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GREAT LAKE TAUPŌ

Taupō District Council

Property File

Property File No: REF261356975

I have requested that the information be provided to me under the Local Government Official Information and Meetings Act 1987 (LGOIMA). Council is protected from liability for having provided this information by s41 of the LGOIMA. Council is not liable for any inaccuracies or errors in the information provided.

The information provided does not constitute a Land Information Memorandum or any similar document.

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Audit Report

Consent No: **110850**
Applicant: **Trudy Talbot & Matthew Annett**
Valuation Ref: **0731148200**
Site Address: **48 Gillies Avenue, Taupo**
Work Type: **Ensuite (internal work only).**

Inspection Type: **Code Compliance - Building (Single Dwelling Only)**
Inspection Status: **Pass**
Inspected By: **Glenn Walker**
Inspection Date: **9/07/2013 10:44 a.m.**

Inspection Element	Status
General	Pass
Approved building consent documents on site	Pass
documents on site	
Conditions of consent (if any) are met	Pass
As per the approved plans	Pass
Energy certificates	Pass
received	
Application for Code Compliance Certificate	Pass
received	
Potable water as per Clause G12	N/A
LBP Memorandums	N/A
Exterior	N/A
Interior	Pass
Ceiling and wall insulation in place	N/A
Fire ratings stopped	N/A
Installation of shower / bath linings, splash boards etc	Pass
Safety glass in bath / shower screens and adjacent windows	Pass
Wet areas (walls, ceilings, floors)	N/A
Tempering valve installed	N/A
Mechanical ventilation extraction to exterior	Pass
Catches on low windows (safety from falling)	N/A
Barrier heights and handrails	N/A
Lighting to access routes / stairs	N/A
Smoke alarms fitted and working	Pass
Visual awareness	N/A
Outcome of Inspection	Pass
Approved	Pass

all appears ok to issue C.C.C. asper approved Documents

Further Inspection Required (Recheck Required)

N/A

Required documents not yet received

N/A

Statement of Compliance with the NZ Building Code

Consent No: 110850

ISSUED BY: **Taupo District Council**

PROJECT

Site Address: 48 Gillies Avenue, Taupo
Legal Description: Lot 101 DPS 743
Work Description: Ensuite (internal work only).
Building Category: Residential Level 1

OWNER

Name(s): Trudy Talbot & Matthew Annett
Address: 48 Gillies Avenue, Taupo

-
- [P] Application for CCC Received, Signed, Dated and have correct details
 - [P] Check all Inspections required and completed with reasons identified
 - [P] Records and Notes of Required Standard, Legible and Authors identifiable
 - [P] All Consent Conditions Complied With, Checked and no outstanding Conditions
 - [NA] No outstanding Notices to Fix or Development Contributions
 - [P] All Records in Consent Envelope Complete including Plans, Specifications, Inspection Notes, Certificate and Notices
 - [P] Application form for BC, Amendments and all letters and correspondence (refer to NCS system & Objective)
 - [NA] External Consultants (work completed is satisfactory)
 - [NA] Compliance Schedule Required (systems specified, maintenance identified & info to TS)
 - [P] All checks been completed as per Systems and Policy Manual 3.10.1 and 12.2 and a CCC for this consent can be issued

NOTES:

Inspections Prepaid:

Inspections Done: 3

CCC Backdating of Durability Requirements:

Taupo District Council confirms that work done in relation to this project has been completed in accordance with the Building Consent and the New Zealand Building Code.

Signed:
Name: Glenn Walker
Position: Building Officer

Date: 12 July 2013

Code of Compliance Certificate - A1133316



GREAT LAKE TAUPŌ
Taupō District Council

Code Compliance Certificate

Section 95, Building Act 2004

BC No: 110850

The Building

Street address of building: 48 Gillies Avenue, Taupo

Legal description of land where building is located: Lot 101 DPS 743

Valuation number: 0731148200

Current, lawfully established, use:

Year first constructed: 1963

The Owner

Name of owner: Annett Matthew James & Talbot Trudy Belinda

Contact person: Trudy Talbot

Phone number: **Landline:** 07 3771253

Mobile: 027 2857857

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

As above

Building Work

Issued by: Taupo District Council

Description of work: Ensuite (internal work only).

Indefinite, but not less than 50 years

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that:

a) The building work complies with the building consent.

Signature: _____

Kelvin Short - **Team Leader Building**

On behalf of: Taupo District Council

Date: 12/07/13



GREAT LAKE TAUPŌ

Taupō District Council
72 Lake Terrace, Taupō 3330
Private Bag 2005, Taupo Mail Centre
Taupō 3352, New Zealand
T 07 376 0899
F 07 378 0118
E info@taupo.govt.nz
www.taupo.govt.nz

12 July 2013

Annett Matthew James & Talbot Trudy Belinda
PO Box 13478
Tauranga Central
Tauranga 3141

Dear Sir/Madam

**Code Compliance Certificate in relation to BC110850
48 Gillies Avenue, Taupo - Ensuite (internal work only).**

Please find enclosed the Code Compliance Certificate for the above Building Consent.

If you require further information, please contact this office on 07 376 0899 or email
techsupport@taupo.govt.nz.

Yours sincerely

Cherie Clark
Technical Support Officer

Envelope cover sheet - 110850 - A1369510

BUILDING CONSENT ONLY

BC110850

ADDRESS:

48 Gillies Avenue, Taupo

CONSENT CATEGORY

R1	R2	R3	C1	C2	C3
☒	☐	☐	☐	☐	☐

FILE NO:

OWNER:

Trudy Talbot & Matthew Annett

DESCRIPTION OF BUILDING WORK:

Ensuite (internal work only).

LEGAL DESCRIPTION OF LAND WHERE BUILDING IS LOCATED:

VALUATION NUMBER: 0731148200

LEGAL DESCRIPTION: Lot 101 DPS 743

APPLICATION LODGED:

20/12/11

FORMALLY RECEIVED:

20/12/11

PIM ISSUED:

CONSENT ISSUED:

CHECKED BY

INITIALS

DATE

INITIALS

DATE

**BUILDING
MANAGEMENT OFFICER**

[Signature]

9/2/12

VETTED BY

Alix

20/12/11

CONSENTS PLANNER

AMENDMENTS

OK to issue CCC

Print Name:

Glenn

Signature:

[Signature]

Date:

9-7-13.

Licensed Building Practitioners (LBP's) are not required for the design, construction or supervision of the work relating to this building consent. The consent was lodged with Taupo District Council prior to March 1st 2012.

NAME	TIME SPENT ON APPLICATION	NOTES	CHARGEABLE FEES
		4 8400	

Application code compliance certificate - 110850 - A1369511



GREAT LAKE TAUPŌ
Taupō District Council

Application for Code Compliance Certificate

Section 92, Building Act 2004

Please check all owner details and consent information contained in this document are correct and all fields are completed **BEFORE** submitting this application. Insufficient information will result in the application being placed on hold until the required information is provided.

AN INSPECTION MUST BE BOOKED PRIOR TO SUBMITTING THIS APPLICATION WITH COUNCIL

An inspection has been booked: Date: _____ Time slot: _____
Please record details of booked inspection here

1. The Building Consent

Building consent number: 110850
Street address of building: 48 Gillies Avenue, Taupo
Building work undertaken: Ensuite (internal work only).
Issued by: Taupo District Council

2. The Owner

Name of owner: Trudy Talbot & Matthew Annett
Contact person: Trudy Talbot
Mailing address: 48 Gillies Avenue, Taupo 3330
Street address/registered office: _____
Phone number: Landline: 07 3771253 Mobile: 027 2857857
Daytime: _____ After hours: _____
Facsimile number: _____
Email address: _____
Website: _____

The following evidence of ownership is attached to this application: *[copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]*

3. The Agent

Name of agent: Trudy Talbot & Matthew Annett
Contact person: Trudy Talbot
Mailing address: 48 Gillies Avenue, Taupo 3330
Street address/registered office: _____
Phone number: Landline: 07 3771253 Mobile: 027 2857857
Daytime: _____ After hours: _____
Facsimile number: _____
Email address: _____
Website: _____
Relationship to owner: _____

4. First point of contact for communications with the council/building consent authority:

As above

5. Application

All building work to be carried out under the above building consent was completed on:

(Date)

The personnel who carried out the building work are as follows:

Builder: _____
Designer: _____
Drainlayer: _____
Plumber: _____
Electrician: _____
Structural Engineer: _____

6. Compliance Schedule

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

T1

7. Signature

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to:

Trudy Talbott
187 a Waihi Road, Tauranga 3110

Name of person signing: Hadda Brynjarsdottir

Signature:



Date:

9. July 2013

of owner/agent on behalf of and with the authority of the owner

8. Attachments

The following documents are attached to this application (if applicable):

- Certificates from the personnel who carried out the work
- Certificates that related to the energy work
- Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Certificate of Title - 110850 - A1369512



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



R. W. Muir
Registrar-General
of Land

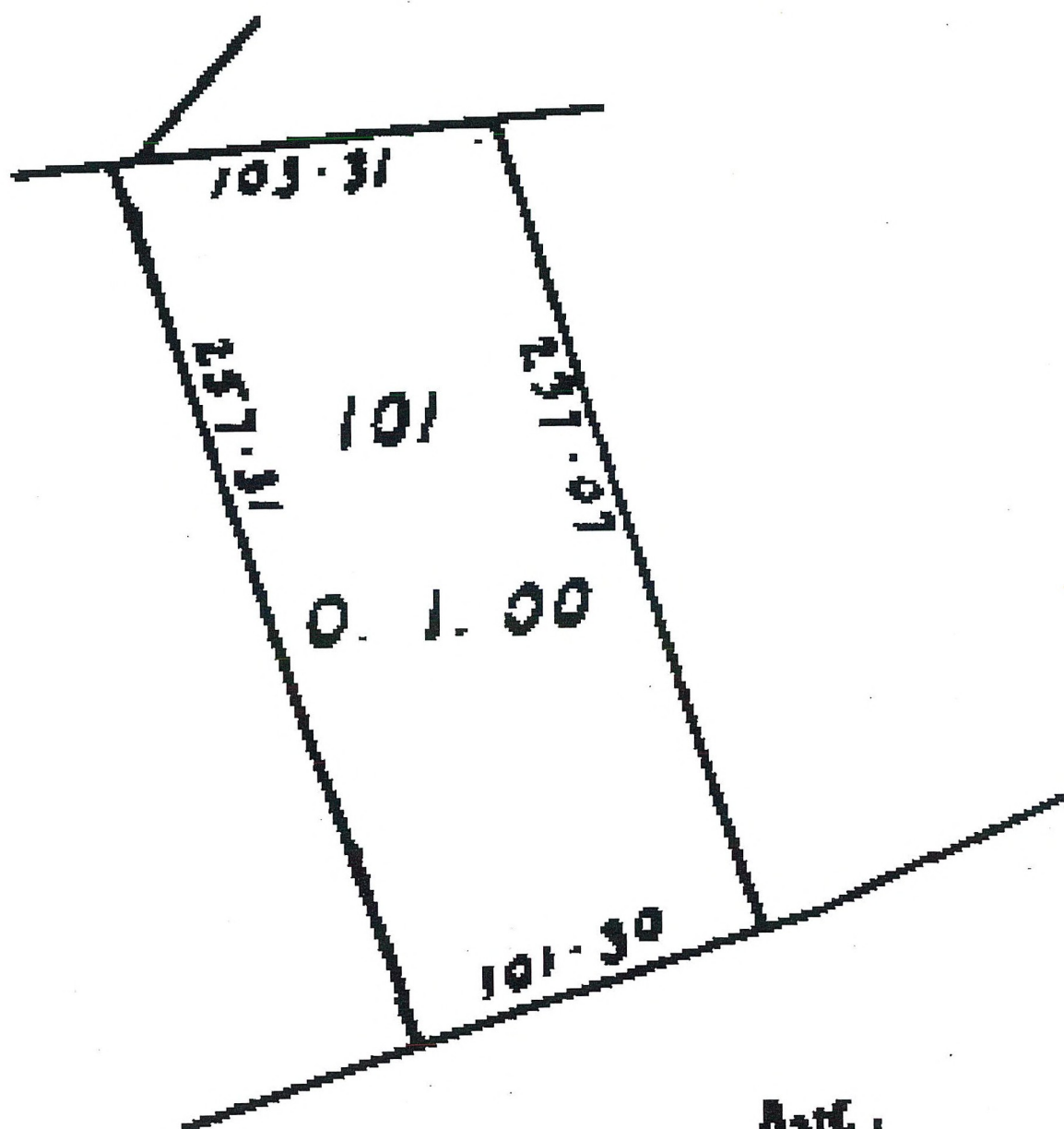
Identifier SA1108/37
Land Registration District South Auckland
Date Issued 04 May 1954

Prior References
SA711/206

Estate	Fee Simple
Area	1012 square metres more or less
Legal Description	Lot 101 Deposited Plan South Auckland 743

Proprietors
Matthew James Annett and Trudy Belinda Talbot

Interests
8760972.2 Mortgage to Kiwibank Limited - 12.5.2011 at 3:06 pm



100' Gillies Ave.

100' Gillies Ave.



GREAT LAKE TAUPŌ
Taupō District Council

Checksheet - Single residential dwelling and accessory building

Use for single stand-alone dwellings, dwelling with additions and/or alterations, repiles, garages, decks, gazebos, sheds, retaining walls etc

OFFICE USE ONLY

Building Category* ☒ R1 ☐ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3						Date Vetted <u>20/12/11</u>	*Transfer Category number & PIM/CIM requirements to Application Form
---	--	--	--	--	--	---------------------------------------	---

Address:

48 Gillies Ave

- This checksheet shows you the information that has to be supplied with your building consent application. Please **attach 3 copies of the following information** (unless otherwise specified) with your completed Building Consent Application form.
- Please tick each relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.
- A guidance document is available to help complete the section in the application form on 'means of compliance' for each building code clause.
- Once you have attached all the required information please check for completeness as an incomplete application or lack of supporting information will mean that your application cannot be accepted for processing.**

Customer use

1. GENERAL

COMPLETE FOR ALL APPLICATIONS

- | | |
|--|--|
| ☐
☐
☐
☐
☐
☐
☐
☐ | <p>a. Building Consent Application Form (1 Copy)
Completed and signed by the owner or by an agent on behalf of the owner.</p> <p>b. Proof of ownership (1 copy)
One recent copy of <u>current</u> certificate/s of title (i.e. not older than 3 months) or where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease</p> <p>c. Locality plan (1:500) showing:
Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number</p> <p>d. Inspection and monitoring
Details of proposed inspection regime including monitoring by council officers and other professionals eg architects, engineers, surveyors and certification to be supplied on completion</p> <p>e. Application fee
Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.</p> <p>f. Vehicle access showing:
 <ul style="list-style-type: none"> Location and extent of driveway relative to existing legal boundaries of the site, public footpath/roadway and where relevant, other features (e.g. house, walls, fence, tree) that potentially effect visibility and Long-section (1:100) showing proposed levels and gradients along the centreline; on wide or tight-turning accesses three long-sections along left, right, and centre </p> <p>g. Coverage showing % of:
 <ul style="list-style-type: none"> Building coverage (portion of allotment covered by building) Plot Ratio (Two storey buildings - Total floor area of every level of all buildings on total allotment) </p> <p>Total Coverage - maximum allotment (all sealed parking and access areas required to comply with district plan plus all building coverage - exclude any land used for right of way or shared driveway access)</p> |
|--|--|

For office use only



TAUPO DISTRICT COUNCIL
RNZ
TAUPO
428

20 DEC 2011

APPROVED:

DOCUMENT: Form 308 - Application Checklist (Single Residential & Accessory)

PAGE 1 OF 5
DATE: 27 May 2010

27.27.

2. DEMOLITION / REMOVAL

COMPLETE FOR ALL PROJECTS INVOLVING DEMOLITION OF SIGNIFICANT PARTS OF BUILDINGS OR THE DEMOLITION OR REMOVAL OF WHOLE BUILDINGS.

Note: Where the project is only for the complete removal or demolition of a building you are not required to complete any further sections

- | | | |
|--------------------------|--|--------------------------|
| ☐ | a. Means of barricading the site
Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area. | ☐ |
| ☐ | b. Proposed tipping location for demolition materials (address / landfill) | ☐ |
| ☐ | c. Hazardous building materials
Provide safety plan detailing the safe handling and disposal of hazardous materials | ☐ |
| ☐ | d. Site management plan covering
Management plan to control silt run off, noise and dust | ☐ |
| ☐ | e. Proposed destination of relocated building: | ☐ |
| ☐ | f. Access to and from site including (use of kerbs and crossings) | ☐ |
| ☐ | g. Specify termination of existing services <ul style="list-style-type: none"> • Water • Sewer • Stormwater | ☐ |
| ☐ | h. Details about the building such as:
Number of storeys, type of materials the building is constructed of (note: Photographs of the building would be useful)
Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work:
Electricity, gas, drainage, water, transport, telecommunications, cable television or any other services that may be affected.
Note: Transportation of relocated building –
You will be required to contact and provide details to Council's Transportation and Traffic Department. | ☐ |

3. FOUNDATIONS / FLOORS

COMPLETE FOR ALL NEW BUILDINGS, FOR EXISTING BUILDINGS WHERE THE FOOTPRINT OF THE BUILDING WILL CHANGE OR WHERE AN ADDITIONAL STOREY IS BEING ADDED

- | | | |
|--------------------------|---|--------------------------|
| ☐ | a. Site Plan (1:100) showing:
Dimensions of all boundaries, north point, finished floor levels, ground contours (extended to boundaries) and/or levels, site area, street name and number, lot and DP number, outline of building and distances to boundaries. Include on the site plan the designated wind zone of the site (e.g. specific design, very high, high, medium or low) | ☐ |
| ☐ | b. Foundation plan (1:100/1:50) showing: <ul style="list-style-type: none"> • Dimensions of all new foundations • Sub-floor including bracing • Footing details • If a concrete slab, show basic details including reinforcing and contraction joints • Piles and footings • If the addition is an upper storey show details on upgrading existing foundations, joints, piles etc • Indicate ventilation of sub floor spaces | ☐ |
| ☐ | c. Subfloor bracing
Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations.
Subfloor bracing plan and calculations are required where an additional storey is to be added. | ☐ |
| ☐ | d. Foundation details
Details including reinforcing and connections | ☐ |

4. CONSTRUCTION**COMPLETE FOR ALL NEW STRUCTURES OR ALTERATIONS TO EXISTING STRUCTURES**

- ☐ a. Existing floor plan (1:100/1:50) showing
(for additional and alterations only)
- All levels
 - All designated spaces
 - All removals
 - Sanitary fixtures
 - Smoke detectors
- ☐ b. Proposed floor plans (1:100/1:50) showing
- Room dimensions
 - Location of partitions
 - All designated spaces
 - All floors (new or altered)
 - Location of sanitary fixtures
 - Stairs, barriers, handrails, floor joists and beams
 - Floor joist layout for each level with timber floors
 - Smoke detectors
- ☐ c. Wall bracing plan (1:100/1:50) showing
Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added)
Sub-floor bracing for decks projecting more than 2 metres from the house
Location, type and number of bracing elements to indicate compliance with NZS3604:1999 (include calculations)
If the bracing was specifically designed by a structural engineer, provide calculations (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint)
- ☐ d. Sections and details (1:50/1:20/1:10) showing
- Stairs, handrails, decks and decking
 - Insulation systems and materials to floors, walls and roof
 - Barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2
 - Framing sizes, beams, lintels, trusses including fixing and other structural items. Lintels carrying point loads, such as girder trusses, require specific engineering design
 - Roof cladding, eaves, fascias, gutters, flashings to opening
 - Fire rated systems on all walls – closer than 1 metre to boundary
 - Stud heights of rooms and total height from lowest ground floor level to top of ridge
 - Truss layout supported by design certificate and design of fixing details and load path to ground
 - Retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage
 - Truss design details
- ☐ e. Fire report
For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit

5. STRUCTURAL**COMPLETE FOR ALL PROJECTS INCORPORATING SPECIFIC STRUCTURAL DESIGN**

- ☐ a. Structural calculation
If any design work required the services of a structural engineer, attach 2 copies of the calculations with this application along with structural drawings
The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies use in analysis
- ☐ b. Producer statements:
If this application for consent relies on any producer statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural producer statements are required to have accompanying calculations)

6. EXTERNAL**COMPLETE FOR ALL NEW BUILDINGS OR EXISTING BUILDINGS WITH ALTERATIONS TO THE EXTERNAL SHELL**

- | | | |
|--------------------------|---|-------------------------------------|
| ☐ | a. Elevations (1:100/1:50) showing
Accurate line from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation n, location of door and window openings, fixed and opening window sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only) | ☒ |
| ☐ | b. Risk assessment
(Risk matrix in E2/AS1 may be used)
Consider exposure design and detailing to support appropriate selection of cladding | ☐ |
| ☐ | c. Cladding details (1:50/1:20/1:10)
Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, backflashing details for cavity systems | ☐ |
| ☐ | d. Product certification
Supply copies of product certificates relied on as compliance documents. | ☐ |
| ☐ | e. Alternative solutions
If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the building code provide supporting current information including independent test results (fully signed reports), case studies, expert opinion (including evidence of experience/qualifications, basis for forming opinion and statement of independence) etc to demonstrate compliance. | ☐ |

7. ENERGY EFFICIENCY**COMPLETE FOR ALL NEW BUILDINGS OR EXISTING BUILDINGS WITH ALTERATIONS TO THE EXTERNAL SHELL**

- | | | |
|--------------------------|--|--------------------------|
| ☐ | a. Energy Efficiency
Proposed insulation compliance calculations assessment against non-specific codes (NZS 4218 or NZS 4243) or engineered/modelled assessments showing compliance with Clause H1. | ☐ |
| ☐ | b. Reasonably practicable
The proposal is required to meet full compliance with the building code. Where upgrading to fully comply with the fire clauses of the building code is not proposed you are required to supply supporting documentation, making the case as to why full compliance is not reasonably practicable. | ☐ |

8. SERVICES**COMPLETE FOR ALL PROJECTS WITH NEW INSTALLATION OR ALTERATION OF PLUMBING OR DRAINAGE SERVICES**

- | | | |
|--------------------------|--|-------------------------------------|
| ☐ | a. Plumbing and Drainage plan (1:100) showing
<i>Note: If you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required</i> <ul style="list-style-type: none"> • Fixtures and fittings, hotwater system(s) • If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls. • Drainage layout with inspection bends and junctions indicated for both sewer and stormwater • Any other drainage on site including council mains and retaining wall field drains • Ventilation of sanitary rooms • Calculations for sizing of downpipes • | ☒ |
|--------------------------|--|-------------------------------------|

9. CHANGE OF USE**COMPLETE FOR ALL EXISTING BUILDINGS WHERE THE PROPOSAL INVOLVES FORMING A HOUSEHOLD UNIT WHERE ONE DID NOT EXIST BEFORE***Example: the conversion of a garage or shed into a residential unit*

- | | | |
|--------------------------|---|--------------------------|
| ☐ | a. Assessment of the building for compliance with the building code
Section 115(a) of the Building Act 2004 requires that the work comply fully with all clauses of the building code. | ☐ |
| ☐ | b. Reasonably practicable
The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clause, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable. | ☐ |

Customer use

For office use
only**10. SPECIFICATIONS****COMPLETE FOR ALL APPLICATIONS****Note: The specification must be specific to the project and cover all aspects of the proposed work****a. Specification: General**

- Elements of structure (size, spacing, timber treatment)
- Finish of fixings to meet durability requirements
- Plumbing and drainage materials and design that installation is to comply with
- Wet area surfaces
- Ventilation systems
- Flooring slip resistance for access routes
- Glazing
- Type of smoke detectors (including existing smoke detectors where they will remain)

**b. External Cladding**

For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered.

- Building wraps
- Wall claddings
- Roof claddings
- Membranes (roof and decks)
- Tanking
- Joinery

**OFFICE USE ONLY**All information required
is provided

If further information is required please specify

Further information
requiredOK to formally receive
application

Signature of vetting officer: _____

Date: _____

2011/2/11

To pay the lodgement fee via Internet Banking:

Bank A/C Name: Taupo District Council**Bank A/C No:** BNZ 02-0428-0220004-00**Particulars:** BC App**Code:** Address of Property**Reference:** DEBTORS

APPROVED:

DOCUMENT: Form 308 - Application Checklist (Single Residential & Accessory)

PAGE 5 OF 5

DATE: 27 May 2010

Application building consent - 110850 - A1369514



GREAT LAKE TAUPŌ
Taupō District Council

Building Consent

Application for project information
memorandum and/or building consent
Section 33 or Section 45, Building Act 2004

OFFICE USE ONLY

Building Construction Category

☒ ☐ ☐ ☐ ☐ ☐
R1 R2 R3 C1 C2 C3

NIL PIM ☒ BC & PIM ☐ PIM ONLY ☐ BC & CIM ☐

Application No. B0110850

Date Received _____

Date Issued _____

File No. _____

1. The Application

Please specify type of application below

- ☒ Building Consent Only
☐ Project Information Memorandum Only
☐ Building Consent & Project Information Memorandum

If a PIM or Resource Consent has been issued for the building work described in this application please provide PIM/RM number: _____

2. Estimated Value (must be completed, unless application is for a PIM only)

Estimated value of the building work on which the building levy will be calculated (including GST):

\$ 4,000 State estimated value as defined in section 7 of the Building Act 2004

3. The Building

Street address of building (for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection): 48 Gillies Ave, Taupo

Legal description of land where building is located (state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)

Valuation No: 073 1148200 Lot No: 101 DP/S No: 743

Section: _____ Block: _____ Survey District: _____

Location of building within site/block number (include nearest street access): _____

Building Name: _____ No. of Levels: _____

Level/Unit No: _____ Year first constructed: 1963

Area (total floor area; indicate area affected by the building work if less than the total area): N/A 120 m²

Current, lawfully established, use (include number of occupants per level and per use if more than 1): _____

4. The Owner (must be completed in full)

NOTE: It is the owner who is liable for payment of any fees or charges, all invoices and refunds will be in the owner's name

Name of owner/s (if an individual include preferred form of address, e.g. Mr, Miss, Dr): _____

Miss Trudy Belinda Talbot + Mr Matthew James Annett

Contact person: Trudy Talbot

Mailing address: 48 Gillies Ave, Taupo

Street address/registered office: _____

4. The Owner (continued)

Phone numbers: Landline: 377 1253 Mobile: 027 285 7857
Daytime: _____ After hours: _____
Fax: _____ Email address: _____
Website: _____

The following evidence of ownership is attached to this application (*copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner/s of the building*): _____

Council to provide Certificate of Title? Yes ☐ No ☐ (Cost of \$20 per CT & Consent Notice)

5. Signature of Owner

NOTE: It is the owner who is liable for payment of any fees or charges, all invoices and refunds will be in the owner's name.

Name of Owner (*please print*): JB Talbot
Signature of Owner: _____ Date: 12.12.11

6. The Agent (if applicable – only required if application is being made on behalf of the owner)

Note: The owner will be sent a copy of any letters to an agent or consultant should their application need to be placed on-hold.

Name of agent/business: _____
Contact person: _____
Mailing address: _____

Street address/registered office: _____
Phone numbers: Landline: _____ Mobile: _____
Daytime: _____ After hours: _____
Fax: _____ Email address: _____
Website: _____

Relationship to owner (*state details of the authorisation from the owner to make the application on the owner's behalf*): _____

☐ I confirm (*please tick*) that I have the authority to bind the owner to the payment of any processing fees and charges and supporting documentation of ability to bind my client to this transaction is supplied with the application.

7. Signature of Agent (if applicable)

Please attach proof of authority from owner.

Name of Agent (*please print*): _____
Signature of Agent: _____ Date: _____
On behalf of and with the authority of the Owner

8. First point of contact for communications with the council (All correspondence (including further information requests and enquiries will be directed to this contact in the first instance.)

Name of contact person: Trudy Talbot
Mailing address: 48 Gillies Ave, Tambo

Phone numbers: Landline: 377 1253 Mobile: 027 285 7857
Daytime: _____ After hours: _____
Fax: _____ Email address: _____

9. The Project

Description of the building work: Ensuite (Internal work only)

9. The Project (continued)

Will the building work result in a change of use of the building?: Yes ☐ No ☒
If Yes, provide details of the new use: _____

Intended life of the building if less than 50 years: _____ years

List any previous building consents/PIMs for **this project** (consent numbers): _____

Does the building/site have any cultural significance, or is it a Marae? Yes ☐ No ☐
Is there a new swimming pool or spa pool proposed for this project? Yes ☐ No ☐

10. Building Practitioners

Builder:

Business/Name: To be Confirmed Address: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____ Registration/Qualification: _____

Designer/Architect:

Business/Name: Darrin Grant Address: 87A Springfield Rd, Robney
Phone: _____ Mobile: 0276684664 Fax: _____
Email: darrin.grant@designextra.co.nz Registration/Qualification: NZCAD ARC TH

Drainlayer:

Business/Name: _____ Address: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____ Registration/Qualification: _____

Plumber/Gas Fitter:

Business/Name: _____ Address: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____ Registration/Qualification: _____

Electrician:

Business/Name: _____ Address: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____ Registration/Qualification: _____

Structural Engineer:

Business/Name: _____ Address: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____ Registration/Qualification: _____

Engineer (identify practice college):

Business/Name: _____ Address: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____ Registration/Qualification: _____

Head Contractor/Site Manager:

Business/Name: _____ Address: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____ Registration/Qualification: _____

11. Project Information Memorandum

(This section is not applicable if the application is for a building consent only)

The following matters are involved in the project (tick the matters relevant to the project)

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

12. Building Consent Compliance (This section is not required to be completed for a PIM Only application)

The building work will comply with the building code as follows:

Clause (which of the following clauses will be involved in the proposed work)	Means of Compliance (refer to the relevant compliance document/s or detail of alternative solution in the plans and specifications)	Proposed Inspections (state means of inspection) Note: PS4s or certification may be required
☒ B1 Structure	☐ B1/AS2 ☒ NZS3604 ☐ NZS4203 ☐ NZS4229 ☐ Other _____	☐ Council ☐ Engineer ☐ Other _____
☒ B2 Durability	☐ B2/AS1 ☐ NZS3101 ☐ NZS3602 ☒ NZS3604 ☐ Other _____	☐ Council ☐ Engineer ☐ Other _____
☐ C1-4 Fire	☐ C/AS1 ☐ Other _____	☐ Council ☐ Engineer ☐ Other _____
☐ D1 Access Routes	☐ D1/AS1 ☐ NZS4121 ☐ Other _____	☐ Council ☐ Engineer ☐ Other _____
☐ D2 Mechanical Installations for Access	☐ D2/AS1 ☐ NZS4332 ☐ EN81 ☐ EN115 ☐ Other _____	☐ Engineer ☐ Other _____
☐ E1 Surface Water	☐ E1/AS1 ☐ AS/NZS3500.3 ☐ Other _____	☐ Council ☐ Other _____
☐ E2 External Moisture	☐ E2/AS1 ☐ Specific Design and Testing	☐ Council ☐ Other _____
☒ E3 Internal Moisture	☒ E3/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ F1 Hazardous Agents on Site	☐ F1/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ F2 Hazardous Building Materials	☐ F2/AS1 ☐ NZS4223 ☐ Other _____	☐ Council ☐ Other _____
☐ F3 Hazardous Substances & Processes	☐ F3/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ F4 Safety from Falling	☐ F4/AS1 ☐ FSP Act ☐ Other _____	☐ Council ☐ Other _____
☐ F5 Construction and Demolition Materials	☐ F5/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ F6 Lighting for Emergency	☐ F6/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ F7 Warning Systems	☐ F7/AS1 ☐ AS/NZS1668 ☐ NZS4512 ☐ NZS4515 ☐ Other _____	☐ Council ☐ Engineer ☐ Other _____

12. Building Consent Compliance (continued)

Clause (which of the following clauses will be involved in the proposed work)	Means of Compliance (refer to the relevant compliance document/s or detail of alternative solution in the plans and specifications)	Proposed Inspections (state means of inspection) Note: PS4s or certification may be required
☐ F8 Signs	☐ F8/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ G1 Personal Hygiene	☐ G1/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ G2 Laundering	☐ G2/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ G3 Food Preparation & Prevention of Contamination	☐ G3/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ G4 Ventilation	☐ G4/AS1 ☐ AS/NZS1668.2 ☐ Other _____	☐ Council ☐ Other _____
☐ G5 Interior Environment	☐ G5/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ G6 Airborne & Impact Sound	☐ G6/AS1 ☐ Other _____	☐ Council ☐ Other _____
☒ G7 Natural Light	☒ G7/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ G8 Artificial Light	☐ G8/AS1 ☐ NZS6703 ☐ Other _____	☐ Council ☐ Other _____
☒ G9 Electricity	☒ G9/AS1 ☐ Other _____	By Certification Only
☒ G10 Piped Services	☒ G10/AS1 ☐ NZS5261 ☐ Other _____	By Certification Only
☐ G11 Gas as an Energy Source	☐ G11/AS1 ☐ Other _____	By Certification Only
☒ G12 Water Supplies	☒ G12/AS1 ☐ AS/NZS3500.1 ☐ AS/NZS3500.4 ☐ Other _____	☐ Council ☐ Other _____
☒ G13 Foul Water	☒ G13/AS1 ☐ AS/NZS3500.2 ☐ BS5572 ☐ Other _____	☐ Council ☐ Other _____
☐ G14 Industrial Liquid Waste	☐ G14/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ G15 Solid Waste	☐ G15/AS1 ☐ Other _____	☐ Council ☐ Other _____
☐ H1 Energy Efficiency	☐ H1/AS1 ☐ NZS4218 ☐ NZS4243 ☐ ALF Design Manual ☐ NZS4214 ☐ Other _____	☐ Council ☐ Other _____

13. Attachments

The following documents are attached to this application (tick all that apply):

- ☒ Plans and Specifications (3 copies of each supplied)
- ☐ Project Information Memorandum
- ☐ Development Contribution Notice (Section 36, Building Act 2004)
- ☐ Certificate attached to Project Information Memorandum (Section 37, Building Act 2004)
- ☐ Producer Statement/s

Waiver or modification documents: N/A

14. Compliance Schedule

☒ There are no specified systems in the building

Fire Hazard Category	1 ☐	2 ☐	3 ☐	4 ☐
Maximum Number of Occupants: _____				
Address where Compliance Schedule will be held: _____				

The specified systems for the building are as follows (*specified systems are defined in regulations*):

Note: Any specified system installed must be accompanied by the procedures for inspection and routine maintenance for that system in this building application. (*Council to vet & verify in first column*)

		Applicant to complete					
		COUNCIL	Existing	New	Altered	Added	Removed
SS1	Automatic systems for fire suppression	☐	☐	☐	☐	☐	☐
SS2	Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐	☐	☐
SS3	Electromagnetic or automatic doors and windows	☐	☐	☐	☐	☐	☐
	SS3/1 Automatic doors	☐	☐	☐	☐	☐	☐
	SS3/2 Access controlled doors	☐	☐	☐	☐	☐	☐
	SS3/3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐	☐
SS4	Emergency lighting systems	☐	☐	☐	☐	☐	☐
SS5	Escape route pressurisation systems	☐	☐	☐	☐	☐	☐
SS6	Riser mains for use by fire services	☐	☐	☐	☐	☐	☐
SS7	Automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐	☐
SS8	Lifts, escalator, travelators, or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐	☐
	SS8/1 Passenger carrying lifts	☐	☐	☐	☐	☐	☐
	SS8/2 Service lifts	☐	☐	☐	☐	☐	☐
	SS8/3 Escalators and moving walks	☐	☐	☐	☐	☐	☐
SS9	Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐	☐
SS10	Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐	☐
SS11	Laboratory fume cupboards	☐	☐	☐	☐	☐	☐
SS12	Audio loops or other assistive listening systems	☐	☐	☐	☐	☐	☐
	SS12/1 Audio loops	☐	☐	☐	☐	☐	☐
	SS12/2 FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐	☐	☐
SS13	Smoke control systems	☐	☐	☐	☐	☐	☐
	SS13/1 Mechanical smoke control	☐	☐	☐	☐	☐	☐
	SS13/2 Natural smoke control	☐	☐	☐	☐	☐	☐
	SS13/3 Smoke curtains	☐	☐	☐	☐	☐	☐
SS14	Emergency power systems or a feature specified in any of the specified systems 1-13	☐	☐	☐	☐	☐	☐
	SS14/1 Emergency power systems	☐	☐	☐	☐	☐	☐
	SS14/2 Signs in relation to any specified systems 1-13	☐	☐	☐	☐	☐	☐
SS15	Other fire safety systems or features	☐	☐	☐	☐	☐	☐
*	SS15/1 Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
*	SS15/2 Final exits	☐	☐	☐	☐	☐	☐
*	SS15/3 Fire separations	☐	☐	☐	☐	☐	☐
*	SS15/4 Signs for communicating information	☐	☐	☐	☐	☐	☐
*	SS15/5 Smoke separations	☐	☐	☐	☐	☐	☐
SS16	Cable cars	☐	☐	☐	☐	☐	☐
* Only include where one or more of SS1-6, 9 or 13 are included							

OFFICE USE ONLY

CONSENT CONDITIONS/COMMENTS

Prior to a Code of Compliance Inspection being undertaken, an Energy Works certificate shall be provided to the T.D.C to demonstrate compliance with Clause G9 and / or G10 and G11 of the NZBC.

OFFICE USE ONLY

Estimated Value of Work \$ _____

FEES PAYABLE

Technical Processing \$ _____

Building Administration \$ _____

Project Information Memorandum Fee \$ _____

Council Information Memorandum Fee \$ _____

BRANZ Levy \$ _____

DBH Levy \$ _____

Water Connection \$ _____

Sewer Connection \$ _____

Producer Statement/s \$ _____

Inspections \$ _____

Other \$ _____

Total Payable \$ _____

Lodgement Deposit \$ _____

Date Paid _____

Receipt Number _____

Electrical certificate - 110850 - A1369515

customer needs this number for compliance



Electrical Certificate of Compliance

No. 3691271

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. of attachments

To be completed whether or not an Inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Trudy Tabet
Address of installation 48 Gillies Ave.
Postal address of customer (if not as above)

Phone:

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and
(b) the supply system of the installation or part of the installation to which this certificate applies is
230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

No. of lighting outlets
No. of socket outlets
Was any installation work carried out by the homeowner? Yes ☒ No

No. of ranges
No. of water heaters

Please tick (✓) as appropriate where work includes:

Mains ☒ Main earthing system
MEN Switchboard ☒ Electric lines
closest to point of supply

Description of work carried out (If necessary attach any pages with work done)

wire in RCD power point
wire in heat light fan unit

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☒ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☒ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name K Indey
Company Kevin Indey Elect
Signature [Signature]

Registration No. E4878
Contact Ph No. 027 2345189
Date 5/3/12

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- ☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems) ☐ Attached other ☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name
Signature
Registration No.
Date
Contact Ph No.

CONTENTS

PRELIMINARY AND GENERAL 3

CARPENTER AND JOINER 7

PLUMBER AND DRAINLAYER 11

COUNCIL / OFFICE COPY
THESE PLANS AND SPECIFICATIONS
ARE APPROVED SUBJECT TO THE
PROVISIONS OF THE BUILDING ACT
AND IT'S REGULATIONS AND ARE
TO BE RETAINED ON THE JOB IN
GOOD ORDER AND PRODUCED UPON
REQUEST.

ELECTRICIAN 13

DETAILS - SPECIFIC TO DESIGN



PRELIMINARY AND GENERAL

(a) Drawings & Specification

The drawings, together with this specification, form the contract set.

There is no warranty that they show every detail or item required.

On the drawings figured dimensions are to be taken in preference to scaled dimensions, large scale drawings in preference to small scale.

Except where it is clearly to the contrary all dimensions shall be defined as between the bare surfaces of timber framing, concrete or other such base materials.

(b) Regulations, Consents etc

Obtaining of building consents and paying of deposits and fees will be the responsibility of the designer or approved agent.

Give notice to the Territorial Authority Inspectors, of at least 24 hours, for the inspection and testing of all building, plumbing, drainage and other work as required by authorized inspectors.

All work and materials are to comply with the requirements of the New Zealand Building Code and the approved documents.

(c) Standard of Materials

All materials are to be new unless stated as reused on the drawings and the best of their respective kinds in accordance with the relevant NZ Standard.

CARPENTER AND JOINER

(a) Materials and Workmanship

The minimum standard of all materials and workmanship shall be as required by NZS 3604 : 2011 'Light Timber Framed Buildings Not Requiring Specific Design'.

All timber shall be fixed, braced, nailed, screwed, bolted and fitted in accordance with best practice. Members shall be fixed plumb and/or true to line and face.

All work shall be accurately set out, neatly executed and finished.

Frame up the total structure to ensure maximum stability.

All timbers shall be the longest lengths possible.

Ensure timber is thoroughly dried out before linings re fixed.

Allow to combine with and attend upon other trades as may be necessary throughout the job.

(b) Hardware and Nails

All nails, screws, bolts and the like for fixing cladding, plates to concrete, exterior beams to posts etc, shall be hot dipped galvanized or stainless steel.

(c) Treated Timber

All enclosed timber framing shall be treated to H1.2.

Timber exposed to the elements, but not in contact with the ground, shall be treated to H3.1.

All timber that is in contact with the ground, i.e. piles shall be H5 treated. See Building Component Schedule, included in specifications, for required timber treatments.

(d) Building Paper

To the outside face of the exterior walls and on top of netting to roof, lay to weather Duroid or equal fire retarding, breather type building paper.

(e) Insulation NOT REQUIRED.

Insulation shall be shown on the drawings and shall be generally as follows:

- i) To exterior timber framed walls fit fibreglass or equal wall batts between studs. Ensure no gaps remain.
- ii) To flat ceilings lay fibreglass or equal ceiling batts between ceiling joists or bottom chords of trusses as specified on drawings. Ensure no gaps remain.

(f) Wall and Flat Ceilings

Flat ceilings and wall linings are to be 9.5mm gib board or brace line gib board where stated, with tapered edges or equal lining products.

Joins are to be taped and stopped, along with all nail holes, to finish flush and to provide a smooth, even surface suitable for specified finish.

Stopping is to be carried out by a tradesman skilled in this work using a stopping compound recommended by the wall board manufacturer.

Wet wall linings shall be used in the bathroom areas as required.

All door and window jambs are to be grooved finger jointed radiata pine to take linings as mentioned above.

(g) Lintels ~~NOT REQUIRED~~.

Lintels shall consist of one continuous length of timber or two lengths of timber, each the full depth of the lintel and a minimum thickness of 50mm, nailed together.

All lintels in load bearing walls shall be supported by a 50mm thick doubling or jack stud.

All lintels shall be of the size for the span shown in NZS 3604 : 1999 TABLES 8.8, 8.9, 8.10, 8.11, 8.12 & 8.13.

(h) Completion

On completion, leave all work in proper condition, all finished, ready for painting and decorating.

Leave all doors, windows, locksets, catches etc, fitting satisfactorily and in proper working order.

Leave the entire site in a clean and tidy condition. Return excess materials and dispose of all refuse.

PLUMBER AND DRAINLAYER

(a) Extent of Work

Plumbing work includes the hot and cold water reticulation to the building, complete with the installation of all sanitary and plumbing fittings. Also included are the fitting of down pipes and all miscellaneous flashings as maybe required by other trades, such as those to window and doors heads, but excluding those specified under the roofer.

Drainage work includes the whole of the foul and storm water drainage system as shown on the drawings and as may be required by the Territorial Authority.

(b) Materials

All plumbing piping is to be specified by plumber. Manufactured elbows are to be used throughout or tubing is to be bent using an approved bending tool.

All foul water drainage piping is to be 110 diameter PVC. Manufactured elbows and junctions are to be used.

All other fittings and materials are to be supplied or confirmed by the owner.

(c) Layout and Fixing of Pipes

Water pipes shall be set straight and even gradients, avoiding all places where air locks are likely to occur.

All piping shall be adequately supported throughout its length to ensure good falls.

Conceal all piping and wastes within the framing.

No work shall be covered in until after testing and approval by the Territorial Authority Inspectors.

Leave in good working order.

(d) Lagging

Lag all hot water lines with proprietary made insulation, securely bound.

(a) Completion

On completion the plumbing drainage system shall be tested as directed by the Territorial Authority Inspector.

After testing and approval cover all drainage lines and top off with at least 150mm topsoil, firmly tamped down.

Leave plumbing and drainage system in perfect working order, neatly and tidily finished.

ELECTRICIAN

(a) Regulations, Permits etc

All electrical work is to comply with the current Electrical Wiring Regulations and is to be to the approval of the Territorial Supply Authority.

Arrange with the Supply Authority for testing of work associated with this trade.

(b) Wiring Layout

All wiring is to be concealed behind wall and ceiling linings.

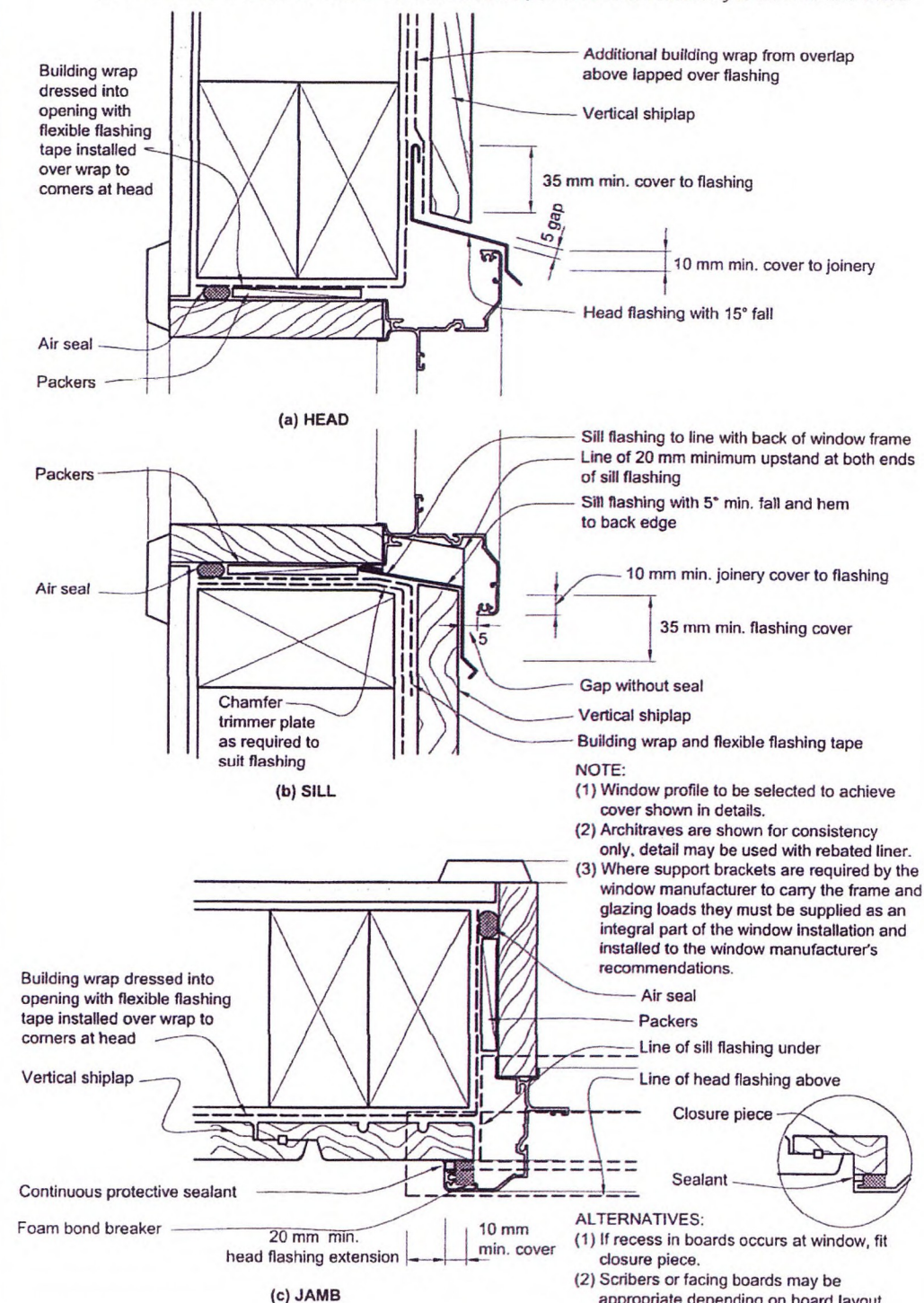
The position of all electrical outlets is to be confirmed by the owner on site before wiring is run out.

(c) Completion

On completion leave the whole of the electrical installation complete and in good working order, all to the approval of the Supply Authority.

Figure 83: Windows for direct fixed vertical shi lap weatherboards
Paragraph 9.4.6 c)

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



Amend 2
Jul 2005

Thermakraft Window Sealing Tape

FEB / 04

Thermakraft Window Sealing technology provides a butynol product that will function on its own or may be used together in a system.

Thermakraft Window Sealing system provides a superior performance in installation applications.

Thermakraft Window Sealing Tape is grey in colour and is a self adhesive strong butyl based sealing tape that provides a sure and lasting moistureproof and waterproof seal effective on all applications and is suitable for wall/window joins in buildings and other seams where a waterproof barrier is required.

Thermakraft Window Sealing Tape is manufactured exclusively by "Illbruck Sealant Systems, inc, USA and Germany" . . . providing the best system the world has to offer.

Thermakraft Window Sealing Tape is a strong tape with a very aggressive tack used as a moisture barrier in various applications. The backing is made of a non-woven fabric which is strong and flexible. The carrier is pure aluminium foil which is adhered to a balanced mix of several synthetic rubbers and butyl guaranteeing a high initial tack and a permanent bonding on most materials such as: CONCRETE - STONE - PLASTICS - METAL - WOOD.

Thermakraft Window Sealing Tape is grey in colour and is very flexible. Available in a roll form in 150mm and 50mm widths.

Thermakraft Window Sealing Tape is ideal for waterproofing concrete seams, covering openings between window frames and wall. It is suitable as a secondary moisture barrier under glass tiles or metal fronts and is used with

Thermakraft Corner Moulded Pieces as a barrier to moisture.

TECHNICAL DATA:

Roll widths:	Carrier	Aluminium Foil
For standard	Backing	Polypropylene
window openings	Backing Colour	White
150mm x 10m.	Application Temperature	>2°C
For top flashing	Temperature Range	-20°C +85°C
50mm x 10m.	Storage	24 months 5°C - 35°C
	Adhesive Colour	Grey

Thermakraft Corner Moulded Piece

50 UNITS PER PACKET / 20 PACKETS PER BOX (1000 Pieces)

Thermakraft Corner Moulded Piece is an inert extruded polyethylene with special features designed to be used in conjunction with **Thermakraft Window Sealing Tape**. (Refer to photos inside this leaflet: Figures 1 & 10).

Thermakraft Corner Moulded Piece is designed to prevent moisture damage at both left-hand and right-hand jamb/sill intersection.

Thermakraft Corner Moulded Piece should be fitted into the jamb/sill corner left & right-hand using a galvanised flat head nail or a 3mm staple prior to fitting the

Thermakraft Window Sealing Tape. (Refer to photos inside this leaflet: Figures 1-18 inclusive).

Thermakraft Corner Moulded Piece is covered completely by the **Thermakraft Window Sealing Tape**.

Thermakraft Window Sealing Tape provides a twin moisture barrier at the most vulnerable point at the jamb/sill intersection. **THERE IS NO BETTER BARRIER.**



Thermakraft Industries (NZ) Ltd

11 Turin Place, East Tamaki, Auckland, New Zealand
Phone: 09-273 3727 Freephone: 0800 806 595

P.O. Box 58-112, Greenmount, Auckland, NZ
Fax: 09-273 3726 www.thermakraft.co.nz

Thermakraft Window Sealing Tape

Thermakraft Corner Moulded Piece

WINDOW SEALING TECHNOLOGY FOR SILL & JAMB INTERSECT

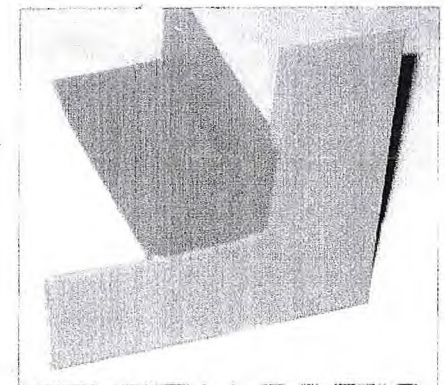
- **Simple application providing a sure and permanent WATER & MOISTUREPROOF BARRIER for WINDOWS & DOORS**

Will adhere to Thermakraft Cover-Up and most other membranes . . . also to all timber and metal frames

- **YES! . . . This is the most advanced material on the market**



Thermakraft • Window Sealing Tape
. . . 150mm and 50mm widths



Thermakraft • Corner Moulded Piece
. . . for Jamb-Sill intersection



Thermakraft Industries (NZ) Ltd

DURABLE • NON-RUST • FLEXIBLE • ECONOMICAL
Available in convenient packets of 50 UNITS

BARRIERS WITHOUT BOUNDARIES

Use **Thermakraft Supercourse 500** for all concealed Flashings

HI-TENSILE EMBOSSED and in a wide range of widths up to 1000mm



FIG 1

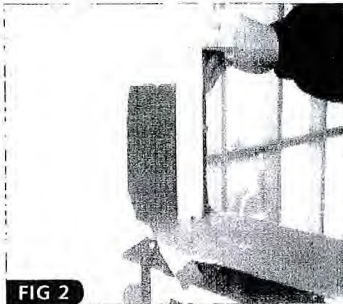


FIG 2



FIG 3

Thermakraft Corner Moulded Piece fits right or left-hand corners of both top and bottom jamb/sill intersections (Fig 1). Fix with galvanised flat head or fix with standard staple gun (Fig 2). **Thermakraft Window Sealing Tape** measure upstands minimum 200mm (Fig 3 & 4).



FIG 4



FIG 5

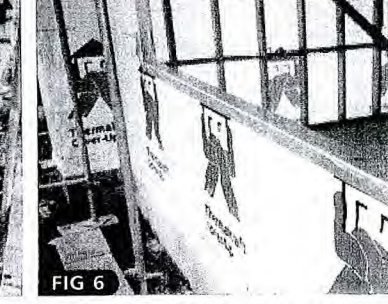


FIG 6

Fixed over the **Thermakraft Corner Moulded Piece** (Fig 4) then proceed to place the **Thermakraft Window Sealing Tape** along the sill (Fig 5). **NOTE:** Ensure tape is square with inside edge of the window sill opening. Remove release membrane from tape, apply firm pressure to apply tape to **Thermakraft Cover-Up** breather type membrane (Figs 6 & 7).



FIG 7



FIG 8



FIG 9

Make a cut at the jamb/sill intersection, approx 50mm (Fig 8). Fold back flange of **Thermakraft Window Sealing Tape**. Press tape against breather membrane to ensure adhesion (Fig 9).

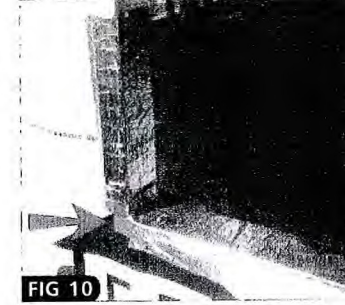


FIG 10

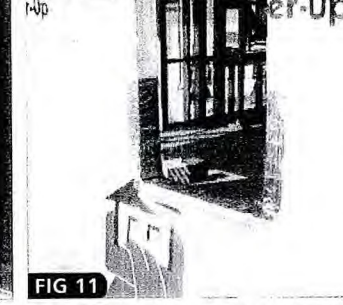


FIG 11

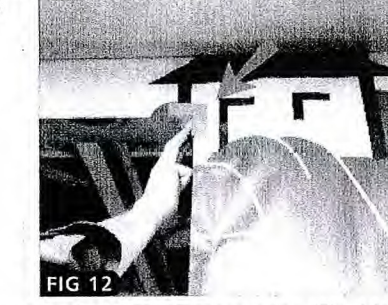


FIG 12

NOTE: **Thermakraft Corner Moulded Piece** is all but covered except the outer bottom edge (Fig 10). The jamb/sill is now 100% moisture proof across the bottom window opening (Fig 11). Next fix **Thermakraft Corner Moulded Piece** to the top corners of the window (Fig 12)...**OPTIONAL**.



FIG 13

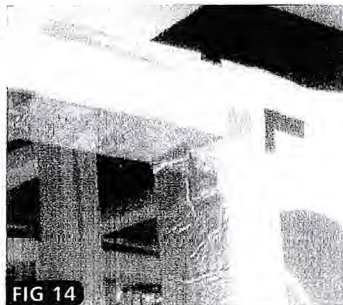


FIG 14

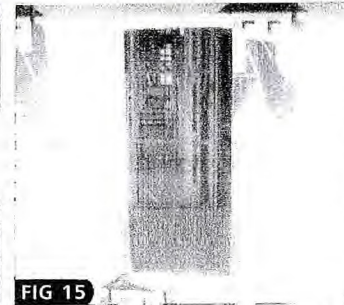


FIG 15

Measure out sufficient **Thermakraft Window Sealing Tape** to provide minimum 200mm in each direction (Fig 13). Remove release membrane, cut tape at jamb/sill intersection. Apply pressure to firmly adhere to inside and outer edge and covering the **Thermakraft Corner Moulded Piece** (Fig 14). The window water-proofing is now complete (Fig 15).

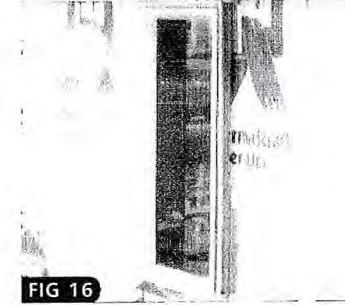


FIG 16

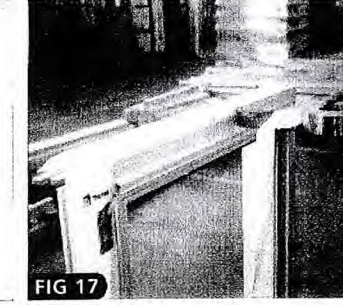


FIG 17



FIG 18

Next install window to manufacturers instructions (Fig 16). Next fit 50mm width **Thermakraft Window Sealing Tape** on the top edge of the metal window flashing (Fig 17). Finally **Thermakraft Supercourse 500** is fitted around the window frame as a concealed flashing (100mm-150mm). Then a 250mm-300mm width is fitted to the bottom of the window frame to provide a barrier which is keyed into the mortar on the brick course, prior to placing the brick/mortar sill (Refer Supercourse 500 Data Sheet).

Building Component		Species or type	Minimum treatment required
Foundations and external	Building piles Plywood and timber frame foundations Crib walling Sawn poles House poles Retaining walls - uprights	Radiata pine	H5
	Retaining walls - horizontal members		H4
External to building envelope	Posts, bearers, beams, floor joists, rafters, guardrails, stair stringers		H3.2
	Laminated beams and post Plywood cladding as wall bracing		H3
Sub floor	Jackstuds, subfloor braces, bearers, wall plates, floor joists to the subfloor, blocking etc., subfloor wall studs, walings and battens, wall studs and nogs, diagonal boards	Radiata pine and Douglas fir	H1.2
	Plywood sheet bracing		H1.2
Floors	Interior flooring – plywood except in wet areas with no protection Note: plywood or timber flooring in wet areas may require H3.1 - refer to NZS 3602:2003 for full requirements.		None
	Interior flooring – dressed timber Note: plywood or timber flooring in wet areas may require H3.1 - refer to NZS 3602:2003 for full requirements.		See NZS 3602

Guide only. Refer to B2/AS1 and NZS 3602: 2003 for full requirements.

Building Component		Species or type	Minimum treatment required
Walls	Timber: - within enclosed decks or balconies - supporting enclosed decks or balconies, where failure could be life threatening eg, post and beam construction - to which shelf angles and lintel angles supporting masonry veneers are fixed - battens behind cladding - in exterior walls where monolithic claddings are fixed to exterior walls – not complying with E2/AS1 - used as weatherboards - for exterior joinery such as window and door frames	Radiata pine	H 3.1
	Timber: - within or beneath a parapet - supporting enclosed decks or balconies - in exterior walls except where otherwise specified eg, where monolithic claddings are fixed to exterior walls – complying with E2/AS1	Radiata pine and Douglas fir	H 1.2
	Plywood exterior wall bracing		H 3
	Timber: - in exterior walls clad with masonry veneer and complying with special conditions (refer to NZS 3602) - in internal wall framing excluding those supporting decks and balconies - midfloor framing excluding boundary joists	Radiata pine KD gauged	None
		Radiata pine Other	H 1.1
		Douglas fir	None
	Internal wall bracing	Plywood	None

Guide only. Refer to B2/AS1 and NZS 3602: 2003 for full requirements.

Building Component		Species or type	Minimum treatment required
Stairs etc.	External stair timbers, unroofed decking	Radiata pine	H3.2
	Internal stair timbers Interior finishing timbers and shelves	Radiata pine and Douglas fir	None
Roofs	Sarking and framing not protected from solar driven moisture through absorbent claddings materials	Radiata pine	H 3.1
	Enclosed flat roof framing and associated roof supporting members Valley boards and boards supporting flashings or box gutters, and flashings to roof penetrations and upstands to roof decks		
	Enclosed skillion roof framing and associated roof members Note: any roof under 10° is classified as a flat roof, see above	Radiata pine and Douglas fir	H 1.2
	All timber in roofs not otherwise specified above	Radiata pine KD gauged	None
		Radiata pine other	H 1.1
		D. fir	None

Note: This booklet provides a summary of treated radiata pine or Douglas fir requirements. It will not provide enough information for a designer to produce detailed timber specifications but it will assist the builder in on-site situations.

The Department's Acceptable Solution (B2/AS1) is available from:

Victoria University Book Centre
0800 730 730
www.bookcentre.co.nz/dbh/

Standards can be purchased from:

Standards New Zealand
0800 735 656
sales@standards.co.nz
www.standards.co.nz

How the Requirements are Set

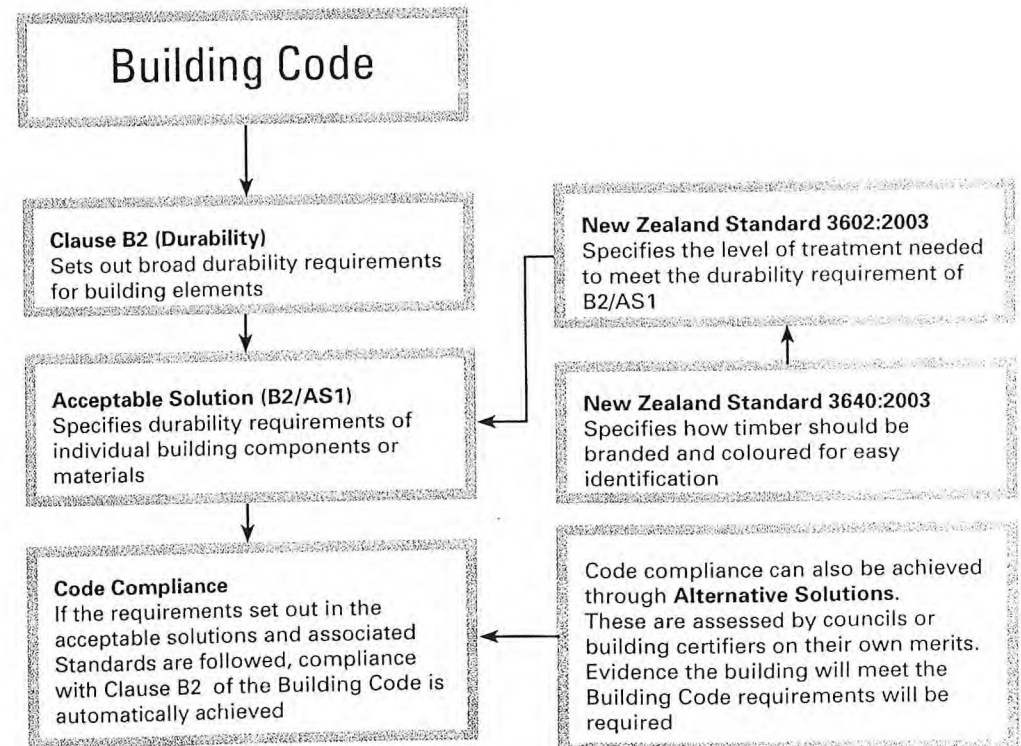
The Department administers the **Building Code**. This sets out a range of performance criteria (35 in total) that buildings must meet. These cover things like managing external moisture, ventilation requirements and fire safety requirements. In this case the relevant part of the Building Code is Clause B2 (Durability) which sets out the broad durability requirements of all building elements needed to comply with the Building Code.

The Department also publishes a range of documents that set out methods which, if followed, mean a building will comply with the relevant clause of the Building Code. In this case the document is called an **Acceptable Solution** (and is technically known as B2/AS1).

The Acceptable Solution cites several **New Zealand Standards**. One of these (NZS 3602:2003 Timber and Wood-based Products for use in Building) sets out what level of treatment is needed for timber in specific situations to achieve the durability requirements.

NZS 3602 refers to another Standard (NZS 3640:2003 Chemical Preservation of Round and Sawn Timber) which contains the Hazard classifications to which timber can be treated; specifies what chemicals are to be used; and specifies how treated timber should be identified to make sure the right timber is used in the right place.

Buildings can be constructed in ways that differ from an Acceptable Solution and still comply with the Building Code. Such **Alternative Solutions** will be considered by councils or building certifiers on their merits when determining code compliance. Evidence that the building will meet the Building Code requirements will be required.



SPECIFIC NOTES FOR BUILDING CONSENT



THE FOLLOWING COMPONENTS ARE REQUIRED TO BE INSPECTED AND APPROVED WHERE APPLICABLE	
☐	Foundations (pile holes, footings, reinforcing steel, ground bearing, earth fill etc)
☐	Pre-floor Plumbing (under slab/floor drains and plumbing)
☐	Pre-floor (polythene, mesh, reinforcement, bracing connections etc)
☐	Bond Beams (horizontal & vertical steel location, size, cover, washouts, workmanship & materials etc)
☒	Framing Inspection (wall and roof framing, connections and fittings, timber sizes & treatments, bracing and fixings)
☒	Pre-cladding (cavities, head, jamb, sill flashings & wraps penetrations, cavities fixings etc prior to installation of exterior cladding. Brick veneer at ½ height)
☒	Pre-line Plumbing (internal plumbing and fittings, pressure test)
☐	Pre-line Building (exterior claddings & joinery, insulation, bracing, timber moisture content, fire protection glazing, building systems etc)
☐	Post-lining (wall bracing, fixings, fire protection, etc)
☒	Drainage (sewer connection, storm-water, materials, septic tank, falls etc)
☐	Fire Appliance (installation in accordance with instructions)
☒	Completion (Code Compliance) (Surface finishes, access & egress, fire safety features, weathertightness, as per approved plans etc)
☐	Other Miscellaneous (Pre-cast panels, suspended concrete floors timber floors etc)

When all building work authorised by this building consent is complete written application should be made to Taupo District Council for a CODE OF COMPLIANCE CERTIFICATE. This application should be made no later than 2 years after the date on which the building consent was issued. An application form for this purpose is enclosed.

Any and all existing materials found to be defective to be upgraded to comply with the performance requirements of Clauses B1 & B2 of the NZBC.

Drainage "as built" plans including stormwater drains and soakholes, are to be provided, drawn to scale, and all parts clearly identified at the time of inspection. Failure to do this may result in the inspection not being carried out. A recheck will then be required, which will incur further charges.

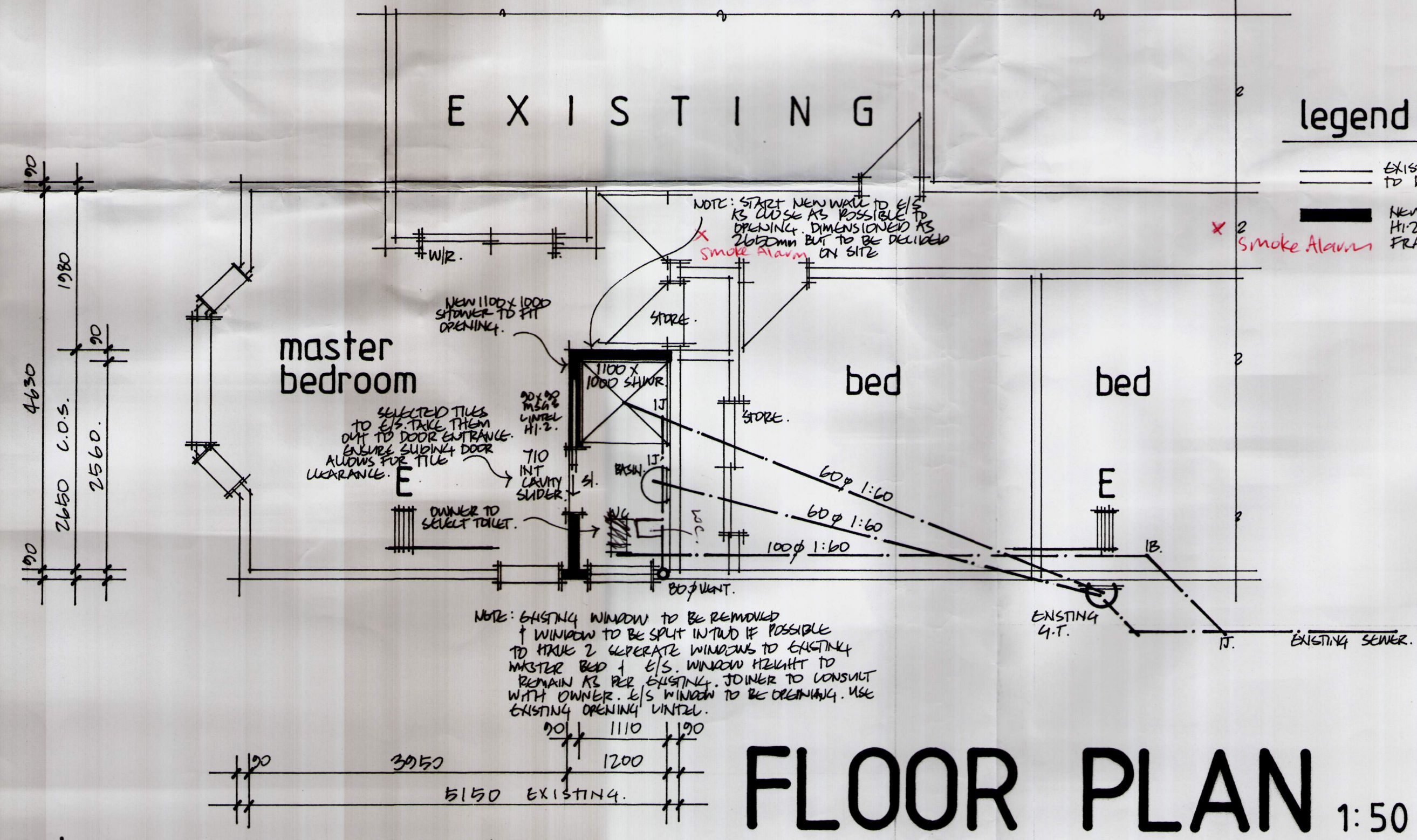
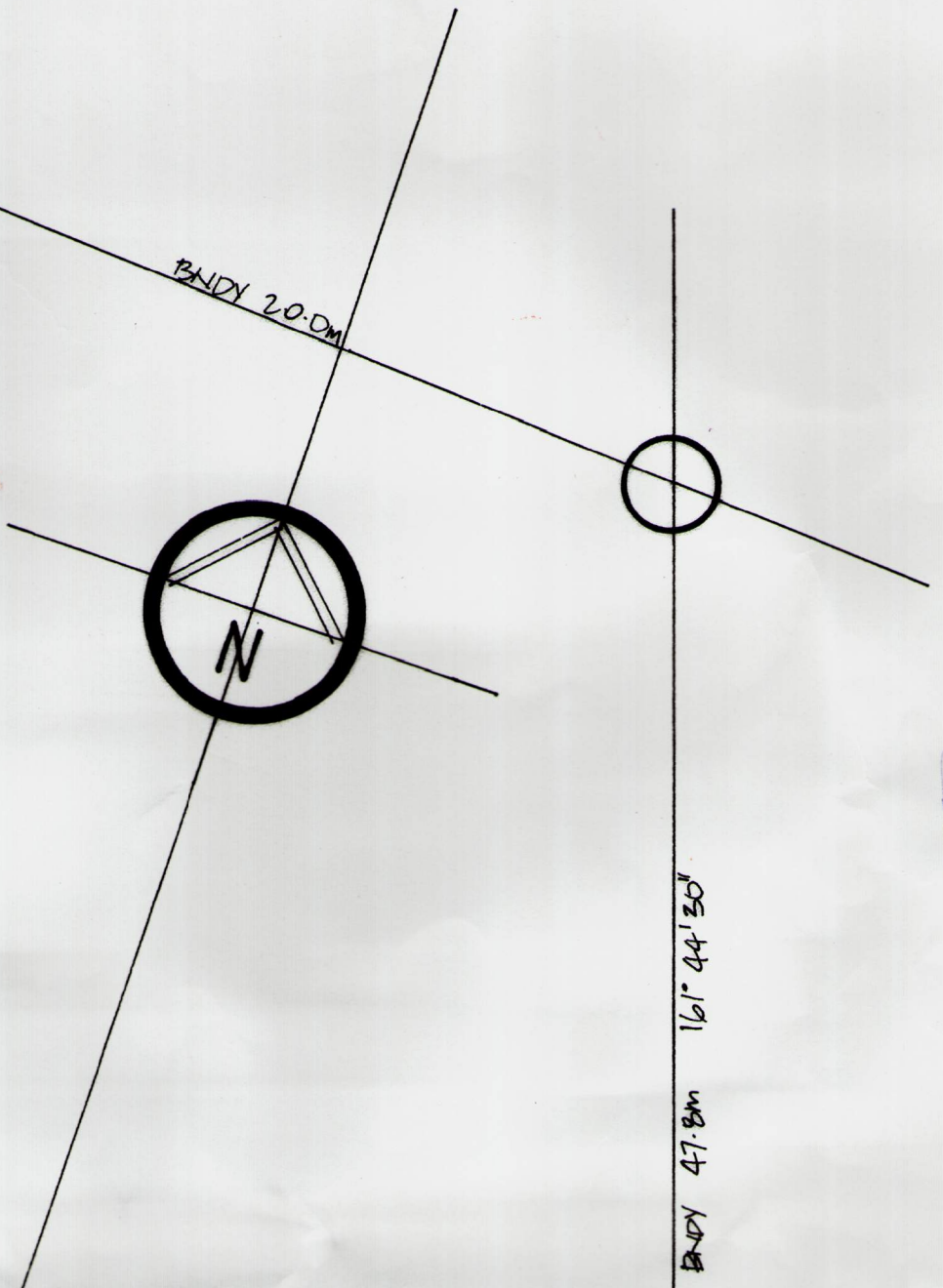
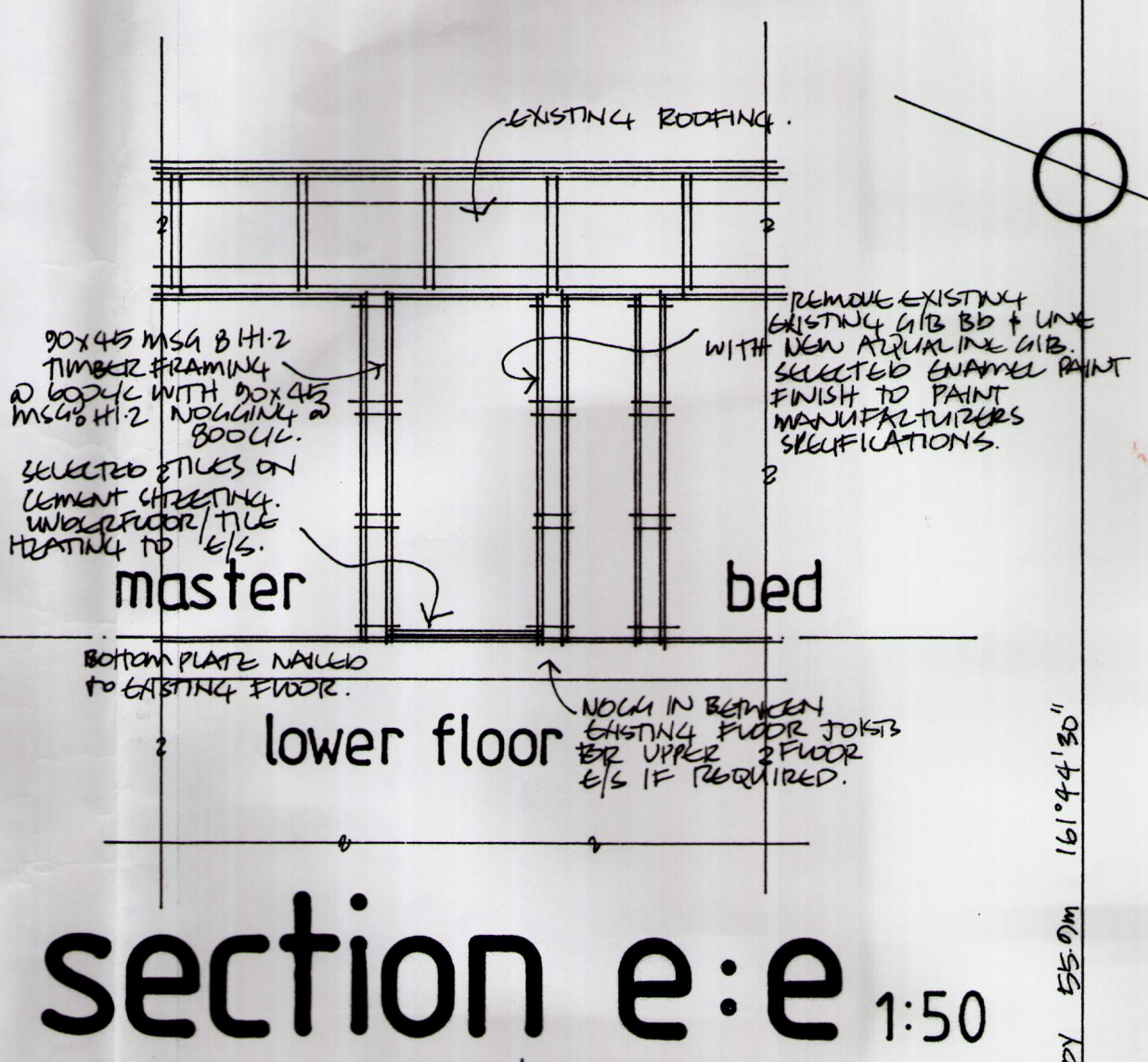
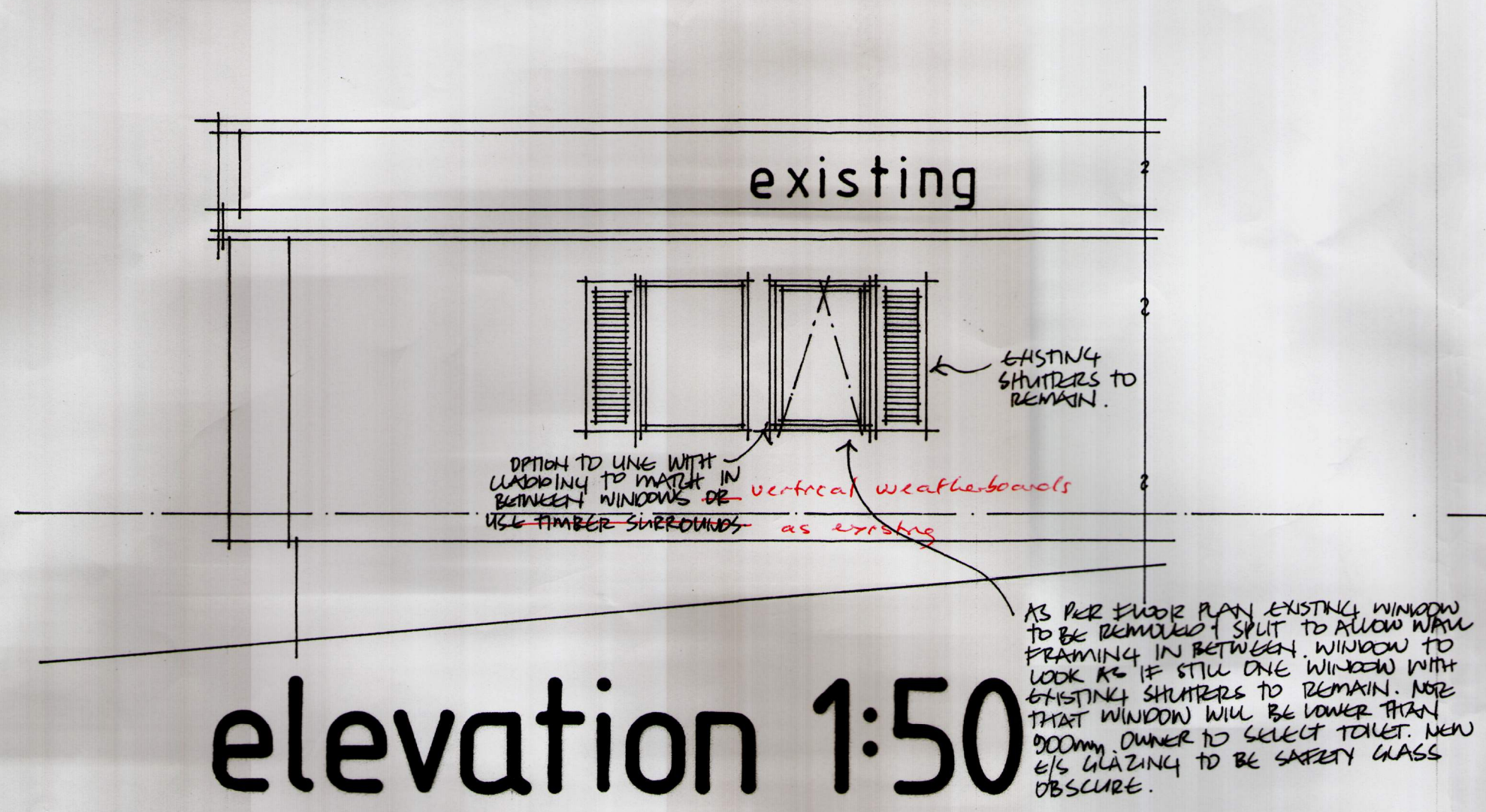
COUNCIL / OFFICE COPY
THESE PLANS AND SPECIFICATIONS
ARE APPROVED SUBJECT TO THE
PROVISIONS OF THE BUILDING ACT
AND IT'S REGULATIONS AND ARE
TO BE RETAINED ON THE JOB IN
GOOD ORDER AND PRODUCED UPON
REQUEST.

Please ensure that all relevant components are inspected and 'signed off' by Taupo District Council building control staff before progressing to the next stage and all conditions/notes are complied with.

Inspection Bookings. (Please provide 24 hours notice.)

For Taupo & Mangakino phone (07) 376 0752. For Turangi phone (07) 386 7017

Building plans - 110850 - A1369518



legend

— EXISTING FRAMING TO REMAIN.

— NEW 90x45 MSG 8 H/2 TIMBER FRAMING.

x 2 Smoke Alarm

notes CHECK ALL DIMENSIONS ON SITE BEFORE STARTING WORK.
 ALL WORK TO BE DONE IN CONJUNCTION WITH NZS 3604.
 ALL WORK TO BE MADE GOOD DURING CONSTRUCTION.
 NEW JOINERY TO BE CONSTRUCTED IN CONJUNCTION WITH OWNER.
 ALL SAFETY GLASS TO BE INSTALLED + SUPPLIED WHERE REQUIRED TO NZS 4233. GLASS TO BE A GRADE.
 BATHROOM/E/S FITTINGS TO BE SELECTED BY OWNER TO FIT OPENINGS.

ANNETT RESIDENCE
 48 gillies avenue
 taupo

darin grant design
 027 668 4664
 r o t o r u a.

gillies ave
lot 101
dps 743

COUNCIL / OFFICE COPY
 THESE PLANS AND SPECIFICATIONS ARE APPROVED SUBJECT TO THE PROVISIONS OF THE BUILDING ACT AND ITS REGULATIONS AND ARE TO BE RETAINED ON THE JOB IN GOOD ORDER AND PRODUCED UPON REQUEST.

Owner/Builder to note special conditions under which the consent is issued. Reference should also be made to advice notes attached to these approved plans for your information.

TAUPO DISTRICT COUNCIL

110850

SCALE APPROVED PLANS SPECIFICATIONS

DATE 04/10.

1



GREAT LAKE TAUPŌ

Taupo District Council

Building Consent

Section 51, Building Act 2004

BC No: 110850

The Building

Street address of building: 48 Gillies Avenue, Taupo

Legal description of land where building is located: Lot 101 DPS 743

Valuation number: 0731148200

The Owner

Name of owner: Trudy Talbot & Matthew Annett

Contact person: Trudy Talbot

Mailing address: 48 Gillies Avenue, Taupo 3330

Phone number: **Landline:** 07 3771253 **Mobile:** 027 2857857

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

As above

Building Work

The following building work is authorised by this building consent:

Ensuite (internal work only).

This building consent:

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

(a) This building consent is issued subject to the following conditions:

In accordance with clause B2 of the New Zealand Building Code, this building has an intended life Indefinite, but not less than 50 years from the date of issue of this consent.

1. **When all building work authorised by this building consent is complete written application should be made to Taupo District Council for a CODE COMPLIANCE CERTIFICATE. This application should be made no later than 2 years after the date on which the building consent was issued. An application form for this purpose is enclosed.**
2. **Owner/Builder to note special conditions under which the consent is issued. Reference should also be made to advice notes attached to these approved plans for your information.**

3. Any and all existing materials found to be defective to be upgraded to comply with the performance requirements of Clauses B1 & B2 of the NZBC.
4. Drainage/as built plans including stormwater drains and soakholes, are to be provided, drawn to scale, and all parts clearly identified at the time of inspection. Failure to do this may result in the inspection not being carried out. A recheck will then be required, which will incur further charges.
5. Refer to advice notes attached to approved plans.
6. Prior to a Code of Compliance Inspection being undertaken, an Energy Works certificate shall be provided to the Taupo District Council to demonstrate compliance with Clause G9 and/or G10 and G11 of the NZBC.

When all building work authorised by the Building Consent Authority is complete, written application must be made to Taupo District Council for a **CODE COMPLIANCE CERTIFICATE**. This application must be made no later than 2 years after the date on which the building consent was issued. An application form for this purpose is enclosed.

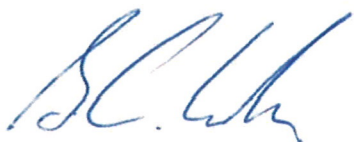
Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

- Approved Plans and Specifications
- Application for Code Compliance Certificate



Signature

**Senior Building Management
Officer**

Position

On behalf of: Taupo District Council

Date: 13/2/12

Advise Applicant Consent Granted - A913835



GREAT LAKE TAUPŌ

Taupō District Council
72 Lake Terrace, Taupō 3330
Private Bag 2005, Taupo Mail Centre
Taupō 3352, New Zealand
T 07 376 0899
F 07 378 0118
E general@taupo.govt.nz
www.taupo.govt.nz

10 February 2012

Trudy Talbot & Matthew Annett
48 Gillies Avenue
Taupo 3330

Dear Sir/Madam

Building Consent Application BC110850
48 Gillies Avenue, Taupo - Ensuite (internal work only).

The building consent for the above address has been granted.

Please find enclosed an invoice for fees associated with the above project. Following full payment of your outstanding fees your building consent will be issued.

If you require further information, please contact this office on 07 376 0899 or email techsupport@taupo.govt.nz.

Yours faithfully

Shelley Dunham
Technical Support Officer

26 January 2012

Trudy Talbot & Matthew Annett
48 Gillies Avenue
Taupo 3330

72 Lake Terrace, Taupo 3330
Private Bag 2005, Taupo Mail Centre,
Taupo 3352, New Zealand
ph: 07 376 0899
fax: 07 378 0118
www.taupo.govt.nz

BC No: 110850

Dear Sir/Madam

**PROCESSING OF BUILDING CONSENT APPLICATION
TRUDY TALBOT & MATTHEW ANNETT - 48 GILLIES AVENUE, TAUPŌ
ENSUITE (INTERNAL WORK ONLY).**

Pursuant to Section 48(2) of the Building Act 2004, and before any further processing of the above building consent application can be carried out, the following information will need to be supplied:

- 1. Please re-do the specifications and make them site specific. The ones submitted include things like concrete blockwork and roofing which has nothing to do with this consent.**
- 2. Confirm which cladding details will be used between the windows and provide site specific cladding junctions to show compliance with Clause E2.**

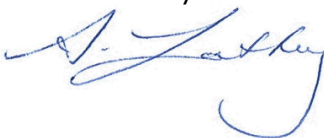
Until the information requested is received and found to be acceptable, processing of this consent will be suspended.

Please note that if the requested information is not received within 20 working days of the date of this letter then the application will be refused pursuant to Section 48 (1)(b) of the Building Act 2004.

For the purposes of Section 50 of the Building Act 2004, this letter is written notification of the refusal on the grounds that there was insufficient information provided to enable the consent to be issued.

For further enquiries please contact me on 07 376 0679

Yours sincerely



Alix Lattey
Building Control Officer



SITE NOTICE

Consent No: **110850**
Applicant: **Trudy Talbot & Matthew Annett**
Valuation Ref: **0731148200**
Site Address: **48 Gillies Avenue, Taupo**
Work Type: **Ensuite (internal work only).**

Date Printed: **17 February 2012**

Inspection Type: **Preline Plumbing**
Inspection Status: **Pass**
Inspected By: **Richard Jones**
Inspection Date: **17 February 2012**

Passed Elements

General

Approved building consent documents on site

**Documents on site, met Shaun for inspection.
Inspection for combine Plumbing and drainage
(underfloor)**

Plumbing

As per the approved plans

Appropriate materials being used

**Dux polybutiline water pipe and Marley PVC
wastes.**

Adequate support and protection where required

Integrity of framing (notches, holes etc)

Sealing of penetrations

Position of HWC

Existing.

Pressure test of entire system

Connected to existing water pipe

Outcome of Inspection

Inspection ok.

Inspection Type: **Preline Building**
Inspection Status: **Pass**
Inspected By: **Richard Jones**
Inspection Date: **17 February 2012**

Passed Elements

General

Approved building consent documents on site

**Met Shaun on site inspection class for a
combined Framing and Preline**

Conditions of consent (if any) are met

Floor plan as per the approved plans

Walls

As per the approved plans

Appropriate materials being used

Timber H1.2

Fixings (nailing, proprietary fixings for uplift, bracing etc)

Moisture content (specify) %

10-14 percent.

Outcome of Inspection

**Window in place and exterior cladding ok.
OK to line**

Audit Report

Consent No: **110850**
Applicant: **Trudy Talbot & Matthew Annett**
Valuation Ref: **0731148200**
Site Address: **48 Gillies Avenue, Taupo**
Work Type: **Ensuite (internal work only).**

Inspection Type: **Preline Plumbing**
Inspection Status: **Pass**
Inspected By: **Richard Jones**
Inspection Date: **17/02/2012 1:19 p.m.**

Inspection Element	Status
General	Pass
Approved building consent documents on site	Pass
Documents on site, met Shaun for inspection.	
Inspection for combine Plumbing and drainage (underfloor)	
Conditions of consent (if any) are met	N/A
Plumbing	Pass
As per the approved plans	Pass
Appropriate materials being used	Pass
Dux polybutiline water pipe and Marley PVC wastes.	
Adequate support and protection where required	Pass
Integrity of framing (notches, holes etc)	Pass
Sealing of penetrations	Pass
Position of HWC	Pass
Existing.	
Soil and waste pipes as per AS/NZ 3500/G10 & G13	N/A
Pressure test of entire system	Pass
Connected to existing water pipe	
Outcome of Inspection	Pass
Inspection ok.	

Audit Report

Consent No: **110850**
Applicant: **Trudy Talbot & Matthew Annett**
Valuation Ref: **0731148200**
Site Address: **48 Gillies Avenue, Taupo**
Work Type: **Ensuite (internal work only).**

Inspection Type: **Preline Building**
Inspection Status: **Pass**
Inspected By: **Richard Jones**
Inspection Date: **17/02/2012 1:26 p.m.**

Inspection Element	Status
General	Pass
Approved building consent documents on site	Pass
Met Shaun on site inspection class for a combined Framing and Preline	
Conditions of consent (if any) are met	Pass
Floor plan as per the approved plans	Pass
Walls	Pass
As per the approved plans	Pass
Appropriate materials being used	Pass
Timber H1.2	
Wall bracing	N/A
Fixings (nailing, proprietary fixings for uplift, bracing etc)	Pass
Moisture content (specify) %	Pass
10-14 percent.	
Roof	N/A
Insulation	N/A
Outcome of Inspection	Pass
Window in place and exterior cladding ok.	
OK to line	

Application building consent - A334435

Application for Building Consent

Section 33 or section 45, Building Act 2004

Minor Works

I request that you issue a ☐ Project Information Memorandum ☒ Building Consent for the building work described in this application for minor works.

Consent/Project Information Memorandum to be ☒ Mailed ☐ Collected

Council Use Only	
Application #	BC 080191
Property ID	0034 0048

The Building [Project Location]

Street address of building:

48 Gillies Ave
TAUPO

Legal description of land where building is located:

[state legal description as at the date of application and if subdivision is proposed include details of relevant lot numbers and subdivision consent]

Lot 101 DPS 743
D731148200

Building Name: [if applicable]

Location of building within site: [include nearest street access]

Number of levels: [include ground level and any levels below ground]

2

Level/Unit Number [if applicable]

Area:

Existing floor area: 144.46m²

New floor area:

Total floor area:

Current lawfully established use:

[include number of occupants per level and per use if more than one level]

Residential Home - 2 persons

Year first constructed [insert year, approximate date is acceptable e.g.:c1920s or 1960-1970]

1963

The Project

Description of building work [provide sufficient description of the building work to enable scope of work to be fully understood]

Install fireplace. Refer to attached brochure for the fireplace. metro Eco wke Rad

Will the building work result in a change of use of the building?:

☐ Yes

☒ No

Estimated value of the building work on which the building levy will be calculated (including goods and services tax)

[state estimated value as defined in section 7 of the Building Act 2004]

\$ 500.00

If yes, provide details of new use:

List building consents previously issued for this project (if any):

[list who issued the consent, the date of issue and the consent number]

Intended life of the building if less than 50 years:

Does the building or site have any cultural heritage significance, or is it a marae?

[refer to District Plan]

☐ Yes

☒ No

The Owner [must be completed for all applications and all details must be the owners]

Name of Owner [include preferred form of title eg. Mr, Miss, Dr and the contact persons name if a company, trust or similar]

Mr MJ Annett & Miss TB Talbot

Owner's mailing address:

48 Gillies Ave
TAUPO

Street address/Registered office:

Owner's contact details:

Landline: 377 1254

Mobile:

Facsimile number:

Email: talbottrudy@hotmail.com

After Hours:

Proof of Ownership: [please attach one of the following as evidence as appropriate to the circumstances]

☒ Copy of certificate of title, no more than 3 months old ☐ Lease ☐ Agreement for sale and purchase

Agent [only required if application is being made on behalf of the owner]

Name of Agent [include contact persons name if a company, trust or similar]

Debbie Talbot

Agent's mailing address:

48 Gillies Ave
TAUPO

Street address/Registered office:

Agent's contact details:

Landline: 377 1254

Mobile:

Facsimile number:

Email:

After Hours:

First point of contact ☒ Owner ☐ Agent ☐ Other _____ Phone _____

Signed by the owner

Signature:

Name: TB Talbot & MJ Annett

Date: 6.3.08

OR

Signed by the agent [on behalf of or with authority from the owner]

Signature:

Name:

Date:

Privacy Information

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to regularly forward these to Statistics NZ. The Council stores the information on a public register which must be supplied [as previously determined by the Ombudsman] to whomsoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

Council use only

Contacts [provide all details where relevant]**Builder:**

Business/Name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After Hours: _____ Facsimile: _____
 Registration/Qualification: _____

Drainlayer:

Business/Name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After Hours: _____ Facsimile: _____
 Registration/Qualification: _____

Plumber:

Business/Name: _____
 Address: _____
 Daytime: _____ Mobile: _____
 After Hours: _____ Facsimile: _____
 Registration/Qualification: _____

Other:

Business/Name: Dean Buckton
 Address: _____
 Daytime: _____ Mobile: _____
 After Hours: _____ Facsimile: _____
 Registration/Qualification: _____

Building Consent [Delete this section if this is an application for project information memorandum only]

The following plans and specifications are attached to this application: [tick boxes applicable]

- ☐ Specification ☐ plans
☐ Other _____ please specify

[All plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority]

The building work will comply with the building code as follows:

Clause [which of the following clauses will be involved in the proposed work] Freestanding/Inbuilt fire appliance	Means of compliance [refer to the relevant compliance document(s) or detail of alteration solution in the plans and specification]	Proposed Inspections [state means of inspection. Note PS4s or certification may be required]
☐ B1 Structure	☐ B1/AS2 ☐ NZS3604 ☐ NZS4203 ☐ NZS4229 ☐ Other _____ [specify]	☐ Council ☐ Engineer ☐ Other _____ [specify]
☐ B2 Durability	☐ B2/AS1 ☐ NZS3101 ☐ NZS3602 ☐ NZS3604 ☐ Other _____ [specify]	☐ Council ☐ Engineer ☐ Other _____ [specify]
☐ C1-4 Fire	☐ C/AS1 ☐ Other _____ [specify]	☐ Council ☐ Engineer ☐ Other _____ [specify]
☐ E2 External Moisture Plumbing and Drainage	☐ E2/AS1 ☐ Specific design and testing ☐ Other _____ [specify]	☐ Council ☐ Engineer ☐ Other _____ [specify]
☐ E1 Surfacewater	☐ D1/AS1 ☐ AS/NZS3500.2 ☐ AS/NZS3500.5 ☐ Other _____ [specify]	☐ Council ☐ Engineer ☐ Other _____ [specify]
☐ E3 Internal Moisture	☐ E3/AS1 ☐ Other _____ [specify]	☐ Council ☐ Engineer ☐ Other _____ [specify]
☐ G10 Piped Services	☐ G10/AS1 ☐ NZS261 ☐ Other _____ [specify]	By certification only
☐ E11 Gas as an energy source	☐ G11/AS1 ☐ Other _____ [specify]	By certification only
☐ G12 Water Supplies	☐ G12/AS1 ☐ AS/NZS3500.2 ☐ AS/NZS3500.5 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ G13 Foul Water	☐ G13/AS1 ☐ AS/NZS3500.2 ☐ BS5572 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ G14 Industrial Liquid Waste	☐ G14/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ G15 Solid Waste	☐ G15/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]

Waiver/modification to NZ Building Code required for following parts of code:

COUNCIL USE ONLY**ESTIMATED TOTAL VALUE OF WORK**\$ _____ gst inclusive Project floor area _____ m³**FEE PAYABLE**Consent deposit
Project Information Memorandum \$ _____Building Administration \$ 85

Technical Processing \$ _____

Industry Levy (DBH) \$ _____

Industry Levy (BRANZ) \$ _____

Development Contribution
\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Certificate of Title \$ _____

Producer Statement \$ _____

Compliance Schedule \$ _____

Rural Number \$ _____

Vehicle Crossing \$ _____

Street Damage \$ _____

Water Connection \$ _____

Sewer Connection \$ _____

Other(s) \$ _____

Total consent deposit \$ _____

Consent fee balance
Inspections \$ 60

Other(s) \$ _____

Total balance payable \$ _____

Lodgement deposit \$ _____

Date paid _____

Receipt No. _____

Consent fee balance \$ _____

Date paid _____

Receipt No. _____

Granted by _____

Signature _____

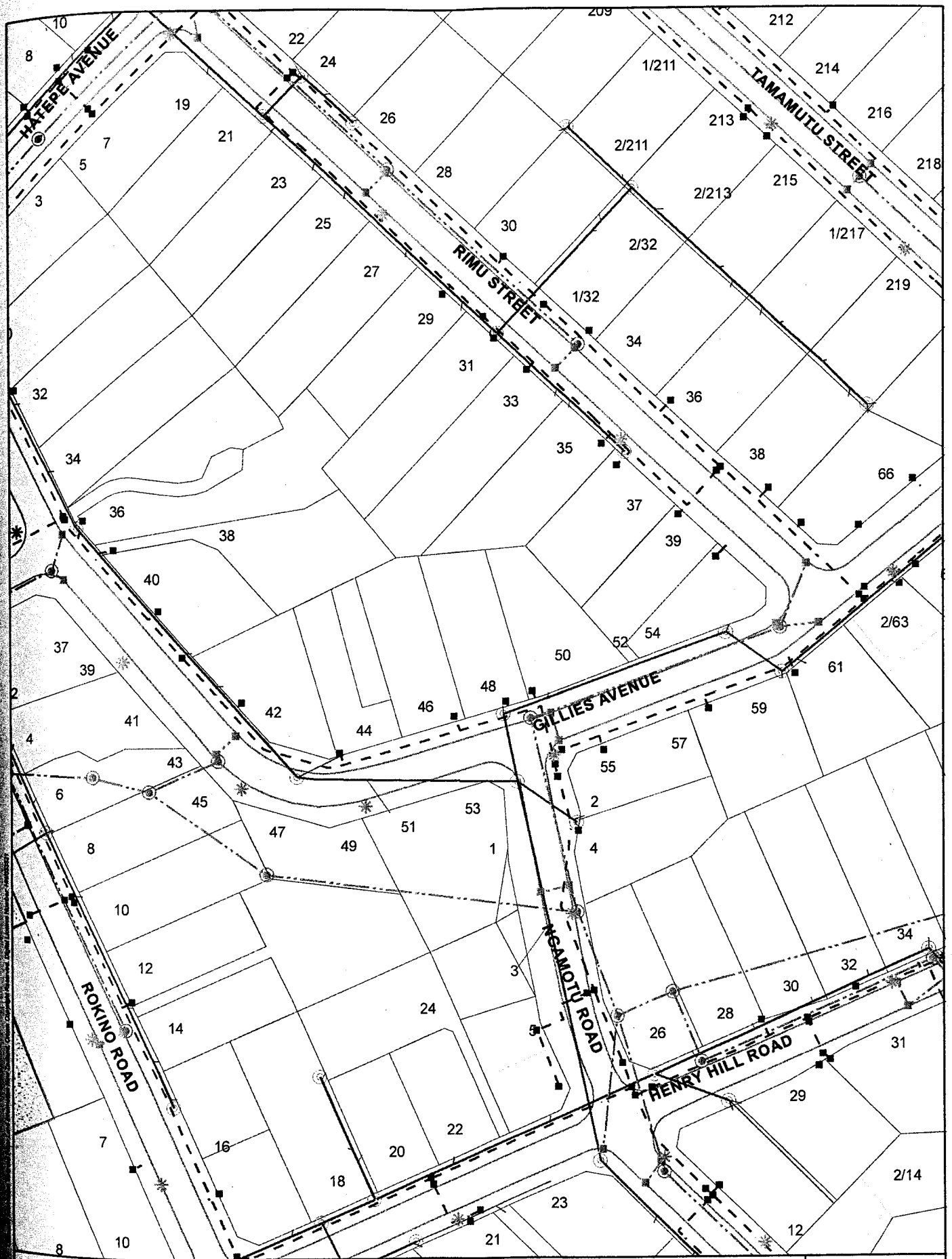
Date _____

Issued by _____

Signature _____

Date _____

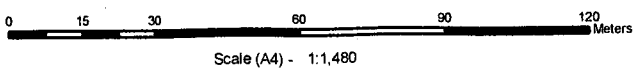
Please Complete
Forward any refunds or further invoices to:



Taupo
District Council

Map Author:
Map Date:

The information displayed in the GIS has been taken from Taupo District Council's databases and maps. It is made available in good faith, but its accuracy or completeness is not guaranteed.
This map is not to be reproduced without permission of TDC.



Position of property boundaries are INDICATIVE only and must NOT be used for legal purposes
Map produced from Intramap

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Cadastral Information Sourced From Land Information New Zealand Crown Copyright Reserved Digital Licence Number: HW031921

Taupo
District Council



Map Author:
Map Date:

The information displayed in the GIS has been taken from Taupo District Council's databases and maps. It is made available in good faith, but its accuracy or completeness is not guaranteed.
This map is not to be reproduced without permission of TDC.

0 15 30 60 90 120 Meters

Scale (A4) - 1:1,480

Position of property boundaries are
INDICATIVE only and must NOT
be used for legal purposes

Map produced from Intramap

© Copyright Reserved Taupo District Council

Building consent - A334452

Building Consent 080191

Section 51, Building Act 2004

THE OWNER

Name of owner: Mr MJ Annett & Miss TB Talbot

Mailing address: 48 Gillies Ave, Taupo 3330

Phone number: Landline: 377 1254

Email address: talbottrudy@hotmail.com

THE BUILDING

Street address of building: 48 Gillies Avenue, Taupo

Legal description of land where building is located: Lot 101 DPS 743

Valuation number: 0731148200

BUILDING WORK

The following building work is authorised by this building consent:

Install fireplace Metro ECO Wee Rad

This building consent:

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

(a) This building consent is issued subject to the following conditions:

In accordance with clause B2 of the New Zealand Building Code, this building has an intended life Specified as not less than 5 years from the date of issue of this consent.

1. Please arrange for final inspection once unit installed.
2. Fire Unit to be installed in strict compliance with manufacturer`s specifications and instructions, in accordance with AS/NZ: 2918:2001. An inspection is to be called for before the appliance is used. Fire Unit to meet required environmental standards
3. Fire Unit is to be secured to the hearth by seismic restraints. Hearth slab is to be secured to the floor to comply with clause 20.B1/AS3 of the Building Code.
4. This household unit requires the installation of smoke alarms that comply with Clause F7 of the NZ Building Code and/or Clauses 3.1 - 3.3. of the Acceptable Solution F7/AS1.

When all building work authorised by the Building Consent Authority is complete, written application must be made to Taupo District Council for a CODE COMPLIANCE CERTIFICATE. This application must be made no later than 2 years after the date on which the building consent was issued. An application form for this purpose is enclosed.

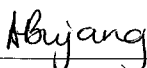
COMPLIANCE SCHEDULE

A compliance schedule is not required for the building.

ATTACHMENTS

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

As attached



Signature **Audrey Bujang**
Team Leader Building Control Technical Clerks

Position

On behalf of: Taupo District Council

Date: 13/03/08

Taupo District Council, 72 Lake Terrace, Private Bag 2005, TAUPU 3352

Phone 07 376 0899 Fax 07 378 0118 www.taupo.govt.nz Email: general@taupo.govt.nz

PROPERTY ADDRESS: 48 Gillies Ave. CONSENT NO: 080191
 INSTALLER NAME:
 MAKE & MODEL OF HEATER: Metro Wee Ruo

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

(not applicable to job / not required to be considered for compliance)

GENERAL		Inspection Notes
Approved building consent documents on site	☒	
As per approved consent	☒	
Conditions complied with	☒	
Smoke alarms installed	☒	
FREESTANDING		
Hearth	☒	yes. OK as instructed OK.
Clearances from walls	☒	
Seismic restraint	☒	
Roof space clearances	☒	
Flue support and liner spacings	☒	
Height of external flue & support	☒	
Flue capped & flashed	☒	
INBUILT		
Existing chimney & fireplace condition	☐	Free standing
Hearth	☐	
Mantle clearances	☐	
Timber in fireplace	☐	
Liners	☐	
Chimney/flue capped and flashed	☐	

Additional notes, observations and site instructions:
(weather conditions, next inspection, discussions with builder, etc)

Fire
Installation of free standing fireplace.
Metro Wee Ruo

OUTCOME OF INSPECTION

Further Inspection Required
(cannot continue to next stage)

☐

Approved

(can continue to next stage)

☒

Reasons for Decision: (e.g. reference material used in making the decision certificates and/or reports accepted in respect of the inspection etc)

Final check for Fire place.
issue cc.

Inspector: John Inder

Date:

11-4-08

Application code compliance certificate - A334454

Application for Code Compliance Certificate

Section 92, Building Act 2004

The Building Consent

Building consent number: **080191**

Issued by: Taupo District Council

The owner

Name of owner: Mr MJ Annett & Miss TB Talbot

Mailing address: 48 Gillies Ave, Taupo 3330

Phone number: Landline: 377 1254

Email address: talbottrudy@hotmail.com

Application

All building work to be carried out under the above building consent was completed on
8 April 2008

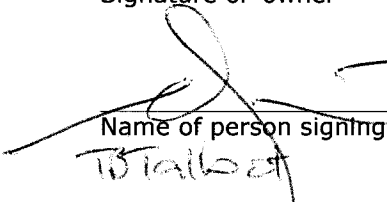
The personnel who carried out the building work are as follows:

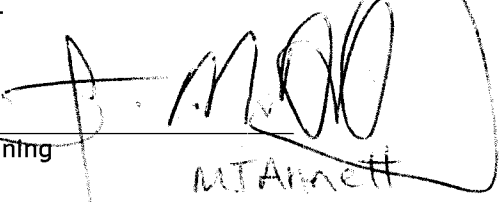
Contractor: Dean Buckingham

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to: 48 Gillies Ave, Taupo

TB Talbot + MJ Annett
Signature of owner


Name of person signing
TB Talbot


MJ Annett

Date: 8 April 2008

Envelope cover sheet - A334455

FIREPLACE CONSENT

ADDRESS:		LIST CODE:	
48 Gillies Ave, Taupo		0034 / 0048	
OWNER:			
M J Annet & T B Tabbot			
CONSENT No.	BC 080191	DATE CONSENT ISSUED	13.3.08
LEGAL DESCRIPTION		INSPECTION DATE	11-4-08
VALUATION No.	07311 48200		Melanie Wee Rano.
LOT No.	101		Deane Buelvingham
D.P. D(PS)S.O.M.L.	743		
SECTION			
BLOCK			
SURVEY DISTRICT			

Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Name of owner: Annett Matthew James & Talbot Trudy Belinda

Mailing address: 48 Gillies Avenue, Taupo 3330

Phone number: Landline: 377 1254

Email address: talbottrudy@hotmail.com

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

As above

The Building

Street address of building: 48 Gillies Avenue, Taupo

Legal description of land where building is located: Lot 101 DPS 743

Valuation number: 0731148200

Current, lawfully established, use:

Year first constructed: 1963

Building Work

Building consent number: **080191**

Issued by: Taupo District Council

Description of work: Install fireplace Metro ECO Wee Rad

Specified as not less than 5 years

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent

080191

Signature

Andrew Tyer
Team Leader Building Consent
Processing

Position

On behalf of: Taupo District Council

Date: 23/04/08

CODE COMPLIANCE CERTIFICATE CHECKLIST

Name: Talbot Application Number: 080191

Address: 48 Gillies Ave. Project: Install Fire Appliances.

(tick) ☒ Passed (cross) ☒ Failed (dash) ☐ Not Applicable
(not applicable to job / not required to be considered for compliance)

Application for CCC Received

- Signed
- Dated
- Correct details

Notes (Reason for Decision)

All Inspections Required are Completed

- Check inspections required
- All completed and if not reasons why not identified
- Additional inspections identified and charged for

Records and Notes of Required Standard

- Legible
- Authors identifiable
- Reasons for decisions recorded
- Outcomes identified

*Metro fire Inspectors
satisfied compliance with
BC was achieved*

All Consent Conditions Complied With

- Conditions checked
- No outstanding conditions
- No outstanding NTFs

All Records in Consent Envelope Complete

(Refer Procedures Manual BI 1.9)

- Plans & specifications
- Inspection records
- Certificates and Notices
- Applications forms (BC & CCC)
- Amendments
- All letters and correspondence (refer to NCS system)
- EWCs

External Consultants

- Work completed satisfactorily
- Work completed as per quality management system
- Records of contract
- Within competencies

Compliance Schedule

- Required for project
- Systems specified
- Testing & maintenance identified
- Details to Admin for creation/amendment of schedule

☒ Code Compliance Certificate can be issued

All checks have been completed in accordance with Policy Manual 5.4 and a Code Compliance Certificate for this consent can be issued

Peter Shepherd
Building Control Supervisor

Date: 15-04-08

(Approved Signatory)

■ INSTALLATION CLEARANCES & SPECIFICATIONS

Minimum clearances shown are in mm, with a Pioneer double flue mounted shield fitted. All Metro woodfires comply with AS/NZS2918:2001.

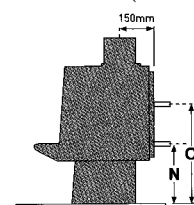
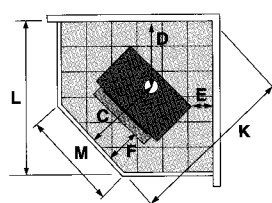
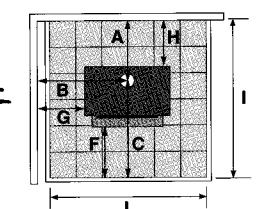
Specifications were correct at the time of printing, but may alter and those detailed within should be used only as a guide. Refer to the installation and operation manual supplied with every Metro, or if in doubt, consult your Metro retailer.

Clearance reductions

AS/NZS 2918:2001 allows for a reduction in minimum clearances as detailed in tables 3.1 and 3.2 of the standard which your Metro retailer will be able to advise you on. Pioneer has also tested certain model Metros with "side extensions" fitted to the Pioneer double flue mounted shield, to achieve a reduction in clearances, details are;

- The LTD Pioneer Ped installed with a Pioneer double flue mounted shield with side extensions fitted can have side clearances B and G reduced by 80mm if installed into an alcove which does not project forward of the Metro.
- The ECO Aspire Ped, ECO Xtreme Ped and ECO Aspire Trad installed with a Pioneer double flue mounted shield with side extensions fitted reduces minimum corner clearance E from 170mm to 110mm. In this situation use the LTD Metro equivalent for measurements E, D, K & L. (i.e use LTD Aspire Ped chart for ECO Aspire Ped for E, D, K & L).
- The LTD Wee Rad, LTD Pioneer Ped rear clearance (H) and overall floor protector depth (I) can reduce by 50mm providing a wetback is not fitted and therefore maintenance access is not required.

	225	552	580	420	150	200	300	75	805	650	1165	925	250	280	470
ECO Tiny Rad	225	552	580	420	150	200	300	75	805	650	1165	925	250	280	470
ECO Wee Rad	260	525	580	385	80	200	220	110	840	825	1125	950	425	295	485
ECO Rad (DV)	250	575	625	435	80	200	200	100	875	905	1240	1065	505	338	528
ECO Euro Rad (DV)	250	625	625	435	80	200	250	100	875	905	1240	1065	505	338	528
ECO Tiny Ped	210	430	580	290	25	200	185	60	790	650	990	875	250	280	470
ECO Pioneer Ped	260	595	580	385	85	200	300	110	840	825	1120	950	425	295	485
ECO Xtreme Ped (DV)	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515
ECO Aspire Ped (DV)	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515
ECO Tiny Trad	210	430	580	290	25	200	185	60	790	650	990	875	250	295	485
ECO Pioneer Trad	260	595	580	385	85	200	300	110	840	825	1120	950	425	295	485
ECO Aspire Trad (DV)	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515
LTD Wee Rad	250	555	580	400	80	200	250	100	830	825	1145	950	425	295	485
LTD Rad	250	575	625	455	80	200	200	100	875	905	1265	1065	505	353	543
LTD Mega Rad	270	675	725	500	125	200	300	120	995	905	1425	1175	505	353	543
LTD Pioneer Ped	250	595	580	400	85	200	300	100	830	825	1145	950	425	295	485
LTD Xtreme Ped	250	575	625	455	110	200	240	100	875	905	1265	1065	505	340	530
LTD Aspire Ped	250	575	625	455	110	200	240	100	875	905	1265	1065	505	340	530
LTD Mega Ped	270	610	725	465	130	200	275	120	995	905	1400	1140	505	340	530



Wetback connections for the Tiny models are 92mm left of the flue centre; all other Metro models are 140mm left of the flue centre facing the Metro/wall.

	490	530	665	36 litres	120m2
ECO Tiny Trad/Ped	490	530	665	36 litres	120m2
ECO & LTD Pioneer Ped/Trad	590	530	665	50 litres	150m2
ECO & LTD Xtreme Ped/Trad	670	575	715	68 litres	200m2
ECO & LTD Aspire Ped/Trad	670	575	715	68 litres	220m2
LTD Mega Ped	670	675	715	103 litres	280m2
ECO Tiny Rad	505	530	665	36 litres	120m2
ECO & LTD Wee Rad	607	530	665	50 litres	150m2
ECO & LTD Rad & ECO Euro Rad	750	575	745	68 litres	220m2
LTD Mega Rad	750	675	745	103 litres	280m2
LTD Compact Insert Firebox	560	410	550	50 litres	130m2
ECO Insert Firebox	560	500	550	56 litres	140m2
LTD Hi Output Insert Firebox	560	500	550	63 litres	150m2
ECO/LTD Trad Fascia	805/900	195	655/685		
ECO/LTD Trend Fascia	810	180	650		
Vented Zero Clearance Cabinet	700	575	685		

*Area - Estimated on a 2.4m stud height in an average climate/insulation. If you are unsure of the correct Metro for your requirements, please consult with your Metro retailer.

Retailer Details

PIONEER
MANUFACTURING LIMITED

Mamaku Street | PO Box 11 | Inglewood | New Zealand
Phone 06-756 6520 | Fax 0800 HOTFAX - 0800 468 329
www.metrofires.co.nz | info@metrofires.co.nz

■ ECO BASE FLUE SYSTEMS

The Metro ECO Base Flue System differs from conventional flue-kits in that the cooling air for the system is not taken from inside the home but is drawn in from outside. The energy savings achieved by installing a Metro ECO Base Flue System are quite dramatic, with independent testing of a conventional flue-kit resulting in 7.5 litres per second of the warmest air available in the room being drawn out of the home.

Metro offer the ECO Base Kit with Stainless Steel Liners as an option for customers that live near the coast, or for those wanting a superior finish.

■ CONVENTIONAL FLUE KITS

The conventional flue kit illustration shows how the flue draws air from the room to keep itself cool, resulting in the warmest air from your woodfire being drawn out of your home. This discarded warm air is then replaced with cold outside air drawn back into your home. On a cold winter's night this hugely inefficient system will empty an average sized room once every hour of potentially 45°C air. It replaces it with the outside air which in some regions will be below zero, so it's not only the flue that's cooled!

■ OPTION FLUE SYSTEMS

Metro's Option Flue System installed in combination with the ECO Base Flue System provides an external air supply to the ECO Flue System. This enables homes without a vented ceiling cavity such as a sloping ceiling to still enjoy the additional performance and efficiency benefits the ECO Flue System provides.

■ VERTICAL DISCHARGE COWL

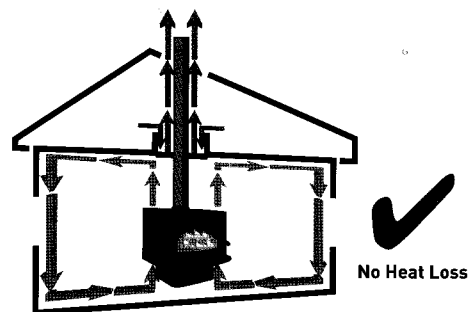
Metro's ECO Vertical Discharge Cowl comes standard with all ECO Flue Systems, further enhancing the performance of your Metro woodfire. Operating on a vertical discharge principal, the Metro ECO Cowl induces updraft to the flue gases, increasing draw within the fluepipe and enhancing the performance of your Metro woodfire.

■ WEBSITE

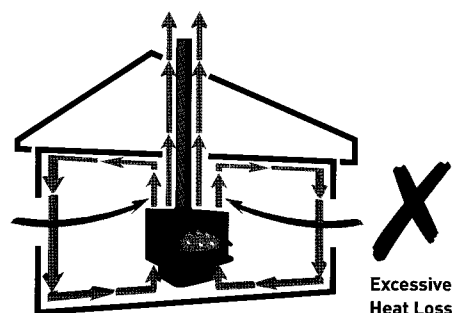
Visit the Metro website www.metrofires.co.nz to view the entire Pioneer and Metro product range, find out where your nearest retailer is, look up specifications and emissions/efficiency data for all models both with and without wetback, or email the Metro sales or design team at sales@metrofires.co.nz

■ TECHNICAL BULLETIN

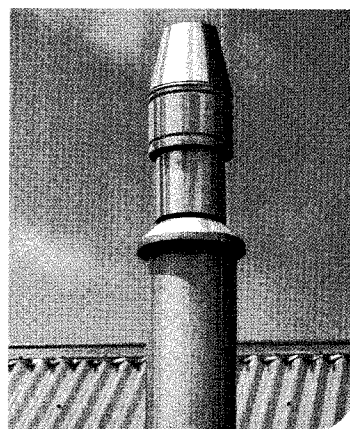
Metro has a Technical Bulletin available which details the National Environmental Standard and relevant compliance data for every model. This bulletin also explains and illustrates the features and options for Direct Vent (DV) Metros and details clearances and specifications for all models, which is generally required when applying for a building consent. See your Metro retailer to obtain a copy.



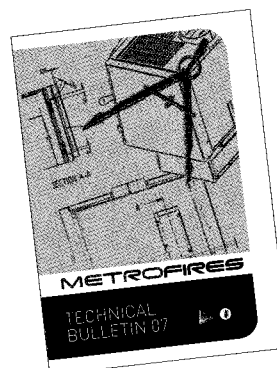
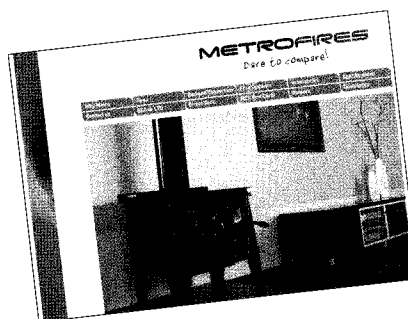
ECO Flue Systems

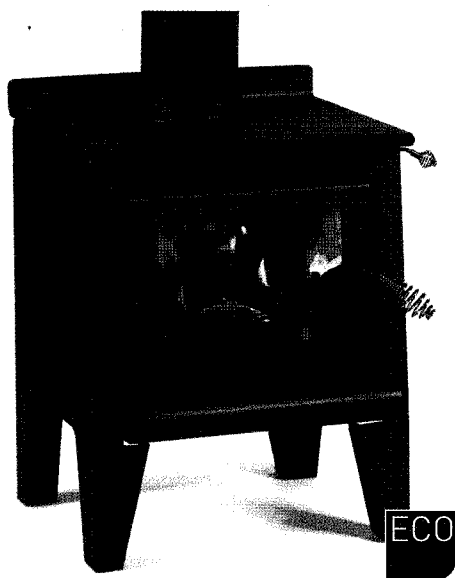


Conventional Flue Systems



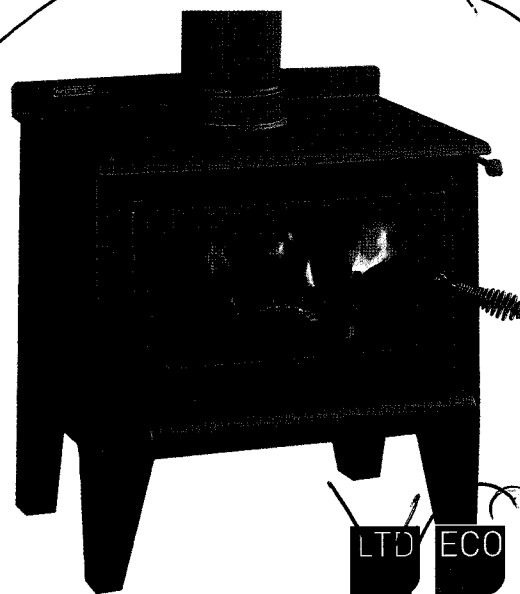
Metro ECO Vertical Discharge Cowl
with optional stainless steel liners





■ METRO TINY RAD

- 6mm carbon steel, fire bricked lined firebox
- Radiant cook top design, with compact clearances
- Small in size, small in price, but big on performance
- Suitable for heating up to 120m2
- Built to last with a 5 year firebox warranty, 10 year option
- Optional 2kW wetback available*
- Optional trim not available



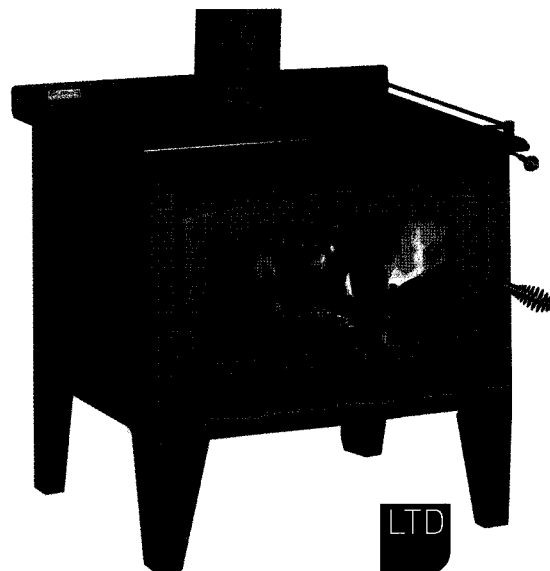
■ METRO WEE RAD

- Rustic appearance, with a radiant design
- Big on performance, offering over 14kW's of output
- Wetback option, capable of heating your water needs*
- Designed to last - 6mm carbon steel & fire bricked lined
- Suitable for heating up to 150m2, an average 3 bedroom home
- Optional gold, stainless steel or black trim



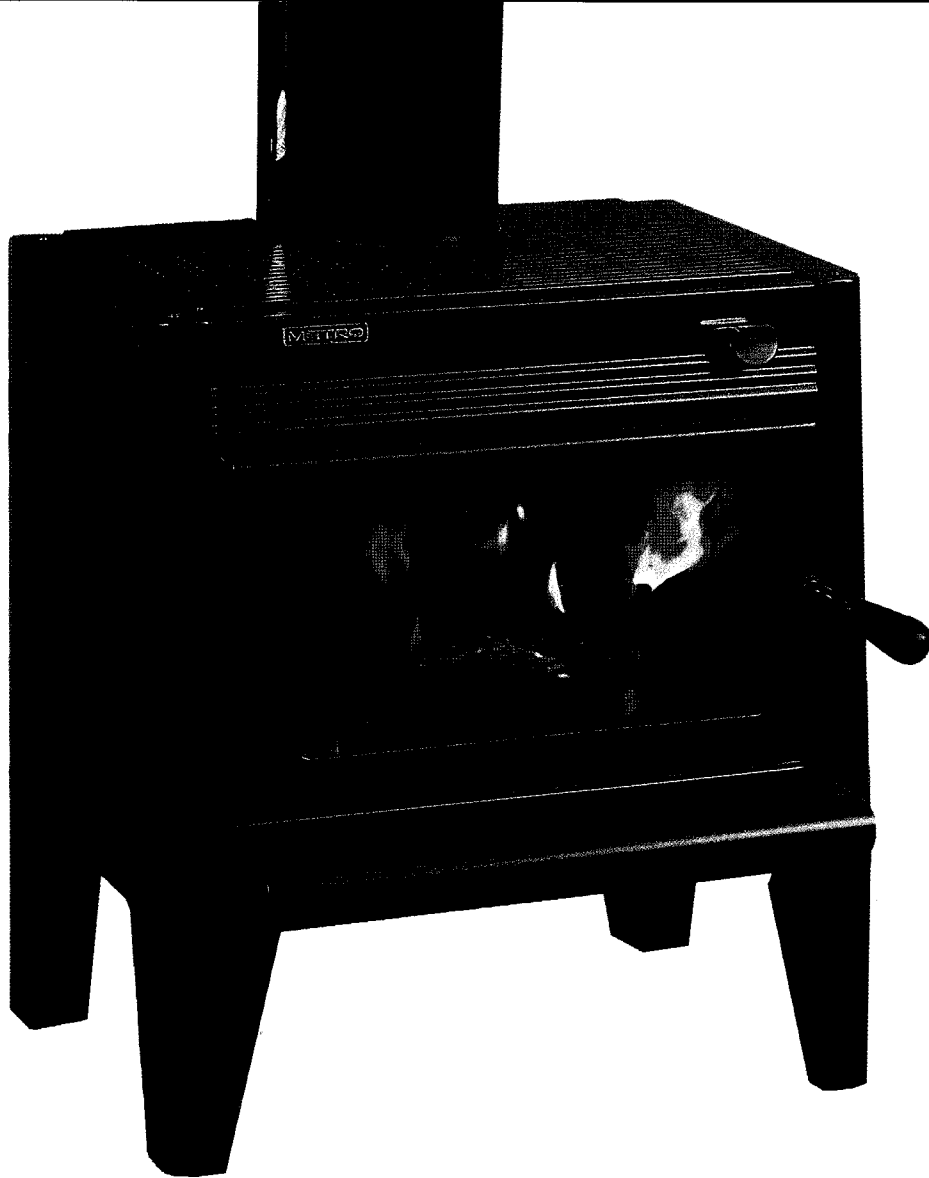
■ METRO RAD

- Radiant styling, with a truly traditional look
- Cook top for heating and cooking family meals
- Wetback option, capable of heating your water needs*
- Built to last with a 5 year firebox warranty, 10 year option
- Big performance, with output to heat up to 220m2
- Standard in black trim, with upgrade trims available in either gold or stainless steel



■ METRO MEGA RAD

- Finished in metallic black high temperature paint
- Mega cook top for heating and cooking family meals
- Massive output, over 23kW's of output to heat up to 280m2
- Wetback and Boiler options available up to 7.0kW's, designed to heat under floor and radiator systems.
- Standard in black trim, with upgrade trims available in either gold or stainless steel



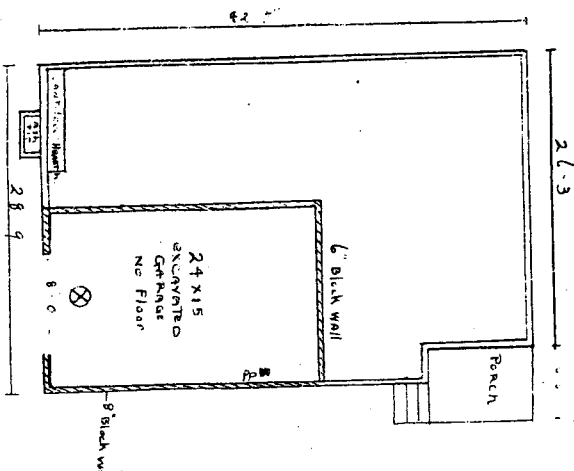
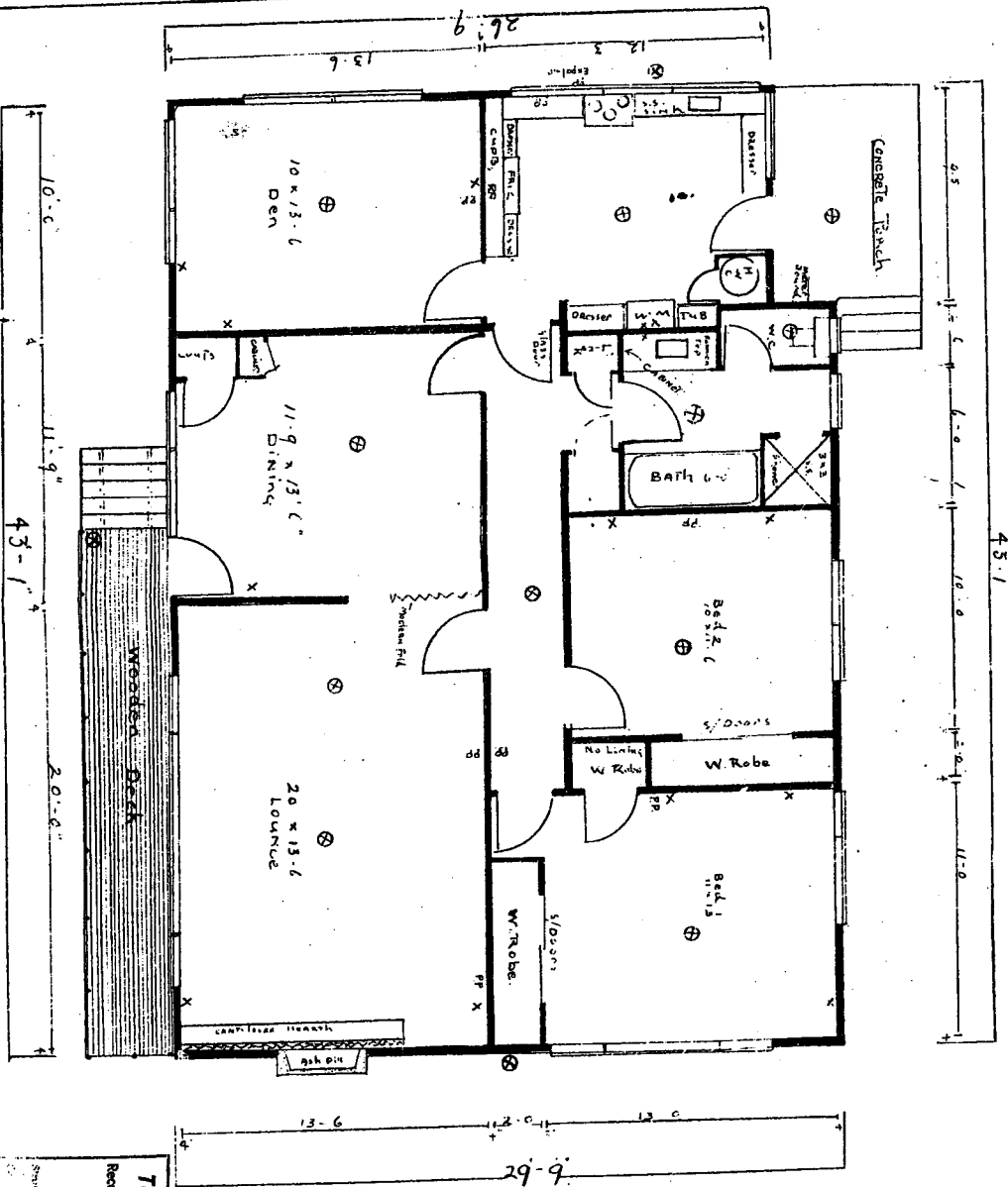
TRADITIONAL SERIES



Building plan (floor plan) - A334463

Side Elevation

43'-1"

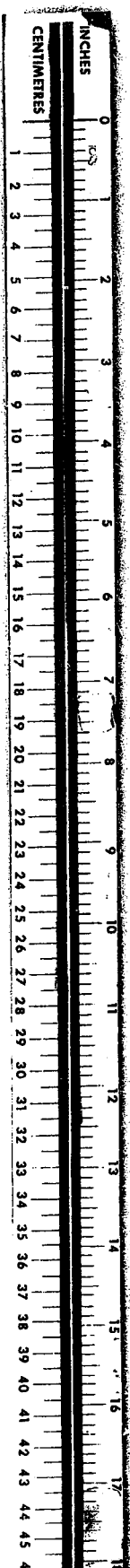


Foundation Plan
Note: Sizes Shown
Allow for Overhang at Wall
By 6 inches at min

Tarpo Borough Council
Received-Date: 7-12-63
RETURNED FOR AMENDMENTS
D.B. 1
Shirley A. Brown

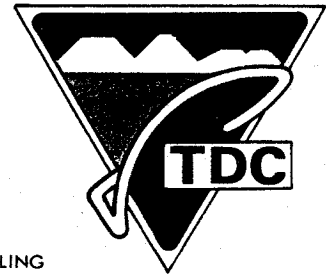
B6 034.048 01

Legend
PP Power Point X Bed
⊗ Ceiling Light



AP.

Taupo District Council



DATE

OUR REFERENCE
PLEASE QUOTE

YOUR REFERENCE

IF TELEPHONING OR CALLING
ABOUT THIS LETTER PLEASE ASK FOR

29 June 90 T280019
ljr

Tony Reidy
Phone: 79-810

0034

0048

D B Patterson
48 Gillies Avenue
TAUPO

Dear Sir

PLANNING REQUIREMENTS - COMPREHENSIVE RESIDENTIAL DEVELOPMENTS

Thank you for your enquiry regarding the new provisions for Comprehensive Residential Developments in the residential zones.

Please find enclosed a copy of the provisions as contained in Change 29 and also a copy of Council's decision as a result of the hearings and the subsequent amendments.

The decision may be appealed by any body or person who objected to the scheme changes or supported or opposed any objection and therefore will not be finalised until the beginning of August.

The decision provides for the comprehensive development of Residential A sites in excess of 800 sq.m of site area. The performance standards such as yards, open space applicable to residential units are to be used as guidelines to assess the suitability of development proposals.

The changes will basically allow applications to be considered on their merits.

Should you wish to discuss any of the above please do not hesitate to contact the Planning Section.

Yours faithfully

Tony Reidy

T Reidy
REVIEW PLANNER

PLANNING AND INSPECTION DIVISION

LOT 101

D.P. S 743

731-434 CAVEATS

Date	Description	Sheet Nos. & Application	Easements, Fills, T/Planning, etc.
11-4-58	water		SEWER
20-9-63	Dwelling		
6-9-64	Extensions		
28-4-67	Vehicle crossing		
2-9-81	ADDITION		
22-9-81	KENT LOG FIRE		
1-9-81	Street Damage		H.8 Gillies Ave
2-9-81	Plumbing + Drainage		(2)
10-11-75	Street Damage		
18-2-81	Fire	001 - 002	
25-5-83	Damage		over

001 B

(G) JOINER

- (1) TIMBER SCHEDULE
- (2) DOORS AND THEIR FRAMES
- (3) DOORS, WARDROBE ETC
- (4) CUPBOARD DOORS
- (5) CUPBOARDS GENERALLY
- (6) SINK AND WORK BENCHES
- (7) FINISH TO BATH
- (8) WARDROBES
- (9) WINDOWS
- (10) BASIN AND BENCH BATHROOM
- (11) COPING
- (12) LAUNDRY
- (13) HARDWARE

(H) ROOFER

- (1) NETTING
- (2) PAPER
- (3) IRON
- (4) RIDGING

(I) PLUMBER

- (1) MATERIALS
- (2) FLASHINGS
- (3) DOWNPIPES
- (4) SPOUTING
- (5) COVER FLASHINGS
- (6) WASTE PIPES
- (7) VENT PIPES
- (8) COLD WATER SUPPLY
- (9) HOT WATER SUPPLY SYSTEM
- (10) W.C. FLUSHING CISTERN
- (11) TAPS AND VALVES
- (12) SANITARY FITTINGS

(J) ELECTRICIAN

- (1) MATERIALS AND GENERAL
- (2) WIRING
- (3) SWITCHBOARD
- (4) SWITCHES ETC
- (5) FITTINGS (WALL LIGHTS)
- (6) RANGE
- (7) WATER HEATER
- (8) WIRELESS AERIAL
- (9) EXHAUST FAN
- (10) COMPLETION

(K) BLOCK LAYER

- (1) MATERIALS
- (2) WORK

(L) PAINTER

- (1) WORK
- (2) PRIMING
- (3) SANDING
- (4) SEALING
- (5) STOPPING
- (6) STAINING
- (7) WALLPAPER
- (8) ENAMEL WORK
- (9) CEILING
- (10) MOULD PROOFING
- (11) COLOURS
- (12) LAPS ROOFING IRON
- (13) RAFTERS
- (14) EXTERIOR TRIM

B 6 034.043 003.A

M. Gomes,
C/- Lyndwood Lodge,
Tgudo.

-- APPENDIX --

(A) GENERAL

- (1) TIME WORE
- (2) BY-LAWS
- (3) INSURANCE
- (4) LIENS ACT
- (5) DEFAULT AND BANKRUPTCY
- (6) ARBITRATION
- (7) PROGRESS PAYMENTS
- (8) SUB-CONTRACTORS
- (9) AVAILABILITY OF MATERIALS
- (10) PRIME COST
- (11) COMPLETION

(B) EXCAVATION

- (1) CHIP OFF
- (2) EXCAVATE
- (3) BACK, FILL AND RAM
- (4) HARD-CORE FILLING

(C) DRAINLAYER

- (1) PROVIDE AND FIX
- (2) EXCAVATE
- (3) CONSTRUCT SUMPS
- (4) DRAIN LAYING
- (5) SEPTIC TANK
- (6) INSPECTION CHAMBER
- (7) STORM WATER DRAINS
- (8) COMPLETION AND TESTING

(D) CONCRETOR

- (1) MATERIALS
- (2) PLACING
- (3) FOUNDATIONS
- (4) CHIMNEY FOUNDATION
- (5) DAMP PROOF COARSE
- (6) STEPS, BACK PORCH AND GARAGE
- (7) CHIMNEY HEARTH
- (8) CHIMNEY BASE, ASHPIT DOOR

(E) BRICKLAYER

- (1) EXTENT OF THE WORK
- (2) LAYING OF BRICKS
- (3) CHIMNEY
- (4) VENTILATORS
- (5) FACING OF FIREPLACE WIRE TIES

(F) CARPENTER

- (1) TIMBER GENERALLY
- (2) SEASONING
- (3) DIMENSIONS
- (4) WORKMANSHIP
- (5) BUILDER'S IRONMONGRY
- (6) SCHEDULE OF TIMBERS
- (7) FRAMING
- (8) FLOOR FRAMING
- (9) WALL FRAMING
- (10) FOUNDATION FRAMING
- (11) CEILING FRAMING
- (12) ROOF FRAMING
- (13) EXTERIOR SHEATHING
- (14) INTERIOR LININGS
- (15) CEILINGS
- (16) ROOF FRAMING (CHIMNEY)
- (17) INSULATION

B 6 034.048 002.A

TAUPO BOROUGH COUNCIL

APPLICATION FOR BUILDING PERMIT

TAUPO

20th Sept.

To the Building Inspector,
Taupo Borough Council,
TAUPO.

Sir,

I hereby apply in terms of your Building By-Laws for a permit to construct the undermentioned building in accordance with the plans and specifications which are hereby submitted and request your inspection in terms of the said By-Laws.

Please Print in Block Letters

NAME OF APPLICANT:

I. G. Lawson

Name of Road or Street
fronting property upon
which building is to
be erected:

Gillies Ave

Description of property;
(LEGAL DESCRIPTION OF

PROPERTY MUST BE GIVEN) LOT: 101 D.P.S. 743 SEC: 13 BLK. II

AREA OF SECTION

FLOOR AREA

1300

Description of building (dwelling, Garage etc)

IF DWELLING FOR : Temporary, Intermittent or Permanent Occupation
(strike out which does not apply) of

3
(State Number)

persons.

NAME & ADDRESS OF OWNER:

M. M. Cameron 6 Lyndon Lodge Taupo

NAME & ADDRESS OF BUILDER:

I. G. Lawson 2 Motike St

NAME & ADDRESS OF PLUMBER:

J. A. King Kotakaua St Taupo

NAME & ADDRESS OF DRAINLAYER:

ESTIMATED VALUE OF THE

BUILDING WORK:

3,850

PERMIT FEE:

15-0-0

(See scale of fees)

I. G. Lawson

Signature of Applicant

FOR OFFICE USE ONLY

Date Received:

7-10-63

Receipt No.

6148

Date filed:

Permit No.

AD75801

Date issued:

Assessment No.

731/324/3

Date:

To Town Clerk

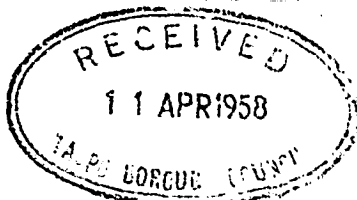
I have examined the above proposals and authorise the issue of a building permit for :

Please endorse the following conditions upon the building permit:

- (a) D. & P. permit must be obtained from the Sanitary Inspector
- (b) For Temporary Occupation see Bond No.

B 6 034.046 001.A

BUILDING INSPECTOR



TAUPO BOROUGH COUNCIL

APPLICATION FOR WATER SUPPLY

NAME OF OWNER: HODDER ALFRED JOHN WALTERS
HODDER JOYCE LORRAINE
(Surname) (Christian name)

SITUATION OF PROPERTY TO BE SUPPLIED:

LOT NO. 101
HOUSE NO. 4-8

STREET OR ROAD: Gillies Ave

TYPE OF PREMISES: Vacant section

(i.e. residence, shop, office, vacant section, garage, farm etc.)

SIDE OF SUPPLY AT CONNECTION POINT: 1/2

DATED AT Wanganui this 10th day of April 1958

A. J. Hodder
(SIGNATURE)

FOR OFFICE USE ONLY.

AMOUNT PAID: L. 7-0-0

DATE: 11-4-58

RECEIPT NO: 17992 ✓

ASSESSMENT NO. 731/32.4/3

LOT 101 BLK II

D.P. 1-743 SEC. 13

Service laid Y.L.

Connected on to house

Noted in Rate Book 1964

Registered Plumber _____

Inspected & Approved 28-4-64

Turncock D. Tucker

Permit No. _____

B 6 034.048 001.7

TAUPO BOROUGH COUNCIL

P.O. Box 142
TAUPO

APPLICATION FOR CONNECTION
TO PUBLIC SEWER

I, PATTERSON D.B.
(Surname) (Christian Names)

hereby apply for a SEWER CONNECTION at the property described below.

DESCRIPTION OF PROPERTY

LOT NO. 101 ADDRESS 48 GILLIES AVE.
DP. NO. 5743 ASSESSMENT NO. _____

Such SEWER CONNECTION is required for the following purposes:-

Residence, Commercial, Industrial, Motels, Flats, Other (specify)
(Delete those that do not apply)

SIZE: 100mm PRICE: \$100.00
Number of flushing devices to be serviced _____
(including urinals)

CONDITION: Within one month of the connection being made, all
redundant septic tanks are to be emptied and backfilled.

DATED AT _____ THIS _____ DAY OF _____ 19 _____

SIGNATURE _____

ADDRESS _____

B6-03H-048-001C

FOR OFFICE USE ONLY

AMOUNT PAID Invoice 26290 RECEIPT NO. _____
\$100-
DATE 6 / 7 / 83 CONNECTED ON 25-5-83

INSPECTED & APPROVED _____

PLUMBING & DRAINAGE INSPECTOR _____



BOROUGH OF TAUPO

No 002691

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

REG. 87 [6]

Mr. J. Jennings of 57 Robson Rd. is hereby
authorised to carry out the work described herein, as set forth with the plans deposited with me in
the premises owned (or occupied) by Mr. D. Patterson and situated
in 48 No. Giller's Ave Street, Taupo, Lot. No. DP.....
Description of Work connect existing dwelling to sewer

B6-034-048-002 C

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.....

Estimated Value of Work

Receipt No. 155277 Permit Fee \$ 13 -

\$ 534 -

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

Date 316183

APPLICATION FOR PLUMBING/DRAINAGE PERMIT

TO: THE PLUMBING & DRAINAGE INSPECTOR, TAUPO BOROUGH COUNCIL

I, the undersigned, (name in full):

Hereby apply for permission to have the work described herein and set out in the plans and specifications attached hereto, carried out in the premises by:

OWNER'S NAME (in full):

USUAL ADDRESS:

ON LAND DESCRIBED AS LOT:

D.P.

SECTION NO.

STREET & NO.

APPLICANT'S SIGNATURE:

DATE:

PLUMBING WORK (describe, list items):

Fee:

Estimated value of work, including materials: \$

(required for Statistics Dept. & BRANZ)

Craftsman plumber responsible for work:

Address:

Licence No.

SIGNATURE OF PLUMBER:

DATE:

DRAINAGE WORK (describe):

Fee: 13.00

Estimated value of work, including materials: \$ 534

(required for Statistics Dept. & BRANZ)

Registered drainlayer responsible for work:

Address:

Licence No.

SIGNATURE OF DRAINLAYER:

Date:

PLUMBING & DRAINAGE SCALE OF FEES - TO BE CALCULATED SEPARATELY

as from 19.12.78

Drainage:

(domestic & industrial): \$10.00 for the first 10 metres or part thereof measured along the drain and any branch drain, as a cumulative total, plus \$1.00 for every 10 metres or part thereof thereafter.

Drainage:

(commercial):

\$10.00 for the first 15 discharge units or part thereof (as scheduled in the Second Schedule Drainage and Plumbing Regulations 1978) plus 25 cents for each subsequent discharge unit. (see over for Second Schedule).

Plumbing:

\$10.00 for the first waste water fitting, soil fixture or hot water cylinder plus \$2.50 for every such fitting thereafter.

B6 034-048. 003 C

FOR OFFICE USE ONLY

Date Received:

3/6/83

Fees Paid:

\$ 13

Receipt No.

155277

Permit No.

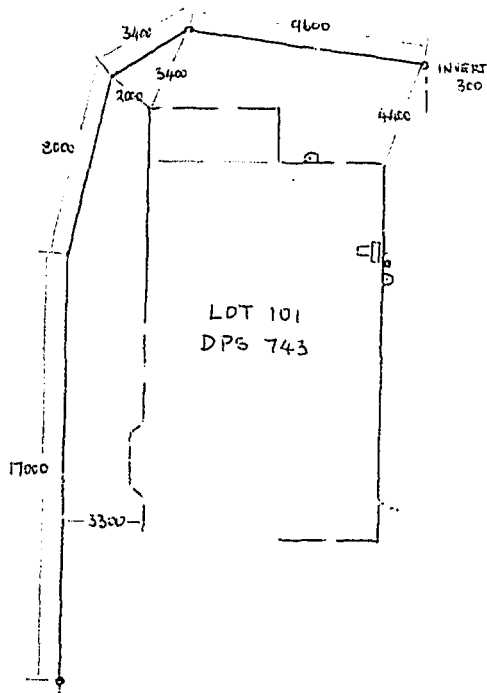
2691

F & D Insp.

Engineer:

Comments:

UPVC pipe



48 GILLIES AVENUE

B6-034-048-004 C

STREET Gillies Ave.

No.

48.OWNER J. PattersonBUILDER R. HendersonTYPE AdditionPERMIT No. K021489DATE ISSUED 10/19/81PLUMBING ☐CENTRAL HTG ☐SEWER CONNECTION ☐DRAINAGE ☐VEHICLE XING ☐STORMWATER ☐

COMMENTS:

SITE INSPECTION DATE

FOUNDATION INSPECTION

Piles for posts. 7/10/81

FRAME INSPECTION

FINAL INSPECTION

B6-034-040-004-ACompleted 11/11/81

PERSON FOR WHOM WORK IS TO BE DONE:

JOCK PATTERSON.

POSTAL ADDRESS:

GILLES AVE TAYPO.

DESCRIPTION OF PROPERTY ON WHICH WORK IS TO BE CARRIED OUT

LOT: 601 D.P. SECTION NO. STREET & NO. 48 GILLES AVE.
 VALUATION NO. 431/134. TOWN PLAN ZONE: AREA OF SECTION:

BUILDING PARTICULARS (Not to be used for chimney, small appliances and oil fired heaters.)

BUILDERS NAME: (in full) RAY DRYDEN LTD. PH. NO. 85-927

ADDRESS: 70 Box 178 TAYPO

DESCRIPTION OF WORK: EXTENSION TO BEDROOM & LAUNDRY

PROPOSED USE: LIVING & LAUNDRY

AREA OF BUILDING: 14. AREA OF BASEMENT: 50

AREA OF EXISTING BUILDINGS:

ESTIMATED VALUE OF WORK (INCLUDING LABOUR) Fees on back of this form

BUILDING: VALUE \$ 5500. FEE: \$ 540

PLUMBING: \$ 300 \$ 10.

DRAINAGE: \$ 300 \$ 10. *8500 Approx*

OTHER CHARGES (APPLICATIONS ATTACHED)

WATER CONNECTION: \$ \$

STORMWATER CONNECTION: \$ \$

SEWER CONNECTION: \$ \$

TOTAL VALUE \$ 6500.

BUILDING RESEARCH LEVY ON ABOVE TOTAL: \$ 7-00.

STREET DAMAGE DEPOSIT: \$

VEHICLE CHARGING: \$

RESERVES CONTRIBUITON: \$

26-034-048-005-A 67 \$ 100.00.

FOR OFFICE USE ONLY

Date Received: 2.9.81 Fees Paid: 40- Receipt No. 3023 Building Permit No. K621489

Date of issue 10/9/81.

TAUPO BOROUGH COUNCIL

APPLICATION FOR PLUMBING/DRAINAGE PERMIT

TO: THE PLUMBING & DRAINAGE INSPECTOR, TAUPO BOROUGH COUNCIL

I, the undersigned, (name in full): RAYMOND HAROLD DRYDEN

Hereby apply for permission to have the work described herein and set out in the plans and specifications attached hereto, carried out in the premises by:

OWNER'S NAME (in full): JOCK PATTERSON

USUAL ADDRESS: 18 GILLES AVE

ON LAND DESCRIBED AS LOT: _____ D.P. _____ SECTION NO. _____

STREET & NO. 18 GILLES AVE

APPLICANTS SIGNATURE: R. Dryden DATE: 1/9/81

PLUMBING WORK (describe, list items): Pipe for New Tub & Washing Machine as per plan

Fee: _____

Estimated value of work, including materials: \$ 300

(required for Statistics Dept. & BRANZ)

Craftsman plumber responsible for work: _____

Address: _____ Licence No. _____

SIGNATURE OF PLUMBER: _____ DATE: _____

DRAINAGE WORK (describe): Connect up New Tub & Washing Machine to Cistern Drains etc.

Fee: _____

Estimated value of work, including materials: \$ 200

(required for Statistics Dept. & BRANZ)

Registered drainlayer responsible for work: _____

Address: _____ Licence No. _____

SIGNATURE OF DRAINLAYER: _____ Date: _____

PLUMBING & DRAINAGE SCALE OF FEES - TO BE CALCULATED SEPARATELY as from 19.12.78

Drainage:
(domestic & industrial): \$10.00 for the first 10 metres or part thereof measured along the drain and any branch drain, as a cumulative total, plus \$1.00 for every 10 metres or part thereof thereafter.

Drainage:
(commercial): \$10.00 for the first 15 discharge units or part thereof (as scheduled in the Second Schedule Drainage and Plumbing Regulations 1978) plus 25 cents for each subsequent discharge unit. (see over for Second Schedule).

Plumbing: \$10.00 for the first waste water fitting, soil fixture or hot water cylinder plus \$2.50 for every such fitting thereafter.

B6-034-048-006-A

FOR OFFICE USE ONLY

Date Received: 2.9.81

P & D Insp. _____

Fees Paid: 20-

Engineer: _____

Receipt No. 223

Comments: _____

Permit No. P1075/P1076

TOWN PLANNING

- | | | | |
|---|---|--|--|
| 1. Potential Watercourse
2. Zoning use - relaxations and approvals
3. Yards, front, sides, rear, eaves
4. Coverage and density
5. Height: general, Cam. streets, fences - Special Areas
6. Formation width: access rear sites Res. bldgs of more than 5h/ of more than 5h/
7. Under width Street Building restriction | ☐
☒
☐
☐
☐
☐
☐ | 8. Accessory buildings; height siting, coverage, distance to neighbours dwelling
9. Off street parking, future garage sites on Residential sites
10. Verandahs; general and commercial streets
11. Windows; doors overhanging street
12. Street levels; arrangement of steps | ☐
☐
☐
☐
☐
☐ |
|---|---|--|--|

COMMENTS

Issue Permit

Sgd. *[Signature]*

HEALTH

- | | | | |
|--|--|--|--|
| 1. Bldg. compliance with Health Act.
2. Special requirements shops, factories.
3. Boardinghouses, motels Assembly Building requirements. | ☐
☐
☐ | 4. Offensive Trades (M.O.H. approved) and Chemical Works
5. Disposals of Wastes, Boarding houses, motels, trades.
6. Labour Department requirements owner advised. | ☐
☐
☐ |
|--|--|--|--|

COMMENTS

Issue Permit

Sgd. *[Signature]*

PLUMBING AND DRAINAGE

- | | | | |
|---|--|--|--|
| 1. Ventilation lighting W.C. urinal
2. General plumbing
3. Sanitary fittings
4. Drainage | ☐
☐
☐
☐ | 5. Septic tank approved
6. Disposal of effluent
7. Stormwater appliances/ disposal | ☐
☐
☐ |
|---|--|--|--|

COMMENTS

Issue Permit

Sgd. *[Signature]*

STRUCTURAL DESIGN

- | | | | |
|--|--|--|--|
| 1. Structural check
2. Design certificate | ☐
☐ | 3. Design calculations
4. Foundation bearing satisfactory | ☐
☐ |
|--|--|--|--|

COMMENTS

Issue Permit

Sgd. *[Signature]*

NO SPECIFIC DESIGN

- | | | | |
|--|--|--|--|
| 1. Wind load
2. Dead/live loads
3. Earthquake resist
4. Shear walls
5. Bracing | ☐
☐
☐
☐
☐ | 6. Foundations
7. Beams/lintels
8. Reinforced masonry
9. Steel beams
10. Laminated beams | ☐
☐
☐
☐
☐ |
|--|--|--|--|

COMMENTS

Issue Permit

Sgd. *[Signature]*

86-034-048-007-A

GENERAL

- | | | | |
|---|--|---|--|
| 1. Retaining walls
2. Foundations
3. General Construction
4. Room sizes
5. Window areas/ openings
6. Kitchen/Laundry | ☐
☐
☐
☐
☐
☐ | 7. Timber frame construction
8. Straps/ties to exposed beams/ rafters
9. Exterior 8" masonry walls, water proofing against rain, ground moisture
10. Value of building checked | ☐
☐
☐
☐
☐
☐ |
|---|--|---|--|

COMMENTS

Issue Permit

Sgd. *[Signature]*

DANGEROUS GOODS

- | | | | |
|---|--------------------------|-------------------------------|--------------------------|
| 1. Storage of fuel, oils,
dangerous goods. | ☐ | 3. Means of fixing - adequate | ☐ |
| 2. Central heating | ☐ | 4. Safety distance. | ☐ |
| | | 5. General compliance | ☐ |

COMMENTS.....

..... Issue Permit Sgd.

CHIMNEYS/SMALL APPLIANCES

- | | | | |
|----------------------------------|--------------------------|--|--------------------------|
| 1. Fire-place & throat
design | ☐ | 6. Visor type; fixing to
slab and floor | ☐ |
| 2. Hearth design | ☐ | 7. Reinforced conc. slab | ☐ |
| 3. Vertical ties/
foundation | ☐ | 8. Distance from walls | ☐ |
| 4. Flue Pipe/chimney
fixing | ☐ | 9. Oil fired heating plants | ☐ |
| | | 10. Space/shipheater
protections | ☐ |

COMMENTS.....

..... Issue Permit Sgd

FIRE CONSTRUCTION

- | | | | |
|--|--------------------------|--|--------------------------|
| 1. Fire Risk Area | ☐ | 6. Fire rating structural frames | ☐ |
| 2. Class of occupancy,
Type construction | ☐ | 7. Fire rating of floors | ☐ |
| 3. Fire compartment size,
exceptions to areas | ☐ | 8. Separation of occupancies | ☐ |
| 4. External walls, parapets,
ommission of walls | ☐ | 9. Roof space restriction | ☐ |
| 5. % of openings in walls,
fire windows | ☐ | 10. Special requirements for
places of assembly | ☐ |
| | | 11. Surface finish walls and
ceilings | ☐ |

COMMENTS.....

..... Issue Permit Sgd.

FIRE EGRESS

- | | | | |
|--|--------------------------|--|--------------------------|
| 1. Units of width of
exitway required | ☐ | 5. Internal and external
stairways | ☐ |
| 2. Number of exitways and
arrangement | ☐ | 6. Protection of exitways | ☐ |
| 3. Cul-de-sacs | ☐ | 7. Places of assembly and
multi-units | ☐ |
| 4. Types of exitways | ☐ | | |

COMMENTS.....

..... Issue Permit Sgd.

FIRE PROTECTION

- | | | | |
|-----------------------|--|------------------------------|--------------------------|
| 1. Smoke stopping | | 4. Fire alarms - Internal/FA | ☐ |
| 2. Ducts and openings | | 5. Emergency lighting | ☐ |
| 3. Evacuation schemes | | 6. Extinguishers/Hose reels | ☐ |
| | | 7. Overcrowding | ☐ |

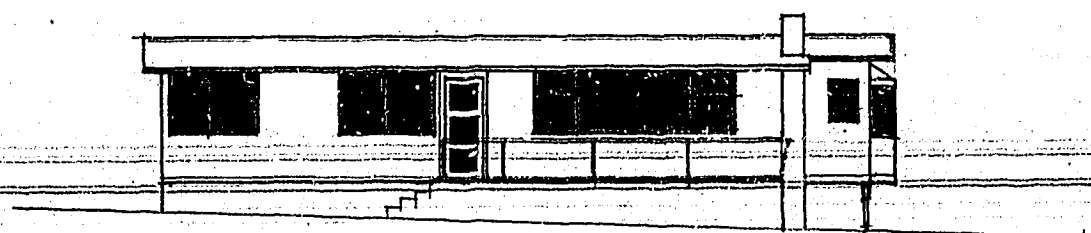
COMMENTS.....

..... Issue Permit Sgd.

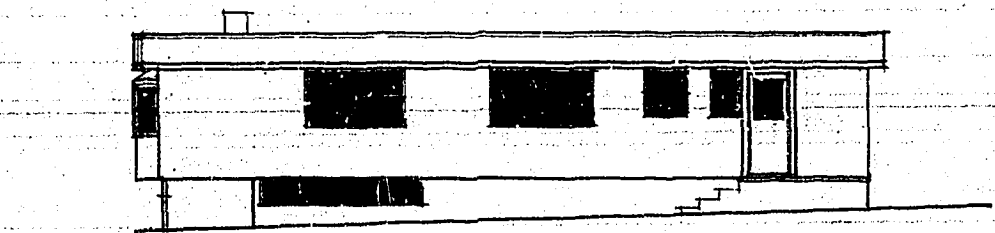
Electrical Requirements

.....
.....
ADDITIONAL COMMENTS:

Taupo Borough Council
 Received—Date: 3/9/81.
 RETURNED FOR AMENDMENTS
 Date: _____
 Structural Approved _____
 Permit Approval 15/9/81

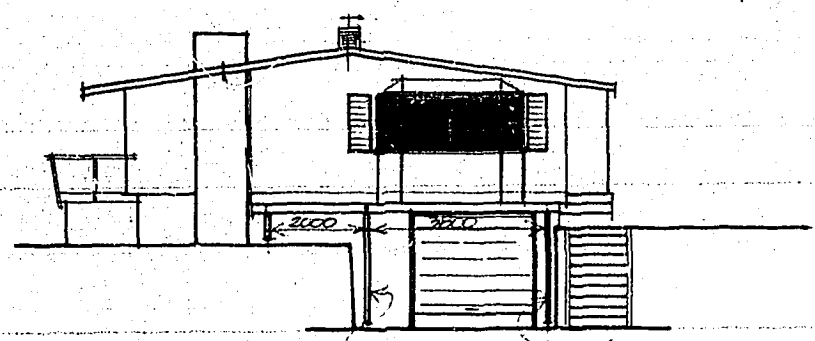


west



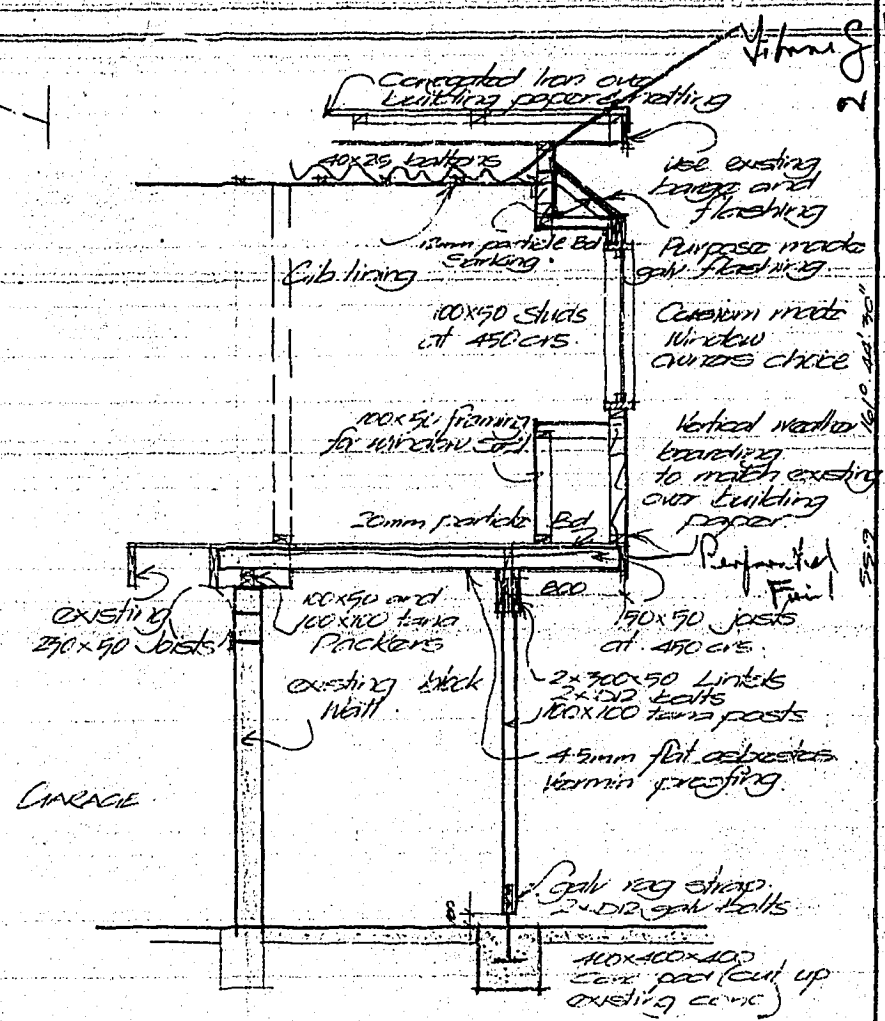
east

Silver

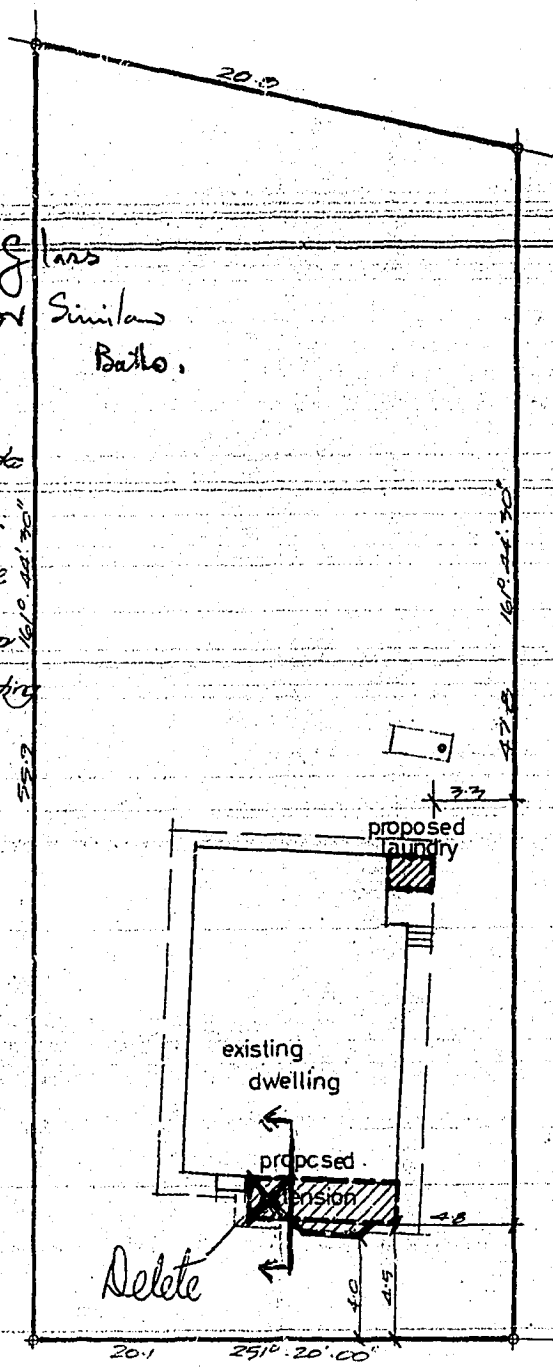


south

3x100x100 timber posts
 reqd to support lintel



typical cross section



gillies ave
 B6-034-343-008-A

[illegible]

nantigleuse himing
 a similar
 remove paper
 search for card
 place receive
 first appearing
 fit receive listed

[Handwritten signature]

Under floor
Bones.

DOOR
100x100

WINDOW 100x100
WINDOW 100x100

10/10/10

run down the soil down
back to (existing)
tent (smaller tent - shower
down to feet of room)

SHOWER
WC & VANITY
DELETED.

floor plan

T A U P O B O R O U G H C O U N C I L

STREET DAMAGE DEPOSIT FORM

Owner of Property: JOCK PATTERSON
 Description of Property: Lot _____ D.P. _____ Section _____ Blk _____
 Assessment No. _____ House No. & Street 48 ELLIES AVE
 Name of Builder RAY DRYDEN LTD
 Signature of Applicant [Signature]
 (Builder/owner) *

Address of Applicant 2 OREGON DRIVE
TAUPO.

Master Builders Scheme.

Date 1/9/81.

* Cross out that which does not apply.

FOR OFFICE USE ONLY

DEPOSIT FEE: Residential \$30 Amount Paid 10 m 13
 Commercial Date Paid _____
 & Industrial \$50 Receipt No. _____

PRIOR INSPECTION: Kerb _____ Verge _____
 Footpath _____ Crossing _____
 (Signed) [Signature] Date 8/9/81

FINAL INSPECTION: Kerb _____ Verge _____
 Footpath _____ Crossing _____
 (Signed) [Signature] Date 1-12-81

COST OF REPAIRS
 Kerb \$
 Verge \$
 Footpath \$
 Crossing \$

B6-034-048-010 A TOTAL \$ _____

REPAIRS COMPLETED: (Signed) _____ Date _____

AMOUNT REFUNDED: \$ _____ (Signed) _____ Date _____

MEMO TO THE TOWN CLERK

Please refund to Mr RAY DRYDEN LTD.
 OF 2 Oregon Drive Taupo.

the sum of \$ _____ being the balance of a street damage deposit
 in respect of the following property: viz. Lot _____

D.P. _____ Section _____ Block _____

Refer to receipt No. _____ of _____ which covers the
 original payment.

Date 1-12-81 Signed [Signature]

TAUPO BOROUGH COUNCIL

APPLICATION FOR A PERMIT TO ERECT OR ALTER A CHIMNEY, OILBURNING SPACE HEATER, OR SLOW COMBUSTION STOVE

TO THE ENGINEER: I hereby apply for permission to install/alter/reinstate/erect an oilburning space heater/slow combustion stove/chimney, in accordance with the particulars set out below and with the accompanying drawings, specification and site plan.

Amount of fee to be paid in advance to cover the permit fee.

Contractor/Property Owner

DELETE NON-APPLICABLE ITEMS

(Following to be completed by Applicant)

Property Details:

OWNER'S NAME Mr. Patterson LOT NO: _____

STREET & NUMBER 48 Gillies Ave. D.P. _____

Chimney/Appliance Particulars:

NAME OF PERSON ACTUALLY PERFORMING WORK _____

TAJAHARA HEATING
SERVICES - TAUPO
27 MANUKA STREET
PH: 84 140 & 84 32 714

MAKE AND MODEL, OR TYPE OF APPLIANCE/CHIMNEY Kent Log Fire

(Detailed drawings are required if not standard installation available on local market)

DESCRIBE WORK TO BE PERFORMED Installed in Fire Place

Oil Storage Tank Details:

CONSTRUCTION OF TANK _____ CAPACITY OF TANK _____

WHERE TANK POSITIONED (e.g. Underground) B6-034-048-001 B

Site Plan:

Show to scale outline of property boundaries, buildings and position of full installation (includes storage tank). Where the installation is inside the building, show position of partitions and denote rooms effected.

Permit Fee:

Value of appliance/other materials \$ _____
Value of work performed \$ _____
Fee \$ 2.00

03 Quoted
in August before
increase in price
from \$1.50

SCALE OF FEES

VALUE	NOT EXCEEDING	\$200	FEE	\$1	VALUE	NOT EXCEEDING	\$1200	FEE	\$6
"	\$201	"	\$400	"	\$2	"	\$1201	"	\$7
"	\$401	"	\$600	"	\$3	"	\$1401	"	\$8
"	\$601	"	\$800	"	\$4	"	\$1601	"	\$9
"	\$801	"	\$1000	"	\$5	"	\$1801	"	\$10

WHERE VALUE EXCEEDS \$2000 REFER TO SCHEDULE OF BUILDING PERMIT FEES

FOR OFFICE USE ONLY

Date Received 22.9.81 D.G. Inspector R. Smith

Fee Paid 0 Receipt No. 030004 Permit No. 0663

GILLES AVE

118

J D B PATTERSON

R. M. STICKLAND

FIRE

273

18/2/59

□

5

5

5

SITE INSPECTION DATE

FOUNDATION INSPECTION

FRAME INSPECTION

FINAL INSPECTION

2/1/87 OK

TAUPO BOROUGH COUNCIL
P.O. BOX 142, TAUPO

B6-034-048-0002

BUILDING PERMIT APPLICATION (Including chimney, fireplaces and fire appliances)

Date received 18/2/87

Permit No 973

Date Permit Issue 18/2/87

OWNER

Name D. J. PATTERSON

Mailing Address 48 JULIUS AVE
TPO

Phone No 54762

BUILDER

Name M. STELLARD

Mailing Address Box 443
TAUPO

Phone No _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No AS FOR OWNER

Street Name _____

034

LEGAL DESCRIPTION

Valuation Roll No 7310-13400

Lot 101 D.P.S 743

Section XXXXXXXXXXXXXXXXXX Block XXXXXXXXXXXXXXXXXX

Survey District TAUPO?

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

INSIDE CARTON COOKED WATER HEATER

FLOOR AREA

Whole Sq. Metres _____

DWELLING UNITS

Number Erected _____

ESTIMATED VALUE	FEES
Building <u>900</u>	
Plumbing	
Drainage	
Water Connection	
Sewer Connection	
SUB TOTAL: <u>900</u>	
Building Research Levy	
Street Damage Deposit	
Vehicle Crossing Levy	
Site Works	
TOTAL: <u>\$900.00</u>	<u>27.50</u>

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
— exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED
— include conversions and resited buildings

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS — include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

☒ SMALL CHIMNEYS, APPLIANCES
AND FIREPLACE

STREET DAMAGE DEPOSIT SCHEME (TICK BOX) -

If member of Street Damage Deposit Scheme

Name _____ ☐

Signature _____

SCOPE OF APPLICATION (TICK BOX)

Complete project ☒

Partial project ☐ Describe
(e.g. stage 1, etc)

NAME OF PRINCIPAL CONSULTANT

Name _____

Mailing Address _____

Phone No _____

RECEIPT - OFFICE USE

Receipt No 22811 \$27.50

Date of Payment: 18 / 2 / 87

Should the Statement of Authority on the reverse side of this form not be filled in, all contact with regard to the application, and execution of the work, shall be referred through the Principal Consultant. All modifications considered necessary the the (local authority). Engineer to any part of this application shall be acknowledged by the applicant.

THIS FORM IS SUFFICIENT FOR BUILDINGS NOT NEEDING SPECIFIC DESIGN

DOCUMENTS ATTACHED (TICK BOX)

Drawings — Two sets (See notes on back of sheet) ☐

Specifications — Two copies ☐

Form No. 2 — Structural Design Features Summary Part A and Part B ☐

For No. 3 — Fire and Egress Features Summary ☐

Building Project Authority ☐

Estimated starting date _____

Estimated completion date _____

B6 - 034 - 048 - 0001

M/F No.

APPLICANT

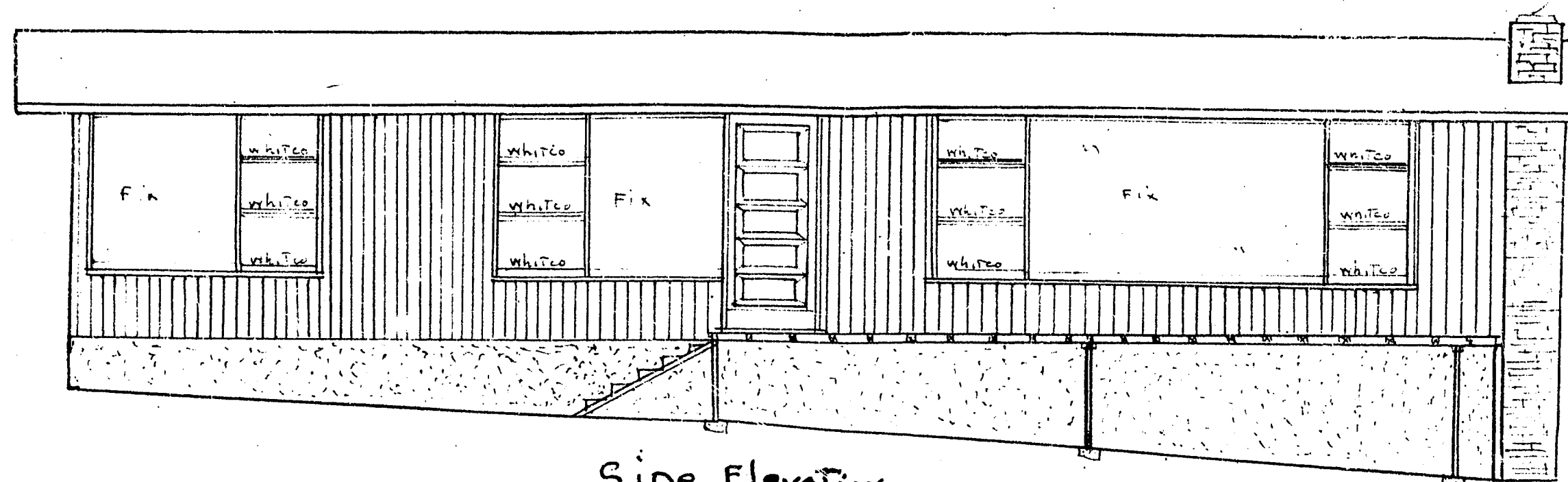
Name D. J. PATTERSON

Signature D. J. PATTERSON

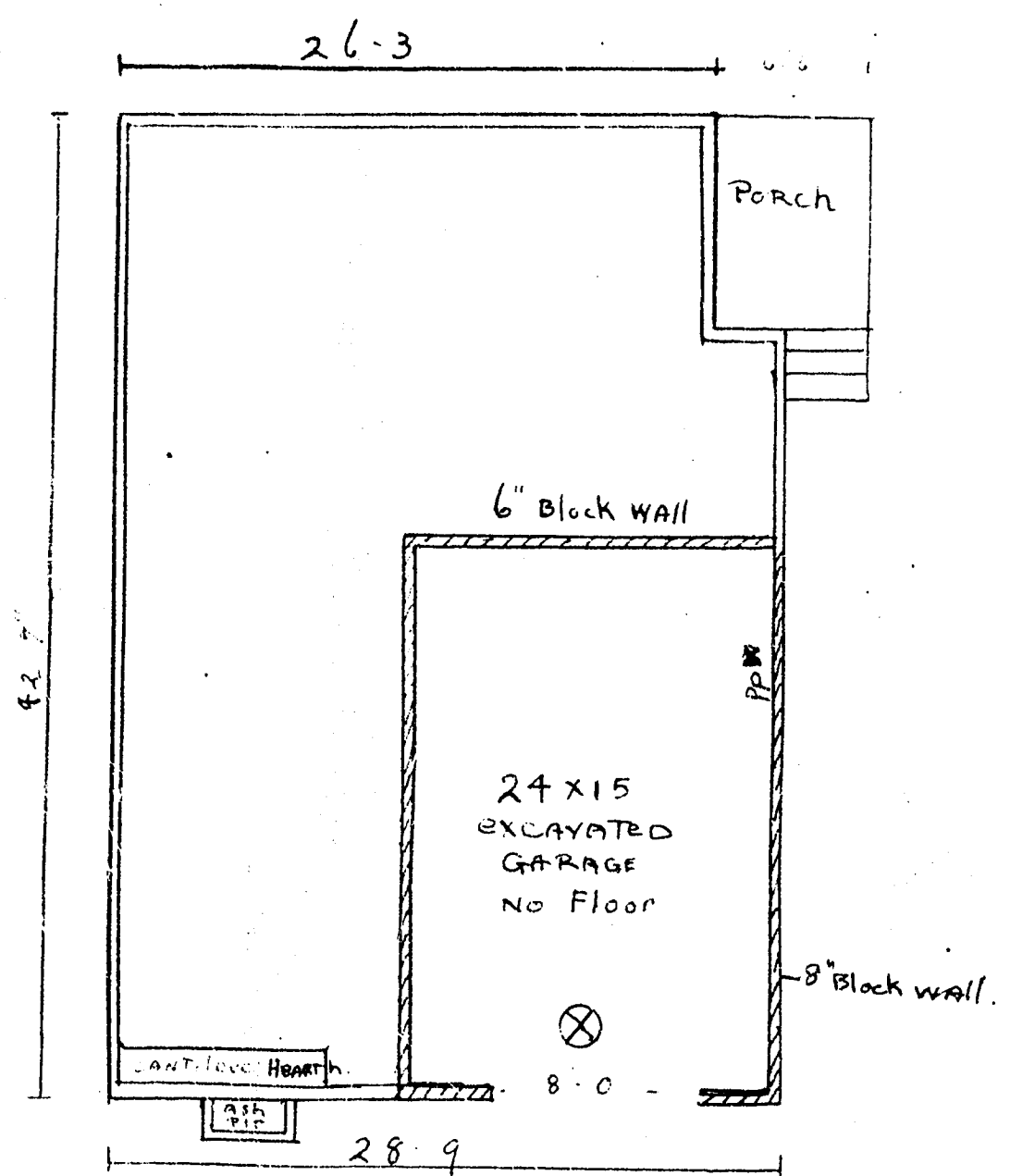
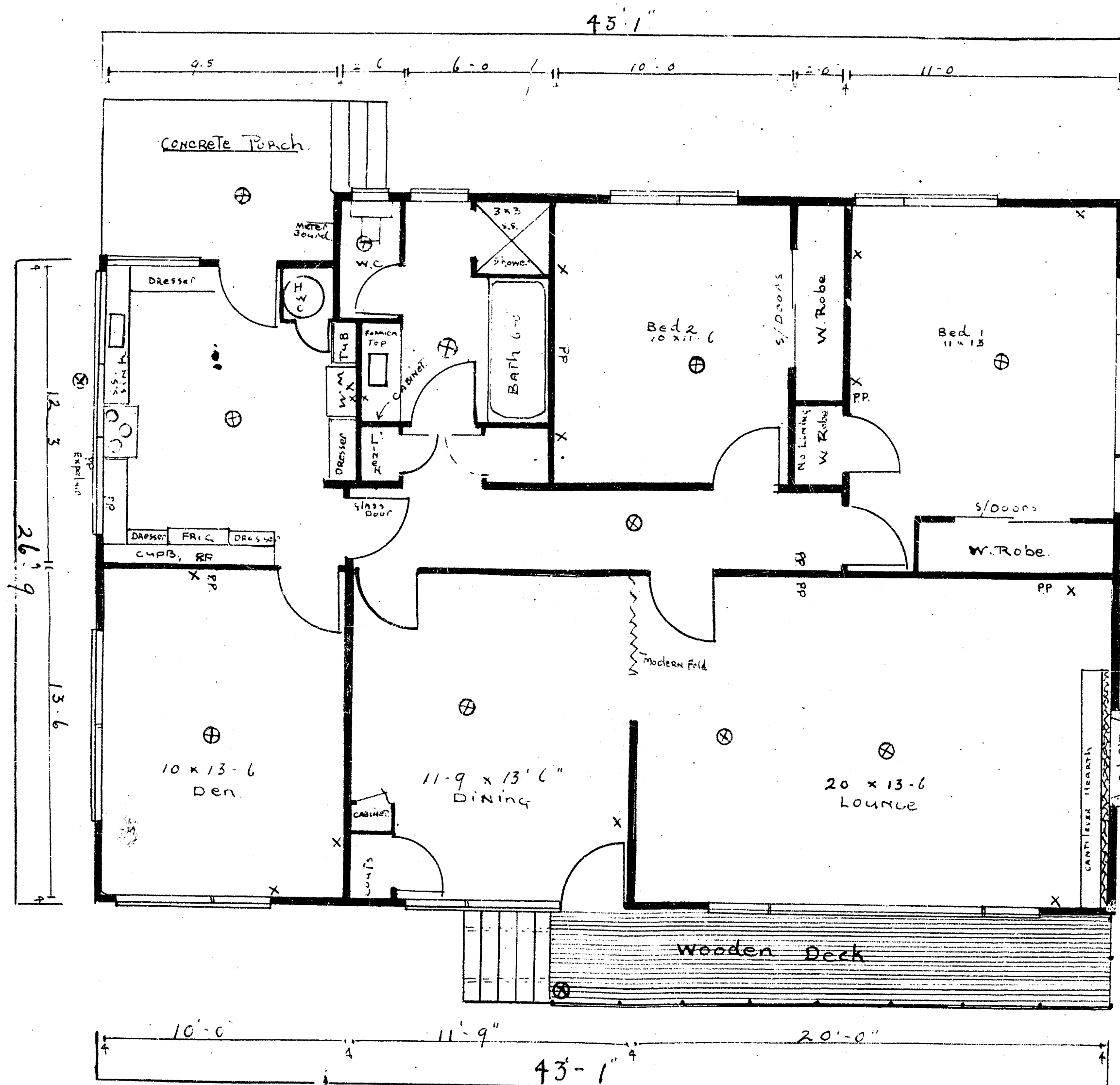
Mailing Address AS OWNER

Phone No 54762

Acting Capacity OWNER (owner, builder, etc)



Side Elevation



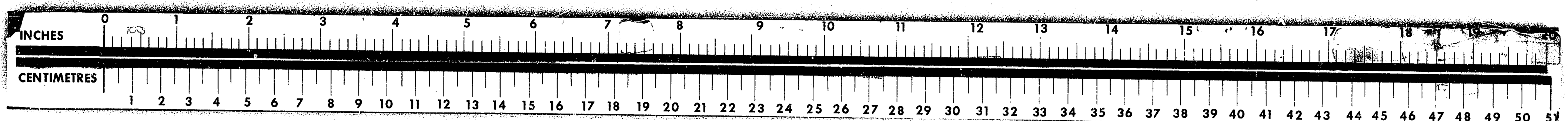
Foundation Plan
Note Sizes Shown

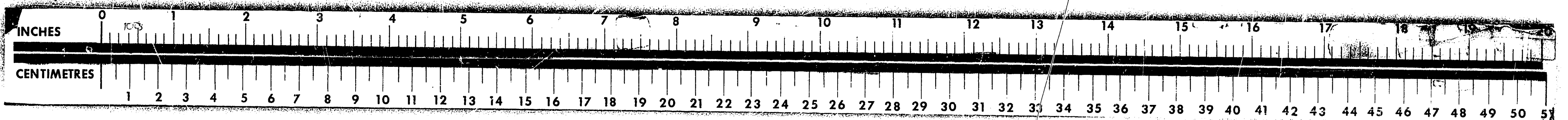
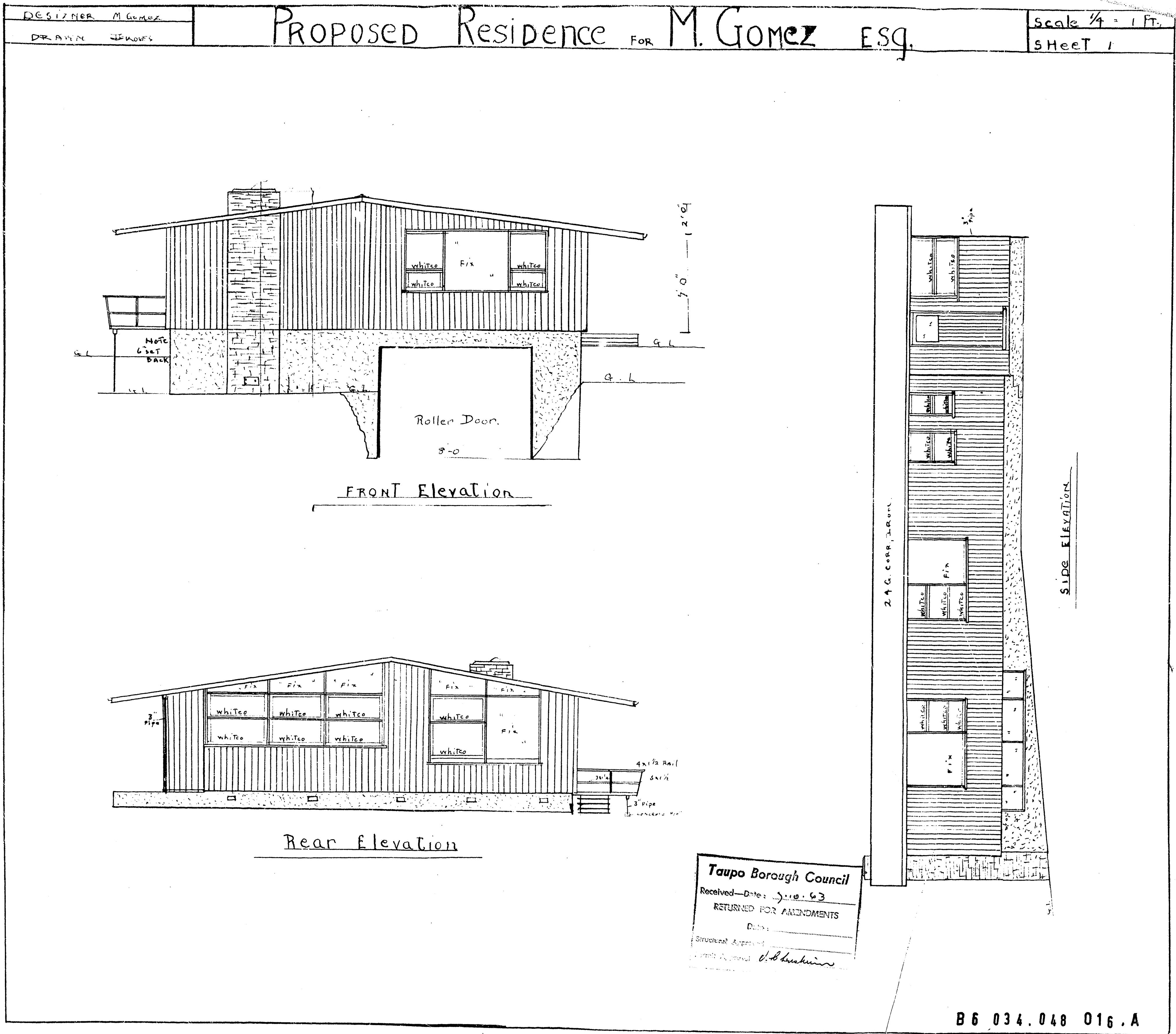
Taupo Borough Council
Received—Date: 7.10.63
RETURNED FOR AMENDMENTS
Date:
Structural Approved
Date Received: 11.10.63

ALLOW FOR OVERHANG OF WALLS ON BASE
By 6" inches AT END AND Sides

B6 034.048 017.A

Legend PP Power Point X Bracket Light
⊗ Ceiling Light





(N) STONE MASON

- (1) Allow for the laying of stone (Wanaka) to the wall of the lounge. Joints to be raked back on all stone work.

(O) TYLER

- (1) Allow for the laying of red (dull) tiles to be selected by the owner, on the cantilevered hearth in lounge.

(P) GLAZIER

- (1) Allow for the glazing of doors and windows specified in the plan and/or specifications.

Obscure glass: Bathroom, water closet and back door
(selected by owner)

Polished wine Georgian in hall

Plate glass: $\frac{1}{4}$ inch polished Belgium

Other glass: In weight to suit the openings and free from defects.

Putty and spriggs: The best linseed oil and zing spriggs at 6 inch centres.

DETAILS

SOAP RECESSES:

Bath and shower. Plastic (white)
Screw into position.

MODERNFOLD DOOR:

Lounge. 6 foot. Owner's choice

ROLLER PARKER DOOR:

Allow for Parker door of minimum of 8 feet for garage. If the angle of drive-in is too sharp, increase opening.

PIPE STANDARDS:

Wooden decking

WOODEN HANDRAIL:

Wooden handrail around the decking

TIP GRATE:

Situated at back of hearth.

SOFFIT:

See detail plan

CABINET:

Entrance hall. Allow for coat closet and cabinet. Frame up. Line inside and out and swing doors. See detail.

FRIG RECESS:

Check for opening size.

MARBLE SLAB:

The dimensions of same are 20 inches by 3' 6".

BENCHES:

The height of all benches with the exception of the bench in laundry will be 2ft 11 inches. Laundry bench 2ft 8 inches.

OMISSIONS

Anything shown on plan and not in the specifications or vice-versa will be taken as part of the contract and be allowed for.

B 6 034.048 015.A

(2) Priming:

Undercoat - allow for the best Thermal brand of white primer and only a minimum amount of thinners to be used, otherwise straight from the pot. Final coat - the final coats of paint in enamel will be high gloss in colours to suit owner.

(3) Sanding:

Allow to thoroughly sand the surfaces between coats with a fine sandpaper.

(4) Sealing:

All varnish work will be sealed with a good application of BROLITE sealer.

(5) Stopping:

Allow to stop up all nail holes, cracks or any other defects after priming, or in the case of varnish, the sealer coat.

Note: With varnish endeavour to match the stopping with final coat.

(6) Staining:

Allow to stain the woodwork that is varnished to a mahogany shade to match the mahogany doors.

(7) Wallpaper:

Allow for wallpaper at 12/6d per roll. Owner to choose papers and have them on hand. Painter to pay for the papers.

(8) Enamel work:

Kitchen, water closet, bathroom, windows, architraves and skirtings.

Note: Shower box to have four coats. Final coat High gloss enamel.

(9) Ceilings:

Allow to give the ceilings two coats of Monocoat on all ceilings except kitchen, water closet and bathroom, which will be enamelled.

(10) Mould Proofing:

Allow to seal all wallboard and ceiling sheet with a mould proof sealer.

(11) Colours:

All colours will be chosen by the owner and painter will show the colours in the open tins before applying.

(12) Iron Roofing sheets:

Allow to prime all laps or iron sheets, ridging, etc. Roof not to be painted.

(13) Rafters:

Colour of stain to match the mahogany doors. Owner to approve same before applying.

(14) Exterior:

Cedar to be painted with formulae supplied by the owner. Allow a sum for this paint.

(M) PLASTERER:

B 6 034.048 014.A

Extent of work: Plaster the steps and back porch terrace.

(1) Mix:

All plaster to contain three parts of fine sand and one part of fresh Portland Cement.

(2) Finish:

All surfaces will be trowelled to a fine finish with a steel float.

(3) Stopping:

Allow to stop up all the joints and defects in the Gibraltar wall lining.

(4) Chimney:

Finish in silver sand and paint with trowel point so that the grey plaster will show through the white plaster.

- (4) Switches, etc.
Standard 10 AMP 3-pin flush type switches, fixed above the skirting or where otherwise required by the owner.
- (5) Fittings wall lights.
Owner to supply all fittings for bracket lights. Contractor to fit same. Allow a P.C. sum of \$60.
- (6) Range.
Allow a P.C. sum of \$80 for a range selected and supplied by the owner. Electrician to fit same.
- (7) Water heater.
Provide and connect an approved heating element of 1500 watts. Comply with N.E.C. No. 364 and approved thermostat. Fit both to cylinder and both to carry a two year guarantee.
- (8) Radio Aerial and Earth.
Allow to run aerial-earth wire to outside of building from a plate in lounge.
- (9) Exhaust Fan.
Allow a P.C. sum for the installation of air expeller to be fitted into window above the range. \$16.10.00 (install own switch).
- (10) Allow to supply and fix all wiring and fittings. Main to building underground if at all possible. Owner to dig trench if necessary.
Allow for lights in the following rooms:

Lounge:	4
Hall:	1
Dining:	2
Den:	4
Kitchen & laundry:	3
Bathroom:	2 (ceiling to be heating unit Wallace Electrical)
Bedroom (1):	4
Bedroom (2):	3
Water closet:	1
Terrace back and front:	2
Basement:	2 (1 watertight fitting gable-lounge end)

Allow for power points in the following rooms:

Hall:	1
Lounge:	2
Dining:	1
Den:	1
Kitchen:	3
Bedroom (1):	1
Bedroom (2):	1
Basement:	1

POSITIONS TO BE SELECTED BY OWNER.

(K) BRICKLAYER

(1) Materials.

Allow to blast up the garage with 6 inch Fifth Vibro Pack bedder blocks on interior walls, up to ground line and 8 inch blocks on exterior up to joints.

(2) Work.

Allow to strike all joints as work proceeds and fill with concrete the blocks which have vertical reinforcing rods.

(L) PAINTER

(1) Extent of the work.

Allow for all painting on exterior except final coat on roof. Allow for papering, staining, varnishing and enamelling all such work requiring such treatment.

B 6 034.043 013.A

similar make. Put valve in line and in readily accessible position. Provide with cludge complete with valve to discharge over nearest gully trap. Provide and fix in one 40 gallon Stanley Quick Recovery H.C. complete with 1900s element. Carry up exhaust from top of cylinder in 1/2 inch branch to bath, and 1/2 inch branches to sink, shower, basin, tub and washing machine. Provide and fix topless valve to connect hot and cold services to shower rose. All piping fittings of approved brand for securing to framework.

(10) H.C. Flushing Cistern.

Provide to W.C. Pan one "low down" flushing system. The lining of same to be of not less than 26 S.W.G. with all joints and bosses braced or welded. Cistern complete with 1/2 inch ball-cock silencer pipe, C.P. operating handle, 1/2 inch diameter copper overflow. Pipe to extend 1" beyond face of exterior wall, and 1 1/2 inch diameter C.P. on brass flush pipe. Supply and fix an approved case with a removable lid in which to set the cistern, out of 1 inch Black D.S. Rim or treated grad. Pinus Radiata.

(11) Taps and Valves.

Bath	Lynden bath faucet	C.P.	1/2 inch
Basin	Lynden pillar taps	C.P.	1/2 inch
Sink	Lynden sink faucet	C.P.	1/2 inch
Tub	Lynden cocks with extensions	C.P.	1/2 inch
Washing Machine	Lynden cocks with extensions	C.P.	1/2 inch
Stopcock W.C.	Fit a special 1/2 inch chrome-plated angle cock		
Exterior	1/2 inch plain brass L.P. bibcocks		
Shower	Topless valve		

(12) Sanitary Fittings.

Provide a 6' bath of cast iron porcelain enamel first grade BATHA or similar. Provide first grade lavatory pan. Provide stainless steel sink and bench for kitchen - Hercoer Maid. Provide an adjustable ball swivel nozzle shower rose and bracket. Chromium unbrass, complete with flange. Provide for one 3ft x 3' with 1/2 inch upstand pressed seamless shower tray. Allow for 1/2 inch H.Z. Pinax under shower tray - Hercoer. Provide and fix all the above fittings, complete with wastes, plugs and chains, washers, unions, vents etc, as required. General all piping, run in as short and flowing runs as possible with connections of approved type, and well and securely support to prevent water hammer.

(3) ELECTRICIAN

E 6 034.048 012.A

(1) Materials and General.

Give all necessary notice to Electric Supply Authority and obtain any necessary permits. Materials to conform to the regulations of Supply Authority and Local Authority.

(2) Wiring.

General wiring. Flushplates to be Ivory coloured plastic. Owner reserves the right to choose same.

(3) Switchboard.

Provide and install in position as indicated on plan. Label each item of equipment.

(I) PLUMBING

(1) Materials:

Shall be the best of their several kinds and conform to all or any governing regulations or by-laws.

(2) Flashings:

All flashings to be neatly executed in as long lengths as possible. Joints lapped and soldered, back edges beaded or folded $\frac{1}{2}$ inch.

- a) Windows shall be flashed under jambs or frames with 24 gauge galvanised iron shoes 9 inches long, turned up 2 inches at end of sill. Flashing of heads of windows in gable ends and angle windows adjoining gable ends shall be carried up 2 inches behind sheathing, and down over the front of the cap to form drip which is returned around ends.
- b) All external door frames shall be flashed at head and have 9 inch long shoes at sill.

(3) Downpipes:

Provide and fix 24 gauge galvanised downpipes, of 3 inch diameter, seamed and welded with clipped end joints, strapped to walls with at least two galvanised 24 gauge galvanised iron straps to each downpipe. Screw fix with galvanised screws. Allow two downpipes. Keep 2 inches free of wall.

(4) Spouting:

Provide and fix 24 gauge 5 inch galvanised spouting long run with all necessary stop-ends and buttlets. Fix with galvanised clip brackets spaced at not more than 3 feet and screwed to fascia boards with galvanised screws or nails.

(5) Flashing and cover:

Provide all flashings required on barge boards to roof as per detail on plan.

(6) Waste Pipes:

Carry waste pipes from all fittings with traps, cleaning eyes etc, as required. Conceal traps and wastes wherever possible and support directly and continuously from framework on 1 inch R.D.S. Rims. Trap to comply with N.Z.S.S. of S & P shape varying in diameter from $1\frac{1}{4}$ inches to $1\frac{1}{2}$ inches, in cast brass complete with extension tube and floor cover where necessary. Exposed traps in chrome or brass.

(7) Vent Pipes:

Carry all vent pipes to drain and fittings as required by the Local Authority in cast or screwed galvanised wrought iron concealed where possible within the framework.

(8) Cold water supply.

Note: The cold water supply is already installed. To be at boundary. From boundary lead in $\frac{1}{2}$ inch pipe line to building.

All piping outside the building must be sunk at least 12 inches in the ground and must enter the building under or through the foundations. Lead $\frac{1}{2}$ inch branch to bath and $\frac{1}{2}$ inch diameter branches to sink, basin, W.C. flushing cistern, shower, tub, washing machine and two exterior stand-pipes with hose connection located at the front and back of the house. Allow for T on exterior stand-pipe at back of house for future connection. Plug same.

(9) Hot water supply.

All piping in connection with hot water system shall be in copper, and all active circuit pipes, including exhaust pipe must be lagged. Lead from cold water supply line to H.W.C. in $\frac{1}{2}$ inch. Ajax stop-cock to be anchored by wing-backs attached giving permanent fixture to $\frac{1}{2}$ inch Ajax valve or

Hang exterior doors on $1\frac{1}{2}$ pairs of $3\frac{1}{2}$ inch butts. Brass pins required for exterior front door. Interior doors to be hung on $1\frac{1}{2}$ pairs of $3\frac{1}{2}$ inch butts with loose pins. Allow to fix locksets, as selected, to all doors.

(3) Doors Wardrobe, linen, hot water etc.

Allow to fix mahogany flush doors 6'6" x 2ft.

Note: The wardrobe doors shall be sliding on "BANGOR" slides. Fix latch sets as selected on all doors.

(4) Cupboard doors

Of approved manufacture. Hang flush doors of not less than $\frac{7}{8}$ ths inch thickness on one pair of $2\frac{1}{2}$ inch cupboard butts. Catches as selected.

Note: Doors below bench levels to be of mahogany core board.

(5) Cupboards generally shall be constructed of D.A.O.B. Rimu. See detail plan.

Note: Frame up for bathroom cabinet.

(6) Sink and work benches.

Allow to support sink bench on 3" x $1\frac{1}{2}$ " framing. Construct cupboard and drawers as per detail. Provide two tap holes above sink. Allow for false floor for all cupboards. Allow to fit marble slab provided by owner. Mount sink bench and marble slab on N.Z. $\frac{1}{2}$ inch Pinex S.B. Unit tops shall be formica (chosen). Turn formica down the face edge of taps.

(7) Finish to bath

Cradle bath to floor. Frame up as per detail. Finish around bath watertight. Allow for formica, to match the basin unit. Fasten this to 6" x 1" around the bath top - back and both ends. Allow for faucet.

(8) Wardrobes.

Allow to construct in bedrooms, wardrobes as per detail. Allow for 1" water pipe in both wardrobes.

Note: Small wardrobe in bedroom No.1 not to be lined.

(9) Windows:

All windows with the exception of fixed panes and Cooper Louvres in water closet will be Whiteo Lung. Frames and sashes as per schedule. Two catches for each frame.

(10) Basin and bench in bathroom.

Allow to frame up and supply Rickstan or similar bench and stainless steel bowl in the bathroom. Allow for coping to bottom of frame. Provide for tap leads.

(11) Allow to cope in bathroom, kitchen and laundry.

(12) Allow to frame up and supply one stainless steel laundry tub (with washboard) and allow for hot and cold taps for same. Allow for taps over washing machine. Upstand.

(13) Allow a P.C. sum for hardware.

(H) ROOFER

B 6 034.040 010. A

(1) Allow to cover the purlins with 3 inch galvanised wire netting stretched tight.

(2) Allow to cover the whole with heavy black tar paper.

(3) Allow to fix the iron in long lengths. All will be 24 S.W.G. galvanised corrugated iron, with two full corrugations as side laps and 8 inch end laps, secured at every purlin with lead headed nails. Insert nails at every third corrugation at end laps. Laps pointed on both sides prior to fixing.

(4) Ridging. Allow to ridge the roof with 24 S.W.G. galvanised iron lead-edged ridging 18 inches wide and 3lb lead edging $1\frac{1}{2}$ inches wide dressed with corrugations of iron. End laps 8 inches and secured with lead-headed nails not further apart than every third corrugation.

- (8) Floor-framing. Frame for flooring shall be 4 x 3 inch sleepers set on edge spaced at not more than 4ft 6 inches for span of sleepers and 6ft 6 inches between sleepers for span of joists. Floor joists shall be gauged over sleepers to a uniform level, and with laps not less than 6 inches securely spiked together. Joists other than 6 x 2 shall have bearers as required by Code.
- (9) Wall-framing. Brace with flush braces cut in at 45 deg. or as near as possible with not less than one brace per bay. Where not practicable cut in dog-log bracing as required. All external angles shall be framed with three studs, and all angles and intersections shall be blocked and spiked together with 2 inch packing blocks at not more than 16 inches.
- (10) Foundation framing shall have jack studs in rows not more than 6ft 6 inches between rows of sleepers and 4ft 6 inches along-side sleepers. Allow for 4 x 3 for bearers securely fastened to piles with No. 8 galvanised wire. Allow for 4 x 3 jack studs and bracing of 4 x 2. Over garage, allow for herringbone trussing of joists.
- (11) Ceiling framing. Provide for 8 x 2 Douglas Fir D45 rafters to be spaced at intervals as per detail plan. These will be sanded, sealed and stained, to match mahogany doors, before fixing. Allow to build up rafters so as to slip pine sheathing for ceiling into position. Furlins to be nailed to built up material. Allow for flat ceiling in hallway.
- (12) Roof framing. See above. Allow for all overhang as per plan.
- (13) Exterior sheathing. Allow to cover the exterior with Cedar Shiplap of 6 x 4 dimension. Sand and fix with galvanised nails. Joints to be painted prior to fixing. Owner reserves the right to supply paint.
- (14) Interior Linings. Allow for Gibraltar Board in all rooms, with the exception of the kitchen, bathroom and water closet. The kitchen, bathroom and water closet shall be lined with 3/16th inch H.E. hardboard.
- Note: The shower box. Allow to line with 1/2 inch H.E. tempered hardboard. Corners finished with approved material aluminium moulding, and set in red lead. Allow for 1/2 inch H.E. Pine under shower tray.
- (15) Ceiling. Allow to fix H.E. 1/2 inch Pine V at joints.
- (16) Roof framing (chimney). Allow to trim out for chimney stack with minimum clearance of 1 1/2 inches to the stack.
- (17) Insulation. Allow to cover the whole of the exterior walls with heavy black tar building paper.

(6) JOINTS

(1) Timber schedule:

B 6 034.048 009.A

Gills (door)	9 x 2 1/2 inches	D.A.H. Metal
Jamb	6 x 1 1/2 inches	D.A.H. Metal
Mullions	4 x 2 inches	D.A.H. Metal
Seches		Cedar

(2) Doors and their frames:

- (a) Exterior rear. Cedar 1 1/2" x 6'6" x 2'8" framed ledged with T & O V jointed sheathing panel with open top 24 inches obscure glazed.
- (b) Exterior front. Cedar 1 1/2" x 6'6" x 2'8". Four raised solid panels. Vestibule door.
- (c) Interior hall. Mahogany 1 1/2" x 6'6" x 2'6". Full glass panel. Polished wine Georgian.
- (d) Interior flush doors. Mahogany 1 1/2" x 6'6" x 2'6".
- (e) Interior water closet. Rimu or Pinus (painted) 1 1/2" x 6'6" x 2'6".

Note: Gills and frame and seches be Government P. Run for weather grooves.

(F) CARPENTER AND JOINER (contd)

- (3) All timbers must be true and square to full dimensions shown on the drawings, or as specified.
- (4) The whole of the Carpenters and Joiners' work must be framed, trussed, braced and assembled with the best trade practice. All joinery, by mortice and tenon, dovetail, tongue and groove, mitres, etc, all exposed nailing well punched. The cutting of framing timbers must be reduced to a minimum.
- (5) The contractor shall provide all nails, brads, and screws, bolts and other ironmongery required. Nails for exterior line shall be galvanised and flooring shall be 2½ brads.
- (6) Schedule of timbers:--

<u>DESIGNATION</u>	<u>SIZE</u>	<u>GRADE</u>
Jack studs and sleeper plates	4 x 3	R.D. Boric treated pinus
Foundation bracing	4 x 2	" " " " "
Floor joists	6 x 2, 8 x 2, 10 x 2	" " " " "
Plates	4 x 3, 4 x 2, 3 x 2	" " " " "
Studs	4 x 2, 3 x 2	" " " " "
Beams to openings (Trimers)	Sizes as per previous schedule	1 inch for 1 foot of run R.A. Boric treated pinus
Dwangs	4 x 2, 3 x 2	R.A. " " " "
Rafters	8 x 2	Douglas Fir D45
Ridge	8 x 2 (?)	" " " "
Purlins	3 x 2	R.D. Boric treated pinus
Braces	4 x 1, 6 x 1	" " " " "
Facia	10 x 1½	D.A.H. Matai D45
Jambs	6 x 1½	Rebated D.A.O.B. Rimu
Architraves	Bullnosed 3½ x ½	D.A.O.B. Rimu
Skirtings	Bullnosed 3½ x ½	D.A.O.B. Rimu
Flooring	4 x 1	T & G D.A.H. Rimu
Shelving	Assorted sizes	D.A.O.B. Rimu
Herringbone trussing	2 x 2	R.D. Boric treated pinus
Exterior line	6 x 1	Cedar shiplap
Steps, decking and railings		D.A.H. Matai

(7) Framing

- (a) Unless otherwise specified all framing timbers shall be at 18 inch centres. The whole of the framework to be well and properly braced, and securely spiked together. All plates and sleepers shall be halved together at all joints and angles, and dove-tailed halved at all partition intersections according to N.Z.S.S. 95. Light timber construction.
- (b) Plates. All plates to be in long lengths scarfed at all joints.
- (c) Studs. External cut from clean cut 4 x 2 - fixed to plates with two 4 inch nails at each end.
Internal cut from clean cut 4 x 2 and securely fixed. In non-load bearing partitions 3 x 2.
- (d) Dwangs. Allow for a row of dwangs every two feet apart on internal walls and 18 inches on external walls. Dwangs between the purlins with two rows of dwangs.
- (e) Trimers. These will be 1 inch for every foot of span and housed into the stud ⅜ of one inch.
- (f) Purlins. Allow for 3 x 2 purlins set on edge at 2 foot centres.

B 6 034.049 008.A

(D) CONCRETE

- (1) Materials. Cement must be Portland Cement of approved manufacture. Metal aggregate shall be approved hard metal chip, free from dust or earthy matter and graded to 1 inch max. In place "ready mix" of approved quality. ALL CONCRETE TO TEST OUT AT 2000psi
2000 Steel used for reinforcing shall consist of mild steel rods, complying with conditions and tests embodied in B.S. 2. 197. accurately fabricated and placed in position. Hook ends of all rods and lap at least 40 diameters, all laps and intersections being bound together with No. 16 gauge black iron wire. Bend all horizontal rods not less than 2 feet around angles.
- (2) Placing. Concrete shall be placed so that no separation takes place.
- (3) Foundations. Exterior walls shall have 12 inch x 8 inch continuous concrete footings (except concrete blocks which will be 12 inches x 12 inches) reinforced with 2 $\frac{1}{2}$ " diameter rods at least 18 inches below existing grade and 4 inch spaces 6 feet apart. All foundation piles shall be 8 inch x 8 inch or concrete of approved manufacture, set upon 12 inch x 12 inch x 4 inch concrete pads.
- (4) Chimney foundations. The concrete slab carrying chimney brick work shall be 9 inches thick reinforced with $\frac{1}{2}$ inch, round bars, placed 6 inches both ways and set at least 18 inches into the ground. The size of the slab shall be such as to give at least a 9 inch spread for each point of brick work to rest on.
- (5) Damp-proof course. All concrete and brick faces in contact with timber shall be covered with one layer of 3-ply malthoid or other approved damp-proof course with minimum laps of 3 inches.
Note: Walls below ground level in garage area to be coated with KOLEX or such other type of waterproofing up to ground level on exterior face.
- (6) Steps shall be formed of concrete with 6 inch risers and 12 inch treads resting on properly rammed hardfill. Steps to be reinforced with B.S.C. fabric
Back porch and garage concrete slab. Allow for a 4 inch concrete slab on back porch and garage reinforced with B.S.C.
- (7) Chimney hearth. Hearth shall be cantilevered at a height of 16 inches from floor, to top of hearth. Width of hearth 16 inches by 4 inches thick, reinforced with $\frac{1}{2}$ rod at 6 inch centres.
- (8) Chimney base. Allow to build up a false base to floor line in 6 inch hollow blocks complete with a cast iron ash pit door at the base.

(E) BRICKLAYER

- (1) Extent of work. The building of the fire brick back, bottom and sides of the fireplace.
- (2) Laying of bricks. Lay all bricks with FIREBOL in the hanging back but the sides will be lime mortar.
- (3) Chimney. Allow to erect a FIREBOL 28 chimney on the base. Reinforce the chimney with 4 - $\frac{1}{2}$ inch rods and grouted in position.
- (4) Ventilators in foundation walls. Allow to fit ventilators of approved manufacture, spaced at not more than 6 foot intervals, and commencing not more than 2ft 6 inches from each corner.
- (5) Allow for butterfly ties for facing chimney in stone.

(F) CARPENTER AND JOINER

- (1) All timber must be the best of its class, free from loose or dead knots and wavy edges, suitable for its purpose and in as long lengths as possible.
- (2) All timber must be as well seasoned as procurable. All joinery and dressing timbers shall be thoroughly air-seasoned or kiln dried and all machined stuff shall be dry run.

(10) P.C. (Prime Cost) -- The owner reserves the right to select or purchase items under the P.C. (Prime Cost) sum and the accounts will be adjusted accordingly on completion.

(11) Completion -- At regular periods during building operations and on completion of this contract, the contractor shall remove debris which may accumulate from time to time, leave the whole site tidy and fit for gardening, and leave the entire building, steps etc, clean and ready for use. All floors shall be left broom clean; all glass work shall be left sound, clean and polished inside and out; all painted, stained or polished work shall be left free from spot and dirt. All floors must be sanded right up to the skirtings with a machine sander. This work must be done after internal painting, polishing or paperhanging is carried out, and all care must be taken so as not to damage the floor surface.

(B) EXCAVATION

The contractor shall ---

- (1) Chip off all vegetation and top soil over the building area (including drive in) and deposit it where directed on the section.
- (2) Excavate, as required, foundations for walls, chimneys, footings, foundation blocks, steps, water pipes and drive-in, etc., as shown, and as required to give a solid bearing to the various depths, levels and grades. Surplus spoil shall be placed where directed by the owner. Any surplus other than what is required by owner, to be disposed of.
- (3) Back, fill and ram carefully around footings, consolidating as the work proceeds, and make up the natural levels.
- (4) Hardcore filling is required under steps. Consolidate and screen off with fine scoria before concrete is actually laid.

(C) DRAIN LAYER

The contractor shall ---

- (1) Provide and fix all materials, which must be the best of their several kinds, in accordance with the best trade practice and with the specification of the Local Authority and the Health Department.
- (2) Excavate for all trenches, gulley traps, sumps, drains, etc, to depths required for approved laying of sanitary and storm water drains.
- (3) Construct sumps, by drilling 18" holes down to open coarse pumice.
- (4) Drainlaying.- Commencing at the lowest point of the system, lay and solidly bed all drains to sizes and gradients as required. The whole of the drains are to be accurately laid and jointed and each pipe is to be cleaned out with a suitable badger before another is laid. Connect to all traps, F.A.I's vents and other fittings as required by Local Authority. Build in gully traps, cesspits as required and leave with iron gratings. Form neatly dished concrete cesspits and build in all discharge pipes, concreting same, finishing off the whole in 1 to 1 cement mortar.
- (5) Septic Tanks.- Allow to build a five person tank and a soak hole drilled to a depth to get good soakage. Tank to conform to requirements of Local Body and Health Department.
- (6) Inspection Chamber - Where required supply and fix concrete inspection chamber and cover with 3" concrete lid and seal with weak lime mortar.
- (7) Storm-water drains - From each downpipe lay 4" field tile drain to even gradient and fall to soak holes.
- (8) Completion and testing - On completion the whole of the drainage to be handed over in thorough working order according to the Health Department's requirements and the local by-laws, to inspector's satisfaction.

B 6 034.048 006.A

-- GENERAL SPECIFICATION --

Specification of Work to be done and Materials to be supplied for the erection and completion of a residence for Mr M. GOMEZ, at TAUPU, in Gillies Avenue.

(A) GENERAL

(1) The Work consists of the erection of a single-storey dwelling in timber with basement of concrete cavity block. The foundations shall be of concrete cavity block and concrete and the dwelling roofed with corrugated iron.

The contractor shall provide all labour and materials as specified - supply and maintain the required tools, plant, scaffolding, etc, - obtain all necessary permits, - pay all dues and generally complete the residence in the best trade manner in accordance with the true intent and meaning of the accompanying drawing and this specification taken separately or collectively.

(2) By-Laws -- The contractor shall conform in all respects to the By-Laws of all or any local authorities having jurisdiction over the work and be responsible for all damage to public or private property occasioned by the work.

(3) Insurance -- Before commencing this contract, the contractor must effect an insurance with an approved company, to cover any liability of the owner for accidents or workmen's compensation for any accidental injury to any worker or death of same in the course of his employment, and the contractor must maintain such insurance until the completion of the job. The contractor will also insure the works and keep them similarly insured until they are delivered up against loss or damage by fire, in an approved company, in the joint names of the owner and contractor for the full insurable value of the works executed. All policies and receipts for premiums of such insurance to be lodged with the owner.

(4) Liens Act -- This contract is subject to the "Wages Protection and Contractors Liens Act, 1908, and its amendments".

(5) Default and Bankruptcy -- The usual laws of bankruptcy and default apply to this contract.

(6) Arbitration -- In any dispute arising between the owner (employer) and contractor (builder) not soluble by the terms of this specification, it should be referred to arbitration within the meaning of the Arbitration Act, 1908.

(7) Progress Payments -- Progress payments - unless otherwise agreed upon - will be paid monthly up to 75% of the estimated value of the work performed and materials on the ground. Balance of the value of the work will be paid within 31 days after tentative acceptance and completion.

(8) Sub-Contractors -- This specification is sub-divided into trade sections for the convenience of reference only and it shall not be construed that each trade section is an entire and separate contract. Every trade jointly and severally shall collaborate, wait on, assist and render all necessary assistance to complementary trades.

(9) Availability of Materials -- Should any of the materials specified for this contract be unprocureable or be prohibited by any Government regulations, negotiations shall be made for the provision of substitutes. Before any such substitutes are included in the contract, the approval of the owner will be obtained. The price difference resulting from the inclusion of the substitutes must be agreed upon before the respective work is commenced. Any substitute must also be acceptable to the Building Controller and the Local Authority.

(M) PLASTERER

- (1) EXTENT OF WORK
- (2) MIX
- (3) FINISH
- (4) STOPPING
- (5) CHIMNEY

(N) STONE MASON

- (1) EXTENT OF WORK

(O) TYLER

- (1) EXTENT OF WORK

(P) GLAZIER

- (1) EXTENT OF WORK

B 6 034.048 004.A

TAUPO BOROUGH COUNCIL

APPLICATION FOR VEHICLE CROSSING

I, (Name of Owner) GOMEZ MAURICE
(Surname) (Christian Names)

hereby apply for a vehicle crossing of the type indicated below.
See also Sheets R001 and R001A.

10'	31½' Type 1.....	☐
12'	2.....	☐
15'	3.....	☐
19' <u>25-10-0</u> ✓	35½' Type 1.....	☐
20'	2.....	☐
	3.....	☐

(Please indicate in square which type required)

SITUATION OF PROPERTY

Lot No. 101 D.P.S. 743
Section. Blk.
Assessment No. 731/434
Street or Road. ILLIES AVENUE

Please find enclosed the sum of £ 25-10-0 being full payment/~~deposit~~.

Dated at Taupe this 28th day of APRIL 19 67

[Signature]
(Signature)

For Office use only:

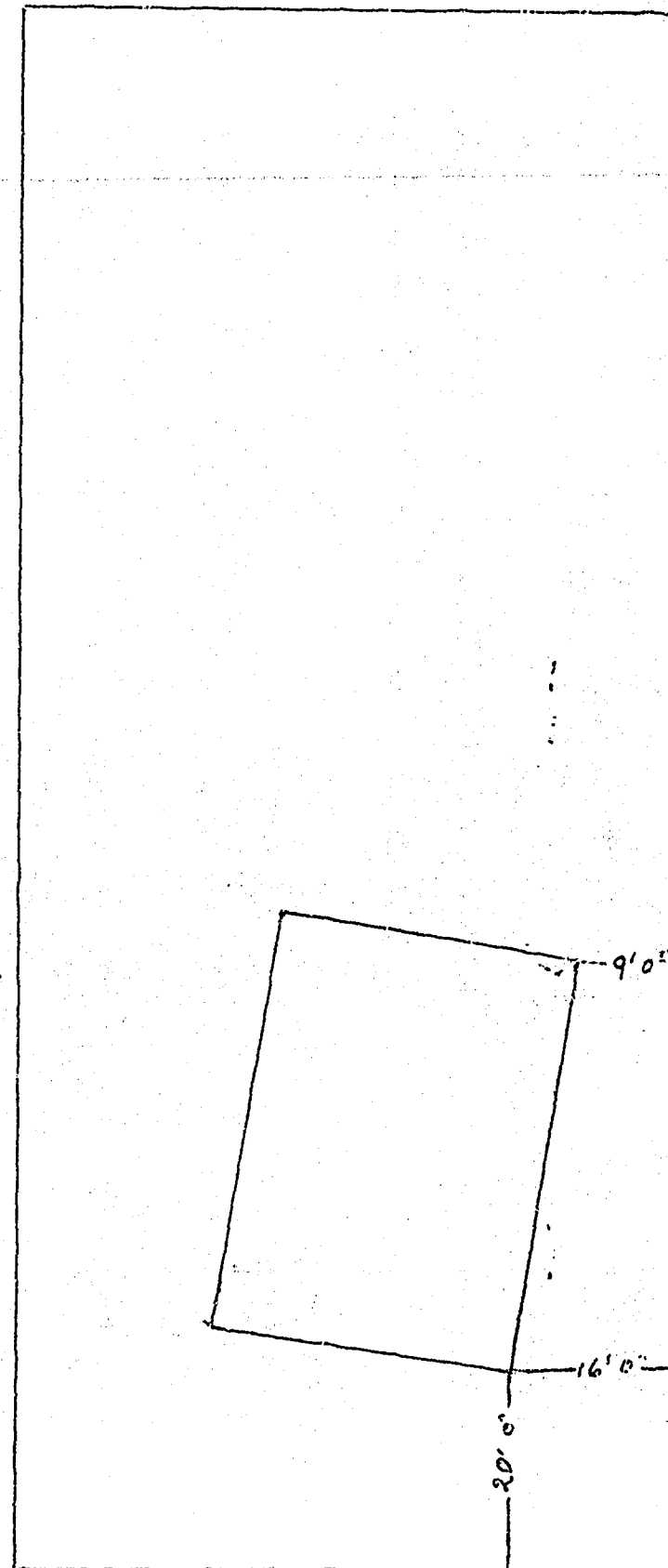
Amount paid £ 25-10-0
Date paid 28.4.67
Receipt No. 6187
Date Constructed May 67

B 6 034.040 001.E

TAUPO BOROUGH COUNCIL

SITE PLAN

Scale: $\frac{1}{8}$ inch = 1 foot



Taupo Borough Council	
Received—Date:	5.10.63
RETURNED FOR AMENDMENTS	
Date:	
Structural Approved:	
Permit Approval:	<i>J. Christensen</i>

Lot

DPS

Section

Block

IMPORTANT: BOUNDARY PEGS TO BE EXPOSED AND EXISTING BUILDINGS, IF ANY, TO BE SHOWN.
MINIMUM MEASUREMENTS FROM BOUNDARIES TO EAVES: SEE PAGE THREE APPLICATION FORM.

B 6 034.048 004.D

DRAWN M. GOMEZ

PROPOSED LATHE SHELTER AND TERRACE FOR ADDITION TO DWELLING
OCCUPIED BY M. GOMEZ 48 GILLIES AVENUE TAUPU

SCALE 1/4" = 1'

Taupo Borough Council

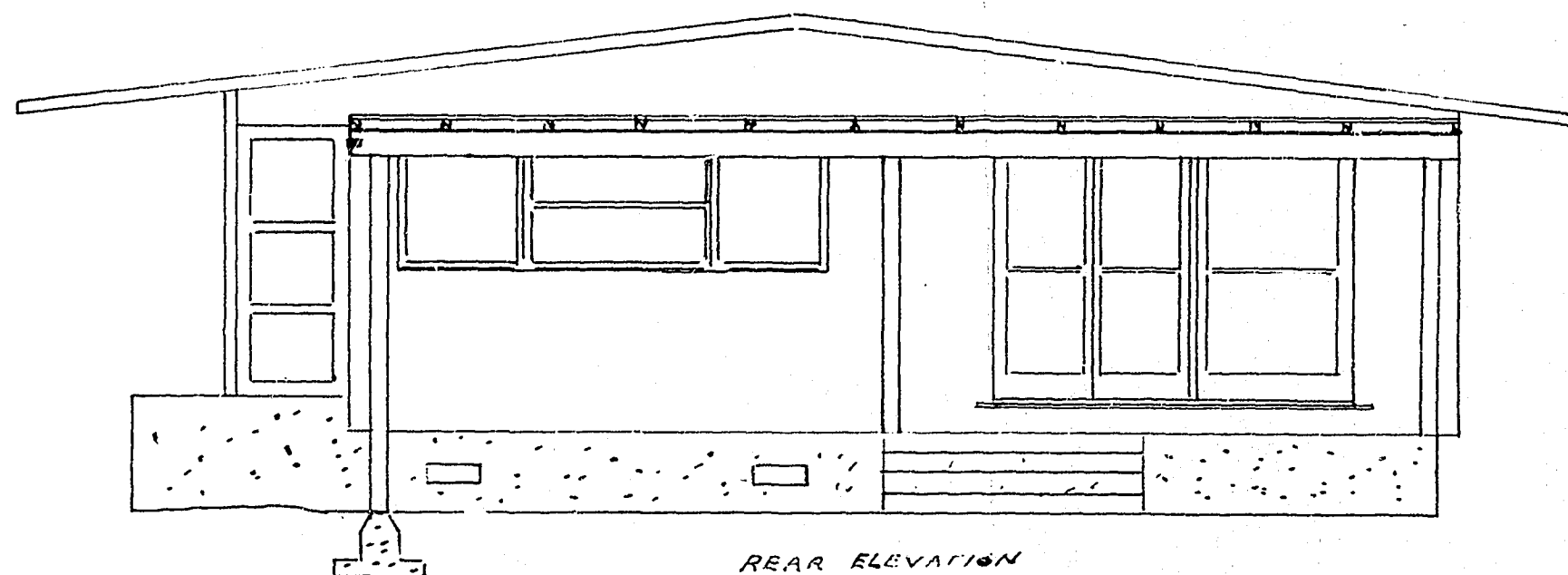
Received—Date: 17.9.64

RETURNED FOR AMENDMENTS

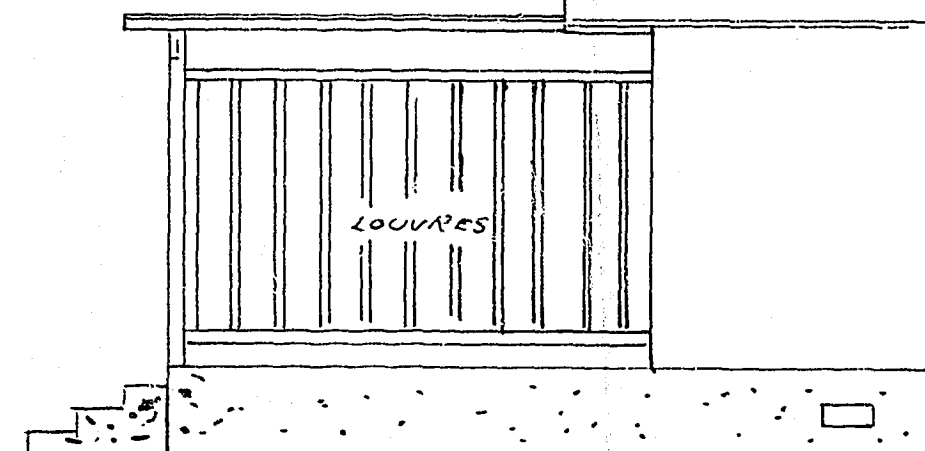
Date:

Structural Approved

J. Christensen



REAR ELEVATION



SIDE ELEVATION

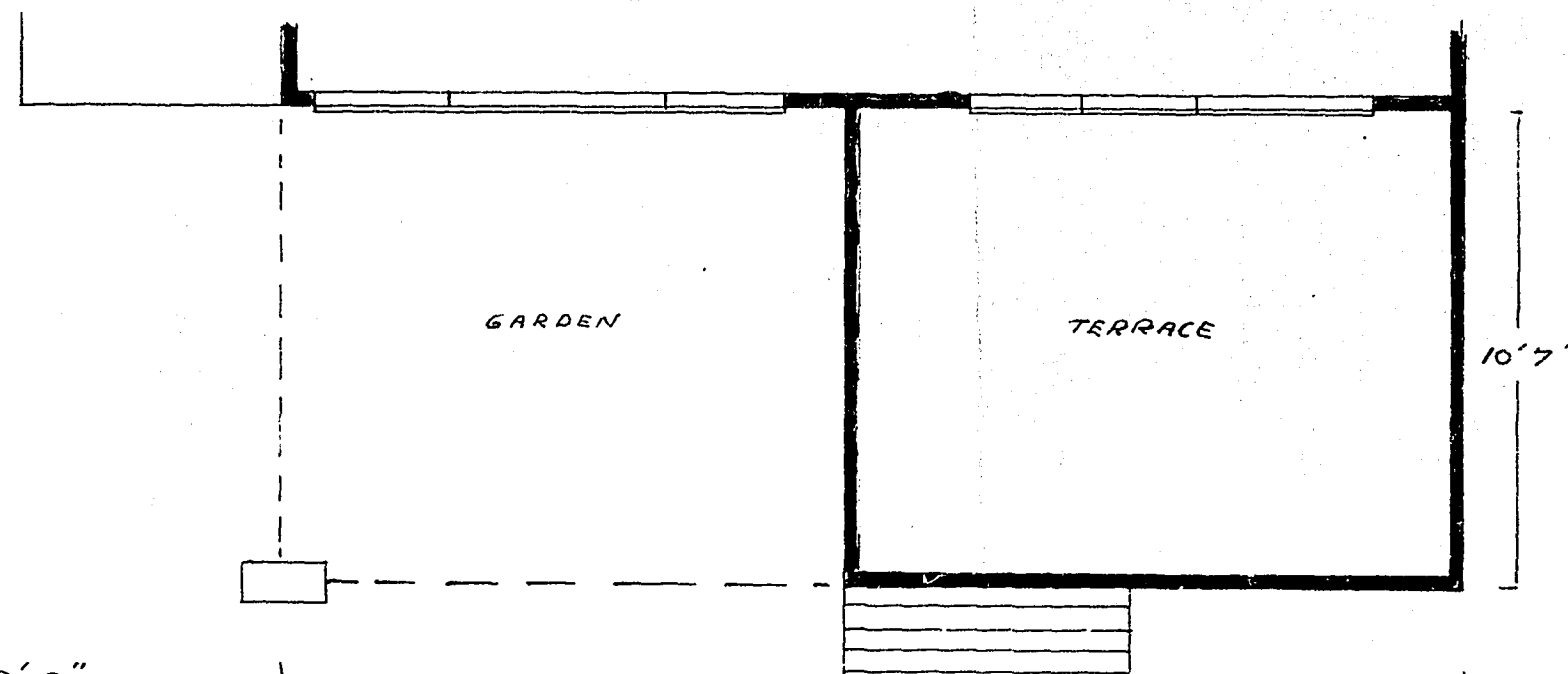
SPECIFICATIONS

TERRACE: Perimeter of 4" concrete walls reinforced with 3/8" mild steel rods. Footings 9" below existing grade and reinforced with 3/8" mild steel rod. Top of 3" concrete with H.R.C. fabric.

FRAMING: Posts of 4"x4" B.H. Rimu secured by straps of 1/2"x2 1/2" steel. Beams: 9"x2" D. FIR.

Rafters: 4"x2" B.T. PINE Lathe: 2"x1" B.H. Rimu Louvres: 8"x1 1/2" B.T. White Pine

All timber to be dressed four sides and securely bolted or nailed where applicable. Galvanized bolts and nails to be used. Timber to receive two priming coats and two final coats. Concrete foundations to be plastered to match existing work.



GROUND PLAN

NORTHERN
BOUNDARY

SOUTHERN
BOUNDARY

B 6 034.043 003.D

(Permission is required from Borough Engineer before above use can be changed)

Nature of ground on which building is to be placed and of subjacent strata: (e.g. Light or heavy Topsoil with Clay Rock or Peat subsoil. (has section been filled)

For Stormwater
and Drainage Arrangements

Signature of Applicant M. Gomez As Builder or as Owner

Postal Address 48 Gillies Avenue

Telephone No. 1239 Z Date 14th September 1964

APPROVED

B.E.I.

B.H.I.

B.E.

T.P.O.

OTHER FEES PAYABLE

Prices of Permanent Vehicular Crossings obtainable on application to the Building Inspector

Deposit to cover damage to Council

Property Commercial £25

Residential £15

Scale of Fees - as listed

BUILDING INSPECTOR

B 6 034.048 002.0

TAUPO BOROUGH COUNCIL

For Office Use Only

Assessment No. 1031-3

Permit No:

Receipt No: 2029 16/9/64

Date Granted:

APPLICATION FOR BUILDING PERMIT

- Note: 1. Enquiries should be made as to the extent of the fire risk and Town Planning Zones.
2. The Inspector's approval of the site should first be obtained.

To the Building Inspector,
Taupo Borough Council,
TAUPO.

Sir,

I hereby apply for permission to

ERECT LATHE SHELTER & TERRACE
ALTER EXTENSION OF DWELLING.

CONVERT

REINSTATE

REMOVE

at 48 GILLIES AVENUE for
(House Number and Street)

M. GOMEZ
(Owner)

of 48 GILLIES AVENUE
(State present address)

according to site and locality

plan, ground plan (which must show position of all Sanitary fittings, front and side elevations, cross section, and specifications), deposited herewith in duplicate.

Particulars
of Land
Legal
Description

Lot or Section No. 101 D.P.S. 743 of
SECTION 13. GILLIES AVENUE
Frontage 66 feet Depth 165 feet
Area acres 1 roods - perche

Particulars
of Buildings

Zoning Residential Area of Ground Floor 288 sq.f'
Area of Outbuildings NIL sq.ft.
Other Floors 1232 sq.ft.

Charges: £ s d Estimated Value £ s d

BUILDING PERMIT : - : - : :

DAMAGE DEPOSIT : : BUILDING WORK 150: :

DAMAGE INSPECTION FEE: : :

VEHICLE CROSSING FEE: : Total £ 150

Total £ 150-0-0

B 6 034.048 001.D

Note: A separate Drainage and Plumbing application form is required and a separate Permit must be obtained.

Proposed Use or
Occupancy

State clearly the purposes for which every part of the building or outbuildings are to be used or occupied (describing separately each part intended for use or occupation for a separation purpose)

Terrace - outdoor living
Garden shelter for pot plants
Lath shelter and whole for filtering
sunlight.

TAUPO BOROUGH COUNCIL

APPLICATION FOR PERMIT TO HAVE PLUMBING AND/OR DRAINAGE WORK
CARRIED OUT

The Engineer,
Taupo Borough Council.

I, R Dawson the undersigned,
hereby make application for permission to have the work prescribed
herein and set out in the plans attached hereto carried out in
the premises situated in Illius Ave street, Taupo.

Lot No. 101 D.P. No. 743 Section No. 13 Block No.

Name and Address of person for whom work is to be carried out.

Mr & Mrs M. Gomez

Name and address of registered plumber. A. King, Ratahaua St

.....

Name and address of registered Drainlayer. R Dawson, Tamarau Ave

.....

Description of work. Drainage

.....

Disposal of Drainage. Septic Tank

Value of proposed work including materials:-

Plumbing £..... Drainage £ 75.00 Total.....

Fee herewith £ 1.00

Dated this 30th day of Jan 1964

R Dawson

Signature of Applicant.

Drainage plan may be drawn on back hereof.

Permit fees payable in respect of the issue of a permit:-

<u>Value of Work</u>			<u>Fee Payable</u>
Not exceeding £5.....			1/-
Exceeding £5. But not exceeding £10.....			2/6
" £10. " " "		£25.....	5/-
" £25. " " "		£50.....	10/-
" £50. " " "		£100.....	£1. 0. 0.
" £100. " " "		£150.....	£1. 10. 0.
" £150. " " "		£200.....	£2. 0. 0.
" £200. Plus 10/- for every hundred pounds or part thereof in excess of £200.			

(FOR OFFICE USE ONLY)

Receipt No. 14726

Date issued. 30-1-64

Permit No. 1881

Building permit No.

B 6 034 . 048 001 . C

TAUPO BOROUGH COUNCIL

APPLICATION FOR PERMIT TO HAVE PLUMBING AND/OR DRAINAGE WORK
CARRIED OUT

The Engineer,
Taupo Borough Council,
TAUPO.

I, John Allan King the under
hereby make application for permission to have the work prescribed.
herein and set out in the plans attached hereto carried out in the
premises situated in Gillies Avenue Street, Taupo.

Lot No. 101 D.P. No. 743 Section No. 13 Block No.
Name and address of person for whom work is to be carried out Mr. J. Gomez Gillies Avenue

Name and address of registered plumber J. A. King 7 Roto Kawa
Tauho

Name and address of registered drainlayer

Description of work installation of D.H.W. shower bath basin
sink, tub, T.V. & V. outlets etc.

Disposal of Drainage

Value of proposed work including materials :-

Plumbing £200-0-0 Drainage £ TOTAL £200-0-0

Fee herewith £2-0-0

Dated this 24th day of January 1964

J. A. King
Signature of Applicant

Drainage plan may be drawn on back hereof.

Permit fees payable in respect of the issue of a permit :-

Value of Work				Fee Payable
Not exceeding	£5			1/-
Exceeding	£5	but not exceeding	£10	2/6
"	£10	"	"	5/-
"	£25	"	"	10/-
"	£50	"	"	£1. 0. 0
"	£100	"	"	£1.10. 0
"	£150	"	"	£2. 0. 0
"	£200 Plus 10/- for every hundred pounds or part thereof in excess of £200			

(FOR OFFICE USE ONLY)

Receipt No. 14107

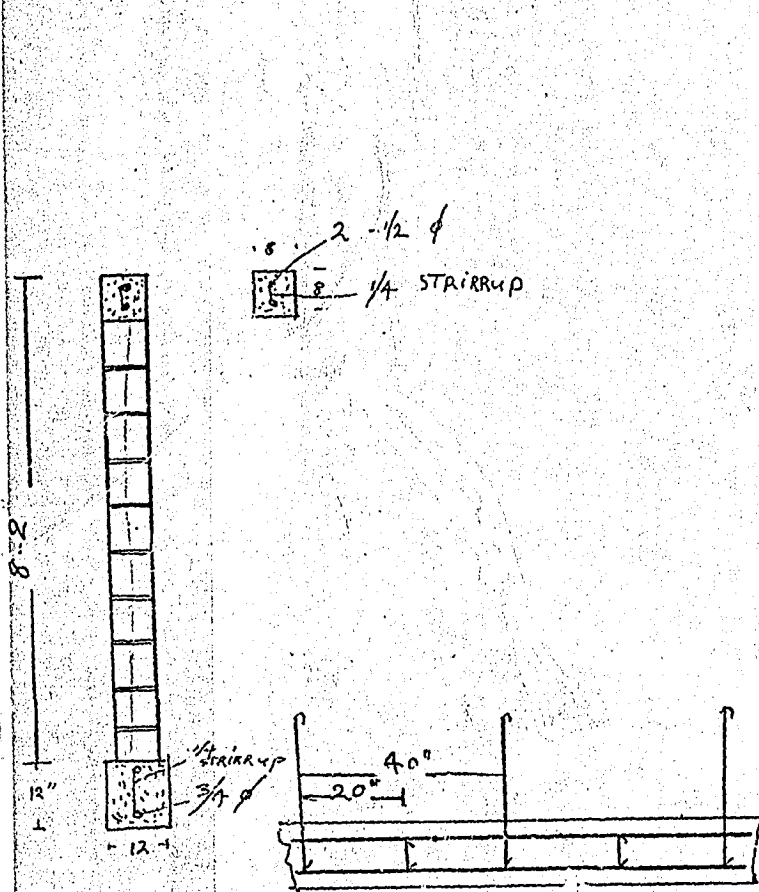
Date issued 24-1-64

Permit No. 1872

Building Permit No.

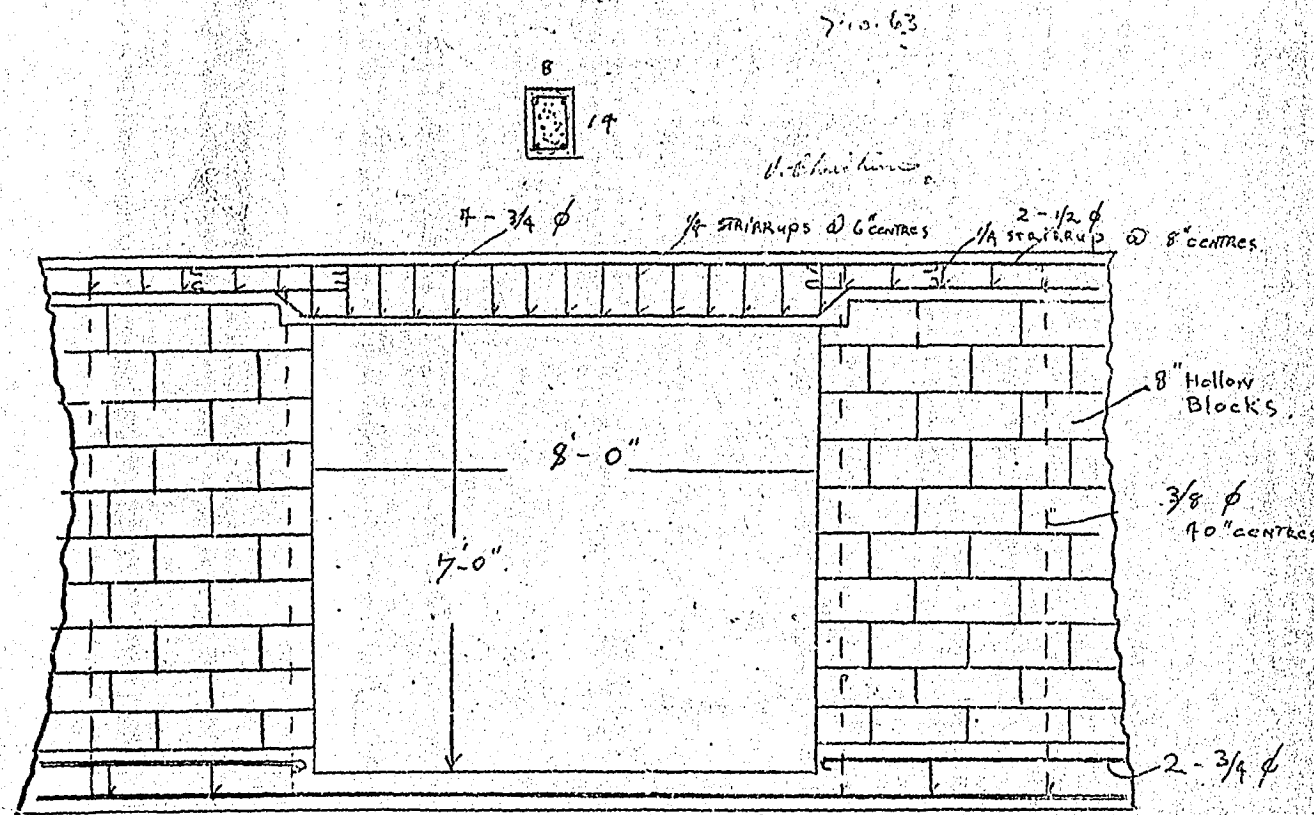
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PLAN of Reinforcing Walls - Beams of M. Gomez's Residence Gillies Av Taupo



GROUND BEAM

SCALE 1/2" = 1 FT.

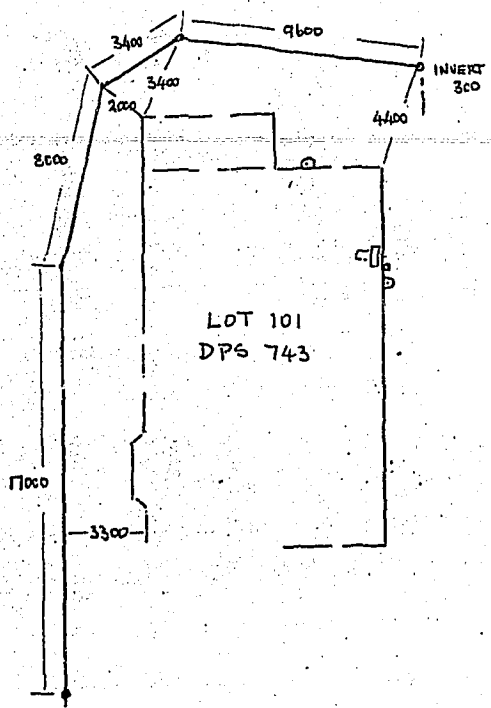


GARAGE FRONT
Showing Beam and steel

B6 034 048 018A

48 GILLIES AVE

Drain laid 25.5.83
D'Layer: J. JENNINGS
Scale: 1:200
UPVC pipe



48 GILLIES AVENUE