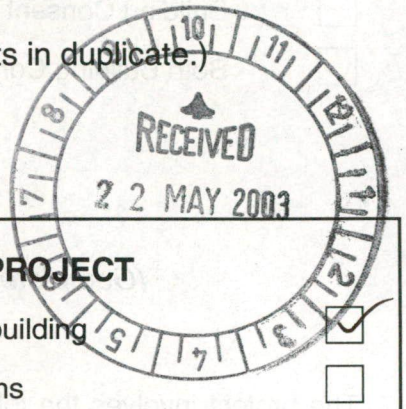
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APPLICATION FOR BUILDING CONSENT TO ASHBURTON DISTRICT COUNCIL

(Cross each applicable box. Attach relevant documents in duplicate.)



Part A: General

(Complete Part A in all cases)

APPLICANT*

Name: Hiltz Homes Ltd

Mailing Address: P.O. Box 364
Ashburton

Contact (print name, address and position):
Lance Schnoor.
020 - 220 - 6286.

Phone: 308-2664 Fax: 307-0689

* Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

P.I.M./Consent No: BC030446

Received: 23 / 5 / 03

P.I.M./Consent Fee: $ 150

Receipt No: 775181

Invoice No: 16195

Consent No: .....

Received: 10 / 6 / 03

Consent Fee: $ 1163.25

Receipt No: 777090

Invoice No: 16900

PROJECT

New or relocated building ☑

Alterations/Additions ☐

Demolition ☐

Proposal to Build new Home.

Intended use(s) (in detail):
Private Residence

Intended life:
Indefinate but not less than 50 years ☑
Specified as ..... years
Being stage 1 of an
intended 1 stages

Estimated value (inclusive of GST):
$ 105,000.

PROJECT LOCATION

Street address (if any):
37A Friday St.
Ashburton.

Legal description (as shown on certificate of title or rates notice, if any):
Lot 1 DP 81133

Valuation No: 24560 - 56901.

(For example: Lot ..... DP ..... ; or Section ..... SO ..... Survey or Registration District .....; or Maori block number and name; or combination of those. If none apply, give whatever information is necessary to identify the location.)

Cont . . .

Document Set ID: 1103920
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THIS APPLICATION IS FOR:

☐ Building Consent only, in accordance with Project Information Memorandum No.: .....

☑ Both Building Consent and a Project Information Memorandum.

Part B: Project Details

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (cross each applicable box, if any, and attach relevant information in duplicate):

☑ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.

☑ New provisions to be made for vehicular access, including parking.

☐ Provisions to be made in building over or adjacent to any road or public place.

☑ New provisions to be made for disposing of stormwater and wastewater.

☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.

☐ New connections to public utilities.

☐ Provisions to be made in any demolition work for the public, suppression of dust, disposal of debris, disconnection from public utilities, and supression of noise.

☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

Part C: Building Details

(Complete Part C in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate):

☑ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including

- ☐ Building certificates
- ☐ Producer statements
- ☐ References to accreditation certificates issued by the Building Industry Authority.
- ☐ References to determinations issued by the Building Industry Authority.

☐ Proposed procedures, if any, for inspection during construction.

Cont . . .

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Part D: Key Personnel

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): Roy Knight 025 – 340 – 139

Building certifier(s):

Builder(s) Hi Life Homes Ltd 027 – 220 – 6286

Registered drainlayer: Ken Body 0274 – 340 – 334

Registered plumber: Ken Body

Registered gasfitter:

Registered electrician: Gordon Wells 025 – 341 – 4074

Other:

Part E: Compliance Schedule Details

E1: Systems necessitating a Compliance Schedule

(Complete Part E1 for all new buildings and alterations except single residential dwellings)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenace, and reporting procedures):

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a portable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

Cont . . .

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Version: 1, Version Date: 20/11/2023
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☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the New Zealand Building Code.

☐ Building maintenance units for providing access to the exterior and interior walls of buildings.

☐ Such signs as are required by the New Zealand Building Code in respect of the above-mentioned systems.

☑ None of the above.

E2: Other systems and features to be included in the Compliance Schedule

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenace, and reporting procedures):

☐ Means of escape from fire.

☐ Safety barriers.

☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.

☐ Hand-held hoses for fire fighting.

☐ Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed by/for and on behalf of the applicant: [signature]

Name: [illegible]

Position: [illegible]

Date: 22-05-2003

Bruce 350—6/97

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Version: 1, Version Date: 20/11/2023
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P I M C H E C K L I S T 030446

APPLICANT: HILIFE HOMES LTD
C/- LANCE SCHUBERT
PO BOX 364
ASHBURTON
PHONE: 308 2664
PROJECT LOCATION: 37A ETON STREET
LEGAL DESCRIPTION: LOT 1 DP 81133
PROJECT DESCRN: Build new home.
BUILDER: Owner :
DRAINLAYER: Ken Body :
PLUMBER: Ken Body :
VALN NO: 2456756901
DATE OF APPLICN: 23/05/03

Town Planning
(a) Zoning (Residential)
(b) Density/Coverage OK.
(c) Height of Building OK.
(d) Recession planes OK
(e) Siting OK
(f) Outdoor living/service space OK.
(g) Low/high risk flooding n/a
(h) Carparking OK
(i) Loading areas, etc n/a
(j) Landscaping n/a
(k) Resource Consent required (~~Yes~~/No)?
(l) Other?

Signed: .....
Date: 28/5/03

Public Health Comments

Signed: .....
Date: ../../..

Building Dept
(a) NZFS (Yes/No)
(b) Sewer (Yes/No)
(c) Water (Yes/No)
(d) Stormwater (Yes/No)
(e) Septic Tank (Yes/No)
(f) Vehicle Crossing (Yes/No)

Pim Notes

1/ P1
2/ P2
3/ P3
4/ Stormwater connection has been charged
5/ Sewer saddle has been charged.
6/ water connection exists
7/ Vehicle crossing Exist.
8/ P12

CHECKED

Consent Notes
S.C. 24-6-24
N.C. 5 Inspection are Req'd
Foundation, preflow, preline, Drainage complete.

ENTERED

This information is provided from Ashburton District Council

PLAN INSPECTION CHECKLIST

OWNER: Hilife Homes LTD	**BC NUMBER:** 030446
PROJECT ADDRESS: 37A Eton Street.	**VALUATION REF:** 2456756901
PROCESSED BY: AB	**DATE:** 30-5-03

		COMMENTS			COMMENTS
Road Access	✓		Insulation	X	2.2 & walls & 2.6 to ceiling
Hazardous Substances	✓	N/A.	Truss Design & Fixing	✓	
Power Lines	✓	Back Section	Roof Cladding	✓	
Sewer/Septic Tank	✓	Network	Exterior Cladding	✓	
Water Supply	✓	Network	Building Paper	✓	
Stormwater	✓	to Street channel	Roof Underlay	✓	
Telecom/Electricity	✓	P12	Ceiling Battens	✓	
Site Visit Required	✓	Done	Plumbing/Pipe Type	✓	
Landfill/Flooding	✓	N/A	High/Low Pressure/Valves HWC	✓	
Engineers Certificate	—		Restraints/HWC & Roof Tank	✓	
Siting	✓		Tempering	✓	
Foundation Depth/Width	✓		Backflow Prevention	—	
Reinforcing	✓		Pipe Lagging	✓	
Concrete Strength	✓		Drainage - Network Operator	✓	
Ventilation/Subfloor	—		CRC Requirements - Effluent Disposal	—	
Foundation Height	✓		Specific Designed System	—	
Piles	—		Other	—	
Bearers	—		Fire Safety Requirements	—	
Floor Joists	—		Access for Disabled	—	
Insulation/Vapour Barrier	✓		Engineers Producer Statements Reqd	—	
Fill Type	✓		Firewalls	—	
Mesh	—	Not specified	Fire Design	—	
Fixing to Foundation	✓		Stairs/Handrails & Balustrades	—	
Plate Fixing	✓		Heating	✓	
Wall Bracing/Subfloor Bracing	✓		Laundry Facilities	✓	
Roof Bracing/Diaphagm Bracing	X	Diaphagm Bracing Roof & Living	Cooking Facilities	✓	
Framing	✓	Ceiling	Personal Hygiene	✓	
Lintels/Beams	✓				
Glazing/Ventilation	✓		Other Conditions for Consent		

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ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

ENTERED

NOTICE OF INSPECTION
BUILDING ACT 1991

Owners Name: Hellife Homes ltd... **BC No.:** 030446

Site Address: 37A Eton st. **Valuation No.:** 2456756901

Date of Inspection: 18.11.03 **at** 2.33 ~~am~~/pm **Building Type:** Dwelling.

FOUNDATION		PRE-LINE		DRAINAGE	
Siting		Floor Cutting		Trench Fill	
Foundation Depth, Width		Moisture Content		Inspections	
Reinforcing		Plate Fixings/Top & Bottom Purlins		Vents/Position	
Bearing		Framing/Lintels/Ceiling Battens		Connection to Outlet	
Height - Ventilation		Bracing/Schedule		Septic Tank/Effluent Disposal	
Footpath Condition		Ceiling Diaphragm		Drain in General	
PRE-POUR SLAB/THICKNESS		Truss/Rafters & Posts - Fixings		Soil Stacks & Vents	
Organic Matter		Roof Bracing		**SFH/MAKE**	
Vapour Barrier		Insulation		Clearance	
Hardfill		Second Floor, Joists		Flue Installation	
Mesh - Shrinkage Control		Floor Plan/Amendments		Screen/Type	
Pipe Lagging/Waste Size		Glazing/Ventilation		Seismic Restraint/Hearth	
Fixing to Foundation		Building Paper/Roof/Underlay		Tempering Valve	
Other (Polystyrene)		Plumbing/Pipe Type & Fixing		Inbuilt Cavity/Mantle Clearance	
Piles/Treatment		Pressure Tested		**FINAL**	✓
Bearer Size/Spacing		Lagging		Exterior Cladding/Fixing	✓
Floor Joists		Access/toilets/ramps etc		Flashings	✓
Subfloor Insulation		Fire/smoke alarms		External Moisture	✓
Subfloor Bracing		Fire separations		Gully Traps/Stormwater/T.Vent	✓
Fixings – Type		Other		Vents - Kitchen/Bathroom	✓
Subfloor Ventilation		Post Lining		Handrail to Stairs/Balustrades	—
				Water Temperature - Laundry	✓
				Cooking/Personal Hygiene	✓
				Ground Clearance to Cladding	✓
				Access/Toilets/Ramps etc	—
				Fire Safety Clearance	—
				Footpath Condition	✓
				Producer Statement/s Req'd	-
				Ceiling Insulation	✓
				Signage	—
				Water Test Results	—
				Venting	✓
				HWC Fittings & Restraint	✓
				Roof Tank Restraint & Overflow	—
				Other	—
				Planning	—

COMMENTS

- cladding above windows to be sealed correctly.
- wire to exterior of ~~to~~ cladding to be completed.
- HWC. to restrain.

- Work complies. 19.11.03

Building Inspector:

✓ INSPECTON OKAY

☐ REINSPECTION REQ'D

✓ ISSUE CCC ✓ Yes ☐ No

ENTERED

✓ All work inspected is in accordance with the Building Consent/Certificate

☐ Some work is not satisfactory as detailed above and rectification is required

☐ A formal notice to rectify will be issued

SIGNED
Contractor/Owner/Agent/Occupier

DATE 18.11.03.

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NOTICE OF INSPECTION
BUILDING ACT 1991

ENTERED

Owners Name: Hilite Homes **BC No.:** 030446

Site Address: 37A Eton St **Valuation No.:** 24567569 01

Date of Inspection: 22/10/03 **at** 9.30 **am/pm** **Building Type:** Dwelling

FOUNDATION		PRE-LINE		DRAINAGE	
Siting		Floor Cutting		Trench Fill	✓
Foundation Depth, Width		Moisture Content		Inspections	✓
Reinforcing		Plate Fixings/Top & Bottom Purlins		Vents/Position	✓
Bearing		Framing/Lintels/Ceiling Battens		Connection to Outlet No	K
Height - Ventilation		Bracing/Schedule		Septic Tank/Effluent Disposal	—
Footpath Condition		Ceiling Diaphragm		Drain in General	✓
PRE-POUR SLAB/THICKNESS		Truss/Rafters & Posts - Fixings		Soil Stacks & Vents	✓
Organic Matter		Roof Bracing		**SFH/MAKE**	
Vapour Barrier		Insulation		Clearance	
Hardfill		Second Floor, Joists		Flue Installation	
Mesh - Shrinkage Control		Floor Plan/Amendments		Screen/Type	
Pipe Lagging/Waste Size		Glazing/Ventilation		Seismic Restraint/Hearth	
Fixing to Foundation		Building Paper/Roof/Underlay		Tempering Valve	
Other (Polystyrene)		Plumbing/Pipe Type & Fixing		Inbuilt Cavity/Mantle Clearance	
Piles/Treatment		Pressure Tested		**FINAL**	
Bearer Size/Spacing		Lagging		Exterior Cladding/Fixing	
Floor Joists		Access/toilets/ramps etc		Flashings	
Subfloor Insulation		Fire/smoke alarms		External Moisture	
Subfloor Bracing		Fire separations		Gully Traps/Stormwater/T.Vent	
Fixings – Type		Other		Vents - Kitchen/Bathroom	
Subfloor Ventilation		Post Lining		Handrail to Stairs/Balustrades	

COMMENTS

Not Connected to Saddle at time of Insp.

Water Temperature - Laundry	
Cooking/Personal Hygiene	
Ground Clearance to Cladding	
Access/Toilets/Ramps etc	
Fire Safety Clearance	
Footpath Condition	
Producer Statement/s Req'd	
Ceiling Insulation	
Signage	
Water Test Results	
Venting	
HWC Fittings & Restraint	
Roof Tank Restraint & Overflow	
Other	
Planning	

Building Inspector: [signature]

- [✓] INSPECTON OKAY
- [ ] REINSPECTION REQ'D
- [ ] ISSUE CCC [ ] Yes [ ] No

- [ ] All work inspected is in accordance with the Building Consent/Certificate
- [✓] Some work is not satisfactory as detailed above and rectification is required
- [ ] A formal notice to rectify will be issued

SIGNED Contractor/Owner/Agent/Occupier

DATE

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5 Baring Square West, Ashburton, New Zealand.

ENTERED

NOTICE OF INSPECTION
BUILDING ACT 1991

Owners Name: Hilife Homes ltd --- **BC No.:** 030446

Site Address: 37A Eton street. **Valuation No.:** 2456756901

Date of Inspection: 4-9-03 **at** 9.30 **am/~~pm~~** **Building Type:** New home.

FOUNDATION		PRE-LINE	✓	DRAINAGE	
Siting		Floor Cutting	—	Trench Fill	
Foundation Depth, Width		Moisture Content 9-12%	✓	Inspections	
Reinforcing		Plate Fixings/Top & Bottom Purlins	✓	Vents/Position	
Bearing		Framing/Lintels/Ceiling Battens	✓	Connection to Outlet	
Height - Ventilation		Bracing/Schedule	·	Septic Tank/Effluent Disposal	
Footpath Condition		Ceiling Diaphragm	✓	Drain in General	
PRE-POUR SLAB/THICKNESS		Truss/Rafters & Posts - Fixings	✓	Soil Stacks & Vents	
Organic Matter		Roof Bracing	✓	**SFH/MAKE**	
Vapour Barrier		Insulation	✓	Clearance	
Hardfill		Second Floor, Joists	—	Flue Installation	
Mesh - Shrinkage Control		Floor Plan/Amendments	—	Screen/Type	
Pipe Lagging/Waste Size		Glazing/Ventilation	✓	Seismic Restraint/Hearth	
Fixing to Foundation		Building Paper/Roof/Underlay	✓	Tempering Valve	
Other (Polystyrene)		Plumbing/Pipe Type & Fixing	✓	Inbuilt Cavity/Mantle Clearance	
Piles/Treatment		Pressure Tested	✓	**FINAL**	
Bearer Size/Spacing		Lagging	✓	Exterior Cladding/Fixing	
Floor Joists		Access/toilets/ramps etc	—	Flashings	
Subfloor Insulation		Fire/smoke alarms	—	External Moisture	
Subfloor Bracing		Fire separations	—	Gully Traps/Stormwater/T.Vent	
Fixings – Type		Other	—	Vents - Kitchen/Bathroom	
Subfloor Ventilation		Post Lining	—	Handrail to Stairs/Balustrades	

COMMENTS

- 'Z' nail truss to top plate
- washer bolt ends of angle bracing
- strap around - bottom plate
- ceiling battens 600 c/c.
- bracing complies.
- Plumbing complies.
- roof trusses as per Specification.
- bottom plates shot ~~to~~ fixed to floor
- bridle joint at truss change of direction
- no plan on site to check bracing Schedule.

Water Temperature - Laundry	
Cooking/Personal Hygiene	
Ground Clearance to Cladding	
Access/Toilets/Ramps etc	
Fire Safety Clearance	
Footpath Condition	
Producer Statement/s Req'd	
Ceiling Insulation	
Signage	
Water Test Results	
Venting	
HWC Fittings & Restraint	
Roof Tank Restraint & Overflow	
Other	
Planning	

Building Inspector: [signature]

☑ INSPECTON OKAY

☐ REINSPECTION REQ'D

☐ ISSUE CCC ☐ Yes ☐ No

☑ All work inspected is in accordance with the Building Consent/Certificate

☐ Some work is not satisfactory as detailed above and rectification is required

☐ A formal notice to rectify will be issued

SIGNED
Contractor/Owner/Agent/Occupier

DATE 4-9-03

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ENTERED

NOTICE OF INSPECTION
BUILDING ACT 1991

Owners Name: Hi-Lite Homes **BC No.:** 0304446

Site Address: 37A Eton St **Valuation No.:** 2456756901

Date of Inspection: 17-7-03 **at** 3:08 **am/pm** **Building Type:** Dwelling

FOUNDATION		PRE-LINE		DRAINAGE	
Siting		Floor Cutting		Trench Fill	
Foundation Depth, Width		Moisture Content		Inspections	
Reinforcing		Plate Fixings/Top & Bottom Purlins		Vents/Position	
Bearing		Framing/Lintels/Ceiling Battens		Connection to Outlet	
Height - Ventilation		Bracing/Schedule		Septic Tank/Effluent Disposal	
Footpath Condition		Ceiling Diaphragm		Drain in General	
PRE-POUR SLAB/THICKNESS	100 ✓	Truss/Rafters & Posts - Fixings		Soil Stacks & Vents	
Organic Matter	✓	Roof Bracing		**SFH/MAKE**	
Vapour Barrier	✓	Insulation		Clearance	
Hardfill	✓	Second Floor, Joists		Flue Installation	
Mesh - Shrinkage Control	✓	Floor Plan/Amendments		Screen/Type	
Pipe Lagging/Waste Size	✓	Glazing/Ventilation		Seismic Restraint/Hearth	
Fixing to Foundation	✓	Building Paper/Roof/Underlay		Tempering Valve	
Other (Polystyrene)	–	Plumbing/Pipe Type & Fixing		Inbuilt Cavity/Mantle Clearance	
Piles/Treatment	–	Pressure Tested		**FINAL**	
Bearer Size/Spacing	–	Lagging		Exterior Cladding/Fixing	
Floor Joists	–	Access/toilets/ramps etc		Flashings	
Subfloor Insulation	–	Fire/smoke alarms		External Moisture	
Subfloor Bracing	–	Fire separations		Gully Traps/Stormwater/T.Vent	
Fixings – Type	–	Other		Vents - Kitchen/Bathroom	
Subfloor Ventilation	–	Post Lining		Handrail to Stairs/Balustrades	
				Water Temperature - Laundry	
				Cooking/Personal Hygiene	
				Ground Clearance to Cladding	
				Access/Toilets/Ramps etc	
				Fire Safety Clearance	
				Footpath Condition	
				Producer Statement/s Req'd	
				Ceiling Insulation	
				Signage	
				Water Test Results	
				Venting	
				HWC Fittings & Restraint	
				Roof Tank Restraint & Overflow	
				Other	
				Planning	

COMMENTS

- 250 micron polythene on pea metal fill
- site stripped
- NRC 668 mesh to Garage.
- D10 Floor ties @ 600 ctrs
- Wastes lagged with denso tape
- Crack mesh in place.

* Ensure finished floor level is 150 mm above ground level.

Building Inspector: C. Fehl

☑ INSPECTON OKAY

☐ REINSPECTION REQ'D

☐ ISSUE CCC ☐ Yes ☐ No

☑ All work inspected is in accordance with the Building Consent/Certificate

☐ Some work is not satisfactory as detailed above and rectification is required

☐ A formal notice to rectify will be issued

SIGNED Contractor/Owner/Agent/Occupier

DATE

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ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

ENTERED

NOTICE OF INSPECTION
BUILDING ACT 1991

Owners Name: Hi Like Homes **BC No.:** 030446

Site Address: 37A Eton St **Valuation No.:** 24560 56901

Date of Inspection: 19-6-03 **at** 9.40 ~~am/pm~~ **Building Type:** Dwelling

FOUNDATION		PRE-LINE		DRAINAGE	
Siting	✓	Floor Cutting		Trench Fill	
Foundation Depth, Width	✓	Moisture Content		Inspections	
Reinforcing	✓	Plate Fixings/Top & Bottom Purlins		Vents/Position	
Bearing East Garage wall		Framing/Lintels/Ceiling Battens		Connection to Outlet	
Height - Ventilation		Bracing/Schedule		Septic Tank/Effluent Disposal	
Footpath Condition		Ceiling Diaphragm		Drain in General	
PRE-POUR SLAB/THICKNESS		Truss/Rafters & Posts - Fixings		Soil Stacks & Vents	
Organic Matter Stripped	✓	Roof Bracing		**SFH/MAKE**	
Vapour Barrier		Insulation		Clearance	
Hardfill		Second Floor, Joists		Flue Installation	
Mesh - Shrinkage Control		Floor Plan/Amendments		Screen/Type	
Pipe Lagging/Waste Size		Glazing/Ventilation		Seismic Restraint/Hearth	
Fixing to Foundation		Building Paper/Roof/Underlay		Tempering Valve	
Other (Polystyrene)		Plumbing/Pipe Type & Fixing		Inbuilt Cavity/Mantle Clearance	
Piles/Treatment		Pressure Tested		**FINAL**	
Bearer Size/Spacing		Lagging		Exterior Cladding/Fixing	
Floor Joists		Access/toilets/ramps etc		Flashings	
Subfloor Insulation		Fire/smoke alarms		External Moisture	
Subfloor Bracing		Fire separations		Gully Traps/Stormwater/T.Vent	
Fixings – Type		Other		Vents - Kitchen/Bathroom	
Subfloor Ventilation		Post Lining		Handrail to Stairs/Balustrades	
				Water Temperature - Laundry	
				Cooking/Personal Hygiene	
				Ground Clearance to Cladding	
				Access/Toilets/Ramps etc	
				Fire Safety Clearance	
				Footpath Condition	
				Producer Statement/s Req'd	
				Ceiling Insulation	
				Signage	
				Water Test Results	
				Venting	
				HWC Fittings & Restraint	
				Roof Tank Restraint & Overflow	
				Other	
				Planning	

COMMENTS

- Foundation 300–800 deep
* Eastside of garage foundation Extra (16) bar to this wall to carry load.
- Ensure Finished Floor level 150 above Ground level
- 2 D16 Bar with D10 stirrups @ 800 c/ in place
- Good bearing to house.

Building Inspector: C. Rahbon

- [✓] INSPECTON OKAY
- [ ] REINSPECTION REQ'D
- [ ] ISSUE CCC [ ] Yes [ ] No
- [✓] All work inspected is in accordance with the Building Consent/Certificate
- [✓] Some work is not satisfactory as detailed above and rectification is required
- [ ] A formal notice to rectify will be issued

SIGNED Contractor/Owner/Agent/Occupier

DATE

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P.O. Box 94, Ashburton, New Zealand. Telephone (03) 308 5139, Fax (03) 308 1836

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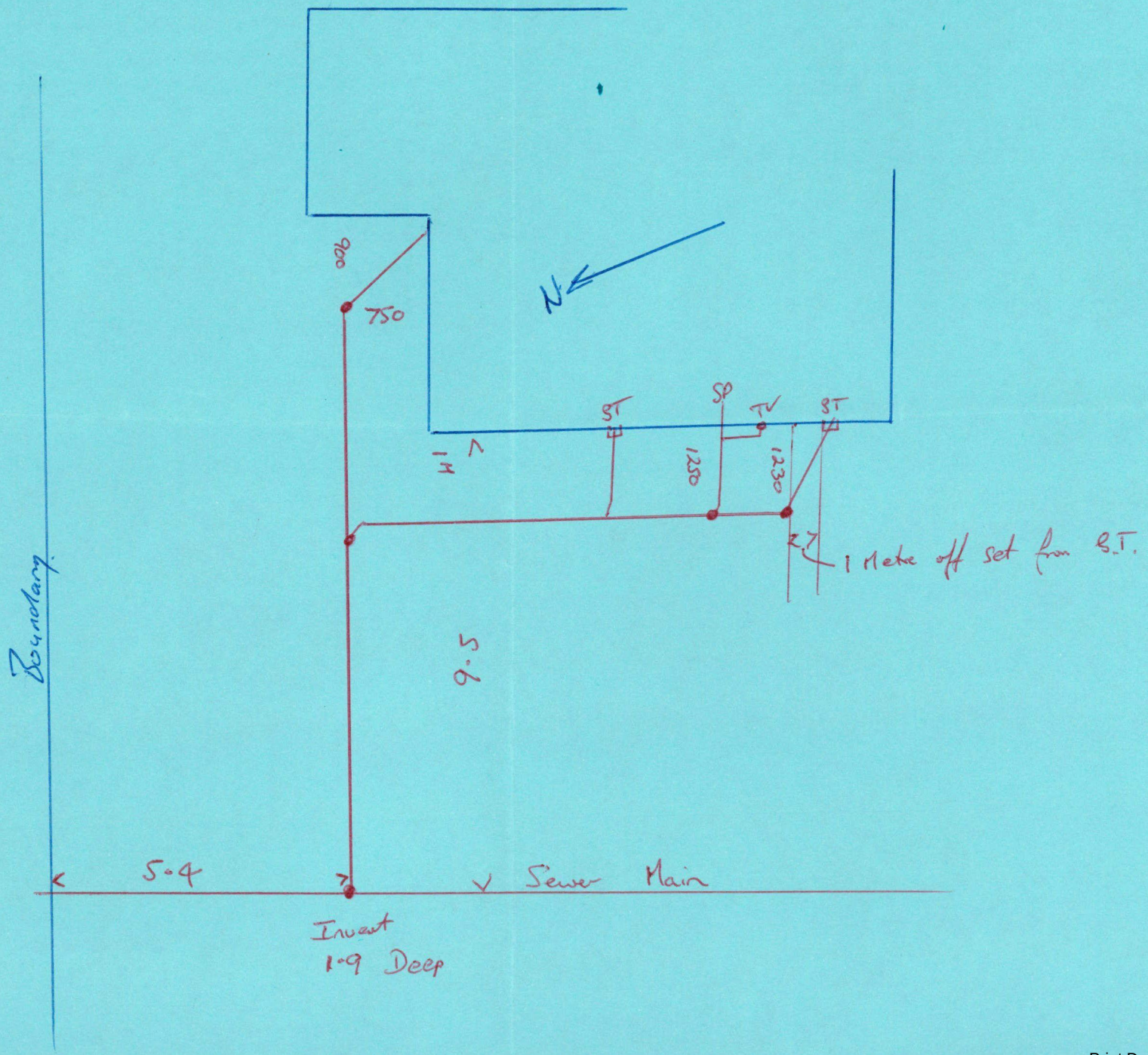
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Hilife Home

37 A Eton St.

23-10-03

(K Body)



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Version: 1, Version Date: 20/11/2023
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PROPOSED RESIDENCE

37A ETON STREET

ASHBURTON

HI-LIFE HOMES LTD

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Version: 1, Version Date: 20/11/2023
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SPECIFICATION

General Conditions

The following specification shall comply with the New Zealand Building Code and NZS 3604 1999.

Consents — The Contractor is to obtain and pay for the building consent. All work is to comply with the local Territorial Authority.

Insurance — The Contractor is to insure all work in progress against loss and damage by fire etc.

Attendance — The Contractor shall attend upon, cut away for, and make good after all trades mentioned in the Specification.

Materials & Workmanship — Materials are to be the best of their respective kinds specified and workmanship must be careful, thorough, and in accordance with the best trade practice.

Maintenance Period — To be set per conditions of contract.

Doubtful Bearing — The Owner will be responsible for the cost of any additional foundation work required through encountering ground of doubtful bearing capacity.

Cleaning — The Contractor is to leave all work clean on completion, and all debris cleared from the site.

EXCAVATOR

Excavator — Excavate for the foundations, floor, terrace etc. All spoil is to be placed on the site where directed.

Hardfill — Hardfill for floor, etc, shall be composed of round stones not less than 20mm diameter carefully consolidated, and screened off before pouring the concrete.

CONCRETOR

The following concreting sub-contract specification shall comply with the New Zealand Building Code and NZS 3604 1999).

Concrete — Is to be composed of 4 parts of shingle and 2 parts of sand, to 1 part of cement, to a compressive strength of 17.5 MPA.

Reinforcing — The foundations to be reinforced with 3 – 12 mm round mild steel rods which are to be hooked at the ends and lapped 30 diameters.

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

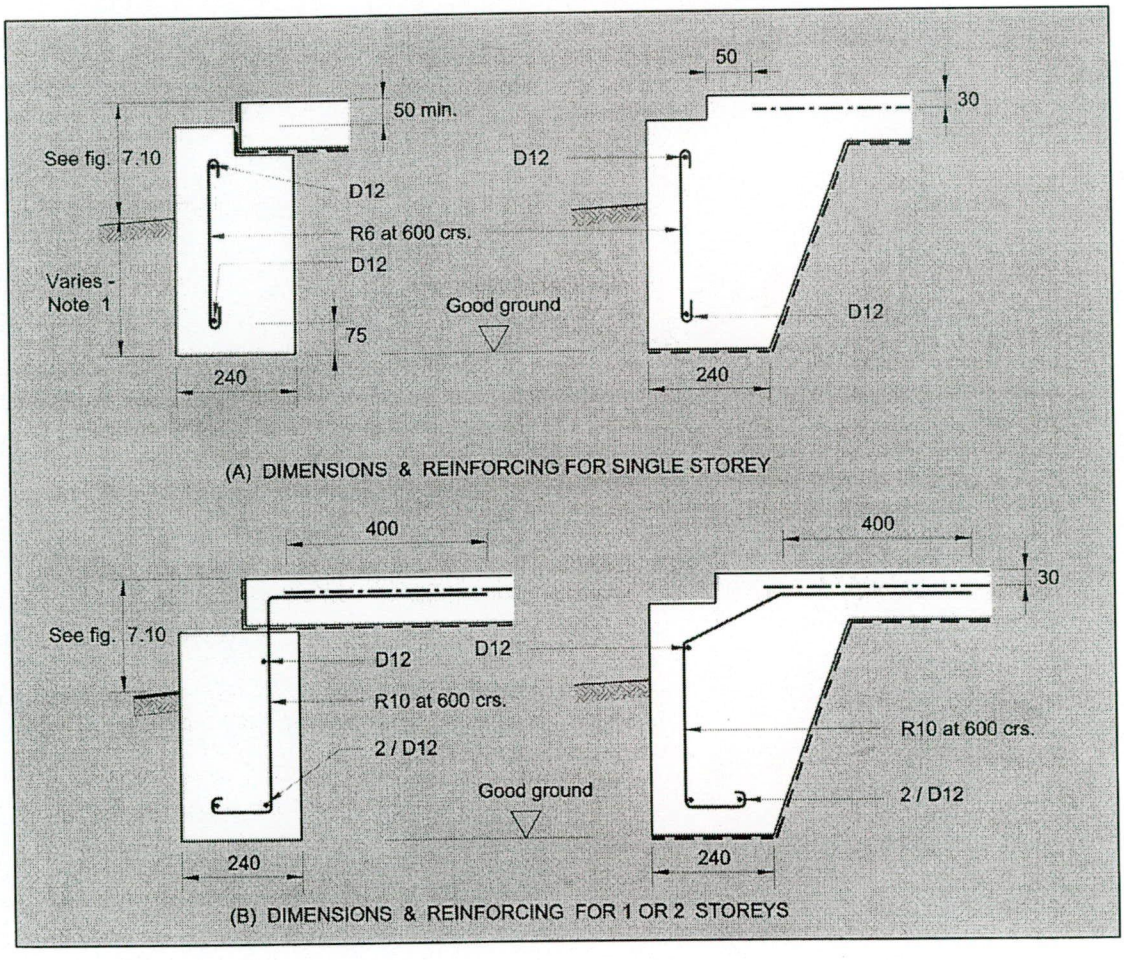
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CONCRETE FLOORS

Foundations to be 230mm in width, and to be dug to solid, and trenches to be square at bottom. Finished floor level to be 150mm minimum above ground level, with blockwork 100mm below this level. Foundations to be reinforced with 3 –12mm mild steel rods. All top soil to be removed under concrete floors. Lay a minimum 50mm course of hardfill, apply damp proof course as specified hereunder, and then lay a 100mm thick concrete slab. The floors shall be laid in sections with a small v joint, and as many joints as possible to be concealed under plates. Leave minimum openings through floors where required for wastes, etc. Floor surfaces to be finished to a perfectly smooth and level finish, with cement dryers. The slab must be kept wet for not less than 3 days after being finished.

The damp proof course to be 250 micron Polythene. The Polythene shall be unrolled directly to top of the site concrete, parallel with the direction of the floor pour, lapped 50mm and taped with PVC tape. Turn up dampcourse to exterior, finishing behind building paper to exterior walls, and thoroughly seal around all pipes and openings. Dampproofing to be carried out immediately prior to the pouring of the floor slab, and its surface must be protected from damage of any kind. Any damage to the barrier shall be repaired before placing concrete.

FOUNDATION DETAILS



Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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BLOCKLAYER

Walls

Build the exterior walls where shown with the materials as shown in the "Summary of Specification" and cement mortar to approval. Build in wall ties are required at 450mm maximum centres horizontally and 400mm maximum centres vertically. Provide ventilation and weep holes as required. Clean down on completion and finish mortar joints as approved.

Sills

Are to be matching sills to suit walls and finished as for walls.

DRAINLAYER

Pipes

Shall be PVC socketed pipes complete with bends, junctions, traps, wastes etc and to be rubber ringed at joints with approved surround PVC pipes as required.

Materials for Drainage Pipes

See Table 3 Paragraph 7.1.1 for the relevant materials to be used.

Materials for Drainage Pipes - Paragraph 7.1.1

Material	**Standard**
Cast Iron	BS 437
Ceramic	NZS 3302
Concrete	NZS 3107
Steel	NZS 4442
UPVC	NZS 7649
Polyethylene	NZS 7604 Or AS 1159
Cement lined ductile iron	AS 2280 Class K9
ABS	NZS 7609
Copper	NZS 3501

Drains

Drains shall be constructed to withstand the combination and frequency of loads likely to be placed upon them without collapse, undue damage or undue deflection. In addition adequate support needs to be provided to prevent gradient becoming less than those required by Table 1 as a result of:

a) Differential settlement
b) Deflection of an unsupported span.

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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Construction Methods

Figure 6 gives Acceptable Solutions for the bedding and back filling of the drainage pipes listed in Table 3 accept where:

A. The trench is located within or above peat.
B. Scouring of the trench due to unstable soils or
C. The horizontal separation between any building foundation and the under side of the pipe trench is less than required by paragraph 8.2.5 or
D. The cover H to the pipe is more than 2.5 metres

Trench Width

The width B of the trench shall be the pipe diameter D plus 200mm. The width of the trench at the top of the pipe shall be no more than 600mm unless the pipes and the trench are covered with concrete.

Fill Materials

Fill materials as shown in Figure 6 shall be:

A. Bedding materials of clean granular non-cohesive material with a maximum particle size of 20mm.
B. Selected compacted fill of fine-grain or granular material which is free from top soil and rubbish and has a maximum particle size of 20mm.
C. Ordinary fill of excavated material.

See also G13/AS2 for placing and compacting of trenches, also proximity of trench to building.

Typical Drainage Connection

See Figure 5 and refer to paragraphs 6.1.4 for details of typical drainage connection.

Gully Traps

Gully traps construction shall prevent the ingress of surface water and foreign bodies likely to cause a blockage and shall be installed as for Figure 2 Detail of Gully Traps paragraph 3.2.1 G13/AS2. They shall be positioned so that the top of the gully dish is not less than 50mm below the overflow level of the lowest sanitary fixture served by the drainage system. They shall be located within the legal boundary of the land on which the building is erected.

Septic Tanks

Septic tanks are to be constructed upon the recommendations of the Local Authority Building Inspector and the relevant Regional Councils particular requirements as to land variety and unique qualities. Specific design of these septic tanks maybe necessary to gain local body compliance.

Storm Water

Where possible and at all practical storm water shall discharge to street channel. Where it is not practical to do this dig and fill pits to dispose of storm water and lay drains from downpipes. Again it may be necessary to obtain local body consents for discharge in certain locations.

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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PLUMBER

The following plumbing sub-contract shall comply with the New Zealand Building Code and NZS 3604 1999.

Water Supply

Lay on cold water supply in Polythene piping at least 300mm below ground level. Cold water supply shall be in approved PVC piping.

Note: Reference to NZBC A1 for classification of buildings.

Water Supply Pipe Work Shall comply with the following standards.

Material	**Standard**
Copper	NZS 3501
Steel	NZS 4442
UPVC	NZS 7649
Polyethylene	NZS 7604 Or AS 1159

Water Tanks

Water tanks shall comply with Figure 5 G12/AS1 paragraphs 3.2.2, 3.2.3 and 3.2.5. Water tank located over low bearing walls with safe tray 40mm diameter overflow into safe tray or separately into roof. Minimum cover from under side of rafter to cover of water tank to be 350mm minimum.

Structural support for water tanks (200 litre maximum capacity).
See Figure 6 paragraph 3.2.6 for detail)

Relief valves	See table 4 paragraph 4.2.2 (C) and 42.2 for acceptable valves.
Value Type	Standard
Cold water expansion valves	BS 6283, Part 1 AS 1357, Part 1
Temperature/ pressure relief valve	BS 6283, Part 3 AS 1357, Part 1
Non-return valves	AS 1357, Part 1
Vacuum relief valves	AS 1357, Part 1
Pressure reducing valves **Pressure liming valves**	BS 6283, Part 4 AS 1357, Part 2
Relief Valves Installation	Cold water expansion valves and relief valves shall be installed as shown in Figure 12
Relief Discharge Pipe	Every cold water expansion valve and relief valve shall discharge to a relief discharge pipe constructed as shown in Figure 15 and shown in Figure 12. In locations where freezing is likely the air break shall be located no more than 300mm away from the valve and the relief discharge pipe shall be insulated.

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

This information is provided from Ashburton District Council

Insulation — Closed seal form polymer insulation for fibreglass insulation which is performed to the shape of the pipe and not less than 30mm thick is acceptable material for preventing pipes up to 40mm diameter from freezing. Any insulation material which absorbs moisture shall be protected in a waterproof membrane. Where the discharge pipe is likely to be subjected to freezing it shall be insulated between the top of the storage water heater and at a point no less than 300mm above the normal standing water level in the vent pipe.

Seismic restraint of storage water heaters – Less than 350 litres
See Figure 16 G12/AS1 and paragraph 4.10.3(B) for securing these heaters.

Pipe Supports

Pipes and their supports shall be electrochemically compatible. Except where anchor points are necessary, the pipes shall be supported in a way which permits free movement of the pipe along its length. Acceptable methods include lagging the pipe at the support with flexible material or passing the pipe through a sleeve.

Support spacing above ground water supply pipework shall be securely supported at centres no greater than those given in Table 7 G12/AS1.

Scope — Allow to connect the cold to sink , roof tank, tub, bath, basin, WC, shower and 2 outside taps. Connect the roof tank to the cylinder. From the cylinder connect the hot water supply in copper or polytherm piping to the bath, basin, shower, tub & sink.

Taps — Interior shall be approved CP. Exterior shall be brass with hose connections.

Super Tub — Tub shall be as shown in the Summary of Specification. Connect and provide waste.

Bath — Supply and fix a 1675mm long bath as shown in Summary of Specification and provide waste.

Shower — Provide and fix CP wall rose with Topliss mixer set. Tray to be as shown in the Summary of Specification. Waste to be regulation with CP grating.

Basin — If a bracket basin is indicated in Summary of Specification and 550 x 400 basin is to be supplied and fixed by the plumber. Connect to basin as required and supplied waste.

Vanity — Allow to connect taps and provide waste to vanity unit supplied by Joiner.

Sink Top — Sink top to be supplied by the Carpenter. Allow to connect and provide waste.

Washing Machine — Washing Machine to be supplied by the Owners.

WC — Provide and fix approved earthenware pan with white standard plastic seat and fit plastic centre flushing system to WC and leave complete.

Wastes Etc. — Wastes shall comply with the drainage section. Acceptable Solution GS13/AS2 (see also Drainlayer).

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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Figure 7: Relationship of pipe trench to building foundation
Paragrapn 8.2.5

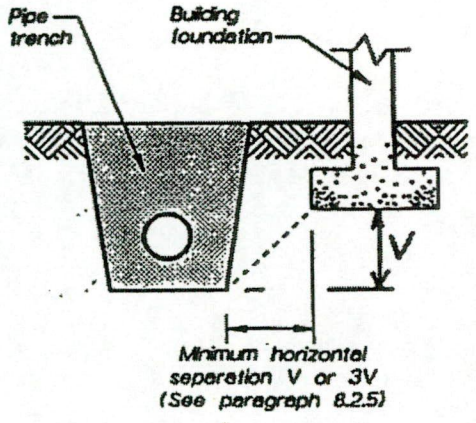


Figure 5: Water tanks
Paragraphs 3.2.2, 3.2.3 and 3.2.5

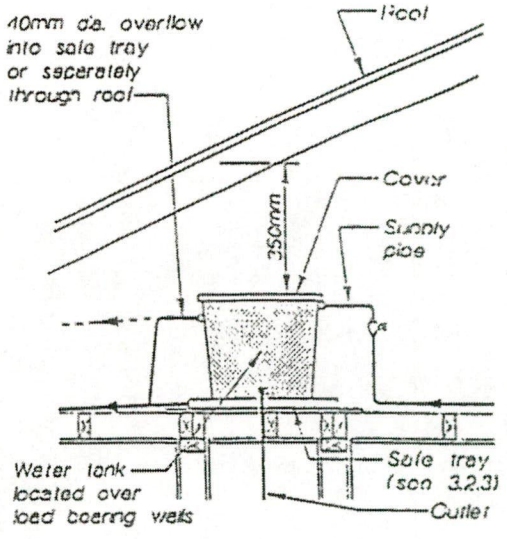
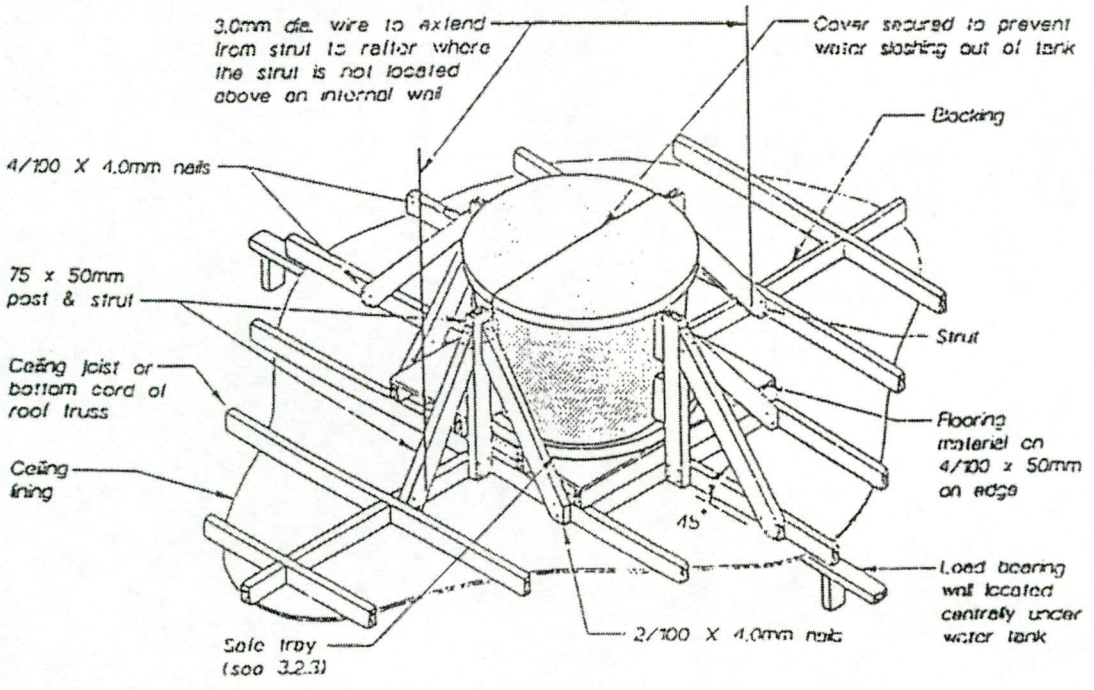


Figure 6: Structural support for water tanks
(200 litre maximum capacity)
Paragraph 3.2.6



Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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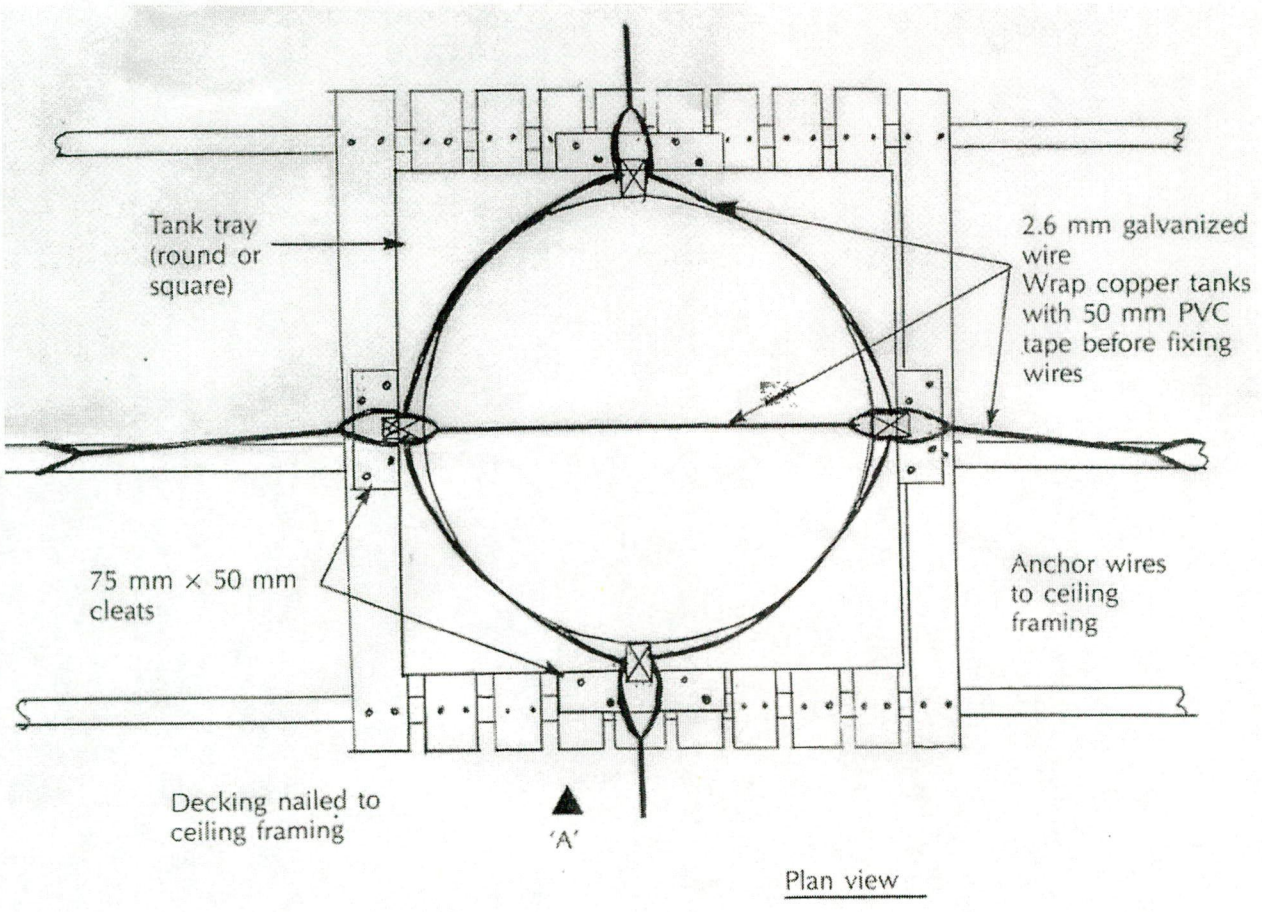
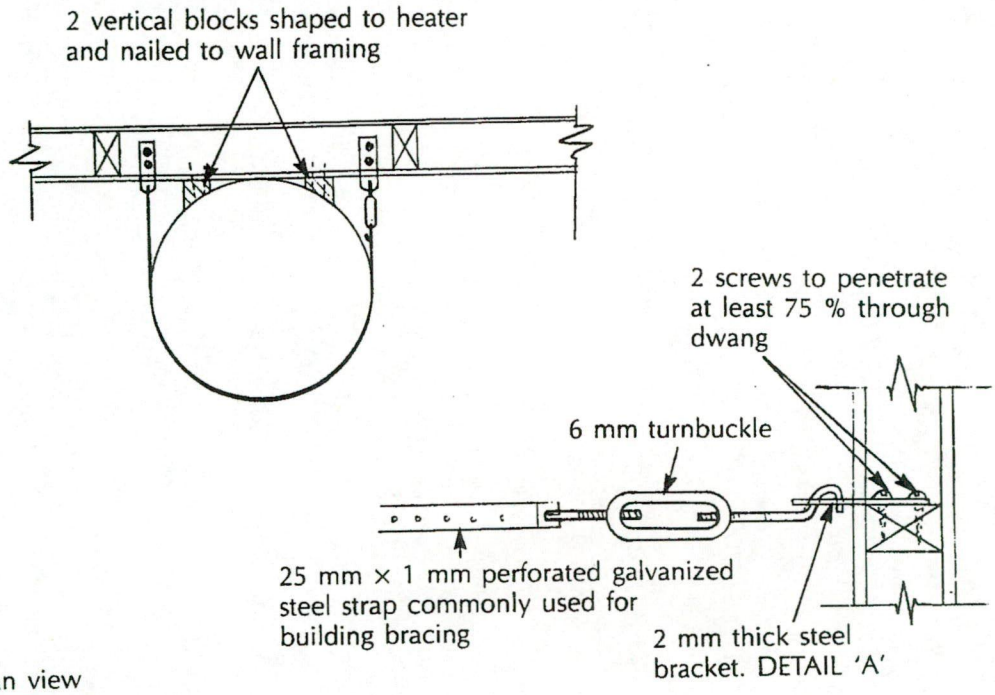


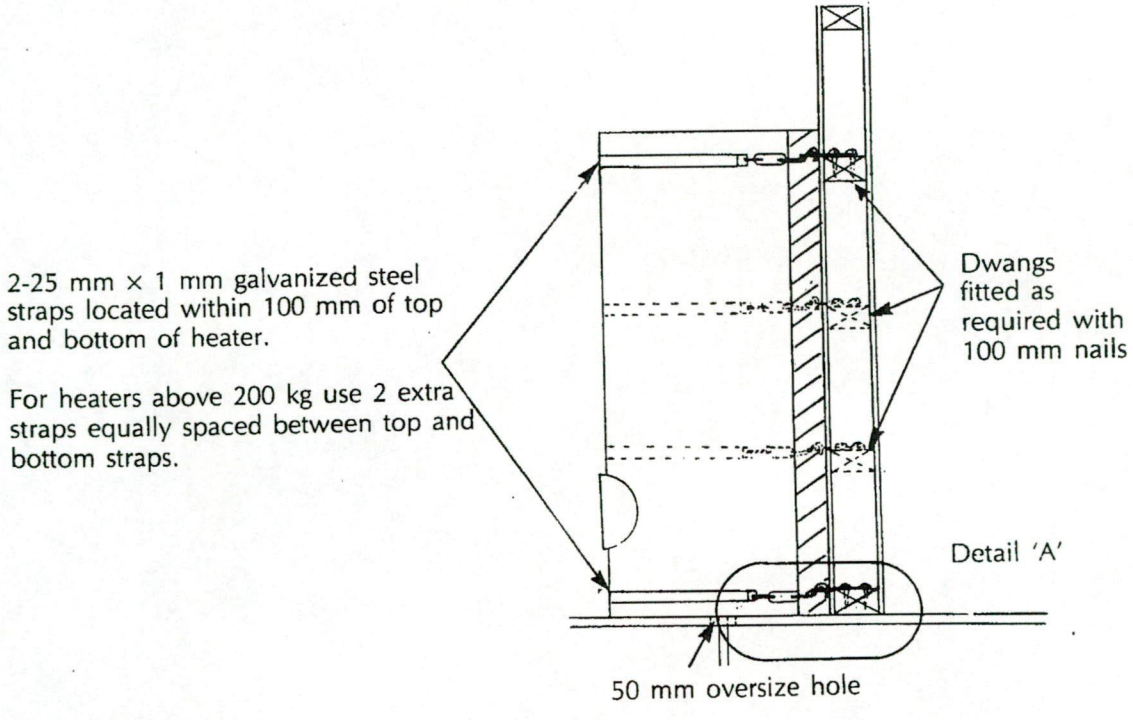
Fig. 4 METHOD FOR SECURING COLD WATER SUPPLY TANKS AGAINST SEISMIC FORCES

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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Plan view



Side elevation

Fig. 1 METHOD FOR SECURING WATER HEATERS AGAINST SEISMIC FORCES
(b) Unenclosed against a wall

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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Table 1 MINIMUM SIZE OF FASTENINGS REQUIRED TO SECURE WATER HEATERS

Equipment weight kg	*Minimum fastener size*			
	Screw in 25 mm thick wood	*Screw in 50 mm thick wood*	*Bolt with washer through wood*	*Bolt through steel*
Below 50	10 g	10 g	M6	M6
50 to 100	24 g	24 g	M6	M6
100 to 150	Not recommended	24 g	M6	M6
150 to 200	Not recommended	24 g	M10	M6
100 to 250	Not recommended	12 mm dia.	M12	M6
150 to 350	Not recommended	12 mm dia.	M12	M10

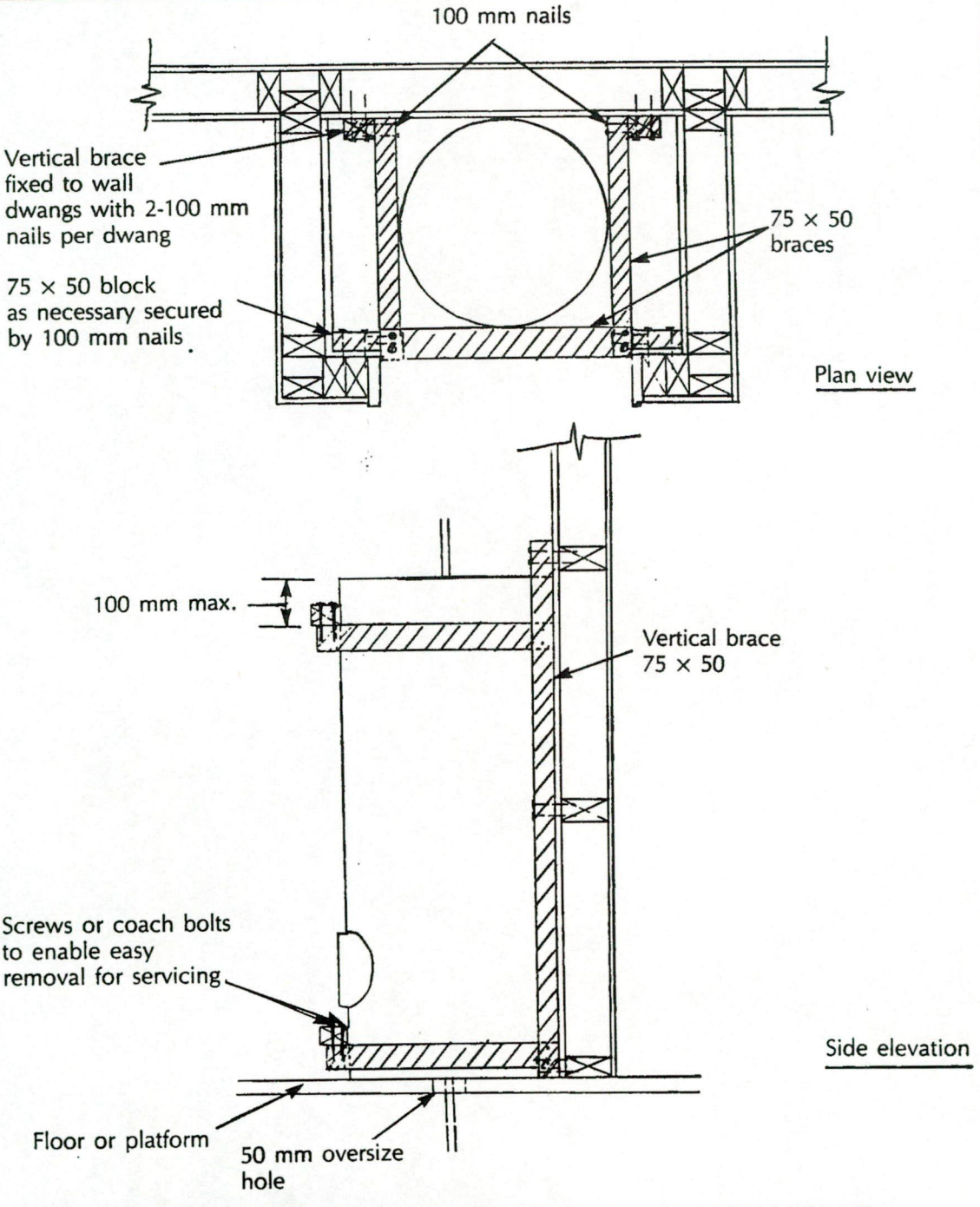


Fig. 1 METHOD FOR SECURING WATER HEATERS AGAINST SEISMIC FORCES
(a) Enclosed in a cupboard

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

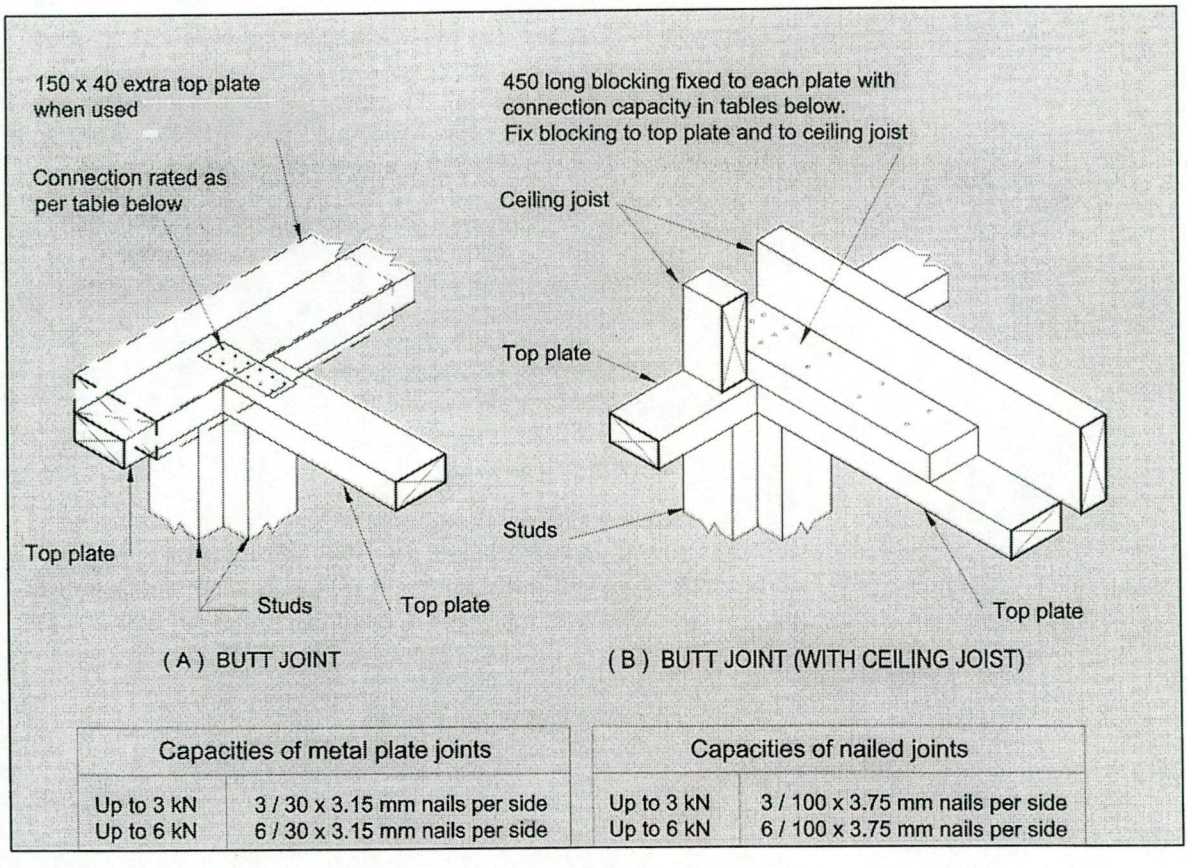
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CARPENTER AND JOINER

The following carpentry sub-contact specification shall comply with the New Zealand Building Code and NZS 3604 1999.

Schedule of Timbers - ***All measurements are shown in millimetres.***

Bearers on edge – 1300 max. span		100 x 75 DAHRP
Floor joists at 450 centres 1750 max. span Plates		 100 x 75 DAHRP 100 x 50 DARP
Studs to 600 centres, 2425 floor to ceiling		100 x 50 DARP
Trimming studs	2/	100 x 50 DARP
Dwangs		100 x 50 DARP
Braces		100 x 50 DARP or 22 x 22 x 1.2 galvanised steel angle or 6mm 3 ply where shown.



(A) BUTT JOINT

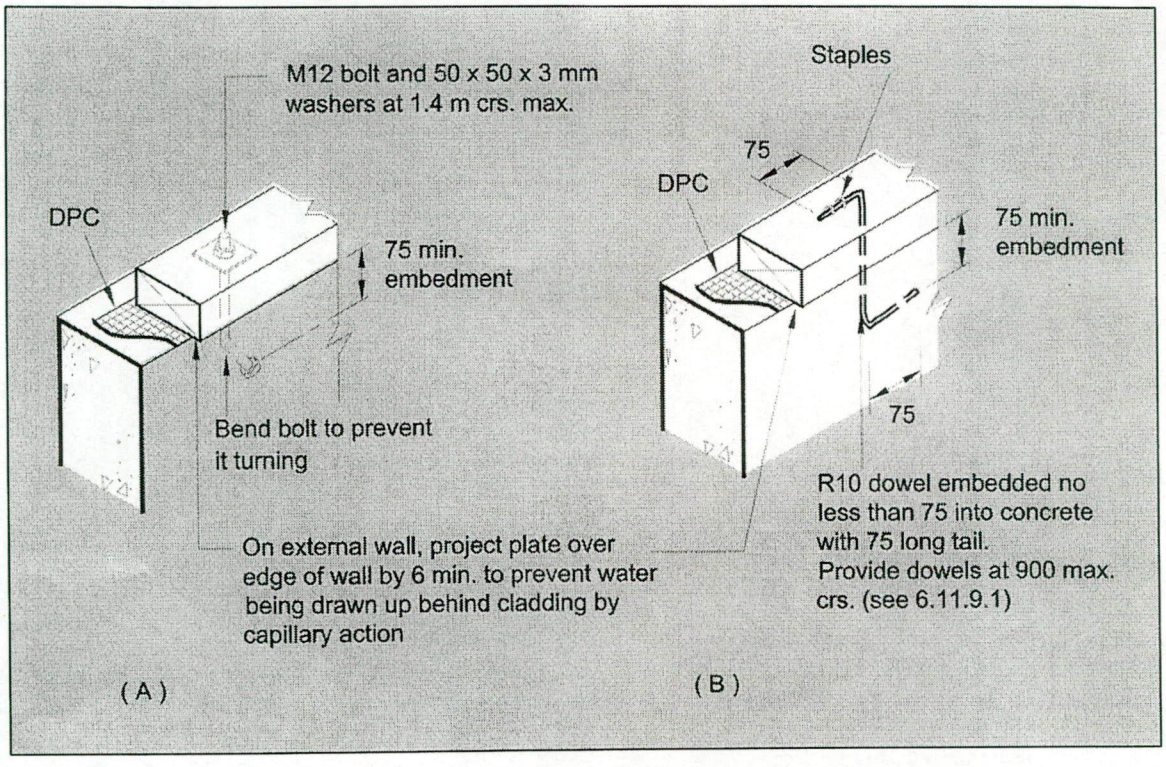
(B) BUTT JOINT (WITH CEILING JOIST)

Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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Lintels in loadbearing wall:

Up to 900 long	2/	100 x 50	Pinus Radiata – treated
Up to 1.500 long	2/	125 x 50	
Up to 1.800 long	2/	150 x 50	
Up to 2.400 long	2/	200 x 50	
Up to 3.000 long	2/	250 x 50	
Up to 3.600 long	2/	300 x 50	

Purlins at 900 max. centres	75 x 50 DARP
Roof framing	Nail plate trusses
Interior finishing timbers:	DARP or Customwood
Exterior finishing timbers:	DAHt or treated RP

Malthoid

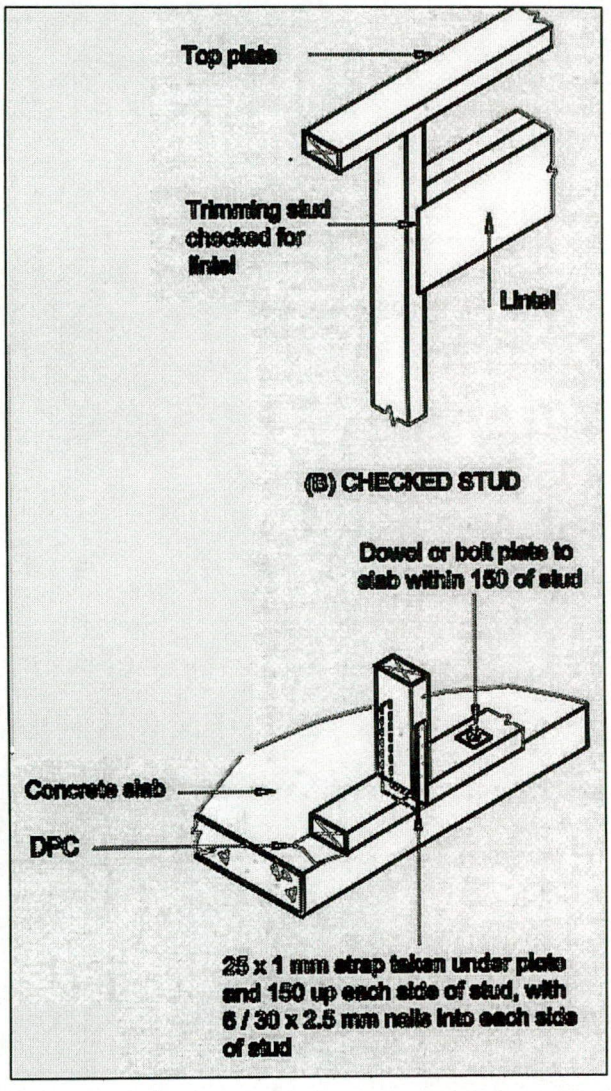
All timbers resting on concrete to be protected for the full bearing surface by a 3 ply malthoid pad.

Wall Framing

Ex 100 x 50 TP or 92 x 40 Laser frame studs. Trimming studs are to be 2 – 100 x 50 (1 under lintels). Brace accurately to studs in accordance with NZS 3604: 1999. Fit metal bracing to studs. Cut into the walls 2 rows of dwangs. The stud height is to be 2400mm floor to ceiling.

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

This information is provided from Ashburton District Council



Ceiling Battens To be 75 x 30 to underside of bottom chords of trusses at 600mm centres. Straighten ceilings and leave ready for linings.

Insulation Insulate exterior walls of house with ~~75~~ 2.2mm fibreglass and ceilings with ~~100~~ 2.6mm fibreglass.

Roof Roof framing to be "Pryde" or "Gangnail" nail plate trusses at 900mm centres. Rafter chords are to project the foot to form eaves overhang as shown. At GC iron roofs fix the purlins to suite the iron but with a maximum spacing of 900mm centres.

Eaves are to be formed with an approved metal prefinished fascia gutter system as per Summary of Specifications. Cut in the soffit framing to the wall studs and line underside with Hardiflex with approved moulding.

Line porch and verandah ceilings as for soffits.

Interior Linings Refer to "Interior Linings" in the "Summary of Specification". All Gilbraltor Board to be supplied and fixed by the carpenter, and nailed with "Gib-clouts" and all joints stopped by the plasterer. Pre-finished wallboards to have PVC wallboard mouldings at joints and angles and finish to lip of bath with PVC bath flash moulding. Hardboard to be well nailed to framing with coated panel pins, and finished with a small v joint.

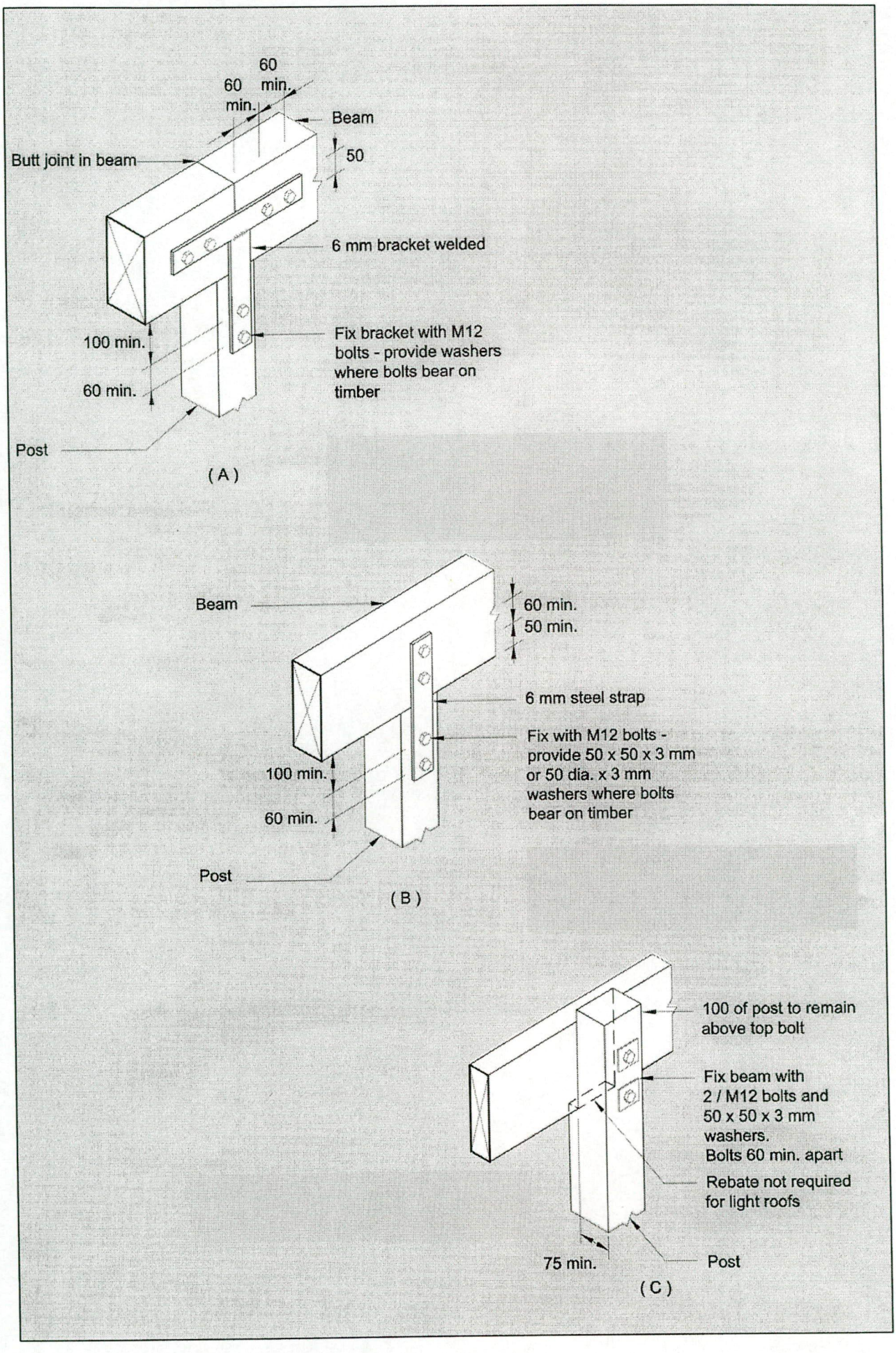
Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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Manholes	Provide manholes in the ceiling where directed, and fill with matching panel.
Bathroom	Build up the front to bath allowing for a tope space and cover with approved lining as set out in Summary of Specification. Where vanity is indicated in the Summary of Specification allow to provide and fix an approved vanity unit, complete with basin to PC sum as shown in the Summary of Specification.
Shower	Where a shower unit is indicated in the Summary of Specification allow to provide and fix.
Shower Door	Refer to Summary of Specification
Architraves	Fill all architraves if required. Angles to be mitred. All to be sanded.
Skirtings	Shall be 60 x 12 customwood with a bevelled top edge. All to be sanded.
Door Jambs	Are to be 25mm customwood, rebated for the door thickness and securely fixed with at least 3 full packing pieces. All to be sanded.
Door Frames	Shall be constructed with heads and styles 50mm customwood or treated RP and with weathered sills.
Doors	Sliding exterior doors to be approved finish aluminium with crash rail and fitted with thumb turn latch sets, or key operated cylinder lock sets as required. Back entry door to be aluminium glass top and bottom. Interior doors to be flush, M.D.F. paint grade (see Summary of Specifications) and having a clashing strip. Hang with 3 – 89mm bronze butts. Supply and fit lock or latch sets as directed and approved furniture as set our in Summary of Specification.
Windows	All windows to be approved finish aluminium, allowed for complete with glass, with approved obscure to Bathroom – Washroom and WC. To have factory fitted reveal linings, etc, 25mm treated pine or oregon and to be complete with approved catches. Customwood reveals NOT to be used.
Hardware	Allow the PC sum as shown in the Summary of Specifications for the cost only of all door locks, door latches, door furniture (except aluminium doors), cupboard catches, drawer pulls, wardrobe fasteners, socket bolts and hooks. Any variation to the above allowance is to be charged for accordingly, or a refund allowed. The Contractor is to allow for fixing.
Wardrobes	See Summary of Specification for type and style of full width shelf, which is to be mounted on a hookrail, and is to be complete with hooks and hanging rod.
Cylinder / Linen Cupboards	See Summary of Specification is to be battened. Provide fixing for cylinder.
Kitchen Cupboards	To be set on toe space. Allow for 4 drawers, with 2 of them deep. Fill in the balance of the fronts with doors. The shelving shall be full depth and shall be spaced approx. 300mm apart. Cupboards to have Formica or Laminex tops. Sink top to be as shown in the Summary of Specification.

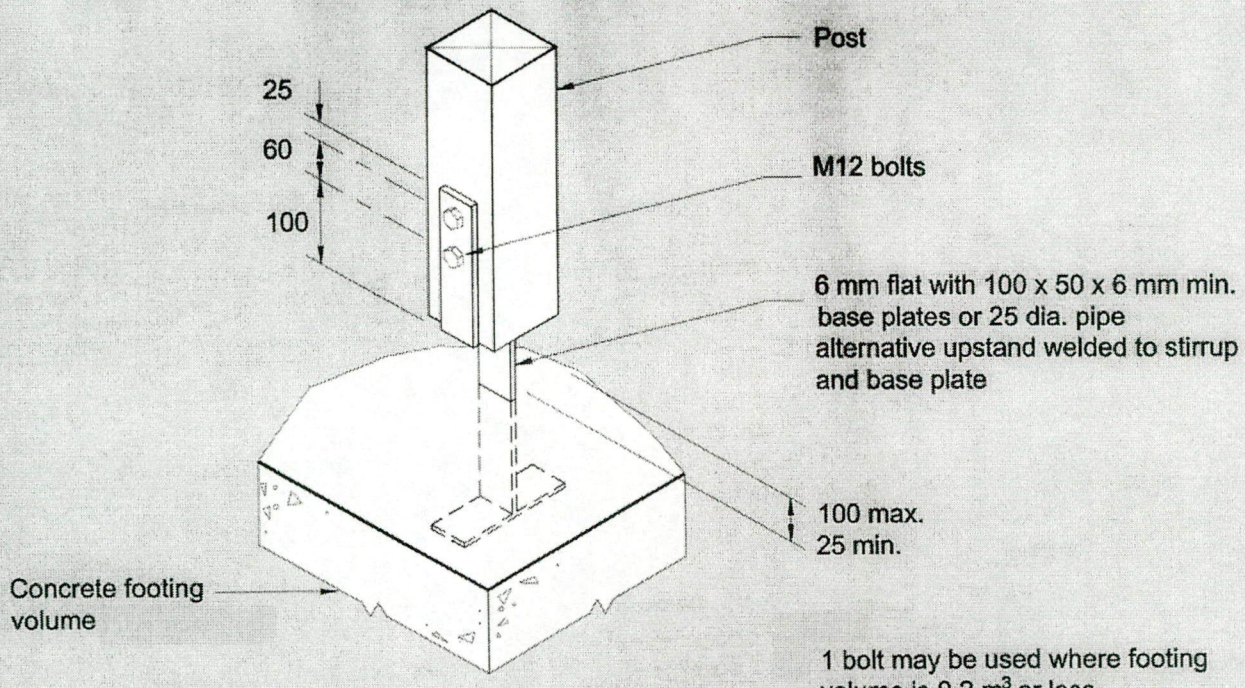
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Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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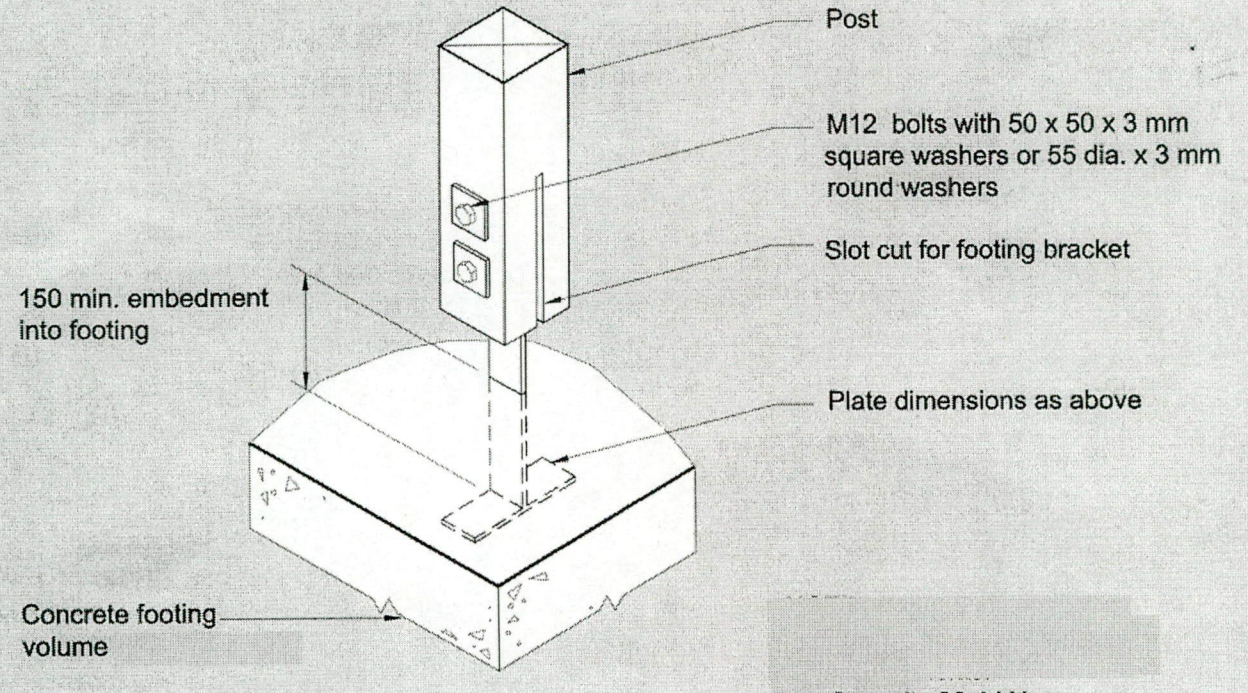


Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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ROOFER

Fix roofs as shown on the plan.

Where shown for galvanised corrugated iron in the Summary of Specification provide and fix building paper over the purlins, and cover roofs with 0.45mm Colorsteel iron and fixed with PVC capped nails. Fix all lead edged galvanised ridging and cap etc as required.

Where shown metal tiles in the Summary of Specification allow to provide and fix tile battens over the rafters at the required spacings. Lay metal tiles to approved colour, to the manufacturers instructions, complete with matchings ridge and barge cap flashings.

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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PLASTERER

The following plastering sub-contract specification shall comply with the New Zealand Building Code and NZS 3604 1999.

Interior

See Summary of Specification for finish detail. Flush off all Gibraltar board to walls and ceilings where shown in the Summary of Specification with plaster of Paris and leave ready for painting to Level 4 finish to walls and ceiling, where indicated in Summary of Specifications Gilbraltar board ceilings will have light stipple.

Exterior

Where "solid plaster exterior wall finish" is stated in the Summary of Specification the materials, proportions, mixes, reinforcement and application and application of solid plaster is to be in accordance with NZS 4251.

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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ELECTRICIAN

The following electrical sub-contract specification shall comply with the New Zealand Building Code and NZS 3604 1999.

Supply	Lay on the supply to the switchboard as required.
Switchboard	To be regulation. Case in a galvanised iron box and position meter board on an exterior wall where directed.
Light Fittings	See Summary of Specification for light fittings. Interior light fittings to be white opal shades as in general use.
Light Points	See Summary of Specification. All to be complete with switches where directed.
Power Points	See Summary of Specification. Allow for power points as set out in the Summary of Specification, where directed, complete with switches.
Water Heater	Supply and connect element and thermostat to cylinder
Range	Allow to connect an electric range to PC sum as set out in Summary of Specification

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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PAINTER AND GLAZIER

Glazing

Aluminium doors and windows are to be allowed for complete, with glass by the supplier of the units.

Exterior painting

All woodwork to be primed and then to receive 2 coats, the finish coat exterior enamel. The soffits to receive 2 coats of approved PVA paint. If indicated in the Summary of Specification exterior blockwork to receive 2 coats of approved PVA paint.

Interior painting

Summary of Specification. The ceilings at living, dining, entry, passage and bedrooms to receive 2 coats of approved paint. Insides of all cupboards to be enamelled or painted as specified above. All doors and finishing woodwork, except where painted are to be sealed with an approved sealer, and finished in 2 coats of approved Polyurethane clear.

Paperhanging

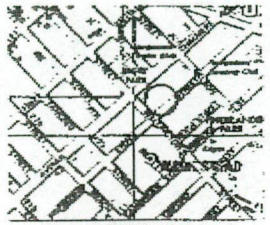
The walls as indicated for papers in Summary of Specification are to be sized and hung with papers to be selected by the employers to the PC sum shown in the Summary of Specification.

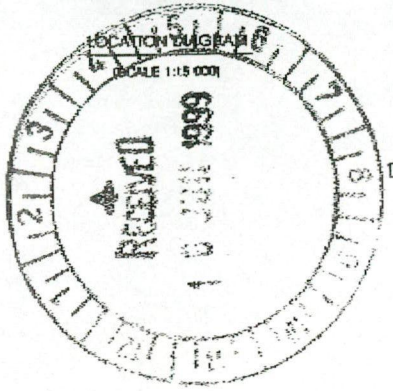
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Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

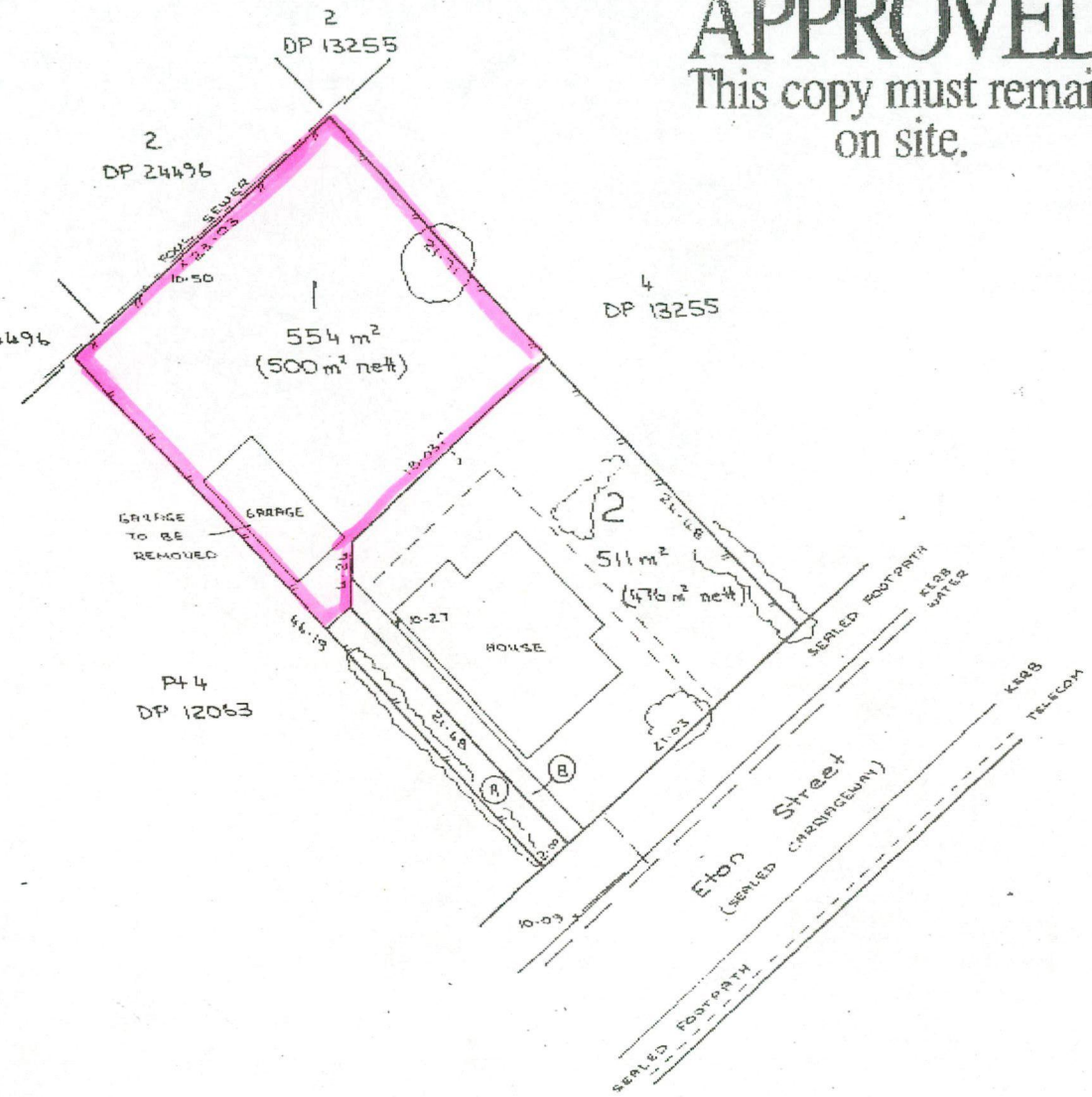
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Memorandum of Easements			
Nature	Servient Tenement		Dominant Tenement
	Lot No	Shown	
Right to drain sewage	1	A	2
ROW	2	B	1

FOUNDATION
PRE-FLOOR
PRE-LINE
DRAINAGE
FINAL
EXTRA

Each stage must be signed off before proceeding.

NOTE:
AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SURVEY

ALL INFORMATION SHOWN ON THIS PLAN IS INDICATIVE ONLY AND HAS BEEN COMPILED FOR THE EXCLUSIVE PURPOSE OF SUPPORTING A RESOURCE CONSENT APPLICATION

USE OF THIS PLAN FOR OTHER PURPOSES OR ITS REPRODUCTION IN PART OR FULL IS NOT PERMITTED WITHOUT THE PRIOR CONSENT OF BRUCE SPEIRS

Bruce Speirs
Registered Surveyor
P.O. Box 611, Timaru
Ph & Fax (03) 684-8643

Proposed Subdivision of Pt Lot 4 DP 12063

HiLife Ho. s Ltd

SHEET 1303

DRAWN | CHECK | SCALES (A2) 1:250 | DATE 3/99 | TRACED | DATUMS OF

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BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

Sheet A

Name of Applicant: Hi. Life Homes. 37 Eton Street

Site Address

City/Town or District: _____

Street and Number: Eton Street

or

Lot and D.P. Number: _____

BOX 1

LOCATION OF STOREY BEING ASSESSED

FOUNDATION	SINGLE STOREY or UPPER STOREY	LOWER STOREY

Use 1 sheet for each storey and circle the appropriate location

Box 2 For Earthquake (from Table 4.7A for foundations or Table 6.1 at other levels).

Weight of Roof:	light / heavy	E = 3.9 B.U.'s/sq m
Average Roof Slope:	.....10.....	
Weight of Wall Cladding:	light / heavy	
Storey in Roof Space:	yes / no	
Earthquake Zone (Fig 2.2, Table 2.3):	A / B / C	

Box 3 For Wind (from Table 4.7B for foundation or Table 6.2 at other levels).

Building Height:	m	
Roof Height:	m	W along = 44 B.U.'s/m
Stud Height:	m	W across = 37 B.U.'s/m
Building Wind Zone (Table 2.4):	low / medium	
	high / very high	

Box 4

Gross Roof or Building Plan Area	GPA =	188.86	sq m
Roof or Building Width	BW =	13.300	m
Roof or Building Length	BL =	14.200	m

Box 5

Earthquake Load (Across and Along)	E x GPA	=	3.9	x 189	=	737	B.U.'s
Wind Load Along:	W x BW	=	44	x 13.300	=	585	B.U.'s
Wind Load Across:	W x BL	=	44	x 14.200	=	624	B.U.'s

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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Sheet B

LOCATION OF STOREY BEING ASSESSED

FOUNDATION | SINGLE STOREY or UPPER STOREY | LOWER STOREY

Use 1 sheet for each storey and circle the appropriate location

BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

ALONG

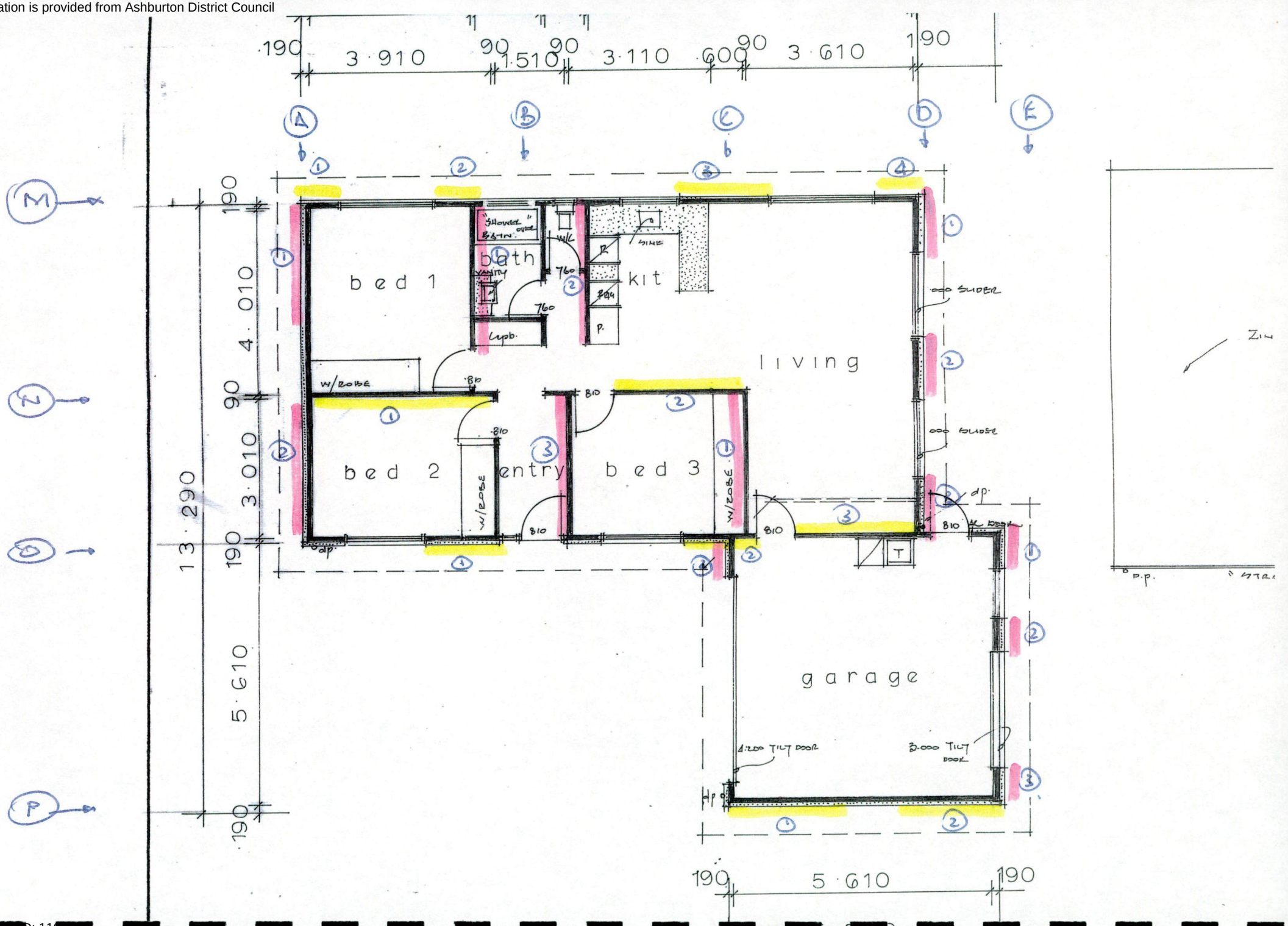
1	2	3	4	5	6	7	8	9	10	11
				Wind				Earthquake		
Wall or Bracing Line	Bracing Element Identification	Bracing Type	Length of Element (m)	B.U.'s/m (Wind)	B.U.'s Achieved	Total for Bracing Line	Minimum Bracing Required	B.U.'s/m (Earthquake)	B.U.'s Achieved	Total for Bracing Line
A	1	GIB1	2.400	55	132					
	2	GIB1	2.400	55	132					
						264				
B	1	GIB2	3.000	80	240					
	2	GIB2	3.000	80	240					
	3	GIB2	3.000	80	240					
						720				
C	1	GIB2	3.000	80	240					
	2	Cp3	.800	94	70					
						310				
D	1	Cp3	1.500	65	97					
	2	Cp3	1.500	65	97					
	3	Cp3	1.500	65	97					
						291				
E	1	Cp3	.800	88	70					
	2	Cp3	.800	88	70					
	3	Cp3	.600	88	52					
						192				
				Total Bracing Achieved		1777		Total Bracing Achieved		
				Total Bracing Required for Wind Along		624		Total Bracing Required for Earthquake		737

ACROSS

1	2	3	4	5	6	7	8	9	10	11
				Wind				Earthquake		
Wall or Bracing Line	Bracing Element Identification	Bracing Type	Length of Element (m)	B.U.'s/m (Wind)	B.U.'s Achieved	Total for Bracing Line	Minimum Bracing Required	B.U.'s/m (Earthquake)	B.U.'s Achieved	Total for Bracing Line
M	1	Cp3	.800	88	70					
	2	Cp3	.900	88	79					
	3	Cp3	1.800	94	169					
	4	Cp3	.900	88	79	397				
N	1	GIB2	3.400	80	272					
	2	GIB2	2.400	80	192					
						464				
O	1	Cp5	1.500	94	141					
	2	Cp3	1.000	88	88					
	3	GIB2	2.600	80	208	437				
P	1	GIB1	2.400	55	132					
	2	GIB1	2.400	55	132					
						264				
Q										
				Total Bracing Achieved		1562		Total Bracing Achieved		
				Total Bracing Required for Wind Across		624		Total Bracing Required for Earthquake		

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Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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This information is provided from Ashburton District Council

LT69

47A/543

Reference:
Prior CT: 488/27
Document No.: A421549.2

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 24th day of August One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of CANTERBURY

WITNESSETH that **HILIFE HOMES LIMITED**

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 553 square metres, more or less being **LOT 1 DEPOSITED PLAN 81133**

REGISTRAR-GENERAL OF LAND NEW ZEALAND

for Registrar-General of Land

A421549.3 Easement certificate affecting Lots on DP 81133

NATURE	SERVIENT LAND	DOMINANT LAND
Right to drain sewage	1-A	2 CT 47A/544
Right of way	2-B	1

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created – 24.8.1999 at 2.08

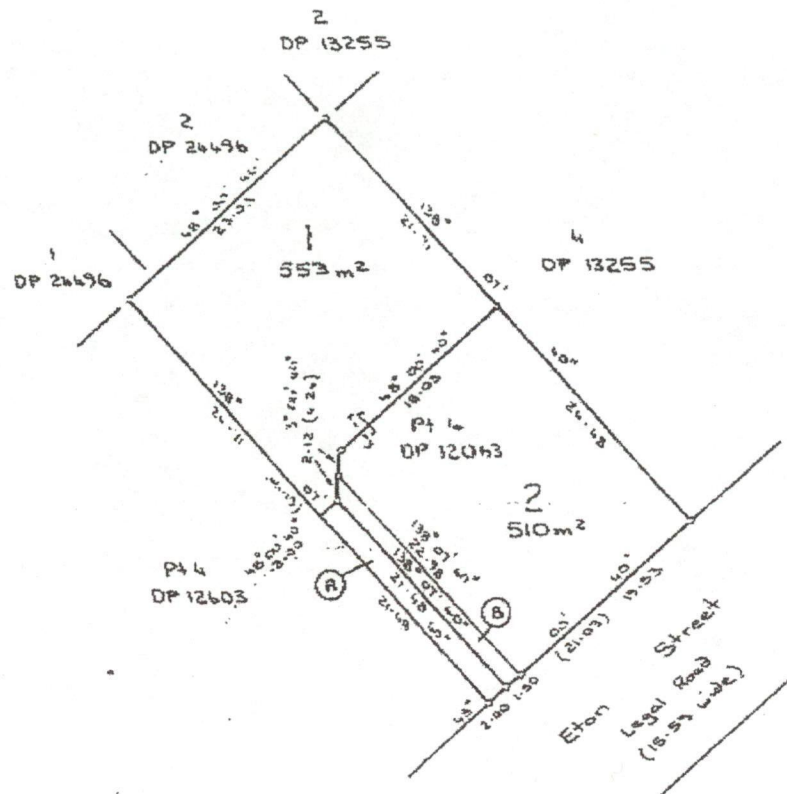
For RGL

APT This co

47A/543

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Approvals

Memorandum of Easements

Nature	Servient Tenement		Dominant Tenement
	Lot No	Stream	
Right to drain sewage	1	B	2
Do do	2	B	1

I hereby certify that this plan was approved by the Ashburton District Council pursuant to Section 223 of the Resource Management Act 1991 on the 23 day of June 1999 subject to the granting or reserving of the easements set out in the memorandum hereon

Authorised Officer

Certificates of Title

Allocated

Lot 1	47A/543
Lot 2	47A/544

Total Area 1063 m²

Comprised in CT 488/27 (RA)

I BRUCE WILLIAM SPEIRS

Registered Surveyor and holder of an annual practising certificate to whom rules 142 as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan and the boundaries shown hereon are true and correct to the best of my knowledge, that all the necessary and relevant surveys were carried out by me or under my supervision, that such plan and survey are correct, and were made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at TIMARU this 18TH day of JUNE 1999 Signature BWSpeirs

Land Book Title Reference Date

Reference Plans DP 5890, 22129, 12063, 12062, 24496, 13255, 24614

Easements

Cancel

Approved as to Survey

10/8/99

Deputy Chief Surveyor

Deposited this 26th day of August 1999

Registrar General of Land

Approved 12.7.99

DP 81133

Reapproved 6/9/99

LAND DISTRICT Canterbury

Survey Blk. & Dist. XIII Ashburton

NZMS 261 Sheet Record Map No.

Lots 1 & 2 being Subdivision of Pt Lot 4 DP 12063

TERRITORIAL AUTHORITY Ashburton District

Surveyed by Bruce Speirs

Scale 1:300 Date June 1999

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023

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HiLife Homes Ltd

P.O. Box 364 ~ 'The Cleave' 89 Walker Street ~ ASHBURTON ~ NEW ZEALAND
Phone 027-220-6286 ~ Fax 03-307-0689 ~ Home Phone 03-308-2664



4 June 2003

Building Control
Ashburton District Council
Baring Square
ASHBURTON

Dear Sirs,

Re:- PROPOSED DWELLING AT 37A ETON STREET.

We enclose a truss plan for this development.

Please note that following discussions with our truss planners that the truss and roof plan has altered.

Due to their concerns we have replaced the proposed single pitch and internal gutter design with a more conventional hipped roof and all external gutter as per the enclosed plan.

Please note also that the beam for the garage opening will be a FB 25H flitch beam.

Should you require any further information please contact the undersigned.

Sincerely,

Lance Schubert

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MiTek New Zealand Ltd.
5 Kotzwas Place
Rockburn
Christchurch
New Zealand
Telephone: 03-348 6691
Fax: 03-348 0314

Hi Life

Name: Placemakers Ashburton
Address

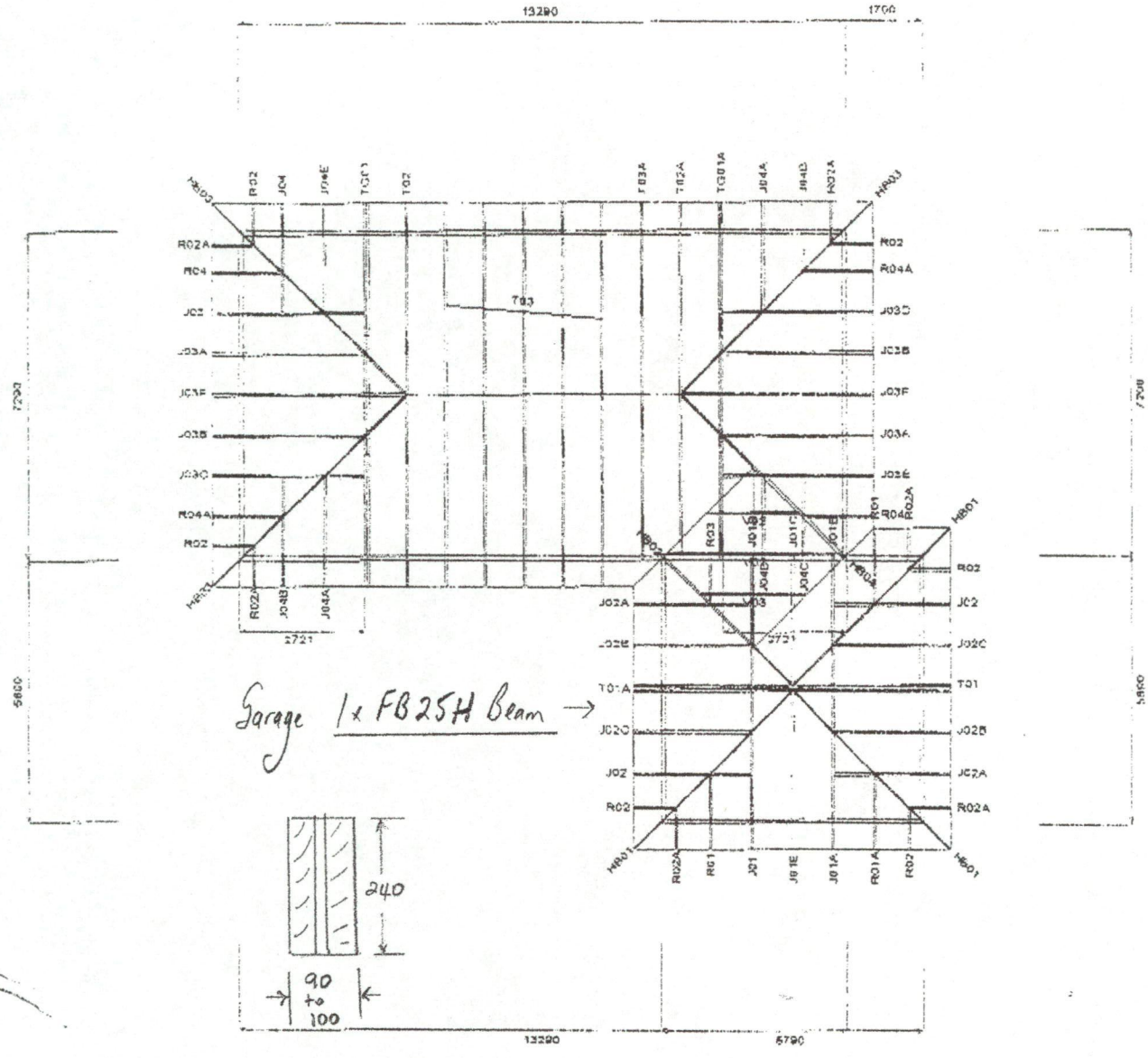
Telephone:

Proposed Residence
37 Eton St

Job: CH9533

PRELIMINARY

Scale: 1 : 150 Date: 26/05/03 Drawn By: Alan West



Job Details:

Snow Zone:	Zone 4	Snow Altitude:	100 m
Wind Area:	Medium	Design Wind Speed:	37.0 m/s
TC Restraints:	900 mm	BC Restraints:	450 mm
Roof Material:	Light	Ceiling Material:	Standard

Document Set ID: 1103920
Version: 1, Version Date: 20/11/2023
Print Date: 21 August 2026, 8:45 am

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ASHBURTON DISTRICT COUNCIL

PIM / BUILDING CONSENT

APPLICATION NO BC 030446

OWNER: Hi Life Homes Ltd
ADDRESS: PO Box 364 Ashburton

BUILDER: Owner
ADDRESS:

NUMBER: 37A
STREET: Eton St
DISTRICT: Ashburton

VALUATION REFERENCE NUMBER: 2456756901

ESTIMATED VALUE OF WORK: $ 105,000

PIM	REDUCED / INTERMEDIATE / FULL (circled)	$ 150	
	RECEIPT NO: 775181	DATE PAID: 23/5/03	
CONSENT	ADMINISTRATION	$ 60.00	Issue PIM with DC
	INSPECTIONS	$ 350.00	Hold DC + Hold for fees
	BUILDING RESEARCH LEVY	$ 105.00	
	BIA LEVY	$ 68.25	
	DISTRICT PLAN COMPLIANCE	$ 30.00	
	VEHICLE CROSSING	$	
	SERVICE CHARGES ~~Stock~~ S/Saddle	$ ~~400~~ .00	ENTERED
	FIRE SERVICE CHARGE	$	
	COMPLIANCE SCHEDULE	$	
	CCC REDUCED / INTER / FULL	$ 150.00	
	TOTAL :	$ ~~1513.25~~ 1163.25	
	RECEIPT NO: 777090	DATE PAID: 10/6/03	

FURTHER PAYMENT REQUIRED:	Y / N	$
34(2) INFORMATION REQUIRED	Y / N	
OTHER INFORMATION REQUIRED	Y / N	

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RECEIVED
22 MAY 2003

PROPOSED RESIDENCE

37A ETON STREET

ASHBURTON

HI-LIFE HOMES LTD

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FOUNDATION
PRE-FLOOR
PRE-LINE
DRAINAGE
FINAL
EXTRA

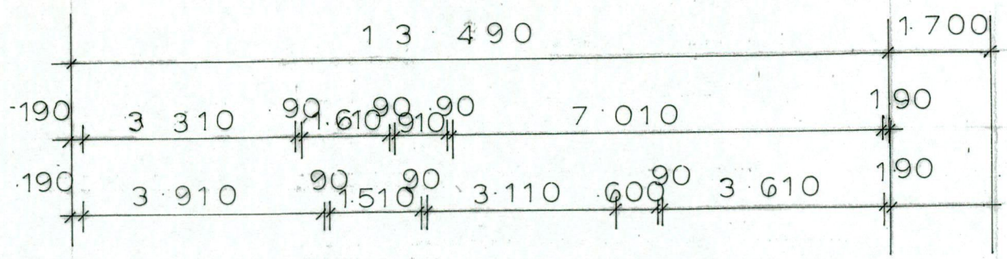
Each stage must be signed off before proceeding

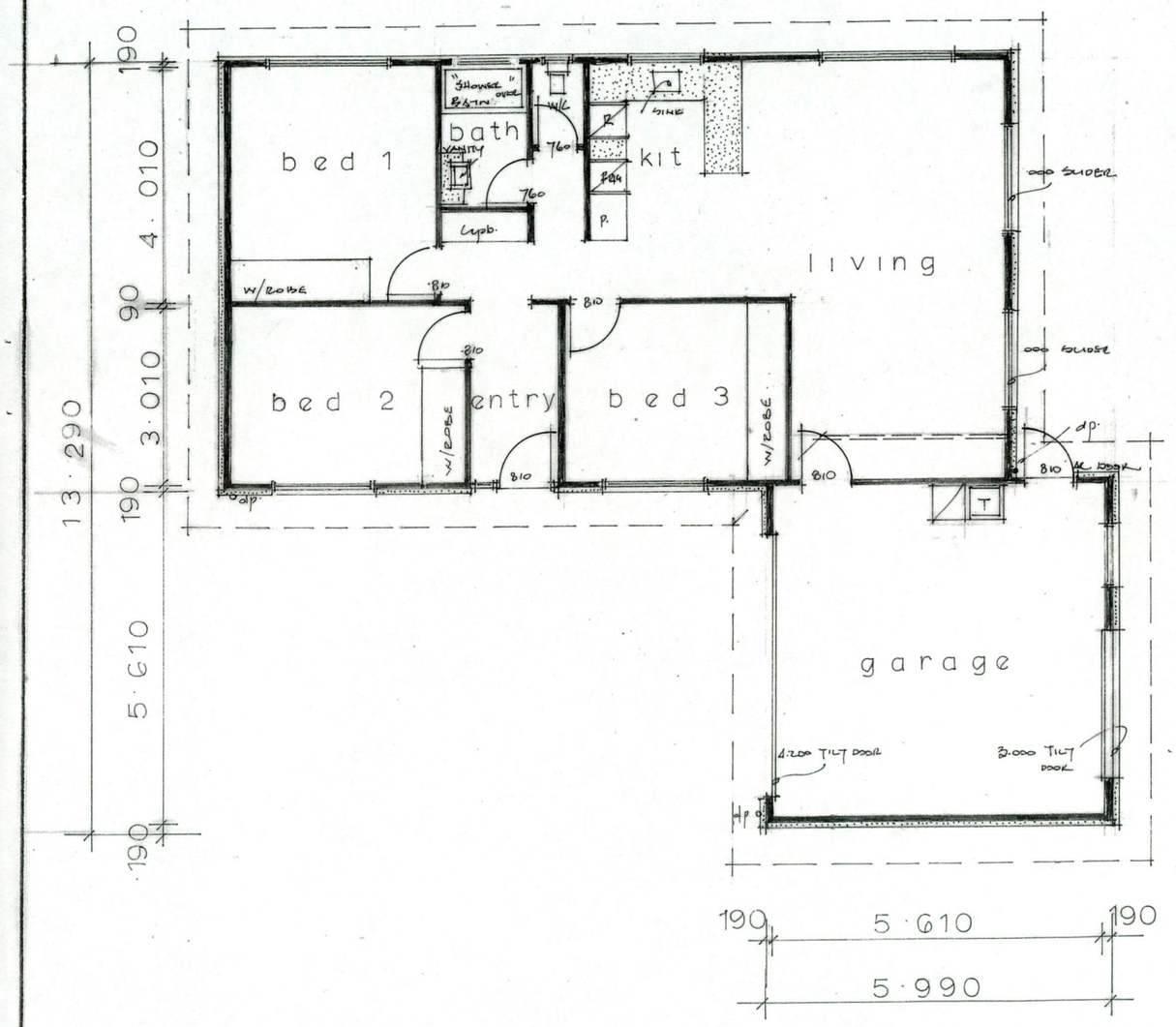
Amended Roof Plan
See Truss Layout
5/6/03

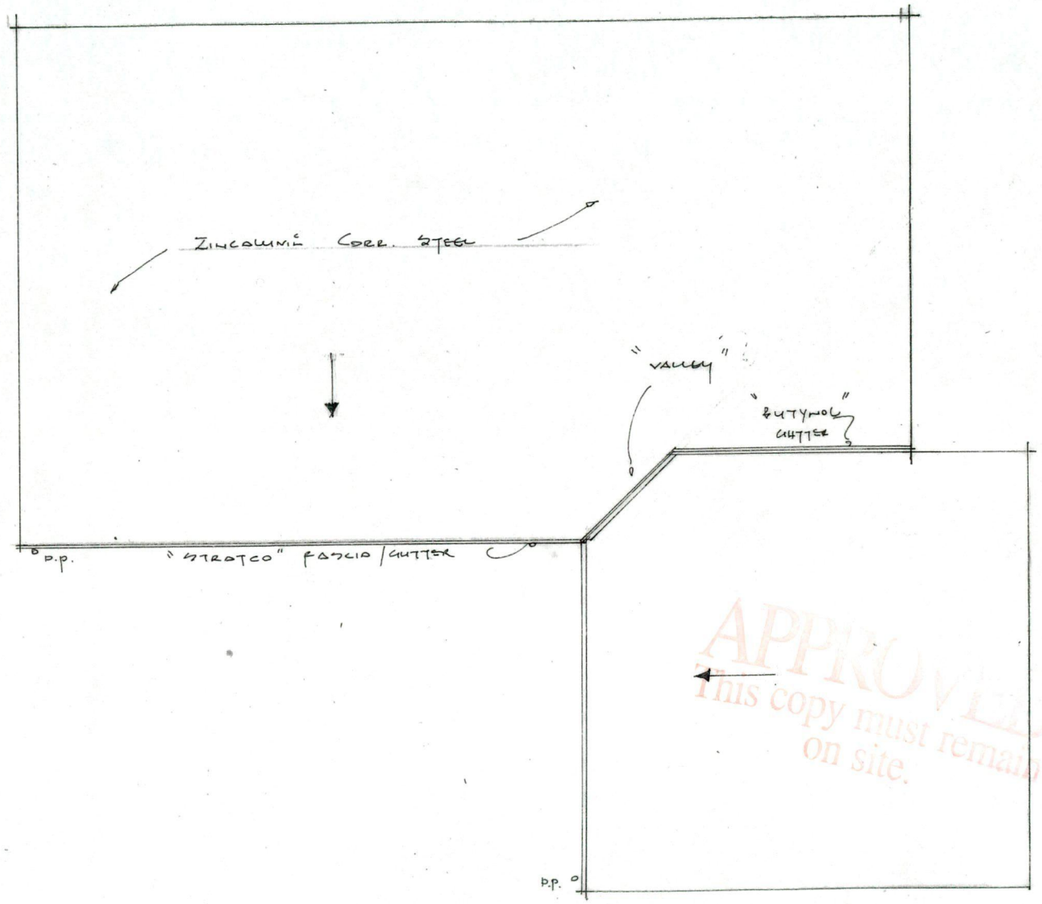
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RAY KNIGHT
Architectural Designer
P.O. Box 249,
ASHBURTON
Phone: (03) 308 8209

PROPOSED RESIDENCE – ETON STREET
HI LIFE HOMES LTD

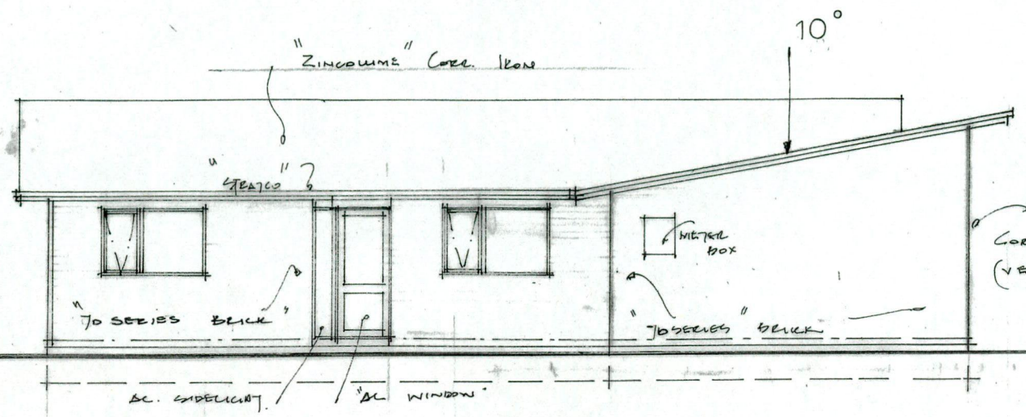
FLOOR PLAN
ROOF PLAN

SHEET 101

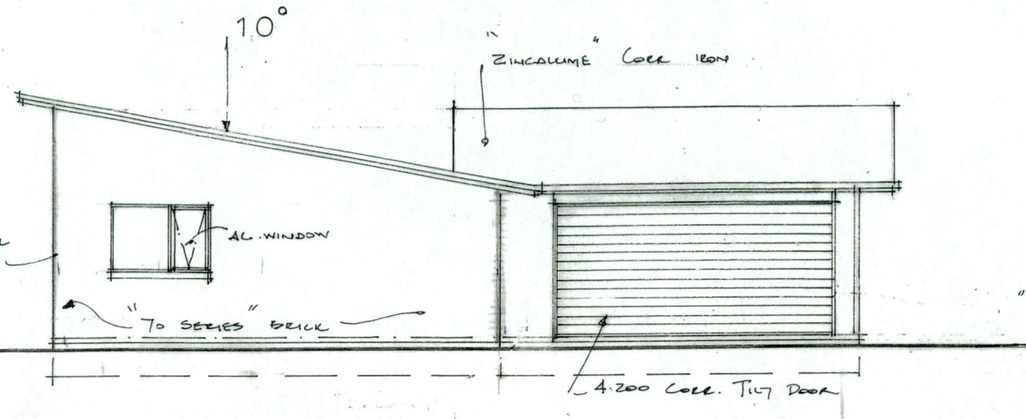
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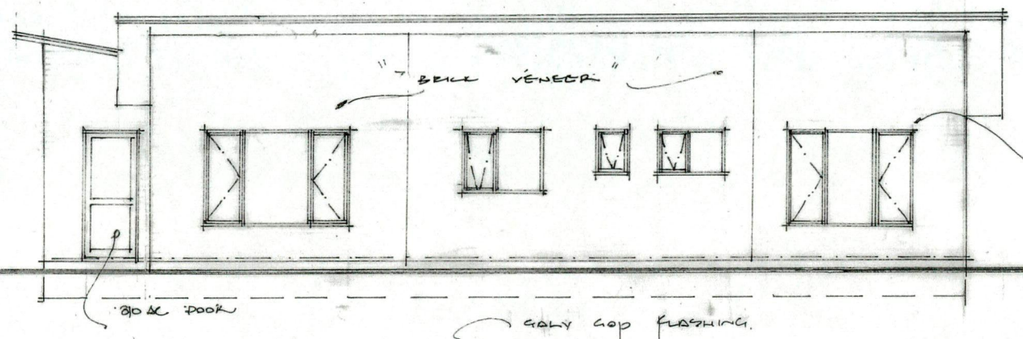
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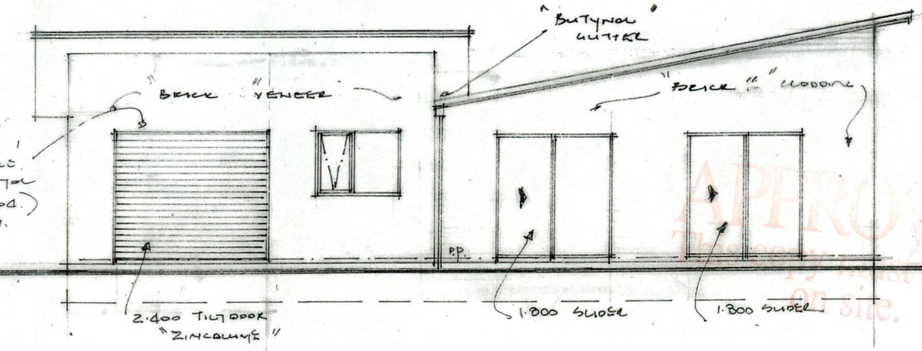


S. E. ELEVATION

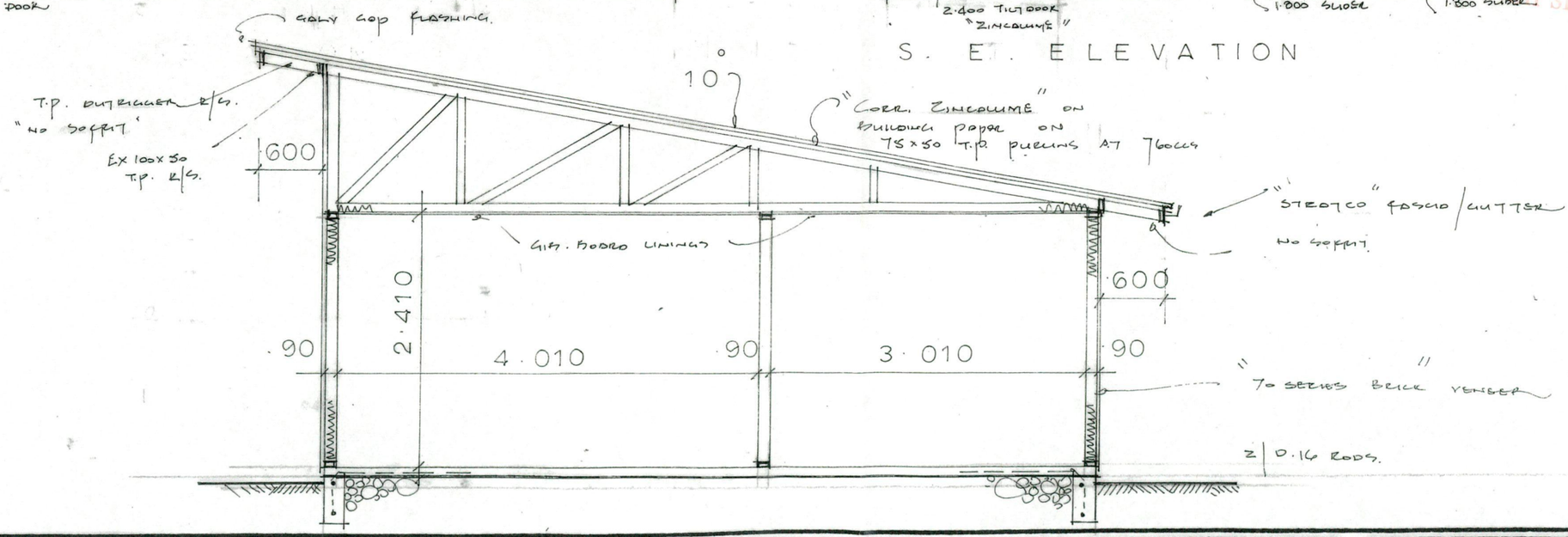


S. W. ELEVATION





S. E. ELEVATION



RAY KNIGHT
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ASHBURTON
Phone: (03) 308 8209

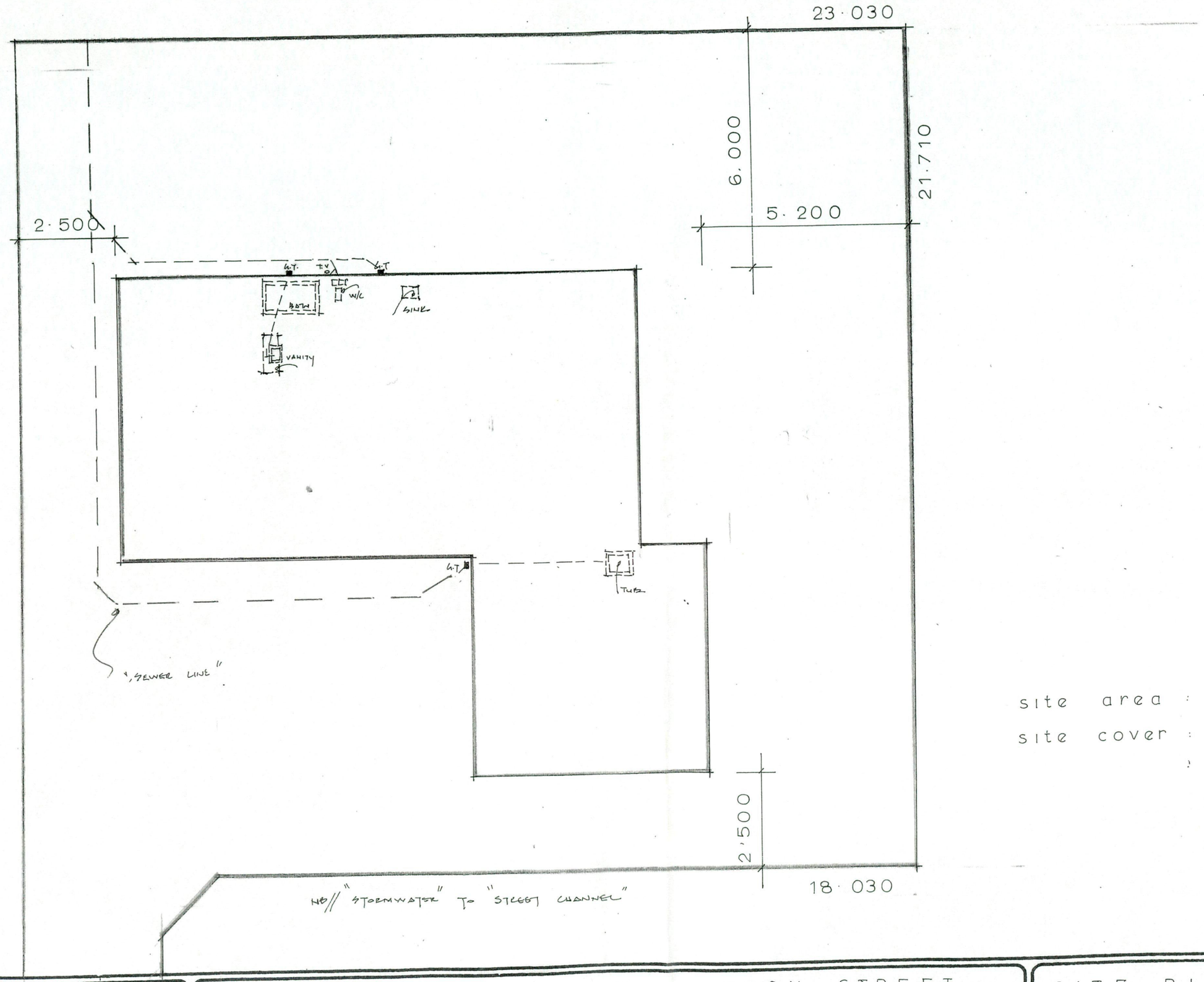
PROPOSED RESIDENCE – ETON STREET
HI LIFE HOMES LTD

ELEVATIONS
CROSS SECTION

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TRACED RLK.	DATE 7:3:03	1:100	SERIES OF	

APPROVED
Building Consent Remain on Site.
Document Set ID: 1103920
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site area : 500 m²

site cover : 136 m²

: 27·5 %

RAY KNIGHT
Architectural Designer
P.O. Box 249,
ASHBURTON
Phone: (03) 308 8209

PROPOSED RESIDENCE - ETON STREET
HI LIFE HOMES LTD

SITE PLAN

DRAWN RLK	CHECKED RLK	SCALES 1 100	SHEET 103
TRACED RLK	DATE 20:5:03		SERVES OF
			REF

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