5310-027 24 STIRLING ST DWELLING

Valuation No.: 551/3/3

# TE AROHA BOROUGH COUNCIL

## BUILDING PERMIT APPLICATION PURSUANT TO CHAPTER 2 NZS 1900

| | FEES | RECEIPT No. |
|---|---|---|
| PERMIT NO. D34832 | $234-00 | 1538 |
| WATER CONNECTION | $115-00 | 1539 |
| SEWER CONNECTION | $275-00 | 1540 |
| FT/PATH DAMAGE DEP. | $130-00 | 1543 |
| VEHICLE CROSSING | $360-00 | 1541 |
| BUILDING RESEARCH | $40-00 | 1542 |
| STORMWATER | $ | |
| **TOTAL** | $1154-00 | |

## INFORMATION TO BE SUPPLIED BY APPLICANT

All information required by Sections A. and B. **must** be supplied before any building permit can be issued.

Section C. may be used if separate specifications are not supplied and site plan may be on Section F.

(A)

Owners Name: DEPARTMENT MAORI AFFAIRS

Postal Address: IRWAKE 549 HAMILTON

Name of Builder: CASTLECINE BUILDERS

Postal Address: P.O. BOX 133 PAEROA

Road Address of Proposed Work: 24 STIRLING STREET TEAROHA

Nature of Work: BUILDING OF NEW 3 BEDROOM DWELLING

Estimated Value of Work $ $39,093 — $2000 P+D = $37,093

Area of Building: 54.6 sq m

Legal Description of Property: LOT 1 DPS 1444

Use of proposed building: NEW HOME

(B) **PLAN AND SPECIFICATIONS**

All Applications must be accompanied by the prescribed building permit fees, plans and specifications of the building and a locality (site) plan for all buildings. The locality (site) plan must show the proposed position of the work on the section in relation to boundaries and existing buildings. The nearest street frontage or frontages must be shown and named on the plan. This plan should be drawn to scale with existing buildings in blue or black and proposed work in red.

(C) **THIS SECTION MUST BE COMPLETED WHERE SEPARATE SPECIFICATIONS DO NOT ACCOMPANY PLANS**

Plans are required in all cases, sufficient to show to the satisfaction of the Inspector, the nature of the structure and compliance with the Bylaws.
Building Inspector must be given 24 hours notice prior to pouring any concrete footings, floor or bond beams.

## SIZE OF TIMBER — TYPE OF TIMBER
## SPACING — SPAN

Foundations .....

Site Soil Type i.e. sand, clay, peat, fill etc ....CLAY....

Piles .....

Particulars of Concrete Work .....

Steel Work .....

Bearers .....

Floor Joists .....

Bottom Plates .....

Flooring .....

Studs .....

Nogs/Dwangs .....

Lintel Schedule .....

Bracing .....

Top Plates .....

Ceiling Joists .....

Rafters .....

**OR**

Roof Trusses, make and Design No .....

Perlins .....

Roofing .....

Outside Sheathing .....

Internal Lining .....

Chimney .....

Insulation — Floors, Walls, Ceilings .....

Height of Rooms .....

Plumbing and Drainage (Separate application required).

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I HEREBY APPLY as owner or his authorised agent for permission to carry out the work described hereon and on the locality (site) plan attached AND CERTIFY THAT THE PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

..... Signature

28-MAY-86 Date

BUILDING PERMIT FEE (as per schedule) herewith $.....

(D)

## SCALE OF FEES

**ESTIMATED VALUE OF WORK**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| $0 | TO | $1000 | $10.00 | $1001 | TO | $2000 | $15.00 |
| $2001 | TO | $3000 | $20.00 | $3001 | TO | $4000 | $25.00 |
| $4001 | TO | $5000 | $30.00 | $5001 | TO | $6000 | $35.00 |
| $6001 | TO | $7000 | $40.00 | $7001 | TO | $8000 | $45.00 |
| $8001 | TO | $9000 | $50.00 | $9001 | TO | $10000 | $55.00 |

Thence $5.00 per $1000 or part thereof to $100,000.

$99,001 ..... $100,000 ..... $505.00

From $100,000 upwards $505.00 + $2.50 per $1000 or part thereof.

Plus Building Research Levy (BRANZ) for application $3000 or over =$1 per $1000.

All fees to be paid on application.

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

It should be noted that although a Building Permit may be issued in respect to this application it is the owners responsibility to ensure compliance with any requirements of other authorities such as the Hauraki Catchment Board, Thames Valley Drainage Board etc. e.g. Hauraki Catchment Board 20m restriction from streams.

(E) **FOR OFFICE USE ONLY**

## DISTRICT SCHEME

## BULK AND LOCATION REQUIREMENTS FOR BUILDING

**Zoning of Site** ....Residential Zone.....

**Yard Spaces**

The following minimum distances specified in the Operative District Scheme apply to this application.

From Front Boundary .....6m..... metres

From Side Boundary One of 1.5m, one of 3.0m..... metres

From Rear Boundary .....3..... metres

From any Residence on the Property ..... metres

Max. Coverage ...35%...

Back Section Min. Yard .....

Use proposed ~~does~~/does not require planning consent before Building Commences.

R. Mead

BOROUGH PLANNER

Date ...3./.6./.86...

Valuation No. 537-2-3 24 Stirling St

Owner Maori Affairs. MRS BROWNING

Address 24 Stirling 47581

Builder Castleline Builders

Address

Plumber & Drainlayer N.C. Bell Ltd

Address

BUILDING DESCRIPTION New Dwelling

| | | Date | Permit No. | Issue Date |
|---|---|---|---|---|
| Building Permit Application | Received | ? | D34882 | 6.8.86 |
| Fees Paid | Yes ~~No~~ N/A | | | |
| Plumbing & Drainage Applic. | Received | ? | 83 | 6-8-86 |
| Fees Paid | Yes No N/A | | | |
| Site Inspection | Yes/No | Approved | any comments below | |
| Town Planning | Yes/~~No~~ | Approved | R.M 3.6 | |
| Health | Yes/No | Approved | | |
| Council | Yes/No | Approved | | |
| Engineers Check | Yes/No | Approved | | |
| Footpath Deposit Notice | Yes/No | | | |
| Sec. 641 L.G. Act Relevant | Yes/No | | | |
| Title Registration Actioned | Yes/No | | | |
| Road Entrance Notice | Yes/No | | | |
| Catchment Board | Yes/No | | | |
| Building Projects Authority | Yes/No | | | |
| Fire Service | Yes/No | | | |

Note any conditions on permit
(1) 3 s/f braces in each line across the building ✓ OK
(2) All linings + fittings to conform with H/N 3604

| Inspections | Initials | Date | Comments |
|---|---|---|---|
| Foundations | DCR | 13-8-86 | Anders piles OK. |
| ~~Floor or Bond Beam~~ Routine | DCR | 10-9-86 | Framing up and partially sheathed |
| | DR | 18-9-86 | OK to this stage |
| Subfloor | | | Awaiting Trower Panels |
| Prelining | DR | 12.9 | Insell board - moisture OK - Some lintell to be tied - rain - Cable and purlins 2 nailed |
| Insulation | DR | 22.9 | u/F - G.B.Ld - No Ceiling Insulation notified builder's |
| | | 17-11 | |
| Plumbing | & P Sleep | 18.9.86 | Water test unable to carry out wet concrete sewer |
| Drains | P. Sleep | 18.9.86 | |
| | DR | 5-11-86 | - Painting and papering being done. |
| Finished Job | DR | 17-11-86 | - Electrician completing installation |
| Filed | | | |

BUILDING DESCRIPTION

ADDRESS

M.A. 113

Telegraphic Address: MAORIFAIRS

Our reference: RAF:HI 21/42/1

Your reference:

# DEPARTMENT OF MAORI AFFAIRS

Charles Heaphy Building
Anglesea Street
Telephone 392 572
Bureaufax 392 579

Private Bag,
HAMILTON

RECEIVED
27 SEP 1988
TE AROHA BOROUGH COUNCIL

26 September 1988

Te Aroha Borough Council
PO Box 4
TE AROHA

Attention Mr Reid
Building Inspector

Dear Sir

In reply to your letter dated 20 July 1988, regarding the insulation to three houses in the Te Aroha township situated in Carlton Street and Stirling Street, the builders Castleline Home have gone into receivership and according to the accountant, H Orchard, the firm will never trade as builders again.

The Department's Building Supervisor (Mr Hill) made several attempts to have the insulation put into the ceilings of all three houses before they were handed over to the occupants and each time the builder agreed to have it done. The Department of Maori Affairs have contacted BuildGuard and are waiting their reply. It appears the B.P.G.C. will assist in situations such as these. Mr Hill will keep you posted as to progres and every endeavour will be made by the Department to have the instulation installed as soon as possible.

If you wish to contact the accountant to confirm the situation, please note the address : Mr J H Orchard in Rosemont Road, Waihi.

Yours faithfully

R A Falconer
District Building Supervisor
for District Manager

# CONTRACT - GENERAL SPECIFICATIONS

Specification of the work to be done and the materials to be used in erection and completion of a residence as per the accompanying drawings

for

Mr and Mrs MAORI AFFAIRS DEPARTMENT - HAMILTON

at

Lot Number 1 STIRLING ST TEAROHA Street

This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the Contract.

The Contractor shall provide the Contract which is to be completed by all parties before the commencement of any work on the site.

Any additions, omissions or variations to the contract shall be notified in writing and signed by both parties.

The Owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

Contract documents

1. The accompanying drawings
2. This specification.

## PRELIMINARY AND GENERAL (ALL TRADES)

1. Permits

   The Contractors shall arrange to obtain all permits to build etc., and arrange all inspections.

2. Protection of work

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

3. P.C. Sums. (Nett sums)

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

4. By-Laws

   The whole of the work in this contract is to be carried out in strict accordance with the Local Authorities' regulations.

5. Insurance

   The Contractor shall at all times, keep the whole of the works fully covered by insurance. Fire. Public liability.

6. Temporary Services

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

7. Maintenance

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

(cont)

8. Completion

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

# EXCAVATOR

1. Generally

The Contractor shall, of which the cost is of the employer's care remove or cover over vegetation, including trees, from the area to be built on.
Bulldoze the site to the levels shown on the drawings.

EXCAVATE: As required for all wall footings, pile footings, steps etc., as shown on the drawings.
Footing excavations are to be not less than 300 mm deep. Or as shown on accompaning drawing.
Excavations are to be stepped to suit the slope of the ground, and kept level at the bottom, maintained free from fallen material before placing reinforcing or concrete.
Backfill and ram the earth around the foundations after concrete work has firmly set.
Deposit the surplus soil on the site as directed by the Employer.

# ROOFER

1. Generally

   Refer to the drawings for the type of roofing to be used.

2. Concrete Tiles

   Tile battens are to be nailed firmly to the rafters and spaced to suit the gauge of the tiles.

   Tiles to be laid with standard laps and nailed or wired down in accordance with standard practice.

   Hips and ridges to be covered with hip tiles bedded in mortar.

   Barge all hips, ridges and barges with coloured mortar to suit the colour of the tiles.

   On completion leave five ordinary and two ridge tiles under the building for future maintenance purposes.

3. Galvanised Iron

   The roof area is to be covered with galvanised wire mesh stretched taut and securely stapled to the purlins only where necessary not when batt can support building paper.

   Overlay with breather type building paper.

   Roofing to be 26 gauge galvanised iron sheeting, in single lengths and nailed in accordance with standard practice.

   Ridges to be covered with lead edged ridging, in long lengths with the lead edge dressed down into the corrugations of the iron.

   Supply and fix all flashings, lead caps, etc., to make the roof thoroughly watertight.

4. Flat Roofs

   Supply and fix over breather type building paper and as per the manufacturer's directions, the flat roofing as shown on the drawings, complete with spoutings, downpipes, barge flashings and flashings as required.

# PLUMBER AND DRAINLAYER

1. Generally

The whole of the plumbing and drainlaying shall be done in strict accordance with Drainage and Plumbing Regulations 1978 and drains shall be laid by registered workman only. The plumbing contractor shall obtain all necessary permits for the work.

2. Exterior Work

Supply and fix all necessary flashings, lead caps, in conjunction with the Builder to make a thoroughly watertight job.

Supply and fix spouting to all eaves, laid with even falls to downpipes. Downpipes to run into stormwater drains at foot. Valleys to be standard, galvanised, laid over building paper.

3. Water Service

Lay on cold water from the main to a hot water cylinder, set up as shown on the drawings. Provide and set up the cylinder, complete with casing, lagging and thermostically controlled electric element.

Lay on hot and cold water services to the various fittings as shown on the drawings and to one hose tap positioned as on accompaning drawing. Hot water service to run in Polytherm. Main and cold water may run in Polytherm.

4. Fittings

Provide and set up the fittings as shown on the drawings and provide traps and wastes to same.

Bath, first quality.

Vanity unit - selected top as shown on drawings.

Sink top - select.

Shower tray - stainless steel or similar.

W.C. - china, wash-down pedestal with plastic double-flap seat, plastic flushing cistern.

Tub - stainless steel.

Washing machine to be supplied by the Owner.

Taps - C.P. as selected by the Owners, exterior hose taps - brass.

(cont)

5. Drains or Street Channel

Stormwater to be taken in second quality socketted earthenware pipes to stormwater main connection, or standard soak holes.

Sewer drains to be first quality pipes, 100 mm laid with even falls and easy bends to a main connection as directed. If not on sewer provide one septic tank.

Provide and fix all necessary gulley traps, terminal and back vents, cleaning eyes, inspection junctions and bends etc., as may be necessary to comply with the local authorities' regulations.

The P.C. Sum of $ has been allowed to cover all drainage, both stormwater and sewer.
The sewer drainage will be completed automatically and charged against this sum.

However the stormwater drainage will only be installed if it is a condition of the permit or lending authority. Otherwise it will only be installed if so directed by the owners.

# JOINER

1. Windows to be Aluminium unless detailed as Timber.

   Aluminium windows shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes, etc. To be installed.

   Timber windows to be of the sizes and types as indicated on the drawings with all members run to standard or J.M.F. 'Sundyne' profile, of standard construction and high class workmanship.

   The windows are to be glazed with standard quality glass, with selected obscured glass to bathroom and W.C. windows and as directed.

2. Doors

   Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

   Interior doors are to be flush type.

3. Fittings

   Construct the various fittings as shown on the drawings.

   Cupboards are to be of standard construction and divided into door and drawer units.

   Sink top as specified under "Plumber". Other bench tops to be of selected "formica" or "laminex".

   Cupboard doors to be custom wood.

   Drawers to have sides joined to fronts and hardboard bottom.

4. Stairs - Closed Type

   To be constructed with strings, treads and risers.

   The treads and risers are to be housed glue wedged and glue blocked to the stringer.

# CONCRETOR

1. Materials

Concrete to be mixed with a test of 17,500 kPa after 28 days.

Reinforcement to be round mild steel rods or reinforcing mesh, as detailed, free from scale, paint, grease, etc.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The formwork is to be hosed out and kept wet before and while the concrete is being placed.

2. Concrete Work

Construct the various footings as detailed on the drawings and reinforced as shown.

Construct the various concrete corners, base walls, steps and porch slabs chimney foundations etc, as indicated on the drawings and reinforced as shown. Steps to have 150 mm risers and 300 mm treads or similar.

Hard filling to be 75 mm sand or 'run of the pit' metal compacted in layers of 150 mm depth maximum. Blind with 25 mm of sand or use, on site soil for all hard filling.

All floor slabs to be laid to true and straight surfaces, with a screed finish. Thickness and reinforcing as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires, etc., as required, prior to the pouring of the concrete.

Holding down bolts to be 375 mm maximum from corners and at 1.2 m centres maximum ramset down plates to floor at same spacing.

Piles to be as shown on accompaning drawing set out as shown on the foundation plan and supported on a 100 mm thick concrete footings.

# BLOCKLAYER

## Materials

Blocks are to be of the sizes as shown on the drawings, delivered to the site on pallets and 75% of them to be free from cracks and chipped edges.

Motar is to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

## Laying

Construct the various block walls as shown on the drawings. Corners to be plumbed both ways, courses to be level and straight.

The blocks are to be kept dry before and during laying and while the mortar is setting where possible.

Sills are to be as shown on drawings, jamb blocks are to be rebated.

Ventilators are to be spaced to provide adequate ventilation to Local Body standards.

Joints are to be 10 mm thick maximum.

Build in holding down bolts 300 mm from the corners and at 1.2 m centres.

Reinforce and concrete fill the various bond beam courses and vertical cavities as shown on the drawings.

On completion clean down all exposed faces of the block work and leave free from all defects.

# BRICKLAYER

## Materials

Bricks to be delivered to the site in packets and 75% of them to be free from cracks and chipped edges. The bricks are to be wetted before laying.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the manufacturer's directions.

## Laying

Construct the various brick and brick veneer walls, chimney, as shown on the drawings.

All corners are to be plumbed both ways and the courses are to be level and straight. Joints to be 10 mm thick maximum weatherstruck on exposed faces.

Build in vermin proofing at bottom plate level and galvanised ties spaced at not more than 500 mm horizontally and every third course vertically.

Maintain a 40 mm minimum cavity to be kept clear of all mortar droppings and to be drained and ventilated.

Co-operate with the Carpenter in the building in of all exterior joinery.

On completion clean down the exposed faces of all brick work and leave free from all defects.

## CARPENTER

Materials Schedule or to by-law 3604, or shown on accompaning drawing.

| MATERIAL | SIZE | GRADE |
|---|---|---|
| Sub-floor jack studs | 100 x 75 mm | Rad P. P.T. |
| Sub-floor bracing | 100 x 75 mm | Rad P. P.T. |
| Bearers | 100 x 75 mm | Rad P. P.T. |
| Wall plates | 100 x 50 mm | Rad P. P.T. |
| Floor joists | 150 x 50 mm | Rad P. P.T. |
| Herringbone strutting | 50 x 40 mm | Rad P. P.T. |
| Solid bridging | joist depth x 50 mm | Rad P. B.T. |
| Top and bottom plates | 100 x 50 mm | |
| | 75 x 50 mm | Rad P. B.T. |
| Studs | 100 x 50 mm | |
| | 75 x 50 mm | Rad P. B.T. |
| Trimmer studs | | Rad P. B.T. |
| Lintels | | Rad P. B.T. |
| Nogging (Dwangs) | 100 x 50 mm | |
| | 75 x 50 mm | Rad P. B.T. |
| Bracing | Prud | |
| | 100 x 25 mm | Rad P. B.T. |
| Ceiling joists | 100 x 50 mm | Rad P. B.T. |
| Ceiling nogging | 75 x 50 mm | Rad P. B.T. |
| Rafters | 100 x 50 mm | Rad P. B.T. |
| Ridges and Hip rafters | 200 x 25 mm | Rad P. B.T. |
| Valley rafters | 150 x 40 mm | Rad P. B.T. |
| Valley boards | 150 x 25 mm | Rad P. B.T. |
| Underpurlins | 100 x 75 mm | Rad P. B.T. |
| Roof struts | 100 x 50 mm | Rad P. B.T. |
| Collar ties | 150 x 25 mm | Rad P. B.T. |
| Roof trusses | Gangnail or similar | |
| Purlins (Iron roof) | 75 x 50 mm | Rad P. B.T. |
| Eaves framing | 75 x 40 mm | Rad P. B.T. |
| Fascia boards ) | | |
| Barge boards ) | | |
| Weatherboards ) | As per drawings. | |
| Vertical boards ) | | |
| Exterior facings ) | | |
| Scribers | Standard | |
| Flooring | 3.6 m x 1.8 m | High density particle Bd |
| Interior door jambs | 25 mm | Custom wood |
| Architraves (if any) | 40 x 13 mm | |
| Skirtings | No. 20 | Pine |
| Cornices | As required | |
| Splash boards | 25 mm | Rad P. U.T. |
| Shelving | 25 mm | Rad P. |
| Exterior trim | Mouldings as required | Rad P. U.T. |
| Interior trim | Mouldings as required | Rad P.U.T. |

Trimmer Studs

Single on top storey

| | |
|---|---|
| Openings up to 1.3 m wide | 100 x 50 mm |
| Openings 1.3 m to 2.6 m wide | 100 x 75 mm Solid or built up |
| Openings 2.6 m to 3.9 m wide | 100 x 100 mm Solid or built up |

Bottom of two stories

| | |
|---|---|
| Openings up to 1.05 m wide | 100 x 50 mm |
| Openings 1.05 to 2.1 m wide | 100 x 75 mm Solid or built up |
| Openings 2.1 m to 3.15 m wide | 100 x 100 mm Solid or built up |

| Lintels | Opening Width | Lintel Size |
|---|---|---|
| | Up to 1.35 m | 100 x 75 mm |
| | 1.35 m to 1.8 m | 100 x 100 mm |
| | 1.8 m to 2.4 m | 150 x 100 mm |
| | 2.4 m to 3 m | 200 x 100 mm |
| | 3 m to 3.6 m | 250 x 100 mm |
| | 3.6 m to 4.2 m | 300 x 100 mm |

2. Construction

All materials are to be the best of their respective kinds due to grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonary units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course.

Sub-floor jack studs are to be fixed to foundation piles with 10 mm steel pin or No. 8 gauge (4 mm) galvanised wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in long lengths, halved over jack studs or piles where joined.

Sub-floor bracing to be diagonal, in both directions, as required and as directed by the local authority inspector.

Floor joists to be on edge, set out to suit the flooring sheets, nailed with one 100 mm and one 75 mm nail at every crossing and trimmed as required for stairwell openings, slabs, etc. Double the floor joists at each end of the building.

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

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

Lintels: Where built up trimmer studs are used. Use one 100 x 50 mm stud is to be run up past the trimmer to the top plate and the 100 x 25 mm or 100 x 50 mm remaining is to run up to the underside of the lintel.

Nogging (Dwangs) shall be wall thickness 50 mm spaced in rows at 800 mm centres maximum, set out to accommodate the wall lining sheets and be nailed with two 65 mm nails at each end.

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

Bracing to be let in flush with the face of the wall frames and raked as nearly as practicable to 45 degrees and dog-legged as required.

The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plub bob and line and the top plates are to be hold straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists to be on edge and spiked to the wall plates with one 100 mm and one 75 mm nail at each end. Where practicable, the ceiling joists are to come alongside rafters and to be spiked there to.

Rafters to be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened with one 100 mm and one 75 mm nail to the plates.

Supply and fix the necessary ridge bearers, hip rafters, valley rafters, valley boards, underpurlins and roof scruts and collar ties as required to complete the roof framing and as detailed on the drawings.

Alternatively, where detailed, the roof framing is to be constructed with Engineer designed 'Gangnail' roof trusses fixed plumb, fastened to the plates with two 100 mm nails, and braced at each end of the building.

Purlins (Iron Roof) to be spaced to accommodate the roof covering and ridging and fastened to the rafters with one 100 mm nail at every crossing.

Eaves runner to be nailed to the outside of the wall frames.

Eaves bearers to be nailed securely to each rafter overhang.

3. Exterior finish

Behind all asbestos-cement wall linings and as detailed on the drawings, except if fitted onto tanalised timber, fit a breather type building paper, lapped 100 mm.

Wall areas are to be covered with exterior lining as shown on the drawings.

Vertical boards are to be fixed over breather type building paper, plumb and in single lengths where possible, and fixed with 60 mm galvanised nails.

Soffits and porch ceilings to be lined with flat asbestos-cement sheets with plastic jointer moulds or with materials shown on drawings.

Build in the various exterior joinery frames. Fit head capping and flashing.

Provide access to under foundation.

4. Interior finish

Flooring to be laid in large single sheets of high density particle board with joints both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists.

Nail the flooring with 60 mm galvanised brad head nails.

On completion of the contract the floor nails are to be punched.

Interior wall linings generally to be 9.5 mm sheets fixed with vertical joints and nailed with flat headed galvanised clouts.

Wall linings of which the contractor is to take the utmost care of quality control but the responsibility of manufacturers defects will not be rectified at the contractors expense.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected sheets with plastic jointer and corner mouldings.

Ceiling linings - See drawing.
Nog for and build in the various joinery fitments as supplied under "Joiner" and trim to walls.
Nog for and build in the various fittings as supplied under "Plumber" and trim around with splash boards where needed.

Interior doors are to be fitted with $1\frac{1}{2}$ pairs of loose pin butts.

Architraves if used are to be fitted in single lengths, with glued mitred joints.

Skirtings to be fitted to the floor and internal corners and mitred at external angles.

Coat cupboard and wardrobes to be fitted with one shelf 300 mm wide fixed 1.800 m above the floor and with 20 mm galvanised pipe hanger rail under.

Linen, hot water cupboards to be shelved with slated shelves ex 100 x 25 mm.

Form a ceiling access door in a convenient and inconspicuous place.

Co-operate with the Electrician in the building in of a meter box and the building of a swithchboard recess and trimmed around as required.

Supply and fix the sundry internal finishing mouldings and trim as required.

All internal finishing timbers shall be free from all hammer marks, splits, etc.

All nails in exposed work (interior and exterior) are to be punched.

# ELECTRICIAN

1. Generally

   This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority and arrange for all inspections required.

2. Supply

   Arrange for a mains supply to the building.

3. Boards

   Provide and set up as required one meter board and case with all necessary equipment there on neatly labelled. Provide and set up where directed by Builder, a switch-board panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient.

4. Lights

   Provide and fix the lights, switches and power outlets as listed on drawings.

5. Fittings

   Allow the P.C. Sum of ..... for the purchase of an electric range and allow to order, take delivery of and install same.

   Allow to wire up the thermostatically controlled hot water cylinder element.

   Earth all metal wastepipes and metal fittings as required by the regulations.

6. Completion

   On completion of all work to fill out and present the appropriate certificate to the principal contractor, who will only authorize the connection of power once all payments persuant to the contract documents are paid to their office.

7. Power Connection

   Allow the P.C. Sum of $_ _ _ _ _ _ for the mains cable supply and connection.

## SOLID PLASTERER

1. Materials

Cement to be ordinary Portland cement.

Sand to be clean river sand free from saline, vegetable or earthy matter.

Mortar to consist of sand, cement and a liquid lime based plasticiser mixed according to the lime manufacturer's directions.

2. Chimney

Supply and erect one precast concrete chimney as indicated on the drawings if required.

All units to be well bedded in mortar.

The corners are to be plumbed both ways and reinforced with No. 4 rods, well grouted in.

## INSULATION

Where applicable the building shall be insulated in accordance with Council requirements.

# PAINTER AND PAPERHANGER

1. Generally

All paint and varnish is to be delivered to the job in new tins, unopened and currently usable.

2. Exterior

Woodwork - Prime, stop and paint in one undercoat and one finish coat with a good finish.

Stained work - One coat of stain, the nail holes etc., are to be stopped.

Metal work, including spoutings downpipes, wrought iron work etc., - Approved primer for galvanised iron, one undercoat and one finish coat.

Asbestos cement sheets - Two coats. Solid plaster and concrete block work to be left unpainted.

Iron roof - To be left unpainted.

3. Interior

All ceilings to be given two coats of flat ceiling paint, or textured.

All wall area to be lined with wallpaper, hung in single lengths, plumb, with butt joints unless otherwise stated.

The quality control of the wallpaper is not of the contractors care. Any defects which become pronounced due to the nature of the wallpaper will not be rectified at the contractors expense. When walls are sprayed, workmanship is to be of highest trade practice.

P.C. value $..... per roll.

Flush doors if stained only to be sealed, and given one coat of satin finish varnish. To be rubbed down between coats. All other interior finishing woodwork to be primed, stopped, undercoated and finished.

4. Completion

On completion the residence is to be left clean and tidy. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

All painting and paperhanging in the above is to be completed by the owners.

A/33/1

3 June 1986

The Property Officer,
Department of Maori Affairs,
Private Bag,
HAMILTON

Dear Sir,

re: Dwelling on Lot 1 DPS 1444 Town of Te Aroha, Stirling Street, Te Aroha

We acknowledge receipt of your building permit application to locate a dwelling on the above property located on Stirling Street, Te Aroha.

Council's District Scheme requires that provision should be made for open space around every household unit.

Ordinance 804 of the District Scheme requires that the following yards be provided:-

| | |
|---|---|
| Front Yard | 6.0 m |
| Rear Yard | 3.0 m |
| Side Yard | One of 1.5 m |
| | One of 3.0 m |

Ordinance 805 of the District Scheme states that:-

"Notwithstanding that a building or buildings may comply with the general requirements of Clause 804 the following minimum provision for open space shall apply to every household unit:-

(i) Living Court - an area of at least 40 m² shall be provided abutting the main living area in its western, northern or eastern side, clear of vehicle access and open to light and sunshine and with a least dimension of 6.0 m.

(ii) Service Court - an area of at least 20 m² and least dimension of 3.0 m shall be provided clear of vehicle access and adjacent to the unit for the storage of dustbins, drying of washing and other service activities. This Court may be adjacent to the living Court with which it may form a common area."

Cont ...../2

The proposed siting of the dwelling on Lot 1 DPS 1444 does not adequately provide for a living court on the western, northern or eastern side of the dwelling abutting the main living area.

The proposed siting should therefore be revised to ensure that adequate living and service courts are provided.

The same dwelling could be readily sited in a position that would ensure appropriate provision for the required court yards.

... Please find enclosed a copy of the proposed site plan and the floor plan received with the application and of a possible site plan that would make provision for court yards and provide for possible future garaging.

This building permit application cannot be further processed until the proposed siting complies with Council's requirements.

Please forward a complying site plan.

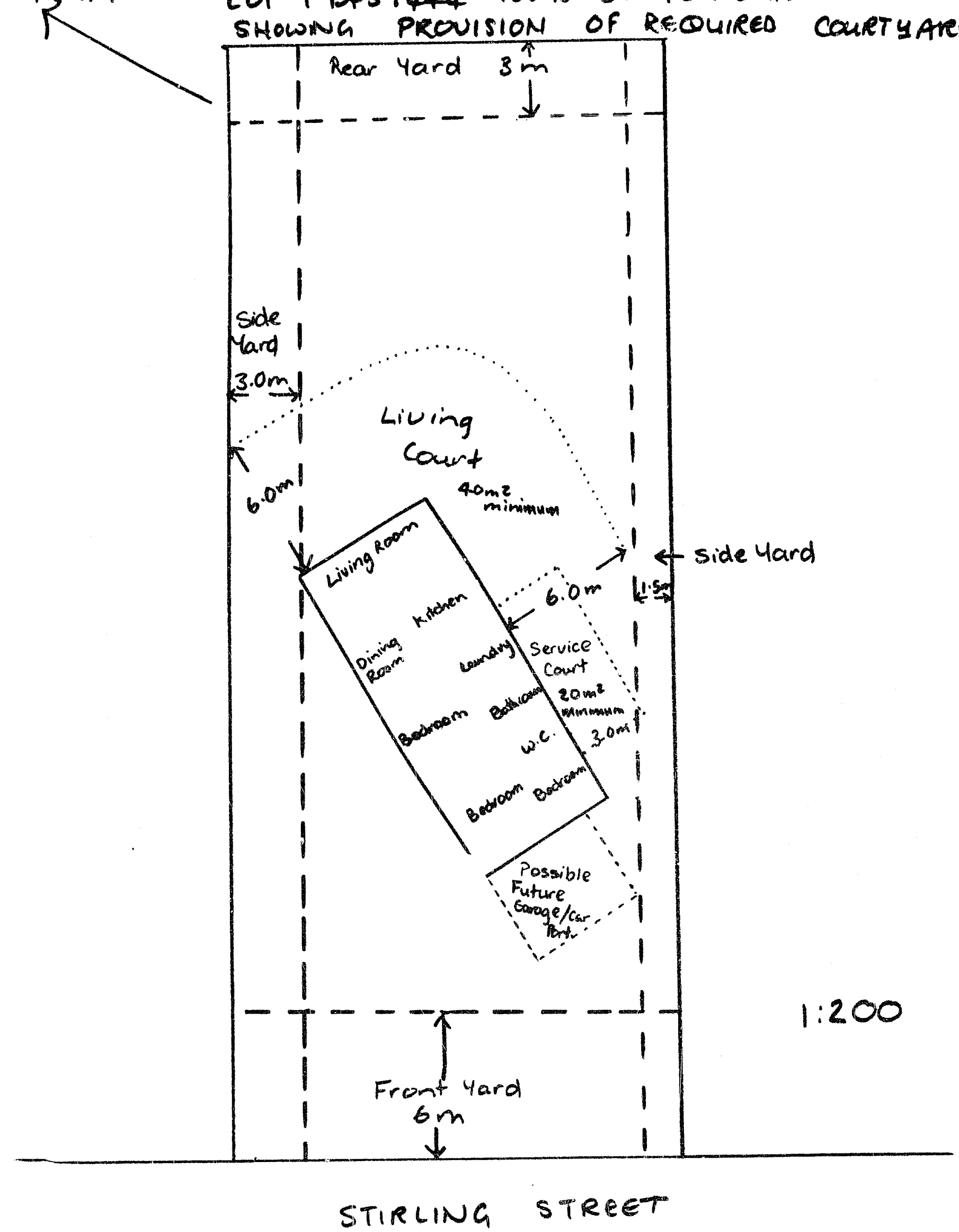
Yours faithfully,
R.M. Rankine
BOROUGH ENGINEER

PER: Rosalind Mead

R.E.G. Mead (Mrs)
PLANNING OFFICER

encl.
REGM:CS

POSSIBLE SITING OF DWELLING ON LOT 1 DPS 1444 TOWN OF TEAROHA SHOWING PROVISION OF REQUIRED COURTYARDS



Scale: 1:1000

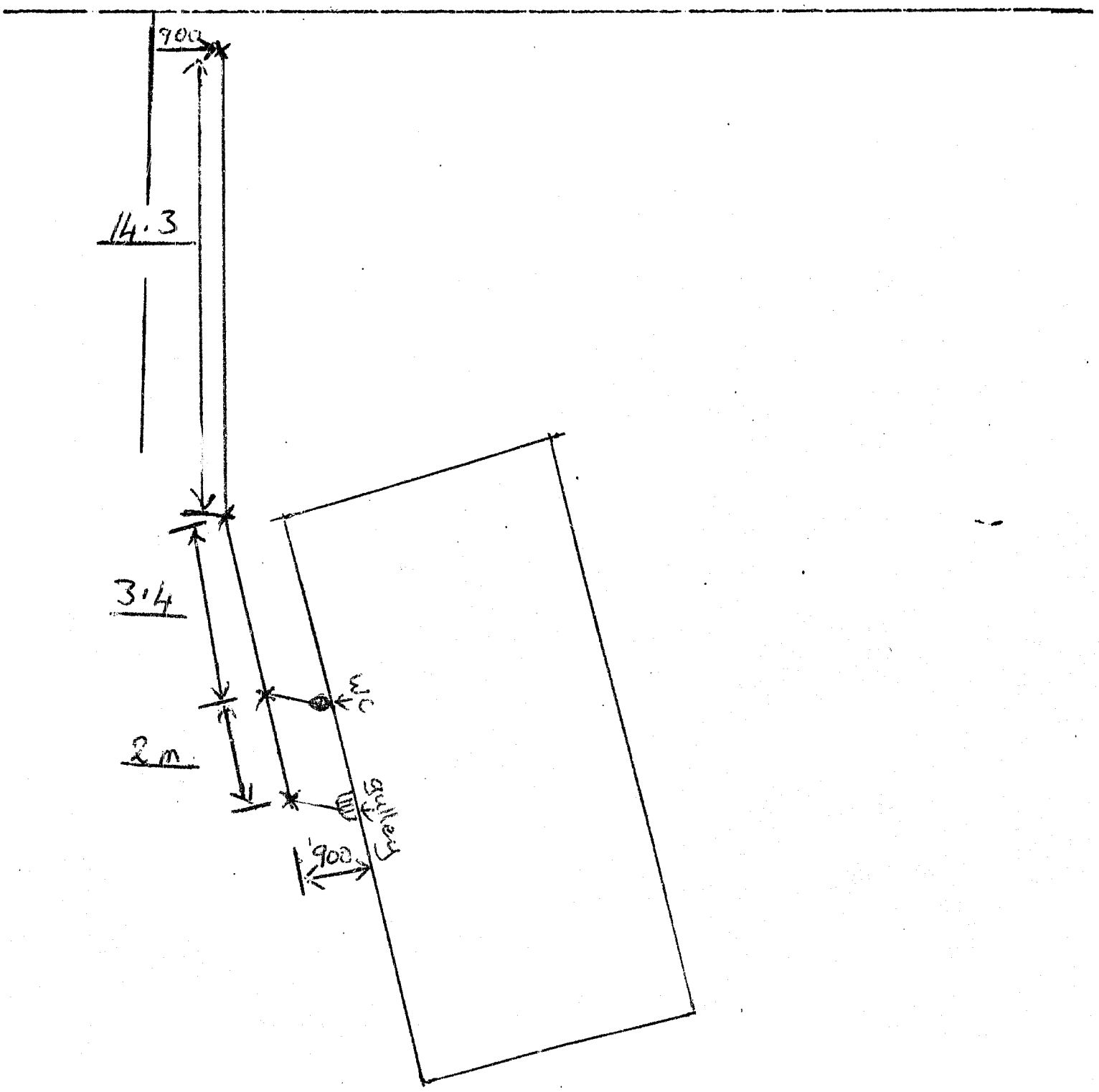
DRAINAGE (AS BUILT) PLAN

New Sewerage Drains - RED

Stormwater - DOTTED BLACK (BLUE)

Old Drains - FULL BLACK (BLUE)

STREET FRONTAGE




Owner: Maori Affairs ..... Description of Property: .....

House No: ..... Street: Stirling ..... Lot No. 1 D.P.S 1444

..... Te Aroha ..... .....

Siganture of Plumber: .....

Inspected: .....

Date: .....

N. C. BATH LTD.

PLUMBERS AND DRAINLAYERS

PAEROA

B/7/4/2

8 August 1986

Castleline Builders,
P.O. Box 133,
PAEROA.

ATTENTION: Russell Lines

Dear Sir,

re: Dwellings for Department of Maori Affairs

Yesterday I conducted a prelining inspection on the first of these buildings and noted that "Trower" wall panels have been used in lieu of the 69mm framing as shown on the plans. The number of "Trower" bracing panels which have been fitted, do not provide the amount of bracing which would equate to that provided by a metal angle brace in each of the walls shown. A calculation done on site yesterday showed that extra bracing is required across the building. As such I have requested the builders to fit a metal angle brace into the 94mm wall between the laundry and the bathroom. This will apply to all three dwellings unless an extra "Trower" bracing panel is fitted across the building.

I have included a copy of the site plan for the Stirling Street building which was accidentally omitted when the permit was sent.

Please contact me should you wish to discuss this letter.

Yours faithfully,

D.E. Reid
BUILDING INSPECTOR

DER:CF

Aroha Borough Council

T. M. WILLIAMS
TOWN CLERK

R. M. RANKINE C.ENG., M.I.C.E., M.N.Z.I.E.
BOROUGH ENGINEER

TELEPHONE: 48-183
P.O. BOX 4

ADMINISTRATIVE BUILDING AND
COUNCIL CHAMBERS

35 KENRICK STREET
TE AROHA

YOUR REF: .....

OUR REF: .....

9 June 1986

Castleline Builders,
P.O. Box 133,
PAEROA.

Dear Sir/Madam,

re: Maori Affairs Houses : Te Aroha

I have been advised by the Maori Affairs Department that their office adopts normal building permit procedure in respect of any new dwelling which the department builds. Further that the contractor is required to pay all fees and uplift the necessary permits.

Before any permits can be issued, the following fees must be paid:

(A) Dwelling at 1 Stirling Street, Te Aroha

| | | |
|---|---|---|
| 1. | Building Permit Fee | $234 |
| | Building Research Levy | $40 |
| | Water Connection Fee | $115 |
| | Sewer Connection Fee | $275 |
| | Vehicle Crossing | $360 |
| | Footpath Damage Deposit | ~~$130~~ |
| | Plumbing and Drainage Permit Fee | $140 |
| | | $1294-00 |
| | | – 400-00 Allowed. |
| | | $ 894-00 Balance |

(B) Two Dwellings at Carlton Street

| | | |
|---|---|---|
| 2. | Building Permit Fee | $468 |
| | Building Research Levy | $80 |
| | Water Connection Fee | $230 |
| | Sewer Connection Fee | $550 |
| | Vehicle Crossings | $374 each |
| | Footpath Damage Deposit | $130 |
| | Plumbing and Drainage Permit Fee | $200 |
| | | $2406-00 – $800-00 Allowed |

Please forward your cheque for $3,326.00 as soon as possible so that the application can be considered.

Balance $1600-00

Total $2500-00.

/...2

CASTLE LINE BUILDERS LIMITED

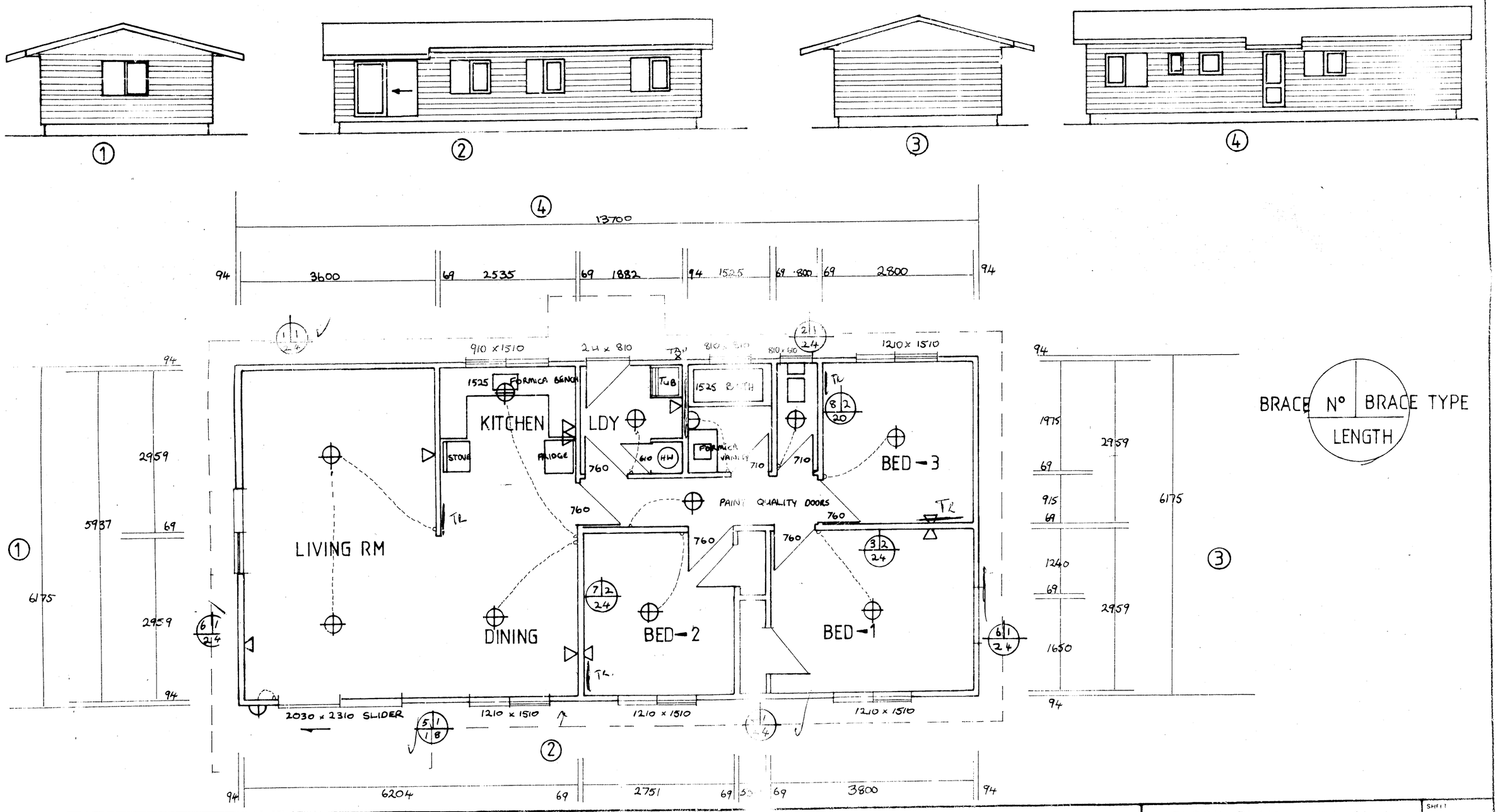
(TRUSS DESIGN)

BRANZ NUMBER SCARI / 1

DESIGN NUMBER SC - AI - 1

5310/027.00 24 STIRLING ST DWELLING

5510-003·03




THE AFFORDABLE
BY CASTLE LINE BUILDERS
PAEROA

PROPOSED NEW HOME FOR DEPT. OF MAORI AFFAIRS
AT TE AROHA.

FLOOR PLAN AREA 84·6m

SHEET

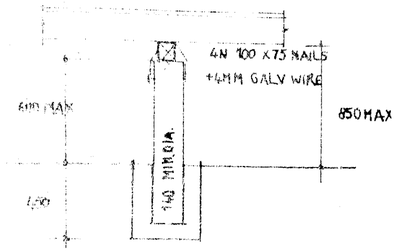
DRAWN G L VIVIAN | CHECKED | SCALES 1-50 1-100

TRACED | DATE 10/12 84 | SERIES OF 2

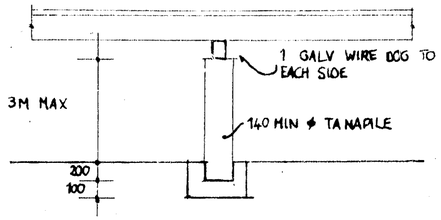
MICROBOX

MICROFILM RECORDS (WAIKATO) LTD HAMILTON

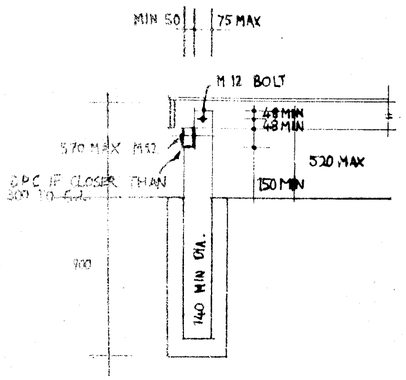
5510-003-03



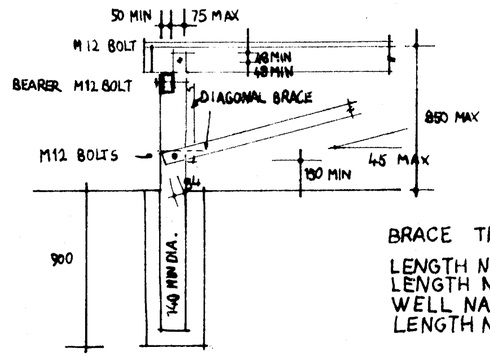

CANTILEVERED TIMBER TANAPILE




STANDARD PILE




ANCHOR PILE DETAIL



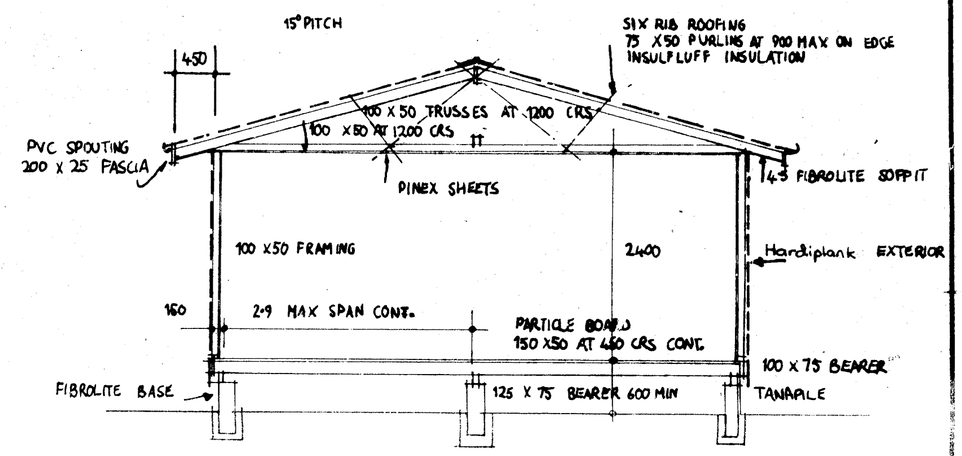

BRACE THICKNESS. / LENGTH

LENGTH NOT EXCEEDING 3M: 100 X [illegible] X 50
LENGTH NOT EXCEEDING 4.5M: 2N° [illegible] X 50
WELL NAILED TOGETHER.
LENGTH NOT EXCEEDING 5.0 M: 10[illegible] X 100

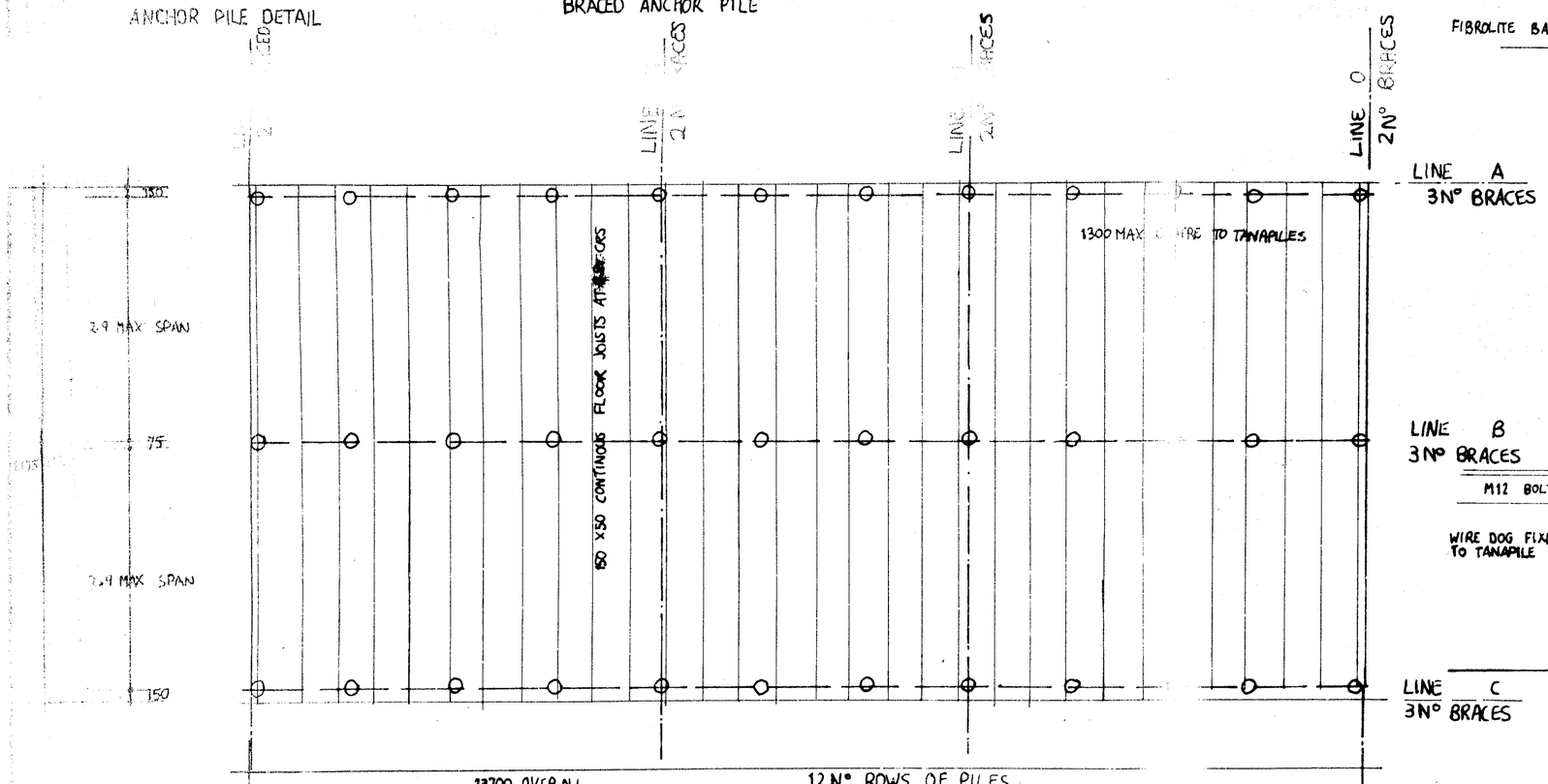
BRACED ANCHOR PILE

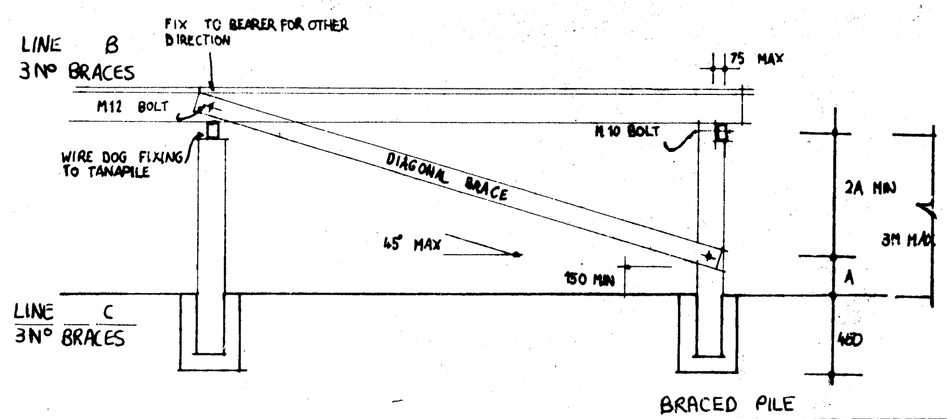
FOOTING SIZES:

| | | | |
|---|---|---|---|
| | | ANCHOR PILES | 350 X 350 X 900 BELOW G.L. |
| | | BRACED ANCHOR PILES | 350 X 350 X 900 BELOW G.L. |
| (FLOOR + ROOF) | LOAD BEARING | CANTILEVERED PILES | 350 X 350 X 450 BELOW G.L. |
| (FLOOR) | NON LOAD BEARING | CANTILEVERED PILES | 225 X 225 X 450 BELOW G.L. |
| (FLOOR + ROOF) | LOAD BEARING | BRACED PILES | 350 X 350 X 450 BELOW G.L. |
| (FLOOR) | NON LOAD BEARING | BRACED PILES | 225 X 225 X 450 BELOW G.L. |
| (FLOOR + ROOF) | LOAD BEARING | STANDARD PILES | 350 X 350 X 300 |
| (FLOOR) | NON LOAD BEARING | STANDARD PILES | 225 X 225 X 300 |




SECTION X–X




BRACED PILE

SUBFLOOR LA[illegible]UT FOR AFFORDABLE

| | | | |
|---|---|---|---|
| | | | SHEET |
| DRAWN | CHECKED | SCALES | SERIES OF |
| TRACED | DATE | | REF |

MICROBOX
MICROFILM RECORDS (WAIKATO) LTD HAMILTON

Castle Line Builders Ltd,
P.O. Box 133
PAEROA

10 June 1986

The Building Inspector
Te Aroha Borough Council
P.O. Box 4
Te Aroha

Dear Sir,

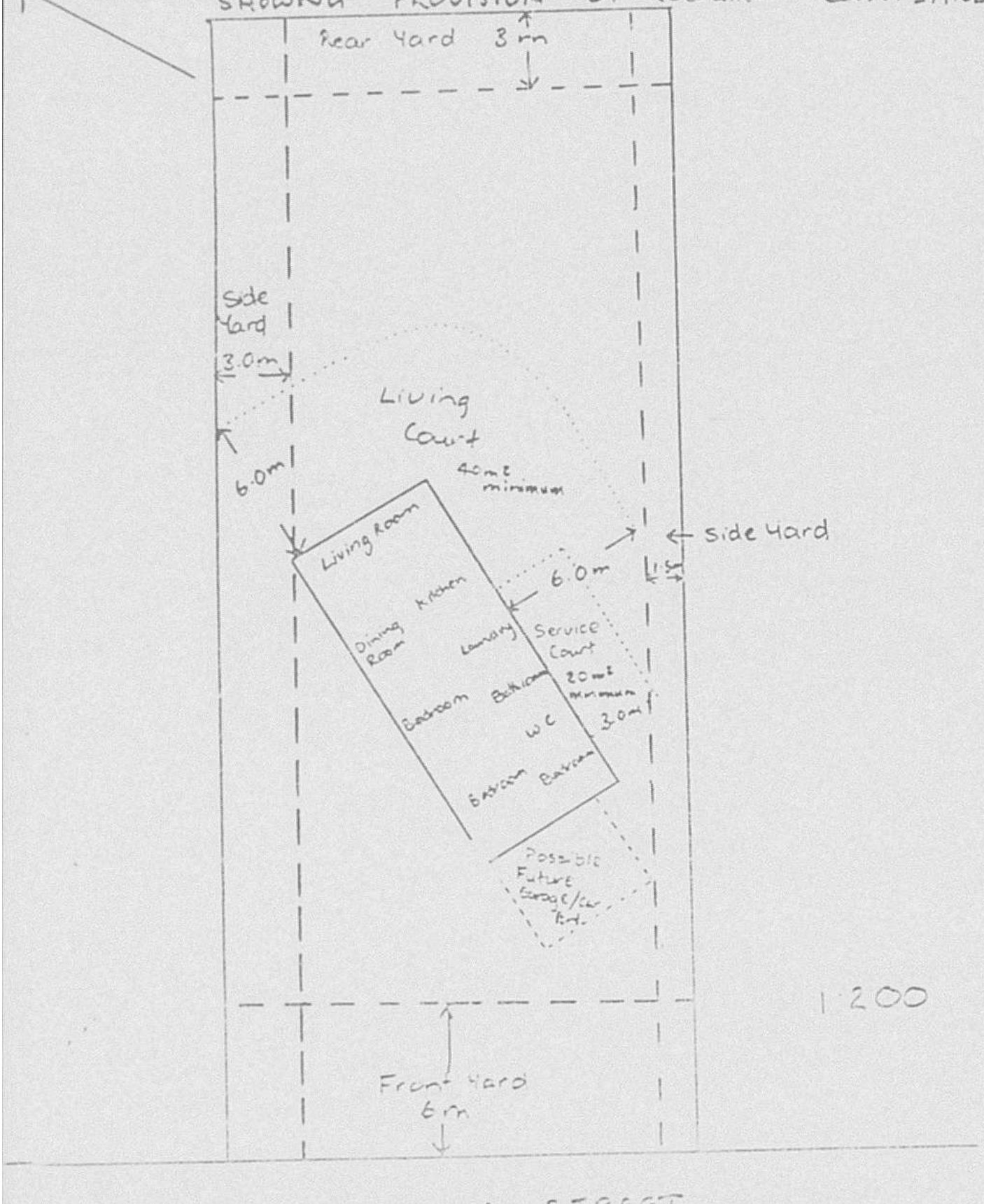
With regard to our permit for a dwelling at Lot 1, D.P.S. 1444, Stirling Street Te Aroha.
We are in receipt of the letter from your planning officer dated the 3rd June which included a proposed alternative siting to comply with the Councils requests.

After discussion with the Maori Affairs Department this site plan has now been accepted and could you please now include enclosed site plan for our Stirling Street permit.

Yours faithfully

Russell Lines

POSSIBLE SITING OF DWELLING ON LOT 1 DPS 1444 TOWN OF TEMOHA SHOWING PROVISION OF REQUIRED COURTYARDS



# TE AROHA BOROUGH COUNCIL

## PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Mr N. C. Bath Ltd, Belmont Rd

of Paeroa (Full address),

is hereby authorised to carry out the work described herein, as set forth in the plans deposited with me, in the premises owned (or occupied) by ~~Mr~~ Dept Maori Affairs and situated in 24 Stirling Street, Te Aroha Lot No. 1 Section No. D.P. S 1444

Block , or S.D. , or S.O. *

Description of Work: P & D for New Home

Estimated Value of Work: P $600 D $800

Fee Paid $ 140 Receipt Number for Permit Fee: 1537

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1978, and shall be completed on or before the

day of 19 .

Date: 6-8-86

Paul Sleep Engineer

(or other officer authorised by the local authority to sign permits on behalf of the Engineer)

№ 83

*Complete whichever is applicable.

Te Aroha News 7214

**FORM 1**

Regulation 37 (2) Drainage and Plumbing Regulations 1978

# TE AROHA BOROUGH COUNCIL

$140

Fees ...../.....
Rec. No. 1537
Plumbing Permit No. .....
Drainage Permit No. .....
Date Issued .....

## Application For Drainage / Plumbing Permit

**To The TE AROHA BOROUGH COUNCIL**

I, the undersigned, hereby make application for permit to have the work described herein and set out in the plans on the back hereof, carried out in or on the premises owned by

DEPARTMENT OF MAORI AFFAIRS PRIVATE BAG HAMILTON

Situated at STIRLING STREET TEAROHA

Legal Description LOT No 1 - D.P.S. 1444 Val. Roll Description .....

Class of Work with Description—New/Repairs PLUMBING & DRAINAGE - NEW 3 BEDROOM DWELLING

**SCHEDULE OF FEES —**

| | | | |
|---|---|---|---|
| — 100 | 10.00 | 501 — 600 | 45.00 |
| 101 — 200 | 20.00 | 601 — 700 | 50.00 |
| 201 — 250 | 25.00 | 701 — 800 | 55.00 |
| 251 — 300 | 30.00 | 801 — 900 | 60.00 |
| 301 — 400 | 35.00 | 901 — 1000 | 65.00 |
| 401 — 500 | 40.00 | | |

**Plus $5 for each $100 or part thereof**

**Plumbing and Drainage are charged SEPARATELY on LABOUR COST ONLY**

I authorise N.S. BATH LTD BELMONT ROAD PAEROA Craftsman Plumber

" " " " " Registered Drainlayer

to carry out this work.

Estimated Labour Cost of Plumbing $600—

Estimated Labour Cost of Drainage $800—

Drainlayer

Signature .....

Plumber

Address BELMONT ROAD PAEROA

Date 28-MAY-86

**WOPK INSPECTED AND APPROVED**

Plumbing ..... Drainage .....

**NOTE:—For drainage work a scale plan in ink showing road line, section boundaries, buildings in outline, approximate location of fittings, lines of drains, inspection pipes, etc., MUST be supplied.**

**PLAN TO BE DRAWN ON BACK HEREOF**

Te Aroha Print Centre