheet No.3 - Cross sections through building,
and plan details A to K.

Sheet No.4 - Key plan,
plan details L to R
and wall sections 1 to 8.

Sheet No.5 - Wall sections 9 to 14.

Sheet No.6 - Built-in details of
Kitchen, Dining Room,
Bathroom and Bedrooms 1, 2, 3.

Sheet No.7 - Built-in details of
Sewing Room, Den, Laundry,
Lounge, pelmets and
miscellaneous details.

Sheet No.8 - Window schedule and details,
Site plan and balustrades, etc.

**SPECIFICATION
FOR ERECTION OF RESIDENCE
AT ROSSSELL CRES. ROTORUA
FOR S. D. ROSSSELL Esq.**

April 1960.

P R E L I M I N A R Y .

**CONDITIONS
OF CONTRACT**

The General Conditions of Contract shall apply, are to be read in conjunction with and form part of This Specification.

GENERAL

All work, services and fittings shall be complete and to comply with good standard practice, Local By-Laws, Light Timber Code N.Z.S.S. 95, Part IX, and all other relevant N.Z. Standard Building Codes.

**INSPECTION
OF SITE**

The tenderers must visit the site and ascertain nature and extent of work, rights and interests which may be interfered with, and any other matter or thing which may influence the making up of a tender, or the carrying out of the work in its entirety, before submitting his tender for the work that is to be carried out. Levels shown on drawing are approximate but some earthworks have been carried out since levels were taken. Inspect levels and conditions before tendering. No claim allowed for insufficient description.

**LOCAL BODY
FEES AND
CHARGES**

Give all usual notices to Local Authorities and arrange for connection, inspection and testing of Electrical, Plumbing and Drainage work by the Authorities' Inspectors. The Contractor shall apply for and pay for building permit. The Contractor and his Sub-Contractors shall be responsible for direct payment to the Local Authority of any fees in connection with inspection and testing of work and any charges for permanent connection to any Local Authority service. Any deposits on charges for temporary connections, etc. to any Local authority service shall be paid for by the Contractor. Charges for the use of electricity or water in connection with the construction of the building shall be paid for by the Contractor.

**RESPONSIBILITY
FOR PROTECTION**

Take every precaution during the course of the work to protect the adjoining public and private properties, roads and services against damage. All damage done must be made good at the Contractor's expense. The Contractor shall also indemnify the Owner in respect of damage caused by his operations.

INSURANCES

Builder's Risk, Workers' Compensation and Fire and Earthquake insurances to full insurable values. All policies must be taken out through an approved Fire insurance office, for the full period of the Contract, and definitely taken out to cover This Contract. All insurance papers are to be inspected by the Owner before any progress payments are made.

**MAINTENANCE
PERIOD**

The maintenance period shall be ninety days after completion of Contract.

CONTINGENCY FUND	Allow the Contingency Sum of One Hundred Pounds for authorised written contingencies. Unexpended balance to be credited on final accounts.
TEMPORARY LATRINE	Provide temporary latrine accommodation and keep in a proper condition to the satisfaction of the Health Authorities.
TOOLSHED	Contractor to supply toolshed, etc. and remove on completion of Contract.
DAMAGE	Protect all finished work and make good any damage.
EQUIPMENT	Contractor and Sub-Contractors shall supply all equipment for the expeditious completion of the Contract.
POWER	Contractor shall arrange his own temporary builder's pole connection and pay all charges involved. Remove on completion.
WATER	Contractor shall arrange for water connection and meter and pay all charges involved.
SEPARATE CONTRACTS	Owner will arrange for separate heating Contract, telephone, etc. The Contractor shall allow these workmen access and treat them as Sub-Contractors.
QUALITY	All materials and workmanship shall be the best of their respective kinds.
SETTING OUT WORK	The Contractor shall be held responsible for the setting out of all work and he shall be required to make good at his own expense any errors which occur. Figured dimensions are to be taken in preference to scale, and any discrepancies shall be referred to the Architect.
RUBBISH	Remove at intervals and clear on completion. Site and glass shall be cleaned on completion. Building shall be swept and left fit for immediate occupation.
ORDERING MATERIALS	On acceptance of tender, the Contractor and his Sub-Contractors shall immediately order any materials which are likely to be difficult to procure through short supply, and also such things as special size timbers, thoroughly seasoned timbers, etc. No substitutes will be accepted unless proof is given that all sources have been exhausted.
SUPPLIED BY OWNER	The following items will be supplied and delivered to the site by the Owner. Bendix washing machine. Home freezer. Refrigerator. All light fittings and brackets. The Contractor and his Sub-Contractors shall fix the above items complete with all accessories.

EXCAVATOR.

PRELIMINARY Read Preliminary Clauses.

GENERAL EXCAVATIONS Excavate for foundations square and level, to the various depths, etc. as required for the erection of the building. Foundation footings shall be stepped as necessary. All foundations shall be taken to good bearing ground.

HARDFILL Hardfill under concrete slabs shall be thoroughly consolidated and blinded to the correct levels. Hardfill under front steps and under back porch and steps and under steps outside Bedroom No. 3.

GRAVEL Lay 2" layer of gravel in preparation for concrete slabs, blinded to the correct levels. Gravel layer under the whole of the Basement floor slabs, including Carport and Tool Store.

SETTING OUT The Contractor is to set out the work on the site as indicated on the site plan. Present pegs on site are approximate only.

FILLING IN Fill in and thoroughly consolidate around all footings and foundation walls immediately after stripping the boxing.

SURPLUS SOIL Surplus soil from excavations to be deposited where directed.

CONCRETE.

PRELIMINARY Read Preliminary Clauses.

GENERAL No concrete shall be poured until excavations and placing of reinforcement have been inspected and approved by the Owner or his representative.

AGGREGATE The concrete shall be made from hard stone aggregate having a maximum particle size passing a 3/4" U.S.S. sieve. Local all-in concrete aggregate will be deemed suitable and the builder shall add only sufficient sand to give sufficient workability to the mix. Sand shall be added at the discretion of the Contractor and in amounts which will vary with the 'fines' content of each aggregate delivery.

CEMENT Cement shall conform with U.S.S. requirements and shall be stored clear of the ground and under a roof. Cement which is lumpy but not hard, shall be well broken up before use.

WATER Water shall be drawn from the mains and only sufficient water to give a maximum slump of 4" shall be used.

BOXINGS All work to be adequately boxed and supported during the progress of the work. Boxings strong and tight, washed clean. No boxing shall be stripped for seven days, and after stripping the work shall be hosed down to prevent rapid drying out of the concrete.

REINFORCEMENT All reinforcement shall consist of round mild steel rods, complying with conditions and tests embodied in U.S.S. 197, accurately fabricated and fixed in position. Hook ends of all rods unless shown otherwise on drawing, and all laps forty diameters unless shown otherwise. All laps and intersections to be bound together with No.16 gauge black iron wire. Bend all horizontal rods in walls not less than 2' 0" around angles. Precast concrete blocks shall be used to maintain cover on the underside of horizontal steel. Reinforcement shall be bent to the shapes shown on the drawings and shall be placed in the positions indicated thereon. Reinforcement shall be free of bends not shown.

CONCRETE MIX All concrete work shall be carried out with due observance of all applicable clauses of U.S.S. 95, Part V, and in a manner recognised as sound standard practice. The concrete shall be Grade 'C', minimum cement content per cubic yard of mixed concrete being 540 lbs, with crushing strength of "2000 lb/sq.in" at 28 days. Waterproofer shall be added to mix where specified. The concrete shall be mixed in a rotary mixer and then conveyed directly to the foundation walls, etc. Maximum slump 4".

PLACING AND CURING All concrete shall be well tamped and compacted in place. Concrete showing considerable honeycombing on the removal of forms may be deemed not properly compacted and may be liable for removal and replacement at the Contractor's expense. All exposed surfaces and particularly the terrace slabs, shall be cured by being kept continuously wet for a period of seven days after the pour.

FOUNDATIONS Foundations shall conform to the detail drawings. Foundations shall be set 15" into ground, except where excavated deeper. If good bearing is not obtained at these depths, notify the Architect.

WATERPROOF CONCRETE

Waterproof concrete shall contain Sika or Monperite waterproofing compound in the correct quantity as recommended by the Manufacturer. Waterproof all concrete walls in contact with the ground around the Basement, i.e. Garage, Toilet and Heater Room. Waterproof all concrete slabs in Basement, i.e. floors of Garage, Toilet and Heater Room and interior stairs up to house. Waterproof suspended slabs, i.e. the whole of the terrace slab, and balcony slab over Heater Room.

FOUNDATION WALLS

All foundation walls 6" thick on 14" x 6" footings. All walls more than 5' 0" high shall be reinforced with 1/2" rods at 12" centres both ways. Walls less than 5' 0" high shall have one 1/2" rod at top, and for walls over 2' 6" high reinforce with additional 3/8" rods at 12" centres both ways. Vertical rods in all walls shall be turned out alternate ways into footings. All footings shall be reinforced with three 1/2" rods. Where foundation walls are stepped in sloping ground, footing shall have 2' 0" lap, with footing rods bent round angles. 8" x 5" half piles shall be poured in conjunction with foundation walls and reinforced with 3/8" U-stirrups at 12" centres.

WALL BANDS

Form 10" x 10" wall bands at top of walls where required, to carry timber framing with brick veneer. This applies to east wall at stair, Garage and Toilet; East wall at Carport; and walls around Tool Store as indicated. Bands shall be reinforced with four 1/2" rods and 3/8" stirrups at 8" centres with 40 diameter lap with wall rods.

COLUMNS

Refer to drawings for sizes of columns. All columns shall be reinforced with four 5/8" rods and 1/4" stirrups at 8" centres. All column pads shall be 2' 0" square with four 1/2" rods both ways. Column rods shall be turned diagonally out into pads.

BEAMS

Sizes and reinforcing of beams are shown on Sheet No.2.

SUSPENDED SLABS

Terrace and balcony slabs shall be 4 1/2" thick reinforced as shown on drawing with 3/8" rods at 6" centres both ways, with the correct concrete cover to steel as shown.

SLABS AND STEPS

All other slabs and steps shall be laid on sound hard-fill or consolidated excavated ground, with 2" layer of gravel under all slabs in Basement and Carport. All slabs shall be 4" thick reinforced with 665 HRC mesh fabric. Steps shall have one 1/2" rod under each riser. Fall outwards at doorways.

CONCRETE UPSTANDS

Form concrete upstands at walls around all slabs, in porches and as indicated on drawings.

FLOOR FINISH

Basement and Carport floors shall be screeded off to the correct levels with a steel trowel at time of pouring. All other terrace, porch slabs, steps, etc. are specified to be plastered later.

PILES

8" x 8" concrete piles on 14" x 14" x 4" pads. Piles shall be spaced as shown on foundation plan. Piles over 2' 0" long shall have one 1/2" rod in centre. All piles shall project at least 12" above ground, and maximum height of piles 4' 0" above ground. Piles shall be used in preference to jack framing. All piles and half piles to have no.8 gauge wire loops hooked over sleepers each way.

BOLTS	Bolts for fixing timber plates to concrete to be 1/2" diameter at 4' 0" centres maximum.
HELDING-DOWN BOLTS	Bolts for holding down steel channel to concrete to be 10" x 3/4", accurately set and embedded in concrete.
VENTS	Spaced as shown on foundation plan, ventilators shall be 12" x 6" standard precast compo.
FAIR FACES	Interior walls of Garage to remain unplastered, but to present fair face off boxing. Any voids, etc. to be made good.
HOLES	Leave holes for pipes, etc. and any other requirements of the Sub-Contractors.
OPENINGS	Openings for doors and windows shall have grounds for fixing framing.
GROUNDING	Provide for Heart Totara grounds as required for fixing timber.
SLIDING DOORS	Provide for adequate fixing of sliding door track on South, East and North walls of Garage.
WIRES	Cut off boxing wires and punch below flush, ready for plasterer.
INCINERATOR	Form 4" thick concrete slab for incinerator, and 3" thick walls around incinerator. Reinforce with mesh fabric. Hearth slab when tiled to finish flush with floor.
CHIMNEY	Chimney foundations to be as detailed on Sheet No. 2. All vertical rods shall be turned out into pad. All reinforcing spaced as shown. Hearth slab cantilevered with vertical wall rods bent out and additional 1/2" rods for maximum 6" centres, with rods placed at top of slab. Continuation of hearth supported on joists shall be reinforced with mesh fabric. Precast precast concrete fireplace and flue, shall be set in 3 to 1 cement mortar with lime, and chimney shall be reinforced full height with rods grouted tight in each of the four corners, tied into the foundation walls, and any laps to be 40 diameters. Rods 1/2" diameter. Provide for wire ties for brick veneer, as indicated on details. Construct 4 1/2" firebrick back and form hobs for selected grate. Lay all firebricks with not more than 1/8" thick joints in fire cement, the mortar being hammered in to finish flush with the surface. Selected stone surround and tiled hearth are specified elsewhere. Three slabs shown on fireplace elevation on Sheet No. 7 shall be precast concrete ready for bricklayer to build in to stonework. Slabs shall be 3" thick, reinforced with 665 mesh, of sizes indicated on drawing. Provide for ties for tying to stonework.

PLASTERER.

PRELIMINARY	Read Preliminary Clauses.
FOUNDATIONS	All exposed exterior concrete surfaces of foundations shall be plastered to 4" below permanent ground level. Walls shall be slurried and flanked 3 to 1, with textured finish to Owner's approval.
CHIMNEY	Plaster concrete capping to brick chimney.
BASEMENT FLOORS	Floors in Basement, Garage, Carport and Tool Store are specified under 'Concretor' to be screeded off at time of pouring.
SLABS	Terrace and Balcony slabs and porches shall be rendered 2½ to 1 compo, even and non-slip with falls outwards. Gutter shall be plastered with careful regard to falls to downpipe. Front edge of terrace and balcony shall be finished as indicated on drawings.
UNDERSIDE OF TERRACE	Underside of terrace over Carport to be plastered with as thin a coat as possible in order to reduce weight on terrace.
STEPS, ETC.	Interior and exterior steps and landings shall be rendered 2½ to 1 compo, even and non-slip, with falls outwards.
FUEL CUPB.	Walls and floor inside Fuel cupboard shall be slurried and flanked 3 to 1, with smooth finish.
CHIMNEY INTERIOR	Brick walls inside lounge (at sides of chimney), shall have slurry coat, flanked 3 to 1 and finished with white hardwall plaster to a fine smooth sanitary surface.
NO FINISH	No plaster finish is required inside Garage, Toilet, Heater Room or Tool Store.
FIREPLACE SURROUND SLABS	Fireplace elevation on Sheet No.7, shows three slabs, which are specified under 'Concretor'. Plasterer shall plaster these slabs after they are set in final position.

STEELWORKER.

PRELIMINARY	Read Preliminary clauses.
MATERIALS	Steelwork to comply with N.Z.S.S. 309. Bolts and nuts to comply with B.S.S. 916 for dimensions and B.S.S. 84 for screw threads.
WORKMANSHIP	To comply with relevant parts of N.Z. Standard Code of Building By-Laws N.Z.S.S. 95, Part XI.
BOLTING	Washers tapered as necessary for true bearing to nuts and bolt heads. Bolts to project through nuts at least one thread after tightening. Turned bolts used in reamed holes not exceeding by more than 0.02 inches the specified diameter. Nuts to be secured by punching thread.
DRILLING	All steelwork drilled for bolting to timbers or other work as detailed, specified or otherwise required.
PRIMING	Steelwork shall be delivered clean to job, but not primed or painted. See under Painter for priming steelwork.
12" x 4" CHANNEL	One 12" x 4" x 31 lbs. steel channel, supporting wall and floor over Garage, shall be fixed at ends as detailed, with one 5/4" bolt. Provide for 1/2" bolts at 4' 0" centres for fixing 4" x 2" timber plate.
6" x 3" CHANNEL	One 6" x 3" steel channel shall be used as lintel over Window No. 6. Provide for 1/2" bolts at 4' 0" centres for fixing 4" x 2" top plate to channel, and 1/2" bolts at 3' 0" centres for fixing 4" x 2" bottom plate. 4" x 2" top and bottom timber plates should be bolted to channel before erection.
1 1/2" x 1 1/2" STEEL SEON.	1 1/2" square steel section members for building in to concrete for balcony post and balustrade verticals shall be as detailed, set 5" into concrete and projecting 10 1/2" above top of concrete, with two 1/2" bolts spaced 6" apart.

BRICK LAYER.

PRELIMINARY Read Preliminary clauses.

BRICKS All bricks shall be Lymmerton Reds, selected first grade, free from defects, chips, etc. Only selected first grade bricks are to be used in exterior finishing work.

MORTAR Mortar to be of an approved mixture, with joints to finish white to Owner's approval. Notify the Supervisor of the mortar mixture to be used, and obtain approval before proceeding. Any mortar which does not dry out white within 60 days shall be raked out to a depth of $1\frac{1}{2}$ " and replaced at the Bricklayer's expense. No mortar which has become set or dead shall be used.

JOINTS Joints shall not exceed $\frac{3}{8}$ " in thickness and all joints shall be neatly finished and weatherstruck.

WORKMANSHIP Properly bond angles and intersections and keep all perpendicular. Maintain air space of $1\frac{1}{2}$ " between brick veneer and timber framing. Brick veneer shall be secured to timber framing with No. 8 gauge galvanised iron wire ties, twisted loop with drip. Build in ties at 5' 0" centres in every fourth course of brickwork. Well bed ties into the brickwork and secure to studs with $1\frac{1}{2}$ " x 10 galvanised staples. Flush the mortar at the back of the walls as the work proceeds and at regular intervals during the work clean the mortar droppings from the wall in preceding, wire ties and the timber framing. Fully flush all joints with mortar and carry brickwork up in even height with no part rising more than 3' 0" above adjoining work. Well wet all bricks before use. All walls must be vermin-proofed with perforated galvanised iron, galvanised nailed to plates, and set into mortar joints of brickwork.

BRICK VENEER All exterior walls above foundations shall be brick veneer except where shown as vertical boards.

WINDOW SILLS All windows in brick veneer walls shall have brick sills, with solid bricks used at each end. The backs of the sill bricks shall be chipped as indicated on details. At corner windows bricks shall be tapered to form rounded corner. All sill bricks shall be laid to even slope, and fitted neatly to window frames.

CHIMNEY Chimney above foundations shall be constructed with brickwork, all as detailed on Sheet No. 2. Bricks, mortar, joints and workmanship shall be as specified above. Recast punice concrete fireplace and flue and firebrick back are specified under 'Concrete'. Wire ties specified under 'Concrete' and shown on drawing shall be well embedded in brick joints. See Sheet No. 7 for interior elevation of fireplace. Stonework from floor to ceiling shall be 4" splitstone squared random 'Parkstone' laid with due regard to finished appearance and joints pointed with red mortar. Stonework shall be properly bonded with brickwork at corners to form an integral part of the chimney. (Sides of chimney inside room are specified to be plastered). Change from stone to brick at ceiling, shall be made between ceiling and roof flashing with proper bonding.

**CHIMNEY
(Cont.)**

Three fireplace surround slabs showing on elevation on Sheet No.7 (specified under 'Concretor') shall be built in to stonework and tied in a satisfactory manner.

Top of chimney shall be blocked off with concrete slab, flanchered and neatly weathered as indicated. Provide for flashings at roof.

**CLEANING
DOWN**

During construction after every day's work and at completion, clean down all exposed face brick or stone work, and leave all work free from stains and defects.

T I L E S .

PRELIMINARY

Read Preliminary clauses.

TILING

All tiles first quality, glazed, free from defects bedded and set in 3 to 1 cement compo, by expert workmen, to a high class finish. Surfaces true and even, with lines accurate, level and plumb, cleaned down and pointed on completion. Tiling neatly cut and fitted where required. Bull-nosed tiles at all exterior angles. All tiles shall be laid on job. Tiles selected by Owner.

**LOUNGE
FIREPLACE
HEARTH**

The whole of the lounge fireplace hearth shall be tiled, with tiles neatly set out. Also, vertical edge of hearth also tiled.

**INCINERATOR
SURROUND
& HEARTH**

As indicated on details, concrete surround to incinerator, shall be tiled on front and top, and hearth shall be tiled to finish flush with floor covering.

CARPENTER.

PRELIMINARY Read Preliminary clauses.

TIMBER

All timber shall comply with grading, dressed where visible. All timber from seasoned stocks or kiln dried. Preservative treated timber may be substituted for Heart only if Owner's approval is given in writing. All work shall be securely nailed, with nails punched where visible. All timber shall be of the sizes specified, free from defects, which in the Supervisor's opinion, render it unfit for its purpose. All framing timbers shall be gauged to a uniform width.

FINISHING TIMBERS

Finishing timbers shall have all machine marks, roughness and stains removed, dressed, scraped and sanded smooth and clean to a high class finish.

BOLTING TIMBERSWORK

Bolts not otherwise specified or shown, to be 1/2" diameter at 4' 0" centres. All bolts to have washers. Nuts to have full thread long enough to prevent jamming.

BEDDING

Plates and other timbers bearing on concrete shall be bedded in cement mortar for true solid bearing.

DAMP-COURSE

Fix 3-ply bituminous fabric under or behind all timber in contact with brick or concrete to provide complete separation.

TIMBER GRADING

Timber to be generally as follows, but more particularly specified under separate items:-

Heart Rimu Building A - 100% Heart - for all framing timbers below floor of house, and any other timbers in contact with brick or concrete.

Heart Rimu or Matai Dressing A - for flooring and for all exterior finishing timbers.

Heart Rimu Dressing A - for all exterior joinery frames, and some interior finish.

Treated or Heart Rimu Building A - for roof purlins.

Treated Rimu Building A - for all framing timbers above floor line, except roof purlins.

Joinery quality Cedar - for all exterior doors.

Ord. Rimu Dressing A - for interior joinery and finishing timbers, except where otherwise specified.

SCHEDULE OF SIZINGS ETC.

The sizes, quality, etc. of timbers, unless otherwise shown or specified are to be in accordance with the following schedule.

Sleepers 4" x 3" on edge, B.A.H. Rimu.

Back framing 4" x 3", B.A.H. Rimu.

Basement framed wall, 4" x 3" studs at 18" c/c., top plate 4" x 3", bottom plate 4" x 3", all B.A.H. Rimu.

**SCHEDULE
OF
SCAFFOLDING
(Cont).**

Plates on concrete 4" x 2", B.A.H. Minus.

Plates bolted on side of concrete 4" x 3", B.A.H. Minus.

Floor joists :- over Garage where indicated, 12" x 2",
otherwise 6" x 2", maximum centres 16" c/s. B.A.H.R.

Exterior wall and partition plates 4" x 2", top and
bottom, B.A.H. Minus for bottom plates, otherwise
Tr. Minus for top plates.

Exterior wall and partition studs 4" x 2" at 18"
centres, B.A.Tr. Minus.

In 3" partitions, use 3" x 2" instead of 4" x 2", of
timbers and spacing as specified above.

Dwangs to suit linings, minimum 3" x 2" at 24" centres
maximum, but 20" centres maximum where vertical
boards are fixed on exterior walls, all B.A.Tr. Minus.

Exterior wall braces 6" x 1", B.A.Tr. Minus.

Interior partition braces 4" x 1", B.A.Tr. Minus.

Ceiling joists, 4" x 2" at 18" centres, B.A.Tr. Minus.
Note: no ceiling joists over Lounge, Gen & Sewing Rm.

Ceiling dwangs 3" x 2", spaced to suit mating ceiling
linings, etc., maximum centres 4' 0", B.A.Tr. Minus.

Ceiling runners, where joist span exceeds 7' 0" use
one runner, where span exceeds 12' 0" use two runners
8' 0" long - use 4" x 2". All B.A.Tr. Minus.
10' 0" long - use 6" x 2".
12' 6" long - use 8" x 2".
16' 0" long - use 10" x 2".
20' 0" long - use 12" x 2".

Lintels to window and door openings, B.A.Tr. Minus,
as follows :-

4" x 2" up to 3' 6" span.

4" x 3" up to 4' 0" span.

two 4" x 2" on edge, up to 5' 6" span.

two 5" x 2" on edge, up to 6' 8" span.

Larger openings to have lintels as follows :-

Window No.1 - two 6" x 2".

Window No.3 - two 8" x 2".

Window No.5 - two 8" x 2".

Window No.6 - 6" x 3" steel channel with 4" x 2"
timber top and bottom.

Window No.7 - two 6" x 2".

Window No.8 - two 6" x 2".

Window No.10 - two 10" x 2".

Window No.11 - two 8" x 2".

Window No.12 - two 6" x 2".

Window No.20 - two 6" x 2".

All lintels to be gauged to width of timber framing.

Rafters 4" x 2" generally, except 6" x 2" over Lounge
portion.

4" x 2" rafters at 2' 6" centres maximum.

6" x 2" rafters at 1' 6" c/s, max, but to suit lining

Maximum span of 4" x 2" rafters without support, 7' 0"

Rafters B.A.Tr. Minus.

Underpurlins supporting 4" x 2" rafters, 4" x 2" set
on edge, B.A.Tr. Minus.

Roof struts 4" x 2", maximum centres 7' 0", B.A.Tr. Minus

**SCHEDULE
OF
SCANTLING
(Cont.).**

Roof purlins 8" x 2" on flat, maximum centres 2' 0", but spaced to suit roofing, B.A.Tr. Linus.

Exposed beams supporting rafters over Lounge portion, 12" x 3" dressed, selected veneered, Treated Linus but selected for strength.

Other exposed beams supporting eaves only, 8" x 3" Treated Linus.

Ridges 8" x 1", B.A.Tr. Linus.

Valleys 4" x 2", B.A.Tr. Linus.

Cellar ties 6" x 1" to every second pair of rafters, B.A.Tr. Linus.

Eaves bearers 3" x 2" at every rafters, B.A.Tr. Linus.

Herringbone strutting to 12" x 2" floor joists, 2" x 2".

Miscellaneous other timbers as shown or specified.

**SUB-FLOOR
FRAMING**

12" x 2" floor joists over Basement portion shall be checked over plates at walls where shown on drawings. 12" x 2" joists shall have 2" x 2" herringbone strutting fixed in centre of span. All jack studs and framing shall be checked to plates. Sleepers shall be secured by No.8-gauge wire loops hooked over sleepers each way and stapled. All floor joists shall be gauged level, checked over sleepers and plates where necessary - no packing up will be allowed. Double joists shall be fixed under all walls running parallel with walls, whether they be bearing walls or not. Joists under exterior walls shall be spaced 1", and under interior partitions spaced 2" apart, with solid dwanging at 18" centres, between all double joists. Joist spacing throughout shall not exceed 16" centres. Ends of joists at exterior walls shall be cut on line of exterior framing.

**EXTERIOR
WALL AND
PARTITION
FRAMING**

All studs shall be gauged to a uniform width. Plates shall be in long lengths, gauged to a uniform thickness and width. Plates shall be halved together at all connection joints, and all joints shall have direct bearing under. Top plate joints must be made directly above a stud. External angles and partition inter-sections shall be framed with three studs securely spiked in position, and all blocked together. All walls and partitions shall be braced at approximately 45°. Exterior walls and bearing partitions shall be braced both ways, other partitions single braced, alternate ways. Exterior bracing 6" x 1", interior bracing 4" x 1", all cut in flush with face of studs. Short sections of external walls shall have dog-leg bracing between studs where necessary. Window and door openings, etc. shall have lintels over as specified in schedule. Lintels up to 3' 0" long, cut between studs. Lintels up to 5' 6", shall be checked 1/2" into studs. Lintels over 5' 6" long, shall have full 2" bearing on 4" x 2" studs spiked to wall studs, except where shown otherwise on drawings. Sill trimmers over 5' 6" long, shall be 4" x 3". Studs shall be thoroughly nailed through plates and studs shall have even and close bearing to plates. Fix dwangs to suit linings, full width of partitions, maximum centres 20" centres for vertical boards on exterior walls, otherwise 2' 0" centres maximum. Dwanging to exterior walls with brick veneer may be 3" x 2". Provide for dwangs for built-ins and other fittings, and fix bearings, etc. for Sub-Contractors.

VENTILATION

Ventilate framing in all interior partitions with 1/4" holes at 6' 0" centres in top and bottom plates, vermin proofed with nail bent over, and saw cut in dwangs.

**ROOF
FRAMING**

Roof pitch shall be 12 $\frac{1}{2}$ °, all cuts made being 1 in 4 $\frac{1}{2}$ exactly. Rafters shall be in as long a lengths as possible, birdmouthed over plates or beams, securely spiked. Maximum rafter spacing 2' 6", except over Lounge, Den and Sewing Room which shall be spaced at 18" centres and to suit ceiling linings. Where unavoidable joints are necessary, rafters shall be lapped 2' 0" over a support. Apex of rafters over Lounge shall have two 1/2" bolts as shown, and spiked. Laps of rafters over Lounge shall also have two 1/2" bolts, and spiked. Ridge and valley rafters shall be in single lengths where possible. Unavoidable joints shall be well spliced together, with 1" boards each side, of equal width and 3' 0" long. Underpurlins shall be fixed at 7' 0" centres maximum. Strut and brace roof with 4" x 2" members, supporting underpurlins at 7' 0" centres maximum. East end of Lounge portion shall be effectively wind-braced, with 6" x 1" braces checked into rafters, braced as indicated on Key Plan. 12" x 3" beams over Lounge and Den, shall extend to fascia line to support 6" x 2" behind fascia on North and South walls. Where exposed beams are showing on elevations, but are not supporting the roof framing, i.e. 12" x 3" beams over Balcony and 8" x 3" beams on East and West walls of Bedroom wing, they shall be a minimum length of 5' 6", adequately secured to wall frame framing, rafters, etc. inside building and cantilevered out to carry 6" x 2" behind fascia. Block off tops of beams to eaves line. One 12" x 3" beam on North wall of Lounge shall be reduced at cantilever to clear roofing and flashing. Roofs shall be strutted off partitions where possible, and all shall be adequately strutted and braced. 6" x 1" collar ties shall be fixed to every second pair of rafters throughout. Roof purlins shall be set out as shown on Cross Sections on Sheet No. 3, spaced to suit roofing, maximum centres 2' 0".

**DIAGONAL
BRACING**

At exterior corners of building, where wall bracing is not possible, diagonal bracing shall be fixed at ceiling joint level - these braces at least 10' 0" long.

TRIMMING

Trim ceilings, roof, etc. where required for chimney, flues, vents, etc.

**CEILING
FRAMING**

Ceiling joists 4" x 2" at 18" centres maximum and to suit ceiling linings, in all rooms except Lounge, Den and Sewing Room. Rows of dwangs shall be fixed at 4' 0" centres maximum to stiffen ceiling joists, and elsewhere as required. Ceiling joists shall be hung from runners with 2" x 2" brackets, well secured to side of runner and to joists. Sizes of runners are specified in Schedule. Roof construction shall be completed before ceiling joists are hung from runners. Runners generally running parallel with ridge, shall be blocked off top ~~plates~~ plates, to be at least 1/2" ~~above~~ above top of ceiling joists. Underside of rafters over Lounge, Den and Sewing Room will be lined as ceiling - fix ceiling dwangs as specified above.

ROOF

Cover roof framing with 19 gauge, 2" mesh galvanised wire roof netting, stretched tight and stapled to purlins. Cover netting with ~~single sided~~ bituminous ~~felt~~ building paper, laid horizontally with 4" laps and secured to purlins with large head galvanised clouts. Paper shall be continuous over all ridges and valleys. The corrugated galvanised iron roofing shall be 24 gauge. See that all end and side laps and accessories are primed by Painter before fixing. Sheets shall be laid with end laps as detailed on Sheet No. 3, with a minimum of 12". Side laps shall be two full corrugations. Sheets shall be nailed to purlins with 2 1/2" lead head clouts. Top and bottom of sheets shall be nailed at every second corrugation, and sheets nailed at every fourth corrugation to all other purlins. Bottoms of corrugations at ridging shall be bent upwards. All iron shall be neatly cut to valleys, etc. Overhang at eaves to be 2" full. At gable faces roofing shall be rolled over timber beam and neatly finished. Ridges shall be covered with 24 gauge galvanised iron ridging, 18" wide, with 3lbs. lead edging 1 1/2" wide, dressed down into corrugations of roofing. End laps of ridging shall be 12", and ridging shall be fixed at every third corrugation. Finish ends of ridging at gables in a neat manner. Roof shall be left perfectly birdproof and waterproof on completion.

EAVES FRAMING & FINISH

Eaves shall be framed in 3" x 2", with solid timber backing for fascia. Underside of eaves bearers to be set at correct distance below top plate, all as detailed on drawings. Eaves dwangs fixed as shown and as necessary for 3/16" plain fibrolite sheets, symmetrically set out, with joints covered with 3/4" half round head. At 3' 0" centres along eaves, not gable ends, fix 4" x 3" galvanised ventilators with galvanised gauze covers. Fascias to eaves and gable ends shall be cut of 8" x 1 1/2" in long lengths with splayed joints and mitred angles, with all joints primed before fixing. Finish eaves with 1 1/2" scotia all as detailed on drawings.

FRIEZE BOARDS

Refer to all wall section details for frieze boards, which vary. All frieze boards cut of 1" timber, with solid nailing behind boards.

PRIMING

Some items require priming before fixing. The Contractor shall notify the Painter when these items are ready for priming, and the Contractor shall not fix any items which should be primed before fixing. The following items require to be primed before fixing:-
All structural steelwork and accessories,
All laps of roofing and accessories,
All exterior joinery (which will be primed or oiled by Painter, before leaving joinery factory),
All exterior finishing timbers,
Miscellaneous minor items.
Contractor shall prime butts, mitres, etc. of fascias, facings, exterior mouldings, etc. during course of erection.

INSULATION

(with vertical boards)
All exterior walls of house shall be lined with single sided aluminium foil on kraft paper, laid horizontally with 2" laps and secured to studs, etc. Exterior walls with brick veneer shall have no insulation paper fixed between studs and interior wall linings. Exterior walls with vertical boards and battens shall have building paper fixed between studs and vertical boards. Gables included.

**VERTICAL
BOARDS &
BATTENS**

Exterior walls of house to be vertical boards and battens where indicated on drawings. Boards generally to be cut of 8" x 1", but narrower boards may have to be used in certain places to obtain a symmetrical pattern. No board to be less than 6" wide. Battens are to be purpose made 2 1/4" x 3/4" rounded battens (moulding H7) with double 1/4" x 1/8" grooves in back. Every board shall have two 1/4" x 1/8" grooves to correspond with battens and every lap to be no less than 1". Swags in exterior walls to be fixed at not greater than 20" centres for fixing vertical boards. Boards shall be nailed to swags in the centre of each board only. Battens shall also be nailed in the centre only to allow shrinkages to occur. Holes to be drilled for nailing if splitting occurs.

**FIXING
EXTERIOR
JOINERY
FRAMES**

Joinery frames should be primed and oiled by painter before they leave the factory. Adequate precautions shall be taken to ensure that no rain or sun affects the joinery before installation. Joinery shall be installed during the progress of the brickwork, or beforehand provided that the exterior is covered in to such an extent that no weather can affect the interior (for varnishing). Contractor shall arrange for the fixed glazing work to be carried out immediately the frames are installed, or if this is not possible all openings must be temporarily covered. Frames shall be securely ~~ingest~~ wedged to trimmed openings preferably with solid blocking and all nailing done into back of frames, at approximately 4' 0" o.c. and particularly under all mullions. Frames shall be fixed in complete accordance with detailed drawings. After brickwork is completed, temporary quarter round heads at jambs shall be removed and reset in white mastic to ensure complete waterproof joint. White mastic shall be used to give a complete seal between sill facings and brick sills. Corner facings to windows are specified to be fixed by Joiner on job.

FLOORING

All floors of house to be Heart Matai or Rimu. Flooring out of 4" x 2" T & G, complying with N.Z. standard profiles. End matched flooring not allowed. Only thoroughly seasoned flooring shall be laid, in long lengths, cut close to plates, etc, tightly cramped and double nailed to each joist, bored as necessary. Batts scattered, ends bored and all nails punched below surface. Remove all shavings, debris, wood, etc. from under floor joists before laying flooring. At completion of job, all floors including inside all cupboards, wardrobes, corners, etc. shall be machine sanded, evenly up to skirtings, with all ridges completely removed.

ACCESS

Provide for access to sub-floor and ceiling spaces.

**INTERIOR
WALL &
CEILING
LININGS**

All walls and ceilings shall be lined with Fibrous plaster, except:-
Timber walls in Basement - Fibrolite.
3' x 3' shower space - Lamiwall.
Bathroom - Gado in portion of room - Lamiwall.
Inside wardrobes & cupboards - Gibraltar board.

**FIBROUS
PLASTER**

Fibrous plaster wall and ceiling linings are specified under separate heading - 'Fibrous Plasterer'.

FIBROLITE

Timber walls in Basement and around windows as indicated shall be lined with 3/16" flat fibrolite sheets, with small wood cover beads over joints. Underside of cantilever and overhang on exterior South & East walls to be lined with fibrolite and finished as for caves and as detailed.

**GIBRALTAR
BOARD**

Walls and ceilings inside wardrobes and cupboards, and ceiling of Basement Toilet, shall be lined with 3/8" Gibraltar board. All nail heads and joints stopped flush.

LAMIWALL

Full height sheets (8' 0") to walls of Shower (not Dressing space). Dado in Bathroom to height of window sills on West wall, back and end of bath to similar height, bath front, and upstand behind built-in cupboards to similar height. Lamiwall sheets generally fixed as recommended by the Manufacturer. Bathroom dado and Shower will be the same colour selected by the Owner. Edges of sheets shall be nailed at 9" centres, 1/4" from edge, with 1" x 16 gauge flat head nails. Centre of sheets shall be fixed with raised head chromium plated screws and cup washers, and elsewhere with waterproof adhesive. Drill for all holes slightly oversize as recommended by the Manufacturer. All edges shall be sealed against moisture penetration. Joints and corners shall be covered with purpose-made wooden mouldings in matching colour. Cover mouldings in Shower and around bath shall be set in mastic or adhesive.

PELMETS

As detailed, on Sheet No. 7. Box pelmets to be of size indicated, supported by steel bracket supports at 4' 6" centres as indicated.

Box pelmets as follows :-

Part of South wall of Lounge.

Part of North wall of Lounge.

Flush pelmets to be constructed as detailed, finished at bottom with wooden bead, which shall finish on line with top of window frame. Curved corner pelmets in Bedrooms Nos. 1 & 3, to be finished similarly, with bottom of pelmet blocked off flush with bead. Other pelmets shall be blocked off flush with bead where specified below.

Flush pelmets as follows :-

- | | |
|------------|---|
| Lounge | - full length of East wall,
short length on North wall,
full length of West wall. (block off 5' 6") |
| Sewing Rm. | - full length of West wall,
full length of North wall. |
| Dining Rm. | - full length of East wall. |
| Lobby | - full length of West wall. |
| Kitchen | - full length of East wall. |
| Bedroom 1 | - full length of East wall,
full length of North wall,
(bottom blocked off at curved corner
and at mirror over drawers). |
| Bedroom 2 | - full length of South wall,
full length of East wall. |
| Bedroom 3 | - full length of North wall,
full length of West wall,
(bottom blocked off at curved corner
and where indicated on drawing). |

**SHOWER
TRAY**

Shower tray shall be stainless steel 3' 6" x 3' 0" with 6" upstand all around. Shower tray to be set on shaped base. Threshold out of 6" x 1 1/2" dressed timber to match opening surround which shall be the same.

BUILT-INS

Built-in cupboards, shelves, fittings, etc. are specified under 'Joiner'. See under these headings for any special fixing requirements.

INCINERATOR	Allow Thirty-five pounds for incinerator to be selected by the Owner. Install the incinerator in accordance with Manufacturer's instructions. Trim for and erect pumice concrete flue in galvanised iron casing. Finish top of flue with cowl.
FINISHINGS	All work shall be finished as specified or detailed, or otherwise as necessary to completely finish the residence in a high class manner. No pine will be allowed for any finishings. Interior finishing timbers generally shall be not selected by the Contractor for suitability of purpose. Any poorly selected timbers may be required to be removed.
SKIRTINGS	Skirtings shall be fitted to all rooms, cupboards, wardrobes, etc. Skirtings $2\frac{1}{4}" \times 1\frac{1}{2}"$, rounded, standard moulding S12. Skirtings selected Ordinary Rimu. Skirtings shall be scribed at internal angles, etc. and mitred at external angles.
FINISHING SCOTIA	Scotia shall be fitted at wall linings around all window and door frames and elsewhere as required to give a neat finish. Scotia shall be $3\frac{3}{8}" \times 1\frac{1}{4}"$ finished size. All angles to be neatly mitred.
QUARTER ROUNDS	$1\frac{1}{2}"$ quarter round beads may be used around Kitchen cupboards, etc.
SWITCHBOARD	Form recess for switchboard where directed. Recess shall be lined with a fire resistant material. Hinged cover to switchboard shall be glazed full size.
SOAP DISH FITTINGS	Approved porcelain soap dish fittings, with drip, shall be recessed into wall - one in Shower and one at side of bath.
BATH FRONT	Bath shall have front framed in, with toe space, and face lined with Lamivall as specified previously.
WOOD CORNER BEADS	At all external angles of all rooms, fit wood corner beads ready for Fibrous Plasterer.
DADO BEADS	Fix small rebated wood band at top of Lamivall dado in Bathroom, to cover Fibrous Plaster, all neatly finished to match adjacent work.
STAND FOR CYLINDER	Construct solid stand at the correct height for hot water cylinder.
LAMINEK OR FORMICA	All items xxxxx required to be covered with Laminek or Formica, are shown on drawing and specified under 'Joiner'.
EXPOSED BEAMS	Beams exposed inside house shall be faced with a selected timber veneer to Owner's directions.
POSTS AND BALUSTRADE	Posts and balustrade between Hall and Stair, shall be as detailed on Sheet No.7, all timber being Dressing A Heart Rimu.
STAIR HANDRAIL	As indicated on Sheet No.7, stair handrail shall be fixed on exterior wall. Handrail shall be of standard design, rounded, Heart Rimu, and fixed to concrete wall with metal brackets in a neat manner.
TERRACE BALUSTRADES	Terrace balustrades shall be as detailed on drawings, all constructed of Heart timber. All timber dressed.

- WARDROBES** Full length 12" shelf at 6' 3" from floor;
Full length 12" shelf at 5' 9" from floor;
Hanging rod 1" chrome plated pipe at 5' 6" from floor;
At one end of wardrobe in Bedroom No.3, and at one
end of one wardrobe in Bedroom No.1, fix 18" deep
shelves at 12" centres. Fix two 2" x 1" rails on
edge, 5" apart and 3" clear of floor near back of
each wardrobe for shoes.
- COAT CUPB.** Full length 12" shelf at 6' 3" from floor;
Full length 12" shelf at 5' 9" from floor;
Hanging rod 1" chrome plated pipe at 5' 6" from floor.
- LINEN CUPB.** Fix slatted shelves at 12" centres full height,
starting at 16" from floor.
- TOWEL CUPB.** Fix slatted shelves at 12" centres full height,
starting at 16" from floor.
- CUPB. IN
PASSAGE** 10" deep shelves full length at back of cupboard,
at 12" centres full height, starting at 16" from floor.
- WORKBENCH** Workbench in Basement where indicated shall be
strongly constructed, with bench top out of 1½"
timber, sanded off smooth and even. Bench to be
3' 0" high above floor.
- HINGES** All 4" butts shall have loose pin.
Exterior doors - three galvanised 4" butts.
Interior doors - three a.c. 4" butts.
Small cupb. doors - two 2½" a.c. butts/
- HARDWARE** Allow Forty-five Pounds for selected locks and
furniture, window catches, cupboard catches, towel
rails, toilet paper holders, coat hooks, drawer pulls
and sundry hardware. This does not include sliding
door tracks, ~~in~~ or hinges. Fix all hardware complete
and oil on completion, and adjust at end of mainten-
ance period.

JOINER.

PRELIMINARY Read Preliminary Clauses.

TIMBER

Joiner's quality, free from defects, thoroughly seasoned, and as itemised or specified under 'Carpenter'. No pine will be allowed for visible or invisible work.

WINDOWS

As detailed and scheduled on Sheet No. 8. Refer also to elevations, plans and window fixing details. All frames, heads, jambs and sills, to finish $1\frac{1}{2}$ " thick. Mullions dressed out of $4" \times 2"$. All joints shall be housed and glued. Mullions shall be housed top and bottom. All facings as detailed with housings and waterproof glue. All rebates for glass shall be as detailed. Corner facings and wide facings between windows shall be allowed for where required. Sill and head facings shall be continuous or carried through where required. ~~Corner facings, etc., which cannot be fixed in the factory, shall be fixed by the Joiner on the job after installation of the windows, etc., by the Carpenter. All such facings shall be housed and glued in similar manner to the factory work.~~ All joinery timber sizes shown, are finished sizes, and no alternatives will be allowed. As the majority of the joinery will be varnished, all joints, etc. shall be oiled; not primed, during manufacture. Glazing is specified under 'Glazier'. Priming and oiling (except joints) will be done by the 'Painting Sub-Contractor'. Louvres shall be Naco or similar approved adjustable type louvres. Louvre frames shall be constructed as for other window frames. Glazing beads for $1/4"$ glass as detailed - other fixed glazing will be puttied in. All opening sashes shall be 'Structalite' aluminium double-hung windows, all complete with fly-screens. Structalite frames shall be screwed direct to face of joinery frames, after being removed from their rough trim surround, care being taken to fit them plumb and square. All Structalite frame sizes are shown on Window Schedule.

EXTERIOR DOORS

Exterior door frames shall match window frames in all respects, all showing $1\frac{1}{2}"$ to inside of room, and all having facings as for windows. Frames out of $2"$, with normal rebates for doors opening inwards, and frames double rebated where doors are opening out. Sills to exterior doors heart Natal out of $9" \times 2\frac{1}{2}"$. Omit facings on exterior door frames in vertical board walls - refer to detail plans. Joints, etc. shall be oiled, not primed during manufacture. Glazing is specified under 'Glazier'. Priming and oiling (except joints) will be done by the 'Painting Sub-Contractor'. Exterior doors as follows :-

Front door and sidelight from Hall (to front porch) - Overall height of frame above floor $6' 8\frac{1}{2}"$ but check before proceeding. Overall width of frame $5' 10"$. Door shall be Henderson & Lollar four or eight panel Mahogany door $8' 8"$ wide. Sidelight glazing shall be direct to frame, with two horizontal timber members as shown $12"$ from top and bottom.

Back door from Laundry (to back porch) - Overall height of frame above floor $6' 8\frac{1}{2}"$ but check before proceeding. Frame to suit $28' 6"$ wide door. Door shall be framed, ledged, braced and TGV sheathed, with flush ply panel on inside face.

**EXTERIOR
DOORS
(cont.).**

Back door from Hall (to back porch) - Overall height of frame above floor 6' 8 $\frac{1}{2}$ " but check before proceeding. Frame to suit 2' 6" wide door. Cedar framed door with 5" top rail and stiles and 10" bottom rail.

French doors from Bedroom No. 3 (to outside) - Overall height of frame 6' 8 $\frac{1}{2}$ " but check before proceeding. Overall width of frame 5' 8 $\frac{1}{2}$ ". Cedar framed doors with rebated meeting stiles, 5" top rail and stiles and 10" bottom rail.

French door from Bedroom No. 2 (to front porch) - Overall height of frame above floor 6' 8 $\frac{1}{2}$ " but check before proceeding. Frame to suit 2' 6" wide door. Cedar framed door with 5" top rail and stiles and 10" bottom rail.

French doors from Lounge (to Terrace) - Overall height of frame above floor 6' 8 $\frac{1}{2}$ " but check before proceeding. Overall width of frame 4' 11". Cedar framed doors with rebated meeting stiles, 5" top rail and stiles and 10" bottom rail.

French doors from Sewing Room (to Balcony) - as specified above for French doors from Bedroom No. 3.

Door from Tool Store (to Garport) - Frame with no sill. Door 6' 8" x 2' 6" framed, ledged, braced and T&V sheathed.

Door from Garage (to Garport) - as specified above for door from Tool Store.

Sliding Garage doors - in six leaves, overall size 6' 6" x 16' 8" approximately, three leaves hinged together to slide each way. Each door three panel glazed, with 5" top rail and stiles and 10" bottom rails and two astragals, all Cedar. Garage doors to slide where shown on plan, hinged together and hung on Bangor or Henderson approved sliding door gear, tracks, brackets, guides, stops, etc.

**INTERIOR
DOORS**

All interior door frames shall be 5 $\frac{1}{2}$ " x 1 $\frac{1}{2}$ " finished size, to match window frames, with jambs housed into heads, and with 1 $\frac{1}{2}$ " x 1/8" planted stops. Ordinary Rimu, but no pale timbers will be allowed.

All interior doors shall be Ordinary Rimu flush veneered, with Treated cores, Henderson & Iellard, with clashing strips on both edges, all doors being first quality, grain matched for varnishing, with no joints in ply. Doors specified to be painted or enamelled and the inside of wardrobe & cupboard doors need not meet the above requirements completely. All doors nominal 1 $\frac{1}{2}$ " thick. Door frames shall have solid packing to studs, and fixed for equal projection each side of wall lining. Finish at wall linings with 3/8" x 1/4" sootie as for window frames. All interior doors flush veneered except double doors between Hall & Lobby, and two Modernfold doors.

Double doors between Hall & Lobby shall be glazed. Two 2' 6" doors with rebated meeting stiles, 5" top rail and stiles and 10" bottom rail, all selected Ordinary Rimu.

**SCHEDULE
OF
INTERIOR
DOORS**

Interior flush doors as follows:-

6' 6" x 2' 8" doors (2 off) :-
Between Kitchen & Dining Room.
Door to Heater Room.

6' 6" x 2' 6" doors (10 off) :-
Door at bottom of interior stair.
Between Lounge & Den.
Between Lounge & Sewing Room.
Between Hall & Kitchen.
Between Passage & Laundry.
Between Passage & Bathroom.
Between Passage & Bedroom No.1.
Between Passage & Bedroom No.2.
Between Passage & Bedroom No.3.
Cupboard in Passage.

6' 6" x 2' 2" doors (16 off) :-
Downstairs Toilet.
Upstairs W.C.
To Shower.
Cylinder cupboard.
Coat cupboard.
Towel cupboard.
Linen cupboard (double rebated).
Wardrobes in Bedroom No.1 (two doubles).
Wardrobes in Bedroom No.2 (double).
Wardrobe in Bedroom No.3 (double).

**ACCESS
DOOR**

Access door between Garage & Sub-floor space, shall be approximately 3' 0" x 2' 8", framed, ledged, braced and TGV sheathed.

**MODERNFOLD
DOORS**

Timber linings to be 5½" x 1½" to match door frames. Modernfold doors shall be of colour selected by the Owner, and fixed in complete accordance with Manufacturer's instructions, plumb and true, with correct clearance at carpet allowed for. Doors shall be ordered as fixed jamb and exposed track. Modernfold doors as follows :-

Between Lobby & Lounge - 6' 6" high x 6' 0½" wide.
Between Lobby & Dining Rm- 6' 6" high x 9' 3" wide.

**EXTERIOR
SCREENS**

Three screens as shown on plan and as detailed, shall be constructed as for window joinery, but all verticals and horizontals to be cut of 3" x 2", to finish 2½" x 1½", rebated for fixed glazing.

**BUILT-IN
FURNITURE,
FITTINGS,
ETC.**

All furniture, fittings, etc. shall be constructed in a high class manner. All work shall be as detailed on drawings, generally 1" framed, with toe space and false floor. All drawers shall be dove-tailed with 1" fronts and 1/2" sides and backs and hardboard or plywood bottoms. All doors shall be coreboard or equivalent, selected for good grain for all main rooms which will be varnished. All materials used shall be Dressing A Rimu; no pine will be allowed for any work. Verify all room sizes with the Contractor before commencing work. Laminex or Formica shall be neatly glued and pressed to underlay where work is specified to be covered with Laminex or Formica, and any defective work shall be removed and replaced at the Joiner's expense, as soon as such defective work is notified within the Maintenance period. Built-ins are listed under 'Room' headings in the following clauses.

KITCHEN

Kitchen shall have cupboards, etc. all as detailed on Sheet No.6. Verify all measurements before proceeding. Sink bench and upstand shall be 7' 0" long stainless steel, draining to sink. All other bench tops shall be covered with Formica or Laminex. Joint between stainless steel and Formica shall be waterproofed. End of Formica benches at East wall shall have Formica upstands, which shall be in one piece with bench top, covered over feather-edged scotia, and finished at top of upstand to match stainless steel, with small wood bead. Front edges of Formica benches, to have Formica strip. Divisions between cupboard doors generally 2" x 1", not solid. Form rounded shelves where shown. Safe shall have slatted shelves and ventilation through exterior wall to porch with two small galvanised vents, each 4" x 3" with galvanised gauze covers. Two pull-out boards under sink bench shall be covered with Formica. Cupboards on Kitchen South wall do not open through to Dining Room, but servery shall be formed between upper and lower cupboards as indicated on drawing.

DINING ROOM

Dining Room - North wall - as detailed on Sheet No.6. Cabinet 9" deep recessed into wall, constructed of 1 1/2" finished timber to match door frame. Glass shelves and glass panels are specified under 'Glazier'. Joiner to fit approved metal or similar tracks for sliding glass. Servery shelf to be covered with Formica, to finish at same height as Kitchen bench.

LOBBY

Seat shall be built in under window as indicated on Sheet No.7. Shelf at end of seat as indicated. Seat shall be finished at height shown on cross section, ready for rubber squab which will be supplied by Owner. Owner will supply squab on plywood base.

DEN

Details of built-in cupboards and shelves in Den are shown on Sheet No.7. Open book shelves, cupboards, drawers, knee space and toe spaces all as detailed. Timber finish Ordinary Rimu.

SEWING ROOM

Built-in cupboards and drawers on West wall of Sewing Room shall be as detailed on Sheet No.7, with knee space and toe spaces. Timber finish Ordinary Rimu.

LOUNGE

Fuel cupboard door with 1" linings to be set into stone surround of fireplace as indicated on Sheet No.7 and on chimney plan details. Open shelves on North wall of Lounge as indicated on Sheet No.7, to project from wall the same distance as flush pelmet over. Width of unit 1' 3", and 2 1/2" toe space under, with skirting to match walls.

LAUNDRY

North wall of Laundry as shown on Sheet No.7. Bendix washing machine will be supplied by Owner. Allow for necessary clearances between machine and cupboards. Tub shall be stainless steel 21" x 18" x 12" deep, built into cupboard as indicated. Cupboard on right-hand side of machine shall have Formica top, and both cupboards to have 4" x 3" toe space. Cabinet above machine shall be recessed in wall as shown, height to match five-blade louvre window, all with 1" timber linings. Louvres to be adjustable type as for exterior windows. East wall of Laundry shall have Ironing board, etc. built in as indicated. Complete unit shall be recessed into wall, with cupboard doors. Ironing and shoe cleaning boards shall be hinged to open downwards, and each to have a hinged leg.

SHOWER

Shower tray and wall linings are specified under 'Carpenter'. Seat in Dressing space, to be constructed of 1" timber, with toe space under. Lid of seat to be hinged, for storage of dirty clothes.

BATHROOM

South wall of Bathroom shall be as detailed on Sheet No.6. Basin shall be built in to cupboards unit as indicated. Unit to have toe space and top shall be covered with Formica or Laminex, which shall match the Lamiwall dado. Cabinet recessed into wall above basin, as shown, with cupboard each side and recess for mirror in centre. Mirrors are specified under 'Glazier'.

**BEDROOM
No.1.**

Drawers, cupboards, toe spaces and knee space, all as detailed on Sheet No.6. All exposed finish to be selected Heart Rimu. Mirrors are specified under 'Glazier'.

**BEDROOM
No.2.**

Drawers, cupboards, toe spaces and knee space, all as detailed on Sheet No.6. All exposed finish to be selected Heart Rimu. Mirrors are specified under 'Glazier'.

**BEDROOM
No.3.**

Drawers, toe spaces and knee space, all as detailed on Sheet No.6. All exposed finish to be selected Heart Rimu. Mirrors are specified under 'Glazier'.

FIBROUS PLASTERER.

PRELIMINARY	Read Preliminary clauses.
MATERIALS	Fibrous plaster shall be manufactured and fixed by an approved Manufacturer. First quality sheets shall be used, free from blemishes, with non-staining fibre and gypsum plaster, to a smooth, glossy surface. Thickness of sheets 3/8" to ceilings and walls.
WORKMANSHIP	All work shall be done in a first class manner, by expert workmen of a reputable firm. Sheets shall be cut full into angles of walls and at floors and ceilings, and close to door and window frames. Sheets as large as possible to suit room sizes. No horizontal joints in walls.
CHECKING FRAMING	All framing shall be checked before fixing Fibrous Plaster to ensure true line and secure fixing for sheets. Defects should be notified for remedial work to be arranged. Fibrous plasterer Sub-Contractor will be held responsible for faults resulting from failure to check and report.
CEILING LININGS	'Ceiling quality' fibrous plaster shall be used throughout. No ceiling linings to Basement, nor inside wardrobes and cupboards. All ceiling sheets shall be wadded to joints, with a minimum of joints.
WALL LININGS	All walls of residence shall be fibrous plaster, except:- Basement; 3' x 3' shower space; Bathroom dado; inside wardrobes and cupboards. See that all wood corner beads at external angles have been fixed by Carpenter before proceeding. Sheets shall be fixed with 1" x 14 gauge cadmium finished flat head nails at 4" centres round edges and at 9" centres to intermediate studs, dwangs and other supports, all punched. Pelmetes throughout to be lined with Fibrous plaster as for walls and note curved pelmetes in Bedrooms Nos.1 and 3.
STOPPING	Joints and nail heads stopped with gypsum plaster, packed, wadded, scraped and and sanded flush and even.
CORNICES	Allow the E.C. sum of 3/- (three shillings) per lineal foot average, for selected Fibrous Plaster cornices to the following rooms :- Lounge - four perimeter walls only (not along beams). Den - ditto. Sewing Room. Lobby. Dining Room. Kitchen. Hall. Passage. Laundry. R.C. Bathroom. Bedroom No.1. Bedroom No.2. Bedroom No.3.

PLUMBER AND DRAINLAYER.

PRELIMINARY Read Preliminary clauses.

ALL PLUMBING All plumbing shall be of the best materials and workmanship and shall comply with the By-laws in all respects. Pipework shall be neatly arranged and all fittings and services complete.

ARRANGEMENT OF PIPES Pipes shall be set out in straight runs of even gradient, with no sharp bends. All hot taps placed on left-hand side of fittings.

GALVANISED WROUGHT IRON PIPES Shall comply with B.S.S. 768 screwed galv. w.i. pipes and fittings, water quality. From water meter connection, take 1/2" service to entry at house. Brass sleeve at junction of galvanised iron and copper pipes to provide complete separation.

COPPER PIPEWORK Copper pipework shall be fixed with proper copper saddles and pipe clips. All pipes supported to prevent sagging and arranged to avoid airlocks. Joints in copper pipework to be made with proper brass unions of the metal to metal compression type or may be brazed or bronze welded, but all joints formed without reduction in pipe diameter, and all pipe ends reamed. All pipework inside house to be 16 gauge copper.

TESTS All water installations shall be subjected to full water pressure tests before completion and before wall linings are fixed, and all left in perfect working order.

PIPE INSULATION All hot water pipes except expansion pipes above roof, shall be insulated with an approved hairfelt wired on. Felt shall be tightly wrapped and secured in position with 20 gauge copper wire spiral binding at 2" spacing.

SPOUTING Spouting shall be 24 gauge galvanised iron, 5" quarter round section, supported on brackets at 3' 0" centres maximum. All joints, mitred returns and outlets shall be rivetted and soldered and angles and outlets shall be reinforced. Brackets shall be approved galvanised iron clip brackets, screwed to fascia with 1" galvanised screws. Spouting shall satisfactorily fall to downpipes.

DOWNPIPES Downpipes shall be 24 gauge galvanised iron, with slipped end joints, strapped to walls at 4' 6" centres maximum with 26 gauge galvanised iron straps, screw fixed into Tefara plugs in brick joints. Downpipe at chimney to be 3" diameter, all other downpipes to be 2" diameter. Refer to drawing for position of downpipes. Downpipe near front porch to be 2 1/2" G.W.I.

FLASHINGS At vents and pipes through roof, flash with 5 lbs. lead with overflashing, and dress flashing over roofing at least 9". At chimney flash with 5 lbs. lead, turned 4" minimum up face of chimney and dressed over roofing at least 9". Overflashing shall have beaded edge and turned at least 1" into chase in chimney, plugged with lead and pointed with cement mortar. Where roofing abuts vertical walls, flash as above, with flashing turned minimum 4" up behind ~~wall~~ vertical boards. Flash elsewhere as necessary to ensure building is completely watertight.

PIPES	Where indicated at flower box on Terrace, two pipes shall match downpipe with flanges for fixing.
COLD WATER SERVICE	Run 1/2" service throughout to serve basin & W.C. downstairs; hot water cylinder; sink; Bendix washing machine; tub; shower; W.C.; basin; bath; and three exterior hosecocks. Flow and return pipes from cylinder to incinerator for dual heating.
EXTENSION HOSECOCKS	Positions of exterior hosecocks :- Near Garage doors; Near Heater Room; Near Bedroom No.3.
HOT WATER CYLINDER	Hot water cylinder shall be sixty gallon capacity, thermal storage pressure water heater manufactured by W. Hunt & Son Ltd. of Auckland, namely, Hanson Model 'R', i.e. mains pressure type, complying with N.E.S.S. V20. Cylinder to have 3/4" copper spiral tubes inside copper cylinder enclosed in insulation in galvanised iron casing. Cold water inlet and hot water outlet shall be 1/2". The above specification is Hanson standard manufacture. Cylinder to have connections for dual heating. From cylinder take escape vent through roof and sludge pipe from bottom of cylinder. Fix a wheel valve near cold water inlet in a readily accessible position to control the flow of water entering the cylinder. Fix element and thermostat supplied by the Electrician.
HOT WATER SERVICE	Run 1/2" service throughout to serve downstairs basin ; sink; Bendix washing machine; tub; shower; basin; bath.
FITTINGS	Allow Seventy Pounds for the following fittings to be selected by the Owner. :- Bath, two basins, two W.C. pans, seats and two cisterns, and shower rose fitting and combination taps for sink.
TAPS	Taps shall be marked hot and cold, chrome plated, first quality, with well flanges and extensions where required. Three exterior taps shall be polished brass.
BENDIX WASHING MACHINE	Bendix washing machine will be delivered to job by the Owner. Plumber to install the machine in complete accordance with the Manufacturer's instructions. Machine shall fit hard against wall, and waste from machine shall be taken to discharge over a gully trap.
FITTINGS	The Plumber shall install all fittings to complete the building. All fittings shall be fixed complete with all accessories.
PLUMBING vents, etc.	Vent and soil pipes shall be spiral steel, treated with K-16 or similar before erection, and all work done to the local authority By-laws. Tops of all pipes shall be finished with galvanised wire balloons.
WASTES	Waste pipes from all fittings shall have traps, cleaning eyes, etc. as required. Traps and wastes shall be concealed, and shall comply with N.E.S.S. and local authority requirements. All wastes to be galvanised wrought iron of the sizes required. Sink shall have anti-siphon trap with waste discharging to gully on west wall of house.

DRAINS

All drains complete with all fittings shall be laid to By-law requirements. Glazed earthenware pipes socketed and cement jointed. Pipes shall be laid with maximum falls and easy bends. Barrel of pipes to rest on solid with hollows at collars. Supply and fix all necessary terminal vents, gully traps, inspection pipes, cleaning eyes, vent connections, etc.

**SEWER
DRAINAGE**

Carry all sewer drainage to enter septic tank to the requirements of the Local Authority. A general layout is indicated on Site Plan on Sheet No.8.

**SEPTIC
TANK**

Septic tank shall be in an approved position, clear of driveway. Tank shall be of approved concrete with inspection lids, vents, etc. Effluent taken to soak pit, which shall provide adequate soakage. Soak pit shall be filled with boulders, covered with old galvanised iron and 3" of concrete, and then approximately 9" of topsoil to finish at level of adjacent ground.

**STORMWATER
DRAINAGE**

From all downpipes carry drains to soak pits which shall be at least 10' 0" from the building. Position of soak pits are shown on Site plan on Sheet No.8. Any amendments to the stormwater disposal, after the Contract is signed, will be adjusted on final accounts. Soak pits shall be minimum 3' 0" diameter and depth to adequate soakage. After soak pits have been approved, they shall be filled with boulders and covered with old galvanised iron and 3" of concrete, and then approximately 9" of topsoil to finish at level of adjacent ground.

FILLING

After sewer drains have been tested, fill all trenches with at least 6" of topsoil on top.

TESTING

Notify the Authorities for inspection and testing before drains are filled in. All work shall be to the complete satisfaction of the Local Inspectors, Supervisor, etc.

PAINTER AND PAINTERHANGER.

PRELIMINARY	Read Preliminary clauses.
MATERIALS	All materials to be the best of their respective kinds and to comply with B.S. Standard Specifications.
WORKMANSHIP	All materials shall be used to the Manufacturer's recommendations. All work shall be done by skilled tradesmen of a reputable firm. No work shall be done in unsuitable weather conditions, and only in clean rooms free from dust. Any damaged work shall be rubbed down and redone.
PROTECTION	Protect all finished work. Any damage shall be made good.
CHECKING SURFACES	Painting Sub-Contractor shall check surfaces for defects and any defects should be notified for remedial work to be arranged. Painting Sub-Contractor will be held responsible for, and to make good all defects in finished work.
COLOURS	All colours will be selected by Owner.
RUBBING DOWN	Rub down rough patches on exterior work where necessary. Interior work shall be rubbed down with glass-paper between all coats, to produce a high class finish.
ROOF	All laps of roofing and accessories shall be primed before fixing. No other roof painting in This Contract.
JOINERY	It is desired that all exterior joinery should be primed or oiled before leaving joinery factory. See Page 20 - Windows and exterior doors.
STEELWORK	All steelwork shall be primed by Painter, before fixing, with coat of K-16 or an approved primer. Special care shall be taken with parts in contact with concrete or timber. Steelwork shall be cleaned before priming. Dip all nuts, bolts and washers. Hangers and tracks for sliding doors included. After erection give exposed steelwork a coat of anti-corrosive paint.
PRIMING BEFORE FIXING	<p>Certain items are required to be primed by Painter, before being fixed. These include;</p> <p>Joinery (specified above) - primed all round except where oiled.</p> <p>Steelwork (specified above).</p> <p>Roof laps, etc. (specified above).</p> <p>Exterior vertical boards to have all edges and all exposed front faces primed before fixing.</p> <p>Exterior vertical battens, to be primed all round.</p> <p>All fascias and heads.</p> <p>Exposed beams.</p> <p>Balustrade timbers and posts.</p> <p>Other sundries.</p>
CONCRETE WORK	In This Contract, no painting is required to any exterior concrete work.

**EXTERIOR
WORK**

All exterior work shall be primed, stopped, under-coated and finish coated to a high gloss finish. Joint sealing between putty and glass. Exterior painting includes Joinery, windows, doors, screens, fascia, vertical boards and battens, posts, pipes, balustrades, beams and other sundries. Fibrolite shall be sealed with Cemseal or other approved sealer, then undercoated and finish coated as above. Fibrolite shall be allowed to weather for as long as possible before any painting. Front door shall be varnished, not painted, and varnish shall be recognised for use in exterior work. Structuralite aluminium frames and sashes to remain unpainted.

SEALING

All interior fibrous plaster linings shall be sealed with Cemseal or other approved sealer with fungicide included.

PAPERING

Selected papers average fifteen shillings a standard roll. All walls are specified to be sealed. All papers to be trimmed, cut straight and true, butt jointed and hung true and plumb. Patterns are to be accurately matched. All paste shall be fresh of an approved manufacture. At completion, papers are to be left free from all defects and marks.

ENAMELLING

All interior work specified to be enamelled shall have sealer or primer, undercoat and finishing enamel coat to finish to a high ~~stays~~ gloss or semi-gloss finish as required. All enamel work shall be applied by brush.

VARNISHING

Two coats of white polish and final varnish coat to a high class finish, with timber blended or oiled where required.

PAINTING

All interior work specified to be painted shall have sealer or primer and two coats of an approved plastic paint to finish flat or semi-gloss as required.

PAPER

Paper walls of Hall, Passage, Lobby, Dining Room, Lounge, Den, Sewing Room and Bedrooms 1, 2, 3.

ENAMEL

Enamel all walls and all built-in cupboards and all other timber work in the following :- Kitchen, Laundry, Shower Dressing Space, Upstairs W.C., Bathroom.

VARNISH

Varnish all timber work in all rooms not specified enamelled, i.e. all doors, skirtings, door and window frames, built-in furniture, cupboards, shelves, exposed beams, pelmet boards and bead on bottom of flush pelmets, and any other sundries - in the following rooms :- Hall, Passage, Lobby, Dining Room, Lounge, Den, Sewing Room and Bedrooms 1, 2, 3.

PAINT

Paint ceilings of all rooms of house, i.e. Hall, Passage, Lobby, Dining Room, Lounge, Den, Sewing Room, Kitchen, Bedrooms 1, 2, 3, Laundry, Shower, Upstairs W.C., Bathroom and all Wardrobes and Cupboards. Paint walls of interior stair. Paint inside all wardrobes and cupboards including inside all Kitchen cupboards and similar.

BASMENT

Generally no painting in Basement, except steelwork and interior doors and frames shall be enamelled or varnished and exterior doors shall have insides enamelled.

ELECTRICIAN.

PRELIMINARY	Read Preliminary clauses.
GENERAL	All work shall be complete and to regulations, in accordance with the N.E. Electrical Wiring Regulations and the Local Electrical Supply Authority's By-laws. All materials shall be first quality B.E.S.A.
WIRING	All wiring shall be concealed and run in ceiling space, properly clipped to timber framing, run down wall framing to points and all wiring shall be run parallel and dropped directly from above, to points in room. All wiring shall be tough plastic sheathed insulated cable.
POINT OF ENTRY	The point of entry for mains shall be approved by the Electrical Supply Authority, the Owner and the Supervisor.
SWITCHBOARD	Main Switchboard shall be located where approved. Switchboard shall be approved insulated composition, hinged, flush panel. Circuit fuses, switches, etc. shall be neatly labelled to approval, and allow for future expansion up to 20%.
EARTHING	Earth the electrical system to a driven earth pipe, not to copper water piping.
WIRING	Install wireless aerials to roof casting, with flush plates neatly marked aerial and earth, all done in an approved manner. Allow for four.
LIGHT FITTINGS	Owner will supply and deliver to site, all light and bracket fittings, for installation by the Electrician.
LAMP HOLDERS	All light points shall have moulded plastic lamp holders to suit light and bracket fittings.
POWER POINTS	All socket outlets shall be 10 amp. capacity, combination switch and plug points.
LAMPS	Supply and install lamps for lights scheduled, generally pearl type lamps being used, wattage to suit conditions.
FLUSH PLATES	Flush plates shall be white of approved manufacture, combination plates being used where points are adjacent.
ELECTRIC STOVE	Electrician shall supply and install electric stove which shall be 'Frigidaire' with four surface elements, automatic cooking device, glass door and automatic light. Allow at least 3' 0" of flexible metal conduit which shall be in a recess so that stove may be positioned against wall.
HOT WATER CYLINDER	Cylinder is specified under 'Plumber'. Electrician to provide Plumber with one 2000 watt element and thermostat for fitting to cylinder. Element shall comply with N.E.S.S. 918 and thermostat with N.E.S.S. 802. Connect cylinder in accordance with regulations.
TESTING & COMPLETION	Notify the Authorities for inspection and testing, and hand over the whole work passed and sealed by them.
TWO-WAY SWITCHES	Allow for two-way switches to six of the lights scheduled below.

SCHEDULE OF LIGHTS AND POINTS :-

Exact positions of lights and points will be directed by the Owner on the job.

Over Garage doors	- one light.
Front Porch	- one light.
Back Porch	- one light.
Garage	- four lights, two points.
Downstairs Toilet	- one light.
Heater Room	- one light.
Interior Stair	- one light.
Hall	- three lights.
Passage	- one light, one point.
Bedroom No.1	- four lights, one point.
Bedroom No.2	- two lights, one point.
Bedroom No.3	- two lights, one point.
Bathroom	- one light and one shaving socket.
W.C.	- one light.
Shower	- one light.
Laundry	- one light, one point, plus connection for Bendix washing machine.
Kitchen	- two lights, four points, plus connections for stove and hot water cylinder.
Dining Room	- one light, one point.
Lobby	- one light, one point.
Lounge	- ten lights, three points.
Den	- one light, one point.
Sewing Room	- one light, one point.

**EXHAUST
VENT FANS**

Allow for two exhaust vent fans, to be fitted in windows in Kitchen and Bathroom. Vent fans shall be of an approved manufacture, 8" or 9" diameter, completely air-tight when not in operation. Connect both fans in an approved manner.

**CENTRAL
HEATING**

A Delco oil-burning central-heating system will be installed under separate contract. Any additional work required to be done for Heating System, by Electrician, shall not be charged in This Contract, but will be subject to direct negotiation with the Heating Sub-Contractor.

COPY

19 November 1996

COPIED TO: 6552/365
Please Quote: 6596133

Doc No: 35940

P07335
P59522

Phipps Hawley
PO Box 190
ROTORUA

Dear Sir

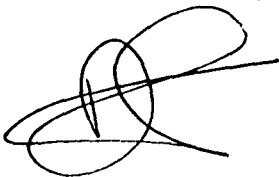
**APPLICATION FOR SUBDIVISION CONSENT - MD & GW BELL, 32
RUSSELL CRESCENT, WESTERN HEIGHTS**

At its meeting on 18 November 1996 Council resolved that the application for the subdivision of Lot 3 DPS 5491 Block IV Horohoro Survey District be approved in terms of Section 105, of the Resource Management Act 1991 subject to the following conditions:

- i) That Lot 2 is amalgamated with Lot 2 DPS 34541 and that one certificate of title be issued.
- ii) That a consent notice is registered on the Certificate of Title of proposed Lot 2 and Lot 2 DPS 34541 to the effect that no household units are to be erected on proposed Lot 2.
- iii) That any existing private water supply pipes crossing the common boundary between the proposed Lots 1 & 2 are cut and plugged to the satisfaction of the District Engineer.
- iv) That a new water connection is provided for Lot 2 DPS 334541 in accordance with Council's Engineering Code of Practice and District Plan.

A copy of the approved land transfer plan should be submitted when requesting a certificate of compliance pursuant to Section 224 [c] of the Resource Management Act 1991.

Yours faithfully



Dayle Fenton
Planner

FILE ✓

MEMO TO :D FENTON, PLANNER


FILE No: 6596133

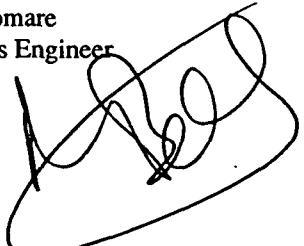
APPLICATION SUBDIVISION CONSENT:

**MD & GW BELL
32 RUSSELL CRESCENT**

Engineering Requirements:

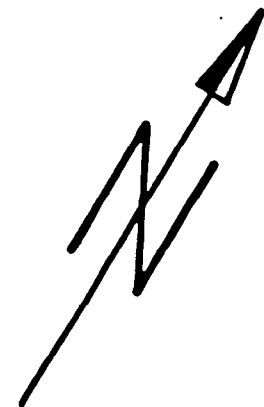
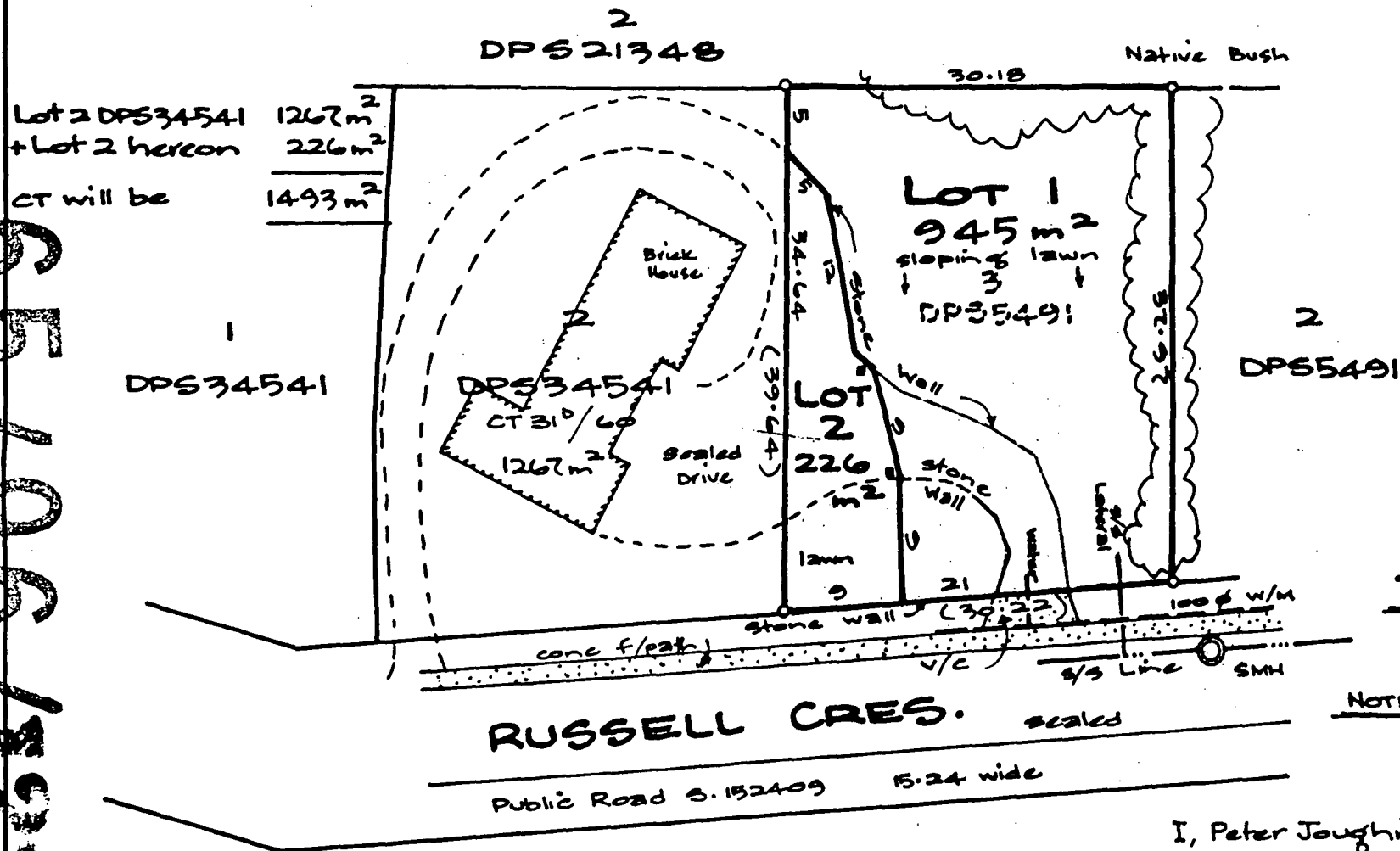
1. That any existing private water supply pipes crossing the common boundary between the proposed Lots 1 & 2 are cut and plugged to the satisfaction of the District Engineer.
2. That a new water connection is provided for Lot 2 DPS 334541 in accordance with Council's Engineering Code of Practice and District Plan.


Keith Pomare
Consents Engineer



14 November 1996

65/96/1331



TOTAL AREA:
1171 m²

NOTE: Areas and measurements subject to final survey.

I, Peter Joughin Hawley, Registered Surveyor, hereby certify that this Scheme plan has been prepared by me in accordance with the provisions of the Resource Management Act 1991.

Peter Joughin Hawley 23/10/96

AMALGAMATION CONDITION

That Lot 2 hereon and Lot 2 DPS 34541 be held in the same certificate of title.

PROPOSED SUBDIVISION OF LOT 3 DPS 5491.

OWNERS: MD & GW BELL ROTORUA DISTRICT
CT 310/61

Phipps Hawley Ltd.

REGISTERED SURVEYORS
20 Haupapa Street,
P.O. Box 190, Rotorua.
Phone (073) 476-995
Fax (073) 476-994



SCALE

1:500

DATE

OCT, 1996

DRAWING No

2229^W

J 4708

F 4123

COPY
FILE

FILE
P07335
P59522

10 December 1996

Copy to: 6552/365

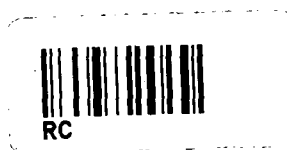
Please Quote: ~~6596133~~

Your Ref: J4708 F4123

Doc No: 37773

Phipps Hawley
Surveyors
PO Box 190
ROTORUA

Attention: PJ Hawley



Dear Sir,

VARIATION TO APPROVED SUBDIVISION CONSENT & LAND
TRANSFER PLAN APPROVAL - MD & GW BELL
32 RUSSELL CRESCENT, WESTERN HEIGHTS

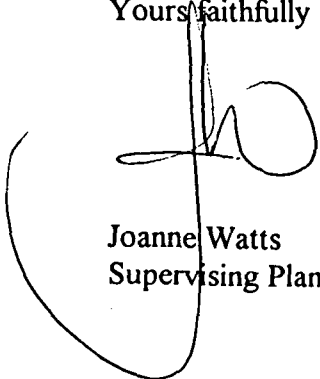
At its meeting on 6 December 1996, Council considered the application for variation of the original consent now showing the originally proposed Lot 2 and Lot 2 DPS 34541 as one lot in terms of Section 127 of the Resource Management Act 1991.

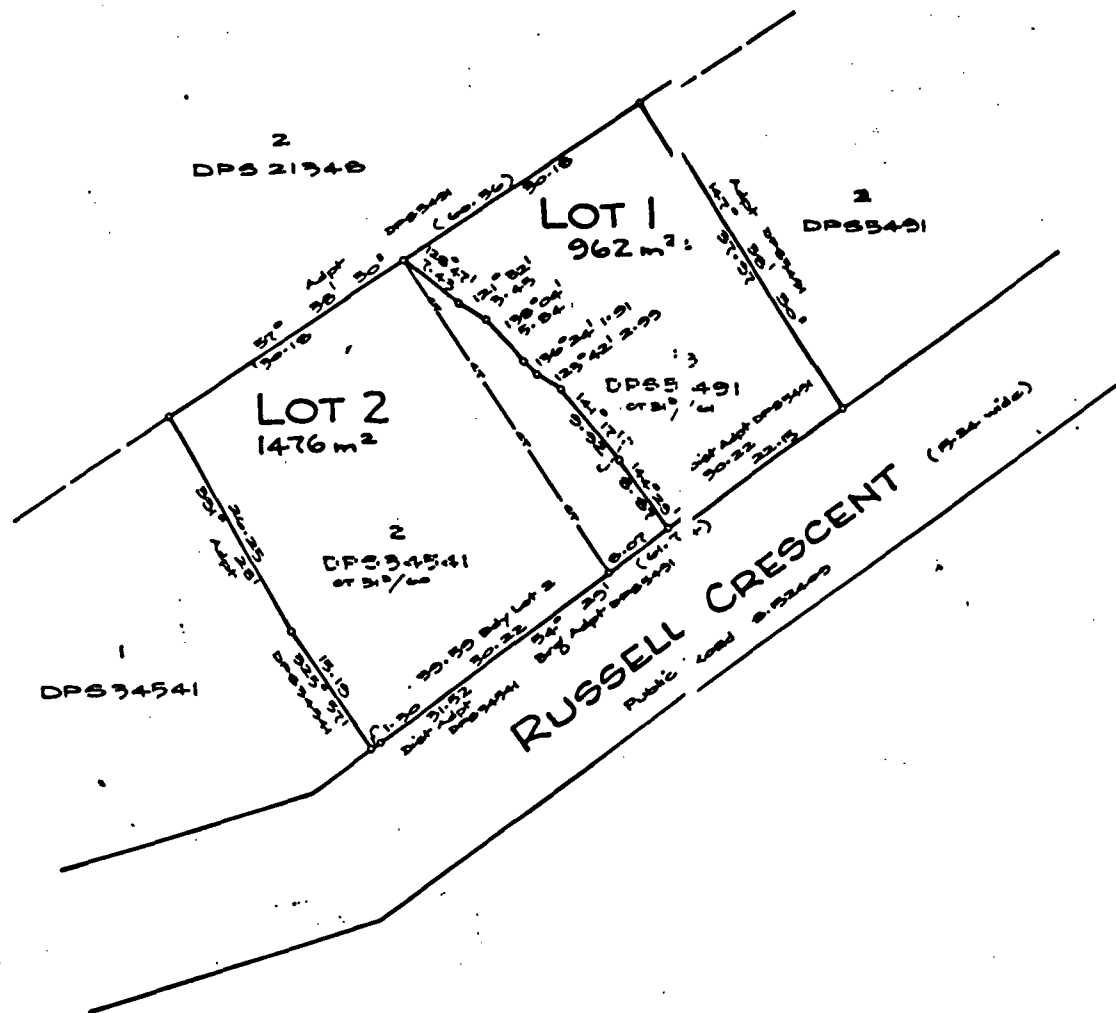
Council resolved that all four conditions of the original consent could be deleted, making it an unconditional approval.

At the above meeting Council also approved the land transfer plan relating to the above variation.

Please submit the original plan for signing and sealing at your convenience.

Yours faithfully


Joanne Watts
Supervising Planner



Approved
M.D. Bell M.D. Bell
G.W. Bell G.W. Bell
 Registered Owners
 Approved pursuant to Section of the Resource Management 1991 on the 6th day of November 1996 (No conditions imposed)
 The Common Seal of the Rotorua District Council is affixed hereto in the presence of:
Colin Bell Mayor
A. Stance District Māori

NEW CT ALLOCATED	
LOT	CT REFERENCE
1	
2	

Total Area 2438 m²

Comprised in CT 31/50 (A1) and CT 31/51 (A1)

I, Paul Jeffrey Andrews
 Registered Surveyor and holder of an annual practising certificate for may act as a registered surveyor pursuant to section 76 of the Survey 1980 hereby certify that this plan has been made from surveys made by me or under my direction, that both plan and survey are correct have been made in accordance with the Survey Regulations 1972 or regulations made in substitution thereof.
 Dated at Rotorua this 2nd day of December 1996 Signature Paul Jeffrey Andrews

Field Book _____ Reverse Book _____
 Reference Plans DSLS 134, DSLS 135
 Contour DSLS 134
 Examined _____ Correct _____

Approved as to Survey

1/1 Chief Surveyor
 Deposited this _____ day of _____ 19 _____

District Land Registrar

File
 Received
 Instructions

ID DISTRICT SOUTH AUCKLAND

vey Blk. & Dist. IV HOROHORO

45 261 Sheet via Record Map No. 44.04

(Rotorua)

LOTS 1 AND 2 BEING SUBDIVISION OF
 LOT 3 DPS 5491 AND LOT 2 DPS 34541.

W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL

TERRITORIAL AUTHORITY ROTORUA DISTRICT

Surveyed by PHIPPS HAWLEY LTD J4708 F4123

Scale 400 Date NOV. 1996

DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND

DSLS 134

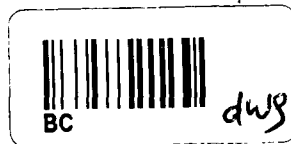
Plan in Table

Plan and Application No. _____

Permit No. _____

BOROUGH OF ROTORUA.

APPLICATION FOR BUILDING PERMIT.



I HEREBY APPLY, in terms of your Building By-laws, for a permit to construct the undermentioned buildings in accordance with the plans and specifications which are hereby submitted and request your inspection in terms of the said By-laws.

PLEASE PRINT IN BLOCK LETTERS.

Name of Applicant: S. D. RUSSELL

Lot: LOT 4 Section: 3 + 4 Block: ^{D.P.} 5491

Area of Section 1 Acre. 8 perches

Zoning under Town Plan: A

Name of Road or Street: RUSSELL CRES

Description of Building: DWELLING

Purpose for which Building will be used: _____

Floor Area: 2185

Existing Buildings on Section : _____

Area of Existing Outbuildings: _____

Name and Address of Owner: S.D. RUSSELL. CLAYTON RD

Name and Address of Builder: S.W. CARDINER. 25 ISLAND VIEW RD

Estimated Value of Work: £6000 Fee: £20 Receipt No: 2557

If Crossing required: None Deposit of £ . s. d. lodged

DATED this 12-8-60 day of Aug. 1960

S.W. Cardiner
Signature of Applicant.

APPLICATION FORM FOR CERTIFICATE OF OCCUPATION.

(To be returned to Inspector's Office on completion of building and before building is occupied.)

In respect of _____ erected at _____

Lot: _____ Section: _____ Block: _____

Owner: _____

Builder: _____

Signature of Applicant: _____

Date: _____

30 Russell Cres Street Lot 3 & 4 DPS 5491 Section

ROTORUA DISTRICT COUNCIL



BC

2891 pd

Drainage to sewer (5324)

Owner: L. Russell

Valuation No.: 6552/365

Plumber:

Permit No.: 2891

Drainlayer: Norris & Breen

Appn. No.: 53

INSPECTIONS

Date: 12/1/81

DATE

27-2-81

Drain Test PVC old section checked & tested.

Application No. 53

ROTORUA DISTRICT COUNCIL

Valuation No. 6552/365

APPLICATION FOR PERMIT TO CARRY OUT SANITARY PLUMBING AND DRAINAGE WORK

I, the undersigned, hereby apply for permission to have the work described herein, and set out on the plans attached hereto, carried out in accordance with the provisions of the Drainage and Plumbing Regulations 1978 at premises situated at:

Address 30 Russell Cres

Legal Description:

Lot No. 304 Deposited Plan No. 5491

Section No. Block No.

Description of Work: Connect drain to sewer

Name and address of person for whom work is to be carried out:

Miss L. V. Russell 30 Russell

Name and address of Registered Plumber:

Norman Brown Dot
Box 596

Name and address of Registered Drainlayer:

	Value	Fees
Plumbing	\$:	\$:
Drainage	\$ 50 :	\$ 10 :
TOTAL FEES		\$ 10 :

Signature:

Date:

12/1/81

FOR OFFICE USE ONLY

Receipt Number 2028

Fee Paid 10-00

Date Paid 12-1-81

Issue Approved

Date Approved 12/1/81

Permit No. 2891

Date Issued

See reverse for Fees and Notes

FOR OFFICE USE ONLY

FEES PAYABLE ON THE ISSUE OF ANY PLUMBING OR DRAINAGE PERMIT

according to the Estimated Value of Work

Value of work (excluding value of fittings)		
Value of Work		Permit Fee
Up to	\$50	\$10
\$51 -	\$100	\$15
\$101 -	\$200	\$25
\$201 -	\$300	\$30
\$301 -	\$400	\$35
\$401 -	\$500	\$40
\$501 -	\$600	\$45
\$601 -	\$700	\$50
\$701 -	\$800	\$55
\$801 -	\$900	\$60
\$901 -	\$1000	\$65

\$1001 and over, \$5. extra for every \$200 or part thereof in excess of \$1000

IMPORTANT

INSPECTION & TESTING REQUIREMENTS

DRAINAGE WORK: Drainlayers are required to notify the Plumbing and Drainage Inspector when all work is completed. This includes effluent disposal systems for septic tanks. All drains will be tested with a 1.5m head of water. To implement this test it will be necessary for persons undertaking drainage work to have sufficient drain plugs to fill all sections of the drain prior to the Plumbing and Drainage Inspector arriving on the job, also to have available a stand pipe to apply the 1.5m head pressure.

This form of testing is essential to exclude the possibility of ground water infiltration with its attendant increase in pumping charges and overloading of the sewers and treatment plant.

PLUMBING WORK: Plumbers are required to notify the Plumbing and Drainage Inspector when work is ready for inspection as follows:

- (a) When the building has been initially piped out and wastes are installed (before wall linings are fixed and floors laid).
- (b) When work is complete.

Plans of Drainage and Plumbing Work

In the cast of single houses a preliminary drainage plan will not be required. In all other cases, however, plans of the preliminary proposal are to be submitted at the time of application for a permit. In all instances, however, an "as laid" plan must be available on site as a prerequisite to a test of the work.

In commercial buildings full plans and elevations of plumbing stacks must be provided at the time of application for a permit.

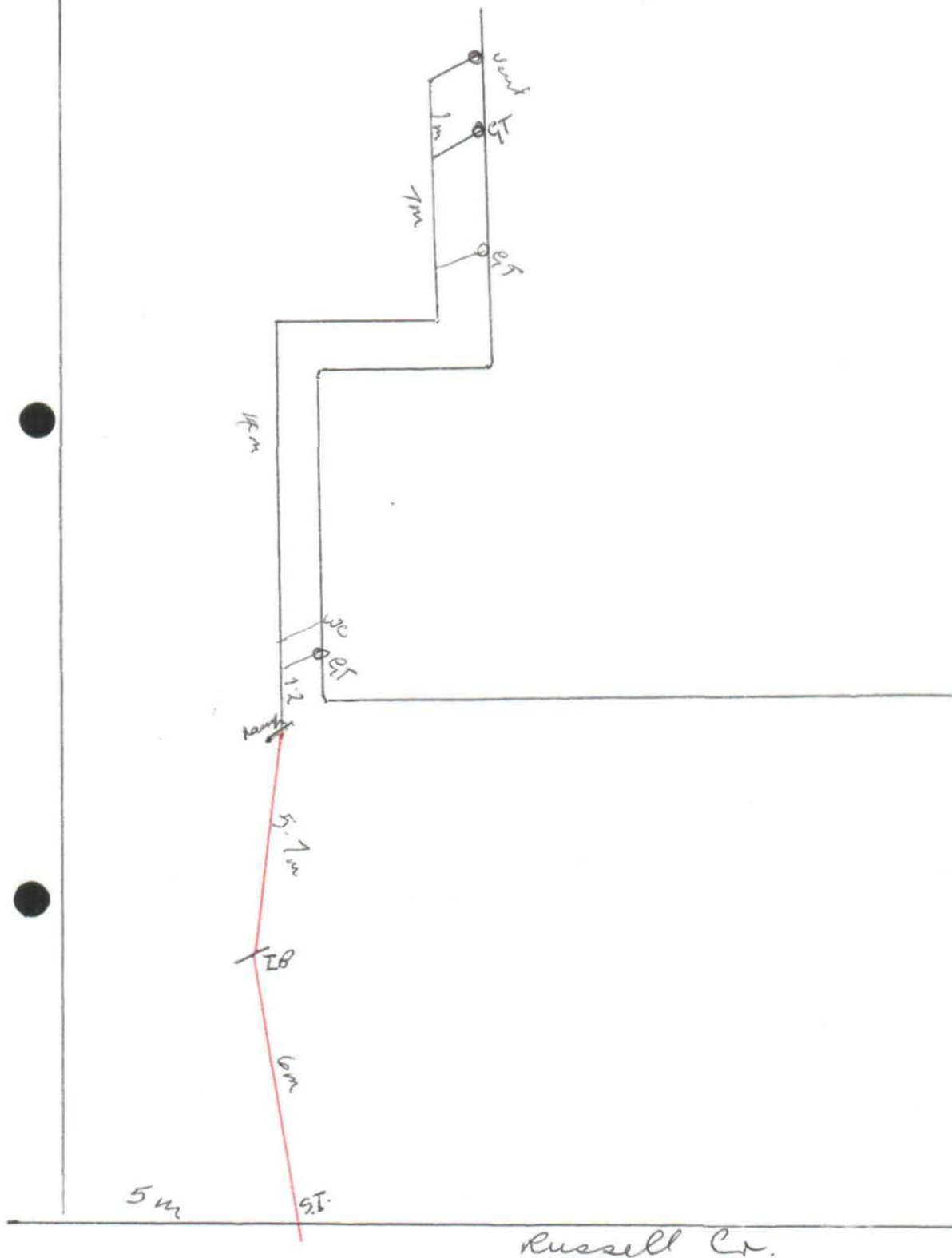
Plans MUST show dimensions and distances from section boundaries in metric units

Rotorua District Council

DRAINAGE PLAN

NEW SEWERAGE DRAINS — RED
STORMWATER — DOTTED BLACK
OLD DRAINS — FULL BLACK

6552/365



OWNER M. E. Russell LOT _____ SEC. _____ BL. _____
No. 30 STREET Russell Cr. SIGNATURE [Signature] OF DRAINLAYER _____ DATE 27/2/8

Bryce 23085

ROTORUA DISTRICT COUNCIL

APPLICATION FOR NEW SEWERAGE RETICULATION CONNECTION

APPLICATION NO.

5324

VALUATION NO.

6552/365

I, Ms Valerie Russell

of P.O. Box 152 Rotorua
(Postal Address)

hereby apply for permission to couple to the District Sewerage Scheme on my property being:

Lot No. 344 (D.P.S.) D.P. 5491

Situated in Russell Crescent Street, Road,
owned by me.

Signature of Applicant:

L.V. Russell

Date:

24-12-80

FEES PAYABLE

4" Connection \$50.00

6" Connection - Cost + 10%. Minimum charge
with Application \$50.00

EXAMINED

Bohemian 12/1/81

DRAINAGE INSPECTOR

FEE PAID

50-00

RECEIPT NO.

1979

DATE:

24-12-80