

4 August 2026

Mr PL Turner
23 Lithgow Drive
Otamatea
Whanganui 4500

LIM Id: LIM26-0316
Property No: 51040

Dear Paul,

Residential LIM Application
23 Lithgow Dr WHANGANUI

Attached is the Land Information Memorandum as requested.

This provides information held by the Council relating to the site and is provided in relation to Section 44 of the Local Government Official Information and Meetings Act 1987.

The document is intended as a summary of information only. Further details regarding specific queries can be obtained through contacting Council.

The Property Plan Pack documentation has been provided on a project specific basis only for this property.

It should be noted that the LIM refers only to information held by the Council, it does not include information held by other organisations that should be contacted separately if required.

Please read the LIM in conjunction with the [Whanganui District Plan maps](#) as available on the WDC website. Relevant maps are included in this LIM.

Sincerely

LIM Administrator

LIM DISCLAIMER: Please note that a copy of the LIM report dated 4-Aug-2026 and the information it contains is being passed on in good faith. Neither the agent nor the Vendor are authors of these reports and cannot give any warranty or guarantee of the factual content, correctness or any omissions or otherwise by the professionals commissioned to prepare the inspection and/or disclosure of records. We therefore will not be held accountable if undisclosed defects become known in the future. You are recommended to commission your own reports, especially if in doubt and we recommend that the prospective purchaser seek independent legal or technical advice on this LIM report provided to you.



TE KAUNIHERA Ā-ROHE O
Whanganui
DISTRICT COUNCIL



Land Information Memorandum (LIM)

Prepared by Whanganui District Council for the property located at:

23 LITHGOW DR WHANGANUI

Land Information Memorandum (LIM)

Prepared by Whanganui District Council for the property located at:

23 Lithgow Dr WHANGANUI



Property Information

Address of Property:	23 Lithgow Dr WHANGANUI
Owners:	Mr Paul L Turner & Mrs Petrina D Redmond
Legal Description:	LOT 28 DP 378698 0.0870 ha
Applicant:	Paul Lewis Turner
Date of Issue:	4 August 2026
LIM Application Number:	LIM26-0316

- This Land Information Memorandum has been prepared in accordance with section 44A of the Local Government Official Information and Meetings Act 1987. It contains information obtained from the records held by the Whanganui District Council (the Council) as at the date of issue. www.legislation.govt.nz
- The Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Council records may not show exempt, illegal or unauthorised buildings or works on the land; accordingly this LIM may not necessarily reflect the current status of the property.
- The applicant is solely responsible for ensuring that the land and any building and/or works on the land is suitable for a particular purpose. The applicant should have a suitably qualified person check the Record of Title as it may contain obligations relating to the land.
- Further information may be available from other authorities such as [Horizons Regional Council](#), [GasNet](#), [Powerco](#), [Spark](#) etc.

If you have any questions about your LIM, please do not hesitate to contact us at LIMsAdmin@whanganui.govt.nz or phone 06 349 0001.

Rating Information

Valuation Number: 1318508331

Property ID: 51040

Valuation base date: 01 Sep 2025

Land value: \$320,000

Improvements value: \$610,000

Capital Value: \$930,000

(excludes Horizons Regional Council rates)

Area (Ha): 0.0870

Current year’s rates: \$5,365.63

Water Billing: ☐ Yes ☒ No

Ground Rent:

Account No: N/A

Debtor No: N/A

Amount per annum: \$

Building

Note: Prior to the introduction of the Building Act 1991, building consents were known as building permits or plumbing permits and did not require Code Compliance Certificates (CCC).

The most relevant documents have been supplied and are attached to this LIM.

Date Issued	Permit/Consent No.	Description	CCC Status
27/09/2010	BCon10/0868	Construct 246m2 residential dwelling with attached garage	CCCnoCond

Definitions: *Permit*: Building Permit; *CCCnoCond*: CCC issued without conditions; *CCCwCond*: CCC issued subject to conditions; *ConstructA*: alteration to the original building application; *CCCRefused*: CCC not issued but can be reapplied for.

Comments:

Council's information indicates that the dwelling was constructed under a 2010 Building Consent.

Floor plan information can be found in the attached property file.

Certificate for Public Use (CfPU)

Note: A CfPU, implemented by the Building Act 2004, is issued where it is safe for members of the public to use premises intended for public use, before the issue of a Code Compliance Certificate (CCC). The CCC is still ultimately required.

Date Issued	Certificate Number	Description	Superseded by CCC?	
		N/A	☐ Yes	☐ No – See Comment

Certificate of Acceptance (CoA)

Note: A Certificate of Acceptance is a document, implemented by the Building Act 2004, to record un-consented works completed after 1 January 1993.

Date Issued	CoA No.	Description
		N/A

Weathertight Homes:

Has the property been subject to a Weathertight Homes claim?

☐ Yes ☒ No

Compliance Schedules & BWoF

Compliance Schedule

☐ Yes

☒ No

Building Notices

Notice to Rectify

(Sec 42 Building Act 1991)

☐ Yes

☒ No

Notice to Fix

(Building Act 2004)

☐ Yes

☒ No

**Dangerous and/or Insanitary
Building Notice**

☐ Yes

☒ No

Earthquake Prone Building Notice

☐ Yes

☒ No

Other:

See notes below

☐ Yes

☒ No

Exemptions – Schedule 1 / Waivers - Modifications

Waiver/Modification Issued B2

☐ Yes

☒ No

Clause 2 Exemption Issued

☐ Yes

☒ No

Schedule 1 Exemption Notification

☐ Yes

☒ No

Private Drainage / Plumbing

Full Sewage/Stormwater separation completed

☒ Yes

☐ No

☐ No record held

Method of Stormwater Separation

☐ On site

☒ Off Site

Private Sewage/Stormwater plan attached

☒ Yes

☐ No

Comments:

Information for the sanitary sewer, and separate stormwater drainage can be found in the attached property file – See proposed and as-built plans.

It will always remain the “Owners” responsibility to ensure that no groundwater encroaches into neighbouring properties.

Note: Whanganui’s Wastewater Project required the separation of wastewater drainage within private properties. This involved providing separate pipes to convey stormwater and foul water separately. The costs for separation within private properties were the property owner’s responsibility.

Swimming / Spa Pools

Pool known to Council

☐ Yes

☒ No

Water Connections

Water connection information held	☒ Yes	☐ No record held	☐ No Services
Location of connection	29 Metres from the Left hand Boundary	0.7 Metres from the Right hand Boundary	☐ Not Known
Size of connection	15 mm		☐ Not Known
Type of supply	☒ Potable	☐ Non Potable	☐ Restricted Flow
Backflow preventer	☐ Yes	☒ No Record Held	
Water source:	☒ City	☐ Not known	
	☐ Tank	☐ Rural water scheme connected/available:	
Metered	☐ Yes	☒ No	

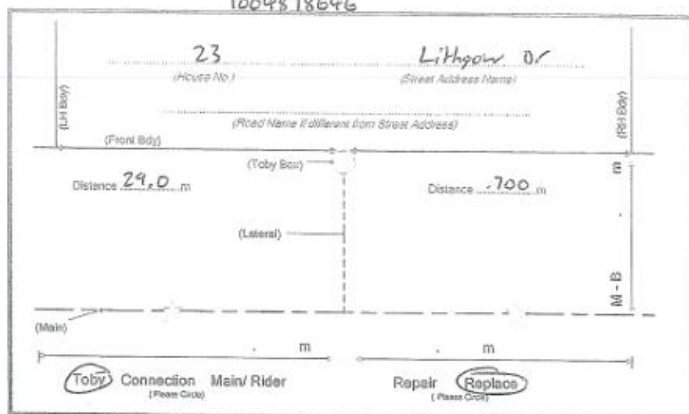
See attached as-built for water connection information.

WC10396
Dispo

20190128125152
WATER AS-BUILT DATA SHEET



1004878646



Water Main (N.B.)	40 50 80 100 150 200 225 250 300 Other	Water Main Material	AC CI SW SR MDPE uPVC mPVC Other
Connection (N.B.)	15 20 25 40 50 80 100 150 Other	Termination?	Yes / (No)
Soil Type	(Sand) Clay Peat Pumice Pug		
Ground Water Level	mm		
Brief Location Description Berm R.H. line of boundary			
INSTALLED	25/ 10 / 2018	INSTALLER	Kent
Infrastructure #		COHT #	vesalia
Comments Replaced & lowered ex Leuk plussion Toby			

"INFORMATION TO BE ACCURATE AND CLEAR - MEASUREMENTS TO BE WITHIN 0.1m"



487916

Drainage Connections

Stormwater connection information held

☒ Yes

☐ No Record Held

☐ No Services

Sanitary sewer connection information held

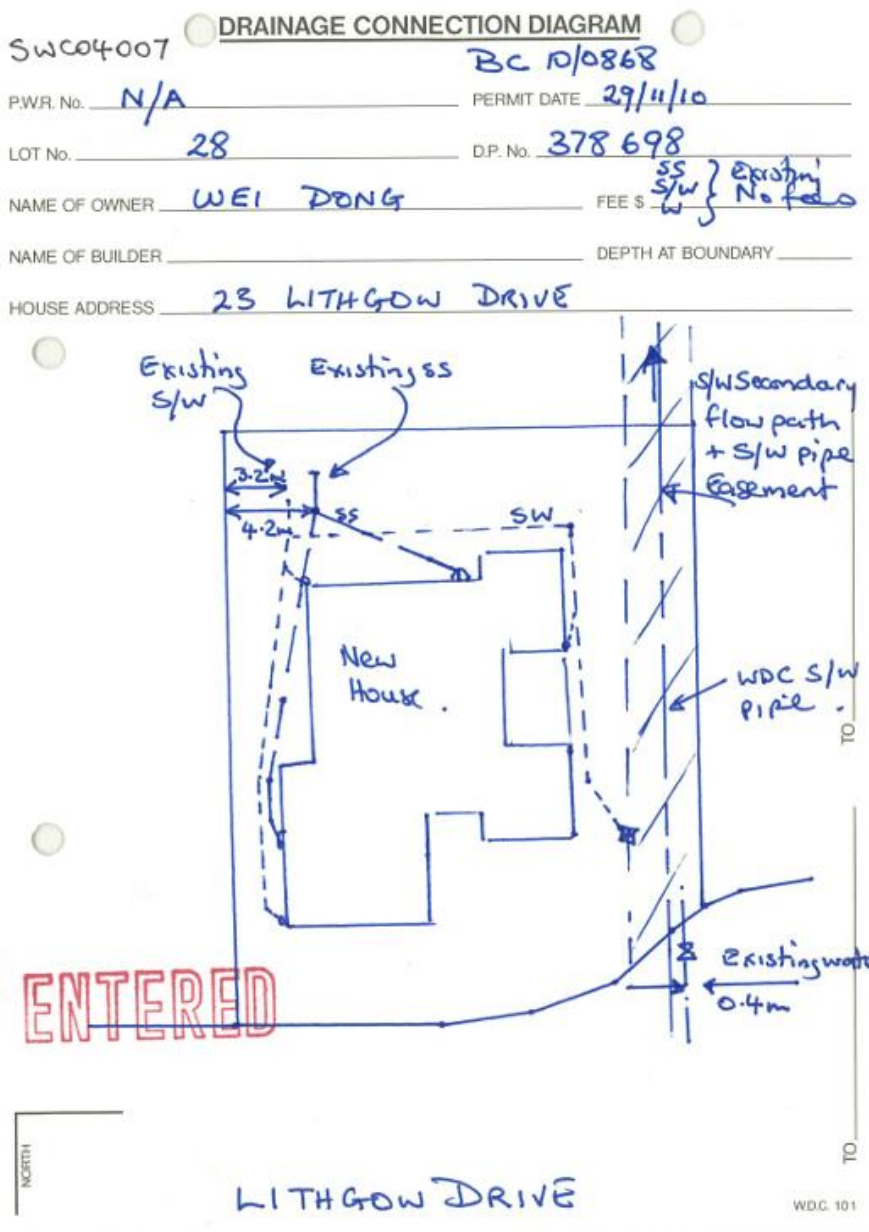
☒ Yes

☐ No Record Held

☐ No Services

Comments:

See attached plans for stormwater and sanitary sewer connection information.



Waterways

This property is subject to waterways

☐ Yes

☒ No

Roading Information

All Roads: Vehicle Crossing

Urban ☒

Rural ☐

Whanganui District Council Compliant

☒ Yes

☐ No

Comments:

The vehicle crossing at this property is concrete and in good condition. It generally complies with council's residential standards.

It is the property owner's responsibility to install and maintain vehicle crossings to access their property.

For further information in regards to vehicle crossings please refer to Part 2 District Wide Matters - Energy, Infrastructure and Transport - TRAN – Transport of the District Plan and Whanganui District Councils Streets Infrastructure Bylaw ([WDC Policies and Bylaws](#))



Alcohol Licensing

Licence Issued ☐ Yes ☒ No

Licence Type

Expiry Date

Whanganui District Council **Alcohol Policy:** [WDC Alcohol Licensing](#)

Environmental Health

Licence Issued ☐ Yes ☒ No

Licence Type

Expiry Date

Licence to Occupy

Is there a Licence to Occupied issued? ☐ Yes ☒ No

Is this Licence linked to an Alcohol Licence? ☐ Yes ☒ No

Comments:

You can apply for a Licence to Occupy on the Council website via [Application for general use licence, licence to occupy Whanganui District Council](#).

Special Site Features / Natural Hazards

Note: Registration of a Building Consent under section 36(2) of the Building Act 1991 or section 71 of the Building Act 2004 may invalidate statutory ***natural disaster insurance***.

Refer clause 3(d) of the third schedule of the Earthquake Commission Act 1993. www.legislation.govt.nz

If you have any questions regarding natural hazards, please feel free to contact our Civil Defence Emergency Management team (CDEM) on 06 349 0001. They are happy to discuss the following information with you.

Building Consent on land subject to Natural Hazards

(Section 36(2) Building Act 1991 or section 71 Building Act 2004)

☐ Yes

☒ No

Sea Spray Zone

This property falls within the 'Sea Spray' zone as defined in NZ Standard 3604.

☐ Yes

☒ No

Coastal Hazards

Coastal hazards are natural physical processes that occurs in coastal areas and have the potential to cause harm to people, property, and the environment.

☐ Yes

☒ No

Kai Iwi Erosion Zone

☐ Yes

☒ No

Earthquake Hazards

☐ Yes

☒ No

Comments:

There are no known active fault lines in the urban Whanganui area.

For further information on relevant fault lines: [GNS Science - Active Faults Database](#)

Active fault mapping and fault avoidance zones for the Whanganui District: [CR 2020/73](#)

Reference: Langridge, R.M., Ries, W.F., Litchfield, N.J., Villamor, P., Van Dissen, R.J., Barrell, D.J.A., Rattenbury, M.S., Heron, D.W., Haubrock, S., Townsend, D.B., Lee, J.M., Berryman, K.R., Nicol, A., Cox, S.C., Stirling, M.W. (2016). *The New Zealand Active Faults Database. New Zealand Journal of Geology and Geophysics* 59: 86-96. <https://doi.org/10.1080/00288306.2015.1112818>.

Horizons Regional Council information provided to Whanganui District Council on 20 October 2025

Earthquake (Called Fault Lines in the Viewer)

Whanganui District Fault Mapping

Title: Active Fault Mapping and Fault Avoidance and Awareness Zones for the Whanganui District: GNS Science Consultancy Report 2020/73

Author: DB Townsend and NJ Litchfield, GNS Science

Date: October 2020

Commissioned by: Horizons Regional Council

Purpose and scope:

The purpose of this report is to provide new active fault mapping and Fault Avoidance Zones for the Whanganui District. The district is traversed by active faults (and associated active folds) that pose a surface rupture (or ground deformation) hazard to buildings and infrastructure. In addition, Fault Awareness Areas (FAAs) have been developed for areas where the resolution (scale) of mapping is not refined enough to permit the more detailed mapping of Fault Avoidance Zones, or where it has not been established that the mapped feature is of a tectonic (faulting) origin. Active fault trace mapping was undertaken in the Whanganui District using hill-shade models developed from airborne Light Detection and Ranging (LiDAR) data and from review of active fault mapping from GNS Science geological and active fault datasets, a Horizons-wide Digital Surface Model (DSM) and orthophotographs. Fault mapping was undertaken at scales between c. 1:5000 and 1:10,000 where LiDAR data is available.

Access:

GNS Science and Horizons regional scale information on known active faults can be accessed on Horizons Regional Natural Hazard Viewer. Click on the fault to download and view the relevant GNS report.

Flooding:

Inundation Flooding

- ☐ this property lies in the 100 Year Flood Path
- ☐ this property lies in the 200 Year Flood Path
- ☐ this property is impacted by surface flooding

Inundation (History of being prone to flooding or overflowing)	☐ Site specific	☐ Area general	☒ Not known
Alluvion (depositing of silt from flooding)	☐ Site specific	☐ Area general	☒ Not known

Comments:

Please see overland map for relevant overland flow paths and localised pooling.

The property is located within a mapped depression area of approximately 300 mm. While this does not in itself indicate inundation or flooding event, it does identify the typical route that stormwater takes across the built environment due to the natural land contours. It is recommended that a suitably qualified professional is consulted regarding the potential implications.

PART 5. Version 04 March 2026

Plain Language Summary for Horizons Commissioned

Regional Flood Vulnerability Assessment

Horizons Regional Council information provided to Whanganui District Council on 03 November 2025

Title: Horizons Regional Flood Vulnerability Assessment

Author: WSP and Earth Sciences New Zealand (formerly known as NIWA)

Date: February 2026

Commissioned by: Horizons Regional Council

Purpose and Scope: Horizons Regional Council (Horizons) engaged WSP and Earth Sciences New Zealand (Earth Sciences NZ) to lead the development of a Regional Flood Vulnerability Assessment for the Manawātū-Whanganui Region. This assessment aims to provide a high-level (big-picture) broad overview of potential flood risk for the Region. The information produced should not be used to assess flood risk at a property level or to make decisions about specific properties. Where Horizons or a District Council has completed more detailed modelling, this should be utilised when making decisions at a property level.

The assessment has two main components:

- Development of the high-level regional flood model (completed by Earth Sciences NZ).
- Analysis of the flood model results to assess flood vulnerability (completed by WSP).

The regional flood model assessed a range of flood scenarios, including rainfall events with Average Recurrence Intervals (ARIs) of 20, 50, 100, and 200 years. Climate change scenarios were also modelled for the 200 year rainfall events, including warming of +1°C, +2°C, +3°C, and +3°C combined with sea level rise (for coastal areas only). Larger events of 500 year and 1,000 year rainfall events under current and future climate change scenarios were completed. Scenarios were also completed with the flood defences structures down, for example stopbanks were removed.

The modelling was not checked against real past floods, and it doesn't include how stormwater networks can help reduce flooding in towns and cities. This means the actual flooding in a real event could be quite different from what the model shows.

The assessment gives a simple picture of which towns and settlements could be flooded; estimating how many buildings and people might be affected, and what the damage could cost. This assessment gives an overview of flood vulnerability for 52 towns and settlements in the region and how these risks may change with climate change. These results are only a guide for rough comparison and shouldn't be taken as exact numbers.

The results show which parts of the region are most at risk of flooding and where more detailed work is needed to better understand these risks. This also gives Horizons a helpful tool to help decide where to focus future flood protection and resilience efforts.

A later extension of modelling was completed for the four primary urban areas within the region (Palmerston North, Whanganui, Feilding and Levin). As with the earlier modelling, these are not suitable for property level flood risk assessments or decisions and it doesn't include stormwater networks. This was to identify:

- areas that are floodable from nearby rivers (either directly, or due to failure of flood mitigation structures, or overtopping of those structures); and
- areas where flooding occurs solely due to rainfall making its way to nearby rivers.

Access: The report documents and maps can be accessed from Horizons website:

<https://www.horizons.govt.nz/flood-emergency-management/regional-flood-vulnerability-assessment>

Whanganui District Only:

Whanganui River Flood Model – 2015

Title: Lower Whanganui River Flood Protection Investigations Review of the June 2015 Flood and Update of Design Flood Level Estimates **Author:** P Blackwood and J Bell, Horizons Regional Council

Date: June 2016

Commissioned by: Horizons Regional Council

Purpose and scope: The purpose of this project was to investigate the impact that updating the Flood Frequency Analyses for the Whanganui River at Te Rewa, coupled with the inclusion of inflows from tributaries downstream of Te Rewa, would have on the flood profile through Whanganui for floods with Annual Exceedance Probabilities of 0.5%, 1% 2% and 1% with an allowance for climate change.

This report does not provide flood maps for the “City Reach” of the Whanganui River, but does provide updated flood profiles for the above Annual Exceedance Probabilities, and these profiles are provided in Wellington Vertical Datum; 1953 (with an assumption that 100.000m needs to be added to the Wellington Vertical Datum reduced levels to obtain reduced levels in Whanganui City Datum).

This report does not address flooding that may occur within tributaries of the lower Whanganui River.

Access: The report can be accessed from Horizons website: www.horizons.govt.nz/managing-natural-resources/district-advice/natural-hazard-technical-reports

Whanganui District and Rangitikei District:

Whangaehu River Flood Model - 2010

Title: Whangaehu and Turakina Rivers – Flood and Hazard Mapping - Study Report

Author: Hydro Tasmania Consulting

Date: 11 May 2010

Commissioned by: Horizons Regional Council

Purpose and scope: Horizons Regional Council commissioned Hydro Tasmania Consulting to develop a single hydraulic model that incorporated the lower reaches of the Whangaehu and Turakina Rivers to establish the extent and depth of flooding associated with the 1% and 0.5% Annual Exceedance Probability (AEP) flood events.

The purpose of this project was to develop a model that would identify areas adjacent to the rivers that are subject to flooding and also those areas that have low flood risk and that could provide future development opportunities.

This model outputs only shows flooding from the Whangaehu and Turakina Rivers for flood events of 2%, 1% and 0.5% AEP and they do not show flooding that may occur in any of the tributaries of that river.

Hydro Tasmania was subsequently commissioned to separate the combined Whangaehu and Turakina River models into two separate models (one for each river) and to also utilise those models to generate flood extents for floods of lesser magnitudes to assist with emergency management activities.

This report describes the model inputs and the outputs from the model, as well as describing the limitations of the model.

The primary outputs from this modelling were maps of the extent and depth of flooding associated with 1% and 0.5% AEP flood events. These maps were generated for flood peaks occurring at the time of high tide and also at low tide at the river mouth.

Secondary modelled outputs were maps of the hazard associated with 1% and 0.5% AEP flood events.

Access: The report can be accessed from Horizons website: www.horizons.govt.nz/managing-natural-resources/district-advice/natural-hazard-technical-reports

Horizons River: Indicative Full Channel Extents (Region Wide) REVISED 11/11/25 SC

This information is indicative and therefore has limitations. Not all rivers and streams in the region have been fully mapped, and some are only partially completed.

These were created by Horizons staff to fill a gap as several flood models did not include the full channel extent and only showed flood waters outside of the main channel.

The full channel is the area between stopbanks and high ground/terraces. This extent shows where the river system is likely to be active, including the main channel and where water may exist during high rainfall events.

The extents were made using observations of full channels during events, descriptions from flood design engineers and elevation model information.

The extents are subject to change as river/stream channels change over time, especially after natural events like floods, erosion, earthquakes or other land changes that affect the river shape.

This was made by staff in Horizons for internal purposes and there is no technical report.

The indicative full channel extents can be viewer accessed within the [Flood Plain Mapping](#) tab in [Horizons Regional Natural Hazard Viewer](#).

Horizons Indicative Flooding Extents (Region Wide) received to Whanganui District Council 11 November 2025.

Horizons indicative flooding extent information was created by Horizons staff to show areas in the region that are known to have flooded in the past. This information is based on observations from historic flood events drawn by staff on a small scaled map which means the map shows a larger area and it is not accurate for site specific information. The observations were drawn from staff knowledge, historic photos, videos and other information available. The flood imagery may have been taken after the peak of the flood so the actual flood extent may have been greater than is shown.

As some of this information was drawn over 20 years ago, some areas may now be protected from future flooding from rivers and streams as there have been stopbank and other infrastructure upgrades.

This information is on-going and is subject to change (work in progress).

As this was completed by staff in Horizons for internal purposes, there were no technical reports produced.

Horizons Observed Information for the June 2015 Flood Event (Region Wide)

Horizons observed flooding extent information for the June 2015 flood event was created by Horizons staff to show areas in the region that were known to be flooded by this event. This information is based on observations drawn by staff on a small scaled map. This is a large area map, which shows less detail and is not accurate for site specific information. The observations were drawn from aerial photos/videos and other information available. The flood imagery may have been taken after the peak of the flood so the actual flood extent may have been greater than is shown. Horizons do not hold any information on the depth of flooding as this information was based mostly on aerial photography. This information is subject to change.

As this was completed by staff in Horizons for internal purposes, there were no technical reports produced.

Horizons Observed Information for the 1990 and 1998 Flood Event (Whanganui District)

Horizons observed flooding extent information for the flood event in years 1990 and 1998 was created by Horizons staff to show areas in the region that were known to be flooded by this event. This information is based on observations drawn by staff on a small scaled map. This is a large area map, which shows less detail and is not accurate for site specific information. The observations were drawn from aerial photos/videos and other information available. The flood imagery may have been taken after the peak of the flood so the actual flood extent may have been greater than is shown. Horizons do not hold any information on the depth of flooding as this information was based mostly on aerial photography. This information is subject to change.

As this was completed by staff in Horizons for internal purposes, there were no technical reports produced.

Horizons Observed Information for the 1990 Flood Event (Whanganui District)

Horizons observed flooding extent information for the flood event in year 1990 was created by Horizons staff to show areas in the region that were known to be flooded by this event. This information is based on observations drawn by staff on a small scaled map. This is a large area map, which shows less detail and is not accurate for site specific information. The observations were drawn from aerial photos/videos and other information available. The flood imagery may have been taken after the peak of the flood so the actual flood extent may have been greater

than is shown. Horizons do not hold any information on the depth of flooding as this information was based mostly on aerial photography. This information is subject to change.

As this was completed by staff in Horizons for internal purposes, there were no technical reports produced.

Note: Enquiries to: Horizons Regional Council on Freephone 0508 800 800 or visit www.horizons.govt.nz

To view the WDC online maps: [WDC Online Maps](#)

To view the Horizons Regional Council Flooding maps: [Horizons Flood Plain Mapping](#)

Landslides:

Slippage / slope stability (The downhill movement of land)	☐ Site specific	☐ Area general	☒ Not known
Falling Debris (The dislodgement of rock or earth from above)	☐ Site specific	☐ Area general	☒ Not known

Subsidence:

Liquefaction susceptibility

Liquefaction is usually associated with, and initiated by, strong shaking during earthquakes. The strong shaking causes the ground to go from a solid state to a liquefied state.

☐ Low ☐ Moderate ☐ High ☒ Not known

Comments:

Please see the Liquefaction map attached to this report for specifics for this site.

Horizons Regional Council information provided to Whanganui District Council on 20 October 2025

Earthquake (Called Liquefaction in the Viewer)

Please note, this report is also to be classified under the Volcanic Section

Update of Hazard Information for 2015 Lifelines Risk and Responsibilities Report

Title: Update of Hazard Information for 2015 Lifelines Risk and Responsibilities Report: GNS Science Consultancy Report 2016/40

Author: S Dellow, ER Abbott, DW Heron, BJ Scott, WF Ries and B Lukovic, GNS Science

Date: May 2016

Commissioned by: Horizons Regional Council

Purpose and scope: This report commissioned by the Manawatū -Whanganui Lifelines Advisory Group presents and describes the updated hazards information provided to Horizons Regional Council by GNS Science for use by the Manawatū -Whanganui Lifelines Advisory Group and includes the following items:

- Peak Ground acceleration for earthquakes with various annual exceedance probabilities
- Inferred earthquake ground shaking for various soil types
- Basic liquefaction hazard mapping
- Digitisation of large landslide information
- Volcanic hazard mapping updates

Access:

This information and the report can be accessed within the Liquefaction tab in Horizons Regional Natural Hazard Viewer.

Subsidence (A gradual sinking of land with respect to its previous level)

☐ Site specific

☐ Area general

☒ Not known

Tsunami Zones

In Zone

☐ Yes

☒ No

Horizons Regional Council information provided to Whanganui District Council on 20 October 2025

Tsunami

Horizons Region Tsunami Evacuation Zones Report

Title: Tsunami evacuation zone boundary mapping: Manawatu-Wanganui coast update: GNS Consultancy Report 2015/173

Author: D Heron and B Lukovic, GNS Science

Date: October 2015

Commissioned by: Horizons Regional Council

Purpose and scope: This project was developed in response to a request from the Horizons Regional Council. GNS Science developed tsunami evacuation zones for the Horizons Region in 2008 using wave amplitude estimates published in the 2005 'Review of tsunami hazard and risk in New Zealand' (Berryman 2005). In 2011, an update was undertaken to utilise the LiDAR data acquired since 2008 and to include an allowance for tsunami arriving at high tide.

This study updates the tsunami evacuation zones for the Manawatū-Whanganui portion of the Horizons Region using the most recent wave amplitude estimates published in the 2013 'Review of tsunami hazard in New Zealand' (Power 2013) and using the LiDAR data now available. The results indicate that many coastal communities fall inside the evacuation zones (including Waikawa Beach, Hokio Beach, Waitarere, Foxton Beach, Himitungi Beach, Tangimoana, Scotts Ferry, Koitiata, and parts of Whanganui and Castlecliff).

Two evacuation zones are provided in the deliverables, the Orange and Yellow zones. The Red Zone describes the area to be evacuated in response to a 0.2–1m threat level warning, defined as a 'Marine and Beach Threat (including harbours, estuaries and small boats)' (MCDEM 2014). The Orange Zone describes the area to be evacuated in response to a 1-3 m or 3-5 m threat

level warning, defined as a 'Moderate Marine and Land threat'. The Yellow Zone matches the 'maximum credible tsunami wave amplitude from all sources' and is designed primarily for use as a self-evacuation zone in the event of a strongly felt earthquake.

Access:

This information and the report can be accessed from the Tsunami tab on Horizons Regional Natural Hazard Viewer.

Wind Hazard zone☐ Yes☒ No**Comments:**

No known wind hazards are applicable in the Whanganui region

Volcanic and Geothermal Activity zone☐ Yes☒ No**Comments:**

No known Volcanic and Geothermal Activity impact the Whanganui region

Any other Natural Hazards:

Note: Area general means there is no known information about the site, but it is known to affect the area generally.

Erosion (The wearing away of land by running water, rain, wind or other geological agents)

☐ Site specific☐ Area general☒ Not known

Avulsion (The sudden removal of land by the change in a river's course or by flooding to another person's land)

☐ Site specific☐ Area general☒ Not known**Poor foundation materials**

e.g. settlement, subsidence, poor bearing capacity

☐ Site specific☐ Area general☒ Not known**Comments:**

Information for specific issues may be found on the relevant Record of Title.

Horizons Regional Council information provided to Whanganui District Council on 20 October 2025**Erosion (Called Coastal Hazards in the Viewer)**

Rangitī kei District and Whanganui District

Title: Coastal Hazard Assessment Koitiata and Castlecliff Beaches: Rangitikei and Wanganui Districts

Author: J Bell, Horizons Regional Council

Date: June 2014

Commissioned by: Horizons Regional Council

Purpose and scope: The purpose of this assessment is to identify the coastal hazards to which the Castlecliff and Koitiata shoreline are subjected, in order that the respective councils can then make informed decisions as to how to manage existing and new activities and development in the vicinity of these beaches.

This report, which provides a comprehensive assessment of the Coastal Erosion Hazard Zone (CEHZ) and the Coastal Inundation Hazard Zone (CIHZ), shows that there will be no increase in either Coastal Inundation or Erosion Risk to properties at Castlecliff over the 100 year planning timeframe considered under this investigation. The mapping of the hazard zones shows that the landward extent of these hazard zones is located within the dunes behind the beach at Castlecliff. This report also shows that over the 100 year planning timeframe, a number of properties at Koitiata Beach will be at risk from coastal

erosion due to the migration of the mouth of the Turakina River. It is assumed that this risk could be managed through the use of river training works, such as groynes, to control the alignment of the river mouth, as is done at Waikawa.

It has also been shown that there is an inundation risk to properties because of wave run-up at the western (seaward) side of Koitiata. The number of Koitiata properties subject to this risk will increase over the 100 year planning timeframe. The potential inundation risk at Koitiata should be taken into consideration when making future planning and building consent decisions. River flooding inundation is not considered in this investigation as the flood risk from the Turakina River has been modelled previously.

Access:

This information and report can be accessed from the Coastal Hazards tab in Horizons Regional Natural Hazard Viewer. Click on the wave icon to download and view the relevant report.

Information Identifying Relevant Special Features of the Land Concerned

The land in the Whanganui District is variable and some sections may require Specialists Engineering in relation to earthworks, foundation and building work.

And, if applicable

Whanganui District Council has provided LIM maps which are attached to this LIM. To view the WDC online maps: [WDC Online Maps](#)

Horizons Regional Council hold information on natural hazards and some of this information is accessible from Horizons [Natural Hazard Viewer](#). The [Natural Hazard Viewer](#) holds regional scale information about flooding, fault lines, liquefaction, coastal and volcanic hazards. The [Natural Hazard Viewer](#) also includes useful website links and access to some technical reports. Please take the time to read the Terms and Conditions.

Enquiries to: Horizons Regional Council on Freephone 0508 800 800

To discuss any relevant natural hazards or clarifications on information provided. Please feel free to call and discuss with our Civil Defence Emergency Management (CDEM) on 06 349 0001.

Contaminated Sites

Classification:

☒ No known
contamination

WDC holds no records to suggest this site is contaminated by hazardous
substances

☐ Not investigated

☐ Under
investigation

☐ Confirmed
contamination

☐ Remediated

Dangerous Goods

As from 1 April 2004, Dangerous Goods Licences were transferred from being the responsibility of the Whanganui District Council to the Environmental Risk Management Authority, in Wellington.

For further information please contact the Environmental Risk Management Authority on 04 916 2426 or info@epa.govt.nz or visit their website <https://epa.govt.nz/>

Planning

Please read this LIM in conjunction with the [Whanganui District Plan](#), which includes relevant zoning objectives, policies and rules. To view the WDC online maps: [WDC Online Maps](#).

Please read this LIM in conjunction with the attached Planning Maps and additional information relevant to this property. The Record of Title is included in the additional information attached.

Land Use Resource Consent on Subject Property (*prior to June 2006*)

Application No.	Description	Decision	Date
	n/a		

Please refer to the Resource Consent Maps and Information pages attached to this LIM for other Resource Consent information.

Comments:

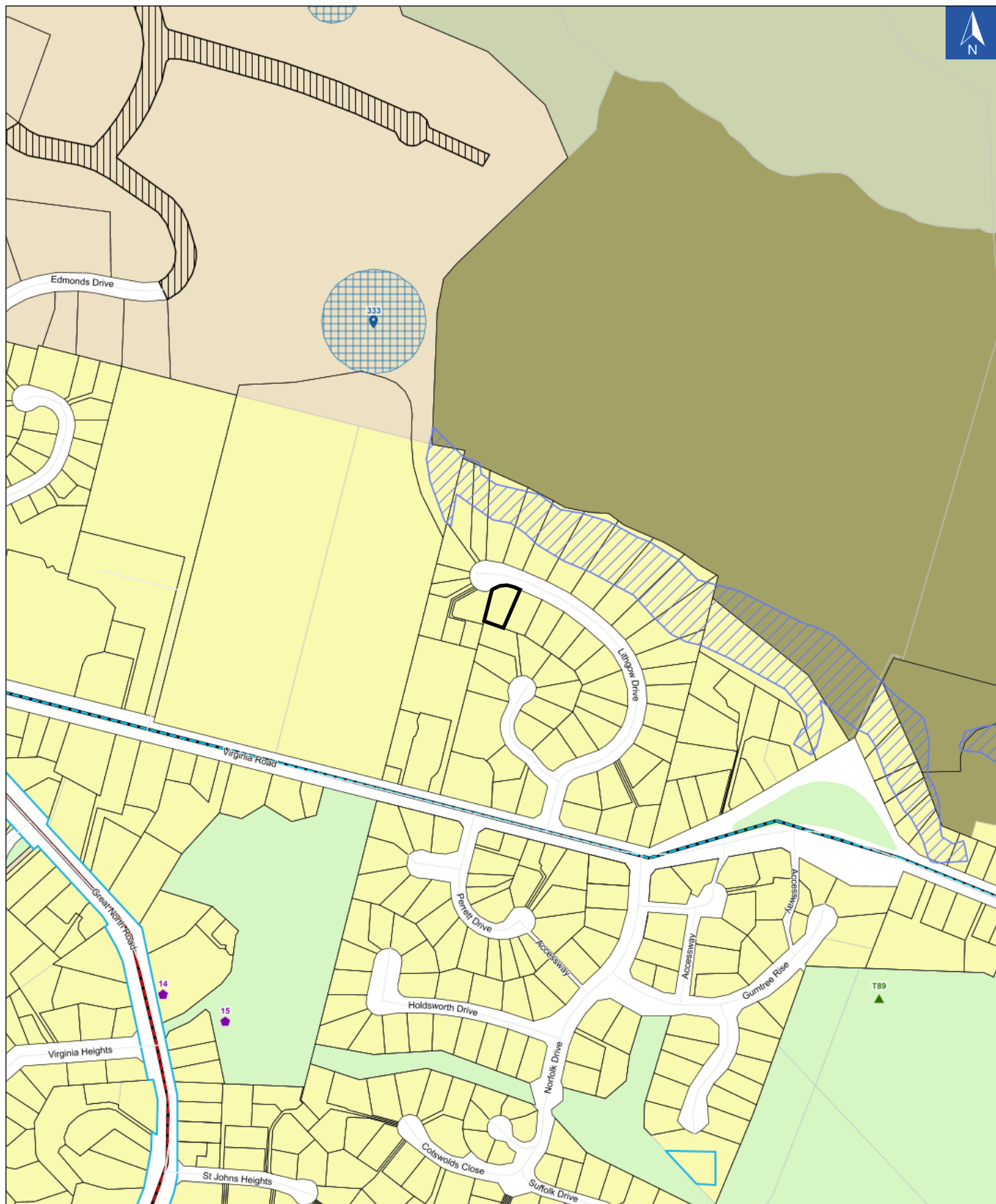
This property is subject to a number of interests. Please consult with your solicitor for further details.

The Heritage New Zealand Pouhere Taonga Act 2014 defines any place where human activity is known to have taken place pre-1900 as being an archaeological site. Disturbing sites and/or fabric at an archaeological site (including pre-1900 elements of buildings or structures onsite as part of demolition or removal) cannot be undertaken without first obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT). This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District Plan or a resource or building consent has been granted. Archaeological authorities are issued by HNZPT, not WDC. HNZPT should be contacted to confirm if an authority would be required for any work that may damage an archaeological site.

Note: Horizons Regional Council may have information concerning regional resource consents, plant and animal pests, flooding and drainage schemes.

Enquiries to: Horizons Regional Council on Freephone 0508 800 800 or visit www.horizons.govt.nz

To view the Horizons Regional Council Flooding maps: [Horizons Flood Plain Mapping](#)



GRZ – General Residential Zone

Disclaimer:

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Scale 1: 5000

Thursday, July 23, 2026

Planning Map

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Thursday, July 23, 2026

Planning Map Legend

Zones

-  GRZ - General Residential Zone
-  CRZ - Coastal Residential Zone
-  GRUZ - General Rural Zone
-  RPROZ - Rural Production Zone
-  RLZ - Rural Lifestyle Zone
-  SETZ - Settlement Zone
-  COMZ - CC - Central Commercial Zone
-  COMZ - OC - Outer Commercial Zone
-  COMZ - NC - Neighbourhood Commercial Zone
-  COMZ - AC - Arts and Commerce Zone
-  COMZ - RF - Riverfront Zone
-  GIZ - General Industrial Zone
-  AZ - Airport Zone
-  OSZ - Open Space Zone

Heritage

-  Marae
-  Wāhi Tūpuna Sites
-  Archaeological Sites
-  Archaeological Sites Buffers
-  Heritage Sites
-  Protected Trees

Other

-  District Boundary
-  Property
-  Land

Overlays

-  Designation
-  Coastal Environment Special Management Zone
-  View Shaft Overlay
-  Town Centre Design Guide Overlay
-  Outer Commercial Design Guide Overlay
-  Urban River Landscape Overlay
-  Airport Air Noise Boundary Overlay
-  Airport Outer Control Boundary Overlay
-  Springvale Structure Plan Area
-  North West Structure Plan Area

Roading

-  National Routes (Roothing)
-  Secondary Arterials (Roothing)
-  Collector Routes (Roothing)
-  Indicative Roothing
-  High Tension Pylons
-  High Tension Power Line

Hazards

-  Flood Level 100 Year Event Area A
-  Flood Level 200 Year Event Area B
-  Kai Iwi Extreme Risk Overlay
-  Kai Iwi High to Moderate Risk Overlay
-  Kai Iwi Safety Buffer Overlay
-  Land Stability Area A
-  Land Stability Area B

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Thursday, July 23, 2026

Planning Data**Planning Zones**

Zone
GRZ – General Residential Zone

Planning Overlays

No Planning Overlays found

Designations

No Designations found

Heritage Sites

No Heritage Sites found

Wahi Tupuna Sites

No Wahi Tupuna Sites found

Archaeological Sites

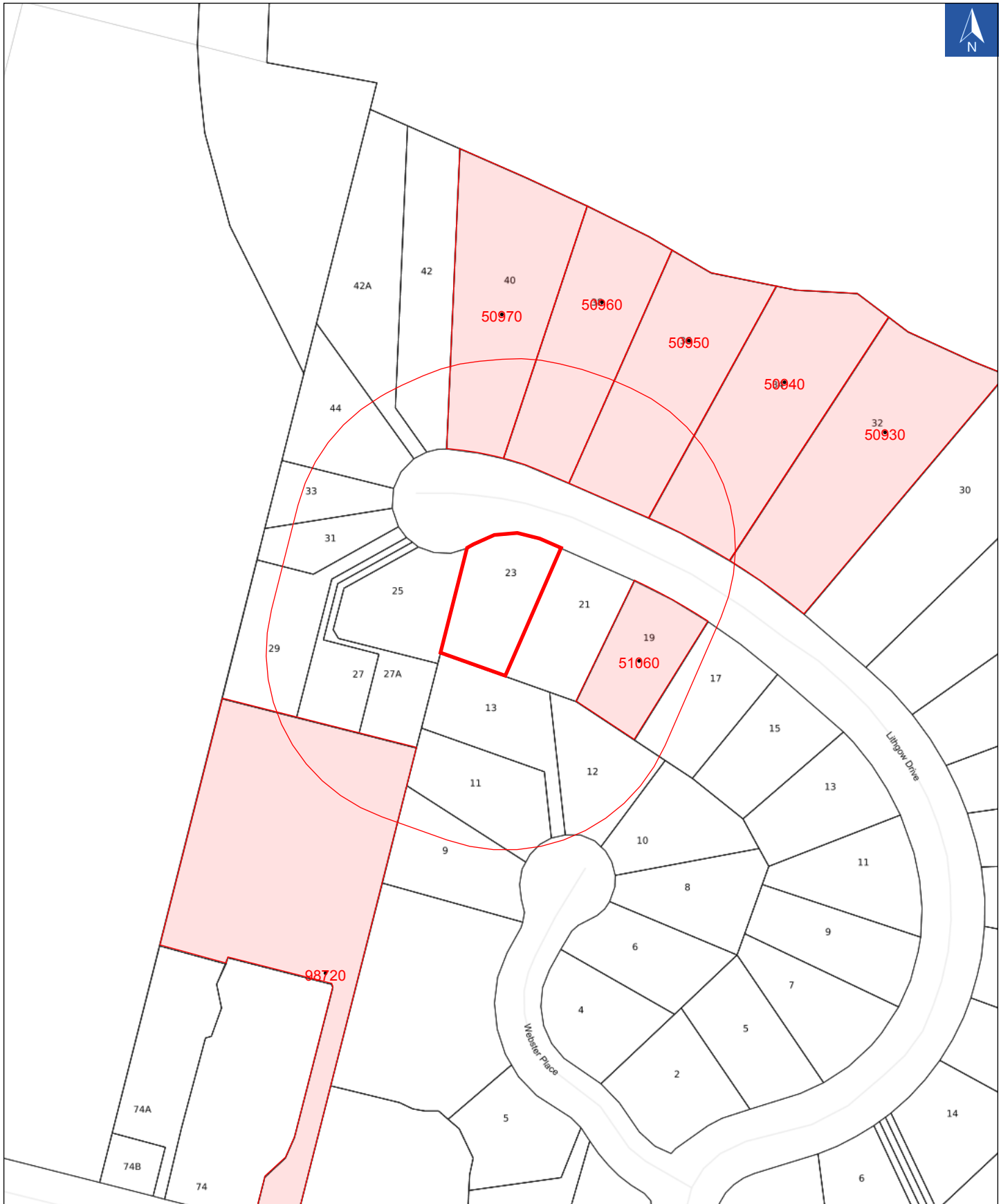
No Archaeological Sites found

Protected Trees

No Protected Trees found

Additional Information

No Additional Information found



Land Use Resource Consents within 50 metres of subject property

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 Scale 1: 1500
 Thursday, July 23, 2026

Property 51040
 Land Use Resource
 Consent Map

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Thursday, July 23, 2026

**Land Use Resource
Consent Information****Land Use Resource Consents on Subject Property**

No Land Use Resource Consent Information available

Land Use Resource Consents on Adjoining Properties

No Land Use Resource Consent Information available

Land Use Resource Consents on other Nearby Properties (within 50m of subject property)

Property No	Application No	Description	Decision	Date
98720	RCLU22/0153	12 dwellings, earthworks, transport and amenity standards infringements and associated 13 lot subdivision (SUB22/155)	Approved	08/08/2024
50940	RCLU18/0114	For a building in breach of the height recession plane and breaching the earthworks standards	Completed	17/12/2018
51060	RCLU16/0077	For a dwelling in breach of the height recession plane along the one boundary.	Completed	11/10/2016
50950	RCLU10/0076	oversized vehicle crossing	Approved	26/08/2010
50960	RCLU10/0033	building in breach of the height recession plane	Approved	10/05/2010
50960	RCLU09/0106	Vehicle Crossing	Approved	23/11/2009
50970	RCLU08/0144	over width crossing	Approved	03/12/2008
50930	RCLU07/0111	6 metre wide vehicle crossing	Approved	23/10/2007

Decision Terms

Approved - Consent approved

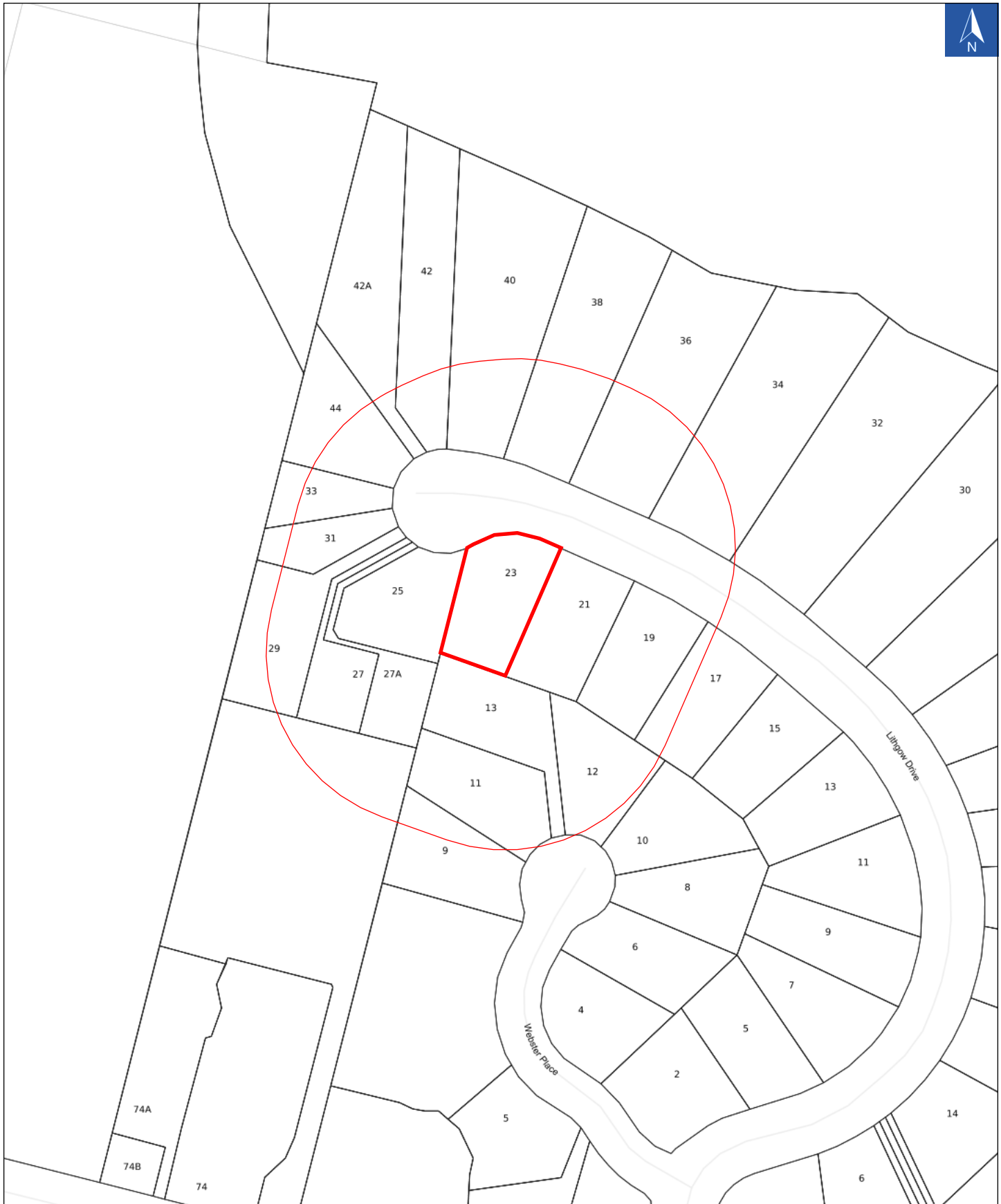
Declined - Consent not approved

Monitoring - consent approved and consent conditions currently being monitored

Completed - consent conditions met

Disclaimer

Note: the information contained only includes information held in Council's records since June 2006. Refer to the Planning page before the Planning Map for any consents issued prior to June 2006 for the subject property.



Current Subdivision Resource Consents within 50 metres of subject property

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Scale 1: 1500
Thursday, July 23, 2026

Property 51040
Subdivision
Resource Consents
Map

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Thursday, July 23, 2026

**Subdivision
Resource Consents
Information**

Subdivision Resource Consents on Subject Property

No Subdivision Resource Consents Information available

Subdivision Resource Consents on Adjoining Properties

No Subdivision Resource Consents Information available

Subdivision Resource Consents on other Nearby Properties (within 50m of subject property)

No Subdivision Resource Consents Information available

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Thursday, July 23, 2026

Land Information

Land Information

Data sourced from LINZ

Parcel ID	Appellation	Area	Land No
6914846	Lot 28 DP 378698	870.0	37705

Address Information

Data sourced from LINZ

Address ID	Address
1540407	23 Lithgow Drive, Otamatea, Whanganui

Title Information

Data sourced from LINZ

Title No	Status	Type	Land District	Issue Date
316037	LIVE	Freehold	Wellington	07/06/2007

Leasehold Title Information

No Leasehold Title Information found



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

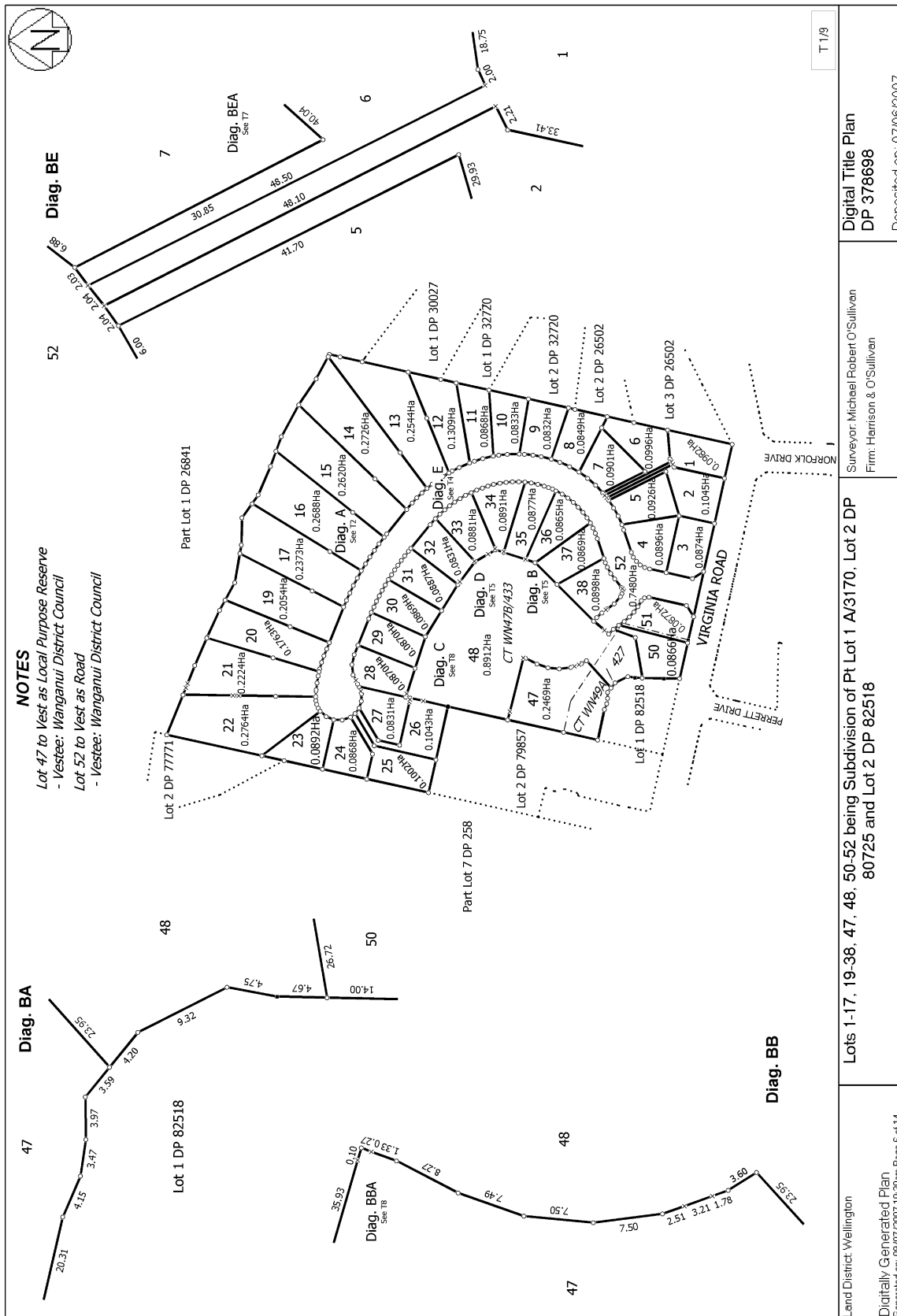
Identifier **316037**
Land Registration District **Wellington**
Date Issued 07 June 2007

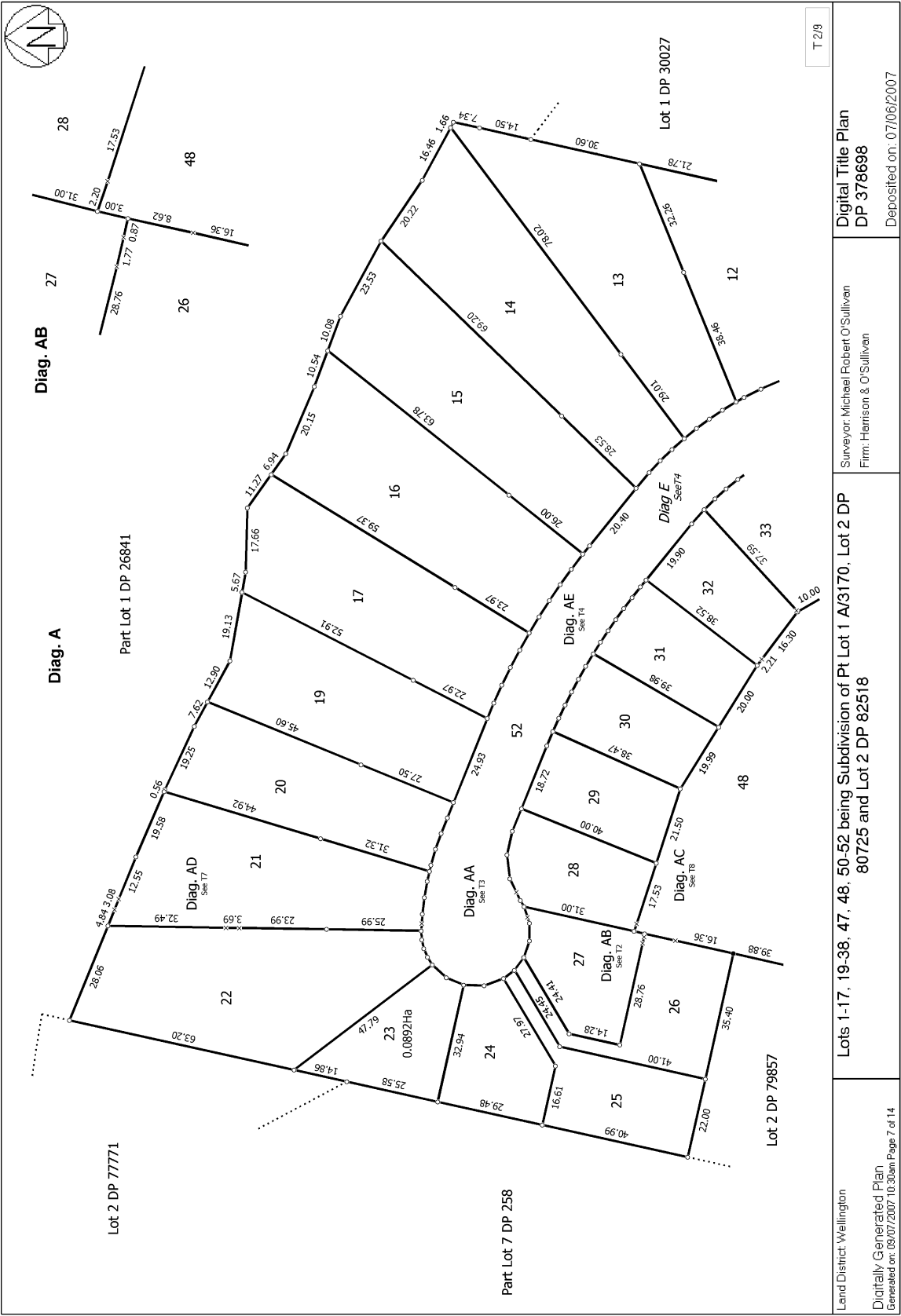
Prior References
WN47B/433

Estate Fee Simple
Area 870 square metres more or less
Legal Description Lot 28 Deposited Plan 378698
Registered Owners
Paul Lewis Turner and Petrina Dawn Redmond

Interests

B492076.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 imposing ongoing subdivional conditions - 11.12.1995 at 9.33 am
Subject to a right (in gross) to stormwater and sewage drainage easements over part marked N on DP 378698 in favour of Wanganui District Council created by Easement Instrument 7405130.4 - 7.6.2007 at 9:00 am
The easements created by Easement Instrument 7405130.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7405130.6 - 7.6.2007 at 9:00 am
Fencing Covenant in Easement Instrument 7405130.6 - 7.6.2007 at 9:00 am
Fencing Covenant in Transfer 7466450.1 - 19.7.2007 at 12:27 pm





T 2/9

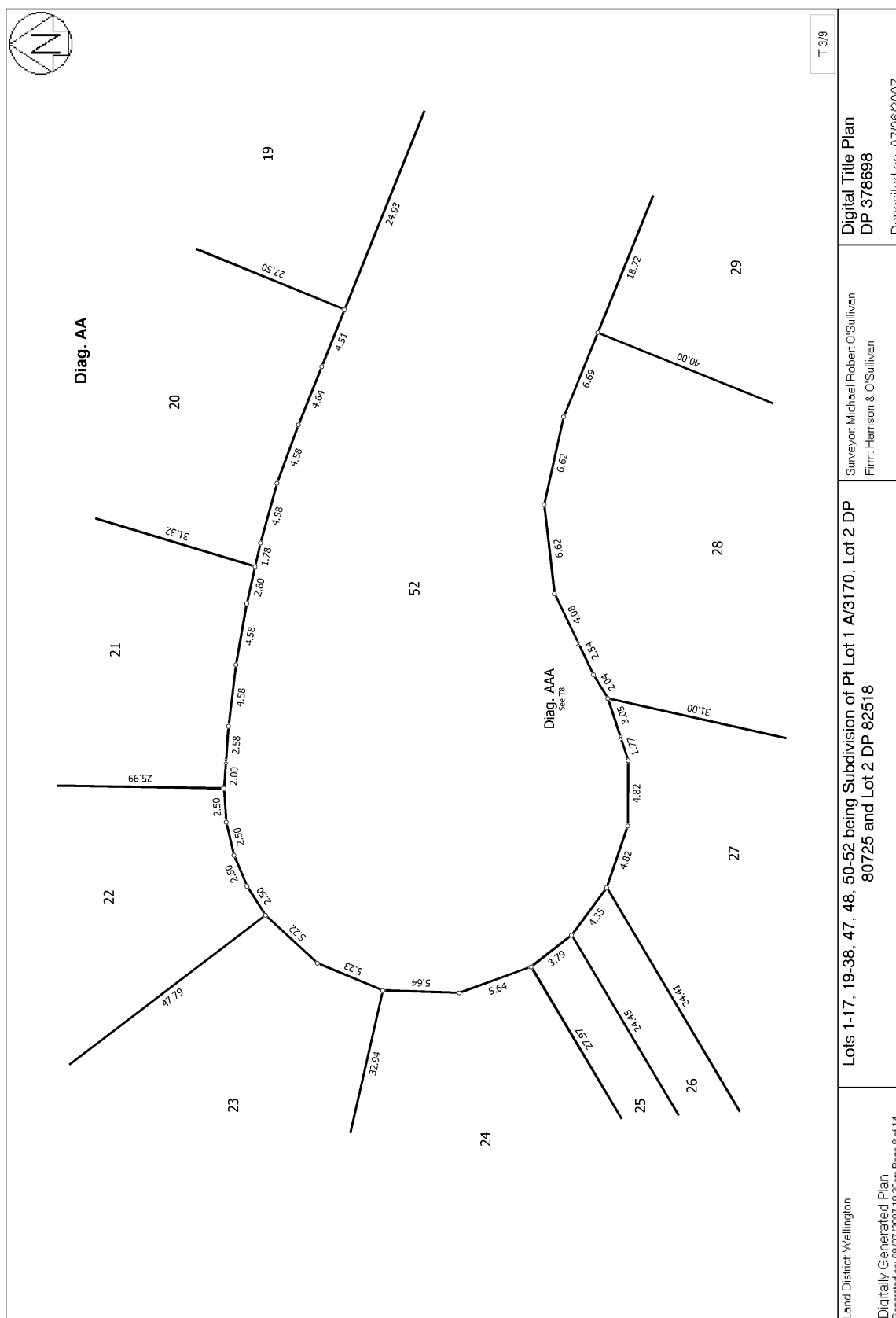
Digital Title Plan
DP 378698

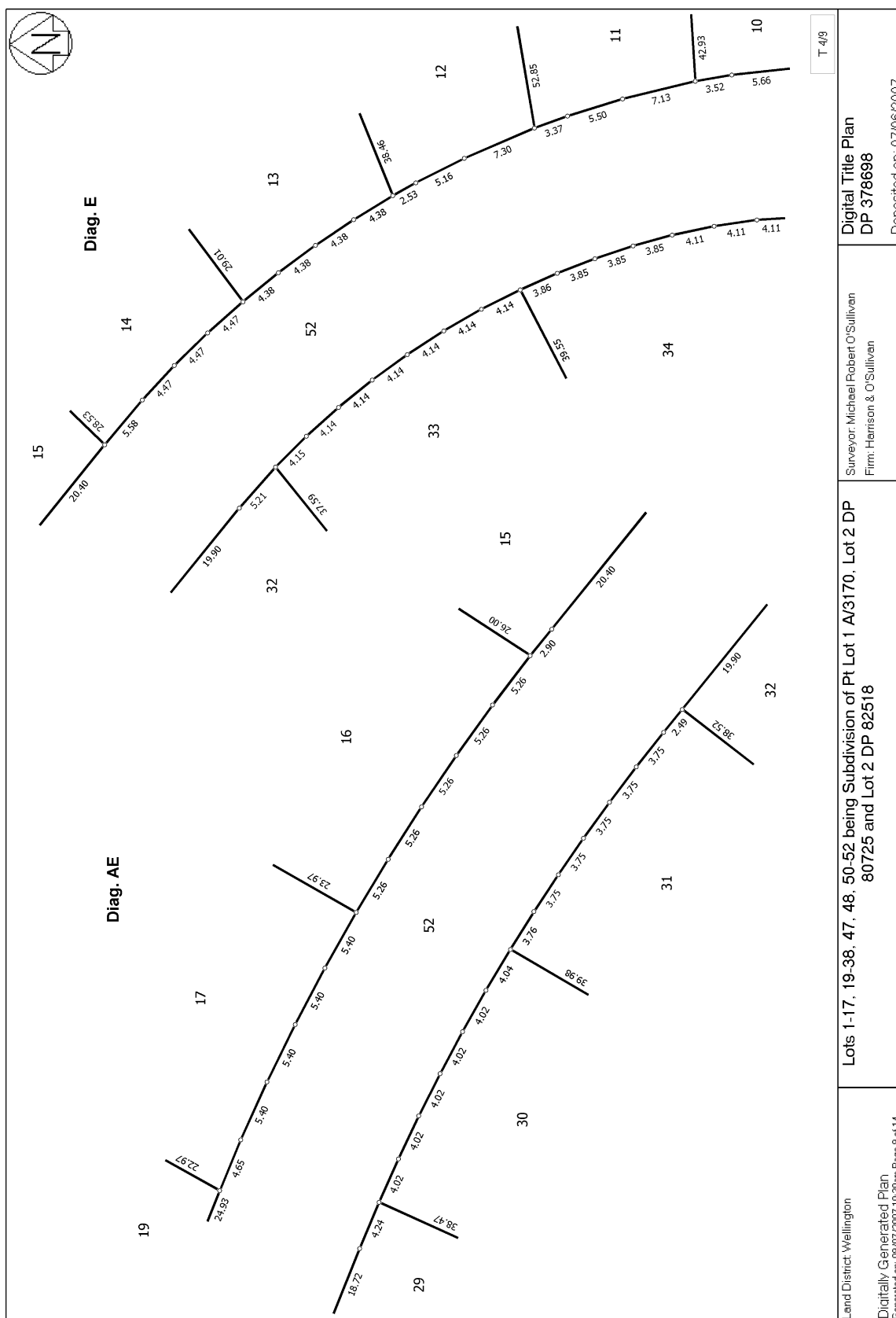
Surveyor: Michael Robert O'Sullivan
Firm: Harrison & O'Sullivan

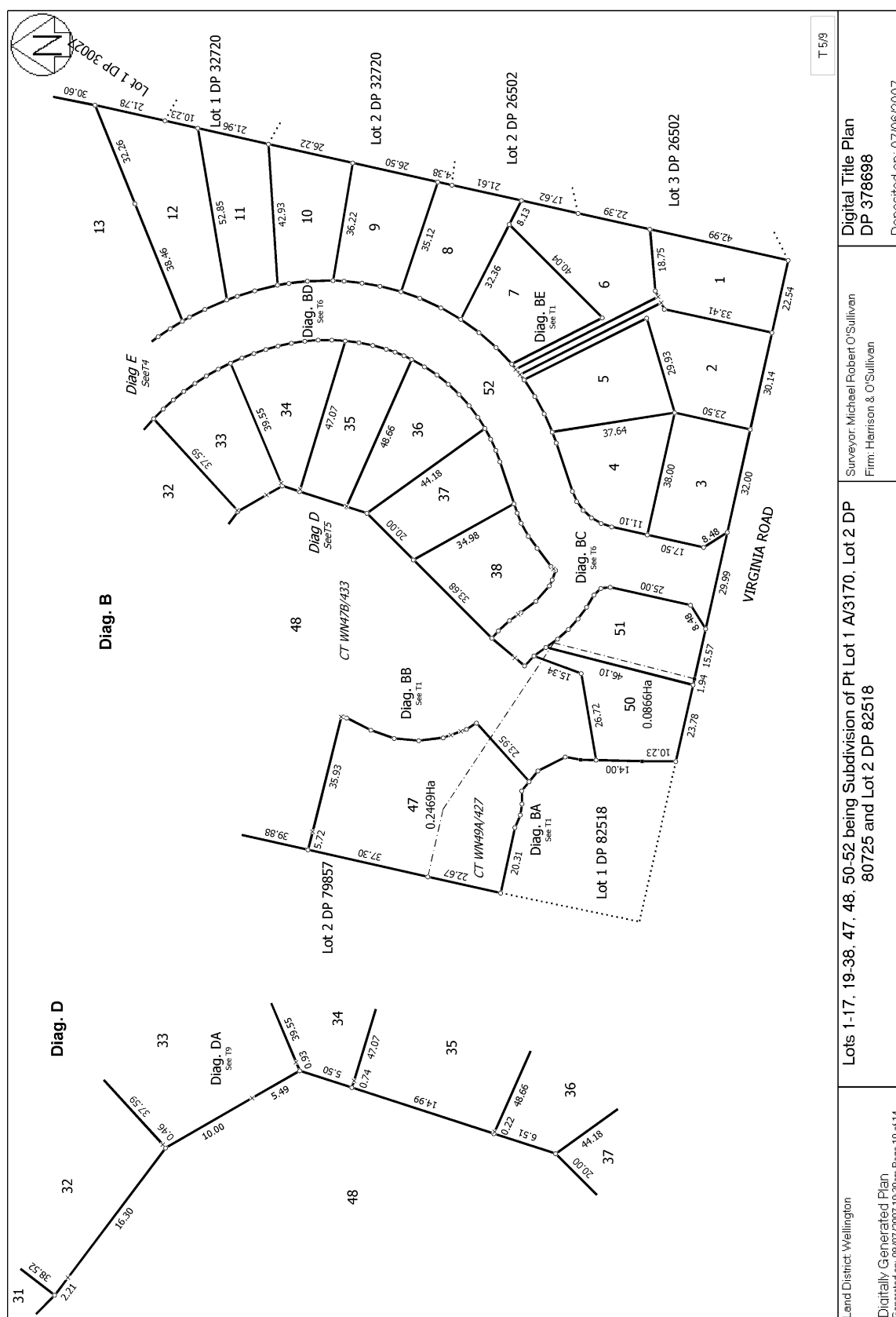
Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP
80725 and Lot 2 DP 82518

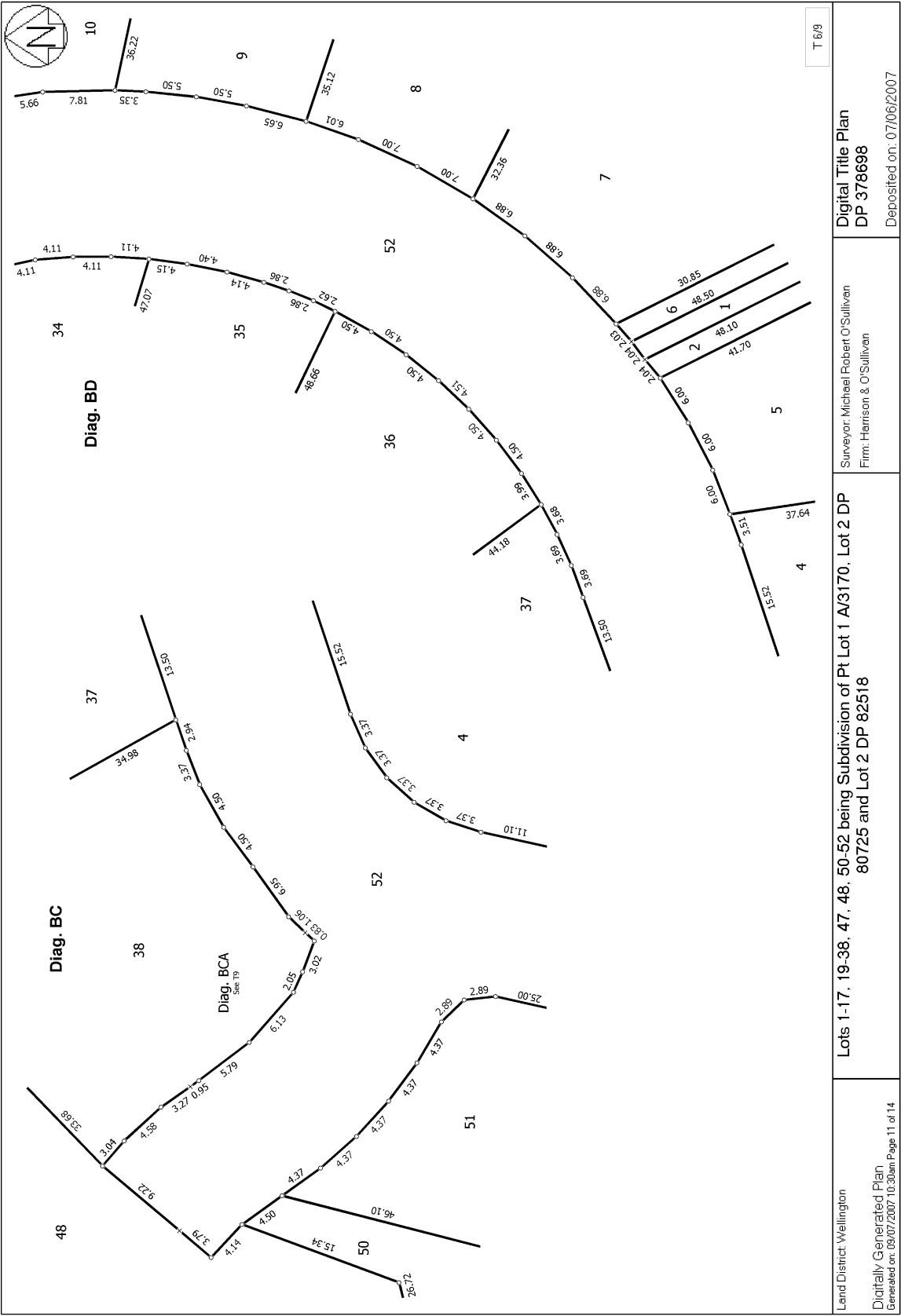
Land District: Wellington
Digitally Generated Plan
Generated on: 09/07/2007 10:30am Page 7 of 14

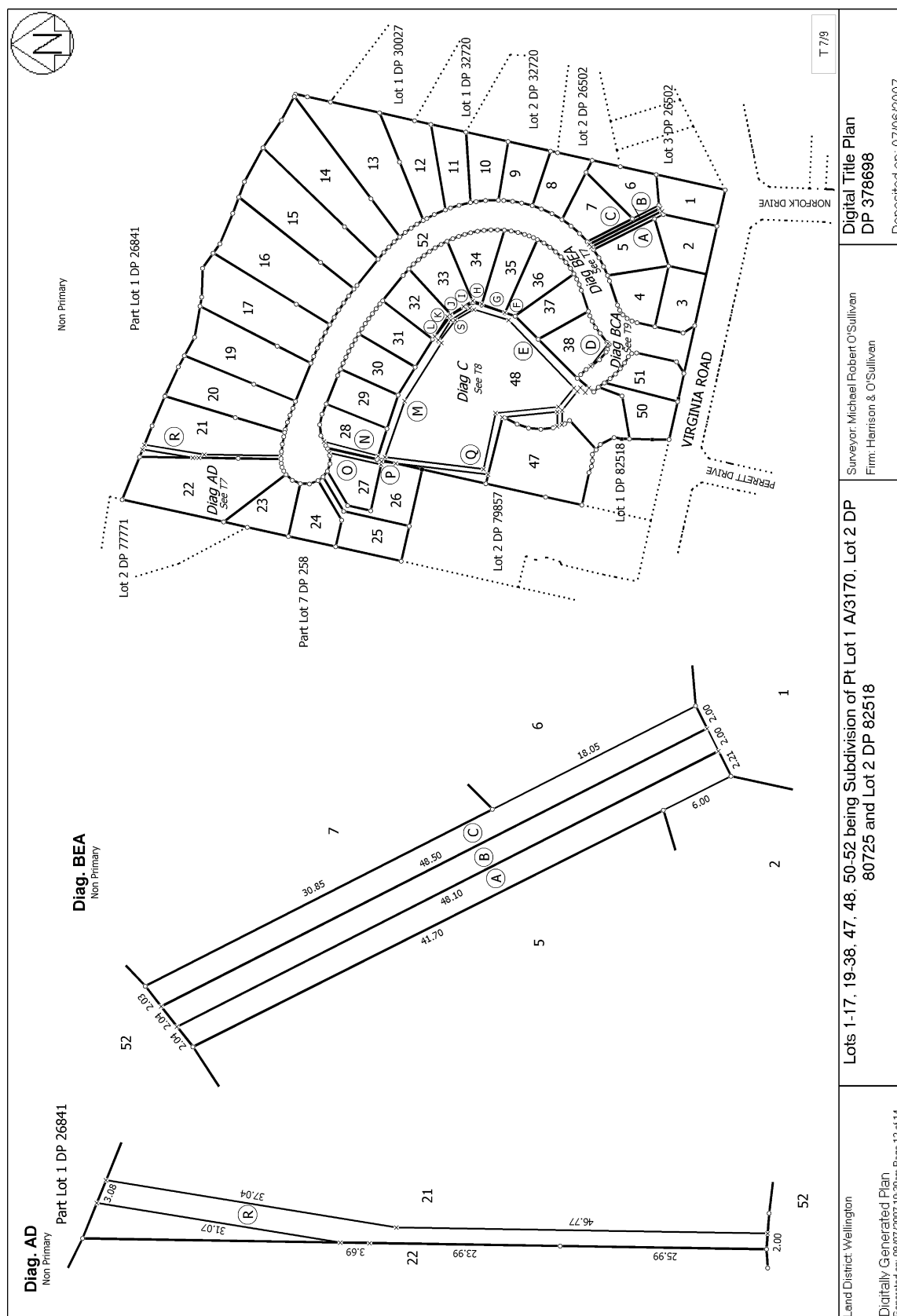
Deposited on: 07/06/2007

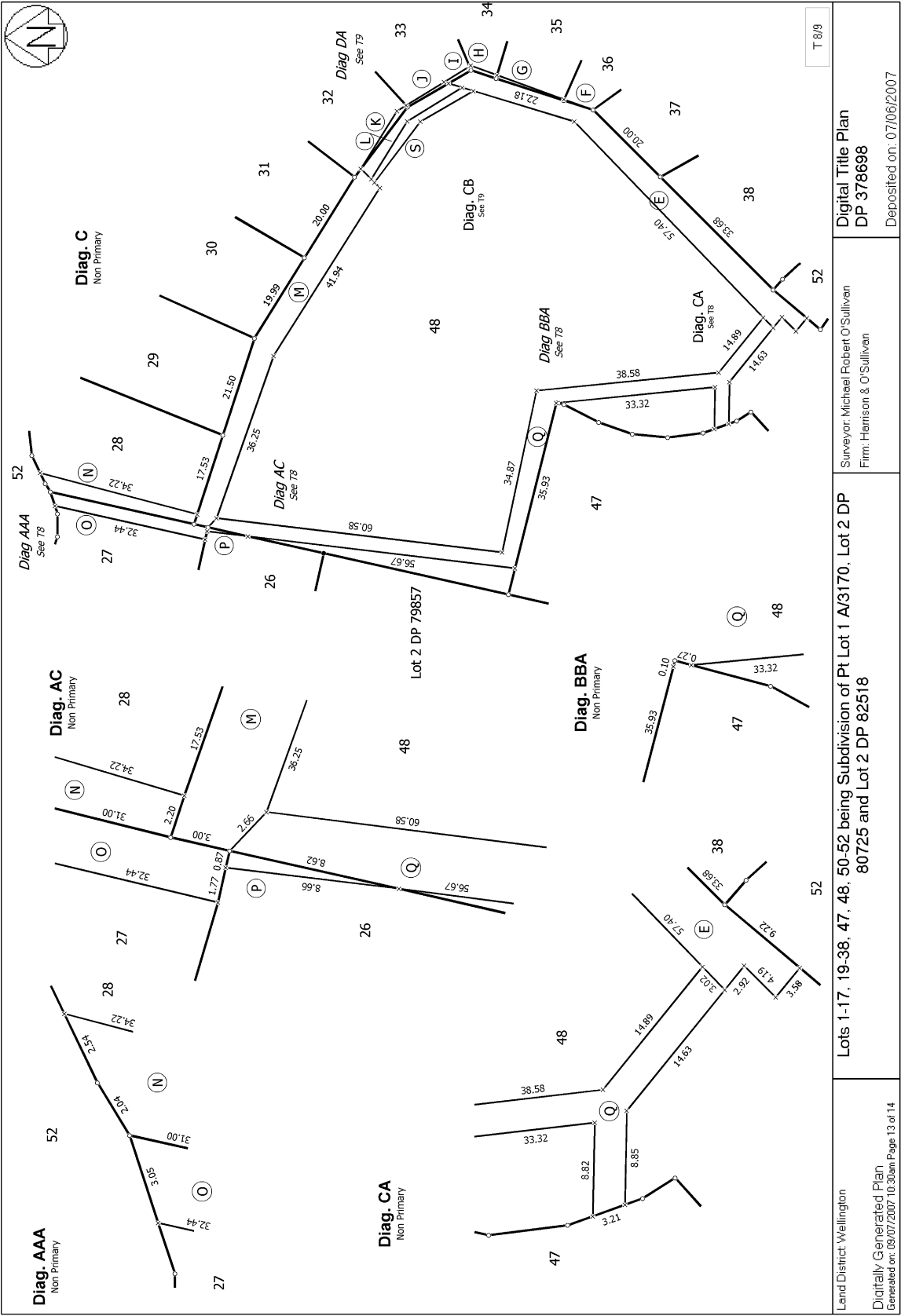


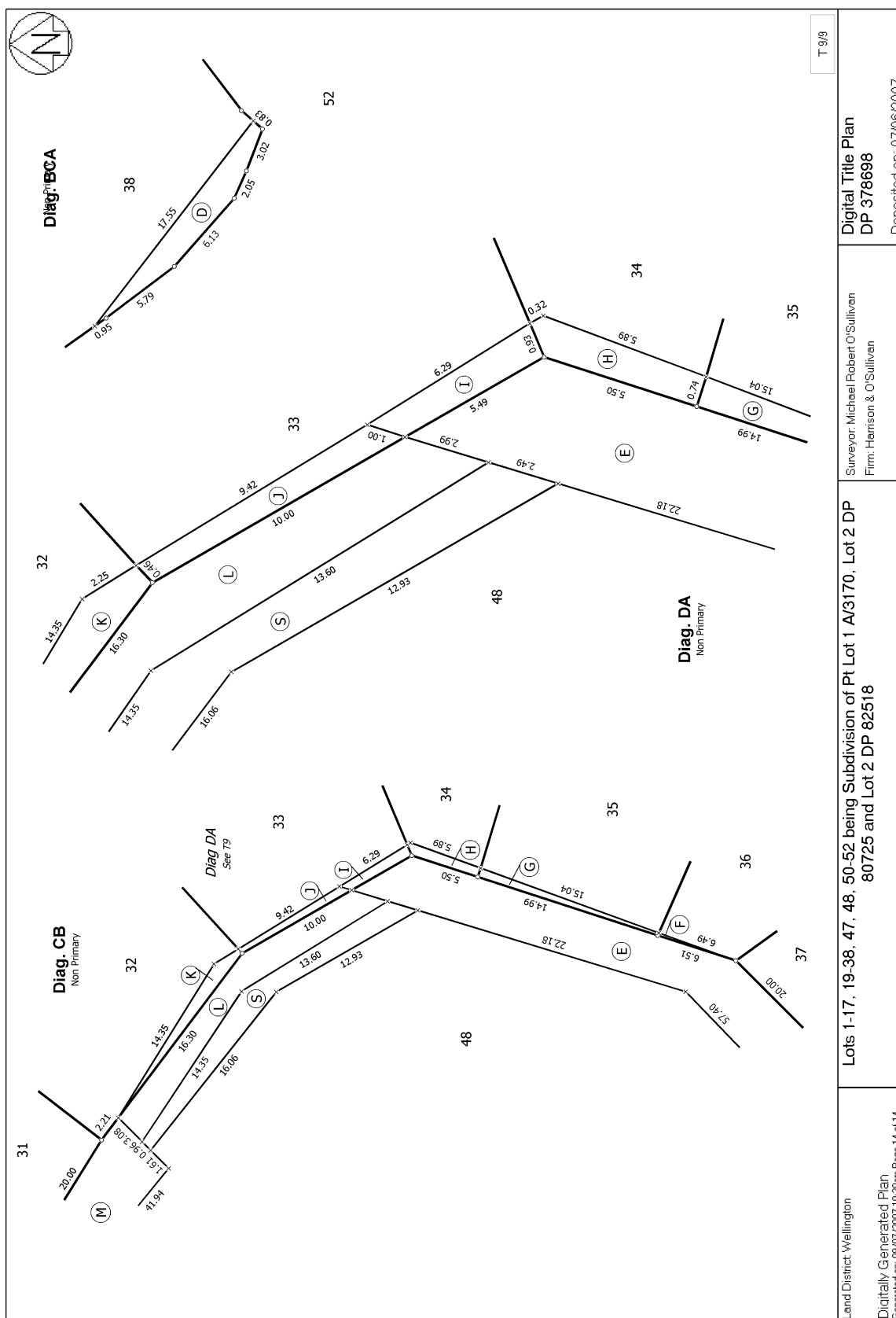


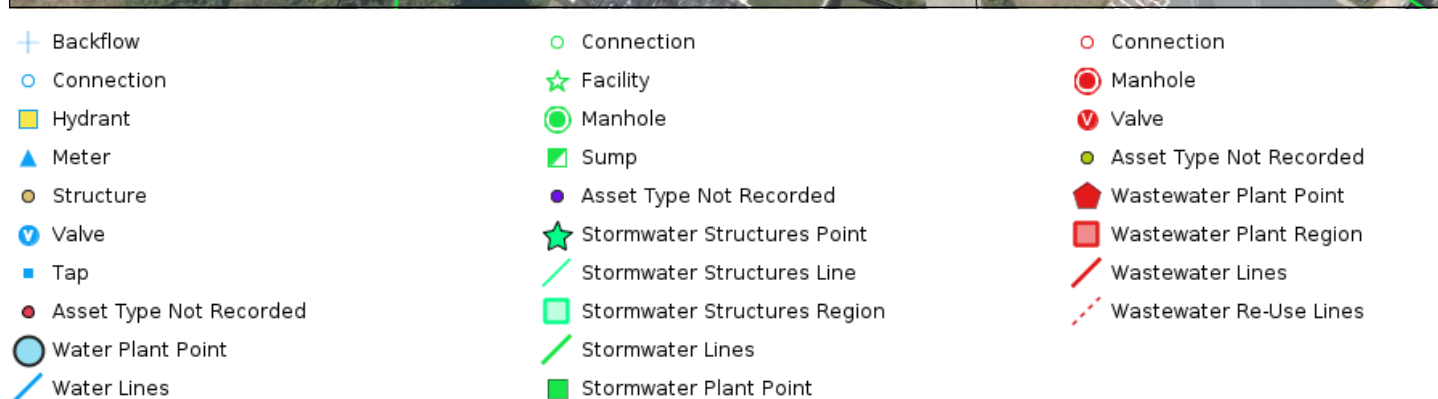












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Scale 1: 5000

Thursday, July 23, 2026

- Depression Areas greater than 300mm
- Depression Areas less than 300mm
- 5Ha Overland Flow Path
- 2Ha Overland Flow Path
- 1Ha Overland Flow Path

**Overland Flow Paths
Map**

Guidance Note to Overland Flow Path Disclaimer

The overland flow path represents the predicted path of storm water associated with an unusually large rain event and has been derived with all above ground structures stripped from the LiDAR. Some of those structures (e.g. fences and buildings) may divert the overland flow path, producing delineations that differ to those presented in the information. Any rain event that exceeds the capacity of the Council's stormwater infrastructure will cause varying levels of inundation.

Assumptions

As no two rainfall events are the same a theoretical uniform rain event was assumed for the analysis in order to simulate a rainfall event that would constitute an unusually large rain event. The storm water network would be unavailable during the event owing to inundation.

The above assumptions may not reflect the catchment behaviour during an actual rain event of a similar magnitude owing to rainfall duration and concentration; e.g. some areas may flood in a specific event but not in a subsequent large event and vice versa.

Accordingly, while realistic in some areas it may be over-conservative in other areas depending on the interaction between the above ground conditions, and the storm water network. The full effect of an unusually large rain event has not yet been analysed.

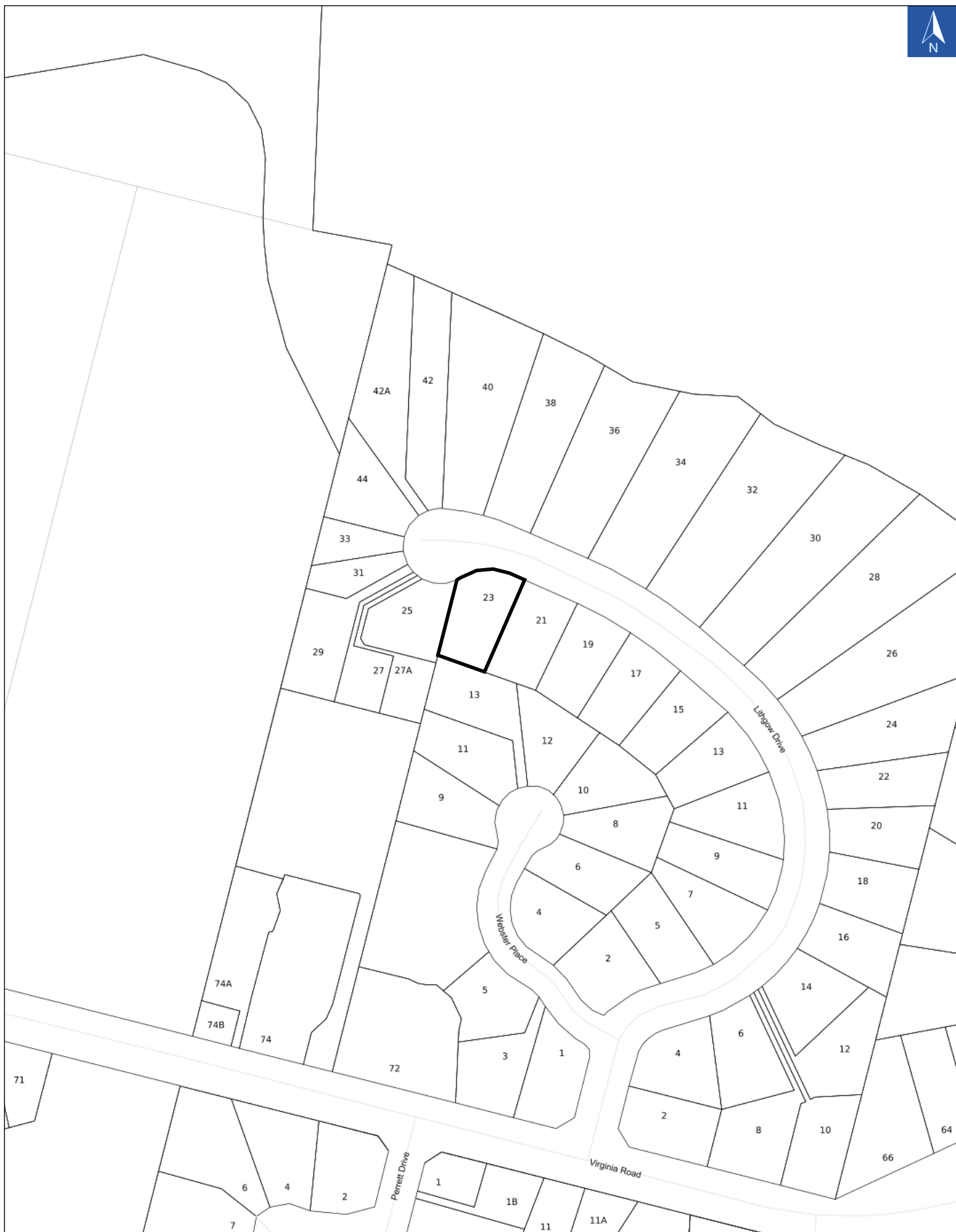
The presence of an overland flow path and an extreme rain event does not necessarily equate to a **flooding event** which means "an overflow of storm water from Council's storm water system that enters a habitable floor²".

In order to understand **flooding events** Council is using the overland flow path information to do further analysis on water levels and flow velocities to ascertain the number of habitable floors that are at risk; that information is not yet available.

Recommendation

Council recommends further overland flow path information enquiry be made with Council's Infrastructure Division or with a qualified professional.

1. LIDAR, which stands for *Light Detection and Ranging*, is a remote sensing method that uses light in the form of a pulsed laser to measure ranges (variable distances) to the Earth. These light pulses (combined with other data recorded by the airborne system) generate precise, three-dimensional information about the shape of the Earth and its surface characteristics.
2. Depression areas may only partially fill during an unusually large rain event.



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Scale 1: 2000

Thursday, July 23, 2026

- High Liquefaction
- Low Liquefaction
- Moderate Liquefaction

Liquefaction Map

Guidance Note to Liquefaction

Explanation for Liquefaction Susceptibility rating:

The data in this LIM regarding liquefaction, is based on a study completed by GNS (Institute of Geological and Nuclear Sciences).

The table below explains the potential effects of liquefaction during various earthquake intensities.

Susceptibility to Liquefaction	Felt Effects of Earthquakes of Varying Intensities Modified Mercalli (MM) Scale
Low Susceptibility	MM9 - minor subsidence, isolated cracks and fissures
Moderate Susceptibility	MM8 – minor subsidence, isolated cracks and fissures MM9 – moderate subsidence, minor cracks and fissures
High Susceptibility	MM7 – minor subsidence, isolated cracks and fissures MM8 – moderate subsidence, minor cracks and fissures MM9 – major subsidence, large cracks and fissures

The New Zealand Modified Mercalli Intensity Scale is an indicator of an earthquake's effects on people and their environment. It shows the relationship between the strength of shaking at ground level and the degree of damage. See below for further information. For more info: <https://www.geonet.org.nz/earthquake/mmi>

Category of Earthquake	Definition of Human Response and Consequence
MM1: Imperceptible	Barely sensed by only a few people
MM2: Scarcely felt	Felt only by a few people at rest in houses or on upper floors.
MM3: Weak	Felt indoors as a light vibration. Hanging objects may swing slightly.
MM4: Largely observed	Generally noticed indoors, but not outside, as a moderate vibration or jolt. Light sleepers may be awakened. Walls may creak, and glassware, crockery, doors or windows rattle.
MM5: Strong	Generally felt outside and by almost everyone indoors. Most sleepers are awakened and a few people alarmed. Small unstable objects are shifted or overturned, and pictures knock against the wall. Some glassware and crockery may break, and loosely secured doors may swing open and shut.
MM6: Slightly damaging	Felt by all. People and animals are alarmed, and many run outside. Walking steadily is difficult. Furniture and appliances may move on smooth surfaces, and objects fall from walls and shelves. Glassware and crockery break. Slight non-structural damage to buildings may occur
MM7: Damaging	General Alarm. People experience difficulty standing. Furniture and appliances are shifted. Substantial damage to fragile or unsecured objects. A few weak buildings are destroyed.
MM8: Heavily damaging	Alarm may approach panic. A few buildings are damaged and some weak buildings are destroyed
MM9: Destructive	Some buildings are damaged and many weak buildings are destroyed.



Disclaimer:

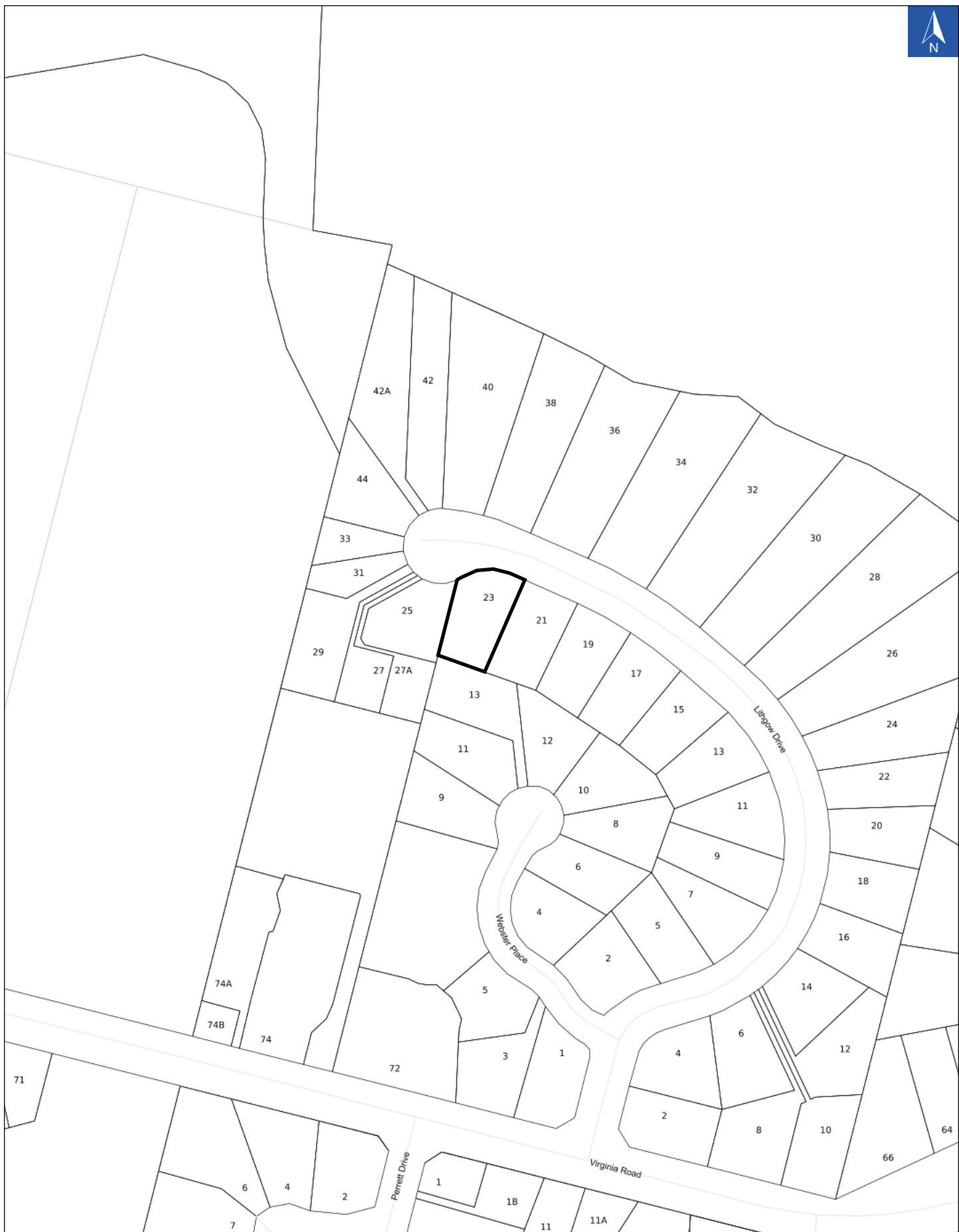
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Scale 1: 500

Thursday, July 23, 2026

-  Grazing Licence
-  Licence to Occupy
-  Uncategorised

**License to Occupy
Map**



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Scale 1: 2000

Thursday, July 23, 2026



HAIL Sites Map

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Thursday, July 23, 2026

HAIL Sites Data**Hazardous Activities and Industries List 2011 (HAIL)**

No Hazardous Activities and Industries List 2011 (HAIL) information currently recorded.

For further information pertaining to the Hazardous Activities and Industries List 2011 (HAIL) please contact Planning @ 06 349 0001

Additional information can also be found on the Ministry for the Environment website at:

<https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/#hazardous-activities-and-industries-list-hail-october-2011>

Note

This property is not listed on our database of Hazardous Activities and Industries List 2011 (HAIL) sites at this point in time. Although not listed on our database, previous uses on the site may have involved the use of hazardous substances.



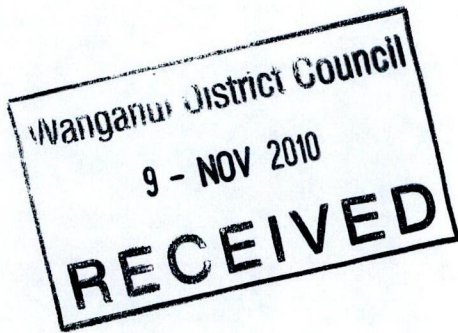
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Scale 1: 500

Thursday, July 23, 2026

Aerial Map



Job Ref: LOT-28

Scale 1:100
(on: A3)

Page 1 of 1

NOTES:

GENERAL

1. All work to be in accordance with New Zealand Building Code. All codes refer to the current edition plus all amendments.
2. These drawings are to read in conjunction with the drawings and specification of other consultants e.g. Architect, Building Services, Electrical etc. The principal Consultant must be notified of any discrepancy between structural and other drawings.
3. Check all dimensions on site before construction.
4. During construction, the structure shall be maintained in a stable by means of temporary propping, bracing and guying and no part shall be overstressed.
5. Under no circumstances should any concentrated stormwater runoff be allowed to discharge directly onto the ground or into soakpits.
6. It is the contractor's responsibility to **contact Building Officer to observe** the excavation for the foundation.
7. All surplus excavated material shall be removed from this site.
8. Cut off all topsoil and weak soil layers down to firm natural ground.
9. Ensure cuts are nearly horizontal & slope so as to provide drainage. Terrace cuts if necessary. Base course to be suitable graded hardfill and compacted in layers not greater than 100 mm and in wet condition. The layers are to be completely compacted by a vibrating roller with a minimum compaction force that is equivalent to 4 tonnes. Use PVC D.P.C. between basecourse and concrete.

CONCRETE

1. Material and workmanship to be accordance with NZS 3109.
2. Minimum cover to principal reinforcement shall be:

Member	Against natural ground	Against boxing or screed concrete	Exposed to weather	Not exposed to weather
Foundations, Beams, Columns (principal reinforcing)	75mm	50mm	50mm	35mm

3. Minimum slump shall be:

Member	Concrete slump(max.)
Floor slab on ground	80mm

4. Concrete grades:

Foundations:	-20Mpa at 28 days
Floor slab:	-20Mpa at 28 days
Masonry infill:	- 17.5 Mpa at 28 days

5. The saw cut should be cut to a depth of 20 and should be cut no later than 24 hours in summer, or 48 hours in winter, after the concrete is placed. Supplementary reinforcing bars to be placed at each corner, 2D10, 1.2m long. Sawcut grids 5000x5000 maximum unless otherwise noted. Slab to be 100mm thick with 665 mesh as shown on detail.

REINFORCEMENT

1. Reinforcement is shown diagrammatically and is not necessarily shown in true projection.
2. Reinforcing has been designated:
 - (a) High yield deformed ($f_y = 500\text{Mpa}$) e.g. HD16
 - (b) Mild steel deformed ($f_y = 300\text{Mpa}$) e.g. D16
 - (c) Mild steel plain ($f_y = 300\text{Mpa}$) e.g. R6
3. Laps in reinforcement to be made only in the positions shown and shall be (unless shown otherwise):

	D10	D12	D16	D20	D24	D28	D32	D40
Grade 300	400	480	640	800	1100	1250	1450	not
Grade 500	480	580	770	1100	1500	1750	2000	permitted

4. Where laps not shown on the drawings, reinforcement in slabs and walls may, if approved, be lapped at random in a staggered pattern. Bars longer than 3m where length is critical for accurate placing should incorporate one lap according to the table above. No welding or heating of high yield bars is permitted.
5. Reinforcement in slabs is to be supported on stools or other approved methods - starters to be tied in place before pouring.
6. All reinforcement to be New Zealand manufactured steel bars to NZS 3402 or equivalent.

BLOCKWORK

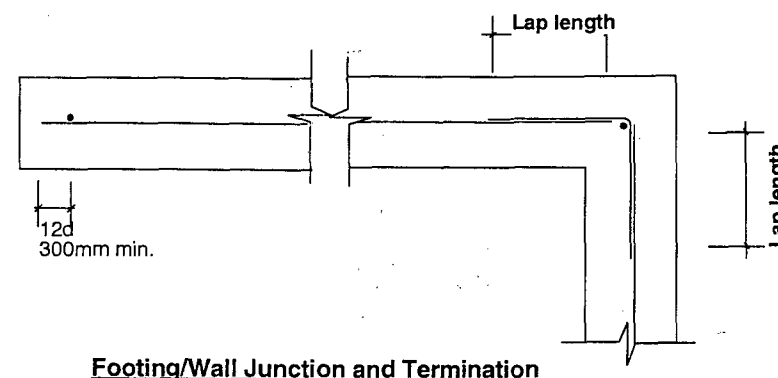
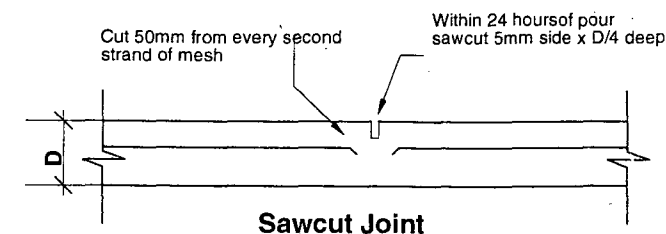
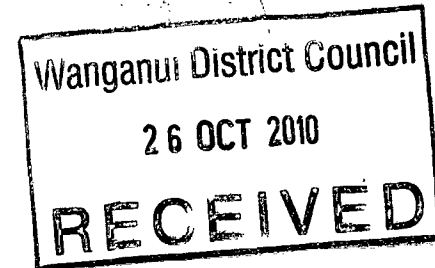
1. All blockwork shall be under the direct supervision of a registered mason who shall provide continuous inspection. All work shall comply with NZS4210 Masonry Material and Workmanship.
2. Masonry is to be constructed by the "high lift" method with clean out ports at every vertical bar and at the bottom of every lift. Bottom course to be open ended bond beam blocks placed upside down.
3. Fix vertical bars before laying blocks and place vertical/horizontal bars as laying proceeds.
4. Blockwork to be 8MPa grade and all cells to filled unless otherwise noted.
5. Concrete for filling blockwork to have a compressive strength as shown in Concrete note 4 above.

STEEL WORK

1. All structural steelwork to be grade 300 unless noted otherwise complying with the appropriate standards listed in NZS 3404.
2. Bolted connection to be made with grade 4.6 bolts to AS 1111 with 2mm clearance to holes, unless shown otherwise, where high strength (grade 8.8) bolts to be used in accordance with AS 1252.
3. Bolts threads to be excluded from shear plane.
4. All welding to arc welding in accordance with NZS 4203 GP. All welds to be 6mm fillet weld continuous unless noted otherwise.
5. Do not paint steel work that is to be encased in concrete.
6. This set of structural steelwork drawings show the design intent. Shop drawings remain the responsibility of the contractor.
7. All holding down bolts and other fixing devices are to be set by a template and checked for level and position before concreting.
8. Check and verify all dimensions and levels on site before commencing fabrication of any structural steelwork.
9. Unless shown otherwise, all base plates shall bear directly on 25 + / 5mm of dry pack mortar.
10. Washers tapered where necessary, are to be used under all nuts and bolts heads.

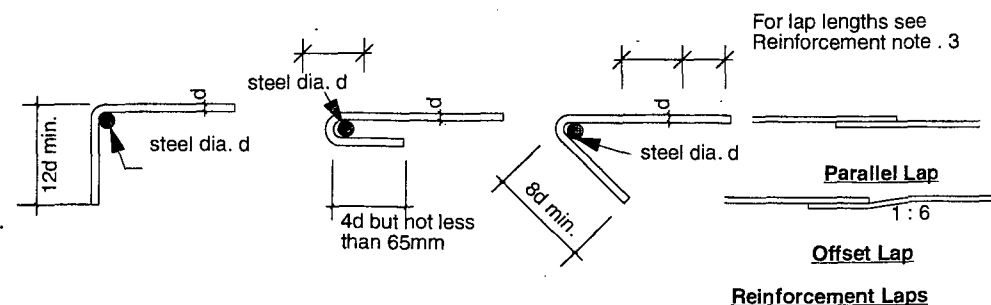
INSPECTION

Adequate notice is required by the engineer for inspection of the works. The contractor must be satisfied that the works have been completed in accordance with the drawings and specifications before requesting an inspection by the engineer.



Footing/Wall Junction and Termination

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Main reinforcement

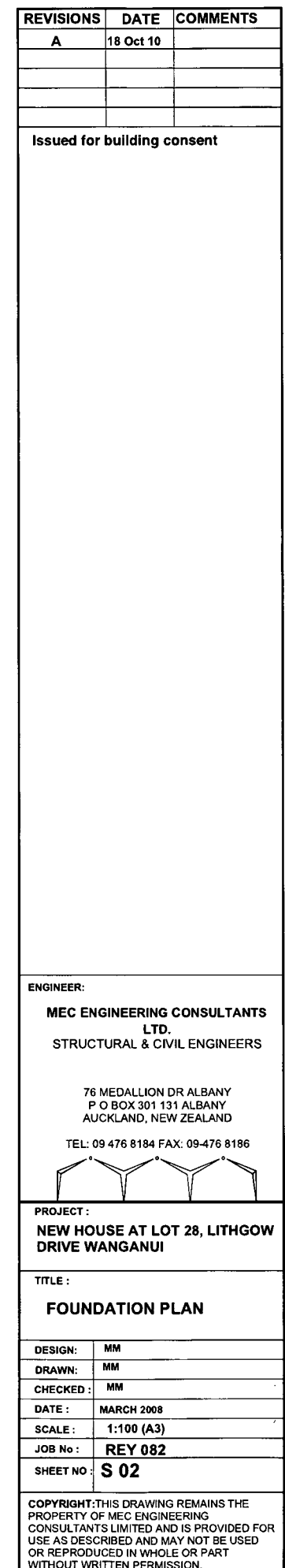
Steel grade	Bar size	min. dia. of bend
300MPa or 500MPa	6 - 20	5d
	24 - 40	6d

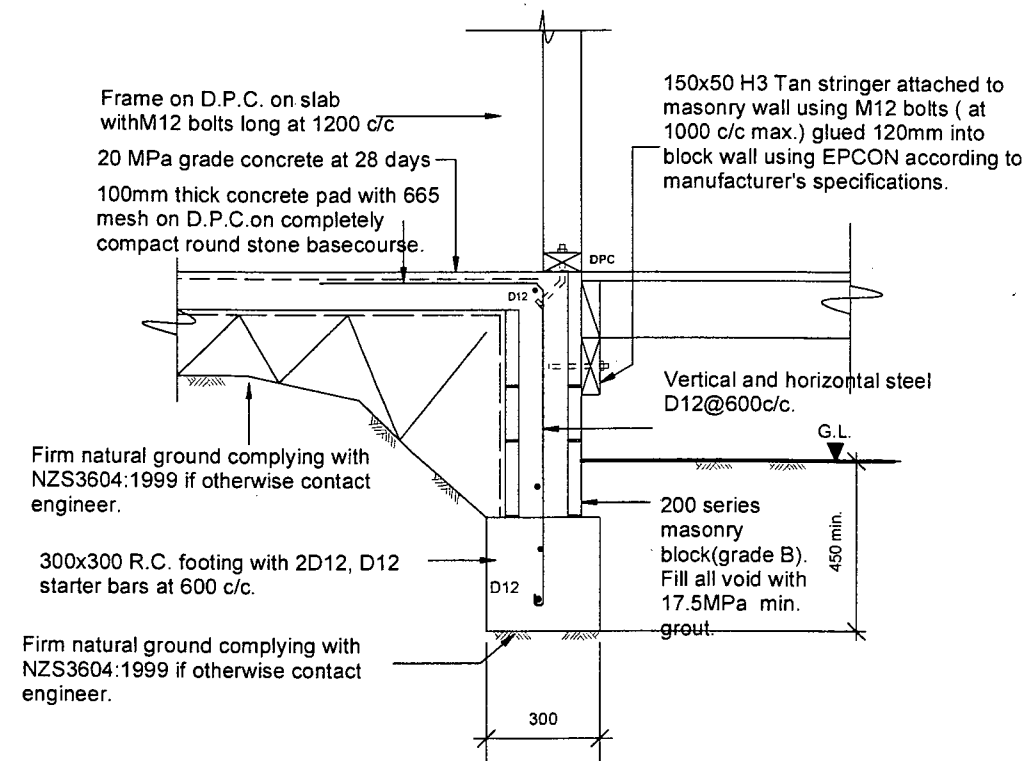
Ties and stirrups

Steel grade	Bar size	bar type	
		plain dia.	deformed dia.
300MPa or 500MPa	6 - 20	2d	4d
	24 - 40	3d	6d

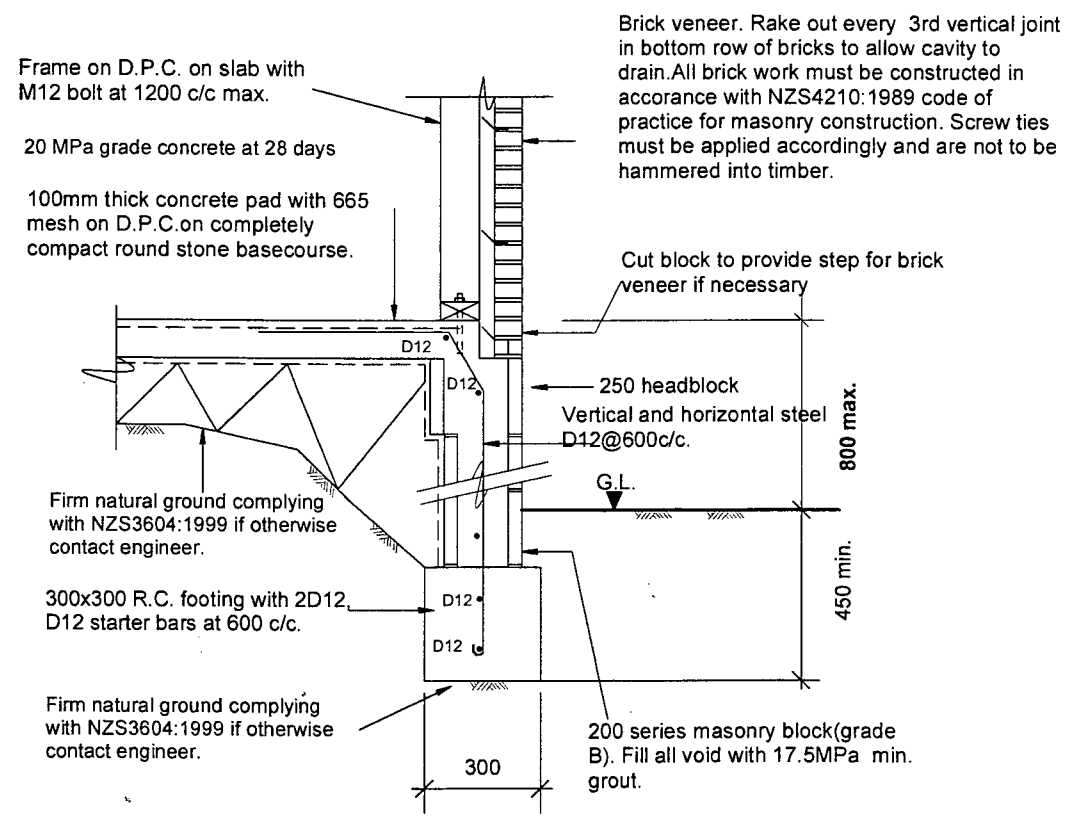
Reinforcing Bends

REVISIONS	DATE	COMMENTS
A	18 Oct 10	
Issued for building consent		
ENGINEER:		
MEC ENGINEERING CONSULTANTS LTD. STRUCTURAL & CIVIL ENGINEERS		
76 MEDALLION DR ALBANY P O BOX 301 131 ALBANY AUCKLAND, NEW ZEALAND TEL: 09 476 8184 FAX: 09 476 8186		
PROJECT:		
NEW HOUSE AT LOT 28, LITHGOW DRIVE WANGANUI		
TITLE:		
GENERAL SPECIFICATIONS		
DESIGN:	MM	
DRAWN:	MM	
CHECKED:	MM	
DATE:	MARCH 2008	
SCALE:	NTS	
JOB No:	REY 082	
SHEET NO:	S 01	
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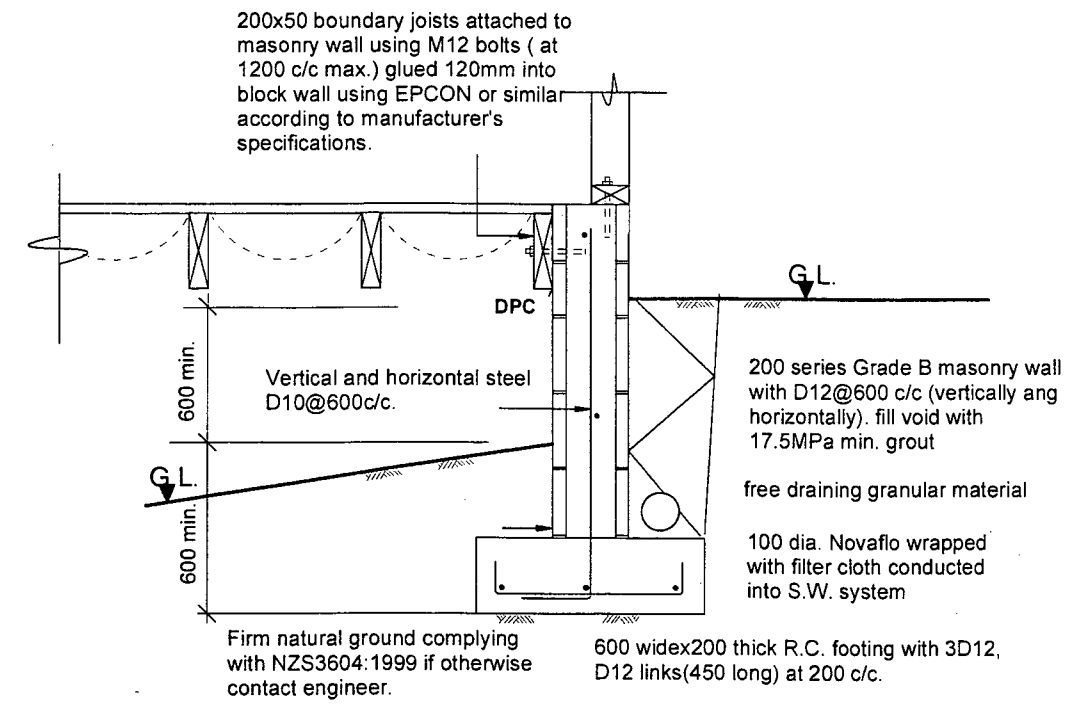




FOOTING DETAIL 3
FOOTING DETAIL 4 Similar



FOOTING DETAIL 1



FOOTING DETAIL 2

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A	18 Oct 10	

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STRUCTURAL & CIVIL ENGINEERS

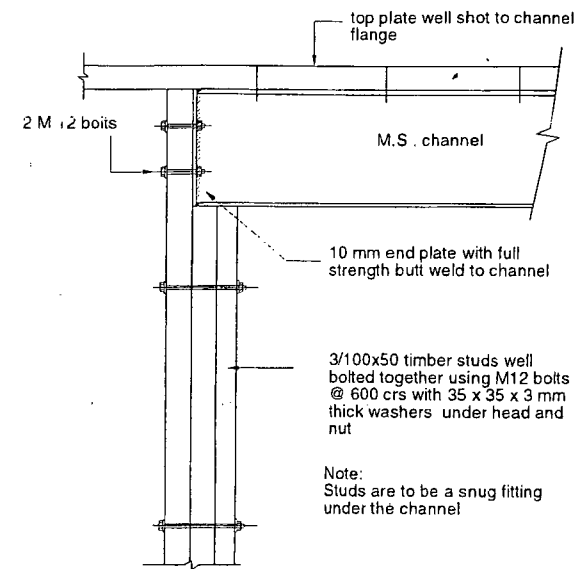
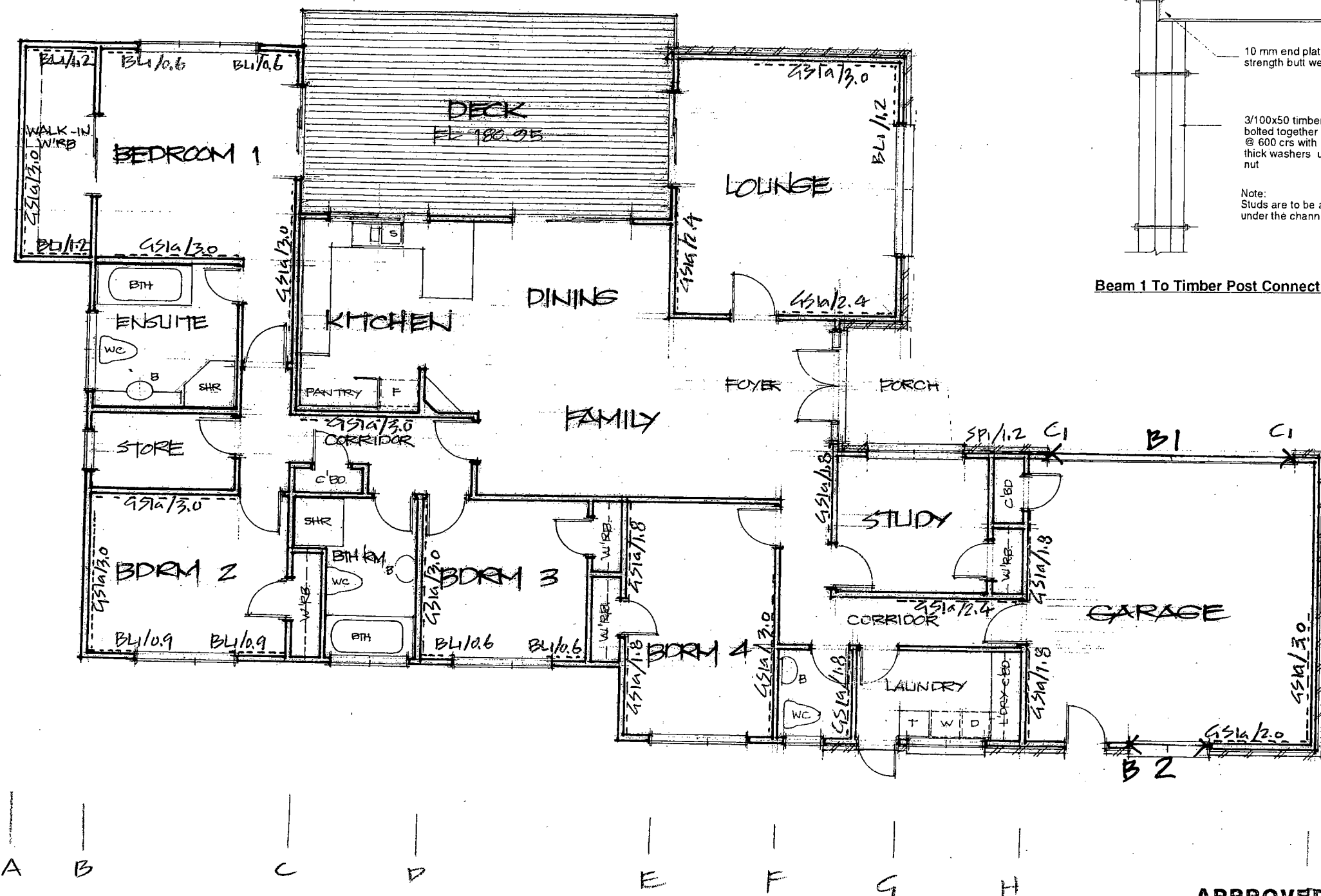
76 MEDALLION DR ALBANY
P.O. BOX 301 131 ALBANY
AUCKLAND, NEW ZEALAND
TEL: 09 476 8184 FAX: 09 476 8186

PROJECT:
NEW HOUSE AT LOT 28, LITHGOW DRIVE WANGANUI

TITLE:
FOOTING DETAILS

DESIGN:	MM
DRAWN:	MM
CHECKED:	MM
DATE:	MARCH 2008
SCALE:	NTS
JOB No:	REY 082
SHEET NO:	S 03

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Beam 1 To Timber Post Connection

C1= 3/100x50 studs M12 bolted together as per details

Note: Contractor ensure all beam's posts to be supported on posts or beams below. If there is any doubt, please contact engineer.
Construct ceiling or floor as diaphragm as per NZS3604:1999.

Beam and Wall Bracing Plan

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REVISIONS	DATE	COMMENTS

Issued for building consent
Beam 1 - 200PFC or FB30H BY GangNail Ltd
Beam 2 - 2/200x50 H1.2 MSG8

Wanganui District Council

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Note:
- Wall bracing element nailing, end strap connection refer manufacturer's technical manual.

- In wet area, use Aqualine for lining.

Note:
1. Roof truss layout refer architectural drawings.
2. The final truss layout may affect some intel/beam's sizes. It is recommended that the final truss layout should be sent to engineer to review the associated intels and beams.
3. These engineering drawings to be read in conjunction with architectural drawings.

ENGINEER:
MEC ENGINEERING CONSULTANTS LTD.
STRUCTURAL & CIVIL ENGINEERS

76 MEDALLION DR ALBANY
P O BOX 301 131 ALBANY
AUCKLAND, NEW ZEALAND

TEL: 09 476 8184 FAX: 09 476 8186

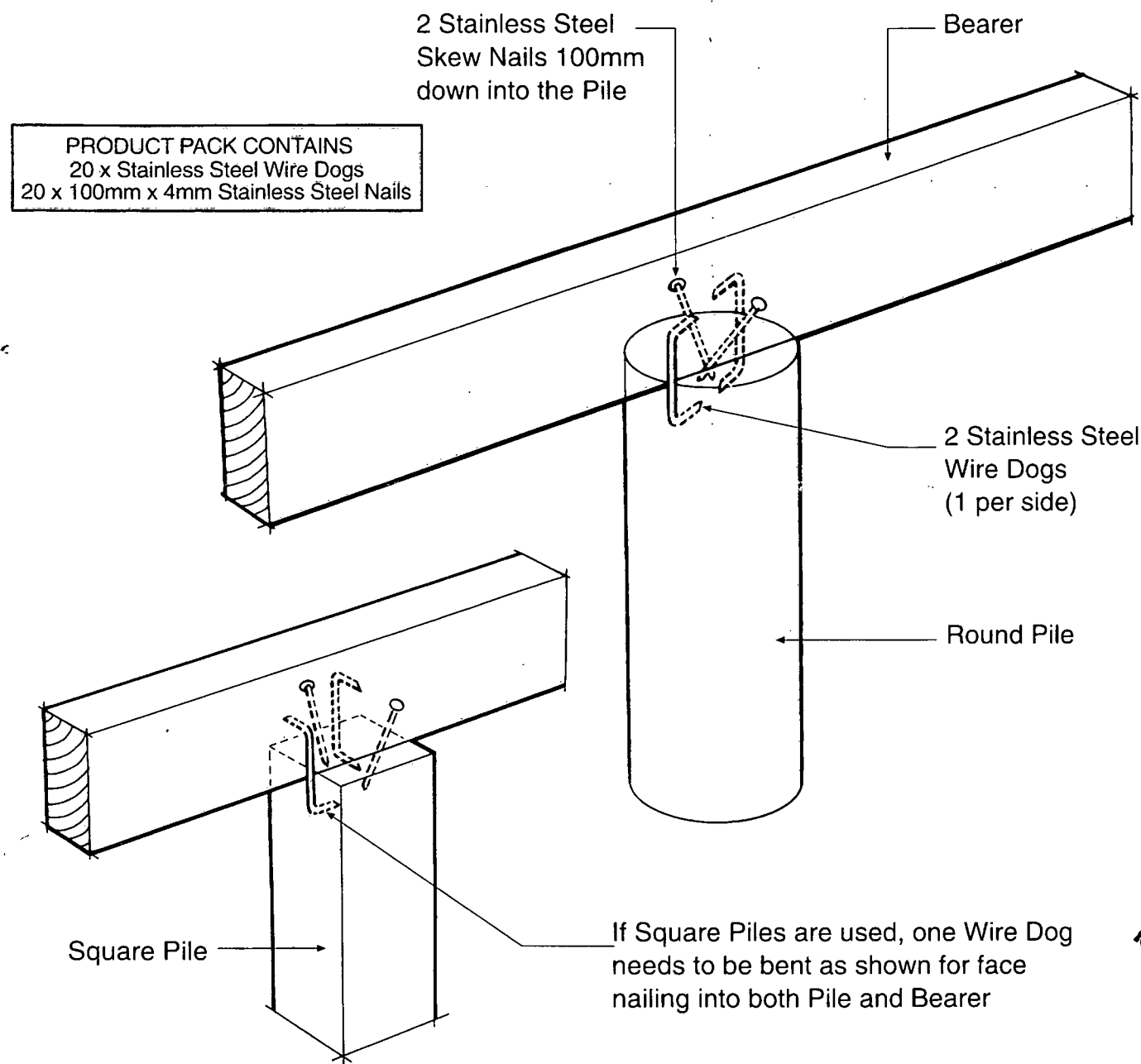
PROJECT:
NEW HOUSE AT LOT 28, LITHGOW
DRIVE WANGANUI

TITLE:
BEAM/WALL BRACING PLAN

DESIGN:	MM
DRAWN:	MM
CHECKED:	MM
DATE:	MARCH 2008
SCALE:	1:100(A3)
JOB No:	REY 082
SHEET NO	S 04

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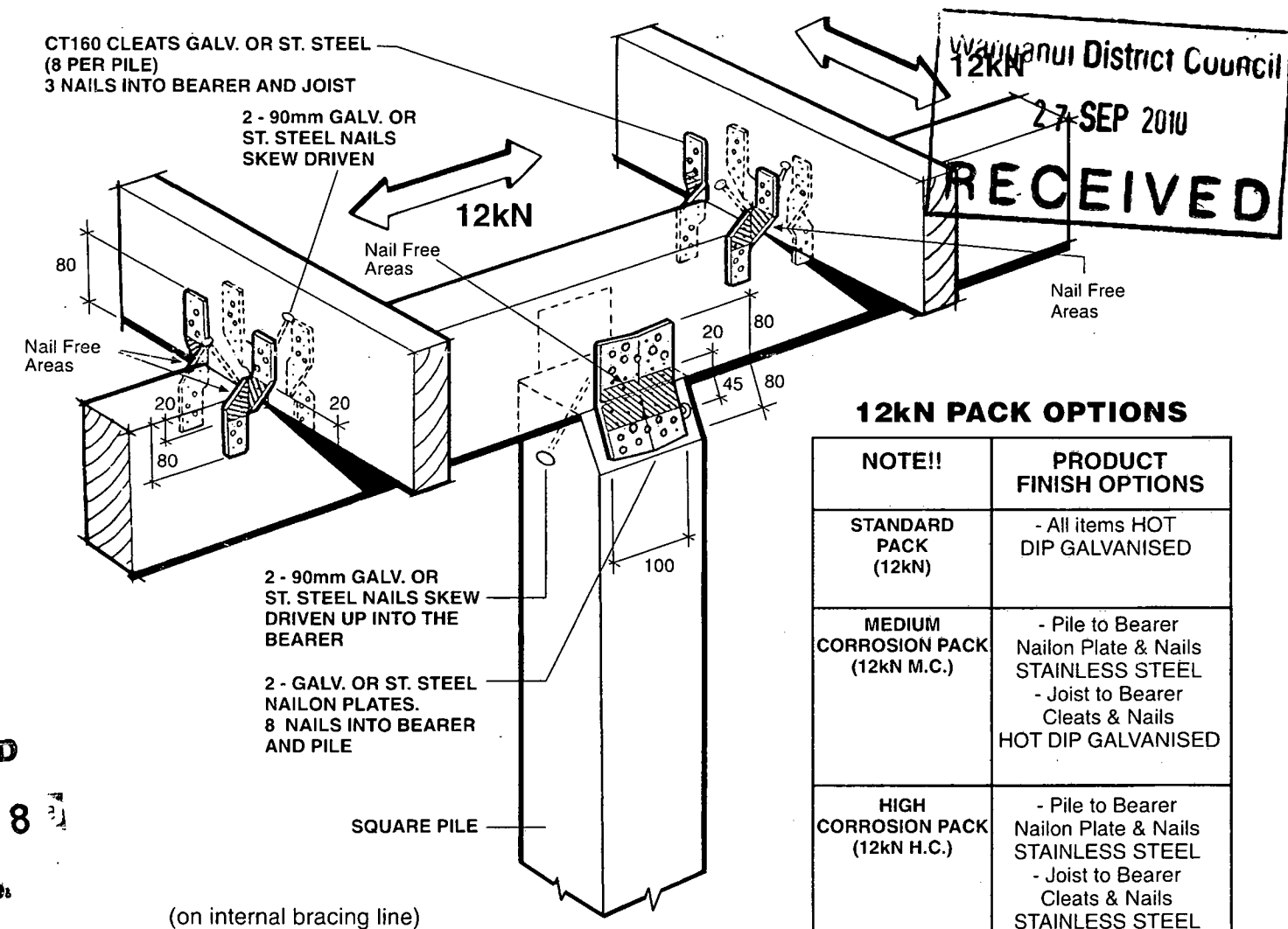
Complies with NZS3604: 1999
All Fixings Stainless Steel
For all Ordinary Piles (Refer Fig 6.3 NZS3604: 1999)



**Available from leading Builders Supply Merchants
 throughout New Zealand**

For Braced Piles or Anchor Piles

- The 12kN Pile Fixing must be installed in accordance with this brochure
- Auckland University Tested. Test Ref. 4613
- All subfloor construction must be in accordance with NZS3604: 1999
- NZS3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Reference 7.1.2
- Suitable for bearers and joists up to 150mm deep. Maximum joist depth to width ratio 3:1 and maximum bearer depth to width ratio 1.5:1

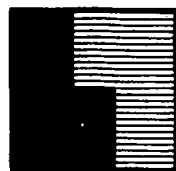


12kN PACK OPTIONS

NOTE!!	PRODUCT FINISH OPTIONS
STANDARD PACK (12kN)	- All items HOT DIP GALVANISED
MEDIUM CORROSION PACK (12kN M.C.)	- Pile to Bearer Nylon Plate & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails HOT DIP GALVANISED
HIGH CORROSION PACK (12kN H.C.)	- Pile to Bearer Nylon Plate & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails STAINLESS STEEL

See Over For Corrosion Table.

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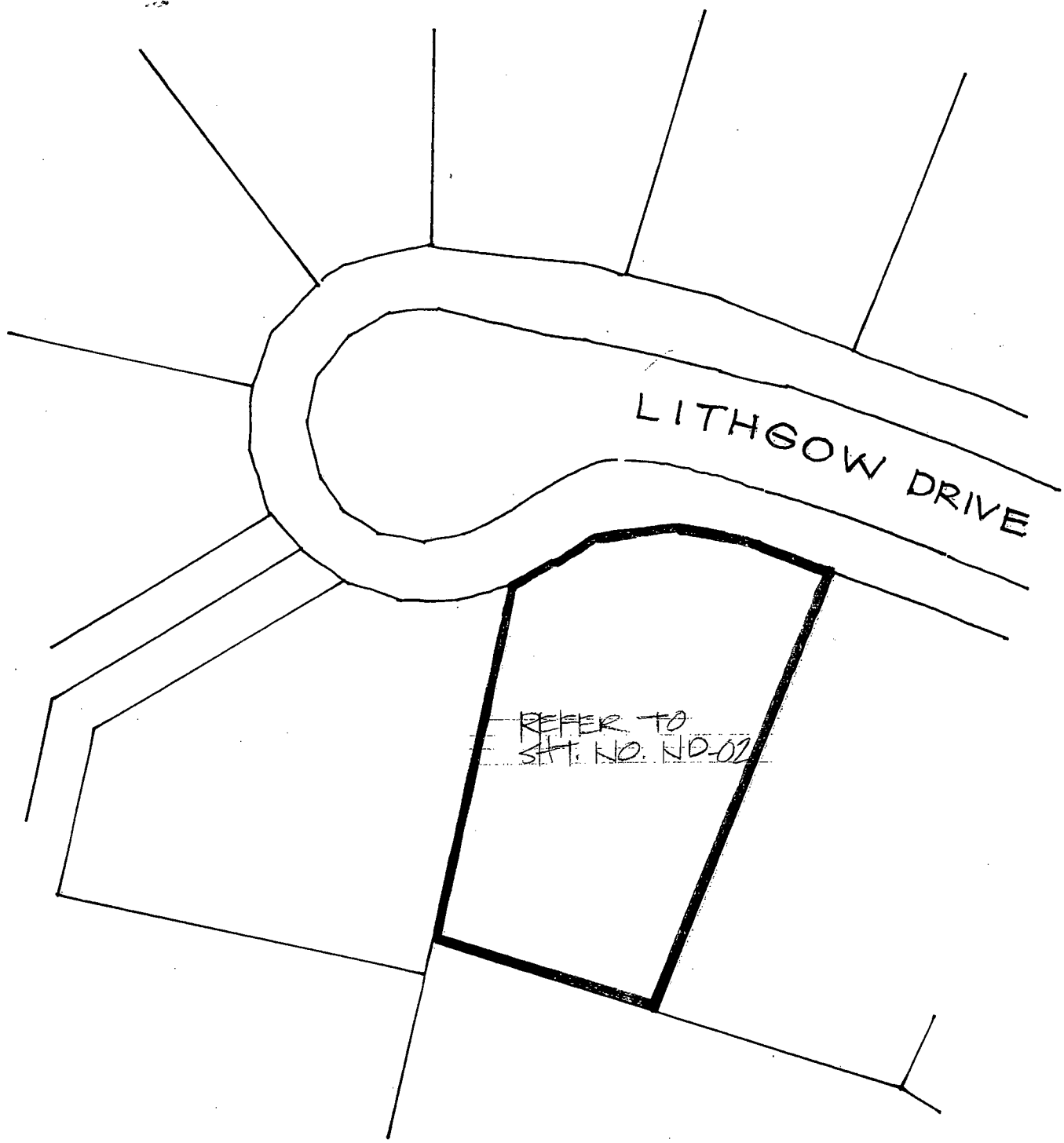
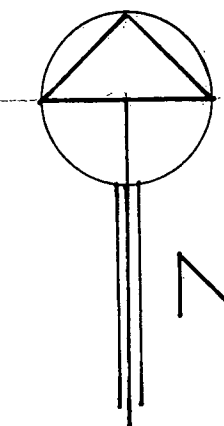
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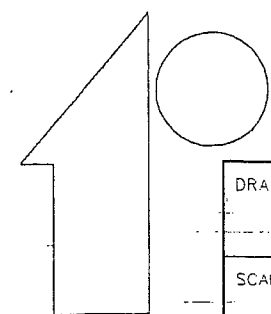


LOT NO. 28
DP 378698
AREA 870 m²

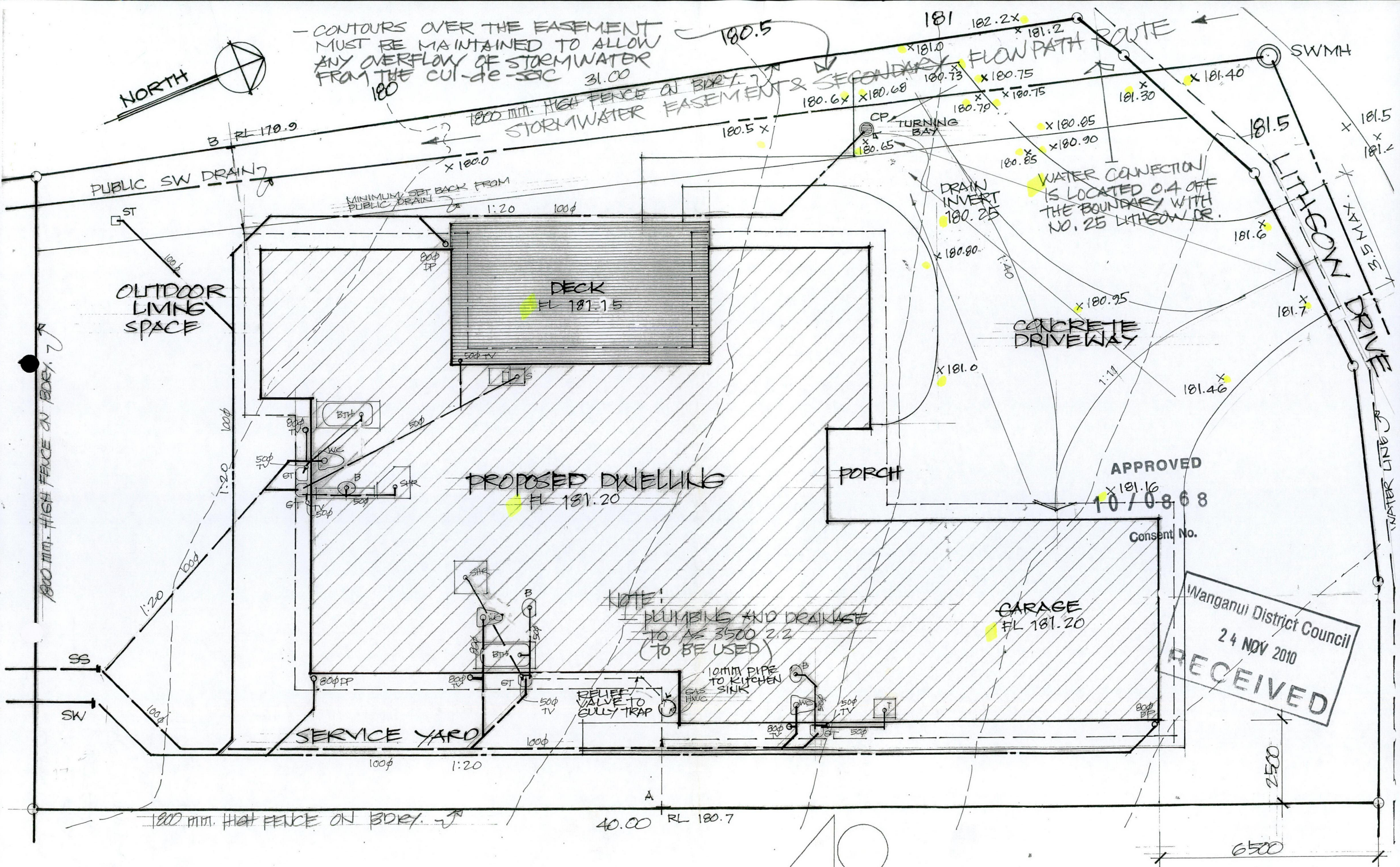
BLOS. COVERAGE	251.7 m ²	28.93 %
PERMEABLE	514.3 m ²	59.12 %
IMPERMEABLE	104.0 m ²	11.95 %
EARTHWORKS	71 m ²	40 m ³

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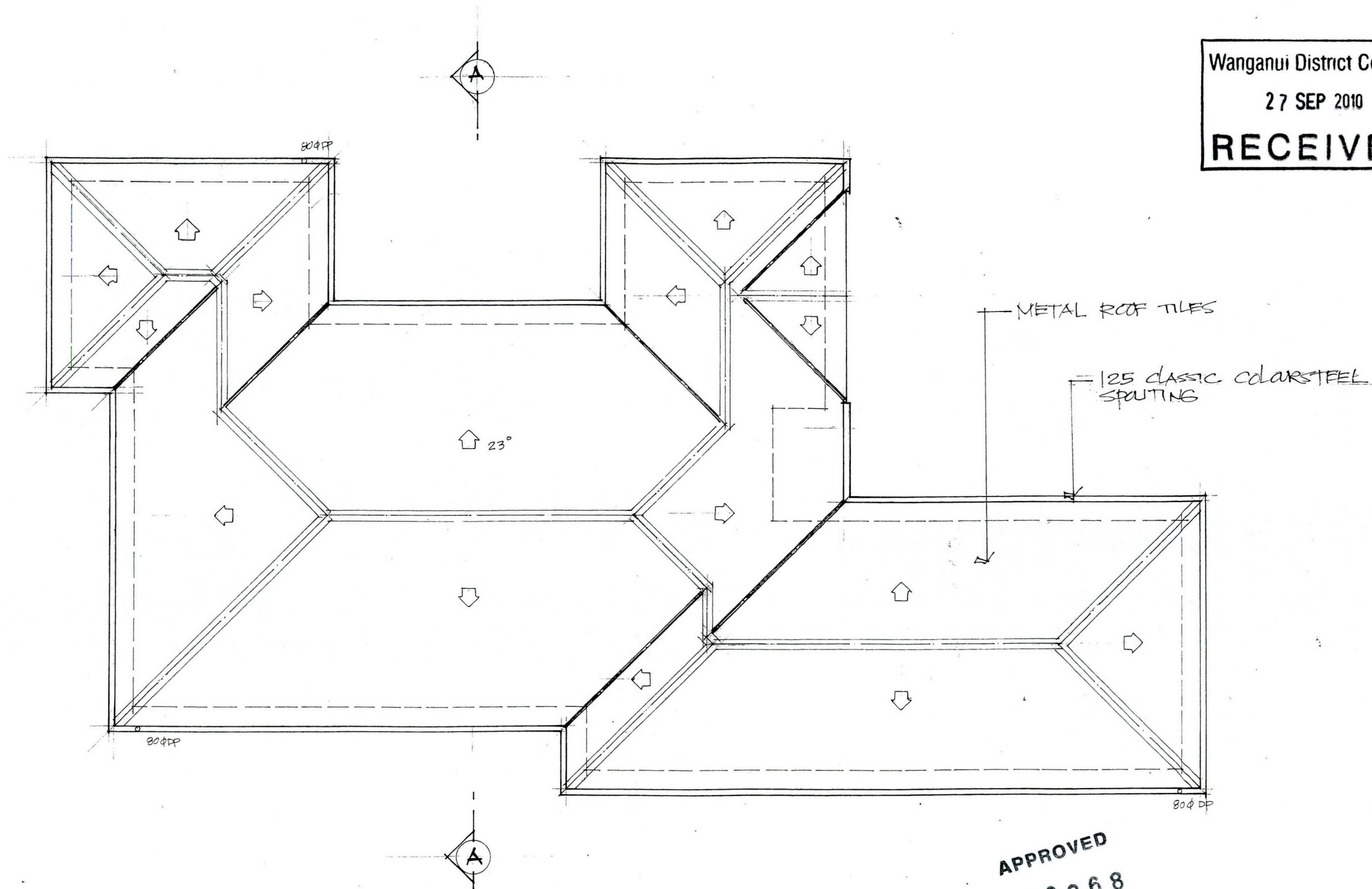
JOB TITLE A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	DRAWING TITLE LOCATION PLAN
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DRAWN JMR	DATE 21 SEPT. 2010	SHEET NO ND-01
SCALE 1:500	JOB NO 2195	



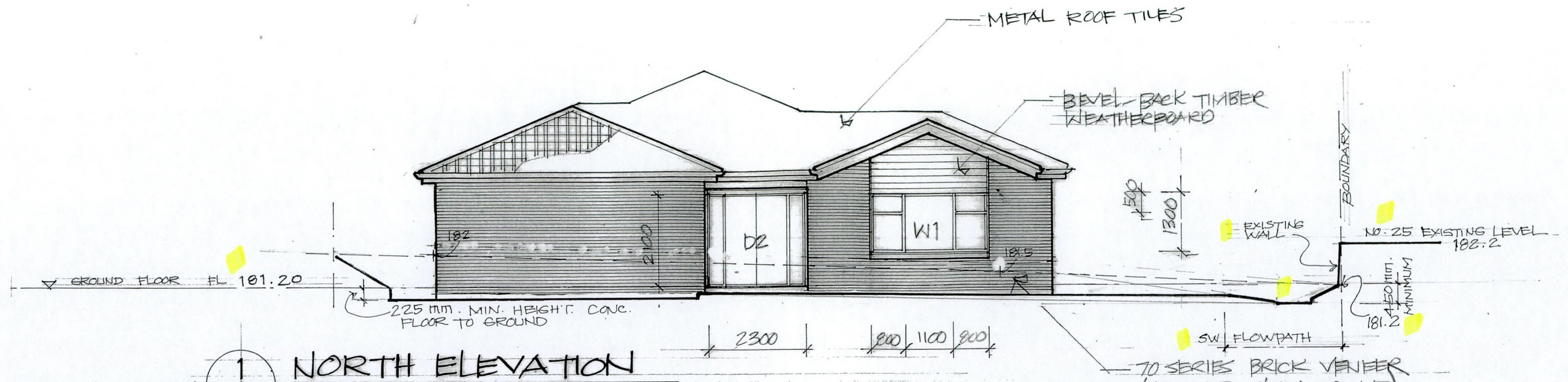
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JOB TITLE A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	DRAWING TITLE ROOF PLAN
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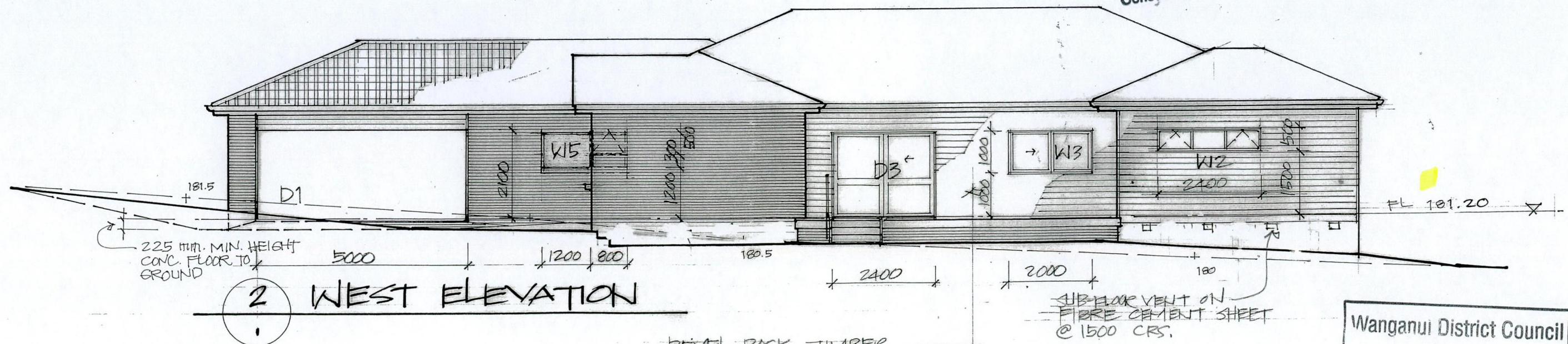
DRAWN TMR	DATE 21 SEPT. 2010	SHEET NO ND-04
SCALE 1:100	JOB NO 2195	



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70 SERIES BRICK VENEER
(MONIER CLAY BRICKS)

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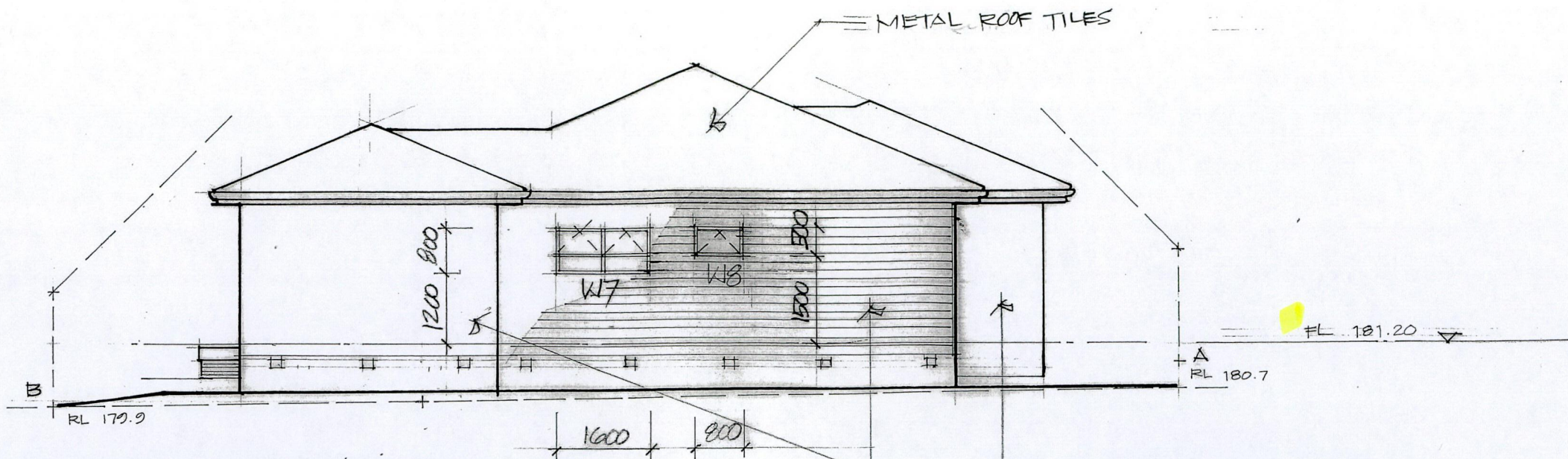


SUB-FLOOR VENT ON
FIBRE CEMENT SHEET
@ 1500 CRS.

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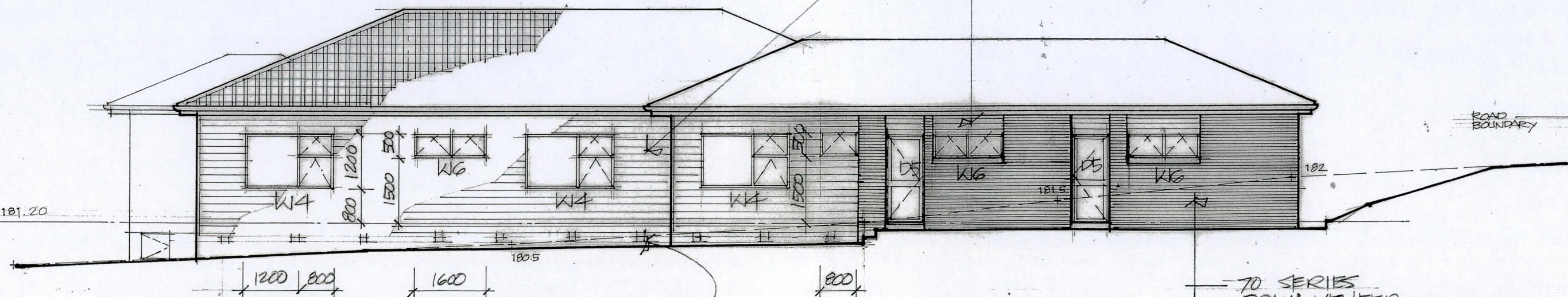
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A NEW SINGLE STOREY DWELLING AT LOT 28 (23) LITLOCK DRIVE, WANGANUI	NORTH & WEST ELEVATIONS

DRAWN	DATE	SHEET NO
THR	22 NOV. 2010	ND-05
SCALE	JOB NO	
1:100	2195	



1 SOUTH ELEVATION

BEVEL BACK TIMBER
WEATHERBOARD



2 EAST ELEVATION

APPROVED

70 SERIES
BRICK VENEER
(MONIER CLAY BRICKS)

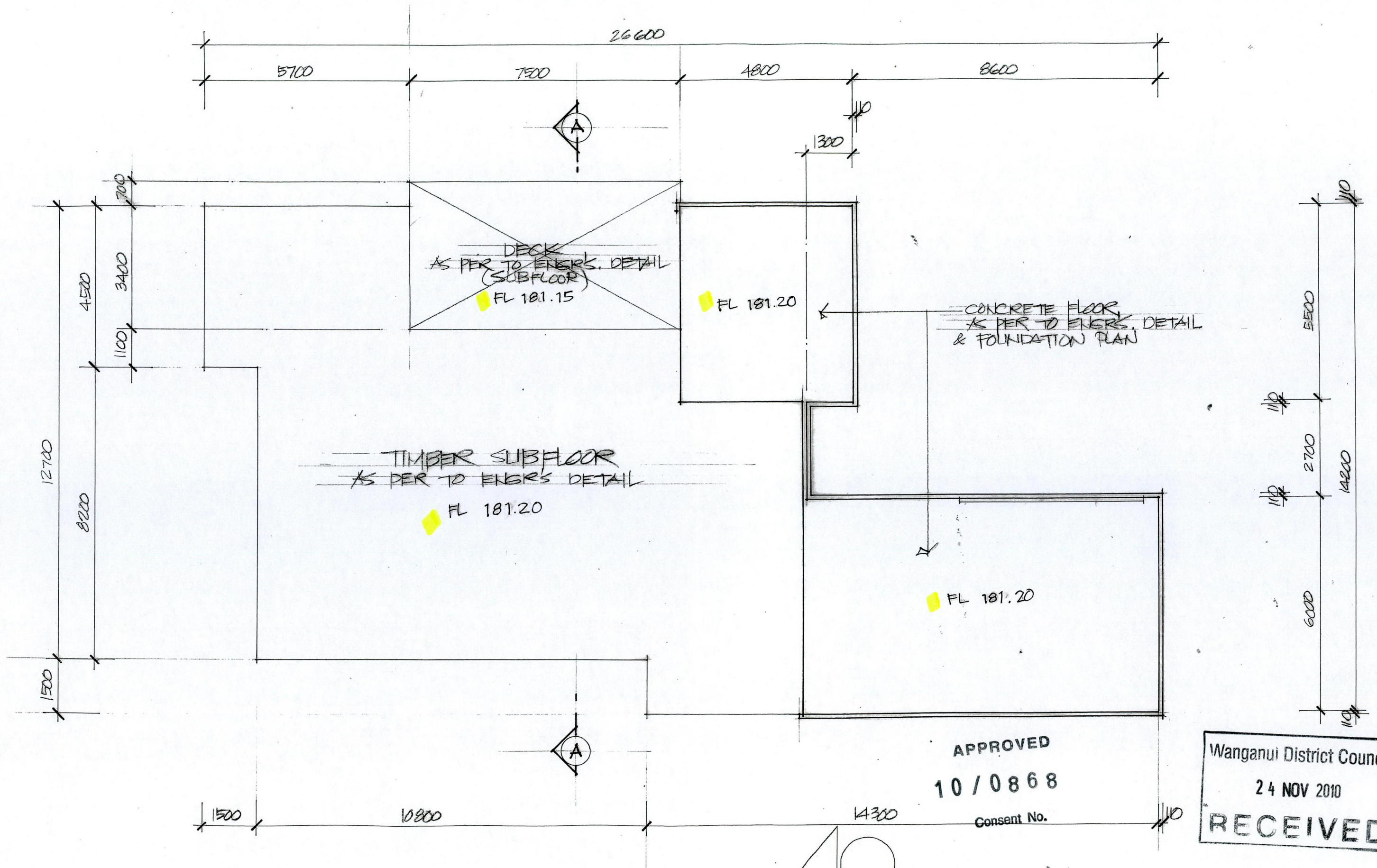
SUBFLOOR VENT
FIBRE CEMENT SHEET
@ MAX. 1500 CRS.

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JOB TITLE	DRAWING TITLE
A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	SOUTH & EAST ELEVATIONS

DRAWN	DATE	SHEET NO
THR	22 NOV. 2010	ND-06
SCALE	JOB NO	
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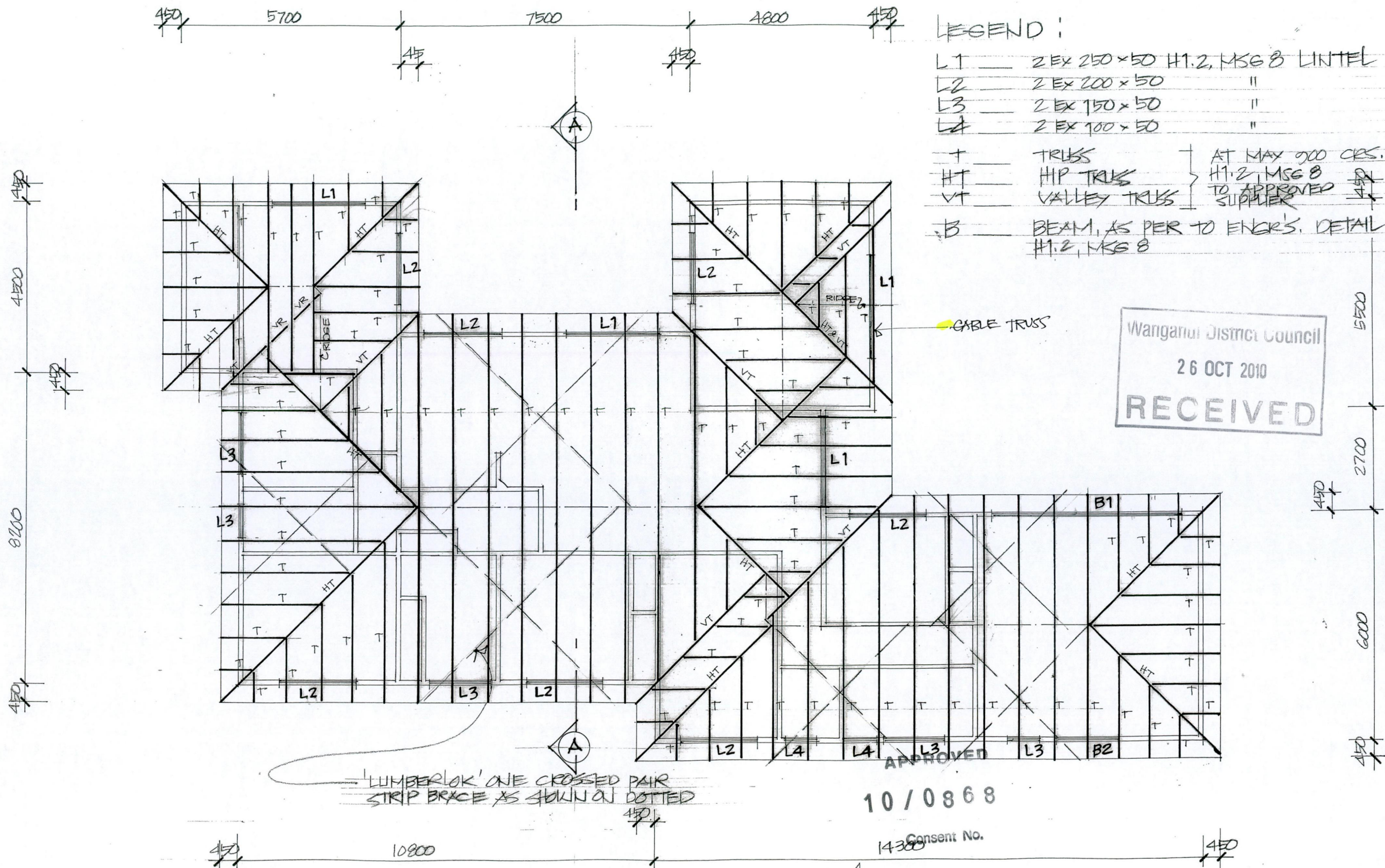


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JOB TITLE	DRAWING TITLE
A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	FOUNDATION PLAN

DRAWN	DATE	SHEET NO
THR	22 NOV. 2010	ND-07
SCALE	JOB NO	
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JOB TITLE	DRAWING TITLE
A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	ROOF FRAMING PLAN

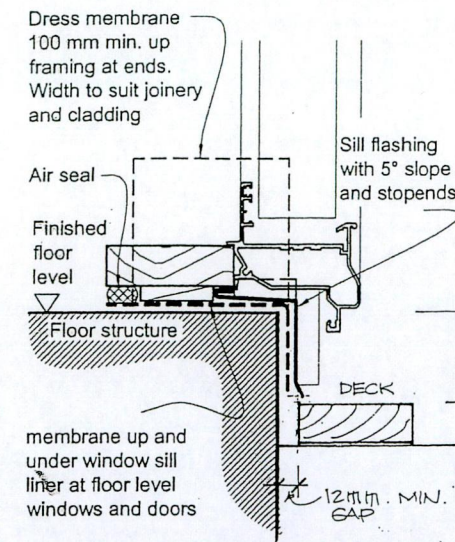
DRAWN	DATE	SHEET NO
TMR	21 SEPT. 2010	ND-08
SCALE	JOB NO	
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METAL TILES ON EX 50x40 H1.2
BATTENS ON ROOF UNDERLAY OVER TRUSSES
@ MAX. 900 CRS. TO APPROVED SUPPLIER

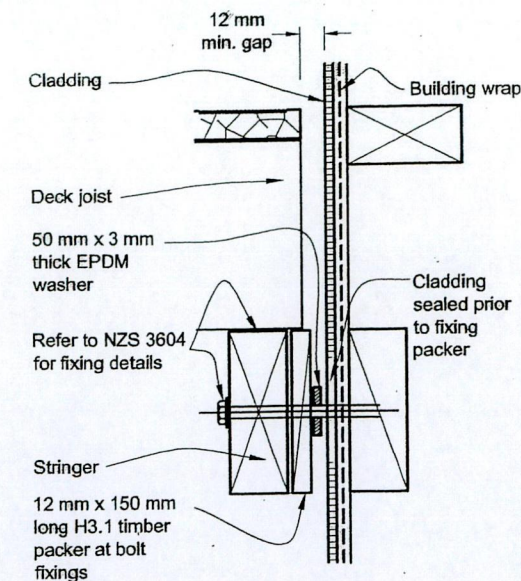
10 mm GIB'BD. CEILING LINING ON
70 x 35 BATTEN @ 450 MAX. CRS.
WITH R3.2 INSULATION

125 CLASSIC COLOURSTEEL
SPOLTING ON H3.1
FASCIA BOARD

RIDGE



DIRECT FIX THRESHOLD AT OPENING



DECK TO WALL JUNCTION
DETAIL

BEVEL-BACK TIMBER
WEATHERBOARD ON
BUILDING WRAP

DECKING TO OWNER'S SELECTION
OVER JOISTS SEE ENGRS.
SUB-FLOOR FRAMING PLAN

10 mm GIB'BD. ON 90x45
H1.2, MSG 8 TIMBER FRAME WALL
VERT. @ 600 CRS.
HOR. @ 800 CRS.

20 mm HD PARTELE BOARD ON
PERFORATED FOIL INSULATION DRAPED
100 mm OVER JOISTS SEE ENGRS.
SUB-FLOOR FRAMING PLAN

EXTERIOR WALLS
R2.2 INSULATION

BEDROOM 3

FAMILY

DINING

DECK FL 181.15

NOTE:

- ALL WINDOWS TO BE
DOUBLE GLAZED

ROOF FIXINGS:

PURLINS - 2-90x3.15 (POWER DRIVEN) NAILS
ROOF TRUSSES AT SUPPORT - 2-100x3.75 SKEWED NAILS + 2 WIRE DOGS
LINTEL TO TRIMMING STUD - 3-90x3.15 (POWER DRIVEN) NAILS
STUD TO PLATE - 3-90x3.15 (POWER DRIVEN) NAILS
TOP PLATE TO LINTEL - 3-90x3.15 (POWER DRIVEN) NAILS
CEILING BATTEN TO BOTTOM TRUSS - 2-90x3.15 (POWER DRIVEN) NAILS

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ALL FIXINGS WITHIN
600 mm OF FINISHED
GROUND LEVEL
SHALL BE STAINLESS STEEL

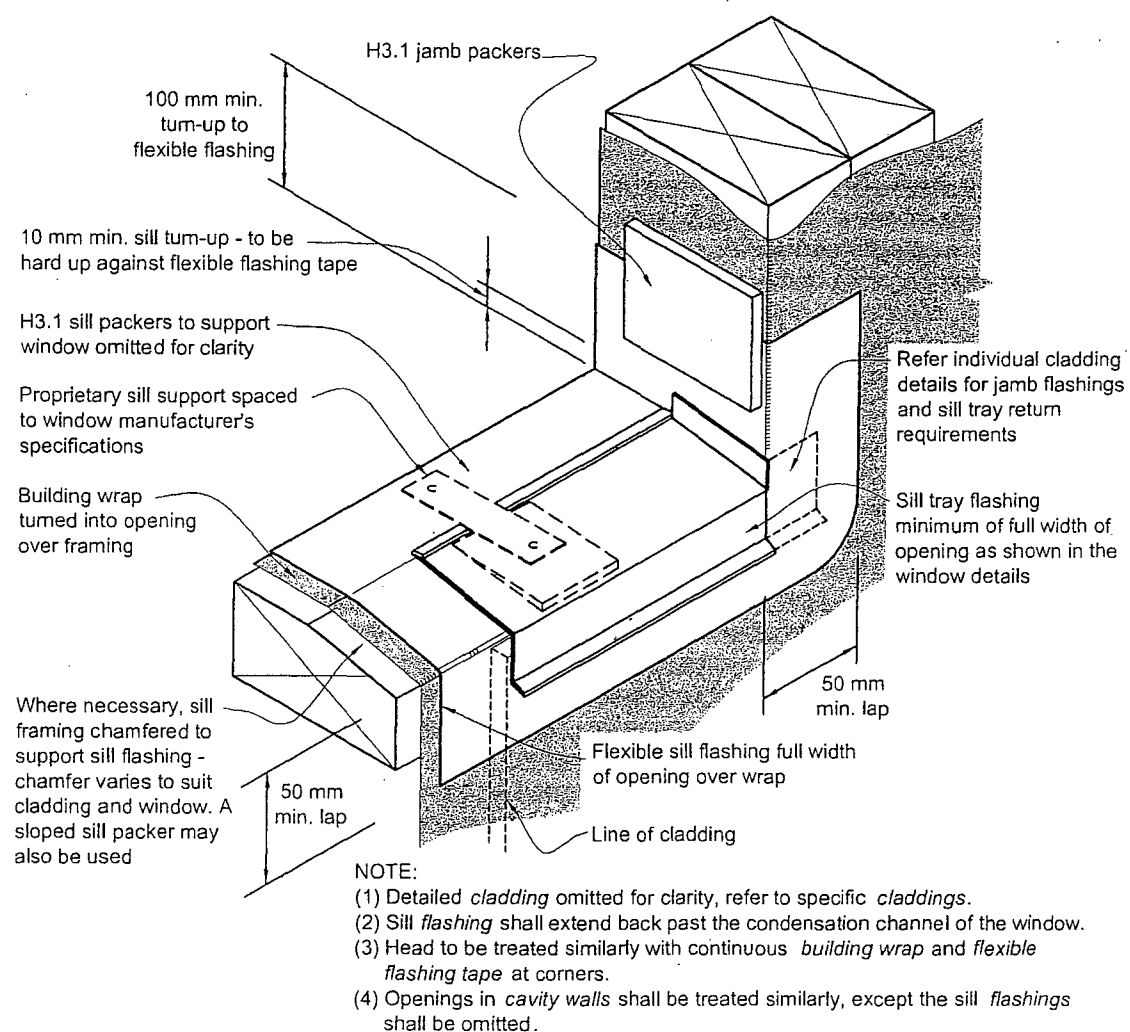
SEE ENGRS' DETAIL

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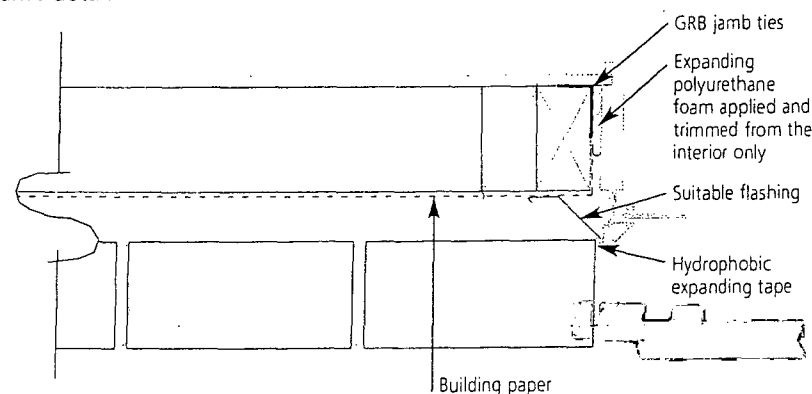
JOB TITLE	DRAWING TITLE
A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	CROSS SECTION A-A DETAIL

DRAWN	DATE	SHEET NO
TMR	22 NOV. 2010	ND-09
SCALE	JOB NO	
1:50	2195	

Figure 72: General window opening
Paragraphs 9.1.6 and 9.1.10.2, Figures 76, 81, 86, 90, 91, 95, 99, 116, 118, 127 and 128



Jamb detail



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GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation
(b) Sliding and bi-fold windows will require specific design.
(c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.

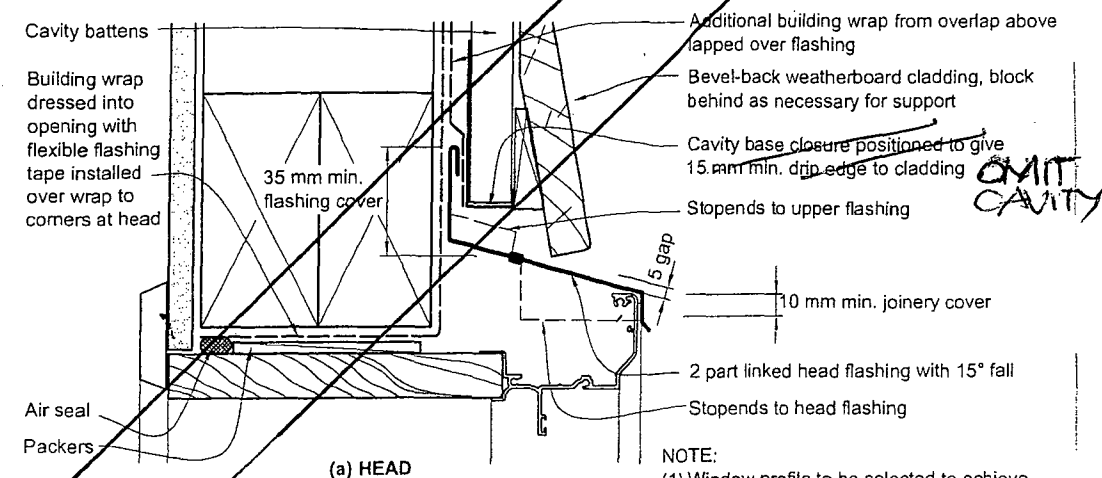
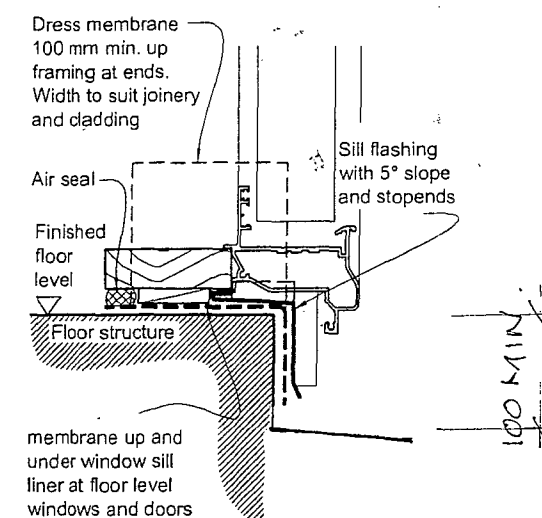
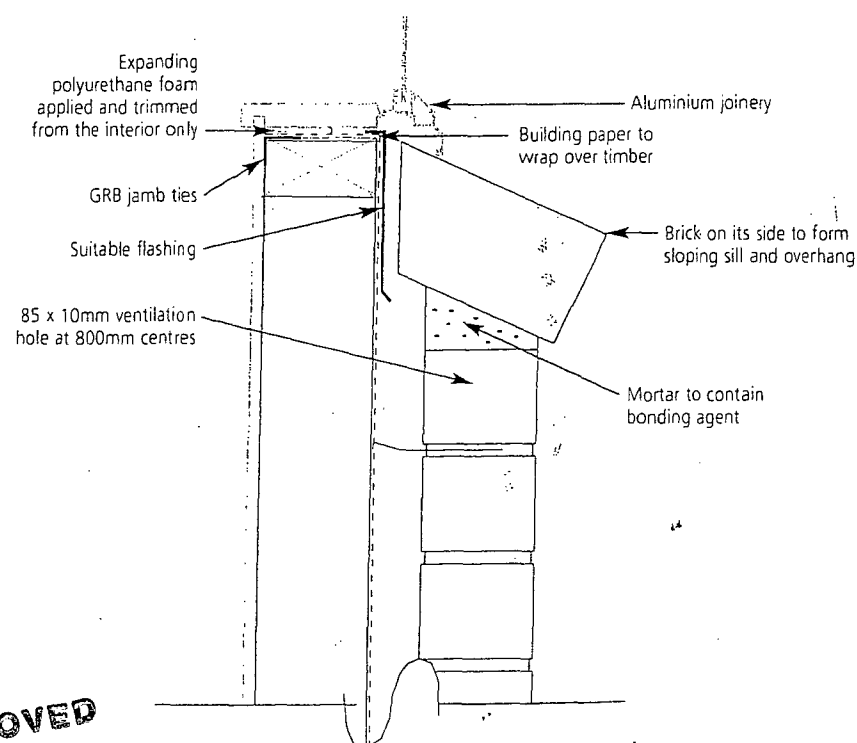


Diagram 26 - Sill

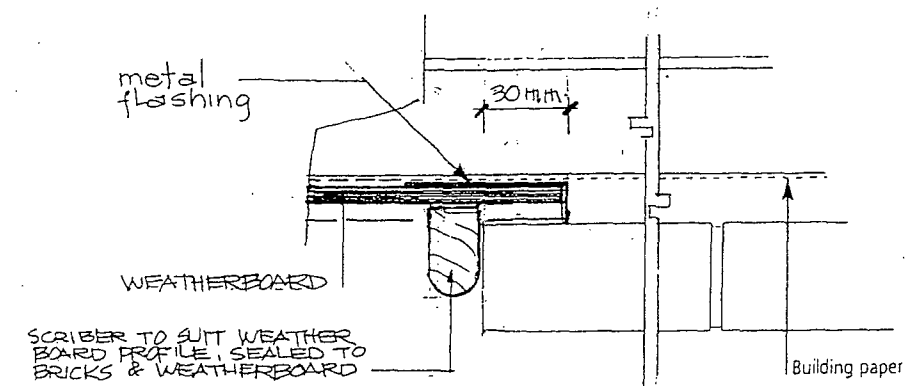
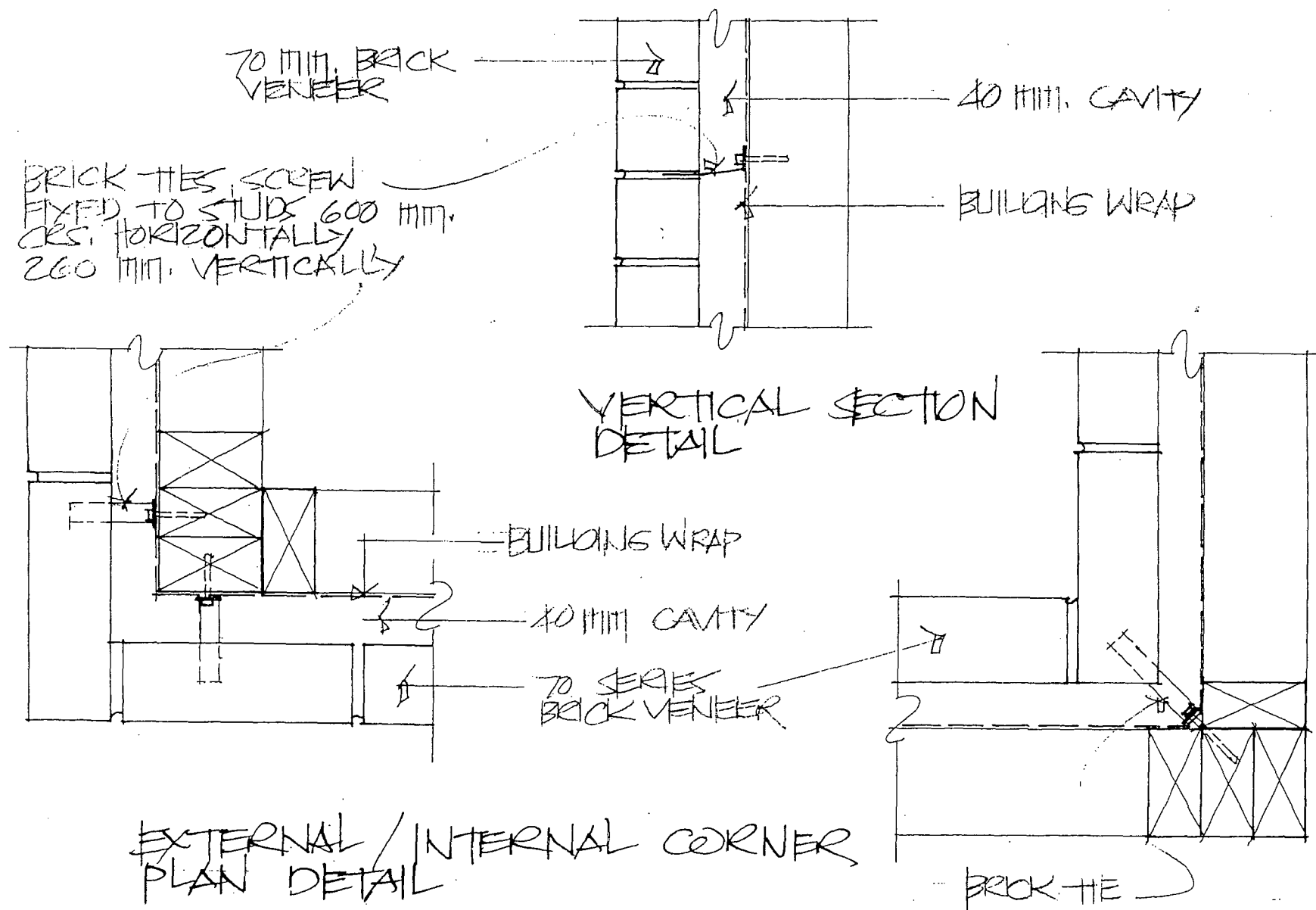


DIRECT FIX THRESHOLD AT OPENING

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JOB TITLE	DRAWING TITLE
A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	DETAIL AT OPENING

DRAWN	DATE	SHEET NO
THK	21 SEPT. 2010	ND-10
SCALE	JOB NO	
1:5	2105	



CLADDING JUNCTIONS BETWEEN BRICK VENEER AND WEATHERBOARD

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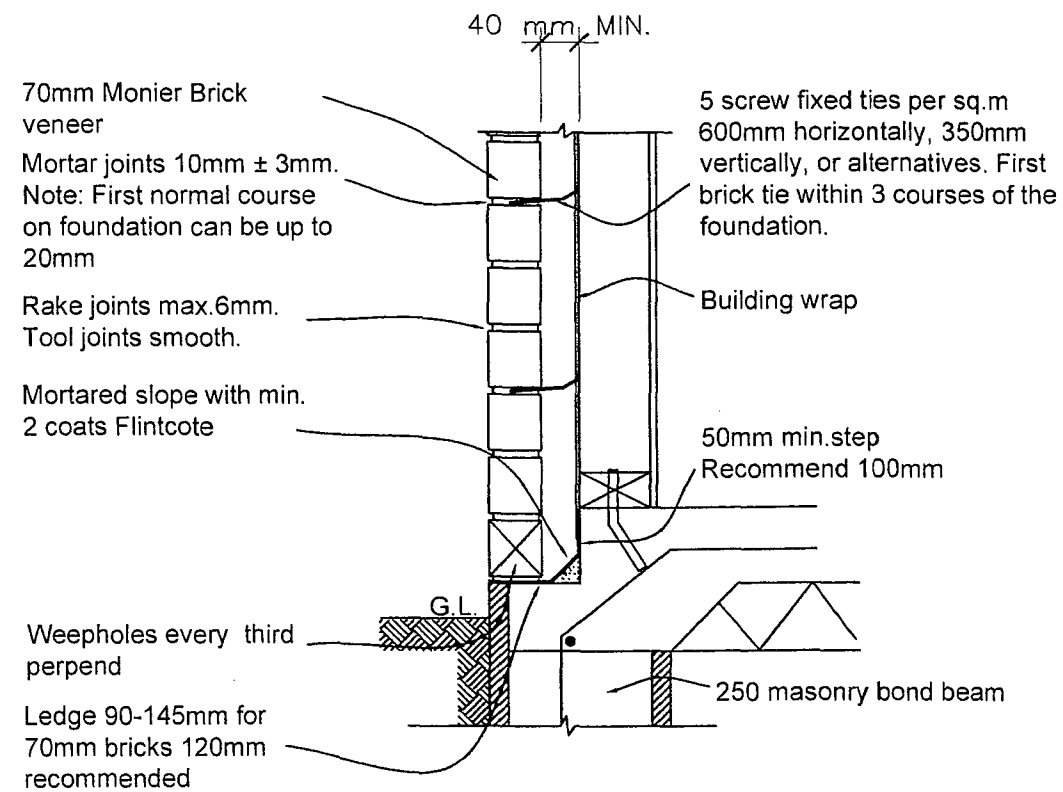
Consent No.

10

JOB TITLE	DRAWING TITLE
A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	BRICK VENEER AND BRICK TO WEATHERBOARD JUNCTION WEATHERTIGHTNESS DETAIL

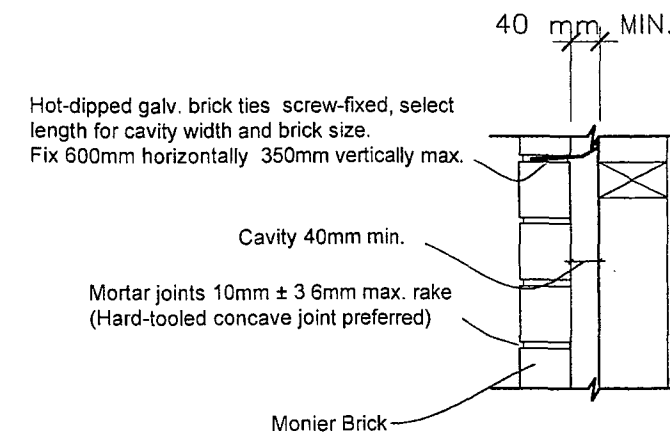
DRAWN	DATE	SHEET NO
TMR	21 SEPT. 2010	ND-11
SCALE	JOB NO	
1:5	2195	

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Standard brick veneer

Scale 1:10



Wall Section - Typical

Scale 1:10

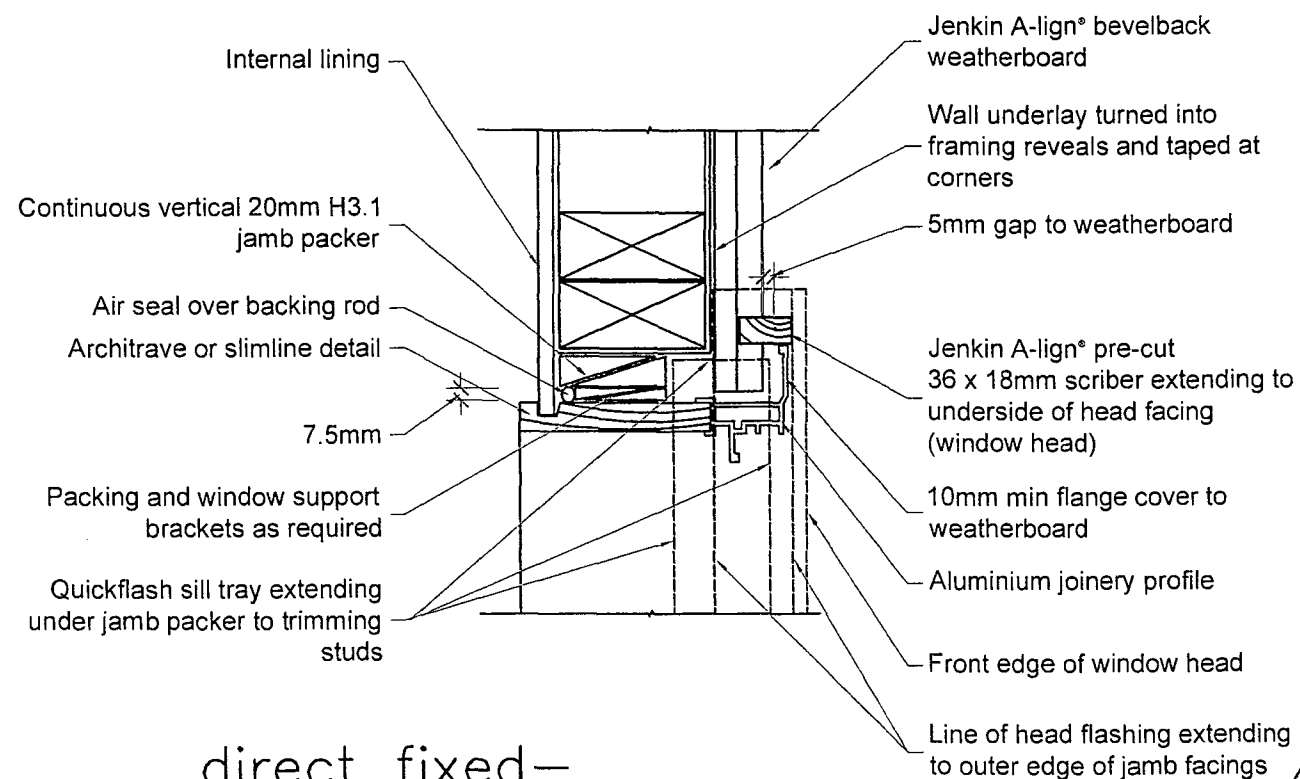
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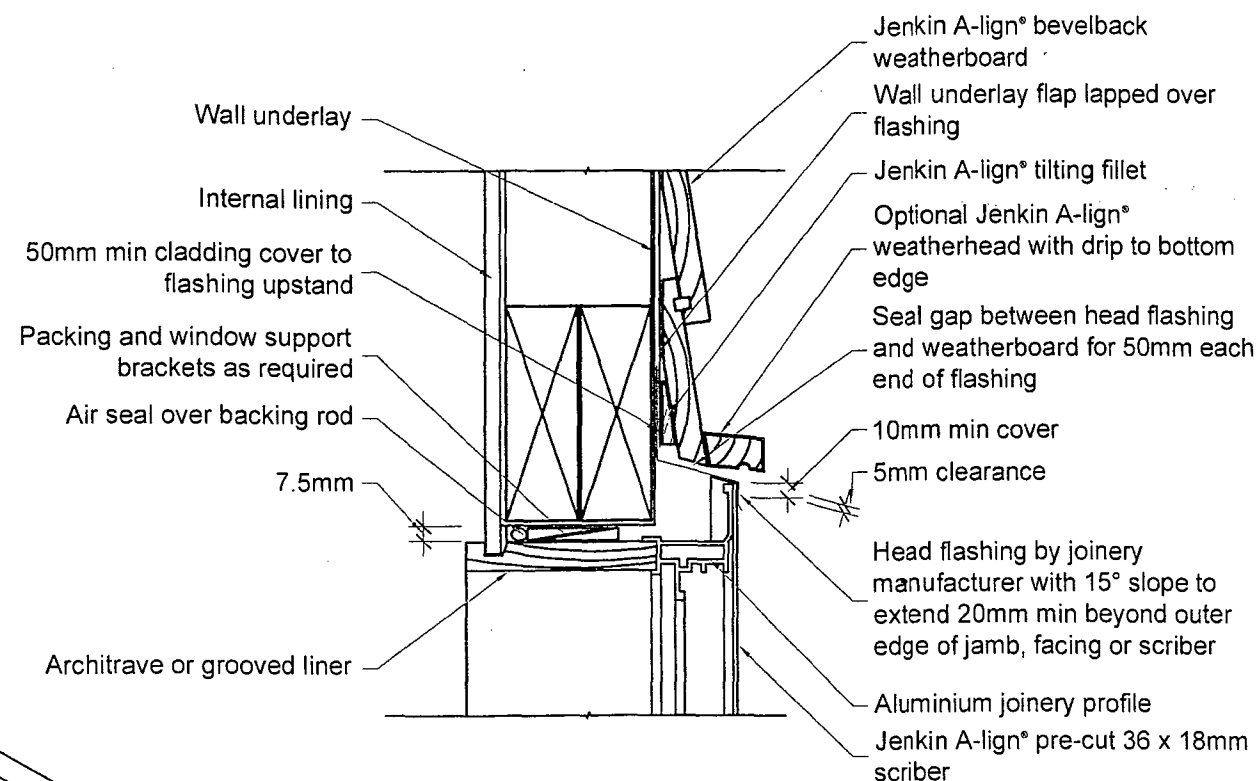
Consent No.

PROJECT A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	DRAWING BRICK VENEER CLADDING DETAIL	10 REYES DESIGN 12 COLWILL ROAD, MASSEY, AUCKLAND PH (09) 832 06 08 FAX (09) 8320688 Email: reyestheo@hotmail.com	AMENDMENT	DESIGNED THEO REYES DRAWN THEO REYES CHECKED THEO REYES	DATE 23 SEPT. 2010 SCALE 1:10 JOB NO. 2195	SHEET NO. ND 11a
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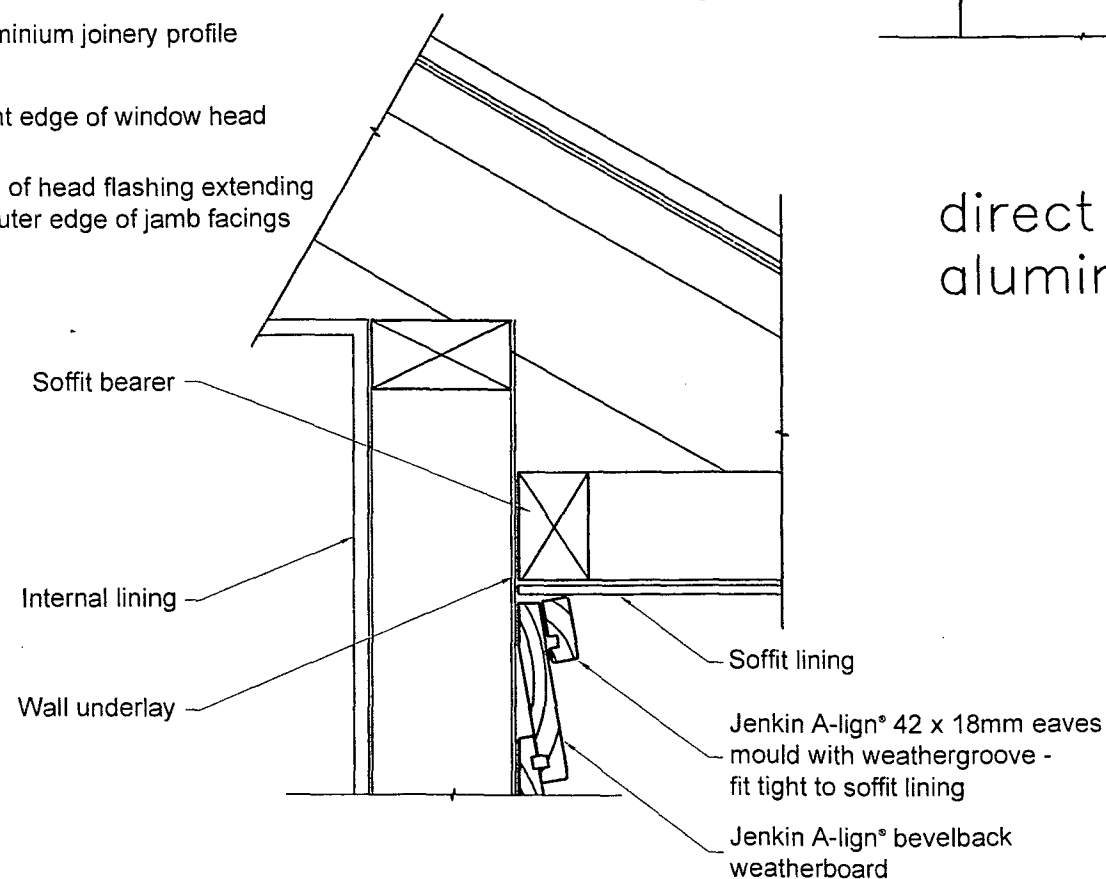
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THE COPYRIGHT OF THESE DRAWINGS AND ALL PART THEREOF
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SERVICES



direct fixed—
aluminum window jamb



direct fixed—
aluminum window head



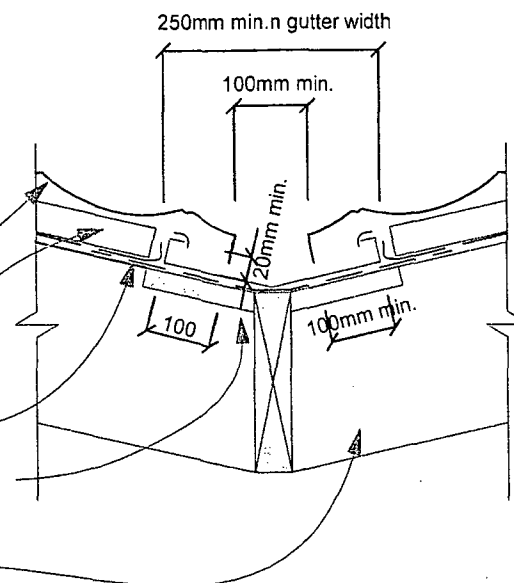
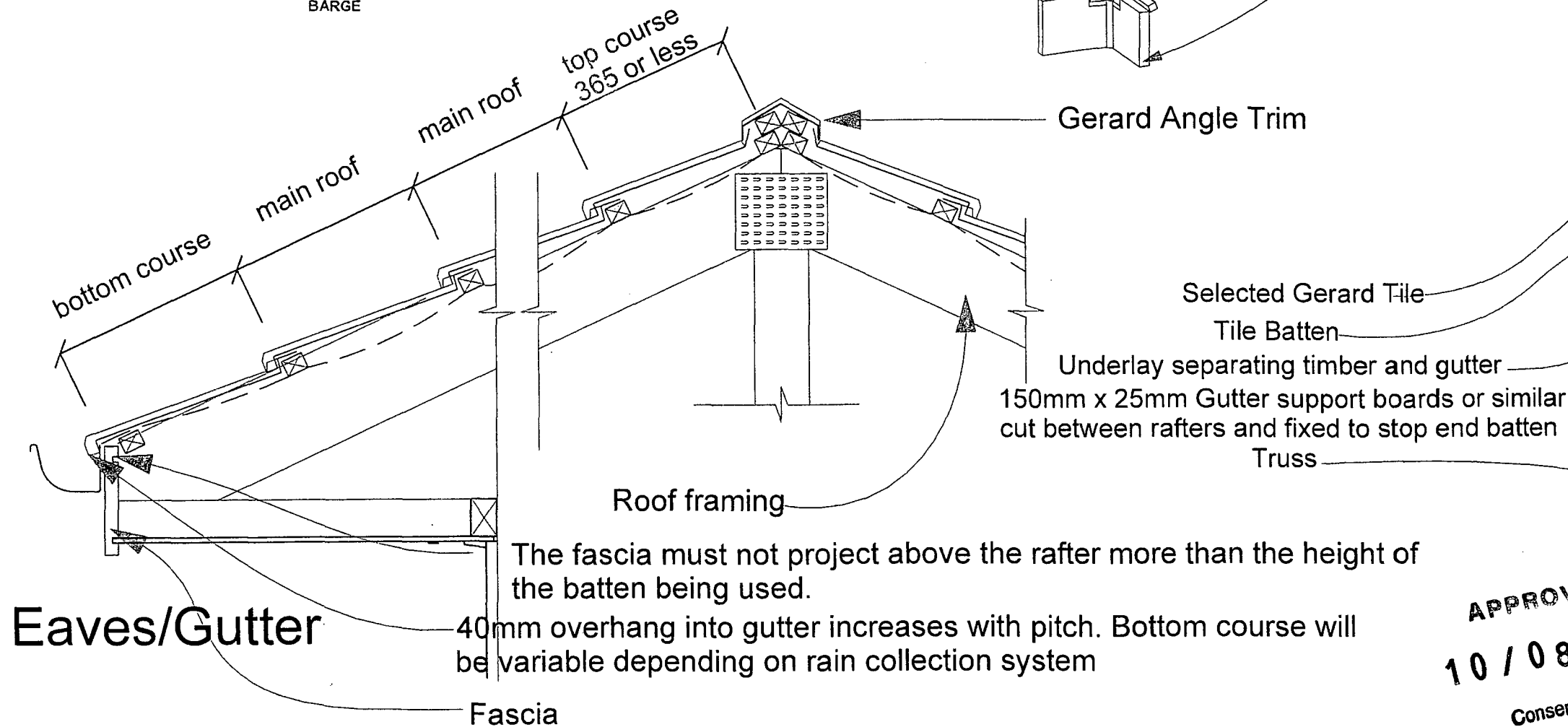
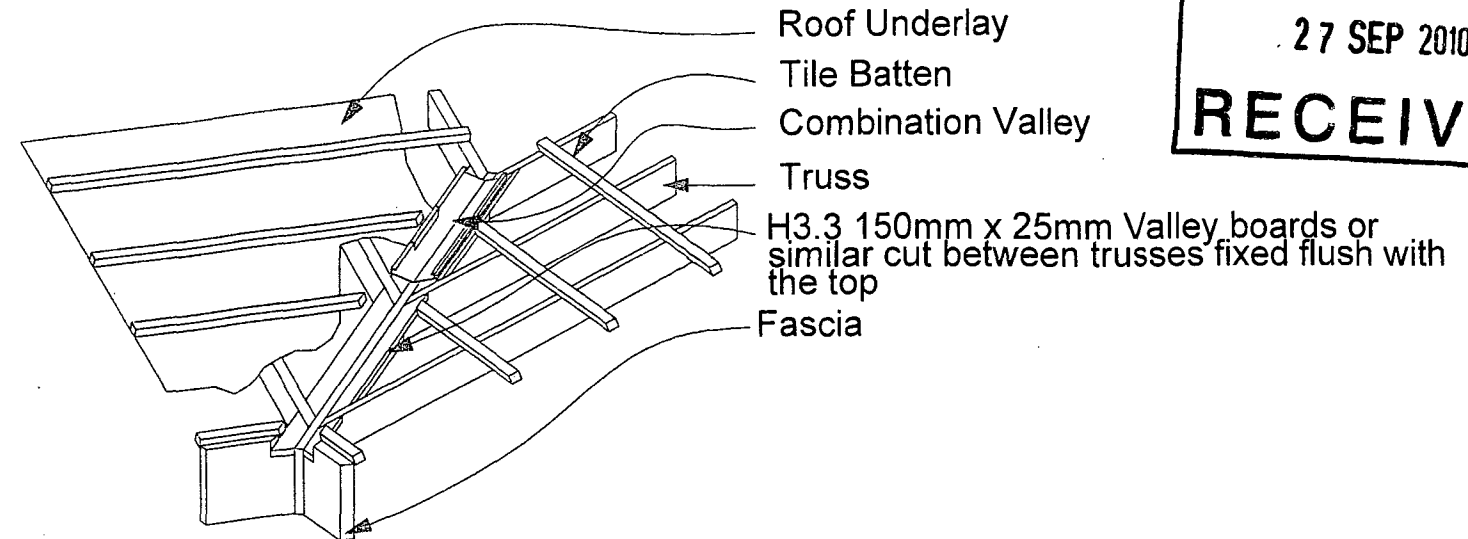
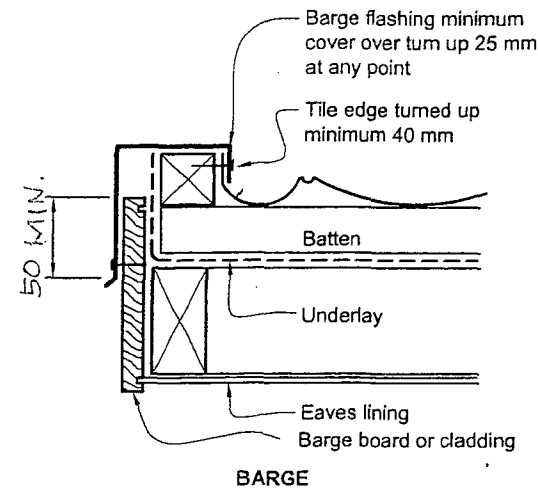
direct fixed—
eaves with flat soffit

Wanganui District Council
27 SEP 2010
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Consent No.

PROJECT A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	DRAWING WEATHERBOARD CLADDING WEATHER TIGHTNESS DETAIL	REYES DESIGN 12 COLWILL ROAD, MASSEY, AUCKLAND PH (09) 832 06 08 FAX (09) 832 06 88 Email: reyestheo@hotmail.com	AMENDMENT DESIGNED THEO REYES DRAWN THEO REYES CHECKED THEO REYES	DATE 23 SEPT. 2010 SCALE 1:5 JOB NO. 2195	SHEET NO. ND 12
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Valleys

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Batten spacing - Ridge or Hip with conventional rafter Colortile profile. Angle Trim

PROJECT	DRAWING	AMENDMENT	DESIGNED	THEO REYES	DATE	23 SEPT. 2010	SHEET NO.
A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	METAL ROOF TILE DETAILS		DRAWN	THEO REYES	SCALE	1:10	
			CHECKED	THEO REYES	JOB NO.	2195	
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							ND 13

10 REYES DESIGN
12 COLWILL ROAD, MASSEY, AUCKLAND
PH (09) 832 06 08 FAX (09) 8320688
Email: reyestheo@hotmail.com

Typical Wet Area Details - Timber Frame

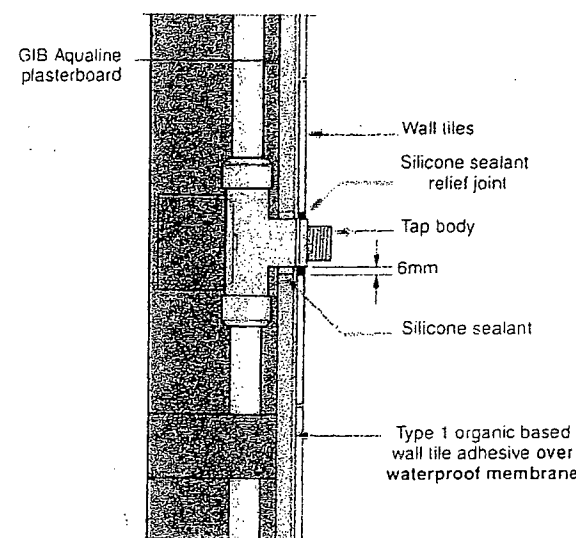


Figure 1 Typical Plumbing Penetration
(Where impact noise from pipes is an issue surface fix all pipes on resilient brackets).

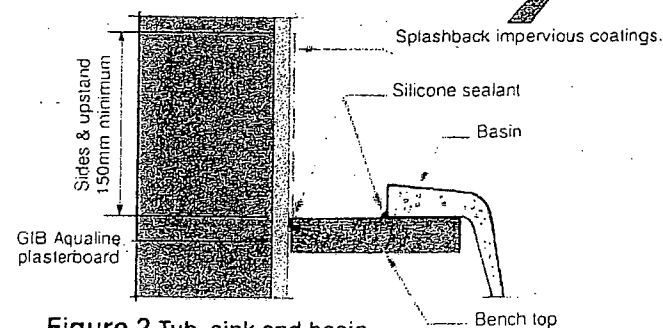


Figure 2 Tub, sink and basin

- Notes:**
- Silicone sealants shall be of the mould inhibited type.
 - For details on Fire Rated and/or Noise Control systems, refer pages 16, 17.

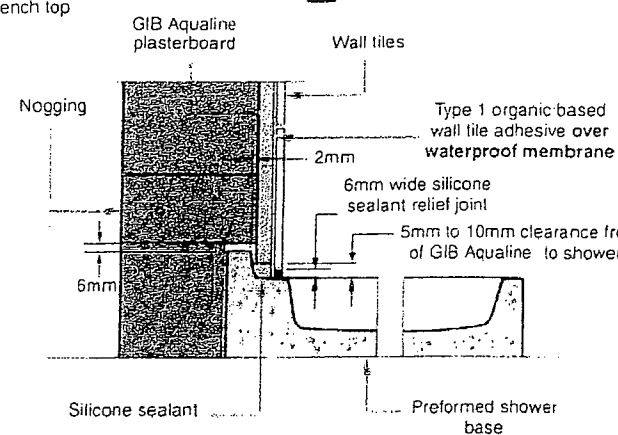


Figure 3 Preformed Shower Base Wall Junction
(Suitable where fire and sound ratings are not critical)

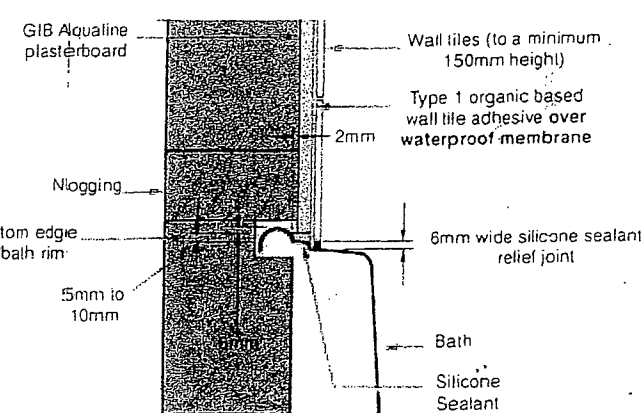


Figure 4 Bath Wall Junction Detail
(This detail is not permitted in Fire Rated or Noise Controlled areas)

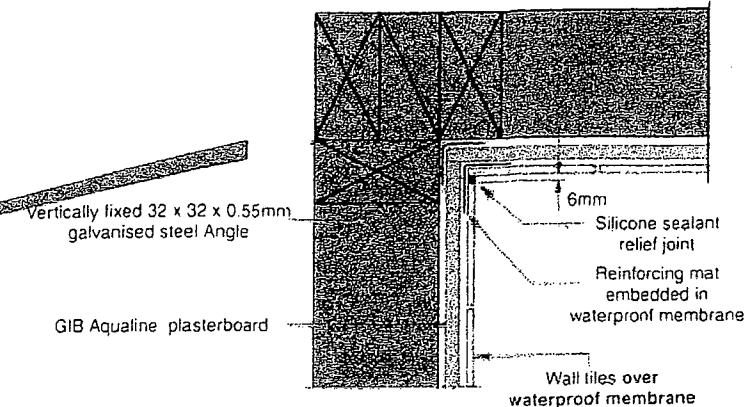


Figure 6 Tiled Shower - Internal Corner Detail

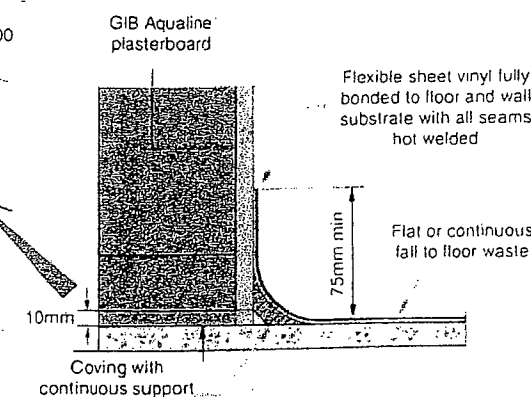


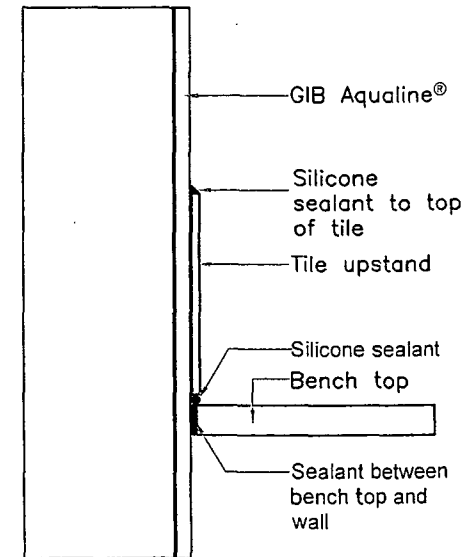
Figure 5 Wall to Floor Junctions
Bathrooms, Kitchens and Laundries

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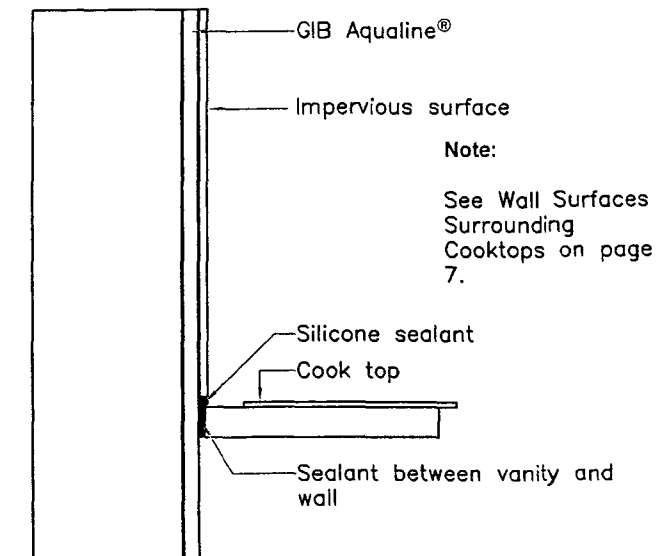
Consent No.

JOB TITLE A NEW SINGLE STOREY DWELLING AT LOT 28 LITHCOW DRIVE, WANGANUI	DRAWING TITLE TYPICAL WET AREA DETAILS
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DRAWN TMR	DATE 21 SEPT. 2010	SHEET NO ND-14
SCALE 1:5	JOB NO 2105	

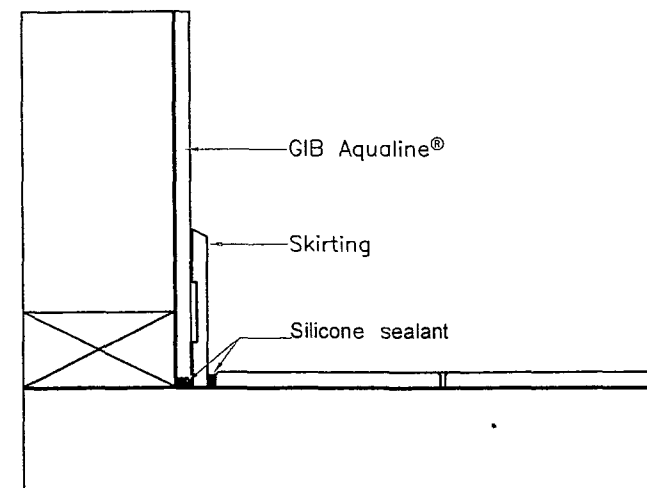


1 Bench Top/Wall Detail
Kitchen and Laundry



2 Cook Top/Wall Detail
Kitchen and Laundry

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3 Wall/Floor Detail
Kitchen and Laundry

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PROJECT

A NEW SINGLE STOREY
DWELLING AT LOT 28
LITHGOW DRIVE, WANGANUI

DRAWING

KITCHEN & LAUNDRY
WET AREA DETAIL



REYES DESIGN

12 COLWILL ROAD, MASSEY, AUCKLAND
PH (09) 832 06 08 FAX (09) 832 06 88
Email: reyestheo@hotmail.com

AMENDMENT

DESIGNED THEO REYES

DATE 23 SEPT. 2010

SHEET NO.

DRAWN THEO REYES

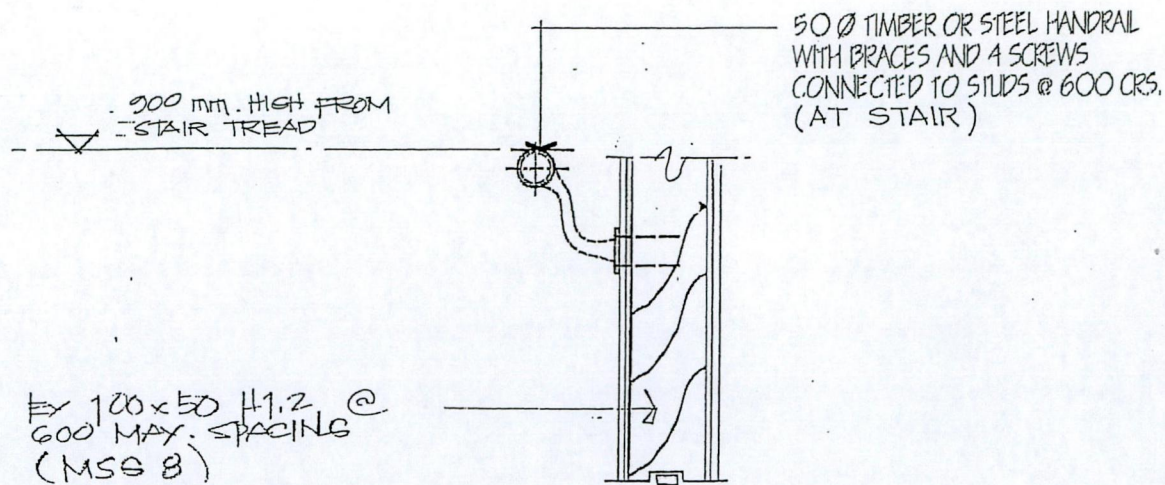
SCALE 1:5

CHECKED THEO REYES

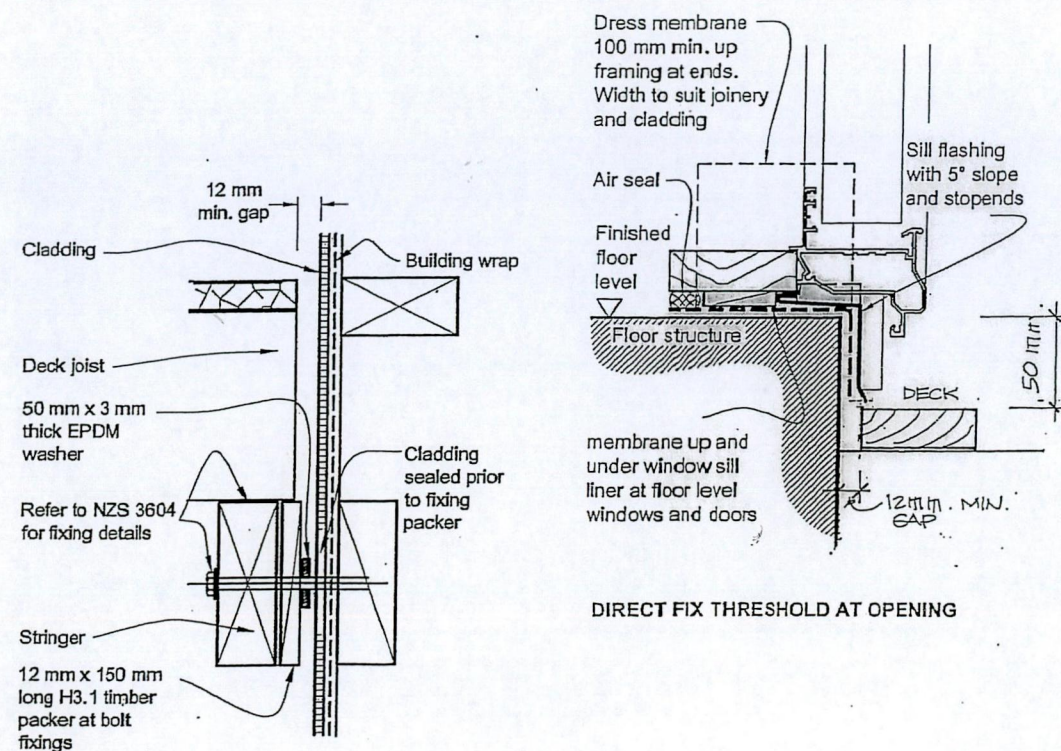
JOB NO. 2195

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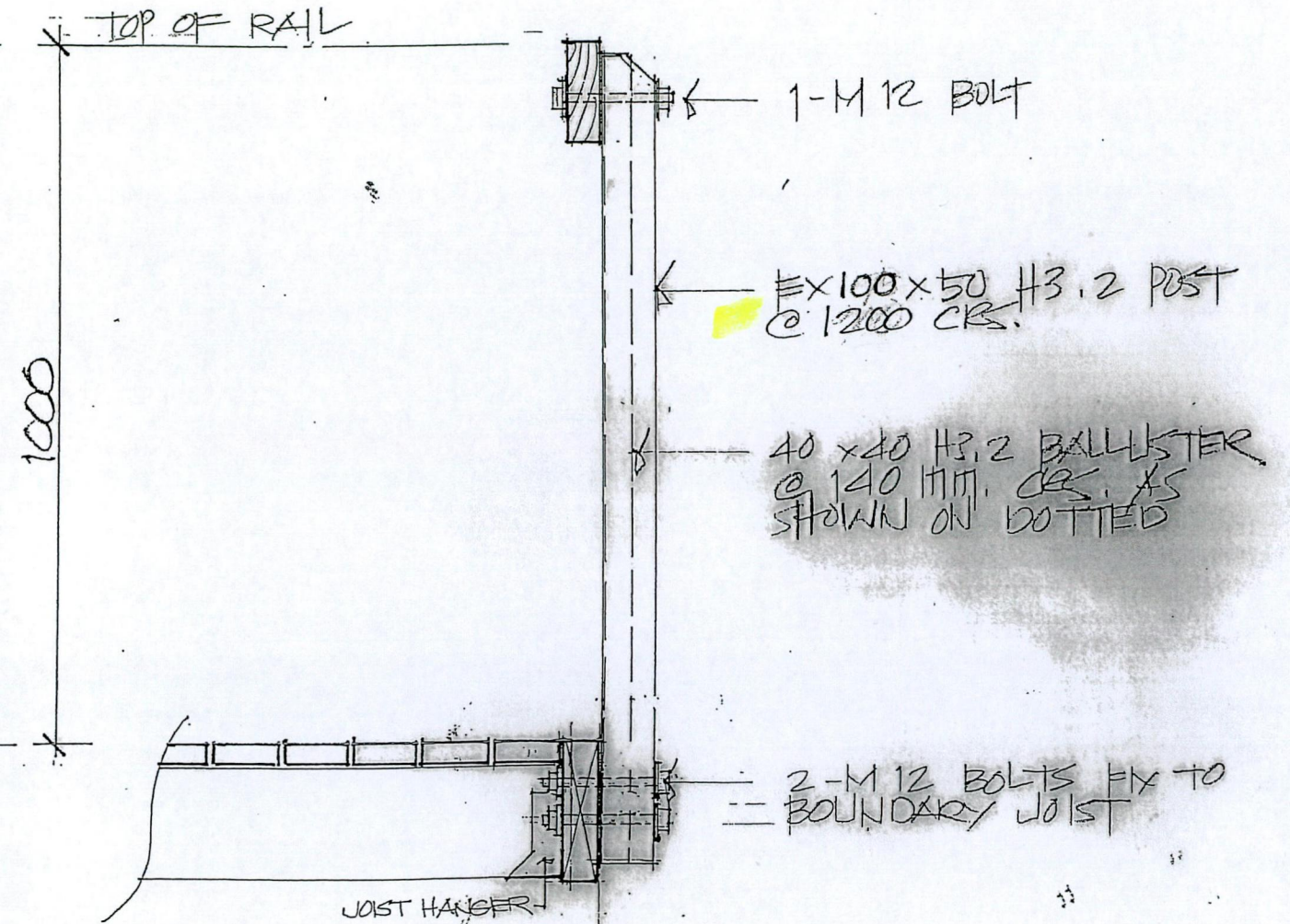
ND
15



HANDRAIL FIXING DETAIL



DIRECT FIX THRESHOLD AT OPENING

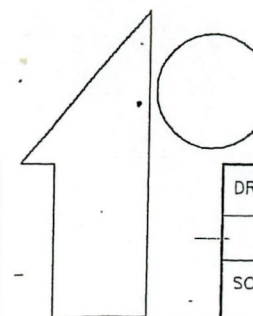


BARRIER FIXING DETAIL SCALE 1:10

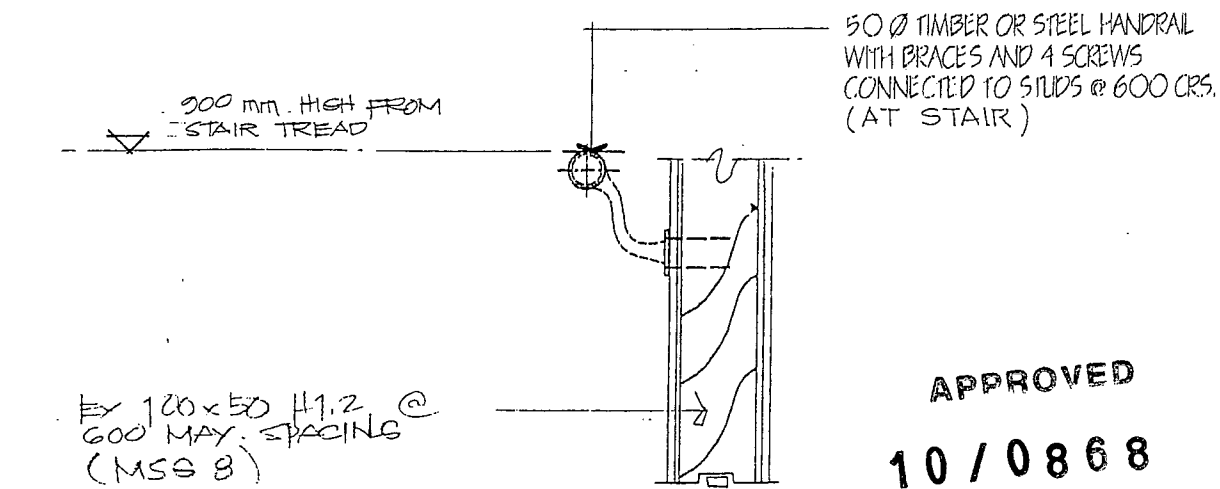
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DECK TO WALL JUNCTION DETAIL

JOB TITLE	DRAWING TITLE
A NEW SINGLE STOREY DWELLING AT LOT LITHOW DRIVE, WANGANUI	CONSTRUCTION DETAILS



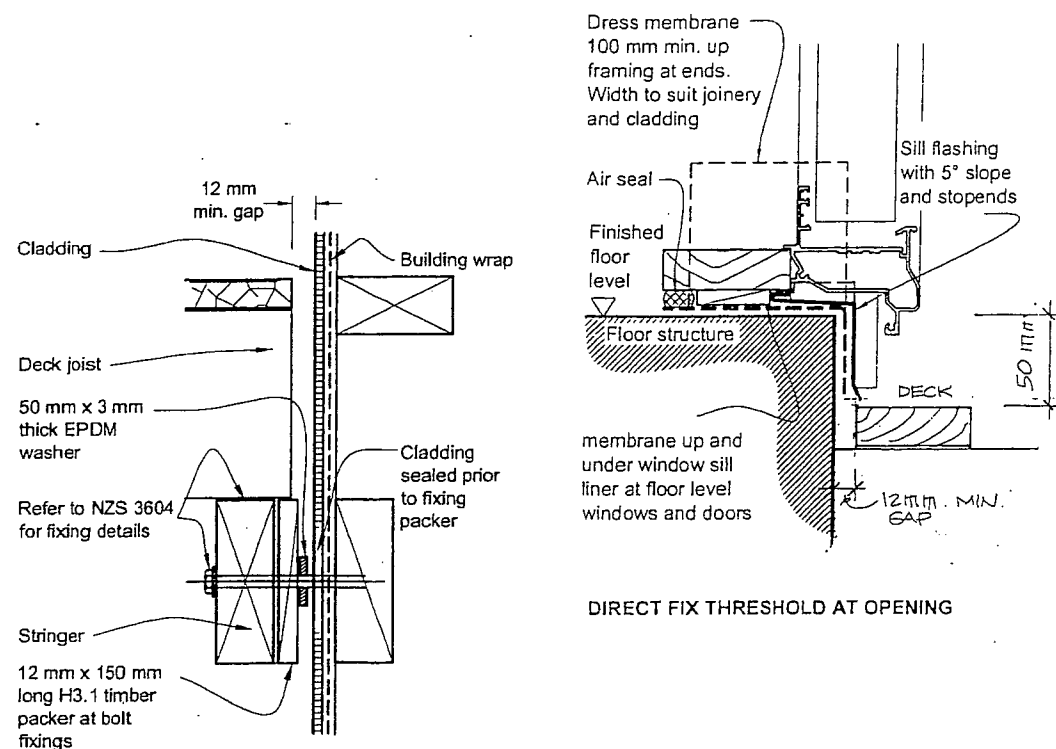
DRAWN	DATE	SHEET NO
TMR	17 OCT. 2010	ND-16
SCALE	JOB NO	
1:10	2125	



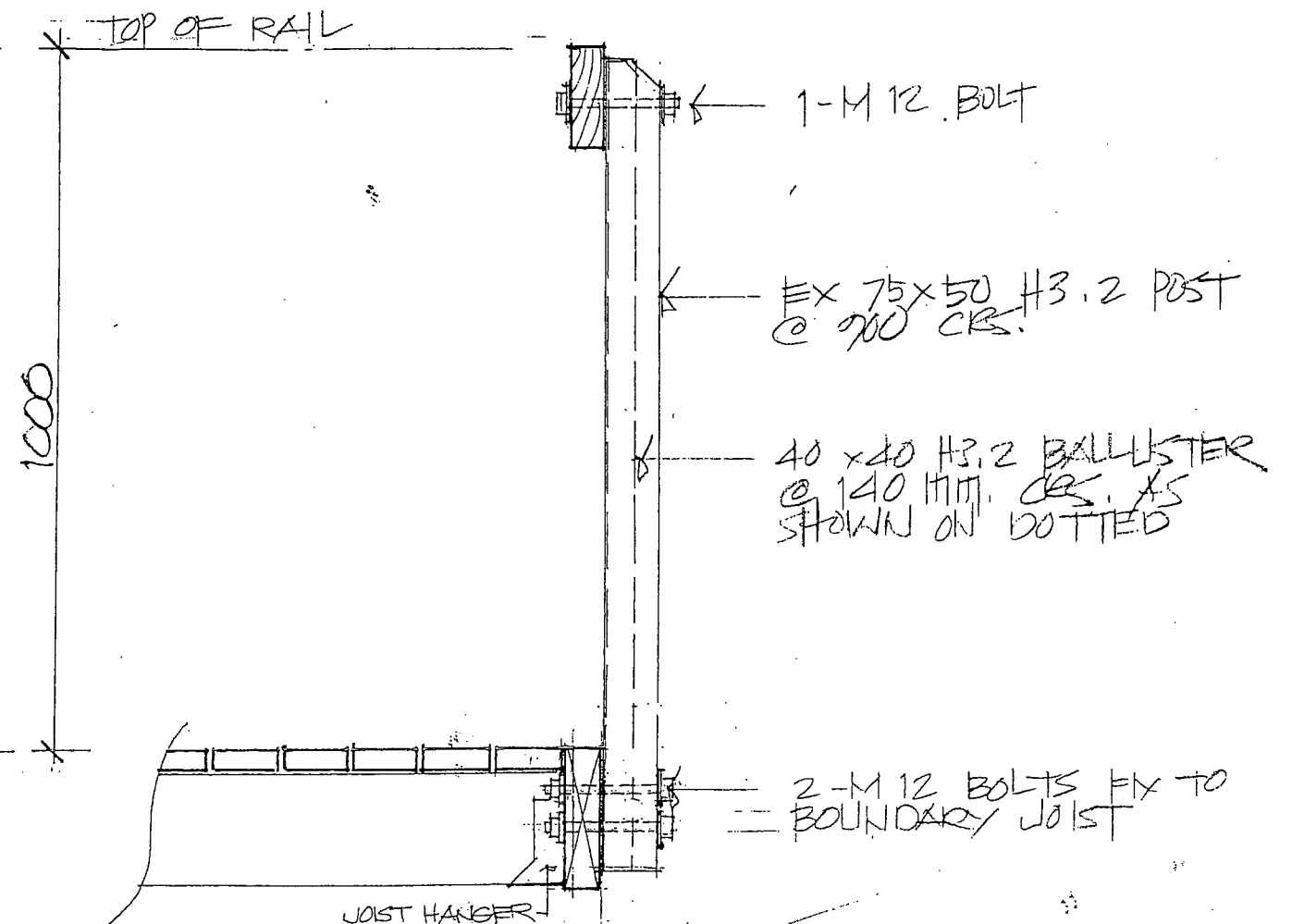
APPROVED
10/0868

Consent No.

HANDRAIL FIXING DETAIL



DIRECT FIX THRESHOLD AT OPENING



BARRIER FIXING DETAIL SCALE 1:10

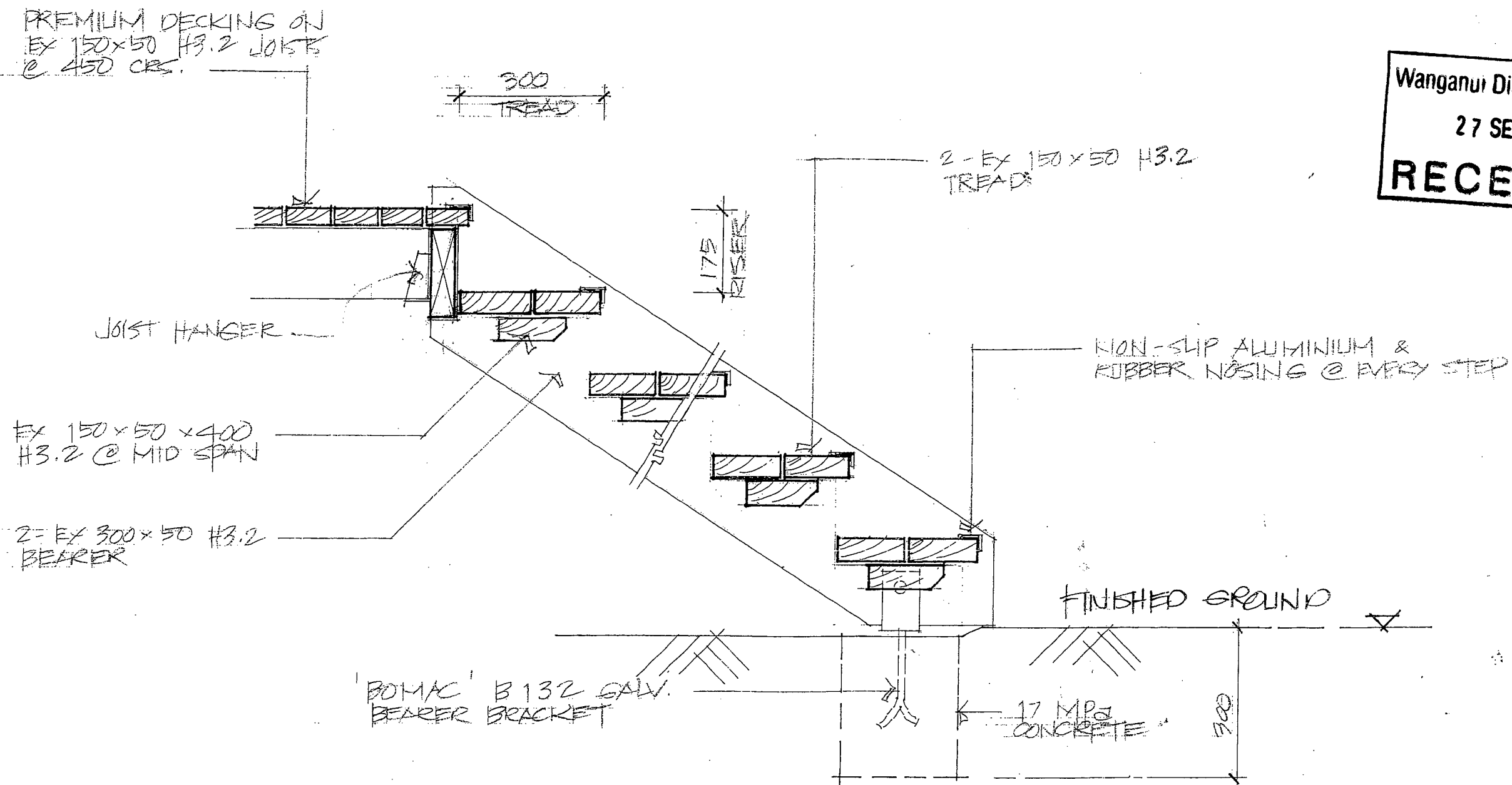
DECK TO WALL JUNCTION DETAIL

Observed

JOB TITLE	DRAWING TITLE
A NEW SINGLE STOREY DWELLINGS AT LOT 28 LITHOW DRIVE, WANGANUI	CONSTRUCTION DETAILS

DRAWN	DATE	SHEET NO
TMR	21 SEPT. 2010	ND-17
SCALE	JOB NO	
1:10	2125	

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27 SEP 2010
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1 ENTRY STAIR DETAIL

APPROVED

10/0868

Consent No.

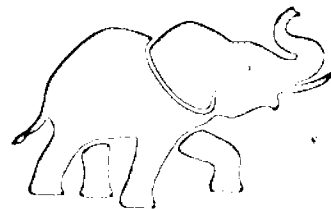
JOB TITLE	DRAWING TITLE
A NEW SINGLE STOREY DWELLING AT LOT 28 LITHGOW DRIVE, WANGANUI	ENTRY STAIR CONSTRUCTION DETAIL

DRAWN	DATE	SHEET NO
JMR	21 SEPT. 2010	ND-18
SCALE	JOB NO	
1:10	2195	

23 Lithgow Drive

Date: 28 February 2011

Team Leader Building Inspections



Elephant

Plasterboard

Elephant Plasterboard (NZ) Ltd

Dear Sir / Madam

Building Consent No: * BLD

Address: Lot 28 Lithgow Drive Wanganui.....

Owner: *

SUBSTITUTION DOCUMENT

This Document is to advise that the interior wall and ceiling linings on the works under the above building consent have been changed from the "GIB" brand of plasterboard to the "Elephant" brand of plasterboard. Accordingly the wall bracing systems and ceiling diaphragm bracing systems (if applicable) have been changed to the "Elephant" plasterboard bracing systems.

Ceiling lining 10 mm Elephant 5/1 Replaces 10 mm Gib 5/1

The replacement bracing systems total performances either equal or exceed the total performance of the systems originally specified or they equal or exceed the total bracing Demand for both Wind and Earthquake. Therefore the re-calculated wall bracing element's total bracing units achieved would equal or exceed that of the bracing units achieved from that originally specified or they have equalled or exceeded the bracing Demand for both Wind and Earthquake as is required under NZS 3604:1999.

Accordingly the "Bracing Elements" have been changed as per the attached bracing recalculation sheets.

N.B. The attached sheets serve two purposes;

1. They demonstrate that the total bracing units achieved by the new bracing systems exceed the bracing Demand for both Wind and Earthquake as is required under NZS 3604:1999
2. They indicate that the placement and length of the new bracing elements are identical to the placement and length of the original bracing elements.

PRODUCER STATEMENT

We the Producer hereby confirm and declare that the above system changes will result in a total bracing system performance that will either equal or exceed the performance originally specified or would result in a total bracing system performance that will either equal or exceed the bracing Demand for both Wind and Earthquake as is required under NZS 3604:1999.

Elephant Plasterboard NZ Ltd

Kevin van Hest
Managing Director

OWNERS AUTHORISATION TO CHANGE

I/We the Property Owner or Duly Authorised Agent hereby confirm that I/We accept the above changes to the original building consent documentation.

Signed

Property Owner or Duly Authorised Agent

Name (Please Print)

STRENGTH WITH STYLE

P.O. Box 21 436 Henderson Phone 09 818 7706 Fax 09 818 7702 Freephone 0800 ELEPHANT

14 Bancroft Crescent, Glendene, Auckland

www.elephantplasterboard.co.nz

MEC Engineering Consultants Ltd. Consulting Structural & Civil Engineers P O Box 301 131 Albany Tel: 09 476 8184 Fax: 09 476 8186	Job No.	Rey 082	Page:	
	Site	Lot 28, Lithgow Drive Wanganui		
		Ground Floor	Date	03-Mar-08

Part 1 Wall Bracing calculation Sheet A

Name _____			
Street and Number Lot 28, Lithgow Drive			
Lot and DP Number _____			
City/Town/District Surburbs			
Location of Story: Ground Floor			
Building height to apex	<u>4.5</u> m average	Roof weight	Light
Roof height above eaves	<u>1.5</u> m average	first floor clading weight	N/A
Stud height	<u>2.7</u> m	ground floor clading weight	Heavy
Average roof pitch	<u>22.5</u> degree	Room in roof space	No
Ground Floor			
Building length BL=	<u>10.2</u> m	Gross Building	Ground Floor
Building width BW=	<u>6.4</u> m	Plan Area, GPA=	<u>65</u> m ²
Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW. Note: For heavy roof use roof plan at eaves level to determined GPA.			

Wind Zone box 2

Region:	Terrain:	Exposure:	Topography:
R1 0 _____	Inland 0 _____	Sheltered 0 _____	Gentle 0 _____
R2 1 _____	Coastal 1 _____	Exposed 1 _____	Moderate 1 _____
			Extreme 3 _____
Total points			
Wind Zone:	Low(0) _____	Very high (3) _____	
	Medium Medium(1) _____	Specific Design (4) _____	
	High(2) _____		

Earthquake Zone box 3

From Figure EQ1 select Earthquake Zone:	A
---	----------

BU's required Wind box 4

From table W1A/W1B	
Ground Floor	
W across=	<u>37</u> BU's/m
W along=	<u>44</u> BU's/m
Total wind load,	
W ACROSS	
W acrossxBL=	<u>377</u> Bus
W ALONG	
W alongxBW=	<u>282</u> BU's

BU's required Earthquake box 5

From table EQ 1	
Ground Floor	
E =	<u>5.2</u> BU's/m ²
Note: For a room in the roof space use E+1	
Total earthquake load,	
EQ ALONG and EQ ACROSS:	
E x GPA BU's=	<u>338</u> BU's

Elephant Plasterboard® Quickbrace Systems 2010 Solution Sheet

Print Date:

25-Feb-11

Lot 28 Part 1				Lithgow Drive									
Wall Along		Single Storey		Achieved BU =				156%	441			113%	380
				Lining Option		Required BU =				282			338
								Wind			Earthquake		
Line	Element #	Supplier	Available Wall Length	Wall Angle °	Element Height	System Number	Floor Type Max BU's/m or SD	BU/m	% off Actual Performance	Achieved BU's	BU/m	% off Actual Performance	Achieved BU's
M	1	Elephant	2.00		2.7	Esa	120 BU's	84	10%	152	71	13%	124
	2												
	3												
	4												
	5												
	Min Req: =			M linetotal Achieved:						152			124
N	1	Elephant	2.40		2.7	ESa	120 BU's	84	10%	182	71	13%	149
	2												
	3												
	4												
	5												
	Min Req: =			N linetotal Achieved:						182			149
O	1	ECOPLY	1.20		2.7	SP1	120 BU's	89		107	89		107
	2												
	3												
	4												
	5												
	Min Req: =			O linetotal Achieved:						107			107
	1												
	2												
	3												
	4												
	5												
	Min Req: =			0 linetotal Achieved:									
	1												
	2												
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	5												
	Min Req: =			0 linetotal Achieved:									
Wall Along								Achieved BU =		Wind		Earthquake	
Elephant Plasterboard® Quickbrace™ October 2010								Required BU =		156%		113%	
												441	
												282	
													380
													338

Elephant Plasterboard® Quickbrace Systems 2010 Solution Sheet										Print Date: 25-Feb-11					
Lot 28 Part 1					Lithgow Drive										
Wall Across		Single storey			Achieved BU =			169%		638		135%		523	
		Lining Option			Required BU =					377				388	
								Wind				Earthquake			
Line	Element #	Supplier	Available Wall Length	Wall Angle °	Element Height	System Number	Floor Type Max BU's/m or SD	BU/m	% off Actual Performance	Achieved BU's	BU/m	% off Actual Performance	Achieved BU's		
G	1	Elephant	1.80		2.7	ESA	120 BU's	84	10%	137	71	13%	112		
	2														
	3														
	4														
	5														
	Min Req: =		G linetotal Achieved:							137				112	
H	1	Elephant	1.80		2.7	Esa	120 BU's	84	10%	137	71	13%	112		
	2	Elephant	1.80		2.7	ESA	120 BU's	84	10%	137	71	13%	112		
	3														
	4														
	5														
	Min Req: =		H linetotal Achieved:							274				224	
I	1	Elephant	3.00		2.7	Esa	120 BU's	84	10%	228	71	13%	187		
	2														
	3														
	4														
	5														
	Min Req: =		I linetotal Achieved:							228				187	
	1														
	2														
	3														
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	Min Req: =		0 linetotal Achieved:												

Wall Across					Achieved BU =		169%		638		135%		523	
Elephant Plasterboard® Quickbrace™ October 2010					Required BU =				377				388	

MEC Engineering Consultants Ltd. Consulting Structural & Civil Engineers P O Box 301 131 Albany Tel: 09 476 8184 Fax: 09 476 8186	Job No.	Rey 082	Page:	
	Site	Lot 28, Lithgow Drive Wanganui		
		Ground Floor	Date	03-Mar-08

Part 2 Wall Bracing calculation Sheet A

Name _____				
Street and Number Lot 28, Lithgow Drive				
Lot and DP Number _____				
City/Town/District Surburbs				
Location of Story: Ground Floor				
Building height to apex	<u>4.5</u>	m average	Roof weight	Light
Roof height above eaves	<u>1.5</u>	m average	first floor clading weight	N/A
Stud height	<u>2.7</u>	m	ground floor clading weight	Heavy
Average roof pitch	<u>22.5</u>	degree	Room in roof space	No
Ground Floor				
Building length BL=	<u>5.5</u>	m	Gross Building	Ground Floor
Building width BW=	<u>5</u>	m	Plan Area, GPA=	<u>27</u> m ²
Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.				
Note: For heavy roof use roof plan at eaves level to determine GPA.				

Wind Zone box 2

Region:	Terrain:	Exposure:	Topography:
R1 0 _____	Inland 0 _____	Sheltered 0 _____	Gentle 0 _____
R2 1 _____	Coastal 1 _____	Exposed 1 _____	Moderate 1 _____
			Extreme 3 _____
Total points	_____		
Wind Zone:	Low(0)	Very high (3)	
	Medium Medium(1)	Specific Design (4)	
	High(2)		

Earthquake Zone box 3

From Figure EQ1 select Earthquake Zone:	A
---	----------

BU's required Wind box 4

Ground Floor	
W across=	<u>37</u> BU's/m
W along=	<u>44</u> BU's/m
Total wind load,	
W ACROSS	
W acrossxBL=	<u>204</u> Bus
W ALONG	
W alongxBW=	<u>220</u> BU's

BU's required Earthquake box 5

Ground Floor	
E =	<u>5.2</u> BU's/m ²
Note: For a room in the roof space use E+1	
Total earthquake load,	
EQ ALONG and EQ ACROSS:	
E x GPA BU's=	<u>140</u> BU's

Elephant Plasterboard® Quickbrace Systems 2010 Solution Sheet

Print Date: 25-Feb-11

Lot 28 Part 2
Lithgow Drive

Wall Along			Single Storey			Achieved BU =			127%	278		163%	229
				Lining Option		Required BU =				220			140
								Wind			Earthquake		
Line	Element #	Supplier	Available Wall Length	Wall Angle °	Element Height	System Number	Floor Type Max BU's/m or SD	BU/m	% off Actual Performance	Achieved BU's	BU/m	% off Actual Performance	Achieved BU's
E	1	Elephant	2.40		2.7	Esa	120 BU's	84	10%	182	71	13%	149
	2												
	3												
	4												
	5												
	Min Req: =			E linetotal Achieved:						182			149
G	1	Elephant	1.20		2.7	EXS	120 BU's	89	10%	96	76	13%	79
	2												
	3												
	4												
	5												
	Min Req: =			G linetotal Achieved:						96			79
	1												
	2												
	3												
	4												
	5												
	Min Req: =			0 linetotal Achieved:									
	1												
	2												
	3												
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	3												
	4												
	5												
	Min Req: =			0 linetotal Achieved:									
Wall Along								Wind			Earthquake		
Elephant Plasterboard® Quickbrace™ October 2010								Achieved BU =	127%	278	163%	229	
								Required BU =		220		140	

Elephant Plasterboard® Quickbrace Systems 2010 Solution Sheet										Print Date:		25-Feb-11		
Lot 28 Part 2					Lithgow Drive									
Wall Across		Single storey			Achieved BU =		179%		365		213%		299	
		Lining Option			Required BU =				204				140	
							Floor Type		Wind			Earthquake		
Line	Element #	Supplier	Available Wall Length	Wall Angle °	Element Height	System Number	Max BU's/m or SD	BU/m	% off Actual Performance	Achieved BU's	BU/m	% off Actual Performance	Achieved BU's	
P	1	Elephant	2.40		2.7	ESA	120 BU's	84	10%	182	71	13%	149	
	2													
	3													
	4													
	5													
	Min Req: =				P linetotal Achieved:					182			149	
R	1	Elephant	2.40		2.7	Esa	120 BU's	84	10%	182	71	13%	149	
	2													
	3													
	4													
	5													
	Min Req: =				R linetotal Achieved:					182			149	
	1													
	2													
	3													
	4													
	5													
	Min Req: =				0 linetotal Achieved:									
	1													
	2													
	3													
	4													
	5													
	Min Req: =				0 linetotal Achieved:									
	1													
	2													
	3													
	4													
	5													
	Min Req: =				0 linetotal Achieved:									
Wall Across							Achieved BU =	179%		365	213%		299	
Elephant Plasterboard® Quickbrace™ October 2010							Required BU =			204			140	

MEC Engineering Consultants Ltd. Consulting Structural & Civil Engineers P O Box 301 131 Albany Tel: 09 476 8184 Fax: 09 476 8186	Job No.	Rey 082	Page:	
	Site	Lot 28, Lithgow Drive Wanganui		
		Ground Floor	Date	03-Mar-08

Part 3

Wall Bracing calculation Sheet A

Name _____			
Street and Number Lot 28, Lithgow Drive			
Lot and DP Number _____			
City/Town/District <u>Surburbs</u>			
Location of Story: <u>Ground Floor</u>			
Building height to apex	<u>5.5</u> m average	Roof weight	<u>Light</u>
Roof height above eaves	<u>2</u> m average	first floor clading weight	<u>N/A</u>
Stud height	<u>2.7</u> m	ground floor clading weight	<u>Heavy</u>
Average roof pitch	<u>22.5</u> degree	Room in roof space	<u>No</u>
Ground Floor			
Building length BL=	<u>17.2</u> m	Gross Building Plan Area,	<u>Ground Floor</u>
Building width BW=	<u>13</u> m	GPA=	<u>160</u> m ²
Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.			
Note: For heavy roof use roof plan at eaves level to determined GPA.			

Wind Zone

box 2

Region:	Terrain:	Exposure:	Topography:
R1 0 _____	Inland 0 _____	Sheltered 0 _____	Gentle 0 _____
R2 1 _____	Coastal 1 _____	Exposed 1 _____	Moderate 1 _____
			Extreme 3 _____
Total points			
Wind Zone:	<u>Medium</u> Low(0)	Very high (3)	
	Medium(1)	Specific Design (4)	
	High(2)		

Earthquake Zone

box 3

From Figure EQ1 select Earthquake Zone:	<u>A</u>
---	----------

BUs required Wind

box 4

Ground Floor	
W across=	<u>37</u> BUs/m
W along=	<u>44</u> BUs/m
Total wind load,	
W ACROSS	
W acrossxBL=	<u>636</u> Bus
W ALONG	
W alongxBW=	<u>572</u> BUs

BUs required Earthquake

box 5

Ground Floor	
E =	<u>6.7</u> BUs/m ²
Note: For a room in the roof space use E+1	
Total earthquake load,	
EQ ALONG and EQ ACROSS:	
E x GPA BUs=	<u>1072</u> BUs

Elephant Plasterboard® Quickbrace Systems 2010 Solution Sheet

Print Date: 25-Feb-11

Lot 28 Part 3
Lithgow Drive

Wall Along				Single Storey		Achieved BU =		230%		1313		102%		1091	
				Lining Option		Required BU =				572				1072	
								Wind				Earthquake			
Line	Element #	Supplier	Available Wall Length	Wall Angle °	Element Height	System Number	Floor Type Max BU's/m or SD	BU/m	% off Actual Performance	Achieved BU's	BU/m	% off Actual Performance	Achieved BU's		
N	1	Elephant	0.90		2.7	EXSc	120 BU's	104	10%	85	89	13%	70		
	2	Elephant	0.90		2.7	EXSc	120 BU's	104	10%	85	89	13%	70		
	3	Elephant	0.60		2.7	EXSc	120 BU's	102	10%	55	89	13%	47		
	4	Elephant	0.60		2.7	EXSc	120 BU's	102	10%	55	89	13%	47		
	5														
Min Req: =				N linetotal Achieved:						280				233	
O	1	Elephant	3.00		2.7	ESA	120 BU's	84	10%	228	71	13%	187		
	2	Elephant	3.00		2.7	ESa	120 BU's	84	10%	228	71	13%	187		
	3														
	4														
	5														
Min Req: =				O linetotal Achieved:						456				373	
Q	1	Elephant	3.00		2.7	ESA	120 BU's	84	10%	228	71	13%	187		
	2	Elephant	1.20		2.7	EXSc	120 BU's	107	10%	115	89	13%	93		
	3														
	4														
	5														
Min Req: =				Q linetotal Achieved:						343				280	
R	1	Elephant	1.20		2.7	EXSc	120 BU's	107	10%	115	89	13%	93		
	2	Elephant	0.60		2.7	EXSc	120 BU's	102	10%	55	89	13%	47		
	3	Elephant	0.60		2.7	EXMc	120 BU's	107		64	107		64		
	4														
	5														
Min Req: =				R linetotal Achieved:						234				204	
	1														
	2														
	3														
	4														
	5														
Min Req: =				0 linetotal Achieved:											
	1														
	2														
	3														
	4														
	5														
Min Req: =				0 linetotal Achieved:											
	1														
	2														
	3														
	4														
	5														
Min Req: =				0 linetotal Achieved:											
	1														
	2														
	3														
	4														
	5														
Min Req: =				0 linetotal Achieved:											
	1														
	2														
	3														
	4														
	5														
Min Req: =				0 linetotal Achieved:											
Wall Along				Achieved BU =				230%		1313		102%		1091	
Elephant Plasterboard® Quickbrace™ October 2010				Required BU =						572				1072	

Elephant Plasterboard® Quickbrace Systems 2010 Solution Sheet										Print Date: 25-Feb-11					
Lot 28 Part 3					Lithgow Drive										
Wall Across		Single storey			Achieved BU =		244%		1550		118%		1269		
		Lining Option			Required BU =				636				1072		
							Wind				Earthquake				
Line	Element #	Supplier	Available Wall Length	Wall Angle °	Element Height	System Number	Floor Type Max BU's/m or SD	BU/m	% off Actual Performance	Achieved BU's	BU/m	% off Actual Performance	Achieved BU's		
A	1	Elephant	3.00		2.7	Esa	120 BU's	84	10%	228	71	13%	187		
	2														
	3														
	4														
	5														
Min Req: =			A linetotal Achieved:						228				187		
B	1	Elephant	3.00		2.7	Esa	120 BU's	84	10%	228	71	13%	187		
	2														
	3														
	4														
	5														
Min Req: =			B linetotal Achieved:						228				187		
C	1	Elephant	3.00		2.7	Esa	120 BU's	84	10%	228	71	13%	187		
	2														
	3														
	4														
	5														
Min Req: =			C linetotal Achieved:						228				187		
D	1	Elephant	3.00		2.7	Esa	120 BU's	84	10%	228	71	13%	187		
	2														
	3														
	4														
	5														
Min Req: =			D linetotal Achieved:						228				187		
E	1	Elephant	1.80		2.7	Esa	120 BU's	84	10%	137	71	13%	112		
	2	Elephant	1.80		2.7	Esa	120 BU's	84	10%	137	71	13%	112		
	3														
	4														
	5														
Min Req: =			E linetotal Achieved:						274				224		
F	1	Elephant	3.00		2.7	Esa	120 BU's	84	10%	228	71	13%	187		
	2														
	3														
	4														
	5														
Min Req: =			F linetotal Achieved:						228				187		
G	1	Elephant	1.80		2.7	Esa	120 BU's	84	10%	137	71	13%	112		
	2														
	3														
	4														
	5														
Min Req: =			G linetotal Achieved:						137				112		
H	1														
	2														
	3														
	4														
	5														
Min Req: =			H linetotal Achieved:												
I	1														
	2														
	3														
	4														
	5														
Min Req: =			I linetotal Achieved:												
J	1														
	2														
	3														
	4														
	5														
Min Req: =			J linetotal Achieved:												
Wall Across						Achieved BU =		244%		1550		118%		1269	
Elephant Plasterboard® Quickbrace™ October 2010						Required BU =				636				1072	



Elephant QuickBrace® Systems

Elephant Plasterboard (NZ) Limited is pleased to announce the introduction of New and Innovative Bracing Systems.

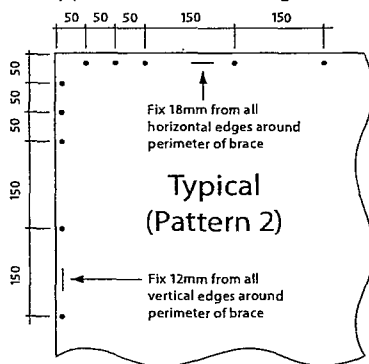
After extensive research, new systems have been developed that will allow designers, engineers, building officials and builders to utilise innovative bracing solutions that not only perform higher, they will also significantly cut building costs both in materials and installation time.

How did we do it?

We've introduced a new Set of fast and easy Corner Fixing Patterns:

- The Typical Corner Fixing Pattern
- The Condensed Corner Fixing Pattern.

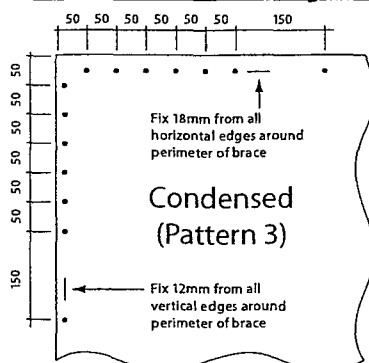
The Typical Corner Fixing Pattern



The most common corner fixing pattern has been referred to in our past literature as Pattern 2. Other plasterboard manufacturer's bracing systems also use Pattern 2. This is the "Typical" corner and perimeter pattern.

NB: The ES, ESa, ESS and ESP systems now also require this Typical Corner Pattern.

The Condensed Corner Fixing Pattern



Bracing System names containing a 'c', E.g. EXSc, EXMSc, EXMca etc. require this slightly more condensed corner pattern on at least one side, and use small head screws only.

NB: The perimeter spacing is the same as with Pattern 2, i.e. 150mm centres.

The Benefits

No more Bracing Nails or Bracing Screws

The single most beneficial result is that all Elephant Plasterboard QuickBrace® Systems no longer require "Bracing Nails or Bracing Screws" (large head fixings). All bracing systems now only require the use of small head fixings.

This has a number of benefits over Bracing Nails and Bracing Screws;

- The small head fixings are about 60% lower in cost.
- The small head fixings are usually 3 times faster to drive in.
- This results in some cases over \$3.00 per sqm saving.

Not only that, Bracing Nails and Bracing Screws often make a mess, break the paper or stick out proud. All of which make it difficult for the plasterer to get a top quality finish.

Increased Performance

The new Set of Corner Fixing Patterns have resulted in significant increases in bracing performance.

- Reducing the need for higher cost boards like Multiboard
- Reducing the overall number of Bracing Elements required

All Elements can start at 400mm wide

All bracing elements can start at 400mm wide on both internal and external walls, giving the designer or engineer full flexibility.

Current 2008 Systems

The current 2008 Elephant Plasterboard Bracing Systems remain valid.

If a current 2008 'EM' system set (Large Head Fixings, Pattern 2) has been specified, this can be changed to an 'EXMc' system set (Small Head Screws, Pattern 3), as it outperforms the 'EM' system set.

All other aspects of our bracing systems, including the fixing of the Plywood, remain the same and are as per the current manual Elephant Plasterboard Bracing Systems April 2008. A new technical manual is being produced which will detail more features of these innovative solutions.

Elephant QuickBrace® Software

We strongly recommend the use of the Elephant QuickBrace® Software. This will often provide higher bracing performance than those published in the table overleaf. The Software can be downloaded from our web site: www.elephantplasterboard.co.nz or you can request a copy by phoning: 0800 ELEPHANT (353 742)



The Elephant QuickBrace® Numbering System

The Elephant QuickBrace® Numbering System has also been revised and made more logical and easier to understand for designers, engineers, building officials, and builders.

E	= Elephant Plasterboard Systems	13	= 13mm Plasterboard
X	= Panel Hold Downs <u>and</u> Small Head fixings	c	= Condensed Pattern (3, instead of "Typical" Pattern 2)
S	= Standard Plasterboard one side	a	= Angle Brace
SS	= Standard Plasterboard both sides	d	= Double Strap or Double Bottom Plate
SP	= Standard Plasterboard one side, Plywood the other		
M	= Multiboard one side		
MS	= Multiboard one side, Standard Plasterboard the other		
MP	= Multiboard one side, Plywood the other		

NB: The Elephant QuickBrace® Numbering System and the sub components thereof are protected by copyright.

The New Range of Elephant Plasterboard Bracing Design Solutions

		Status:	See Notes:
10mm Plasterboard Systems using Typical Corner Pattern			
ES	= Elephant Standard Plasterboard one side.	Existing	1
ESa	= Elephant Standard Plasterboard one side plus angle brace.	Existing	1
ESS	= Elephant Standard Plasterboard both sides.	Existing	1
ESP	= Elephant Standard Plasterboard one side, Plywood the other side.	Existing	1
EXS	= Elephant Standard Plasterboard one side, with panel hold downs.	Existing	
EXSa	= Elephant Standard Plasterboard one side, with panel hold downs plus angle brace.	Existing	
EXSS	= Elephant Standard Plasterboard both sides, with panel hold downs.	Existing	
EXSP	= Elephant Standard Plasterboard one side, Plywood the other side, with panel hold downs.	Existing	
10mm Plasterboard Systems using Condensed Corner Pattern "c" (Small Head Screws only)			
EXSc	= Elephant Standard Plasterboard one side, with panel hold downs.	New	
EXSca	= Elephant Standard Plasterboard one side, with panel hold downs plus angle brace.	New	
EXSSc	= Elephant Standard Plasterboard both sides, with panel hold downs.	New	
EXSPc	= Elephant Standard Plasterboard one side, Plywood the other side, with panel hold downs.	New	
EXMc	= Elephant Multiboard one side, with panel hold downs.	New	2
EXMca	= Elephant Multiboard one side, with panel hold downs plus angle brace.	New	2
EXMSc	= Elephant Multiboard one side, Standard Plasterboard the other side, with panel hold downs.	New	2
EXMPc	= Elephant Multiboard one side, Plywood the other side, with panel hold downs.	New	2
EXMcd	= Elephant Multiboard one side, with either panel hold downs and double bottom plate, or double strap.	New	2
13mm Plasterboard Systems:			
Same as above, but codes have a "13" <u>after</u> the board type to indicate thickness:			
E.g. ES13, ES13a ESS13, ESP13, EXS13c, EXS13ca, EXSS13c, EXSP13c.			
Further:			
EXS13	= 13mm Elephant Standard Plasterboard one side, with panel hold downs.	Was "E13S"	3
EXS13a	= 13mm Elephant Standard Plasterboard one side, with panel hold downs plus angle brace.	Was "E13Sa"	3
EXSS13	= 13mm Elephant Standard Plasterboard both sides, with panel hold downs.	Was "E13SS"	3
EXSP13	= 13mm Elephant Standard Plasterboard one side, Plywood the other side, with panel hold downs.	Was "E13SP"	3
EXM13c	= 13mm Elephant Multiboard one side, with panel hold downs.	New	2
EXM13ca	= 13mm Elephant Multiboard one side, with panel hold downs plus angle brace.	New	2
EXM13c	= 13mm Elephant Multiboard one side, Standard Plasterboard the other side, with panel hold downs.	New	2
EXMP13c	= 13mm Elephant Multiboard one side, Plywood the other side, with panel hold downs.	New	2

Notes:

1. The 'ES' system set formerly required Corner Pattern 1, now requires 'Typical' Corner Pattern 2.
2. The new set of 'EXMc' and 'EXM13c' Multiboard systems that use Small Head screws and 'Condensed' Corner Pattern 3, replace and outperform the current 2008 set of 'EM' and 'EM13' Multiboard systems that used Large Head Fixings and 'Typical' Corner Pattern 2.
3. These 13mm Systems were previously called E13S, E13Sa, E13SS, and E13SP respectively. They now contain an "X" in the code to clarify that panel hold downs are required.



Elephant
Plasterboard
STRENGTH WITH STYLE

10mm Elephant Plasterboard QuickBrace® 2010 Systems BU/m Ratings

NB: The Elephant QuickBrace® Numbering System and the sub components thereof are protected by copyright.

Wall Type
External or Internal walls. Plasterboard one side.
... and with Angle Brace. "a"
Internal walls. Plasterboard both sides.
External walls. Plasterboard one side, Plywood the other.
Corner Fixing Pattern.

10mm Standard Plasterboard "S"

NO Hold Downs. Small Head Fixings

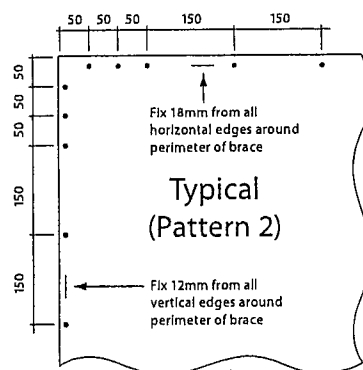
System Name	Min. Length (m)	Wind BU's/m	EQ BU's/m
ES	0.4	80	75
	1.8	85	75
ESa	1.8	95	75
ESS	0.4	85	75
	1.2	90	80
	1.8	95	80
	2.4	100	80
ESP	0.4	85	75
	0.5	90	80
	0.6	100	90

10mm Standard Plasterboard "S"

Hold Downs and Small Head Fixings "X"

System Name	Min. Length (m)	Wind BU's/m	EQ BU's/m
EXS	0.4	95	85
EXSa	1.8	120	100
EXSS	0.4	115	120
	0.5	130	125
	0.6	145	135
	0.9	150	140
EXSP	0.4	125	130
	0.5	130	135
	0.6	140	140
	0.9	150	150

Typical Corner Pattern

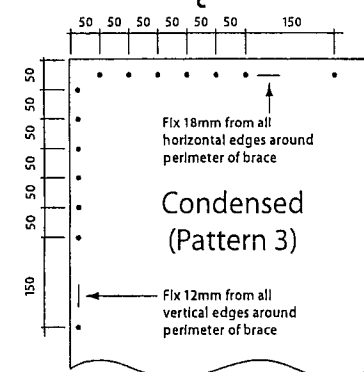


10mm Standard Plasterboard "S"

Hold Downs and Small Head Screws "X"

System Name	Min. Length (m)	Wind BU's/m	EQ BU's/m
EXSc	0.4	100	90
	0.5	105	95
	0.6	115	100
EXSca	1.8	135	115
EXSSc*	0.4	125	130
	0.5	135	135
	0.6	150	140
	0.9	150	150
EXSPc	0.4	125	130
	0.5	135	140
	0.6	150	150

Condensed Corner Pattern "c"



* For Systems requiring plasterboard both sides, the Condensed Corner Pattern is only required on **any** one side, with Typical Corner Pattern the other.

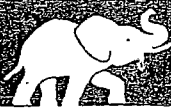
10mm Multiboard "M"

Hold Downs and Small Head Screws "X"

System Name	Min. Length (m)	Wind BU's/m	EQ BU's/m
EXMc	0.4	115	120
	0.5	130	125
	0.6	140	130
	1.2	150	130
EXMcd	0.4 to <0.45	125	125
EXMca	1.8	150	140
EXMSc*	0.4	125	130
	0.5	145	140
	0.6	150	150
EXMPc	0.4	135	140
	0.5	145	145
	0.6	150	150

For a copy of the table of the 13mm Elephant QuickBrace® 2010 Systems and BU/m Ratings, contact Elephant Plasterboard on 0800 ELEPHANT (353 742)

	= Highest Wind performance at that wall length
	= Highest E/Q performance at that wall length



Fixing Methods

General

- Elephant Plasterboard must be fixed leaving a gap of approximately 10mm at the floor level to allow for movement of framing members.
- All nails and screws should be driven in to the plasterboard at right angles and to a depth so that heads are seated in a slight recess.
- A lightweight hammer (16oz or less) or a drywall hammer must be used to avoid breaking the paper face surface of plasterboard by overdriving the fixings.
- Daubs of wallboard adhesive should be about 30mm in diameter.
- Never place the mechanical fixings through wallboard adhesive.
- Always keep the mechanical fixings 12mm from the sheet edge.
- For bracing elements fixing refer pages 24–30.

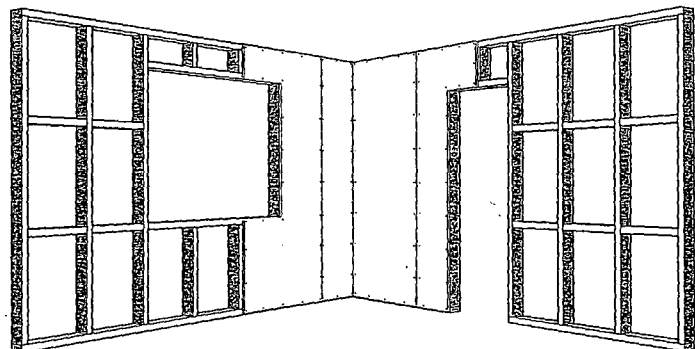
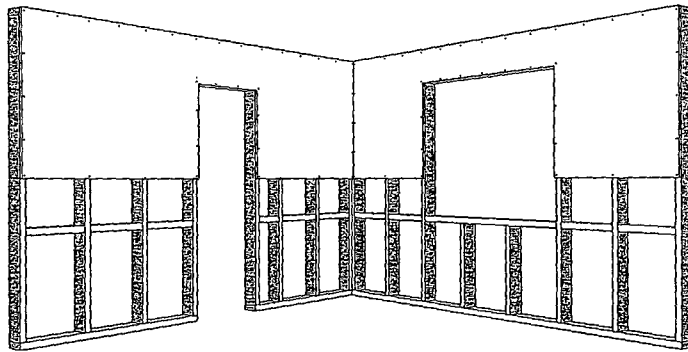
Walls

There are two approved methods for fixing plasterboard to framing members –

- **Horizontal Fixing** – Board fixed at right angles to the studs.
- **Vertical Fixing** – Board fixed parallel to the studs.

By fixing sheets using the horizontal method the number of joints is considerably reduced giving a generally higher quality wall finish. Plasterboard also has greater strength along its length so will offer more support between spans when fixed this way. Where the face of the framing member is reduced, horizontal fixing is also preferred as it is more difficult to fix two sheets on the smaller surface.

- When fixing over doors and windows it is recommended that joints do not occur on load bearing door and window studs. Sheets should be fixed horizontally and waste plasterboard cut out after it has been fixed.
- Joints should not occur within 200mm of door or window frame corners or on jamb studs as this is a point of stress.



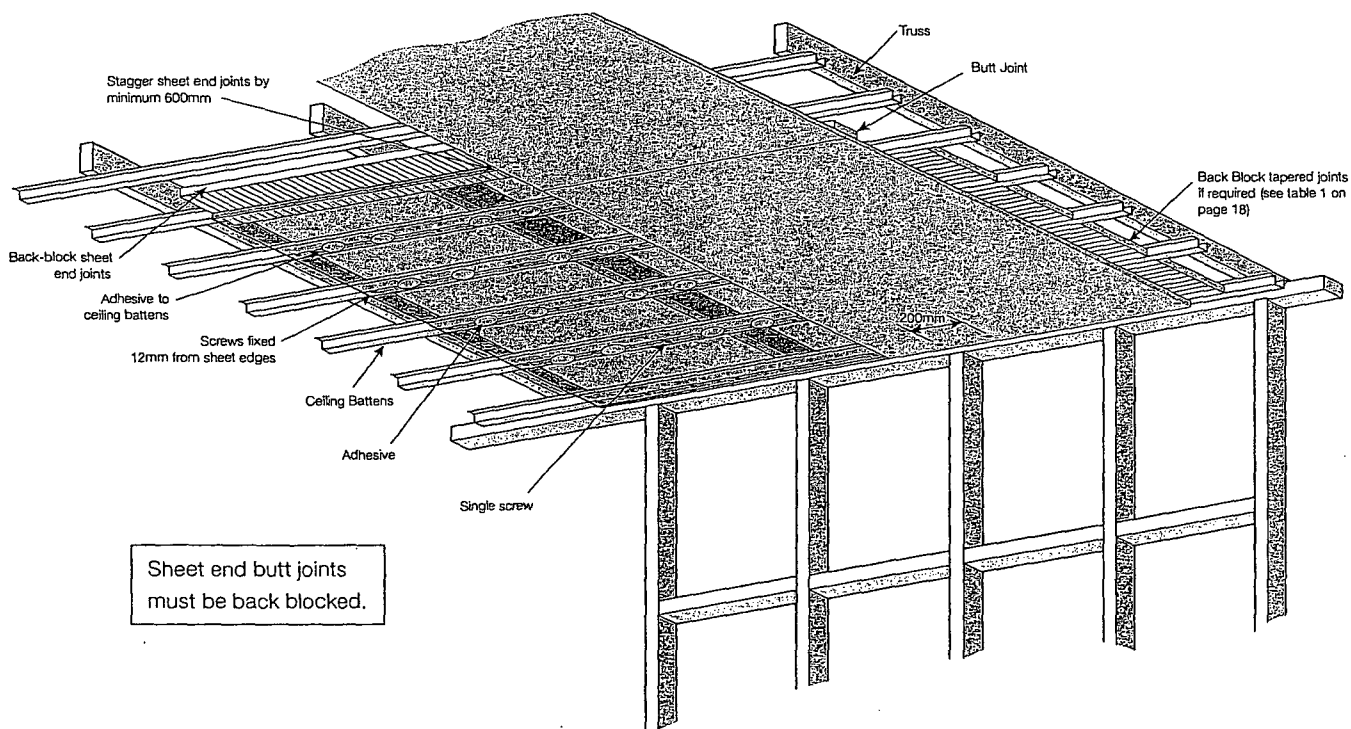


Fixing to Ceilings

Adhesive/Screw

- Fix ceiling sheets across battens or joists.
- Steel battens are recommended
- Refer to table on page 3 for suitable board thickness and framing centres.
- Apply adhesive to battens or joists at 200mm centres between centre and edge of sheet.
- Start fixing from the centre of each sheet outwards.
- Position the sheet hard up to the framing, single screw at the centre line and the edges across each batten.
- Nailing is not recommended.
- Single screws to be minimum 12mm from sheet edge.
- Press the plasterboard where adhesive has been applied to ensure full contact.
- Sheet end joints must not be made on framing and must be back blocked.
- Back blocking of sheet ends and recessed joints is essential for a high quality finish. (See table on page 18.) Fix the edges of the sheet at the wall junction at 200mm centres.
- Adhesive must not be applied to the sheet edges or under screws. This may contribute to screw popping.
- All joints between sheets should be touch fitted.
- Use long length sheets to minimise sheet end butt joints.
- The use of a drywall lifter will greatly assist the builder in achieving optimum results.

Fasteners	
Steel Battens	25mm x 6 gauge self tapping drywall screws
Timber	32mm x 6 gauge coarse thread drywall screws





Fixing to Walls – Timber Frame

Vertical Method

Wall Framing

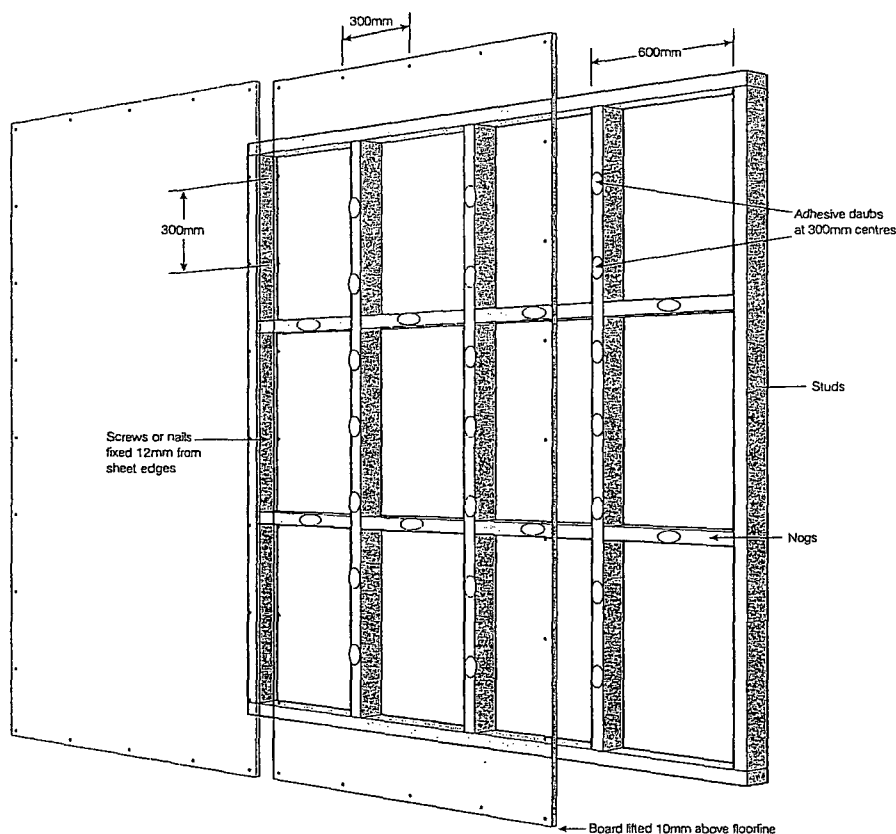
Dimensions for framing must comply with NZS3604:1999 requirements.

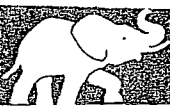
- Timber Framing moisture content should be between 12-18% when lining is installed.
- Studs must be spaced at 600mm centres maximum when using either 10mm or 13mm Elephant Plasterboard.
- For wall heights at 2400mm high, nogs need to be set at 800mm centres.
- For wall heights at 2700mm high, nogs need to be set at 900mm centres.

Fasteners	10mm	13mm
Coarse Thread Drywall Screws	25mm x 6 gauge	32mm x 6 gauge
Drywall Clouts	30mm x 2.8mm	30mm x 2.8mm

Fastening the Linings

- Leave a 6–10mm gap at the floor level to allow for movement in timber framing.
- Apply adhesive at maximum 300mm centres to intermediate studs and to the centre of each nog.
- Firmly press the plasterboard where adhesive has been applied to ensure full contact.
- Fasteners should be at 300mm centres around the sheet perimeter.
- Screws or clouts should be fixed no less than 12mm from the sheet edge.
- Adhesive must not be applied to the sheet edges or under nails or screws. This may lead to nail or screw popping.
- All joints between sheets should be touch fitted.





Backblocking

General

Backblocking is a reinforcing system designed to minimise the deformation and cracking of joints which can occur from a combination of weather conditions and/or building stresses resulting from expansion, contraction or building movement.

Backblocking is generally used where butt or end jointing of sheets occur between framing members and to recessed joints where a high standard of finish is required.

- Do not use panel adhesives for backblocking as they have high flexibility characteristics.

Ceiling recessed edge joints

- Cut back blocks at least 200mm wide and long enough to fit loosely between the framing members.
- Apply plaster based setting type adhesive/ cement to back blocks over the full face of the back block. A notched spreader to give 6mm x 6mm beads at approximately 20mm centres at right angle to the joint would be satisfactory.
- Fix Elephant Plasterboard at right angles to framing members. Place back blocks centrally along the full length of the board end or edge.
- Immediately after the blocks are in place erect the next board.
- Ceilings back blocks may be cemented into position from above the ceiling after the boards have been fixed and before they are flush jointed.

Backblocking for Ceilings and Walls

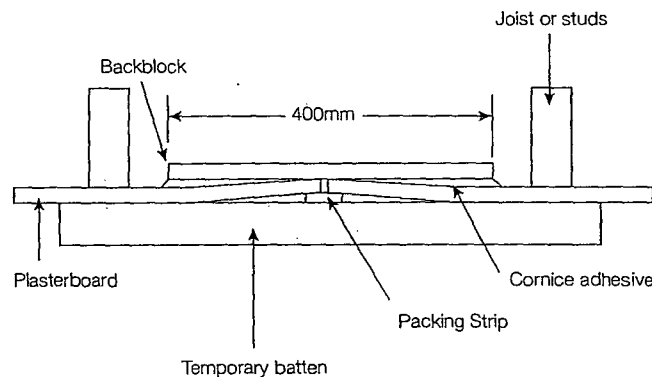
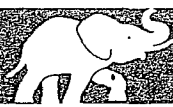


Table 1 Requirements for Backblocking

Level of Finish	Ceilings		Walls	
	Butt	Recessed	Butt	Recessed
5	Yes	Yes	Yes	No
4	Yes	Yes*	No	No
3	No	No	No	No

*Recessed joints on ceiling must be backblocked in any area containing 3 or more recessed joints.

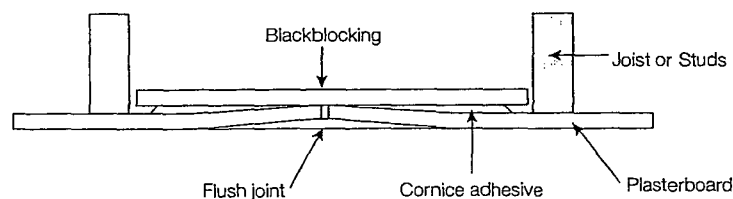


Backblocking

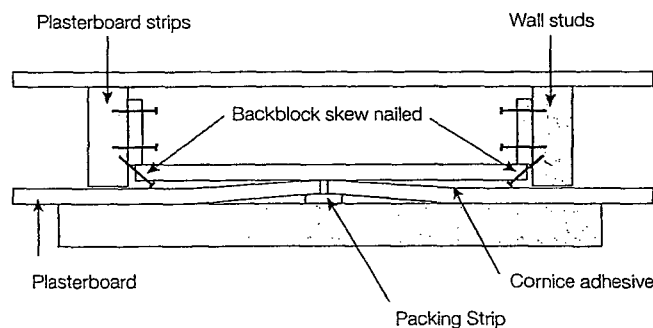
Ceiling Butt Joints

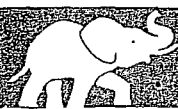
- Fix ceiling sheets with ends butted neatly together. The butt joint shall fall within 50mm of the mid-span point between framing members.
- Use battens and packers to support and deflect the sheet ends upwards about 2mm.
- Reinforce the butt joint by back-blocking with Elephant Plasterboard cut to fit loosely between the framing across the full width of the sheet and overlapping the edges of adjoining sheets by 50mm.
- Adhere back blocks with plaster-based setting type adhesive/cement applied over the full face of the backblock. A notched spreader to give 6 x 6mm beads at approximately 20mm centres at right angle to the joint would be satisfactory.
- Allow adhesive/cement to set for a minimum of 24 hours before removing temporary battens. When temporary battens are removed, a hollow formation suitable for jointing remains.
- Backblocking of sheet ends and recessed joints is essential for a high quality finish. Joints made on framing should be staggered 600mm by fixing to different battens or joists.

Butt joint after flush jointing



Backblocking walls where access is difficult





Elephant Bracing Systems

Refer to publication Elephant Bracing Systems for complete design and construction details

Design Solutions

TABLE B1X – Special Enhanced Systems

10mm Elephant Standard Plasterboard or any other Elephant Plasterboard: **Using Extra Components¹**

System Number	Plasterboard Requirement Vertical or Horizontal	Minimum Element Length (m)	Bracing Units/M Performance on Timber and Concrete Floors		Angle Brace	Panel Hold Downs	Fixing Type	Fixing Pattern Type
			Wind	Earthquake				
EXS	10mm Elephant Standard Plasterboard one side	0.4	95	85	No	Yes	32mm x 6g Drywall screws	Pattern 2
EXSa	10mm Elephant Standard Plasterboard one side	1.8	120	100	Yes			
EXSP ²	10mm Elephant Standard Plasterboard one side, 7mm D-D Plywood on the other	0.6	130	135	No			
EXSS	10mm Elephant Standard Plasterboard both sides	0.6 1.2	145 150	135 140				

1 EXS, EXSa, EXSP and EXSS Achieving these bracing unit ratings use **Pattern 2** Corner Pattern and Panel End Hold Downs on page 30.

2 EXSP For Plywood fixing, see notes on page 26.

TABLE B1 – 10mm Elephant Standard Plasterboard or any other Elephant Plasterboard

System Number	Plasterboard Requirement Vertical or Horizontal	Minimum Element Length (m)	Bracing Units/M Performance on Timber and Concrete Floors		Angle Brace	Fixing Type	Fixing Pattern Type
			Wind	Earthquake			
ES	10mm Elephant Standard Plasterboard one side	1.2	70	65	No	32mm x 6g Drywall screws	Pattern 1
		1.8	85	70			
ESa	10mm Elephant Standard Plasterboard one side	1.8	95	75	Yes		
ESP	10mm Elephant Standard Plasterboard one side 7mm D-D Plywood on the other	0.6	100	90	No		
ESS	10mm Elephant Standard Plasterboard both sides	1.2	85	75			
		1.8	95	80			
		2.4	100	80			

TABLE B2 – 10mm Elephant Multiboard (or 10mm Elephant Aquaboard, see note 1)

System Number	Plasterboard Requirement Vertical or Horizontal	Minimum Element Length (m)	Bracing Units/M Performance on Timber and Concrete Floors		Angle Brace	Panel Hold Downs	Fixing Type	Fixing Pattern Type
			Wind	Earthquake				
EM	10mm Elephant Multiboard one side	0.4	100	95	No	Yes	35mm Elephant Bracing Screw or 38mm Elephant Bracing Nail	Pattern 2
		0.6	130	115				
EMa	10mm Elephant Multiboard one side	1.8	130	115	Yes			
EMP ²	10mm Elephant Multiboard one side, 7mm D-D plywood on the other	0.6	150	150	No			
EMS ³	10mm Elephant Multiboard one side, 10mm Elephant Standard on the other	0.6	150	150				
EMd	10mm Elephant Multiboard one side	0.4	125	125	Yes ⁴	38mm EB Nails only		

1 10mm Elephant Aquaboard can be used in place of 10mm Elephant Multiboard, provided the perimeter of the element is fixed with fasteners spaced at 120mm centres, and using the relevant corner fixing pattern and fixing type.

Minimum element length is 600mm.

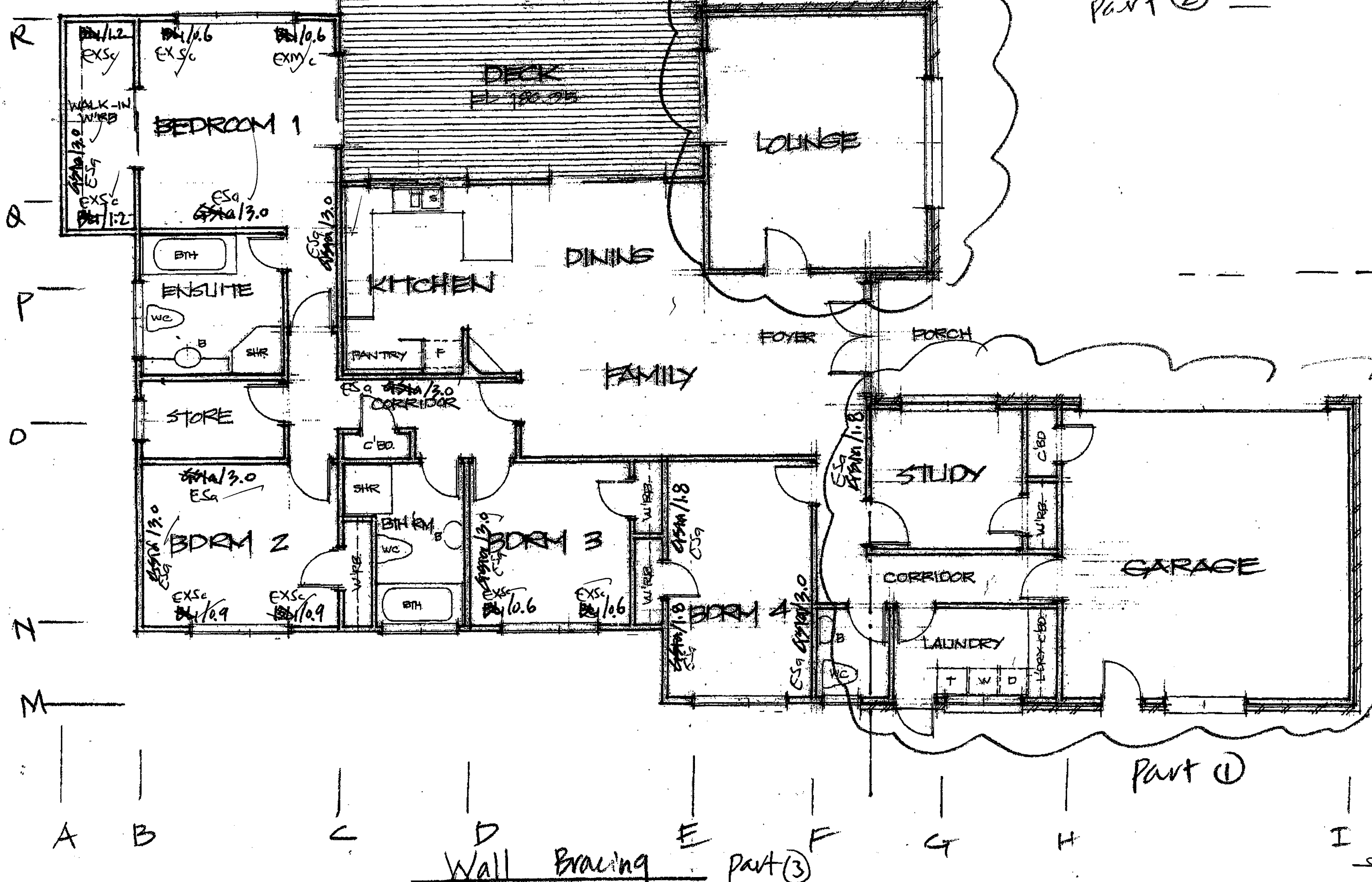
2 EMP: For Plywood fixing, see notes on page 26.

3 EMS: The 10mm Elephant Standard Plasterboard on the other face is fixed as per System ES.

4 EMd: Achieving these bracing unit ratings for element lengths under 600mm use 35mm or 38mm bracing nails only and double bottom plate if applicable. Refer Elephant Bracing Systems.

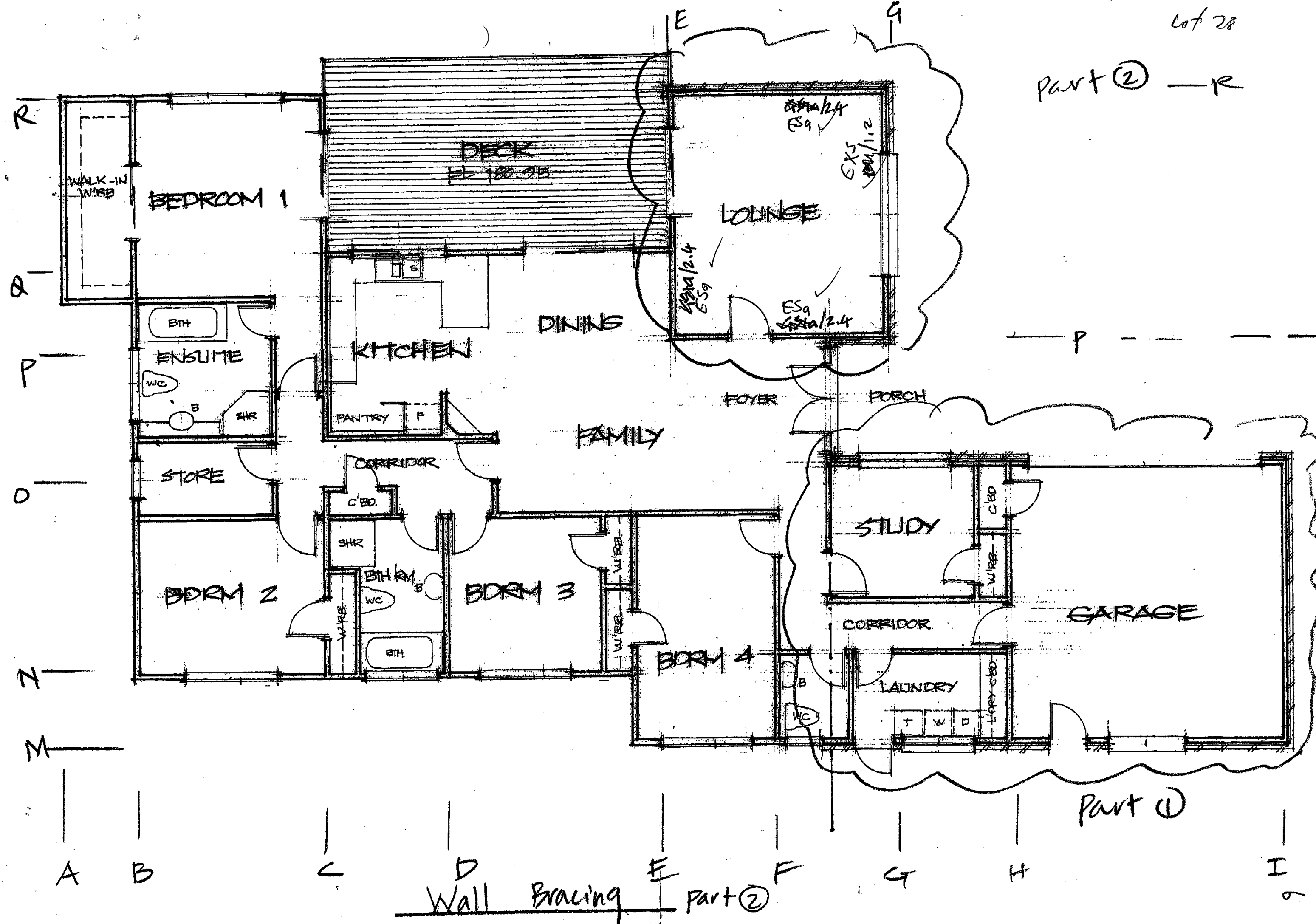
Lot 29

Part ②

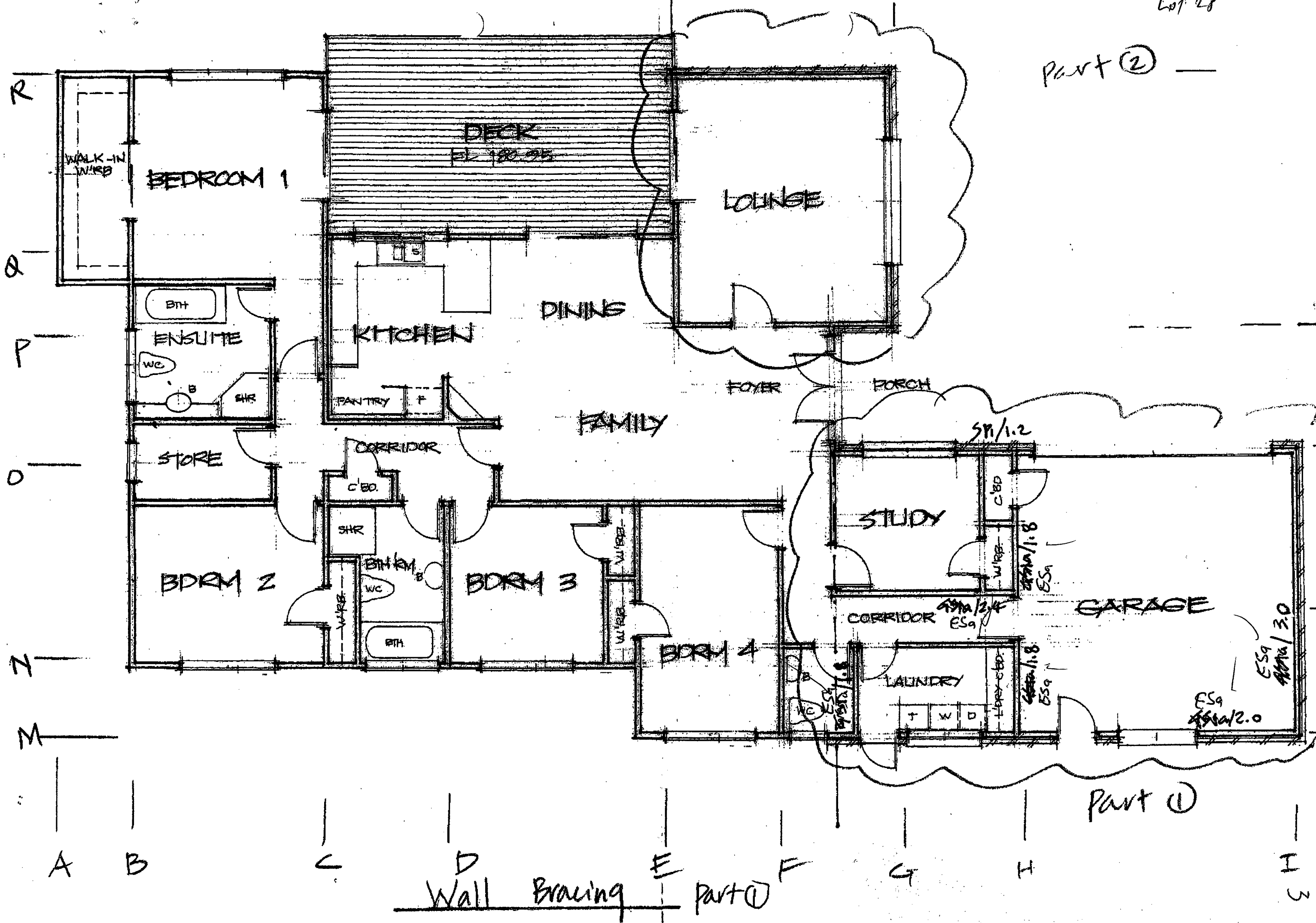


Lot 28

Part ② — R



Part ②



Wall Bracing Part ①

23 LITHGOW DR

Wanganui District Council

28 SEP 2010

ACCEPTED

G.H.
3:00pm

Wanganui District Council
BCA QM System

Building Consent File – Front Cover

BCA T 330 page 1 of 1
v6 12/1/06

APPROVED Building Consent File Content/Checklist

10 / 0868

DBH Building Category

Consent number: BCA 10/0868

(Type 1, 2 or 3)

Consent No.	Description	Added to file	Comment & Ref
1.	Consent Application	28-9-10	
2.	Pre-Vet Checksheet	28-9-10	
3.	Plans & Specifications	28-9-10	
4.	Bracing Calculations	28-9-10	
5.	PIM : C/T : Consent Notes	28-9-10	(CT)
6.	Regional Authority Consent (Dams)		
7.	Fire Design		
8.	DRU – NZFS		
9.	Consultant Reports		
10.	Producer Statements PS1, PS2, PS4	28-9-10	(PS1)
11.	Engineering Calculations	28-9-10	
12.	Peer Review	30/11/10	Approved
13.	Relocate: Condition Reports		
14.	Truss Layouts	28-9-10	
15.	FIR		
16.	Correspondence		
17.	Copy of Invoice(s)	28-9-10	(DEP)
18.	Compliance Assessment Checksheets	12/10/10	
19.	Photos		
20.	Notice to Fix / Enforcement Action		
21.	DBH Notification (Warnings etc)		
22.	Amendments/Alterations to Existing		
23.	Historic Places Trust Approval letter		
24.	Request for Further Information letter(s)		
25.			
26.			
27.	Building Consent (signed copy) Including Conditions		
28.			
29.			
30.	Inspection Checksheets		
31.	Supporting As-Built documentation		
32.	Energy Work Certificates - Electrical		
33.	Energy Work Certificates - Gas		
34.	Vehicle Crossing Producer Statement		
35.			
36.			
37.			
38.	Application for C.C.C.		
39.	C.C.C. Assessment Checklist		
40.	Code Compliance Certificate		

Highlighted changes
to be signed

**JOB COMPLETED
CCC ISSUED**

LARGE PLANS HELD IN: (PLAN TUBE or FILE BOX?) ☐

LARGE PLANS LOCATED IN:

G18 FILE ROOM ☐

or BASEMENT ☐

NEW 246m² DWELLING WITH ATTACHED GARAGE.

Building Consent Application

Section 32 or 45, Building Act 2004
FORM 2

Wanganui District Council

Wanganui 27 SEP 2010

RECEIVED

APPROVED
10/0868

1. Application type

- ☐ Project Information Memorandum and/or
- ☒ Building Consent or
- ☐ Alteration to Existing Building Consent
- (Please tick appropriate box)

Building Consent/PIM No.

BCan10/0868

Note: Shaded areas for office use only

2. The building

2a. Site Address

23 WITHGOW DRIVE

2b. Current lawfully established use

RESIDENTIAL

2c. Legal Description

Lot 28

DP 378698

2d. Council Property No.

51040

(316037 CT)

2e. Number of levels

one level

2f. Level/Unit number

1

2g. Floor area

Existing m²

New 246.8 m²

Total 246.8 m²

2h. Year building first constructed
(If applicable/or approx. year)

3. The owner

3a. Name

Wei Dong

Postal Address

P.O. Box 24727 Royal oak
Auckland

Contact Numbers

09-5207408

021-812180

09-5207402

Phone

Mobile

Fax

Email

euroasian2land@hotmail.com

4. Evidence of ownership

4a. Evidence of ownership attached



Certificate of Title (copy)



Sale and purchase agreement



Lease agreement



Other document showing full name of legal owner(s), such as a rate instalment notice

5. Applicant's details (if not the owner)

5a. Name of Agent

David Lee

Postal Address

P.O. Box 24727 Royal oak
Auckland

Contact Numbers

09-5207408

021-812180

09-5207402

Phone

Mobile

Fax

Email

euroasian2land@hotmail.com

Relationship to owner

Builder

Details of authorisation



Evidence attached



Other - please specify

6. Applicant's declaration


Signature of Owner/Agent

27/09/2010
Date

David Lee
Name (print clearly)

Consent fees to be paid by
(Please tick appropriate box)

☐ Owner

○ Builder

☐ Plumber

☐ Designer

☒ Agent

The information provided will be included in a Public Register of Consents which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.

The person signing the Building Consent application form is the person responsible for the debt.

7. The project

7a. Description of the building work

NEW DWELLING WITH ATTACHED GARAGE.

7b. Will the building work result in a change of use of the building?

☐ Yes

☒ No

7c. If yes, please provide details of the new use

7d. Intended life of the building

☒ Indefinite but not less than 50 years

☐ Less than 50 years - please specify

years

7e. Have any PIM and/or Building Consents been issued previously for this project?

☐ Yes

Provide details below

☒ No

Date of consent Consent number

7f. Estimated value of the building work

\$ 300,000.00 including gst

7g. Category
(Office use only)

1

8. Project Information Memorandum

The following matters are involved in the project (please tick the appropriate project)

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☒ New or altered locations and/or external dimensions of buildings
- ☒ New or altered access for vehicles
- ☐ Building work over, or adjacent to, any road or public place
- ☒ Disposal of stormwater and wastewater
- ☐ Building work over existing drains or sewers, or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the council - please specify

9. Supporting documentation

The following plans and specifications are attached to this application:

- ☒ Two sets of plans drawn to a recognised metric scale; include two sets of specifications and other documentation
- ☐ Project Information Memorandum
- ☒ Producer Statements
- ☒ Truss Layout Plan
- ☐ Certificate attached to Project Information Memorandum
- ☒ Details/Calculations
- ☐ Fire Design Analysis
- ☐ Development Contribution Notice

Please turn over

09- 5207402.

eurasia NLZ.

David Lee.

23 Lithgow

021 816169.

9. Supporting documentation - continued

☐ Copies of other Authorisations - please specify

☐ Other - please specify

10. Building practitioners involved in this project (continue on another sheet of paper if needed)

Designer

Name / Registration no.

Contact details Address

Phone / Email

Teszo.

075 09-832068

Builder

Name / Registration no.

Contact details Address

Phone / Email

Daniel Lee

BP 101148

P.O. Box 26727 Royal oak

021-811180

carpaszka.n2land@knt-mexi.com

Craftsman Plumber

Name / Registration no.

Contact details Address

Phone / Email

TBA

Registered Drainlayer

Name / Registration no.

Contact details Address

Phone / Email

TBA

Electrician

Name / Registration no.

Contact details Address

Phone / Email

TBA

Engineer

Name / Registration no.

Contact details Address

Phone / Email

Specialist Services (fire alarm, HVAC, lift etc)

Name / Registration no.

Contact details Address

Phone / Email

Other

Name / Registration no.

Contact details Address

Phone / Email

11. Waiver or modification required

Waiver or modification
(Please circle and detail below)

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

Alternative Solution
(Please circle and detail below)

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

Additional information

12. Compliance with New Zealand Building Code

NZBC Clause

Tick relevant building code clauses

- ☒ **B1** Structure
- ☒ **B2** Durability
- ☒ **C1-C2-C3-C4** Fire
- ☒ **D1** Access routes
- ☐ **D2** Mechanical installations for access
- ☒ **E1** Surface water
- ☒ **E2** External moisture
- ☒ **E3** Internal moisture
- ☐ **F1** Hazardous agents on site
- ☒ **F2** Hazardous building materials
- ☐ **F3** Hazardous substances & processes
- ☐ **F4** Safety from falling
- ☐ **F5** Construction & demolition hazards
- ☐ **F6** Lighting for emergency
- ☒ **F7** Warning systems
- ☐ **F8** Signs
- ☒ **G1** Personal hygiene
- ☒ **G2** Laundering
- ☐ **G3** Food preparation & prevention of contamination
- ☒ **G4** Ventilation
- ☐ **G5** Interior environment
- ☐ **G6** Airborne & impact sound
- ☒ **G7** Natural light
- ☐ **G8** Artificial light
- ☒ **G9** Electricity
- ☐ **G10** Pipes services
- ☒ **G11** Gas as an energy source
- ☐ **G12** Water supplies
- ☒ **G13** Foul water
- ☐ **G14** Industrial liquid waste
- ☐ **G15** Solid waste
- ☒ **H1** Energy efficiency

Means of compliance

Please circle or add means of compliance

Proposed inspections

Please circle as appropriate - see key below

B1/AS2	NZS 4229	NZS 3604	AS/NZS 1170	1	2	3
B2/AS1	NZS 3604	NZS 3101	NZS 3602	1	2	3
C1/AS1	C4/AS1	C2/AS1	C3/AS1	1	2	3
D1/AS1		NZS 4121		1	2	3
D2/AS1		NZS 4322	EN/81	1	2	3
E1/AS1		AS/NZS 3500		1	2	3
E2/AS1		Specific Design		1	2	3
E3/AS1				1	2	3
F1/AS1				1	2	3
F2/AS1		NZS 4233		1	2	3
F3/AS1				1	2	3
F4/AS1		Fencing of Swimming Pools Act		1	2	3
F5/AS1				1	2	3
F6/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F8/AS1				1	2	3
G1/AS1				1	2	3
G2/AS1				1	2	3
G3/AS1				1	2	3
G4/AS1				1	2	3
G5/AS1				1	2	3
G6/AS1				1	2	3
G7/AS1				1	2	3
G8/AS1		NZS 6703		1	2	3
G9/AS1				1	2	3
G10/AS1		NZS 5261		1	2	3
G11/AS1				1	2	3
G12/AS1	C4/AS1	AS/NZS 3500.2	AS/NZS 3500.5	1	2	3
G13/AS1		AS/NZS 3500.2	BS 5572	1	2	3
G14/AS1				1	2	3
G15/AS1				1	2	3
H1/AS1	NZS 4212	NZS 4218	NZS 4243	1	2	3
		ALF design manual				

Key to proposed inspections:

1. Council Building Control Officer
2. Approved Consultant e.g. Engineer
3. Other - Please specify below

Important

The Building Act requires the applicant to state, for each relevant building code clause, what the means of compliance is. Alternative solutions may also be proposed, and must be accompanied with documentation demonstrating compliance. Please refer to Alternative Solution box previous page and provide additional information. Refer to guidance notes on separate sheet for typical scenarios.

Please turn over

12. Compliance schedule

Do not proceed further if

- this is an application for a PIM only (Project Information Memorandum)
- this application is for Residential work only (except for a cable car after 31 March 2008)

The following specified systems are new, existing, being altered, added to, or removed in the course of building work

☐ There are no specified systems in the building

	New	Existing	Altered	Added	Removed
Cable Car (including to individual dwelling) (to be implemented 31 March 2008)	☐	☐	☐	☐	☐

Building Act 2004 (implemented 31 March 2005)

(listed below are the systems and features from the 'new' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐	☐
3. Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	☐	☐	☐	☐	☐
4. Emergency lighting systems	☐	☐	☐	☐	☐
5. Escape route pressurisation systems	☐	☐	☐	☐	☐
6. Riser mains for Fire Service's use	☐	☐	☐	☐	☐
7. Any automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐
8. Lifts, escalators, travelators, or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐
9. Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐
10. Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐
11. Laboratory fume cupboards	☐	☐	☐	☐	☐
12. Audio loops or other assistive listening systems	☐	☐	☐	☐	☐
13. Smoke control systems	☐	☐	☐	☐	☐
14. Emergency power systems for, or signs relating to, a system or feature specified in any of the above	☐	☐	☐	☐	☐
15. Means of escape with systems and features (1 to 6, 9 and 13)	☐	☐	☐	☐	☐

Please continue for Building Act 1991 (implemented 1 January 1993)

12. Compliance Schedule - continued

The following specified systems are existing, being altered, added to, or removed in the course of building work

Existing Altered Added Removed
☐ ☐ ☐ ☐

Building Act 1991 (implemented 1 January 1993)
(listed below are the systems and features from the 'old' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐
3. Emergency warning systems for fire or other dangers (eg. manual or automatic fire alarm)	☐	☐	☐	☐
4. Emergency lighting	☐	☐	☐	☐
5. Escape route pressurisation	☐	☐	☐	☐
6. Riser mains	☐	☐	☐	☐
7. Back-flow preventers	☐	☐	☐	☐
8. Lifts (including escalators, passengers, service, goods)	☐	☐	☐	☐
9. Mechanical ventilation and air conditioning	☐	☐	☐	☐
10. Other mechanical, electrical, hydraulic or electronic systems	☐	☐	☐	☐
11. Building maintenance units	☐	☐	☐	☐
12. Signs (for items 1 to 11 above)	☐	☐	☐	☐
13. Means of escape	☐	☐	☐	☐
14. Safety barriers	☐	☐	☐	☐
15. Access and facilities for people with disabilities	☐	☐	☐	☐
16. Hosereels and/or fire extinguishers	☐	☐	☐	☐
17. Signs (for items 13 to 16 above)	☐	☐	☐	☐

Address where compliance schedule will be held:

The maximum number of occupants that the building is designed for:

Amendments to a compliance schedule also requires Form 005 - Application for Amendment for Compliance Schedule

Please turn over

OFFICE USE ONLY
BCA

Date application received
Receiving Officer
Application Fee Receipt No.
Date of application Fee Rec.
Infrastructure Bond No.

27.9.10
G.H.
367543
27.9.10

Comments:

paid 1/12/10
Ref: 374911
Ant.

Fees (incl. GST)

Building Consent Application (Prepaid)	SC	\$ 1255.00
Building Consent Issue		\$
PIM		\$
Building Levy (DBH)		\$
BRANZ Levy		\$
Stormwater Connection		\$
Vehicle Crossing		\$
Sewer Connection		\$
Water Connection		\$
Fordell Connection (Application charge)		\$
Development Contribution Levy		\$
NZFS Alternative Solution		\$
Waiver/Modification		\$
Resource Consent		\$
Relocation Bond		\$
Infrastructure Fee (non-refundable)	*	\$ 200.00
Infrastructure Bond	*	\$ 1500.00
Certificate of Title	TO BE PAID *	\$ 10.00
Rural Rapid Number		\$
Photocopying/Plan Printing		\$
Other		\$
Total		\$

Processing							
Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date	No.	Initials	Date
Administration	G.H.	29.9.10	G.H.	2.11.10			
Planning	G.H.	26.11.10				gh	29/9/10
Fire Design (Referred to NZFS)							
Building	Am	12/10/10				Am	26/11/10
Drainage (Infrastructure)							
Water (Infrastructure)							
Fordell Water Scheme (Infrastructure)							
Structural							
Plumbing/Drainage	gh	13/10/10	gh	31/11/10		gh	29/11/10
Roading							
Health							
Dangerous Goods							
Parks & Property / Mainstreet							

Approved for issue of PIM/Building Consent

Approving Officer

[Signature]

Date

30 NOV 2010

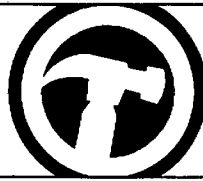
Notes

Peer reviewed.

[Signature]

14 OCT 2010

**Prelodgement vetting
Building consent**



**Wanganui
District Council**

I. Check sheet - Housing/housing alterations

Street address

23 LITHGOW DRIVE

(Additional information will need to be supplied if a resource consent is required)

This is a preliminary vetting sheet only to establish if there is sufficient information of an acceptable quality before it is received for lodgement and processing. This is not a comprehensive list of requirements. This prelodgement form is designed to reduce processing time and save you on processing costs.

Plans are required to a suitable drafting standard.

**Note: If you do not have the appropriate skills to prepare drawings, please engage a professional
2 copies of all documentation is required. (4 if resource consent is required).**

3 copies required for all commercial projects.

Tick where applicable under Yes, No or Not applicable

Requirements	Owner supplied Date / /			Council check Date 27/9/10			Council recheck Date / /		
	Y	N	N/A	Y	N	N/A	Y	N	N/A
1. Building Consent Application form (1 copy) - fully filled in and signed	☐	☐	☐	☒	☐	☐	☐	☐	☐
2. Application fee	☐	☐	☐	☒	☐	☐	☐	☐	☐
3. Copy of Certificate of Title (1 copy)	☐	☐	☐	☒	☐	☐	☐	☐	☐
4. Site plan – to scale, fully dimensioned showing drainage, north point, street vehicle crossing, site coverage, distance to boundaries, levels	☐	☐	☐	☒	☐	☐	☐	☐	☐
5. Floor plan – to scale, fully dimensioned, rooms named, windows/doors, bracing, fixtures, smoke detector positions	☐	☐	☐	☒	☐	☐	☐	☐	☐
6. Elevations – to scale. All sides to be shown, windows/door, heights, materials, daylight plane, ground contours (before and after)	☐	☐	☐	☒	☐	☐	☐	☐	☐
7. Cross sections – through key building points, heights, materials, timber treatment/grades	☐	☐	☐	☒	☐	☐	☐	☐	☐
8. Drainage long sections – crown of road, stormwater (septic tank design), depths, cover	☐	☐	☐	☒	☐	☐	☐	☐	☐
9. Specific details – weathering, window/door details, flashings, parapet, deck, junctions, cavity, foundations etc	☐	☐	☐	☒	☐	☐	☐	☐	☐
10. Bracing schedule – walls and roof (subfloor when required)	☐	☐	☐	☒	☐	☐	☐	☐	☐
11. Roof truss layout/design certificate – fixings	☐	☐	☐	☒	☐	☐	☐	☐	☐
12. Risk matrix calculation sheet – weathertightness	☐	☐	☐	☒	☐	☐	☐	☐	☐
13. Specific engineering design – Engineer's calculations (+ PSI) - Level of construction monitoring to be carried out by engineer	☐	☐	☐	☒	☐	☐	☐	☐	☐
14. Specification – comprehensive, references to Codes, Standards (specific to project)	☐	☐	☐	☒	☐	☐	☐	☐	☐
15. Manufacturer's specification for woodburners, sewage pumps, specialised processes etc.	☐	☐	☐	☒	☐	☐	☐	☐	☐
16. Documentation for Infrastructure Bond	☐	☐	☐	☒	☐	☐	☐	☐	☐

Plans OK to accept for processing ☒

Officer: BU.

Date: 27.9.10

Notes:

2. Check sheet - Commercial/industrial (in addition to the previous page)

Commercial and industrial buildings are often extremely complex projects.

This is a preliminary vetting sheet only to establish if there is sufficient information of an acceptable quality before it is received for lodgment and processing. This is not a comprehensive list of requirements. This prelodgment form is designed to reduce processing time and save you on processing costs.

Note: If you do not have the appropriate skills to prepare drawings, please engage a professional 3 copies of all documentation is required.

Tick where applicable under Yes, No or Not applicable

Requirements	Owner supplied	Council check	Council recheck
	Date / /	Date / /	Date / /
	Y N N/A	Y N N/A	Y N N/A
1. Fire design analysis - (3 copies required for NZFS-DRU if alternative solution)	☐ ☐ ☐	☒ ☐ ☐	☐ ☐ ☐
2. Toilet calculation (G.I.) Separate facilities, unisex, accessibility	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
3. Access and facilities for people with disabilities Toilets, ramps, counters	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
4. If change of use refer to additional requirements (see section 114, 115)	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
5. Specialist services details f/ alarm, auto doors, lift, e/lighting, lighting, H.I. energy efficiency, HVAC, signs, (health, dangerous goods)	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
6. Compliance Schedule details - fill in application form also	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
7. Specialist engineering (PS1, PS2) Portal frames, precast concrete, blockwork, specific details	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
8. Carparking calculations for numbers, commercial vehicle crossing, accessible carpark, drainage, loading bay	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
9. Requirement for Certificate for Public Use (see 363) - staging, use of building before CCC	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
10. Stormwater design, EI calculations, for yards and buildings etc.	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
Plans OK to accept for processing ☐	Notes:		
Officer:			
Date:			

OFFICE USE ONLY

Date received Application # Document # Project #

Property ID Legal ID Receipt # Amount Paid \$

Vehicle Crossing Consent
Consent No.



Wanganui
District Council

1. Property owner details

Name

David Lee Wei Dong

Contact person/agent
(If owner is a corporation,
partnership or trust)

David Lee

Postal address

P.O. Box 24727 Royal Oak
Auckland

Contact details

Phone (09) 5207408

Mobile 021-812180

Fax (09) 5207402

Email

ewd.asian2land@hotmail.com

2. Property details

Site address
(Specify unit/level number,
location of building within
site/block number, building name
and street name)

23. LITHGOW DRIVE

Currently lawfully
established use

Legal description

LOT 28 DP 378698

Rapid number

3. Description of project

Detailed description of the
development/project

(Tick one)

- ☒ Urban
☐ Commercial
☐ Rural
☐ Other (please specify)

Width of proposed vehicle
crossing

3.5mtrs

4. Council approved contractor undertaking the work

(Refer to list of approved
contractors provided in the
guide)

WORKS INFRASTRUCTURE

Please turn over

OFFICE USE ONLY

Date received

27-9-10

Application #

Document #

Other

Property ID

51040

Legal ID

Receipt #

Amount Paid

\$

5. Diagram for vehicle crossing location

Provide a site plan to show the location of the proposed vehicle crossing, and, if applicable, location of water toby, trees, streetlights or poles, stormwater sump and other services/street furniture, such as bus stops, signs etc.

SEE MAIN SITE PLAN

6. Applicant's declaration

PRIVACY STATEMENT

Information on this form is required to be provided under the acts, regulations and bylaws administered by the council and is required to process your application. This information has to be made available to members of the public, including business organisations. In appropriate circumstances, it may also be made available to other units of the council, council's approved contractors and other government agencies.

Under the Privacy Act 1993, you have the right to access the personal information held about you by the council and you can also request that the council correct any personal information it holds about you.

I understand that as the applicant, all correspondence related to this application will be made to me.

I confirm that I have read and understood the Privacy Statement and that the information provided on the application form is true and correct.


Signature

27/9/10
Date


Name (print clearly)

OFFICE USE ONLY

Owner ID

Parcel Prop. ID

51040

Ref no.

Date received

Reached by

Tax Invoice GST No: 51 700 449 Credit No: 778030.921VX

Fee payable (gst included)

Receipt no.

Date paid

Roading and Assets

Approved by WDC

Logged

First inspection date

Final inspection date

Notes



Infrastructure bond and acceptance of liability agreement

Building Consent ☒

Resource Consent ☐ (please tick)

I, David Lee
(applicant's full name)

Company name (if applicable)

of P.O. Box 26727 Royal Oak Auckland.
(address of applicant)

09-520 7408
Phone

carocean21ind@iutmeil.com
Email

give notice that I will be undertaking work at:

23 LITHGOW DRIVE LOT DP.
(address of where work is to be carried out)

and that I agree to abide fully with the following conditions:

1. Prior to any work being undertaken I will request Council to undertake an initial inspection of its infrastructure assets located in the road corridor to identify any pre-existing damage;
2. At the completion of the scheduled work I will request Council to undertake a final inspection of its infrastructure assets to determine whether any damage has occurred since the initial inspection;
3. To take responsibility for the building related care of infrastructure assets for the duration of the above building and/or resource consents;
4. To pay a non-refundable inspection and administration fee of **\$200.00**;
5. To pay a refundable Infrastructure Bond of **\$1,500.00**;
6. That the refundable Infrastructure Bond can be used by Council to offset the cost of damaged assets relating to other building or resource consents that I am also responsible for;
7. To pay the full cost of making good any damage caused to Council's infrastructure assets to an appropriate standard as determined by Council;
8. The refund of the Infrastructure Bond is subject to the making good of any damage to Council's infrastructure assets (as determined by Council) within a period of 4 (four) weeks from the date of Council's written notification to the above address.

Note: Council should be contacted at the completion of the building work so that it may undertake an inspection of its infrastructure assets to confirm that no damage has occurred. (Please telephone 06 349 0001 to book an inspection)

David Lee
Signature

27/9/2010
Date

Explanation

- 1 The Wanganui District Council has significant infrastructure assets in its road corridor. Damage to those assets from building works can come at a cost to the ratepayers of the Wanganui District.
- 2 The purpose of the Infrastructure Bond is to encourage the applicant to ensure the infrastructure assets are not damaged. Further, in the event of damage, the infrastructure bond will ensure that the cost of repairing rests with the party responsible for its damage.
- 3 **Damage includes but is not limited to the following:** damage to footpaths, kerbing and channel, road surface, street furniture, tobies, trees, berms and other Council assets in the road corridor.
- 4 The Infrastructure Bond applies to all building consents (and/or resource consents) for demolition, removal, relocation and construction of dwellings.

Review of Bond Amount

- 5 Pursuant to a Resolution of the Wanganui District Council (17 June 2008) a builder who has multiple building consents may apply for an exemption from paying an infrastructure bond on each consent. The resolution states: "*That the Chief Executive has delegated authority to review the refundable bond amount for builders with multiple consents.*"
- 6 An application for review of the Bond amount can be made on the appropriate form obtainable from the Council building at 101 Guyton Street, Wanganui.
- 7 To find out if you are eligible for a review of the bond amount, please talk to a member of the Building Control team in the first instance.

OFFICE USE ONLY

Date received:

27.9.10

IBA No.:

Receipt No.:

367543

Received by:

GH
(print name)

COMMENTS



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier 316037
Land Registration District Wellington
Date Issued 07 June 2007

Prior References
WN47B/433

Estate Fee Simple
Area 870 square metres more or less
Legal Description Lot 28 Deposited Plan 378698

Proprietors
Wei Dong

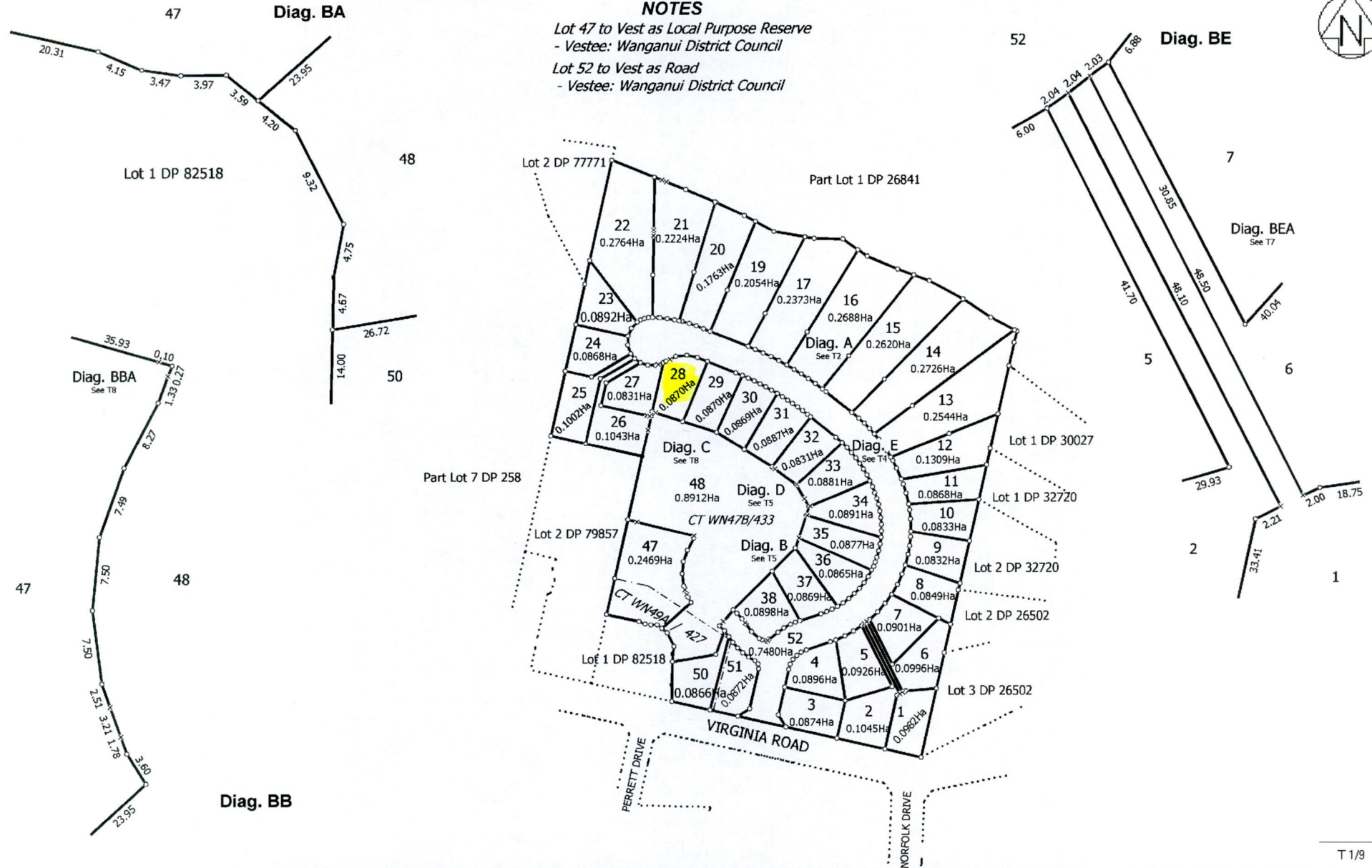
Interests

B492076.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 imposing ongoing subdivional conditions - 11.12.1995 at 9.33 am
Subject to a right (in gross) to stormwater and sewage drainage easements over part marked N on DP 378698 in favour of Wanganui District Council created by Easement Instrument 7405130.4 - 7.6.2007 at 9:00 am
The easements created by Easement Instrument 7405130.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7405130.6 - 7.6.2007 at 9:00 am
Fencing Covenant in Easement Instrument 7405130.6 - 7.6.2007 at 9:00 am
Fencing Covenant in Transfer 7466450.1 - 19.7.2007 at 12:27 pm



NOTES

Lot 47 to Vest as Local Purpose Reserve
- Vestee: Wanganui District Council
Lot 52 to Vest as Road
- Vestee: Wanganui District Council



Land District: Wellington

Digitally Generated Plan

Generated on: 09/07/2007 10:30am Page 6 of 14

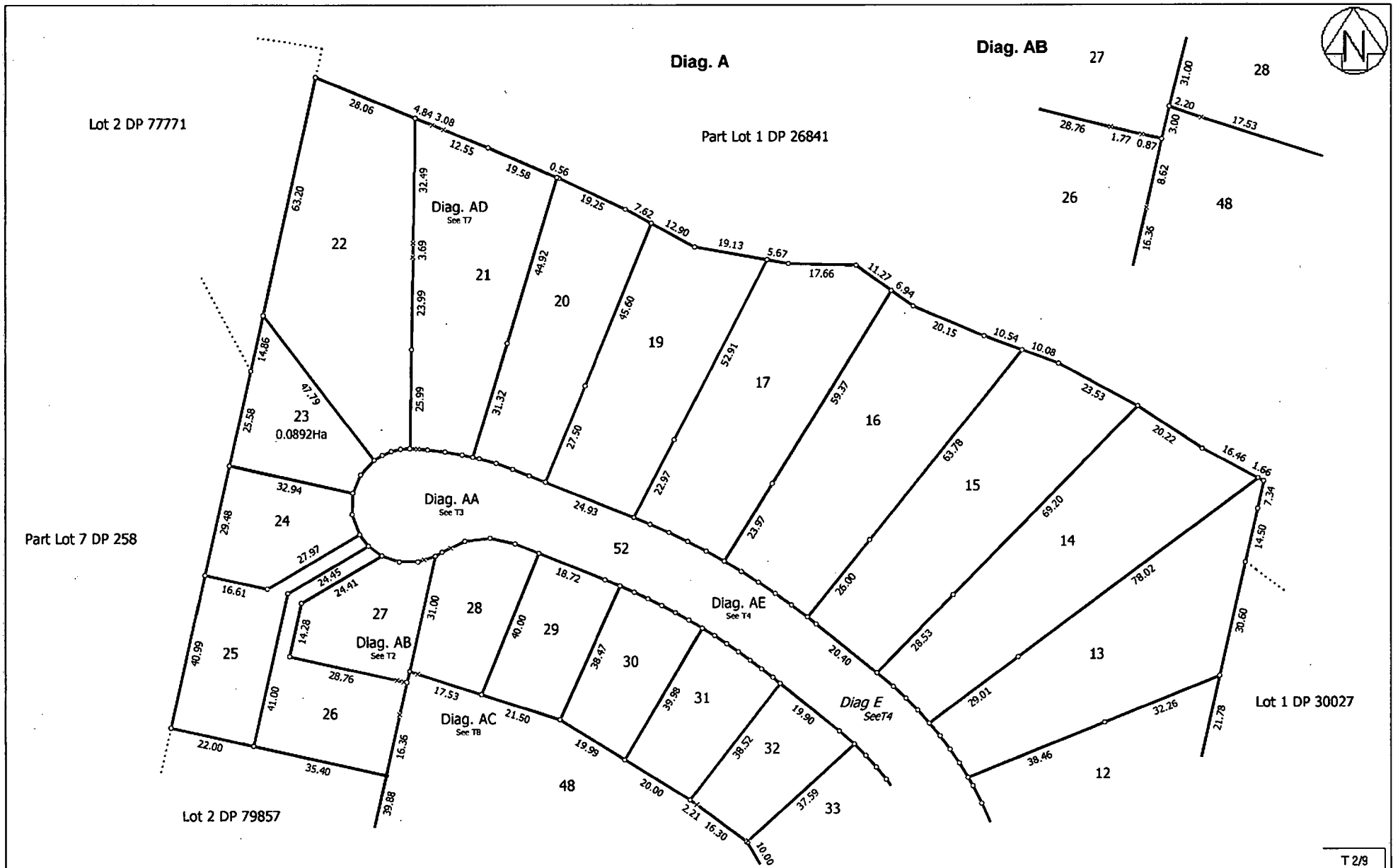
Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518

Surveyor: Michael Robert O'Sullivan
Firm: Harrison & O'Sullivan

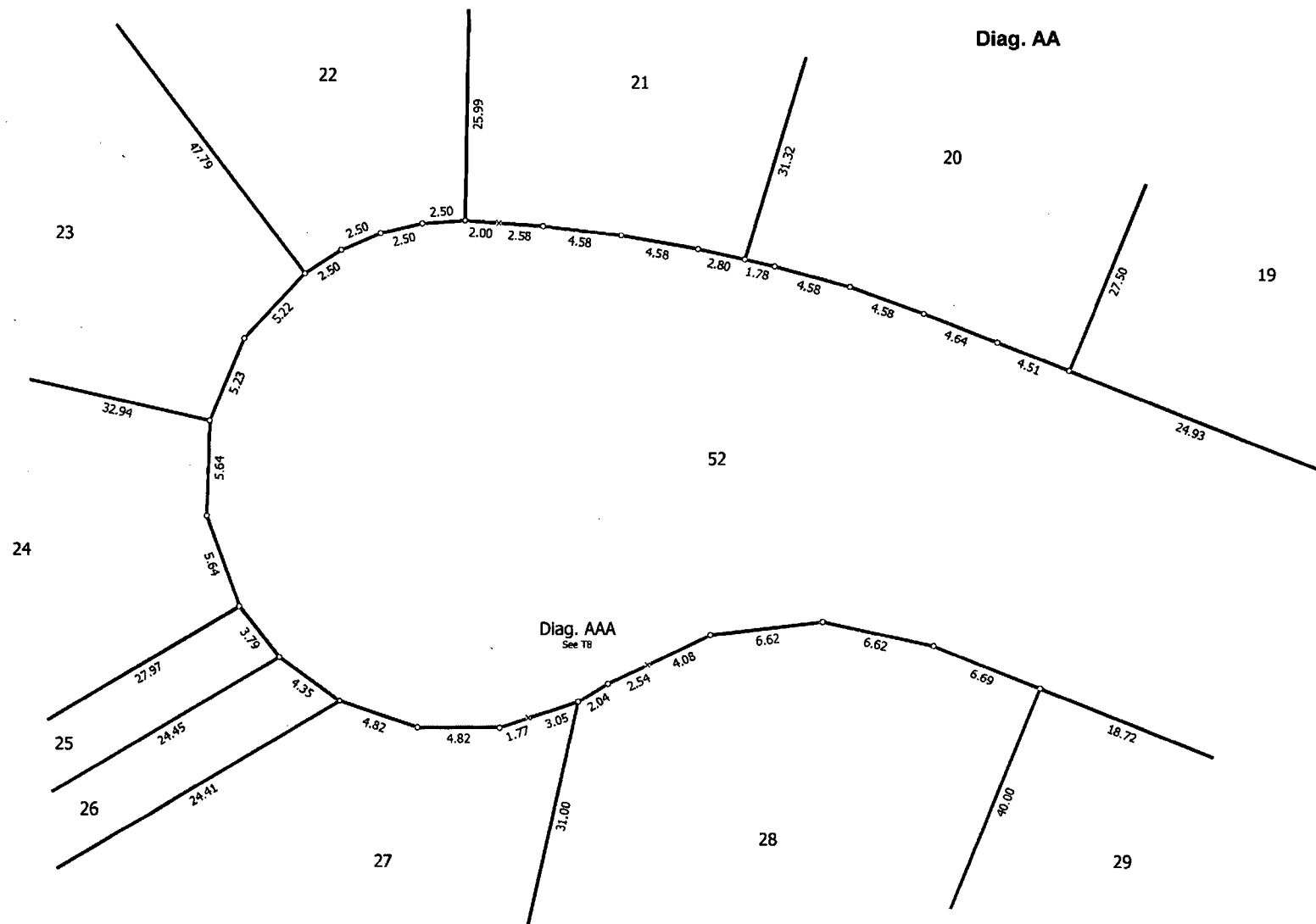
Digital Title Plan
DP 378698

Deposited on: 07/06/2007

T 1/9



Land District: Wellington Digitally Generated Plan Generated on: 09/07/2007 10:30am Page 7 of 14	Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518	Surveyor: Michael Robert O'Sullivan Firm: Harrison & O'Sullivan	Digital Title Plan DP 378698 Deposited on: 07/06/2007
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T 3/9

Land District: Wellington

Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518

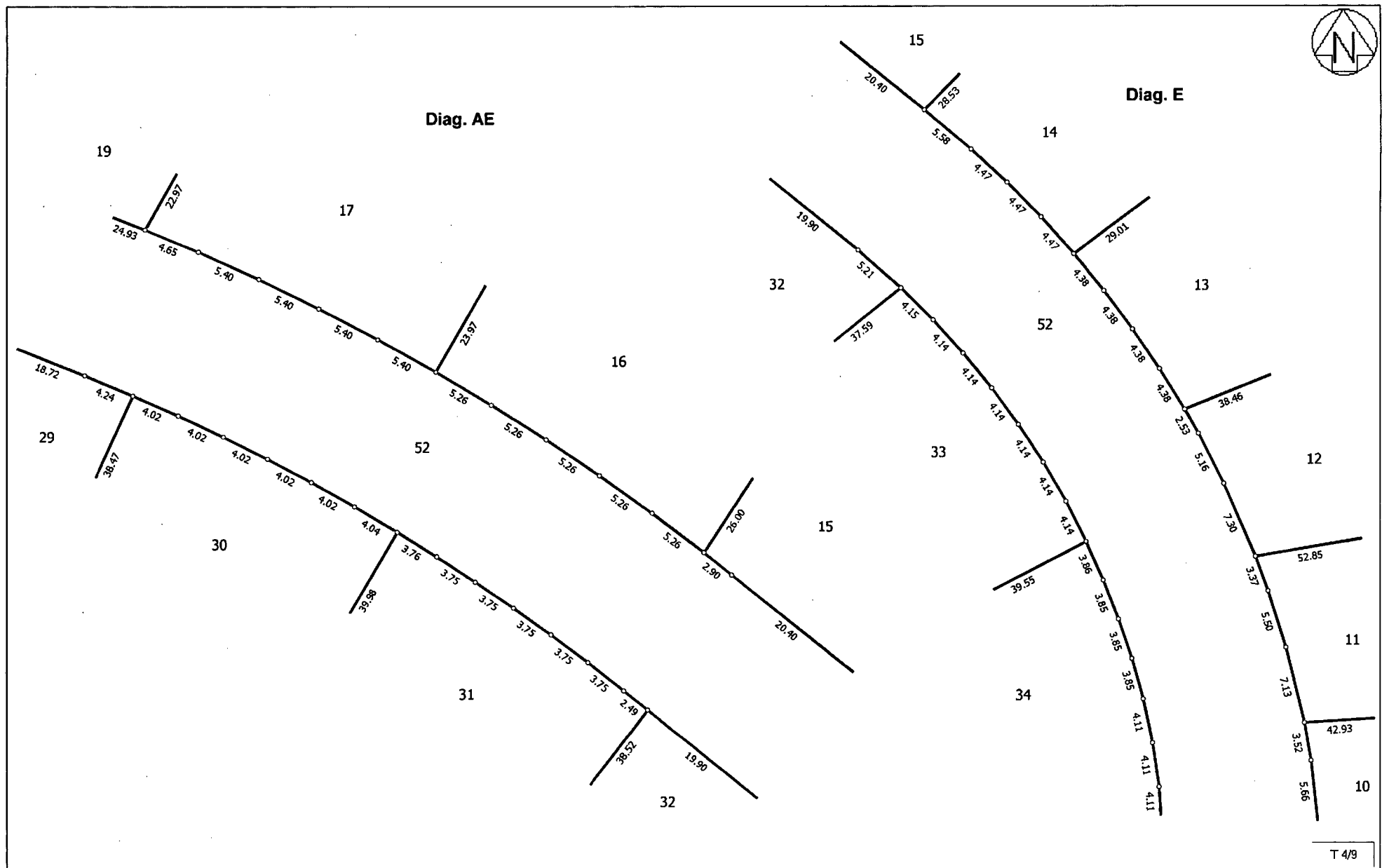
Surveyor: Michael Robert O'Sullivan
Firm: Harrison & O'Sullivan

Digital Title Plan
DP 378698

Digitally Generated Plan

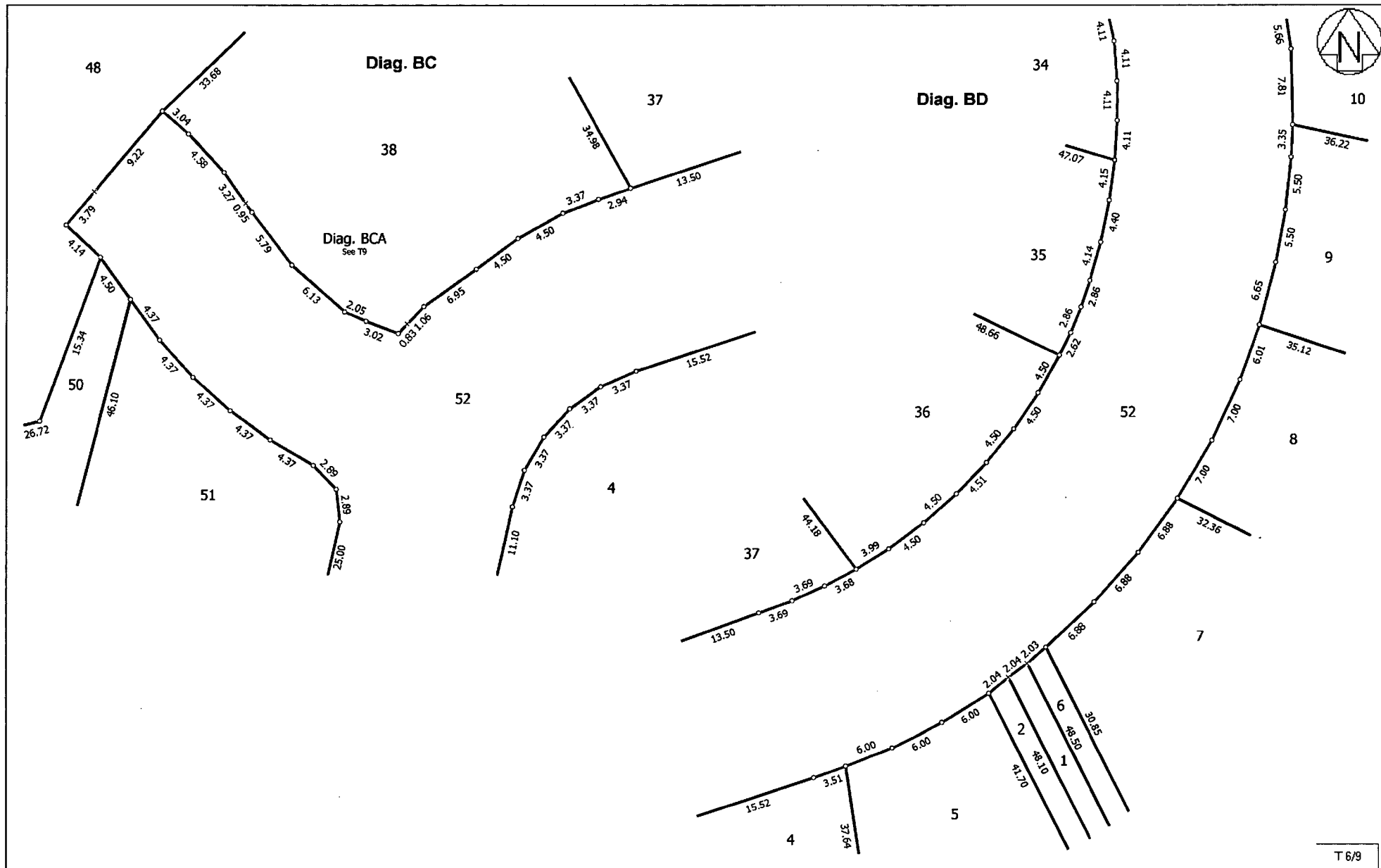
Generated on: 09/07/2007 10:30am Page 8 of 14

Deposited on: 07/06/2007



T 4/9

Land District: Wellington	Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518	Surveyor: Michael Robert O'Sullivan Firm: Harrison & O'Sullivan	Digital Title Plan DP 378698 Deposited on: 07/06/2007
Digitally Generated Plan Generated on: 09/07/2007 10:30am Page 9 of 14			

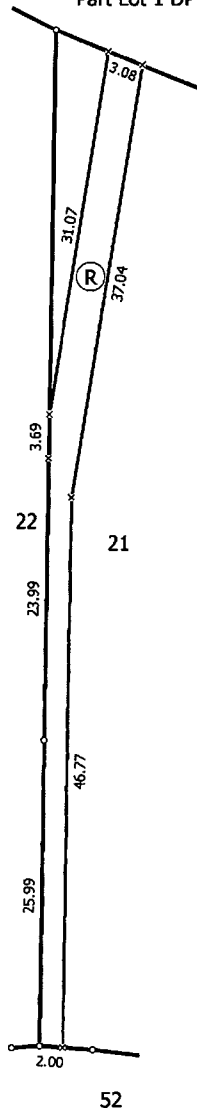


Land District: Wellington Digitally Generated Plan Generated on: 09/07/2007 10:30am Page 11 of 14	Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518	Surveyor: Michael Robert O'Sullivan Firm: Harrison & O'Sullivan	Digital Title Plan DP 378698 Deposited on: 07/06/2007
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Diag. AD

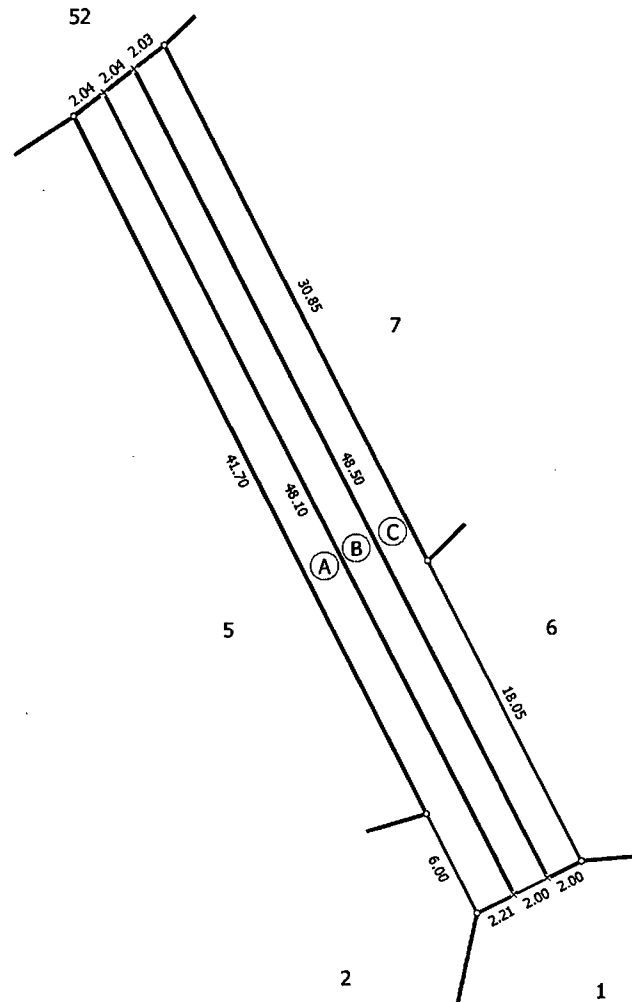
Non Primary

Part Lot 1 DP 26841

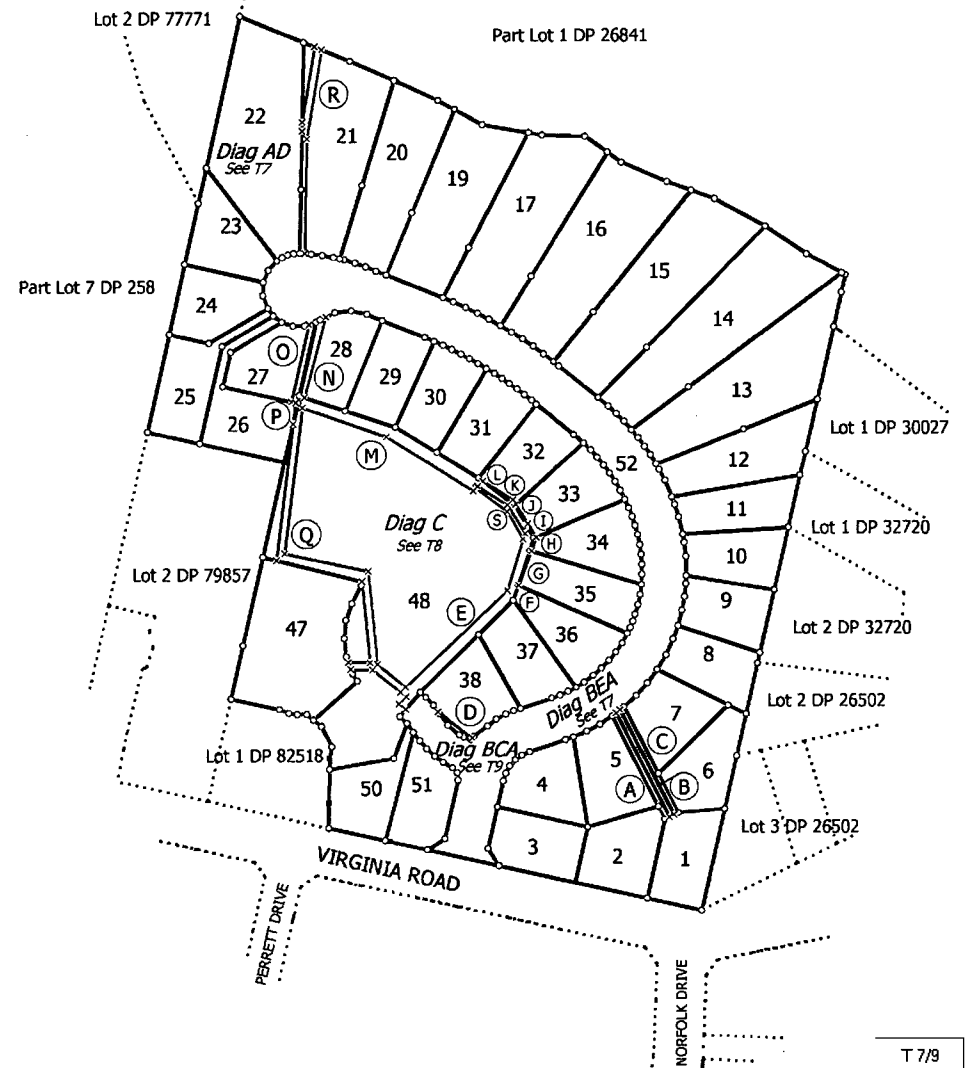


Diag. BEA

Non Primary



Non Primary



Land District: Wellington

Digitally Generated Plan

Generated on: 09/07/2007 10:30am Page 12 of 14

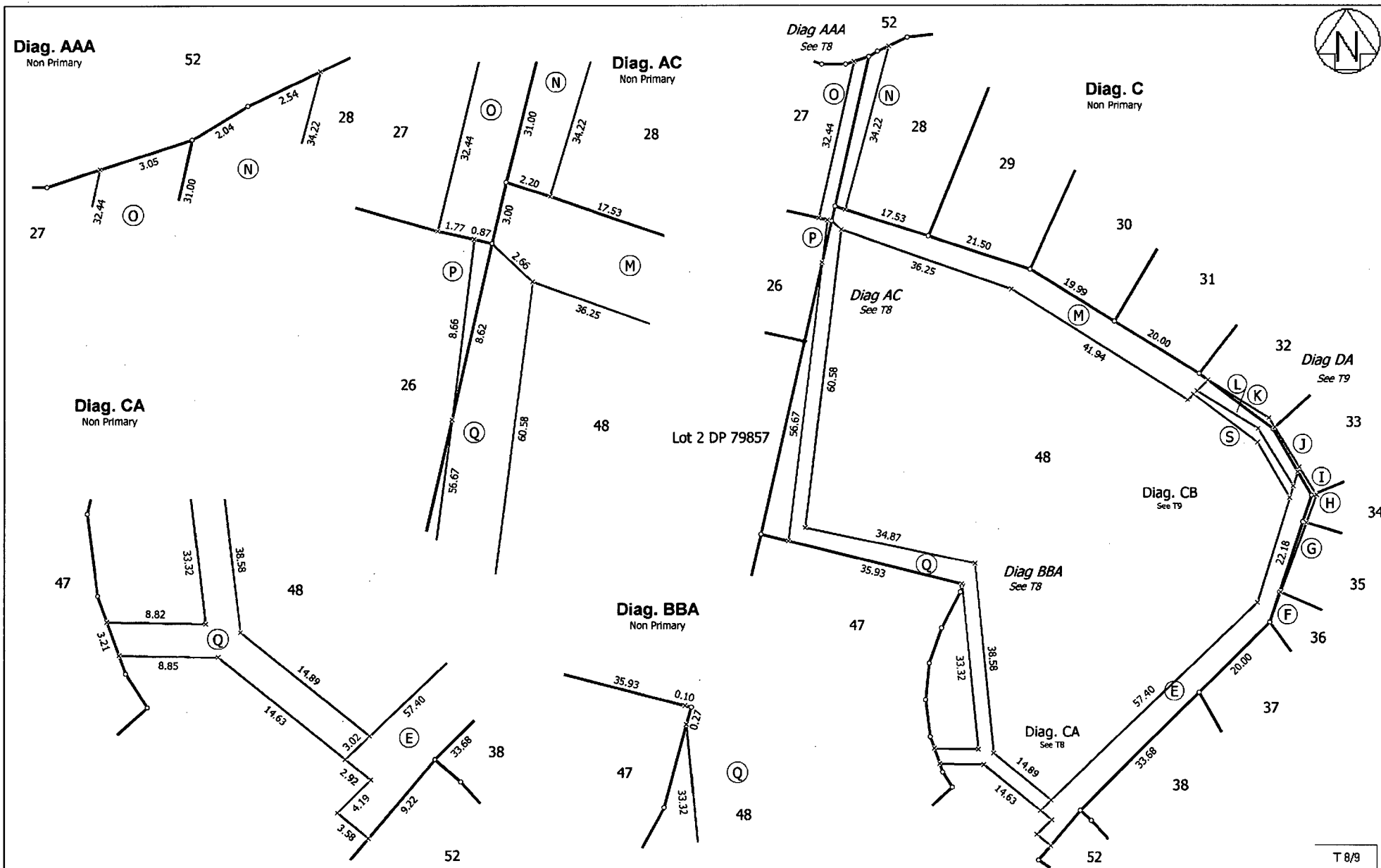
Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518

Surveyor: Michael Robert O'Sullivan
Firm: Harrison & O'Sullivan

Digital Title Plan
DP 378698

Deposited on: 07/06/2007

T 7/9



Land District: Wellington

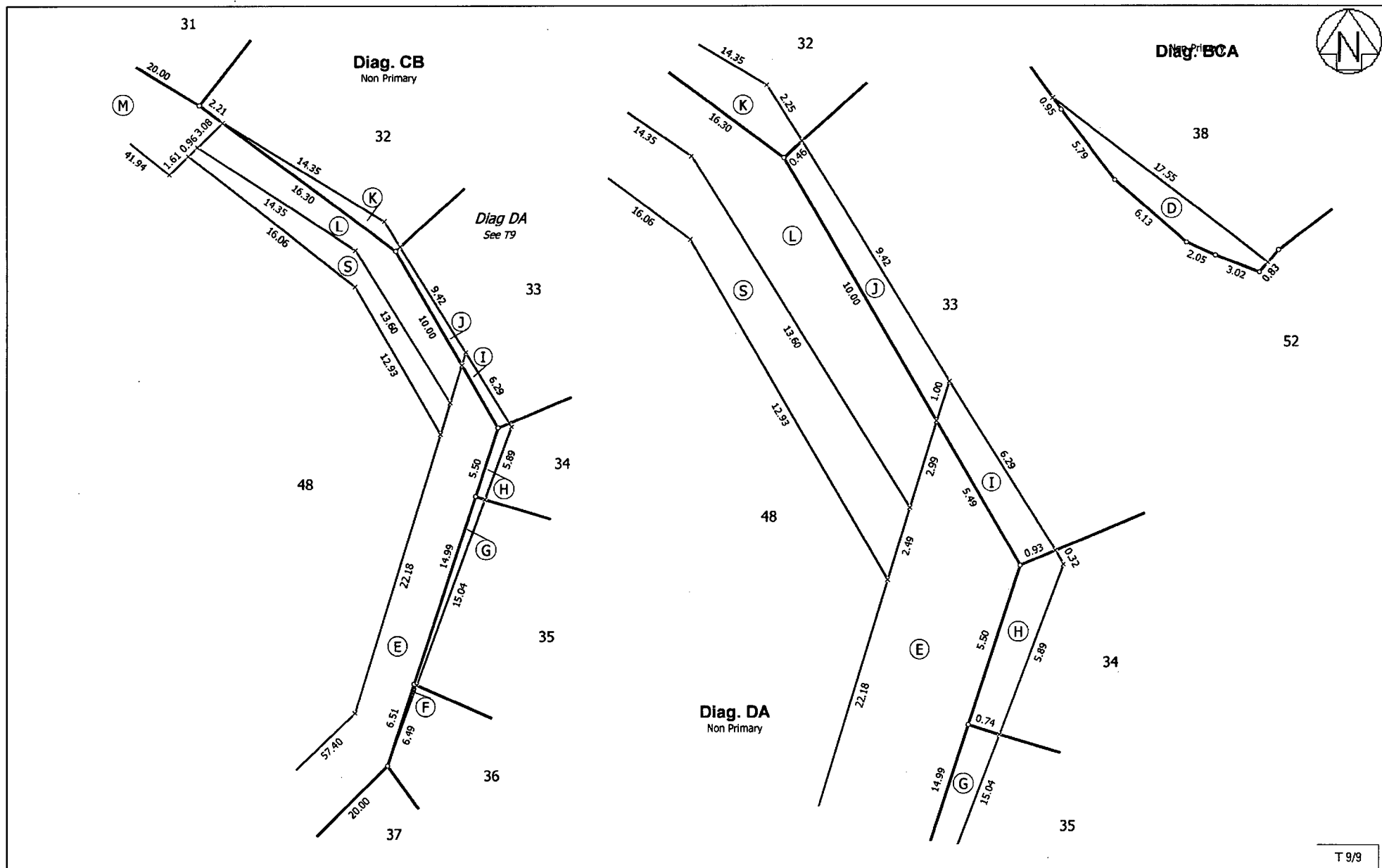
Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518

Surveyor: Michael Robert O'Sullivan
Firm: Harrison & O'Sullivan

Digital Title Plan
DP 378698

Digitally Generated Plan
Generated on: 09/07/2007 10:30am Page 13 of 14

Deposited on: 07/06/2007



T 9/9

Land District: Wellington

Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518

Surveyor: Michael Robert O'Sullivan
Firm: Harrison & O'Sullivan

Digital Title Plan
DP 378698

Digitally Generated Plan

Generated on: 09/07/2007 10:30am Page 14 of 14

Deposited on: 07/06/2007

101 Guyton Street
P O Box 637, Wanganui 4500
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



PREPAID - TAX INVOICE

GST Number 51-668-324

Payers Name:

David Lee

For Building Consent:

Reference No:

Date: 27-9-10

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project

Description of project

NEW HOUSE

23 LITHGOW DRIVE

Reference

Details

Amount (Incl GST)

1. Building Consent Project Type – application fee (refer to 'Fees and Charges' Form) SC \$ 1255.00
2. Resource Consent - deposit
 - Land use - Non-Notified \$
 - Subdivision - Notified \$
3. Infrastructure Bond
 - Non-Refundable Charge \$
4. Other - Aerial photographs
 - Plan pack Searches \$
 - Rural Rapid Numbers (New) \$
 - Large Plan photocopying A2 \$
 - A0 – A1 \$
5. Certificate of Title \$

Total Payable \$ 1255.00

PAY: RECEIPT No: 367 543

WHEN PAID THIS FORM WILL BE PART OF YOUR CONSENT APPLICATION AND MUST BE ATTACHED TO THE CONSENT APPLICATION BEFORE IT WILL BE PROCESSED.

PLEASE RETURN TO CUSTOMER SERVICES

Wanganui District Council

PO Box 637, Wanganui

Phone (06) 349-0001

Visit our Web Site www.wanganui.govt.nz

REPRINTED

OFFICIAL RECEIPT

GST Reg No 51-668-324

1/12/2010

Receipt No: 374911

To Mr Wei Dong & Mr David Lee/Lewis J
Investment Ltd
PO Box 56525
Dominion Road
Auckland 1446

<u>Type</u>	<u>Reference</u>	<u>Amount</u>
Rams	bcn10/0868 (51040)	\$4,919.40
Total:		\$4,919.40

Amounts Tendered

Cheque	\$4,919.40
Total	\$4,919.40
Rounding	\$0.00
Change	\$0.00

Printed 1/12/2010 9:46:35 a.m.



TAX INVOICE

GST Number 51-668-324

For: Building Consent (Building Act 2004)

**Mr D Lee
PO Box 24727
Royal Oak
Auckland 1345**

Tax Invoice No: 20101025185
Reference No: BCon10/0868
Date: 1/12/2010
Page: 1 of 1

Location	Description
23 Lithgow Dr WANGANUI	Construct 246m2 Residential dwelling with attached Garage

Reference	Details	GST	Amount (Incl GST)
5CApDed	5C application Deduction	-163.70	-1255.00
BCAdFee2	Administration Fee	22.17	170.00
BRANZ	BRANZ Levy (GST Exclusive)		300.00
CertOfTitl	Certificate of Title	1.30	10.00
DBH	DBH Levy	78.65	603.00
InfBondFee	Bond Inspection & Processing Fee	26.09	200.00
InfraBond	Infrastructure Damage Bond (GST Exclusive)		1500.00
InspFee	Inspection Cost Fee	208.17	1595.95
ProcessFee	Processing Cost Fee	234.19	1795.45
Total		406.87	\$ 4919.40

Please do not attach cheques with staples or pins
Please Pay on Tax Invoice, as no Statement will be issued

\$ 4919.40

Direct credit payments can be made to the ANZ Bank: a/c 01-0790-0157-888-02. Please enter your Reference No. as the reference.

Do you have new contact details? Please let us know:

Name: _____

New Address: _____

Daytime Phone No: _____

Email Address: _____

Office Hours: 8:00am to 5:00pm Monday – Friday

Payment Due By: 31/12/2010

Important: This portion must be returned with remittance to:

Wanganui District Council

P O Box 637

Wanganui

Invoice For: Building Consent (Building Act 2004)

Reference No: BCon10/0868

Tax Invoice No: 20101025185

Payment Amount: \$

BCam10/0868

2nd SET

ADDRESS: **23 LITHGOW DR**

Department:	Sent	Returned	Sent	Returned	Sent	Returned
Water C. CARTER	29.9.10 29.9.10	 Further info 4/10/10	2.11.10 G.H. 8-30am	 Further info 3/11/10	26.11.10 G.H.	 29/11/10 ✓
Drainage C. CARTER	29.9.10	 Further info 4/10/10	2.11.10 G.H. 8-30am	 Further info 3/11/10	26.11.10 G.H.	 29/11/10 ✓
Roading D. KENNING	29.9.10	 NOTE INFO 	2.11.10 G.H. 8-30am	 2.11.10 2/11/10		
Other * D. KENNING	29.9.10					

*** IF BOND.**
3/10/2010

2nd Floor
shows full file

Wanganui District Council
28 SEP 2010
ACCEPTED

Building Consent Application

Section 32 or 45, Building Act 2004
FORM 2



Wanganui District Council

27 SEP 2010

Wanganui District Council

1. Application type

- ☐ Project Information Memorandum and/or
☒ Building Consent or
☐ Alteration to Existing Building Consent
(Please tick appropriate box)

Building Consent/PIM No.

Bcom10/0868

Note: Shaded areas for office use only

2. The building

2a. Site Address

23 LITHGOW DRIVE

2b. Current lawfully established use

RESIDENTIAL

2c. Legal Description

Lot 28

DP 378698

2d. Council Property No.

51040

(316037 CT)

2e. Number of levels

one level

2f. Level/Unit number

1

2g. Floor area

Existing m²

New 246.8 m²

Total 246.8 m²

2h. Year building first constructed
(If applicable/or approx. year)

3. The owner

3a. Name

Wei Dong

Postal Address

P.O. Box 24727 Royal Oaks
Auckland

Contact Numbers

09-5207408
Phone

021-812180
Mobile

09-5207402
Fax

Email

euroasian2land@hotmail.com

4. Evidence of ownership

4a. Evidence of ownership attached

☒ Certificate of Title (copy)

☐ Sale and purchase agreement

☐ Lease agreement

☐ Other document showing full name of legal owner(s), such as a rate instalment notice

5. Applicant's details (if not the owner)

5a. Name of Agent

David Lee

Postal Address

P.O. Box 24727 Royal Oaks
Auckland

Contact Numbers

09-5207408
Phone

021-812180
Mobile

09-5207402
Fax

Email

euroasian2land@hotmail.com

Relationship to owner

Builder

Details of authorisation

☐ Evidence attached

☐ Other - please specify

6. Applicant's declaration

Signature of Owner/Agent

Date _____

Name (print clearly)

(Please tick appropriate box)

☐ Designer

☒ Agent

The person signing the Building Consent application form is the person responsible for the debt.

7. The project

7a. Description of the building work

NEW DWELLING WITH ATTACHED GARAGE.

7b. Will the building work result in a change of use of the building?

☐ Yes ☒ No

7c. If yes, please provide details of the new use

7d. Intended life of the building

☐ Less than 50 years - please specify

☐ Less than 50 years - please specify

years

7e. Have any PIM and/or Building Consents been issued previously for this project?

☐ Yes
Provide details below

☒ No

Date of consent	Consent number
12/01/2017	1
12/01/2017	2
12/01/2017	3
12/01/2017	4
12/01/2017	5
12/01/2017	6
12/01/2017	7
12/01/2017	8
12/01/2017	9
12/01/2017	10
12/01/2017	11
12/01/2017	12
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12/01/2017	90
12/01/2017	91
12/01/2017	92
12/01/2017	93
12/01/2017	94
12/01/2017	95
12/01/2017	96
12/01/2017	97
12/01/2017	98
12/01/2017	99
12/01/2017	100

7f. Estimated value of the building work

\$ 300,000.00 including gst

7g. Category
(Office use only)

8. Project Information Memorandum

The following matters are involved in the project (please tick the appropriate project)

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☒ New or altered locations and/or external dimensions of buildings
- ☒ New or altered access for vehicles
- ☐ Building work over, or adjacent to, any road or public place
- ☒ Disposal of stormwater and wastewater
- ☐ Building work over existing drains or sewers, or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the council - please specify

9. Supporting documentation

The following plans and specifications are attached to this application:

- ☒ Two sets of plans drawn to a recognised metric scale; include two sets of specifications and other documentation
- ☐ Project Information Memorandum
- ☒ Producer Statements
- ☒ Truss Layout Plan
- ☐ Certificate attached to Project Information Memorandum
- ☒ Details/Calculations
- ☐ Fire Design Analysis
- ☐ Development Contribution Notice

Please turn over

12. Compliance with New Zealand Building Code

NZBC Clause

Tick relevant building code clauses

- ☒ B1 Structure
- ☒ B2 Durability
- ☒ C1-C2-C3-C4 Fire
- ☒ D1 Access routes
- ☐ D2 Mechanical installations for access
- ☒ E1 Surface water
- ☒ E2 External moisture
- ☒ E3 Internal moisture
- ☐ F1 Hazardous agents on site
- ☒ F2 Hazardous building materials
- ☐ F3 Hazardous substances & processes
- ☐ F4 Safety from falling
- ☐ F5 Construction & demolition hazards
- ☐ F6 Lighting for emergency
- ☒ F7 Warning systems
- ☐ F8 Signs
- ☒ G1 Personal hygiene
- ☒ G2 Laundering
- ☒ G3 Food preparation & prevention of contamination
- ☒ G4 Ventilation
- ☒ G5 Interior environment
- ☐ G6 Airborne & impact sound
- ☒ G7 Natural light
- ☐ G8 Artificial light
- ☒ G9 Electricity
- ☐ G10 Pipes services
- ☒ G11 Gas as an energy source
- ☐ G12 Water supplies
- ☒ G13 Foul water
- ☐ G14 Industrial liquid waste
- ☐ G15 Solid waste
- ☒ H1 Energy efficiency

Means of compliance

Please circle or add means of compliance

Proposed inspections

Please circle as appropriate - see key below

B1/AS2	NZS 4229	NZS 3604	AS/NZS 1170	1	2	3
B2/AS1	NZS 3604	NZS 3101	NZS 3602	1	2	3
C1/AS1	C4/AS1	C2/AS1	C3/AS1	1	2	3
D1/AS1		NZS 4121		1	2	3
D2/AS1		NZS 4322	EN/81	1	2	3
E1/AS1		AS/NZS 3500		1	2	3
E2/AS1		Specific Design		1	2	3
E3/AS1				1	2	3
F1/AS1				1	2	3
F2/AS1		NZS 4233		1	2	3
F3/AS1				1	2	3
F4/AS1		Fencing of Swimming Pools Act		1	2	3
F5/AS1				1	2	3
F6/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F8/AS1				1	2	3
G1/AS1				1	2	3
G2/AS1				1	2	3
G3/AS1				1	2	3
G4/AS1				1	2	3
G5/AS1				1	2	3
G6/AS1				1	2	3
G7/AS1				1	2	3
G8/AS1		NZS 6703		1	2	3
G9/AS1				1	2	3
G10/AS1		NZS 5261		1	2	3
G11/AS1				1	2	3
G12/AS1	C4/AS1	AS/NZS 3500.2	AS/NZS 3500.5	1	2	3
G13/AS1		AS/NZS 3500.2	BS 5572	1	2	3
G14/AS1				1	2	3
G15/AS1				1	2	3
H1/AS1	NZS 4212	NZS 4218 ALF design manual	NZS 4243	1	2	3

Key to proposed inspections:

1. Council Building Control Officer
2. Approved Consultant e.g. Engineer
3. Other - Please specify below

Important

The Building Act requires the applicant to state, for each relevant building code clause, what the means of compliance is. Alternative solutions may also be proposed, and must be accompanied with documentation demonstrating compliance. Please refer to Alternative Solution box previous page and provide additional information. Refer to guidance notes on separate sheet for typical scenarios.

Please turn over

9. Supporting documentation - continued

☐ Copies of other Authorisations - please specify

☐ Other - please specify

10. Building practitioners involved in this project (continue on another sheet of paper if needed)

Designer

Name / Registration no.

Contact details Address

Phone / Email

Teszo

075 09-8320608

Builder

Name / Registration no.

Contact details Address

Phone / Email

Daniel Leo

BP 10114K

P.O. Box 24727 Royal oak

021-872180

elwpaasza n2land@hut meil.com

Craftsman Plumber

Name / Registration no.

Contact details Address

Phone / Email

TBA

Registered Drainlayer

Name / Registration no.

Contact details Address

Phone / Email

TBA

Electrician

Name / Registration no.

Contact details Address

Phone / Email

TBA

Engineer

Name / Registration no.

Contact details Address

Phone / Email

Specialist Services (fire alarm, HVAC, lift etc)

Name / Registration no.

Contact details Address

Phone / Email

Other

Name / Registration no.

Contact details Address

Phone / Email

11. Waiver or modification required

Waiver or modification
(Please circle and detail below)

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

Alternative Solution
(Please circle and detail below)

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

Additional information

12. Compliance Schedule - continued

The following specified systems are existing, being altered, added to, or removed in the course of building work

Existing Altered Added Removed
☐ ☐ ☐ ☐

Building Act 1991 (implemented 1 January 1993)
(listed below are the systems and features from the 'old' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐
3. Emergency warning systems for fire or other dangers (eg. manual or automatic fire alarm)	☐	☐	☐	☐
4. Emergency lighting	☐	☐	☐	☐
5. Escape route pressurisation	☐	☐	☐	☐
6. Riser mains	☐	☐	☐	☐
7. Back-flow preventers	☐	☐	☐	☐
8. Lifts (including escalators, passengers, service, goods)	☐	☐	☐	☐
9. Mechanical ventilation and air conditioning	☐	☐	☐	☐
10. Other mechanical, electrical, hydraulic or electronic systems	☐	☐	☐	☐
11. Building maintenance units	☐	☐	☐	☐
12. Signs (for items 1 to 11 above)	☐	☐	☐	☐
13. Means of escape	☐	☐	☐	☐
14. Safety barriers	☐	☐	☐	☐
15. Access and facilities for people with disabilities	☐	☐	☐	☐
16. Hosereels and/or fire extinguishers	☐	☐	☐	☐
17. Signs (for items 13 to 16 above)	☐	☐	☐	☐

Address where compliance schedule will be held:

The maximum number of occupants that the building is designed for:

Amendments to a compliance schedule also requires Form 005 - Application for Amendment for Compliance Schedule

Please turn over

12. Compliance schedule

Do not proceed further if

- this is an application for a PIM only (Project Information Memorandum)
- this application is for Residential work only (except for a cable car after 31 March 2008)

The following specified systems are new, existing, being altered, added to, or removed in the course of building work

☐ There are no specified systems in the building

	New	Existing	Altered	Added	Removed
Cable Car (including to individual dwelling) (to be implemented 31 March 2008)	☐	☐	☐	☐	☐

Building Act 2004 (implemented 31 March 2005)

(listed below are the systems and features from the 'new' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐	☐
3. Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	☐	☐	☐	☐	☐
4. Emergency lighting systems	☐	☐	☐	☐	☐
5. Escape route pressurisation systems	☐	☐	☐	☐	☐
6. Riser mains for Fire Service's use	☐	☐	☐	☐	☐
7. Any automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐
8. Lifts, escalators, travelators, or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐
9. Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐
10. Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐
11. Laboratory fume cupboards	☐	☐	☐	☐	☐
12. Audio loops or other assistive listening systems	☐	☐	☐	☐	☐
13. Smoke control systems	☐	☐	☐	☐	☐
14. Emergency power systems for, or signs relating to, a system or feature specified in any of the above	☐	☐	☐	☐	☐
15. Means of escape with systems and features (1 to 6, 9 and 13)	☐	☐	☐	☐	☐

Please continue for Building Act 1991 (implemented 1 January 1993)

OFFICE USE ONLY**BCA**

Date application received

27.9.10

Receiving Officer

G.H

Application Fee Receipt No.

367543

Date of application Fee Rec.

27.9.10

Infrastructure Bond No.

Comments:

Fees (incl. GST)

Building Consent Application (Prepaid)	50	\$ 1255.00
Building Consent Issue		\$
PIM		\$
Building Levy (DBH)		\$
BRANZ Levy		\$
Stormwater Connection		\$ Existing -
Vehicle Crossing		\$
Sewer Connection		\$ Existing -
Water Connection		\$ Existing -
Fordell Connection (Application charge)		\$
Development Contribution Levy		\$
NZFS Alternative Solution		\$
Waiver/Modification		\$
Resource Consent		\$
Relocation Bond		\$
Infrastructure Fee (non-refundable)	*	\$ 200.00
Infrastructure Bond	*	\$ 1500.00
Certificate of Title	To BE PAID *	\$ 10.00
Rural Rapid Number		\$
Photocopying/Plan Printing		\$
Other		\$
Total		\$

Processing							
Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date	No.	Initials	Date
Administration	CBH	29.9.10					
Planning							
Fire Design (Referred to NZFS)							
Building							
Drainage (Infrastructure)		4/10/10		3/11/10			29/11/10
Water (Infrastructure)		4/10/10		3/11/10			29/11/10
Fordell Water Scheme (Infrastructure)		4/10/10		3/11/10			29/11/10
Structural							
Plumbing/Drainage							
Roading		4-10-10					2-11-10
Health		4/10/10					4/11/10
Dangerous Goods							
Parks & Property / Mainstreet							

Approved for issue of PIM/Building Consent

Approving Officer

Date

Notes



Infrastructure bond and acceptance of liability agreement

Building Consent ☒

Resource Consent ☐ (please tick)

I, David Lee
(applicant's full name)

Company name (if applicable)

of P.O. Box 26727 Royal Oak Auckland
(address of applicant)

09-520 7408
Phone

euroasian2land@intmail.com
Email

give notice that I will be undertaking work at:

23 LITHGOW DRIVE LOT DP
(address of where work is to be carried out)

and that I agree to abide fully with the following conditions:

1. Prior to any work being undertaken I will request Council to undertake an initial inspection of its infrastructure assets located in the road corridor to identify any pre-existing damage;
2. At the completion of the scheduled work I will request Council to undertake a final inspection of its infrastructure assets to determine whether any damage has occurred since the initial inspection;
3. To take responsibility for the building related care of infrastructure assets for the duration of the above building and/or resource consents;
4. To pay a non-refundable inspection and administration fee of **\$200.00**;
5. To pay a refundable Infrastructure Bond of **\$1,500.00**;
6. That the refundable Infrastructure Bond can be used by Council to offset the cost of damaged assets relating to other building or resource consents that I am also responsible for;
7. To pay the full cost of making good any damage caused to Council's infrastructure assets to an appropriate standard as determined by Council;
8. The refund of the Infrastructure Bond is subject to the making good of any damage to Council's infrastructure assets (as determined by Council) within a period of 4 (four) weeks from the date of Council's written notification to the above address.

Note: Council should be contacted at the completion of the building work so that it may undertake an inspection of its infrastructure assets to confirm that no damage has occurred. (Please telephone 06 349 0001 to book an inspection)

40

[Signature]
Signature

27/9/2010
Date

Explanation

- 1 The Wanganui District Council has significant infrastructure assets in its road corridor. Damage to those assets from building works can come at a cost to the ratepayers of the Wanganui District.
- 2 The purpose of the Infrastructure Bond is to encourage the applicant to ensure the infrastructure assets are not damaged. Further, in the event of damage, the infrastructure bond will ensure that the cost of repairing rests with the party responsible for its damage.
- 3 **Damage includes but is not limited to the following:** damage to footpaths, kerbing and channel, road surface, street furniture, tobies, trees, berms and other Council assets in the road corridor.
- 4 The Infrastructure Bond applies to all building consents (and/or resource consents) for demolition, removal, relocation and construction of dwellings.

Review of Bond Amount

- 5 Pursuant to a Resolution of the Wanganui District Council (17 June 2008) a builder who has multiple building consents may apply for an exemption from paying an infrastructure bond on each consent. The resolution states: "That the Chief Executive has delegated authority to review the refundable bond amount for builders with multiple consents."
- 6 An application for review of the Bond amount can be made on the appropriate form obtainable from the Council building at 101 Guyton Street, Wanganui.
- 7 To find out if you are eligible for a review of the bond amount, please talk to a member of the Building Control team in the first instance.

OFFICE USE ONLY

Date received:

IBA No.:

Receipt No.:

Received by:
(print name)

COMMENTS

Vehicle Crossing Consent
Consent No. BCov10/0868



Wanganui
District Council

1. Property owner details

Name

David Lee Wei Dong

Contact person/agent
(if owner is a corporation,
partnership or trust)

David Lee

Postal address

P.O. Box 24727 Royal Oak
Auckland.

Contact details

(09) 5207408

Phone

04-812180

Mobile

(09) 5207402

Fax

Email

ew@Asian2land.co.uk

2. Property details

Site address
(Specify unit/level number,
location of building within
site/block number, building name
and street name)

23. LITHGOW DRIVE

Currently lawfully
established use

Legal description

LOT 28 DP 378698

Rapid number

3. Description of project

Detailed description of the
development/project



Urban



Commercial

(Tick one)



Rural



Other (please specify)

Width of proposed vehicle
crossing

3.5m

4. Council approved contractor undertaking the work

(Refer to list of approved
contractors provided in the
guide)

WORKS INFRASTRUCTURE

Please turn over

OFFICE USE ONLY

Date received

27-9-10

Application #

Document #

Other

Property ID

51040

Legal ID

Receipt #

Amount Paid

\$

5. Diagram for vehicle crossing location

Provide a site plan to show the location of the proposed vehicle crossing, and, if applicable, location of water toby, trees, streetlights or poles, stormwater sump and other services/street furniture, such as bus stops, signs etc.

SEE MAIN SITE PLAN

6. Applicant's declaration

PRIVACY STATEMENT

Information on this form is required to be provided under the acts, regulations and bylaws administered by the council and is required to process your application. This information has to be made available to members of the public, including business organisations. In appropriate circumstances, it may also be made available to other units of the council, council's approved contractors and other government agencies.

Under the Privacy Act 1993, you have the right to access the personal information held about you by the council and you can also request that the council correct any personal information it holds about you.

I understand that as the applicant, all correspondence related to this application will be made to me.

I confirm that I have read and understood the Privacy Statement and that the information provided on the application form is true and correct.

Signature: [Signature] Date: 27/9/10

Name (print clearly): Daniel Lee

OFFICE USE ONLY

Owner ID

Parcel Prop. ID

51040

Ref no.

Date received

Received by

Tax Invoice GST No: 51 700 449 Credit No: 778030.921 VX

Fee payable (gst included)

Receipt no.

Date paid

Roading and Assets

Approved by WDC

Logged

First inspection date

Final inspection date

Notes



INSPECTION TIME REPORT

Building Consent Number BCon10/0868

Total Estimated Inspection Time	720
Total Actual Inspection Time	10
Inspection Time Difference	710
At BC Issue	Time to be charged.
At Completion	Positive amount = time to be credited Negative amount = time to be charged

Signed for and on behalf of the Wanganui District Council

810



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL		BCon10/0868
23 Lithgow Dr WANGANUI	on 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:		
Applicant	Description of Work		
Mr D Lee PO Box 24727 Royal Oak Auckland 1345	Construct 246m2 Residential dwelling with attached Garage		
Builder	Plumber	Drainlayer	
Mr D Lee PO Box 24727 Royal Oak Auckland 1345	No associations of type Plumber are linked to this application	No associations of type Drain Layer are linked to this application	

SUMMARY OF CONDITIONS

Building Consent Number BCon10/0868

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].
PIMconnect	Existing water connection at 0.4m off the right hand boundary. Existing stormwater and sanitary sewer connection at rear of site (see as built plans). WDC stormwater drain (in easement) and stormwater secondary flow path along right hand boundary of site. The secondary flow path must be maintained at all times.



Building Consent Conditions

<i>Code</i>	<i>Condition</i>
BC8wBLANK	The stormwater easement along the right hand boundary is also a stormwater secondary flow path. This must be contoured in such a way that a 100 year rainfall event can pass through this route without adverse effects on the rest of the property.

Your project's inspections are listed on the next page...



Please Note: A minimum of 24 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon10/0868								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
VEHICLE CROSSING INSPECTION						Installer will provide a producer statement on completion		
PILE AND/OR POST INSPECTION	Prior to placing Concrete							
CONCRETE FOUNDATION INSPECTION	Prior to placing Concrete					Slab foundation		
CONCRETE MASONRY INSPECTION	Before grouting							
CONCRETE SLAB INSPECTION	Prior to placing Concrete							
FRAMING INSPECTION	When all framing is complete.							
BRICK MASONRY INSPECTION	When bricks have been laid to sill height.							
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.							



POST LINE INSPECTION	To inspect fixings. Prior to covering up.							
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion							
PLUMBING SUBFLOOR INSPECTION	Before covering up							
PLUMBING PRELINE INSPECTION	Before covering up							
SANITARY DRAINS INSPECTION	Before backfilling drains							
STORMWATER DISPOSAL INSPECTION	Before backfilling drains							



BUILDING CONSENT NUMBER BCon10/0868

Section 51, Building Act 2004

The building:

Street address of building:	Legal description of land where building is located:
23 Lithgow Dr WANGANUI	Lot 28 DP 378698 0.0870 ha
Building name:	Location of building within site/block number:
Level/unit number:	
0	

The owner:

Name of Owner:	
Mr W Dong	
Mailing address:	Street Address/registered Office:
PO Box 56525 Dominion Road Auckland 1446	PO Box 56525 Dominion Road Auckland 1446

Phone numbers:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

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

Contact Person:	
Mr D Lee	
Mailing address:	Street Address/registered Office:
PO Box 24727, Royal Oak, Auckland 1345	PO Box 24727, Royal Oak, Auckland 1345

Phone number:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

Building Work

The following building work is authorised by this consent

Project
Construct 246m2 Residential dwelling with attached Garage

<i>Intended Use</i>	<i>Intended Life</i>
Single Detached Residential	50 Years
<i>Estimated Value (\$)</i>	
\$300000.00	

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty of responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition or removal would be in breach of any other Act.



CONDITIONS OF BUILDING CONSENT NUMBER BCon10/0868

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

Building Act 2004, Section 90:

Inspections by Building Consent Authorities

Agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

Additional conditions:

- The stormwater easement along the right hand boundary is also a stormwater secondary flow path. This must be contoured in such a way that a 100 year rainfall event can pass through this route without adverse effects on the rest of the property.

Informative notes:

- [Informative note: The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.]
- [Informative note: Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.]
- [Informative note: Any inspection time required over and above that allowed may incur a further charge.]
- [Informative note: Under Section 52, a building consent lapses and is of no effect if the building work to which it relates is not commenced within 12 months after the date of issue.]
- [Informative note: Under Section 93, if the owner has not made application within 24 months, the BCA (Building Control Authority), must decide whether or not to issue a CCC (Code Compliance Certificate).]

Compliance Schedule:

A compliance schedule (CS) is not required for this building

#Attachments

#Copies of the following documents are attached to this building consent:

#Project information memorandum number BCon10/0868'

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to be 'D M Hall'.

D M Hall
Senior Building Control Officer

Date: 30 November, 2010



PROJECT INFORMATION MEMORANDUM NUMBER BCon10/0868

Section 34, Building Act 2004

Mr D Lee
PO Box 24727
Royal Oak
Auckland 1345

Issue Date:

Project Location	Assessment Number/Legal Description
23 Lithgow Dr WANGANUI	Lot 28 DP 378698 0.0870 ha
Category	Description of Work
New Residential Dwellings - \$200001 & over	Construct 246m2 Residential dwelling with attached Garage
Intended Life	Estimated Value (\$)
50 Years	300000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon10/0868), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- Existing water connection at 0.4m off the right hand boundary.
- Existing stormwater and sanitary sewer connection at rear of site (see as built plans)
- WDC stormwater drain (in easement) and stormwater secondary flow path along right hand boundary of site.
- The secondary flow path must be maintained at all times.
- All work on the project must comply with the requirements of the NZ Building Code.

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to be 'D M Hall'.

D M Hall
Senior Building Control Officer

Date: 30 November, 2010

101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz



14 October 2010

Mr Wei Dong
PO Box 24727
Royal Oak
Auckland 1446

Dear Sir or Madam:

BCon10/0868 for the property at 23 Lithgow Dr WANGANUI - Request for Further Information

The Wanganui District Council is currently processing your building consent which was recently submitted by Mr David Lee.

This letter is to notify you that further information is needed in order to process the building consent. We have written to Mr David Lee and asked them for this extra information.

You don't need to do anything, but you may wish to liaise with Mr David Lee to ensure that they respond fully and promptly to minimise the delay (and cost) for approval. The building consent has been put on hold until we get this further information.

Yours sincerely

Kim Glentworth
Customer Services Advocate

**FILE NOTE:
ASSESSMENT OF BUILDING CONSENT**

Applicants Name	Wei Dongy.
Activity/Use	New 246m ² Dwelling with attached Garage.
Date	29 September 2010
BC#	Bcon 10/08
Address	23 Lithgow Drive, Waiyapi
Subject	Activities in Residential zones

THIS NOTE RECORDS THE INITIAL ASSESSMENT MADE OF THE CONSENT APPLICATION. IT ASSESSES WHETHER THE APPLICATION INCLUDES ALL OF THE INFORMATION REQUIRED TO PROCESS THE RESOURCE CONSENT FURTHER.

Zone:	Residential	Residential
Road Classification:		local.
Site Area:		870m ²
Site Coverage:	40% 251.7m ²	28.93%
Maximum Height:	10 metres	5.5m ✓
Structures (Height Recession Plane):	Front Boundary	6m.
	Side Boundary Allowable = 4.5m Actual = 3.8m.	2.5m. ✓
	Side Boundary Allowable = 5.2m. Actual = 3.6m	3.2m. ✓
	Rear Boundary	7.5m.
	(plus exemptions)	Not Required.
Multi Unit Development (detached):	Height recession plane applies from a notational boundary	—
Accessory Building	Garage or accessory building located in front of principal building	Garage Attached to dwelling.
Conjoined multi unit developments and residential care facilities	D= L = 3H/10 i. Site amenity 30m2 ii. Upper story units iii. Storage space	—

Noise:		—
Light:		—
Advertising		—
Access:	Minimum 1 access to be provided 3.5 metres maximum for single dwelling Check for landscaping (i.e. street trees), street furniture, and services in road reserve.	3.5 metre wide Vehicle crossing
Parking:		Provided
Traffic Generation	Non-residential activities to accommodate no more than: 50 people or less – access from local road 100 people or less – other roads	—
Easements	Easement N shown on site not over easement.	Plan house is
Building Over Boundary?	If YES, complete Section 75 Building Act	No
Development Contribution		No.
Archaeological site?		—

Decision and any other matters not contained in table above including further information for building consent purposes:

Further Information Received? Yes/No
Decision:

Dwelling complies with all rules
of District Plan.

Is resource consent required? Yes/No
Letter sent out? Yes/No

Date: 29 September 2010.

ASSESSED AS:
Restricted Discretionary Activity
Breaches:

Non-complying Activity
Breaches:

John King

Building Consent
Process check sheet – New Dwelling/Additions



New Dwelling/Additions			
Approved = ✓	More information required = X	Not Applicable = N/A If a sub element is not relevant choose N/A	
Address:	23 Lithgow Dr		
Building Consent No:	10/0868	Date: 12/10/10	
Consent Officers:	AM / 14		
Description:	New Dwelling		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
Site	Positioning	Siting		✓		
		Wind zone	Med (G.B)	✓		
		Durability zone – sea spray 2/3/4		✓		
B1. Structure	Foundation	Engineers design on architectural plans	Plan & detail don't match	X	✓	✓
		Load paths addressed / pads indicated		✓		
		Depth / width		✓		
		Reinforcement	sheets don't match	X	✓	✓
	Slab on ground / concrete floor	Engineers design on architectural plans		✓		
		Load paths addressed / pads indicated		✓		
		Hard fill	confirm type	X	✓	✓
		Reinforcing – mesh cover, supplementary bars		✓		
		Control joints		✓		
	Timber subfloor	Subfloor bracing & layout provided		✓		
		Fixing / Connection		✓		
		Height above ground level (550mm for particle board / 450mm crawl space)	clarify	X	✓	✓
		Ventilation		✓		
	Timber flooring	Member sizing and loading (size / spacing / span)	bearer	X	✓	✓
		End support / fixing / bearing		✓		
		Flooring material		✓		
		Lateral support, blocking		✓		
	Wall	Member sizing height / size / spacing		✓		
		Lintels – engineering design req		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer Review
		Beams – engineering design req		✓		
		Fixing / connection		✓		
		Wall bracing & calculation		✓		
	Roof	Roof framing	Truss	✓		
		Truss certificate & layout provided	does not match roof plan	X	✓	✓
		Member sizing (size / spacing)		N/A		
		Fixing / connection – uplift resistance		✓		
		Roof bracing	Hip roof	✓		
		Ceiling framing – battens 450 / 600		✓		
	External structure	Post footing / connection detailed		N/A		
		Post / beam connection		✓		
		Retaining wall		✓		
		Swimming Pool		✓		
		Other		✓		
	Barriers	Timber barrier (B1/AS2)	Post crs.	X	✓	✓
		Other approved barrier design		N/A		
	Chimney	Masonry / concrete chimney (B1/ AS3) SED		✓		
B2. Durability	Concrete	Concrete strength & cover	20 mPa	✓		
	Timber treatment	Wall / fixings / compatibility / brace & fixings		✓		
		Roof / fixings / compatibility		✓		
		Subfloor / fixings / compatibility		✓		
	Metal / Steel member	Material and coating system		N/A		
	Cladding material	Wall	Clay or concrete bricks	✓	✓	✓
C. Fire Safety	Outbreak of fire	Solid fuel fire/ fireplace location shown		N/A		
		Proprietary fires - Manufacturer's specifications provided		✓		
		Open fire - construction material		✓		
		Firebox opening size		✓		
		Surround / hearth size		✓		
		Chimney size		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
	Means of escape from fire	Dead end travel distance (24m max)		✓		
	Spread of fire	Distance from boundary < 650(1m)		✓		
		Fire rated construction		N/A		
	Stability during fire	Collapsing away from other property		✓		
D1. Access route		Slip resistance		✓		
		Landing		N/A		
		Handrail		✓		
		Tread & riser		✓		
		Stair dimension		✓		
		Clear height		✓		
		Lighting		✓		
D2. Mechanical installation for access	Lift / Escalator / moving walkway	Documentation for compliance with the code		✓		
E2. External moisture	Floor	Floor height above ground	confirm garage	x	✓	✓
		DPM under slab		✓		
		Waterproofing / tanking of retaining wall		N/A		
		Subsoil drainage		✓		
		Step / threshold with deck		✓		
	Wall	E2 Risk matrix assessed		✓		
		Wind Barrier / Rigid underlay / Building wrap		✓		
		Cladding system specified		✓		
		Cavity system	for brick veneer	✓		
		Head, jamb & sill details		✓		
		External & Internal corners		✓		
		Junctions – dissimilar materials		✓		
		Clearance of wall cladding		✓		
	Roof	Roofing underlay		✓		

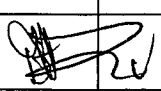
Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
		Profiled metal roof	<i>Pressed metal tiles</i>	✓		
		Concrete or clay tiles		N/A		
		Flat roofs / roof decks / substrate		✓		
		Flashings – Apron / Parapet / etc		✓		
	Deck / Balcony	Sill details at balcony threshold		N/A		
		Overflow relief		✓		
		Top flashing / intersection with wall		✓		
E3. Internal moisture	Internal wet area	Wall / floor impervious lining		✓		
		Shower – Proprietary <i>yes</i> / no	<i>Tiled walls</i>	✓		
		Waterproofing method specified		✓		
F1. Hazardous agent on site		Site investigation / report		N/A		
F2. Hazardous Building material		<i>Glazing</i> – Glass, safety glass – NZS 4223		✓		
F3. Hazardous substances and processes		Others (Toxic gases / asbestos)		N/A		
F4. Safety from falling	Barrier	Height / opening / unclimbable		✓		
		Base fixing and stability		✓		
	Opening / window	760 mm from floor level		N/A		
		Restrictors required where fall hazard potential		✓		
	Swimming pool	Fencing of Swimming Pool Act		✓		
Construction and demolition hazards		Required if more than 2 storey (refer to F5 / AS1)		✓		
F7. Warning systems	Smoke alarm / fire alarm	Location & type	<i>Bedroom 1</i>	X	✓	✓
G4. Ventilation		Living space – opening 5% of floor area		✓		
		Mechanical ventilation		N/A		
		Natural ventilation to existing space		✓		
G7 Natural light		Natural lighting to existing space		✓		
		Habitable space – 10% of floor area		✓		
		Outside visual awareness		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G8. Artificial light			Not applicable for residential (SH)	N/A	N/A	
G11. Gas as an energy source		Gas hobs (combustible surfaces 200mm clearance)				
G12. Water supply		Source	Not shown.	x	x	
		Tempered water / tempering valve		✓		
	Sanitary plumbing	Schematic provided / layout provided in relation to floor joists		N/A		
		Pipe size / length / gradient		x	✓	
		Venting requirements		x	✓	
		Pipe under / within floor framing		✓		
H1. Energy efficiency		Timber frame (wall / roof / floor insulation)	R 3.2 required in roof	x	✓	
		Solid construction (wall / roof / floor insulation)		N/A		
		Specific design		✓		
		Protection of subfloor insulation (if req)		✓		
		Glazing	Double required	x	✓	
E1. Surface water	Site drainage	Secondary flow path		✓		
		Floor level above crown road or lowest point	+ 1.1m.	✓		
		Drain pipe size and gradient	100 ø	✓		
		Sump / chamber	more info	x	✓	
		Soakhole / approved outfall	council's connection	✓		
		Stormwater design calculation		N/A		
	Roof water	Sufficient downpipe	4 x 80	✓		
		Internal / External gutter		✓		
		Overflow relief		N/A		
G1. Hygiene		Fixture layout		✓		
		Number of doors to kitchen, basin in wc - (yes) no	1 door	✓		
G2. Laundering		Sufficient laundry facility and space		✓		
G3. Food preparation and prevention of contamination		Sink and cooking facility		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G12. Water supply		Water heating system, location	distance to kitchen	x	✓	✓
		Schematic provided (if applicable)	Sink	N/A		
G13. Foul water	Drainage	System specified		x	✓	✓
		Connection shown (layout provided)		✓		
		Drain size / material / gradient	No inverts not	x	✓	✓
		Main drain vent (tv)	shown but properly slopes to vent.	✓		
		Gully trap / ORG shown		✓		
		Drain under building		N/A		
		Discharge stack / relief valve				
G14. Industrial and waste	On-site liquid waste	Engineer / other suitable qualified professional design				
		Systems – Property size				
		Soil type, profile / loading rate		N/A		
		Tank size / effluent area				
		Clearance from waterway, ground water				
Misc		Specifications	section A13 insulation	x	✓	✓
		Structural calculations		✓		
		Foundation report		N/A		
		Producer statement design	checked member IPENZ	✓		
		Producer statement design – review		N/A		
		Has PIM been issued		No		
		Historic places check		N/A		
Engineering	Engineering comments			~		

Important note: This checklist is a guide for use by authorized WDC Officer only, for establishing compliance with the Building Code as part of the vetting and Building Consent application.

Tick

Peer Review	
Application Suspended: I confirm that I have evaluated the proposed project against all items in the checklist	
Application Approved: I confirm that I have evaluated the proposed project against all items in the checklist. Based on the information provided by the applicant, the project complies with the Building Code.	



14 October 2010

Mr D Lee
PO Box 24727
Royal Oak
Auckland 1345



Dear Sir or Madam:

1st Request for further information on Application.
Request further info and time detail for Vehicle Crossing and Roothing

Project Number:	BCon10/0868
Project Location:	23 Lithgow Dr WANGANUI
Project Description:	Construct 246m2 Residential dwelling with attached Garage

The building consent application is currently being assessed. The questions below have been raised by our assessors. Please supply the answers in a specific covering letter clearly cross-referencing our questions, and ensuring that the altered drawings are also cross-referenced and with appropriate 'clouding' or highlighting etc. to clearly identify changes. Please ensure that you quote this Project Number BCon10/0868 on all changes made to the documents.

SEE
ND-02

1. Existing water connection is at 0.4m off the right hand boundary, please show on site plan.
(Chris Carter - WDC IG)

ND-02

2. The area of the stormwater easement is also designated as a stormwater secondary flow path route. This means that the contours over the easement must be maintained in such a way that will allow any overflow of stormwater from the cul-de-sac to pass through this route.

ND-02

3. Please show secondary flow path on site plan and provide sufficient site levels to confirm that the flow path route will remain intact.
Detailed levels around the proposed turning bay are required.
(Chris Carter - WDC IG)

ND-02

4. If vehicle crossing is to be wider than 3.5 mt a resource consent is required. Please show width of vehicle crossing on the plans. (Dave Kenning Roothing)

SEE
ENGINEER'S PLAN



5. Please confirm the type of hardfill to be used under the slab, round stone (which will not puncture the DPM) is commonly used in the Wanganui region and sand blinding cannot be used with this product as it will percolate into the stone creating a void under the slab, (please note also that the soil type at the site for the proposed house is sand, not clay as specified on the supplied engineers foundation plan). (Andrew Morris - Building Control Officer)

ENGINEER'S
PLAN



6. The engineers supplied R.C. footing plan view detail on sheet S01 specifies a different reinforcing layout to the footing details on sheet S03, please clarify the design.
(Andrew Morris - Building Control Officer)



- ND-09 7. Please clarify the proposed method of compliance for H1 of the Building Code as the sheets supplied in the specification are unacceptable, specification section A03 - insulation refers to compliance with NZS 4218P, this standard is dated 1977 and has been superseded, also a schedule method has been supplied however this is for solid timber construction with the ceiling R-value under rated and double glazing has not been specified, please address. (Andrew Morris - Building Control Officer)
- ENERG PLAN 8. The specified inner house bearer under the bedrooms is undersize for the loaded dimension, please address. (Andrew Morris - Building Control Officer)
- ND-08 9. The supplied roof plan (sheet ND-04) does not match the supplied truss plan with regards to the gable over the lounge window W1, please address. (Andrew Morris - Building Control Officer)
- ND-03 10. Due to the location of the bedroom 1 door the standard smoke alarm distance may not be compliant, please confirm the required 60dB(A) rating is attainable within bedroom 1 (refer NZBC clause F7 section 3.3), if this is not attainable a smoke alarm will be required in the bedroom. (Andrew Morris - Building Control Officer)
- ND-16 11. The deck barrier detailed at 900mm crs. is non-compliant, the maximum crs. for 75 x 50 posts is 600mm (refer NZBC clause B1/AS2 table 2), please address. (Andrew Morris - Building Control Officer)
- ND-09
ND-05 12. Please clarify the floor level height above ground. (Andrew Morris - Building Control Officer)
- ND-05
NO-06 13. Please clarify whether Stephenson concrete bricks or Monier clay bricks are to be used as the concrete bricks require control joints and will need to be shown on the elevations. (Andrew Morris - Building Control Officer)
- ND-02 14. Your plumbing and drainage specification states you are to use NZBC G12 & G13 but your plan states AS/NZS3500. Please clarify which system is to be used. (Chris Gould - P&D Officer).
- ND-02 15. Your subfloor plumbing plan does not meet either of the above standards and will need to be redesigned. The waste pipes will need to run out to the gully traps individually or if they are combined will need to be sized and vented accordingly. If you use an AS/NZS3500 design and connect them directly to the drain then they will also need to be sized and vented correctly. (Chris Gould - P&D Officer).
- ND-02 16. Please provide drain inverts in relation to finished floor level, ground levels around the site, crown of road and top of kerb. These inverts will be required at the head of the drain and the boundary. (Chris Gould - P&D Officer). *Not provided but property slopes to road.*
- ND-07 17. Please confirm the driveway will be graded to the sump shown. (Chris Gould - P&D Officer).
- ND-02 18. The maximum pipe run from the hot water cylinder to the kitchen sink is to be no more than 7m (20mm pipe), 12m (15mm pipe) or 25m (10mm pipe), please show how this is to be achieved. (Chris Gould - P&D Officer).
- ND-02 19. The external hot water cylinder shown will have relief valves that will release water during normal operation, these drains should be taken to a gully trap if possible or a gully trap provided. (Chris Gould - P&D Officer).

MEC ENGINEERING CONSULTANTS LIMITED

Structural & Civil Consulting Engineers

Tel: 09 476 8184 Fax: 09 476 8186

PO Box 301 131 Albany Auckland

18th October 2010

Andrew Morris
Building Control Officer
Wanganui District Council
P O Box 637
Wanganui

Re: Lot 28, 23 Lithgow Drive wanganui – Building Consent Number 10/0868

Dear Mr. Morris,

Referring to your letter dated 14 October 2010, please find the following:

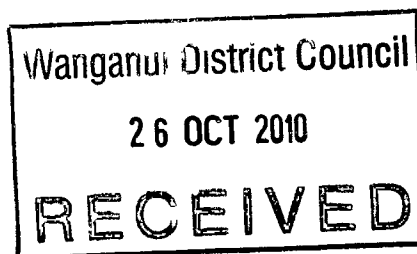
Item 5 & 6. Revised sheet S01, S02 and S03 show round stone base-course, soil type (sand) etc.

Item 8. The inner house bearer (2/150x50 under the bedrooms) is satisfactory based on the structural calculation sheet 17,23 &24.

Should you have any further queries, please do not hesitate to contact me.

Yours faithfully,
p.p. MEC Engineering Consultants Ltd


Melvin Man
Structural Engineer
BE(Civil), MIPENZ, CPEng



APPROVED

10 / 0868

Consent No.



4 November 2010

**Mr D Lee
PO Box 24727
Royal Oak
Auckland 1345**

Dear Sir or Madam:

2nd Request for further information on Application.

Project Number:	BCon10/0868
Project Location:	23 Lithgow Dr WANGANUI
Project Description:	Construct 246m2 Residential dwelling with attached Garage

The building consent application is currently being assessed. The questions below have been raised by our assessors. Please supply the answers in a specific covering letter clearly cross-referencing our questions, and ensuring that the altered drawings are also cross-referenced and with appropriate 'clouding' or highlighting etc. to clearly identify changes. Please ensure that you quote this Project Number BCon10/0868 on all changes made to the documents.

- 1. Please show water connection on site plan as previously requested. (Chris Carter - WDC IG)**
- 2. Secondary flow path question has not been answered sufficiently. Levels given appear incorrect. From supplied information, the secondary flow path opposite the garage is only 25mm below the garage floor level, this is not sufficient.**
- 3. Also the following levels are required: Sump Top level, levels along the kerb and channel outside No 25 Lithgow Drive including low point of No25's vehicle crossing. Please contact me to discuss these issues. (Chris Carter - WDC IG)**

We appreciate the importance of your application and on receipt of the requested information we will endeavour to process your application without delay.

This information requires to be supplied within 3 months from the date of this letter or this consent maybe cancelled without further notice.

If you have any further enquiries please contact this office and quote your Project Number **BCon10/0868**.

Yours sincerely

Louise Woodthorpe
Customer Services Advocate