WAIMAKARIRI DISTRICT COUNCIL

215 High Street
Private Bag 1005
RANGIORA 7440
New Zealand

Phone: (03) 311 8900
or: (03) 327 6834
Fax: (03) 313 4432
www.waimakariri.govt.nz

Form 5

Building consent 091267

Section 51, Building Act 2004

CONS

The building

Street address of building: 197 WILLIAMS ST, KAIAPOI

Legal description of land where building is located: Pt Lot 2 DP 260

Valuation number: 2175122100

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: JOHN GIBSON

Contact person:

Mailing address: 197 WILLIAMS STREET, KAIAPOI

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: 3277055 After hours:

Facsimile number:

Email address:

Website:

First point of contact for communications with the council/building consent authority:
Full Name: JOHN GIBSON

Mailing Address: C/- VERSATILE BUILDINGS, PO BOX 11336, SOCKBURN, CHRISTCHURCH 8443

Phones:: 3488704: 0274 311382

Fax: 3489093

Building work

The following building work is authorised by this building consent:

GARAGE

STORAGE

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following condition:

Accredited as an International 'Safe Community'
by the World Health Organisation Collaborating Centre on Community Safety.

The Building Act 2004, s90, states that agents authorised by the building consent authority (the Council) for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect –

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

This building consent is issued with the following advice notes:

1. This consent is issued subject to the attached Building Inspection Works Schedule:
2. Please note that the consent fees allow for a single inspection of construction stages of the project as specified in the inspection schedule. Any extra inspections required will be invoiced before a code compliance certificate is issued.
3. All boundary survey pegs must be located by discovery or redefinition before work is commenced.
4. Any special conditions of consent endorsed on the Building Consent and/or documents MUST be drawn to the attention of the subcontractors.
5. The duplicate copy of the approved consent documents and inspection schedule must remain on site during construction.
6. All inspections listed must be requested. It is advisable to give at least 48 Hours Notice.
7. Stormwater to be contained within the property.
8. Please note that any deviation from the approved documents will require application for amendment.
9. All relevant energy certificates will need to be supplied prior to the issue of the Code Compliance Certificate.
10. Your consent is issued subject to manufactures technical information about their products, installation and maintenance is to be as this technical information requires.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Signature

Position

On behalf of: Waimakariri District Council

Date: 4/02/10

Version 3 23/4/09

REFERRAL INFORMATION

PRIME BUILDING COMPLIANCE
The one-stop building compliance company

FIXED FEE:

Solarwater Heater: ☐
Log Fire: ☐
Marquee: ☐

APPLICATION NO: 091267

PRIME NO:

NAME:	JOHN GIBSON
PHONE:	3488704
LOCATION:	197 WILLIAMS ST, KAIAPOI
BUILDER:	VERSATILE BUILDINGS
PHONE:	3488704 3489093FAX
TYPE:	Domestic only - garages
DATE RECEIVED:	11/12/09
DISTRICT:	Waimakariri

Functions	Date	Actioned By (initial)	Standard Conditions
Log In Admin	14/12/09	NH	(1), (2), (3), (4), 5, (6), 7, 8, 9, (10), 11
			12, 13, (14), (15), 16, 17, 18, (19), (20)
Vetting	17/12/09	VT	Special Conditions:
Processing	13/1/10	LB	
Compliance Schedule			
Peer Review			
Validation	4/1/10	DJC	
Issue	4/1/10	[signature]	
Cancellation			

WAIMAKARIRI DISTRICT COUNCIL

BUILDING CONSENT / PIM APPLICATION

UNDER THE BUILDING ACT 2004

BC091267

Private Bag 1005, Rangiora 8254 | Ph (03) 313 6136, (03) 327 6834 | Fax (03) 313 4432 | www.waimakariri.govt.nz

THE BUILDING

(refer to your Rates Account for details)

1. Site Address: 197 Williams St Kaiapoi

(Street /Road /Township)

Rapid Number: _____

(Applies to Rural Properties Only)

2. Legal description:

LOT: pt DP/RS: 338E

Valuation Roll Number: 21 75122100

Note: Only complete items here that are applicable to your project.

3. Building Name: _____

(eg: where buildings have Official Names)

4. Location of Building within Site: _____

(Only applicable to multi-development sites)

5. Number of Levels: _____ 6. Level/Unit No: _____

7. Floor Area – Existing: 175 New: 36 Total: 211 m²

8. Current Lawfully Established Use: (eg: Use on any previous consent for the existing building)

_____

9. Year Building First Constructed: _____

(Only applicable to existing buildings, approximate date is acceptable, e.g. 1920s or 1960-1970)

THE APPLICANT / OWNER

10. Owner's Name: John Gibson

(Company or organisational name)

11. Contact Person: _____

(If Owner is not an Individual)

12. Mailing Address: 197 Williams St Kaiapoi - Christchurch 7630

13. Street Address / Registered Office: as above

14. Phone Numbers: Mobile: _____
Daytime: 3277055 After Hours: _____

15. Fax: _____

16. Email: _____

17. Website: _____

18. The following evidence of ownership is attached to this application, eg:

☑ Certificate of Title and / or

☐ Sale and Purchase Agreement

AGENT / CONTACT

Contact Details MUST be in New Zealand)

19. Name of Agent: Versatile Buildings

20. Contact Person: Peter McDermid

21. Mailing/Billing Address: Box 11-336 Sockburn - Christchurch.

22. Street Address / Registered Office: 3 Springs Road

23. Phone Numbers: Mobile: 0274311382
Daytime: 3433704 After Hours: _____

24. Fax: 3439093

25. Email: _____

26. Website: _____

27. ☑ Authorisation from Agent Attached.

(Authorisation from the owner confirming authority)

28. **Note: The "Agent/Contact" will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.**

APPLICATION

For Office Use Only

29. I request that a: (select one)

☐ Project Information Memorandum Only (PIM)

☐ Building Consent for PIM No: _____

☑ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application.

RECEIVED
11 DEC 2009
BY: _____

THE PROJECT

30. Type of Building Work: (eg: dwelling, dwelling relocation, commercial, farm shed, garage, demolition, etc., or combination of)

erect garage
private use

31. Will the building work result in a change of use of the building: ☐ Yes ☑ No

32. If "Yes", provide details of the new intended use:

(eg: domestic use, shop, implement shed, garage to bedroom)

Will Hazardous Substances be stored in the building?

33. Intended life of the building:

☑ Indefinite but not less than 50 years
☐ Or specified as _____ years

34. List Building Consents previously issued for **this building** (if any) (ie: is this project being constructed in stages? Is this consent for a relocated or transportable building?)

35. **Estimated Value (inc GST) $** 12000

(ie: the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST).

PROJECT INFORMATION MEMORANDUM

This section must be completed if you are applying for a PIM.
DO NOT complete this section if a PIM has already been issued.

36. The following matters are involved in the project: (Tick appropriate boxes that apply to your project and attach details)

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

(eg: Planning Approvals, other Licences)

(specify):

The following documents are attached to this application:

☑ Site plan, Floor plans, Elevations for proposed building, Certificate of Title and or Sales and Purchase Agreement
Two copies of all information required. (all plans to be dimensioned, scaled and accurate)
☐ Application Fee (per Council Fees and Charges Schedule)

BUILDING CONSENT

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

37. **The following documents are attached to this application:**

☑ 4 copies – building plans (site plans, floor plans, elevation plans)
☑ 3 copies of each –specifications, producer statements, truss details
☑ 2 copies – Certificate of Title and/or Sale and Purchase Agreement
All plans to be dimensioned, scaled and accurate – A4 or A3 size
☐ Project Information Memorandum
☐ Development Contribution Notice (if applicable)
☐ Certificate attached to Project Information Memorandum (Resource Management Act)
☐ Key personnel – see page 5.

38. ☑ See page 6 for a Schedule confirming the Building Work will comply with the Building Code.

091267

COMPLIANCE SCHEDULE

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

39. ☐ The specified systems for the building are as follows:

40. ☐ The following specified systems are being altered, added to, or removed in the course of the building work:

41. ☑ There are no specified items in the building.

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add, eg Resource Consents

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)

A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.

A fee is required to accompany your PIM application. (Per Council's Fees and Charges Schedule.)

(b) Building Consent (BC)

A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the information is received.

Once the building consent has been processed, you will receive notification, which will include an invoice for the fees payable.

Once the fees are paid in full your Building Consent will be granted.

(c) Combined Project Information Memorandum & Building Consent Applications

Applications for a combined PIM / BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided then further information will be requested, or your application may be returned to you.

INSPECTIONS

Phone Prime on (03) 311 8240 or 0800 724 2378 for booking inspections.

A minimum of 48 hours notice of commencement of the building work is required to be given to the Building Consent Authority.

During the process of construction, inspections will be necessary to confirm all work complies with your approved Building Consent documentation. The Building Consent Authority requires a minimum of 24 hours notice prior to the Building Consent Authority's Building Officials visit, however this will not guarantee an inspection in 24 hours if inspection bookings are full for that day.

The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will put the issue of the Code Compliance Certificate for the work at risk.

RESOURCE CONSENTS

Your application will be assessed by the Planning Unit of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Unit to determine the process from there.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than **2 years** after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Note: Certificates will be required from all trades involved in the project.

In the event that no application for Code Compliance is made, the Building Consent Authority may issue a Notice to Fix, or other action as provided by the Building Act.

CODE COMPLIANCE

091267

Complete as far as possible in all cases

(Give names, addresses, and telephone numbers. Give relevant registration numbers if known)

BUILDER

Name: Versatile Buildings. Reg. N°:

Address: Box 11-336 Sackburn.

Phone N°: 3488704 Fax N°: 3489093 Email:

DESIGNER(S)

Name: as builder Reg. N°:

Address:

Phone N°: Fax N°: Email:

REGISTERED DRAINLAYER

Name: K+T Drainage Reg. N°: 06362

Address: Box 20-126 Bishopdale.

Phone N°: 3594143 Fax N°: 3594143 Email:

CRAFTSMAN PLUMBER

Name: N/A Reg. N°:

Address:

Phone N°: Fax N°: Email:

CRAFTSMAN GASFITTER

Name: N/A Reg. N°:

Address:

Phone N°: Fax N°: Email:

REGISTERED ELECTRICIAN

Name: N/A Reg. N°:

Address:

Phone N°: Fax N°: Email:

STRUCTURAL ENGINEER

Name: N/A Reg. N°:

Address:

Phone N°: Fax N°: Email:

OTHER CONTRACTOR – TYPE:

Name: Reg. N°:

Address:

Phone N°: Fax N°: Email:

Application for project information memorandum and/or building consent

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

[if you're not sure which clauses are applicable, consult with your builder, designer or architect.]

Clause [tick relevant clause numbers of building code]	**Means of compliance** [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable put n/a]	**Waiver / modification required** [state nature of waiver or modification of building code required; if not applicable, put n/a]
☑ **B1** Structure		VB2000
☑ **B2** Durability		VB2000
☑ **C1** Outbreak of fire		AS1
☑ **C2** Means of escape		AS1
☐ **C3** Spread of fire		
☐ **C4** Structural stability during fire		
☐ **D1** Access routes		
☐ **D2** Mechanical installations for access		
☑ **E1** Surface water		AS1
☑ **E2** External moisture		AS1.
☐ **E3** Internal moisture		
☐ **F1** Hazardous agents on site		
☐ **F2** Hazardous building materials		
☐ **F3** Hazardous substances and processes		
☐ **F4** Safety from falling		
☐ **F5** Construction and demolition hazards		
☐ **F6** Lighting for emergency		
☐ **F7** Warning systems		
☐ **F8** Signs		
☐ **G1** Personal hygiene		
☐ **G2** Laundering		
☐ **G3** Food preparation and prevention of contamination		
☐ **G4** Ventilation		
☐ **G5** Interior environment		
☐ **G6** Airborne and impact sound		
☐ **G7** Natural light		
☐ **G8** Artificial light		
☐ **G9** Electricity		
☐ **G10** Piped services		
☐ **G11** Gas as an energy source		
☐ **G12** Water supplies		
☐ **G13** Foul water		
☐ **G14** Industrial liquid waste		
☐ **G15** Solid waste		
☐ **H1** Energy efficiency		

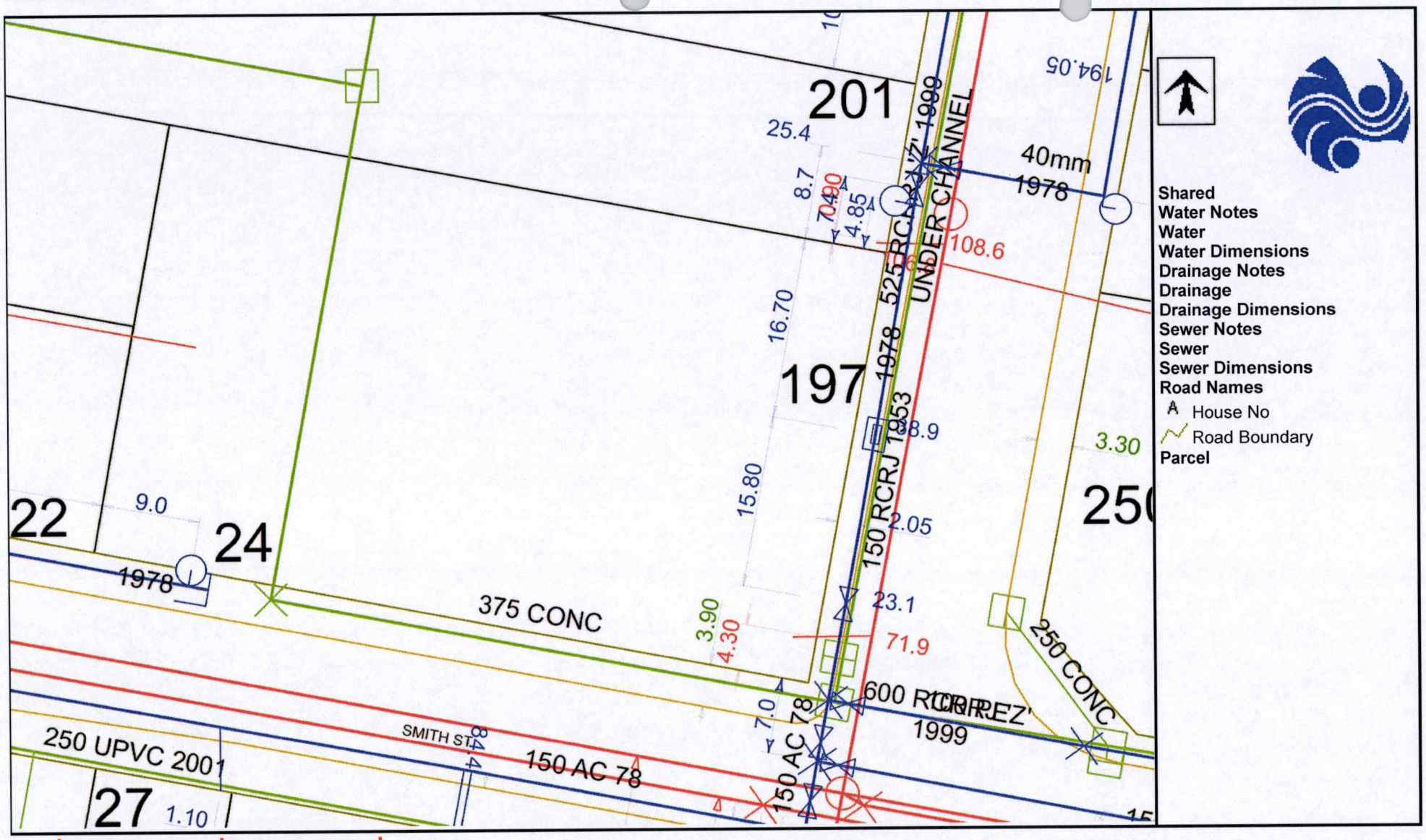
All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

APPLICANT'S SIGNATURE

Signed by or for and on behalf of the Applicant P. on behalf

☐ Owner ☑ or Agent Date: 8/12/09

Note: if acting "for and on behalf", please read the following declaration before signing:- "I hereby declare that I am authorised to act as Agent of the Applicant".



30 m 1 : 500

The user of the information has the responsbility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed.
Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
DCDB Crown Copyright Reserved
Produced by 192.168.0.215 at 09:29
on 18/12/2009



90 m

1 : 1200

The user of the information has the responsbility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed.
Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
DCDB Crown Copyright Reserved
Produced by 192.168.0.215 at 09:27
on 18/12/2009

091267

05 - 12 - 2009

Building Consent Officer,

Dear Sir,

Re: Application for Building Consent for
Mr and Mrs Gibson,
197 Williams Street,
Kaiapoi.

Ground Condition Justification

The soil supporting the footings shall be assumed to be good as on inspection it was noted that the two storey weatherboard steel roof dwelling on a timber floor on similar soils showing no signs of unsatisfactory behavior attributed to soil conditions.

2) Sediment Control Management Plan

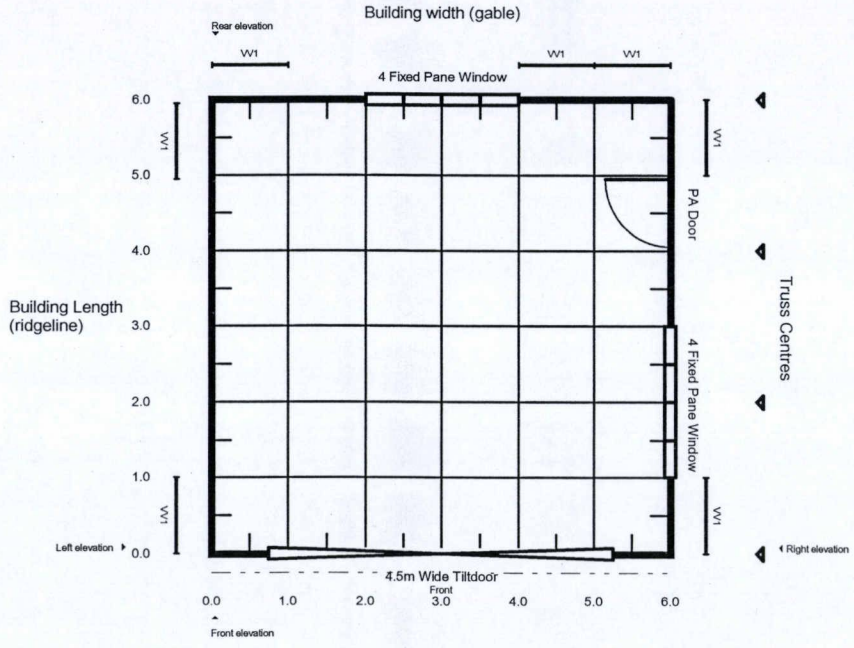
We propose to manage erosion and sediment on site in the following ways:

- This site is a residential site and it has a shingle driveway and only one entry/exit minimizing mud being carried out on to the road.
- The site will be lightly scraped with a bobcat to remove vegetation off site and only the area of the building will be excavated leaving the balance of the site covered in undisturbed grass. Spoil will be loaded directly into a truck and removed from site.
- Our buildings are pre cut and are built very quickly so the site is kept tidy and litter free.
- Concrete trucks are cleaned and the contaminated water contained on site. Downpipes will be connected to existing stormwater as soon as built.

Yours faithfully,

Peter Mc Dermid,
Sales Consultant.

Versatile Buildings 1000 Series Floor Plan
Customer: Mr. & Mrs. John and Brid Gibson,
Site Address: 197 Williams Street,, Kaiapoi,, Christchurch 7630.
Reference: pmcdermid-230
Contact: Peter McDermid, Versatile Christchurch, 03 3488704



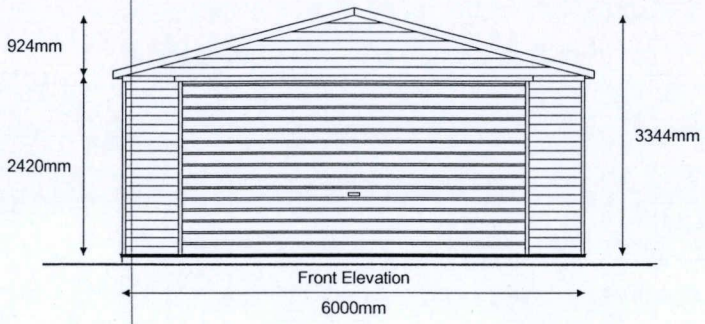
Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10

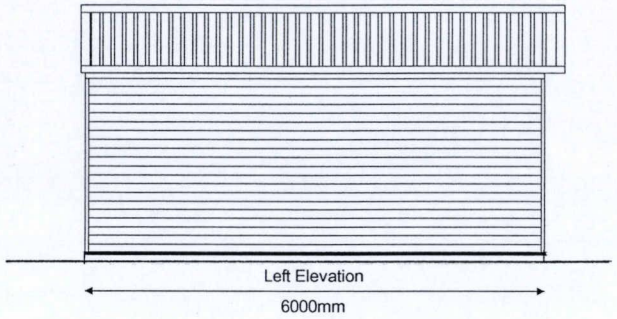
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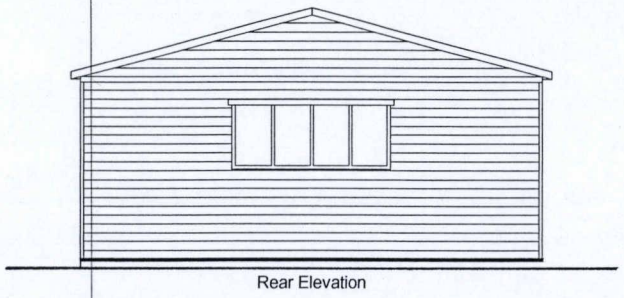
© Versatile Buildings 2007

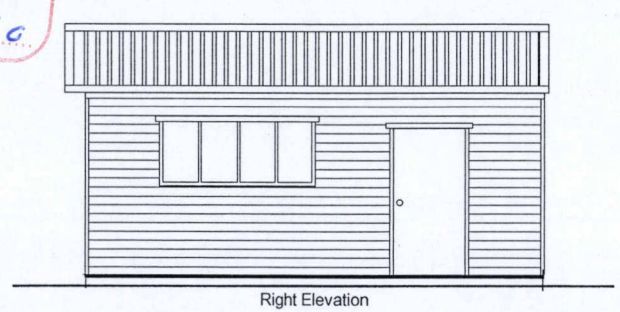
Versatile Buildings 1000 Series Elevations
Customer: Mr. & Mrs. John and Brid Gibson,
Site Address: 197 Williams Street,, Kaiapoi,, Christchurch 7630.
Reference: pmcdermid-230
Contact: Peter McDermid, Versatile Christchurch, 03 3488704





Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/16





091267

Scale 1:100

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* See PIM 250 advised

Versatile Buildings 1000 Series Specifications
Customer: Mr. & Mrs. John and Brid Gibson,
Site Address: 197 Williams Street,, Kaiapoi,, Christchurch 7630.
Reference: pmcdermid-230
Contact: Peter McDermid, Versatile Christchurch, 03 3488704

Model:	Versatile 1000 Series
Size & Stud Height:	6.000m long x 6.000m wide, with 2.4m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 45mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	low wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Cladding profile
Gable Soffit:	Front Only
Downpipes Location:	Front of building
Downpipes Size:	65mm
Aluminium Joinery Glazing:	
Expansion Cuts:	Expansion cuts to control cracking

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 20Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to TPA Specification H1.2 MSG10 framing. Studs shall be 90 x 35mm at 1000mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, WALL FRAME DETAIL for timber grade options and specification. Fix hardware in accordance with Producer Statement VB 2000, WALL FRAME DETAIL.

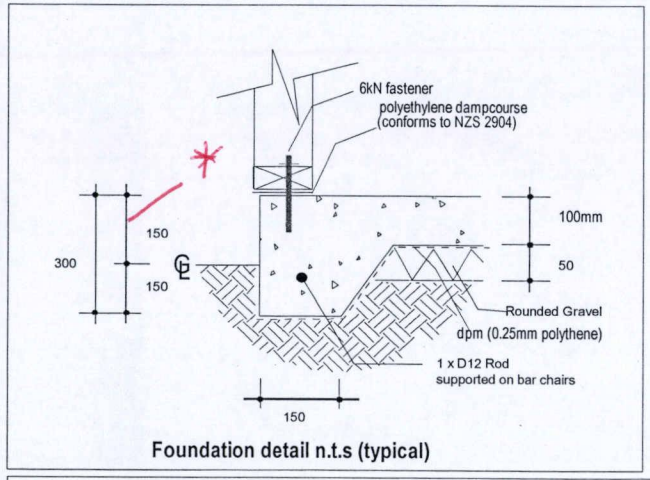
ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1000mm crs fixed to MiTek roof trusses at 2000mm crs. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, TRUSS DETAILS. See truss details and specification in Producer Statement VB 2000, SPAN, LOAD AND TRUSS DETAILS.

SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, LINTEL SELECTION. Fixing details are shown in HARDWARE FIXING DETAILS of VB 2000.

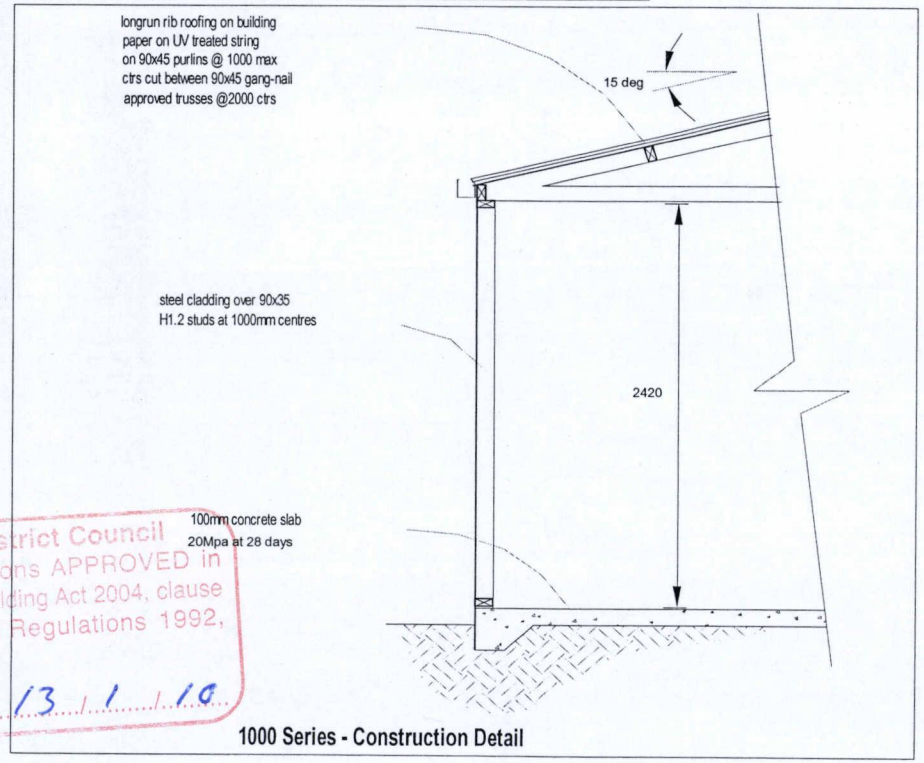
ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

WALL CLADDING: Fix with galvanized clouts as specified in VB 2000.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement



Foundation detail n.t.s (typical)

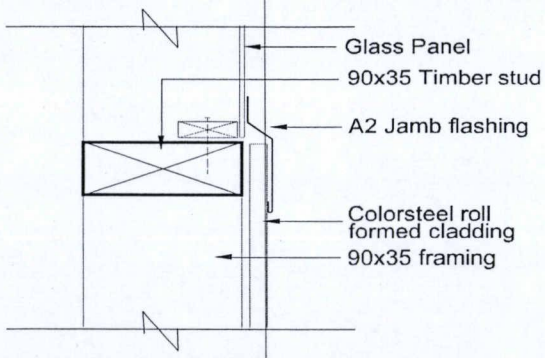


1000 Series - Construction Detail

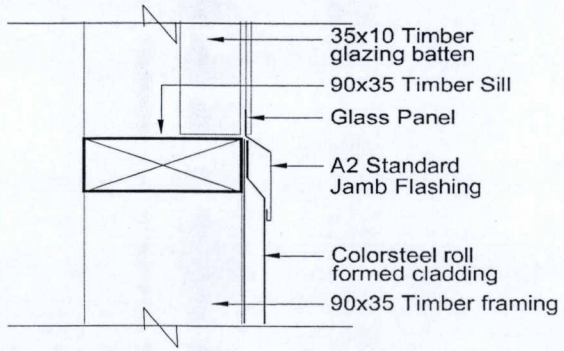
Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10

091267

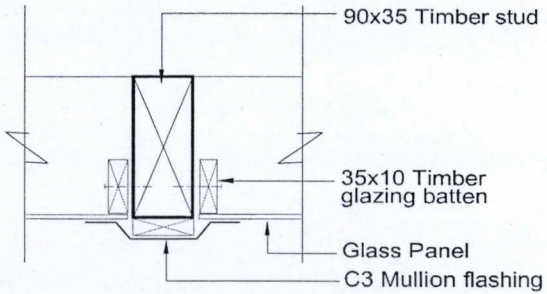
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Standard Window Jamb Detail



Standard Window Sill Detail



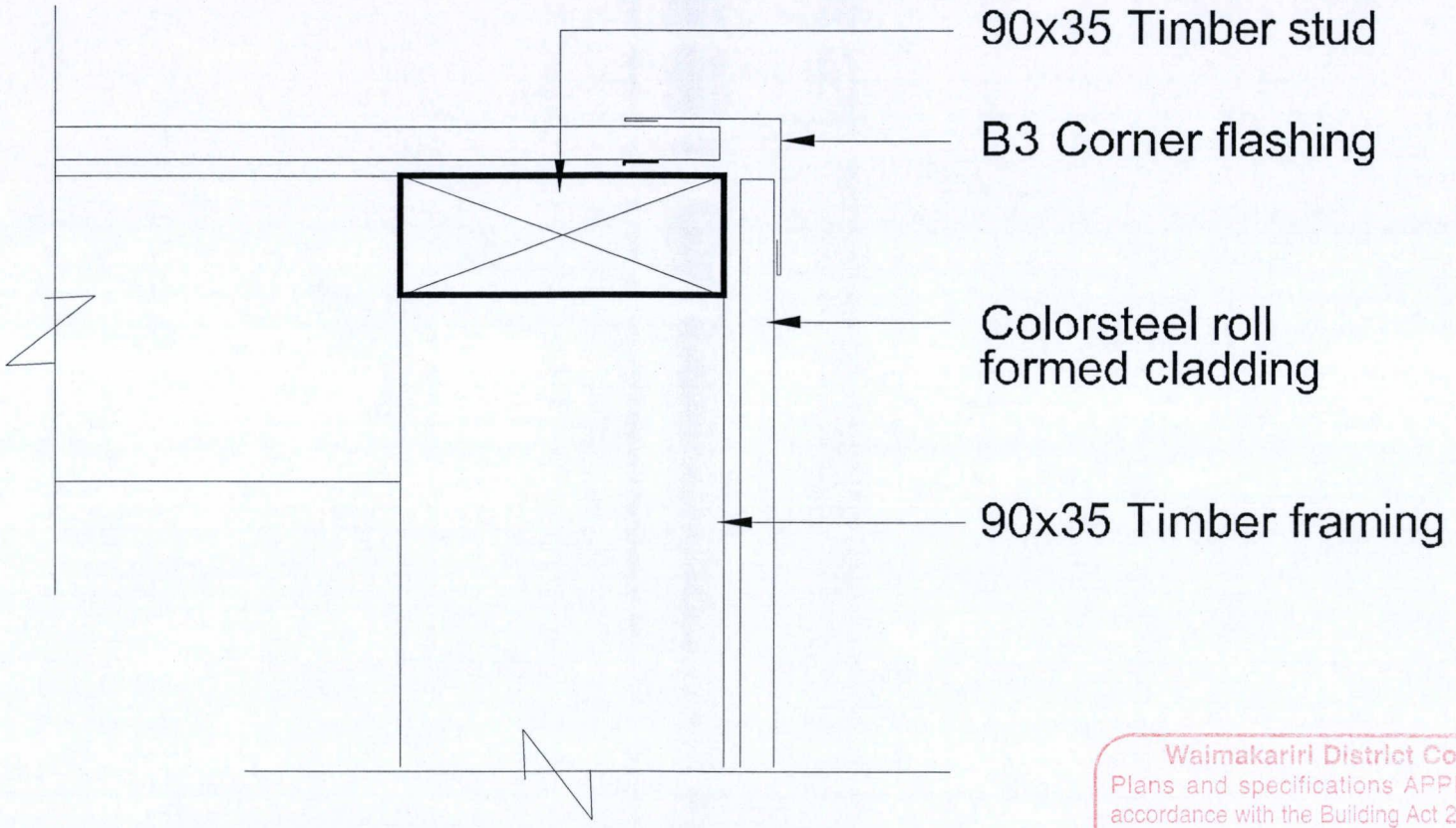
Standard Mullion Detail

Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10

TITLE: Standard Window Details

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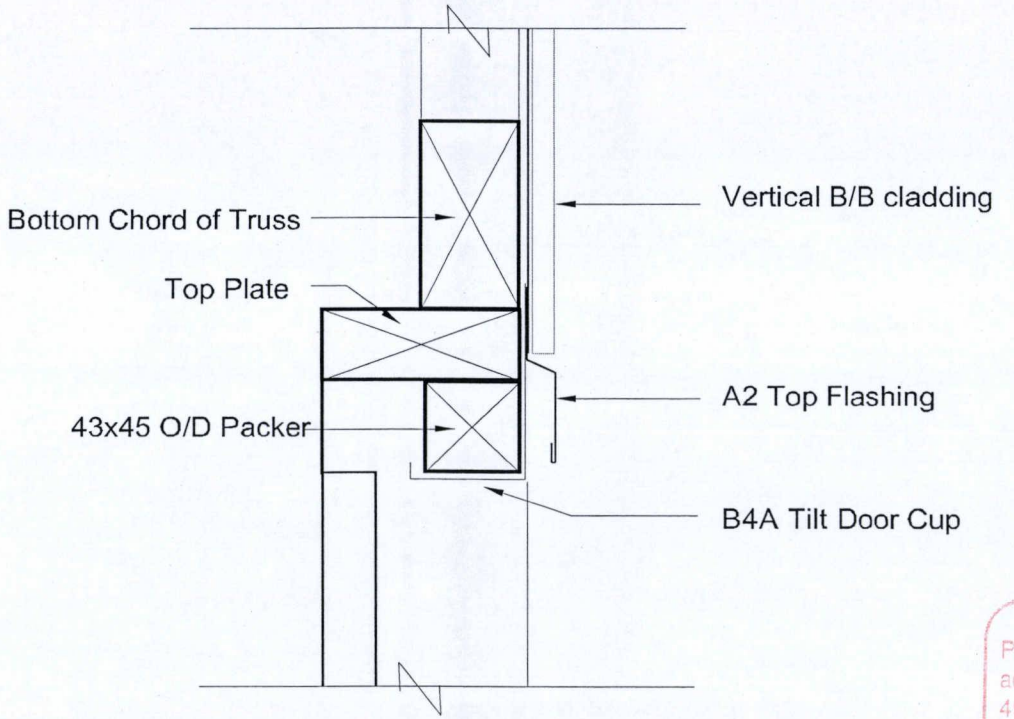
Corner Flashing Detail

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TITLE: Corner Flashing Detail Unlined

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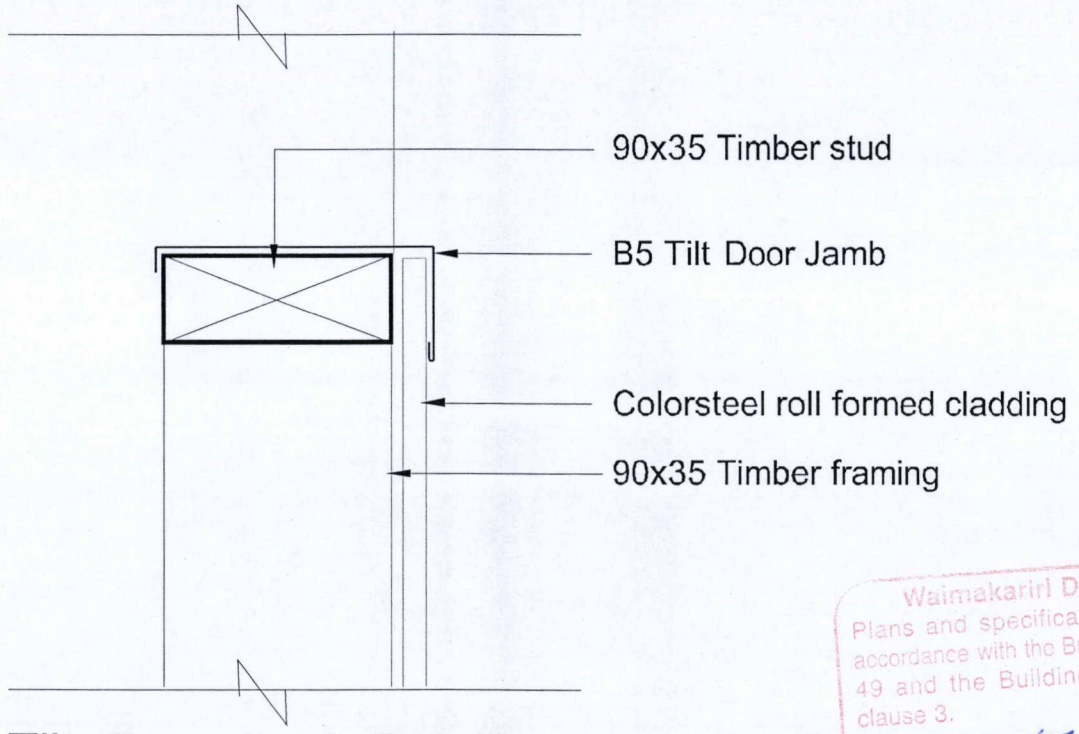
Tilt Door Head Detail - Front Entry

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TITLE: Tilt Door Front Entry

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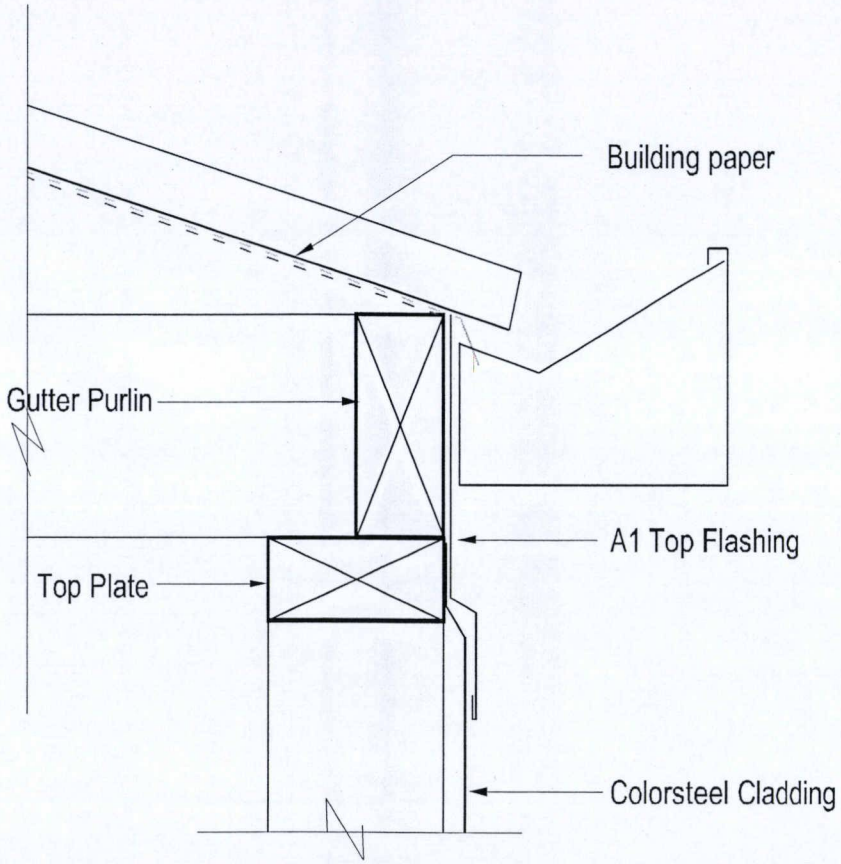
Tilt Door Jamb Detail

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TITLE: Tilt Door Jamb Detail

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Typical Top Flashing Detail

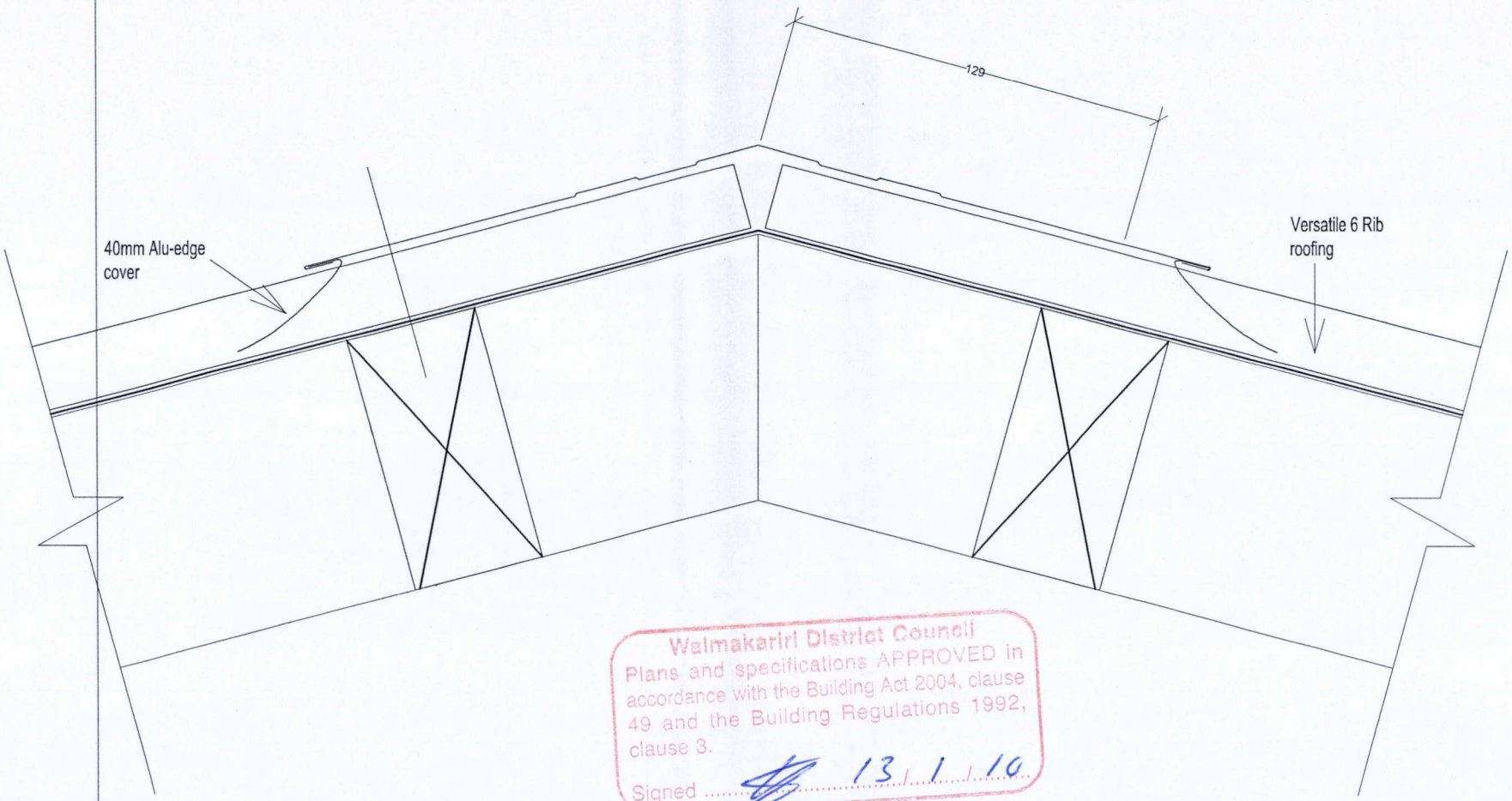
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TITLE: Gutter Detail

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Versatile Buildings 1000 Series Specifications
Customer: Mr. & Mrs. John and Brid Gibson,
Site Address: 197 Williams Street,, Kaiapoi,, Christchurch 7630.
Reference: pmcdermid-230
Contact: Peter McDermid, Versatile Christchurch, 03 3488704

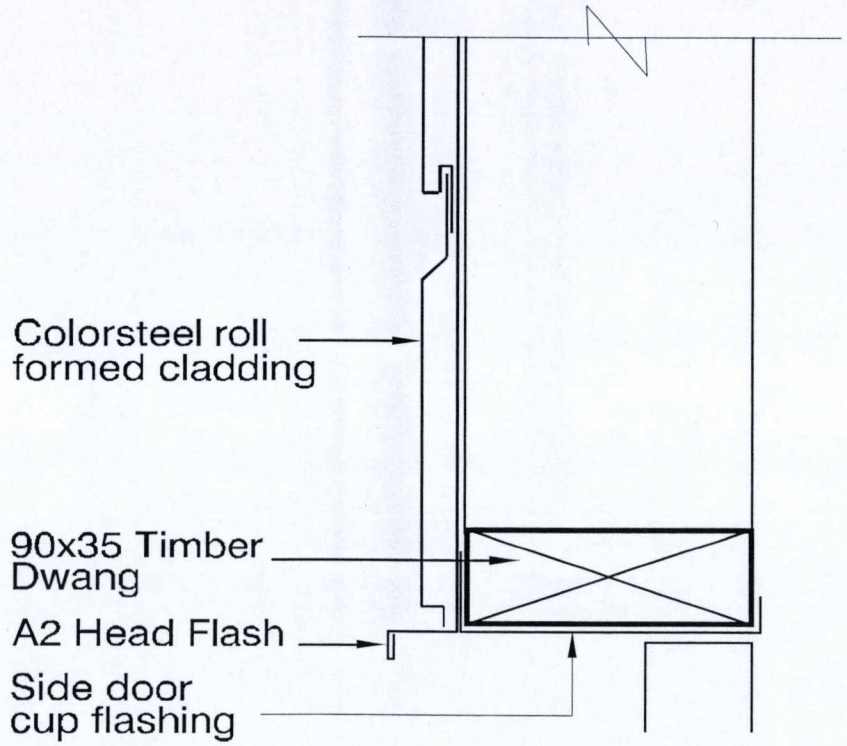


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Typical side door

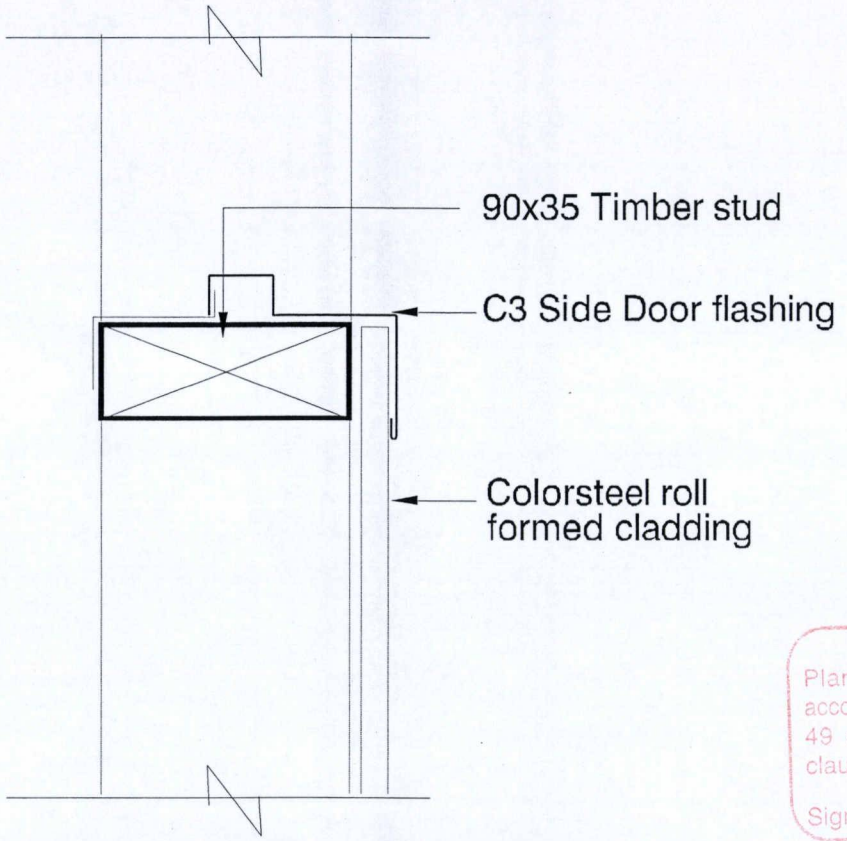
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Side Door Head Detail

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TITLE: Side Door Head Detail

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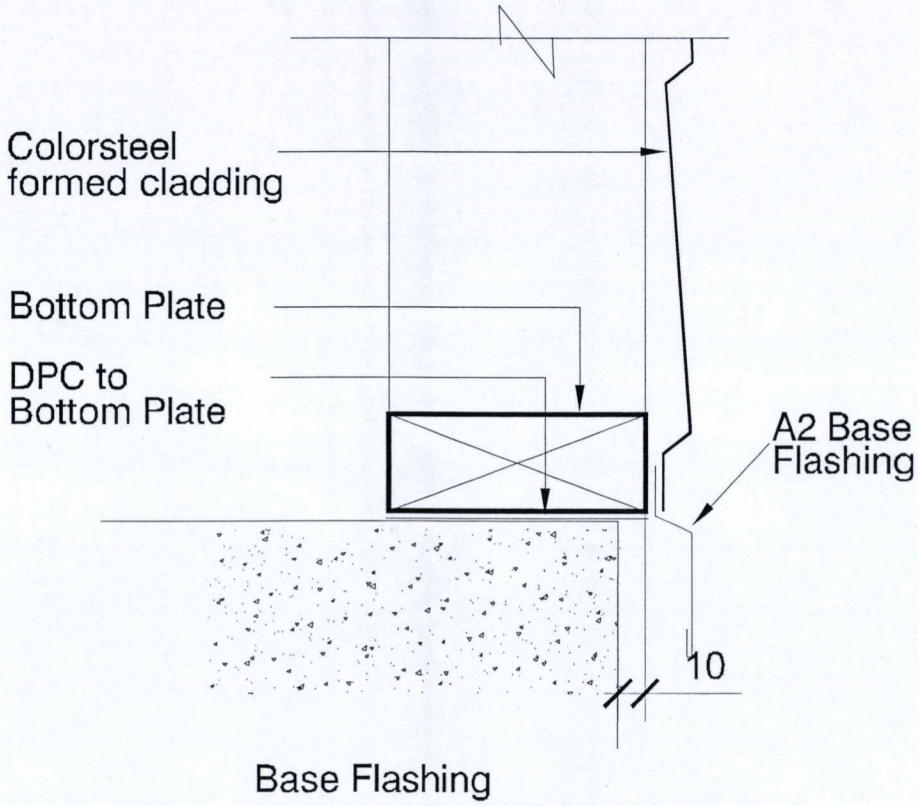
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Side Door Jamb Detail

TITLE: Side Door Jamb Detail

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Base Flashing

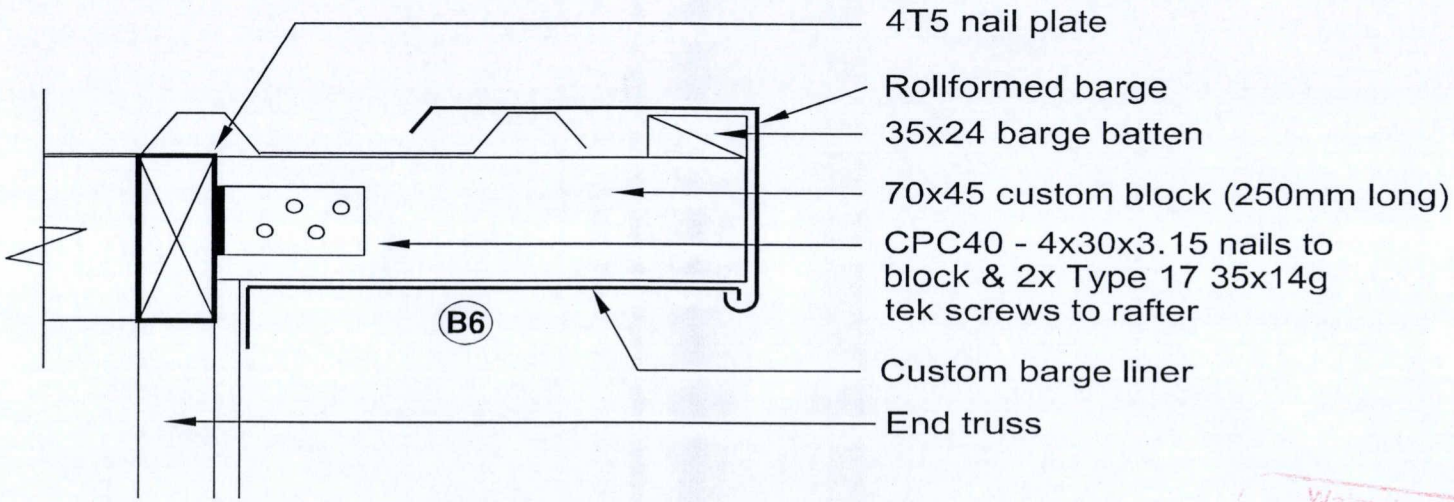
Typical Base Flashing

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TITLE: Base Flashing Detail

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CUSTOM END BARGE DETAIL

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TITLE: Custom End Barge Detail

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VB2000

CONTENTS

SECTION 1 — SPECIFICATION DETAILS

SECTION 2 — FOUNDATION DETAILS

SECTION 3 — WALL FRAMING DETAILS

SECTION 4 — ROOF FRAMING DETAILS

SECTION 5 — HARDWARE FIXING DETAILS

SECTION 6 — WALL & ROOF BRACING DETAILS

CLIENT

Mr. & Mrs. John and Brid Gibson,
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Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
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AUTHORITY

WMC

MiTek™ MiTek New Zealand Ltd.
HOME OF **GANG-NAIL®** BUILDING SYSTEMS

VERSATILE® BUILDINGS

VB2000 091267

PRODUCERS STATEMENT DESIGN

CLIENT

Mr. & Mrs. John and Brid Gibson,
197 Williams Street,
Kaiapoi,
Christchurch 7630.

AUTHORITY

WMC

ISSUED BY: Claude Antony Carter Cook (MiTek NZ Ltd)

TO: VERSATILE BUILDINGS

IN RESPECT OF: PROPOSED GARAGE

MiTek New Zealand Ltd has been engaged by Versatile Buildings to provide engineering design services in respect of the requirements of Clause(s) B1 of the Building Regulations 1992 for part only as specified - Roof Structure to Floor (excluding slab and foundation) of the building work. The design has been prepared in accoardance with AS/NZS 1170 (Parts 0, 1, 2, 3 & 5), NZS 3603:1993, NZS 3604:1999, approved documents of the NZ Building Code and the work is described on MiTek New Zealand Ltd drawings titled VB 2000 Structural Details and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minmum value of $500,000, I BELIEVE ON RESONABLE GROUNDS that subject to:

1. The verification of the following design assumptions:

   i) Light Roof
   ii) Trusses designed to a modified High Wind p=660Pa, and modified Very High Wind p=850Pa with a C_{fig}=-1.1.
   Locations defined as: Sheltered Rural & Open and Exposed Urban Conditions with maximum building height to the apex of 4.2m.
   iii) Snow Load Sg = 0.9kPa
   iv) Buildings designed for Building Importance Level 1, with a 50 year working life.

2. All proprietary products meeting the performance specification requirements, the drawings, specifications and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

Signature

Date: 1st September 2009

Claude Antony Carter Cook
BE (Hons), MIPENZ (ID: 240891)
CPEng, IntPE

VB2000 091267

MANUFACTURERS STATEMENT DURABILITY

CLIENT

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To satisfy the requirements of Clause B2:'Durability' of the New Zealand Building Code, the metal cladding material needs to meet a 50-year durability life. To achieve that, the following provisions must apply:

Range of Product and Use.

Specification:	AS1397:2001
Coating type:	Zinc/Aluminium & painted
Steel thickness range:	0.35mm - 0.95mm BMT
Steel grade range:	G300 - G550
Application:	Cladding for Building Importance Level 1, with a 50 year working life. Refer AS/NZS 1170.0:2002
Fasteners:	Galvanised clouts. Aluminium rivets for all steel components. IFI114:1986

Requirements, Limitations and Exclusions.

- Applicable to buildings in Sea-Spray zone and exposure zones 1,2,3 & 4 in accordance with Clause 4, Durability, NZS 3604:1999 which is an acceptable solution under clause B2 of the NZBC
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance.

Exposure zones 1,2,3 & 4. (All areas other than sea spray zones - see below)

- Rain washing only required on exposed sections, sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every 3 months.

Sea spray zones (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of Geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

Extended Maintenance, Painting or Repainting.

• Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for surface preparation and paint type to be used.

• Evident Corrosion

Areas the show signs of white or red rust/ corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earkier corrosion may start due to moisture and dirt entrapment.
If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References.

1. NZS 3604:1999, clause 4, Durability.
2. Versatile Buildings Assembly Instructions.
3. New Zealand Building Code 2004

Versatile Buildings
112 Waterloo Road, Christchurch
New Zealand
Dated: 1st September 2009

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VB2000

EXPLANATION

CLIENT

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The following designs cover the structural aspects (excluding floor details) of the construction of Versatile Buildings standard range of garages for both the 600 and 1000 Series. The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Stability Design for both roof and walls.

All other aspects of the Structure are constructed in accordance with the standard Versatile Buildings details for Garages.

Copyright: These drawings must not be used without express prior permission from MiTek NZ Ltd. and Versatile Buildings.

These buildings have been designed for a Building Importance level 1, with a 50 year working life. Refer to AS/NZS 1170.0:2002

Patent: 'FlexiBrace' subject to Patent No: 504428 MiTek New Zealand Ltd.

Steel 'Stud Saver' subject to registered Patent No's 330803 & 314494

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VB2000 FOUNDATION DETAILS

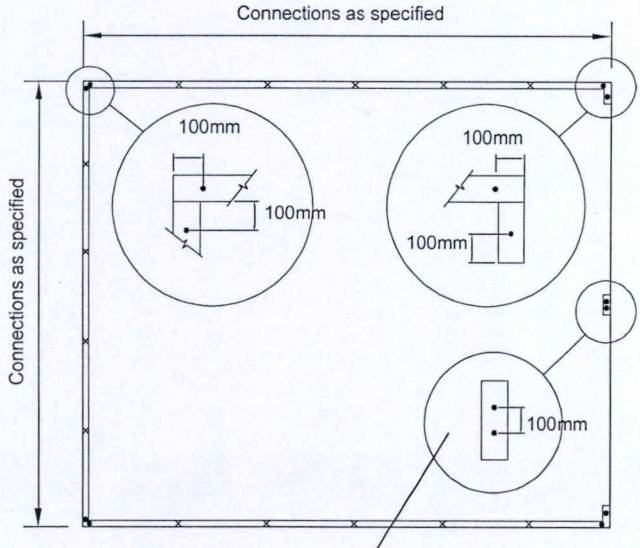
CLIENT

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Christchurch 7630.

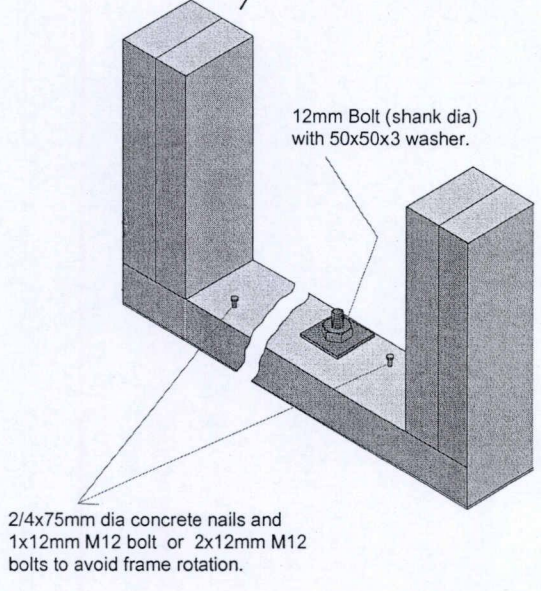
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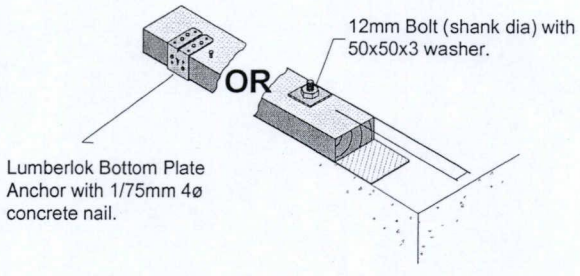
BOTTOM PLATE FIXING LOCATIONS



NOTE: Connections must be applied to all corners and door openings shown and then spaced, as per layout above, between these points



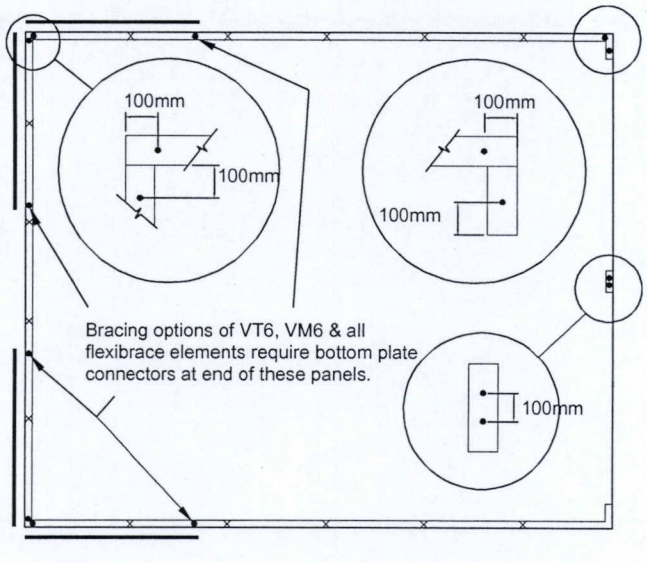
BOTTOM PLATE CONNECTION TYPE



NOTE: For fastener spacing @ 900 ctrs, truss spans building width can be increased by 25%

Wind Load	Max Building	Fixing Spacing
low	12000	1200

BRACING ELEMENT FIXINGS



VB2000 091267

DESIGN INFORMATION

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Design Scope

The VB2000 design series covers the structural requirements for the Purlin fixing, Truss fixing, Truss design, Truss bracing, Wall & Roof Bracing, Lintels, Verandah, Decks & Garaports. All other structural requirements are as per NZS3604: 1999

Building Erection

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixings must be installed before applying any loads.

Design References

Compliance Document for the New Zealand Building Code Clause B1 Structure Amendment 8

NZS3603:1993 Amendment 4
Cited Verification Method

NZS3604:1999 Amendment 2
Cited Acceptable Method

AS/NZS1170 Part 0:2002
Cited Verification Method

AS/NZS1170 Part 1:2002
Cited Verification Method

AS/NZS1170 Part 2:2002
Cited Verification Method

AS/NZS1170 Part 3:2002
Cited Verification Method

ANSI/TP11 - 2002
Alternative Solution

Truss Joints

GANG-NAIL plates are to be pressed into both sides at each joint by a licensed GANG-NAIL fabricator

Load Details

These drawings have been prepared using the above design loads.
It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

Design Loads

Dead loads for Light Roof

Trusses:

Top Chord = 0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).

Bottom Chord = 0.20kPa for trusses @ 1200 crs with ceiling.

Live loads

Top chord - 1.1kN concentrated load, 0.25kPa uniform load.

Bottom chord - 0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.

Deck: 2.0kPa uniform load.

Wind loads

Buildings designed for a modified UP TO HIGH wind conditions.

Seismic loads

Siesmic Zones A, B or C.

Snow loads

Buildings designed for Sg = 0.90kPa 50 years working life, region N4 Altitude = 150m, N5 Altitude = 300m.

Buildings designed for Sg = 0.90kPa 25 years working life, region N4 Altitude = 200m, N5 Altitude = 400m.

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.

Buildings designed for Building Importance Level 1. Refer AS/NZS 1170.0:2002

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WALL FRAME DETAIL

Stud Design Table

Wind Load	Wall Height (mm)	Stud Ctrs (mm)	Size & Grade
low	2400	1000	90X35 MSG10

Timber Grade & Design

- Studs are to be constructed in 90 x 35 minimum grade to be MSG10 or better in all situations as described in the table shown above.
- Top plates & bottom plates are to be constructed in 90 x 35 minimum grade to be MSG8 or better.
- All other wall framing members not specified can be non structural grade.
- All purlins, bottom chord stiffeners, and lintels to be minimum MSG8 grade.
- Note: 1000 Series buildings do not have dwangs.

Timber Treatment

- Treated Timber is to be used in the construction of the buildings as defined by the frame and truss requirements in NZS3602:2003. All treated timber is to meet the required standards.
- Minimum H1.2 timber treatment is to be used in all wall framing.
- Treatment of Verandah & Deck construction refer to Verandah and Deck details in this document (if included)
- Trusses including Gable Ends can be untreated.

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SPAN, LOAD AND TRUSS DETAILS

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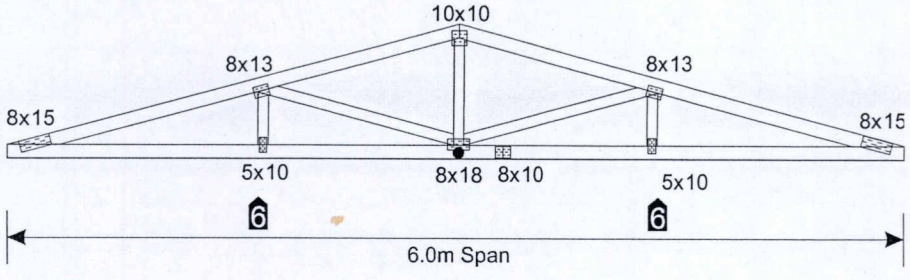
Load Chart

Live Load =	Top Chord - 1.1kN concentrated load, 0.25kPa uniform load.
	Bottom chord - 0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height
Dead Load =	0.15 kPa (Top Chord)
	0.20 kPa (Bottom Chord) trussed @ 1200 crs with ceiling
Wind: Roof =	Cfig = -1.1

Span Chart

Truss Centers	Wind Load	Snow Load (kPa)
2000	low	0.9

6,000 Span



NOTE:

1. Truss Top Chord pitch range is 15°, 20°, 25°, 30°
2. ● Indicates location of Bottom chord brace (truss stiffener)
3. 8 Indicates the truss camber (typical)
4. All truss plates are Gang-Nail® GNQ type
5. All top & bottom chords are to be MSG8 90x45 Douglas Fir or Radiata Pine
6. All webs are to be a min. MSG8 - 70x45 Douglas Fir or Radiata Pine.

Construction Tolerances

NOTE: Nail plates are to be fully pressed home on both sides of joints.
The nail plate axis must be located in the specified or indicated direction.

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TRUSS DETAILS

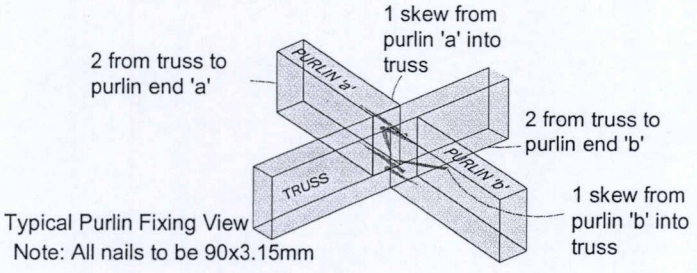
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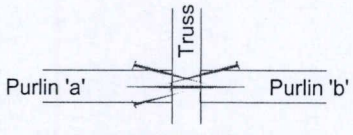
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Purlin Fixing Detail



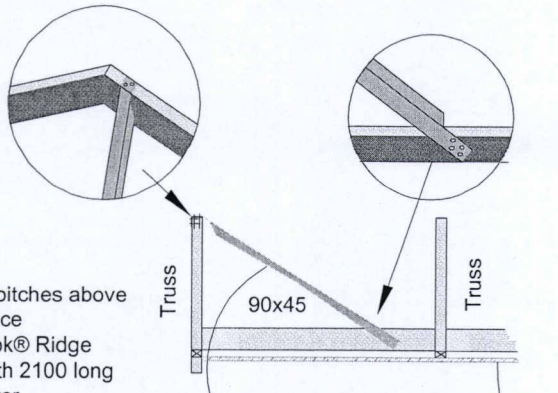
Typical Purlin Fixing View
Note: All nails to be 90x3.15mm



Typical Purlin Fixing Plan View

Note: All nails to be 90x3.15mm

Ridge Brace



For roof pitches above 15° replace Lumberlok® Ridge Brace with 2100 long Stud Saver.

1500 long Lumberlok® Ridge Brace cropped at each end to allow nailing to truss chord and bottom chord runner. 4x30x3.15 nails each end

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HARDWARE FIXING DETAILS

CLIENT

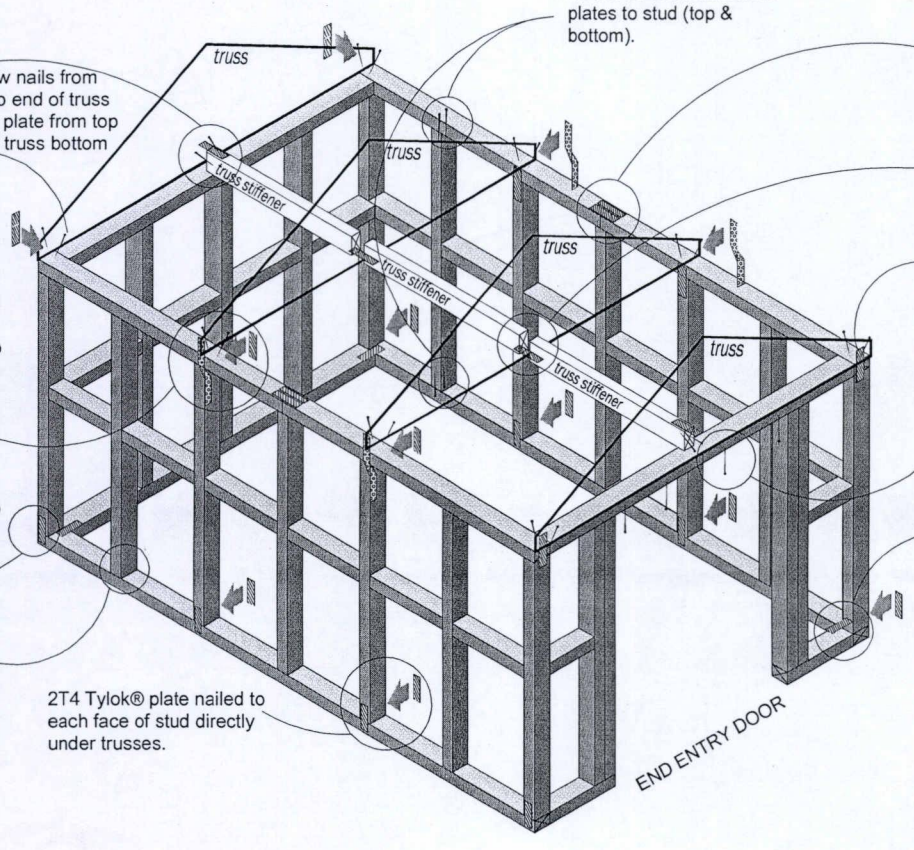
Mr. & Mrs. John and Brid Gibson,
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Hardware Fixing Locations

Gable Entry



2/70 x 3.15mm skew nails from truss outside face to end of truss stiffener, 4T5 Tylok plate from top of stiffener to top of truss bottom chord.

LUMBERLOK® CT200 with 7/30 x 3.15 nails into truss chord & 4/30x3.15 nails into stud & top plate. 2T4 Tylok plate to inside of stud & top plate.

2T4 Tylok® plate to each corner (side wall face of stud).

Refer to Firewall Connection Details

2T4 Tylok® plate nailed to each face of stud directly under trusses.

2/70 x 3.15mm nails from plates to stud (top & bottom).

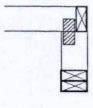
Pair of 4T5 Tylok® plates placed centrally over join on upper face of top plate. Required on sidewall top plate only.

4T5 Tylok® plate nailed to bottom of truss stiffener.

4T5 Tylok® plate nailed from bottom chord of truss to stud at every corner

70 x 3.15mm nails at 600 crs from top plate to truss between tilt-door opening.

2T4 Tylok® plate to top face of bottom plate at each corner (typical).



NOTE: 1) Hardware fixings apply to all 600, 950 & 1000 series buildings. 2) 1000 series buildings do not have dwangs.

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EXPLANATION

CLIENT

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The Building Stability Design of the standard range of garages is broken down into two separate areas, and are as follows: -

Roof Bracing

Using a diaphragm approach, the roof is braced using a series of Strip Brace and / or Multibrace patterns in the plane of the truss top chords to transfer the wall and roof wind demand to the top plates. The loads at the top plate level are then transferred to the foundation through the wall bracing system.

The layouts of Strip Brace and Multibrace patterns are determined by the size and shape of the building plus the relevant wind zones appropriate for that design. These layouts are determined on the VB2000 Series drawings on the following pages.

Wall Bracing

Using a Bracing Units approach the tables shown on the following pages give the loading demand of the respective buildings dimensions and wind loads. The use of wall cladding and / or Secondary Bracing systems provides the method of achieving the required bracing demand. These cladding and secondary bracing units are detailed on the following pages also.

Within allowable side wall and end wall length ratio there is an ability to brace buildings on all three sides only when large door openings make installation of braces impossible. The bracing demand in these situations is laid out in the tables on the following pages.

The VB2000 Series covers stand alone buildings up to but no greater than a width and or length of 12m. In cases where partion walls are available, buildings can be over the 12m overall dimension provided the rules on the following page are followed and installed as per the diagram shown on the following page.

All Angle Brace, Strip Brace, Multibrace & Flexi-Brace options can be located anywhere along the braced wall provided they fit the required dimensions.

CLIENT

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BRACING DEMAND RULES

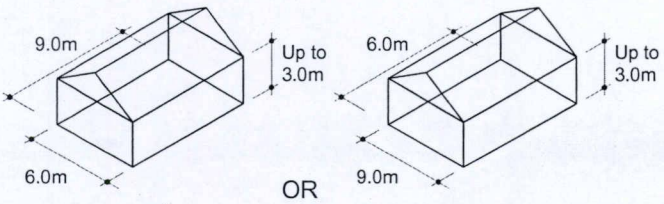
1. BUILDING DIMENSIONS

The maximum building dimensions must not exceed 12m in width and or length.

2. SIDE/END WALL RATIOS DEFINITION

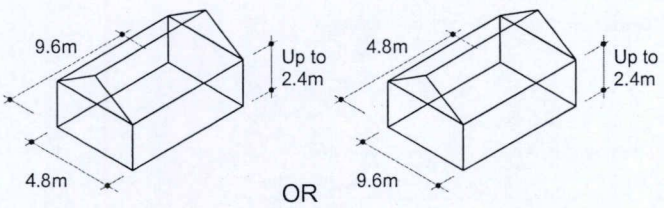
a. 1 to 1.5 Ratio applies only when 3 walls of bracing are available (See rule 3a) on L,M,H & V/High Wind Loads up to 3.0m high.

e.g.



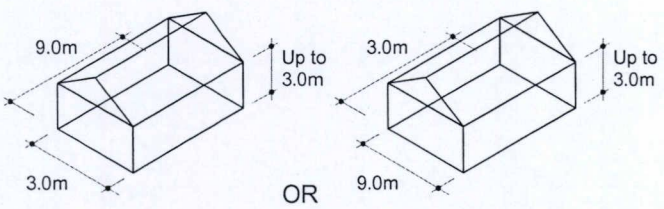
b. 1 to 2 Ratio applies only when 3 walls of bracing is available (See rule 3a) on L, M,H & V/High Wind Loads up to 2.4m high.

e.g.



c. 1 to 3 Ratio applies only when 4 walls of bracing is available (See rule 3b) on L, M,H & V/High Wind Loads up to 3.0m high.

e.g.



3. WALL BRACING DEMAND OPTIONS

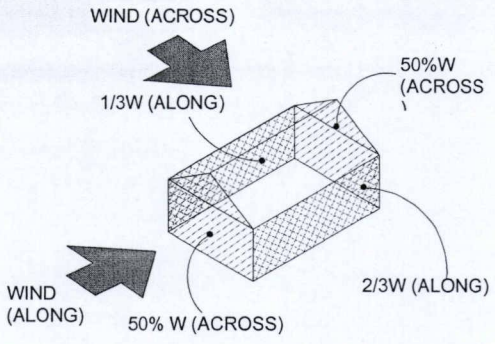
3a. Where 3 walls only are available , establish the demand for ALONG & ACROSS for the specific tables on the following pages. Apply the full bracing unit required to the respective walls and brace accordingly.

3b. Where four walls can be used for bracing, establish the demand on the following pages) by using the tables called "Both end walls available" and "Both side walls available.

NOTE

The shortest two walls must have bracing equally distributed between them.

If that is achieved the Total Bracing Units in the longer walls maybe distributed on a 2/3 to 1/3 split, e.g. A total of 150 Bu's can be distributed in one of the longer walls and the remaining BU's distibuted to the other longer wall. (See below)



CLIENT

Mr. & Mrs. John and Brid Gibson,
197 Williams Street,
Kaiapoi,
Christchurch 7630.

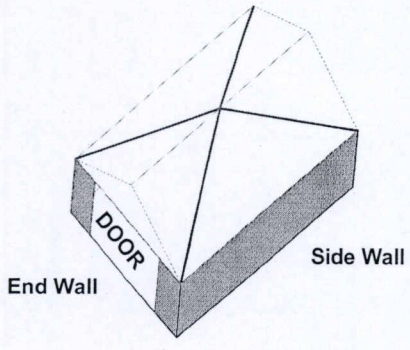
AUTHORITY

WMC

VB2000 091267

ROOF BRACING

BRACING 6.000m Width, 6.000m Length, low Wind Zone



ROOF BRACING NOTES

Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of the purlins, fix each end with 5/30 x 3.15 nails (typical) Fix at crossings with 2/30 x 3.15 nails.

VB2000 091267

WALL BRACING

CLIENT

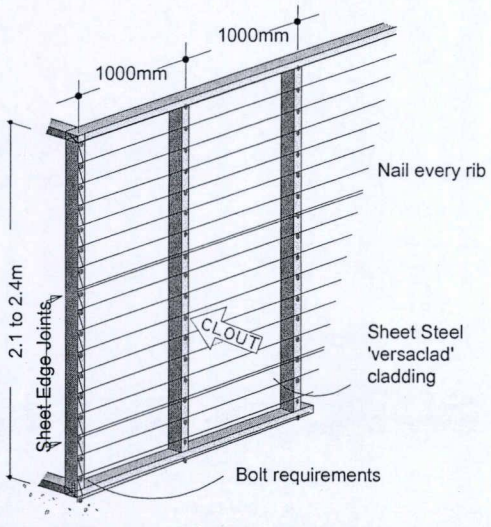
Mr. & Mrs. John and Brid Gibson,
197 Williams Street,
Kaiapoi,
Christchurch 7630.

AUTHORITY

WMC

BRACING ELEMENT **VV1**

Wind Bracing units per 1.0m wall: **43**



091267

LEGEND

refer to: Producer Statement, VB2000, for bracing element & fixing details.

VV1 — VERSACLAD BRACING ELEMENT 1.0 metre wide, full height versaclad bracing panel.

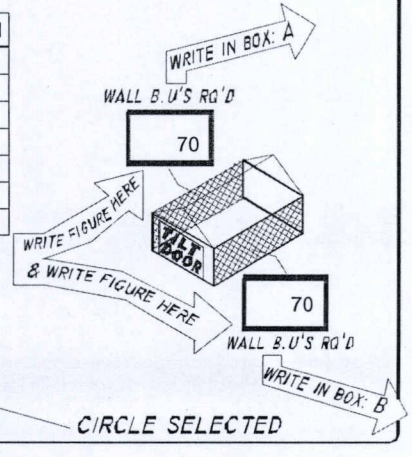
1000 SERIES BRACING V2.0

All secondary bracing ratings must only be used in conjunction with Superclad or Versaclad on external walls. On internal walls lined one side with plaster board, customwood or similar the values can be used on their own to achieve required bracing units

Client : Mr and Mrs Gibson
Order No: 197 Williams Street.
Size : 6000 x 6000mm
Windzone: Low
Roof Pitch: 15 Deg

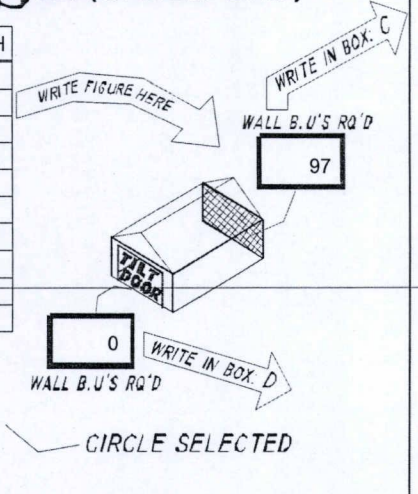
STEP 1: BRACING DEMAND FOR WIND DIRECTION. ALONG = (RIDGE LINE)

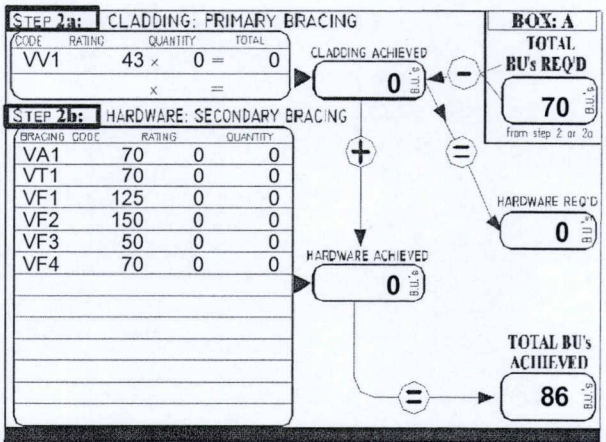
WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	35	46	66	
4000	47	62	88	
5000	59	77	110	
6000	70	92	132	
7000	82	107	154	
8000	94	122	176	
9000	105	138	198	

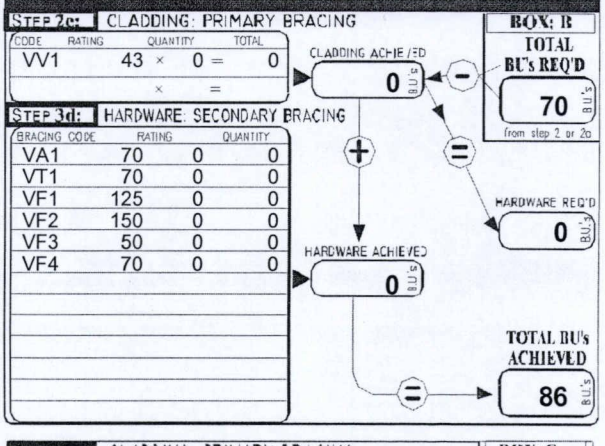


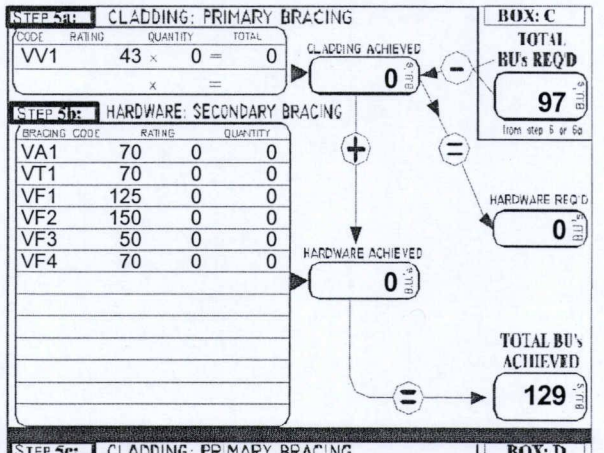
STEP 4: BRACING DEMAND FOR WIND DIRECTION. ACROSS = (GABLE END)

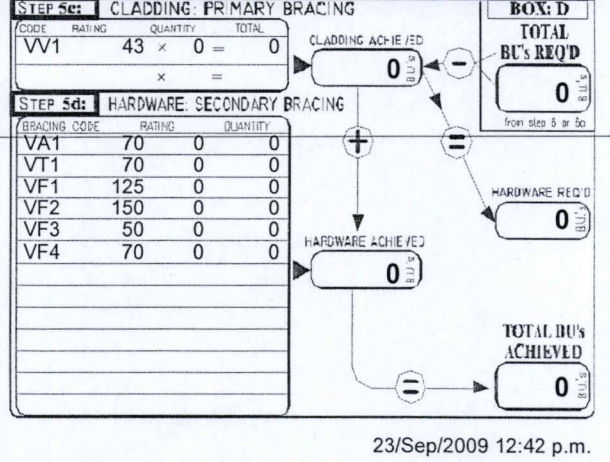
WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	49	65	95	
4000	65	86	126	
5000	81	108	158	
6000	97	130	189	
7000	113	151	221	
8000	130	173	252	
9000	146	194	284	
10000	162	216	315	
11000	178	238	347	
12000	194	259	378	











091267

DRAINAGE - Specification

Compliance standards

NZBC / G13 – AS1,
NZBC / E1 – AS1
AS3500

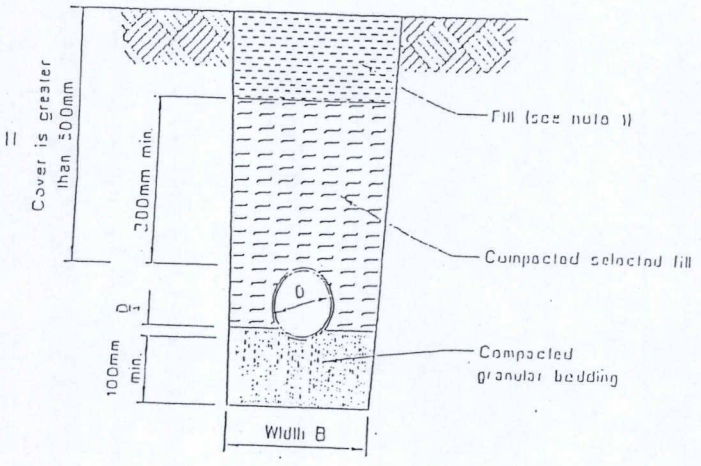
Material

Pipe and fittings including gully traps, inspection and access points, junctions etc - UPVC manufactured and tested to AS/NZS 1254 and AS/NZS 1260
Foul water drains = 100mm diameter
Stormwater drains 90 mm diameter minimum.
Vent pipes (Main) 80mm diameter
Bedding material -
Granular – Graded gravel / stone with a size between 7 and 20 mm.
Selected - Fine grain material excluding top soil suitable for bedding.
Ordinary - Top soil or other excavated materials.
Concrete – 17.5 mpa manufactured to NZS 3109

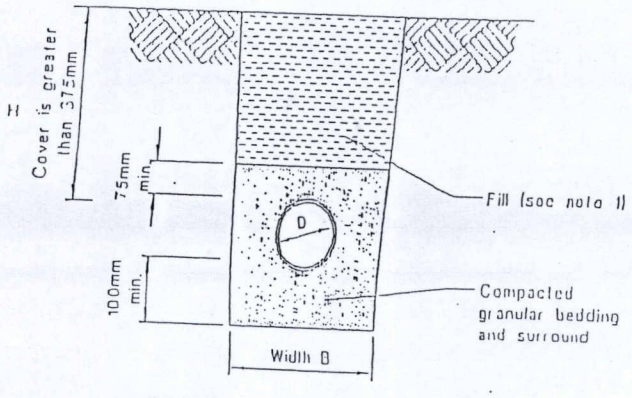
Construction

Drainage work will be carried out under the direction of a person holding a current drain layers licence.
Proposed drainage routes shall be checked on site prior to building construction to assure adequate drainage can be achieved.
Drains shall be laid in as straight a run as practical.
Drains will be bedded in place with materials as specified above.
The drain shall be laid at an even grade over the length of the drain.
Drains will be laid no less than the minimum grade of 1:120 .
Drains laid at a grade greater than 1:90 will be laid with the aid of levelling devices. Jointing of pipes and fittings shall be according to manufactures instructions and with the recommended materials. Glued joints shall include priming where required.
Each drain shall have an 80 mm minimum open vent and this shall be located no more than 10m from the end of a drain.
Inspection / access points shall be installed and located to allow each section of drain to be serviced. An access point shall be located at each branch drain that connects to a soil fixture.
Gully traps shall be installed with the top edge positioned a minimum of 25 mm above paving or 100 mm where the surface is unpaved.

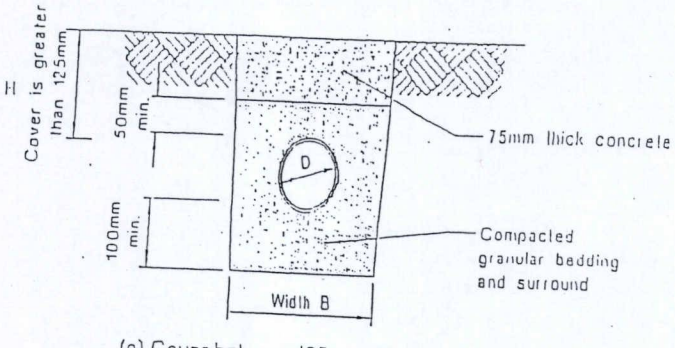
Figure 7: Bedding and backfilling
Reference clause 2.2.6 and 2.2.7



(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



(c) Cover between 125mm and 375mm

NOTE:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

091267

VERSATILE®
BUILDINGS

Spanbild (NZ) Limited
Trading as:
Versatile Christchurch
3 Springs Road, Sockburn
PO Box 11-336, Sockburn
Christchurch 8443, New Zealand
Phone (03) 348 8704
Fax (03) 348 9093
christchurch@versatile.co.nz

10 – 12 - 09

Waimakiriri District Council,
Att : Building consent officer.

I John Gibson authorise Versatile Buildings to act as my agent for the attached garage Building consent. I understand I am responsible for all costs incurred.

Yours faithfully

John Gibson.



091267

20 NOV 2009

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

REGISTRAR-GENERAL OF LAND NEW ZEALAND

R.W. Muir
Registrar-General
of Land

Search Copy

Identifier	**CB21A/975**
Land Registration District	**Canterbury**
Date Issued	28 March 1980

Prior References
CB235/274

Estate	Fee Simple
Area	2023 square metres more or less
Legal Description	Part Rural Section 338E

Proprietors
John Graham Gibson and Barbara Jane Ellison-Smith

Interests
6354222.3 Mortgage to Mortgage Holding Trust Company Limited - 22.3.2005 at 9:00 am

WAIMAKARIRI DISTRICT COUNCIL

Memo Pad

Waimakariri District Council 215 High Street PO Box 387 Rangiora
Tel: (03) 311 8240 Fax: (03) 313 1645 www.waimakariri.govt.nz

Date: 13/1/10

Job: _____ Job Number: 091267

Location: 197, WILLIAMS ST

Page No	Issues & Queries	Comments
	MEDIUM B 1-5m	
	RESOURCE CONSENT REQD FOR SETBACK	ISSUED 6/1/10
	FLOOR LEVEL 250mm MIN ABOVE KERB (508 PIM).	
	BRACING VIA CLADDING VU1	

These pages must be kept with the file copy.

Consent Officer: L. BITTLES Date: 13/1/10

PRIME BUILDING COMPLIANCE
The one-stop building compliance company

Vetting - Non Habitable Buildings

Provided	Further info needed
☐	☐

BC: 091267

NAME: GIBSON

Importance Level Confirmation

1	2
☑	☐

DOCUMENTS

PIM to come ✓

- ☑ ☐ Application form correctly filled out
- ☑ ☐ Current Lawful use noted
- ☑ ☐ Year of Construction noted
- ☑ ☐ Schedule of Compliance with NZBC
- ☑ ☐ Agent authorisation form
- ☑ ☐ CT or S&P agreement
- ☑ ☐ Specifications
- ☑ ☐ Specific Design Producer Statement & Calculations (if applicable)

PLANS

- ☑ ☐ Plans acceptable (Clearly drawn and scaled
- ☑ ☐ Site Plan - levels, North Point, Buildings identified
- ☑ ☐ Foundation Plan
- ☑ ☐ Elevations with ground levels
- ☑ ☐ Cross section(s)
- ☑ ☐ Construction details
- ☑ ☐ Drainage Plan/Stormwater/Soak Pit
- ☑ ☐ Floor plan(s) - Ground and First floor
- ☑ ☐ Bracing Calculations
- ☐ ☐ Truss, PS, layout
- ☑ ☐ Framed Roof/Connections

Comments:

Processing Check Sheet
Accessory--Non-Habitable Building

Building Consent Number 091267

CLAUSE	Checked	MEANS OF COMPLIANCE AND COMMENTS
Not applicable = — Further info reqd = ✖ Compliant = ✓		**"Producer statement meets criteria" checks must record the authors name and authors number if applicable. The Producer statement must be signed and dated by the processor.
Documentation		
**Producer statement meets criteria	✓	
PIM issues		
RC lodged / granted	✓	GRANTED FOR SETBACK 6/1/10
Earthquake Zone	✓	Zone A, Zone B
Wind Zone	✓	Low, Med, High, Very High, Specific Design
Snow Zone 4 for Engineering Design	✓	Altitude = 1-5 m, (Sg = 0.9 kPa min)
Snow Load for NZS 3604		0.5 kPa @150m, 1.0 kPa @250m, Specific Design > 250m
Plans Site Specific	✓	GENERIC
Specs Site Specific	✓	GENERIC
Schedule of Compliance	✓	
A1 Classified Use	✓	GARAGE
Producer Statements	✓	
Structural Calculations	—	
Specified Intended Life not less than 50 yrs	✓	Condition on consent if 50 years or less
B1 Structure		
**Producer statement meets criteria	✓	
Footing depth and width	✓	
Foundations/Post holes	—	
Steel & Sizing	—	
Slab thickness and ties	✓	
Mesh 665, 668, Other (specify)	—	NO MESH
Saw Cuts	✓	
Timber Grade	✓	
Floor Joists	—	
Proprietary beams / joists (Specify)	—	
Fixings	✓	
Stud Sizes and Centres GL	✓	
Lintels	✓	
Lintel fixings	✓	
Bracing Calculations	✓	CLADDING UU1
Brace Distribution	✓	
Truss Design, layout and PS	✓	
Roof Framing – Rafters	—	
Roof Truss / Rafter Fixings	✓	
Purlin fixings	✓	
B2 Durability		
**Producer statement meets criteria	✓	
Durability Evaluation 50 years/15 years	✓	
Generic Materials	✓	
Timber Treatment	✓	
Steel Protection	✓	
Fixings	✓	

C2 Means of Escape		
**Producer statement meets criteria		
Escape Path (24m max DEOP)		
Hinged PA door if enclosed		
C3 Spread of Fire		
**Producer statement meets criteria		
Distance off boundary (1.0m)		
District Plan setback		
C4 Structural Stability during fire		
**Producer statement meets criteria		
Structure and Base Fixings		
D1 Access Routes		
**Producer statement meets criteria		
Slip Resistance Ext Steps / Ramps		
E1 Surface Water		
**Producer statement meets criteria	✓	
Min Floor Level (refer to PIM)	✓	250mm min above kerb
Site Levels	✓	
Down Pipe (size to pitch and area)	✓	
External Gutter Capacity	✓	
Pipe Size and Gradient / Catchment Area	✓	
Inspections, Bedding and Backfill	—	
Soak Pit Size and Construction	—	
E2 External Moisture		
**Producer statement meets criteria	✓	
Cladding Systems	✓	
DPM Under Slab and termination	✓	
Floor & Cladding to Ground & Paving	✓	
Window/Door Flashings to opening	✓	
Window materials	—	
Door materials	—	
Door and window support angles and bars	—	
Airseals on PEF Backing Rod	—	
Building Wrap Air Barrier (Gable End etc)	—	
Wall Penetrations	—	
Roofing Underlay Orientation and support	✓	< 8° horizontal plus support / 8°+ vertical self support
Roofing Profile to suit pitch	✓	
Roof/Wall Junction flashings	✓	
F2 Hazardous Building Materials		
Glazing/Asbestos		
F4 Safety from Falling		
Upper level Opening Windows		
Barriers to Decks, Stairs and Landings		
G4 Ventilation		
**Producer statement meets criteria		
Ventilation(5% of floor area for office)		
Ventilation Rate		
G9 Electricity		
**Producer statement meets criteria		Standard Condition # 19
Energy Certificate		

Processing Attachments and Completion Sign off

Producer Statements ☑ Memo Sheets ☑ Alternative solutions form(s) ☐ Working file notes ☑

Inspections Scheduled ☑ Forms Signed & Dated ☑ Alternative solutions form ☐ Check Statutory Clock ☐

Processing has been completed by: L. BITHRAY and approved for validation

Signature: _____ Date: 13/1/10

NOTES

Validation Checklist		
Review PIM requirements, hazards etc	✓	Wind, Earthquake, Snow, Bearing, Flooding etc
Is Resource consent required ?	✓	Lodged, Granted, Section 37
Review Processing and Correspondence	✓	
Documents specific to project	✓	PS1, Truss design, Effluent design
Review documents for inconsistencies	✓	
Processing Decisions Justified	✓	
Alternative Solutions Justified		File notes for L1, AS Forms completed for L2 and 3
Risk assessment - Environment		Taken into account by processor + Notes for Inspector
- Design		Taken into account by processor
- Construction		Notes for Inspector to convey to Builder
- Inspection		Notes for Inspector
- CCC Sign off		Notes for Inspector and auditor
Compliance Schedule information	✓	Inspection, maintenance & recording for specified systems
PS1 exclusions acceptable	✓	
Inspections Correct	✓	Type and Number
Construction Reviews by consultants	✓	Advice notes on Consent
PS4's Required	✓	Advice notes on Consent
Notes for Inspectors as required	✓	In working file

Validation has been completed by: DJC and consent approved for issue.

Signature: _____ Date: 4/2/10

NOTES

15. Feb. 2010 14:18 Bayleys Real Estate Queenstown No. 1608 P. 1

Att: Ross Sharland 0664 3 3559521

CGT NIL 081267

Eighth Edition 2008 (2)

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand Inc and by Auckland District Law Society.

DATE: 15 Feb 2010

VENDOR: John Graham Gleeson and Barbara Jane Ellison-Smith.

RECEIVED 4 JUN 2010 BY:

PURCHASER: Kenneth Patrick Gerard McCaul and Owen Kenneth Fraser.

PROPERTY Address: 197 Williams Street Kaipoi Part Lot 1 DP 260 and part Lot 4.

Estate: FEE SIMPLE LEASEHOLD CROSSLEASE (FEE SIMPLE) CROSSLEASE (LEASEHOLD)
STRATUM IN FREEHOLD STRATUM IN LEASEHOLD (If none is deleted fee simple)

Legal Description: being proposed subdivision of part rural section 3358
Area (more or less): Lot/Flat/Unit: 1 + 4 DP: Unique Identifier or CT: CB21A/975

Legally describe as 750 sqm more or less being a proposed subdivision of (normal description of the title attached.) PS settlement to be 5 working days from the issue of new title or a date of their choosing, if later by mutual agreement.

PAYMENT OF PURCHASE PRICE
Purchase price: $ 590,000 Plus GST (if any) OR Inclusive of GST (if any).
If neither is deleted (the purchase price includes GST (if any).

GST date (refer clause 12.0):

Deposit (clause 2.0): $ 90,000 on acceptance of this offer made payable to the Vendors Real Estate Company Limited Trust Account.

Balance of purchase price to be paid or satisfied as follows: 31st March 2010 BKS

(1) By payment in cleared funds on the settlement date which is

OR

(2) In the manner described in the Further Terms of Sale.

Interest rate for late settlement: 14 % p.a.

POSSESSION Possession date (clause 3.0): 31st March 2010 or sooner or later by mutual agreement

CONDITIONS (clause 8.0)
Finance condition

Lender:

Amount required:

Finance date:

LIM required: Yes/No

OIA Consent required: Yes/No

Land Act/OIA date:

TENANCIES (If any)
Name of tenant: Vacant

Bond: Rent: Term: Right of renewal:

SALE BY:

BAYLEYS
WHALAN DAVID MURRAY LIMITED
A MEMBER OF THE BAYLEYS REALTY GROUP

Licensed Real Estate Agent

It is agreed that the vendor sells and the purchaser purchases the property, and the chattels listed in Schedule 1, on the terms set out above and in the General Terms of Sale and any Further Terms of Sale.

RECEIVED
4 JUN 2010 091267

CONSENT BY PURCHASER PRIOR TO ENTRY INTO CONTRACTUAL DOCUMENT

I/We as Purchaser(s) of the property located at:-

PROPERTY ADDRESS: 197 Williams Street Kingston

hereby acknowledge that prior to entering into and signing the Agreement for Sale and Purchase \ ~~Tender~~ \ ~~Auction~~ Agreement that we were given a copy of an Approved Guide issued by the Real Estate Agents Authority; and we then entered into the Agreement for Sale and Purchase \ ~~Tender~~ \ ~~Auction~~ Agreement as Purchaser(s). I/We further acknowledge that at the time we entered into this Agreement for Sale and Purchase \ ~~Tender~~ \ ~~Auction~~ Agreement we did so freely and voluntarily, without any influence or duress, and we confirm that we were offered the right of legal advice before entering into the same.

X [redacted] / [redacted] *[Purchaser Initials]*

FURTHER DISCLOSURE

I/We acknowledge that the following matters (If any) were specifically disclosed to us prior to entering into and signing the Agreement for Sale and Purchase\ Tender \ Auction Agreement.

decision to have no Building inspection

The purchaser acknowledges having been told that the agent and its personnel may be entitled to a commission on referring the purchaser to a mortgage or insurance broker or provider of other services.

X SIGNED Purchaser: [redacted] Date: 15 / 02 / 20 / 10 at 5.20 ~~am~~/pm

X Purchaser: [redacted] Date: 15 / 02 / 20 / 10 at 5.20 ~~am~~/pm

Agent: [redacted] Date: 15 / 02 / 20 / 10 at 5.20 ~~am~~/pm

Form 4

Certificate attached to project information memorandum 091267P

Section 37, Building Act 2004

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

Resource Consent 095418

The applicant is advised that resource consent is currently being sought to erect a garage within a 6 metre setback distance from a road. The details of the project will need to be in strict compliance with the conditions set out in Resource Consent 095418 (still to be approved)

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

_____

Signature

PIM Officer

_____

Position

On behalf of: Waimakariri District Council

Date: 21/12/09

PROJECT INFORMATION MEMORANDUM CHECKLIST

Application Number: 091267 **Date:** 18-12-09

Valuation Number: 2175122100
Legal Description: Pt RS 338E (Lot 1 DP 414929) (C/T) or S&P (Please Circle)
Address: 197 Williams St, Kaiapoi
Project: Garage
Floor Area: 36m²
Value: $ 12000 **PIM Fee:** $ 75

Information to be included on PIM:

BP (Y) / N REC (Y) / N CT (Y) / N COV (Y) / N
Ecan Consent: Y/N Consent Number: CRC_____ Well No: _____

Wind Zone: (M) H VH SD (Please circle) **Zone:** Residential 2
Approx. Metres AMSL: 1.5
Snow Zone: 4 **Land Area:** (2023) Lot 1 - 751m²
Earthquake Zone: A / (B) ROW: Y / (N)
Public Drain: Y / (N) New: 36
Ground Instability: Y / (N) Exisiting: 175
Hazards: Y / (N) Total:
Natural Despression/Water courses: Y / (N) **Site Coverage:** % 28 %.
Historic Building: Y / (N) **R/Plane:** (Comply) / Non-Comply / N/A
Protected Trees: Y / (N) **Setbacks:** Comply / (Non-Comply) / N/A refer RC095418
Designation: Y / (N) **Water:** Kaiapoi
Limited Access: Y / (N) **Sewer:** Eastern District
Fill: Y / (N) **Stormwater:** Kerb & channel.
Liquefaction: (Y) / N **Water Race:** Y / (N)
Silent File Area: Y / (N) **Vehicle Crossing:** Required / (Not Required) to be done @ subdn.
Dev Contributions: Y / (N) **Solar Heating:** Y / (N)
WQL8: Y / (N) **Fire type:** —
Easements: Y / (N) **River:** Y / (N) Name: _____
Is CCC still required for existing building? (Y) / N BC080661 Setback: _____

Swimming Pool:	Y / (N)	**Commercial Project:**	Y / (N)		
WQL3/Ecan	Y / N	**Car Parking:**	Y / N	**Section 363**	Y / N
Registration Form	Y / N	**Signage:**	Y / N	**Fire/Evacuation Sch**	Y / N
Fencing	Y / N	**Noise:**	Y / N		
Backflow Preventer	Y / N	**Access:**	Y / N		
		Other:			

Misc items to be addressed on PIM:
RC085291 - decision only. issued 18/12/09. no 223 or 224 to date.
RC095418 - to erect garage within 6m setback from road. - no decision to date.

Floor levels

Resource Consents/Authorisations:

085291

095418

Authorisations Required:

Resource Consent Advice Notes:

Planning Dept Check List:

PIM correctly identifies all planning issues (Y) / N

Dwelling:

"dwellinghouse" definition (single kitchen) Existing occupied structure, Second Dwelling	(Y) / N / FI
Compliant and legal lot size (delineated area?)	(Y) / N
Consent Notices/special SD conditions	(Y) / N

General:

Zone/Special rules/further consents?	(Y) / N
Setbacks (road, ROW, open drain, Zones boundary, Other):	(Y) / N
Vehicle crossing compliance:	(Y) / N
(Width, seperations, intersections, sightlines)	

Residential:

Recession Plane:	(Y) / N
Coverage:	(Y) / N

Rural:

Effluent Spreading database check	(Y) / N
Other: Noise contours	(Y) / N

Commercial:

Permited Activity	Y / N		
Staffing Level	Y / N	**Car Parking provision**	
Hours of Operation	Y / N		**Required**
Retail Definition	Y / N		**Shown**
		Other:	**Noise** Y / N

Planning items to be address on PIM: As Per PIM

***RC Required for:**

Advice Notes:

PIM authorised for issue:

D M Roberts

Customer Services Officer PIM

Date: 21-12-09

Planning Department

Date: 22-12-09

RC085291
0907128629435

Aurecon New Zealand Limited
1st Floor, 320 High Street
(PO Box 329)
Rangiora 7440
New Zealand

T +64 3 313 8776
F +64 3 313 6035
E rangiora@ap.aurecongroup.com
W aurecongroup.com

aurecon

PROCESSED IN TRIM

WAIMAKARIRI DISTRICT COUNCIL
RECEIVED 25 SEP 2009
To: Mark

25 September 2009

The Subdivisions Audit Officer
Waimakariri District Council
Private Bag 1005
RANGIORA

Attention: Subdivision Audit Officer
Mark Cochrane

Proposed Subdivision – Engineering Plans - 197 Williams Street, Kaiapoi
Your Ref: RC085291

Please find enclosed copies of the engineering plans for the residential subdivision at 197 Williams Street being undertaken by J G Gibson & B J Ellison Smith.

These plans are submitted to Council for engineering approval.

The following is a brief overview of the earthworths, roading, sewer and stormwater construction details.

1. Earthworks

As required by Condition 10.2 & 10.3, Lot 3 is to be filled to a level of 50.20m and Lot 2 50.10m.

The fill within Lot 2 along the northern boundary is to batter down to the existing ground level at a 2 metre offset. The fill within Lot 3 along the western boundary is to batter down to the existing ground level at a 1.0 metre offset.

All earthworks are to be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development.

2. Sewer and Stormwater

Sewer reticulation for Lots 2 & 3 is from the existing main in Williams Street. A new 100mm lateral is to be laid at a grade of 1 in 50 from the common road boundary with Lots 1 & 2. Lot 2 has the ability to share this lateral it chosen.

A sewer longsection has been enclosed, as required by Condition 5.2.

Stormwater from Lot 2 is to be disposed into the existing kerb and channel in Williams Street and Lot 3 Smith Street.

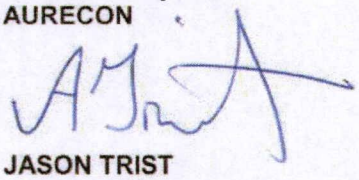
3. **Water Reticulation**

A new 20mm OD lateral and toby is to be installed from the submain in Williams Street for Lot 2.

The existing 63mm OD submain in Smith Street is to be extended to the western boundary of Lot 3. A toby is to be installed at the end of this line, which will supply Lot 3.

Please do not hesitate to contact us should you have any questions with regard to the plans.

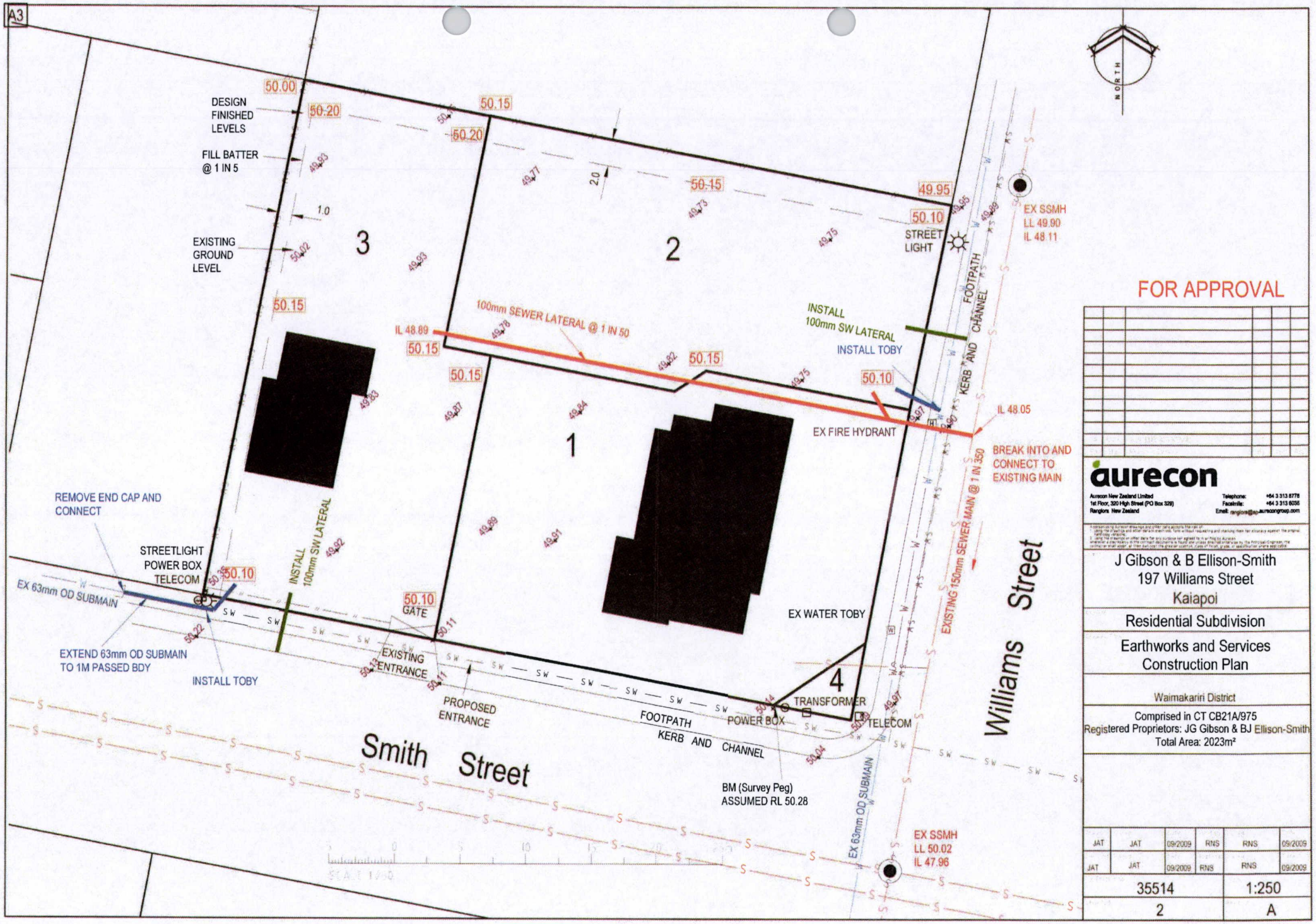
Yours faithfully
AURECON



JASON TRIST
Licensed Surveyor
Email: **TristJ@ap.aurecongroup.com**

Enc: Engineering plans

cc: Mr J G Gibson & Ms B J Ellison-Smith
197 Williams Street
KAIAPOI



FOR APPROVAL

aurecon

Aurecon New Zealand Limited
1st Floor, 320 High Street (PO Box 328)
Rangiora New Zealand
Telephone: +64 3 313 8778
Facsimile: +64 3 313 6035
Email: rangiora@ap.aurecongroup.com

J Gibson & B Ellison-Smith
197 Williams Street
Kaiapoi

Residential Subdivision

Earthworks and Services Construction Plan

Waimakariri District

Comprised in CT CB21A/975
Registered Proprietors: JG Gibson & BJ Ellison-Smith
Total Area: 2023m²

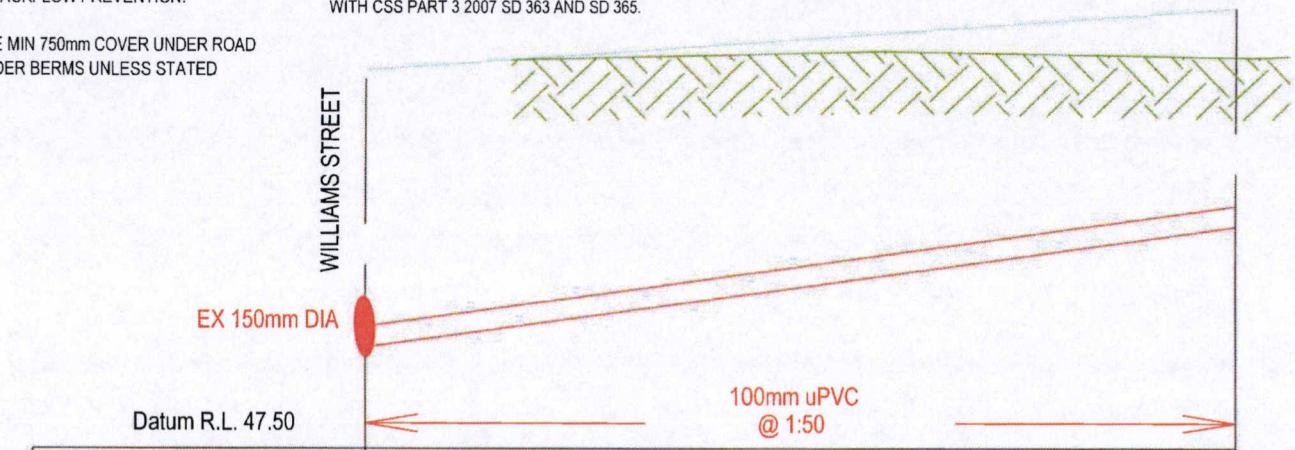
JAT	JAT	09/2009	RNS	RNS	09/2009
JAT	JAT	09/2009	RNS	RNS	09/2009

35514	1:250
2	A

A3

NOTES

- ALL WATER CONSTRUCTION TO BE IN ACCORDANCE WITH CSS PART 4 2007 UNLESS STATED OTHERWISE.
- THE EXISTENCE OR OTHERWISE OF POWER AND TELEPHONE CABLES TO BE DETERMINED BY EACH RESPECTIVE SERVICE AUTHORITY AND ARRANGED BY CONTRACTOR.
- PROTECTIVE TAPE RELATING TO EACH RESPECTIVE SERVICE AUTHORITY IS TO BE PLACED AT 300mm DEPTH ABOVE POWER AND TELEPHONE CABLES.
- ALL WATER CONNECTIONS TO LOTS TO BE 20mmØ ID WITH TOBY BOX TO SUIT.
- ALL TOBY'S TO BE (ACETAL / TALBOT BRAND OR OTHER APPROVED OPTION).WITH BACKFLOW PREVENTION.
- ALL WATER MAINS TO HAVE MIN 750mm COVER UNDER ROAD AND MIN 600mm COVER UNDER BERMS UNLESS STATED OTHERWISE.
- ALL BEDDING AND ANCHORAGE TO BE IN ACCORDANCE WITH NZS 7643 : 1979 AND CCC CONSTRUCTION STANDARD SPECIFICATIONS.
- ALL CONNECTIONS TO EXISTING MAINS IS TO BE UNDERTAKEN BY A COUNCIL AUTHORISED WATER SUPPLY INSTALLER. THE CONTRACTOR IS TO MAKE THE NECESSARY ARRANGEMENTS TO HAVE THE CONNECTIONS CARRIED OUT.
- ALL VALVES AND TOBIES TO HAVE GROUND AND PAINTED KERB MARKS
- METAL HAUNCHING AND BEDDING TO CSS PART 3 2007 SD345 TYPE P FOR PVC PIPES .
- ALL 100mmØ uPVC LATERAL CONNECTIONS TO BE IN ACCORDANCE WITH CSS PART 3 2007 SD 363 AND SD 365.
- ALL LEVELS AND GRADES TO BE VERFIED ON SITE BEFORE CONSTRUCTION.
- ALL PIPE DIMENSIONS ARE INSIDE DIAMETER.
- ALL PIPE LAYING TO CSS PART 3 2007 UNLESS STATED OTHERWISE.
- BACKFILL TO CSS PART 3 2007 SECTION 13.0. BACKFILL UNDER SEALED ROADS SHALL BE PITRUN OR APPROVED GRANULAR MATERIAL.
- ALL 100MMØ SS LATERALS TO BE LAID AT 1:80 MIN GRADE .
- UNDERCUT AREAS TO HAVE TOPSOIL STRIPPED AND MATERIAL REMOVED BEFORE REPLACING WITH MAXIMUM 200mm OF TOPSOIL
- ALL EARTHWORKS TO NZS 4431: 1989 CODE OF PRACTICE FOR EARTHFILL FOR RESIDENTIAL DEVELOPMENT



DEPTH TO INVERT	1.80		1.26
R.L. OF INVERT	48.05		48.89
FINISHED LEVEL	49.85		50.15
EXISTING GROUND LEVEL	49.85		49.90
CHAINAGE	0	41.90	41.90

SEWER LONGSECTION - LOT 3 LATERAL

HORIZONTAL SCALE - 1:250
VERTICAL SCALE - 1:25

FOR APPROVAL

aurecon

Aurecon New Zealand Limited
1st Floor, 320 High Street (PO Box 329)
Rangiora New Zealand
Telephone: +64 3 313 8778
Facsimile: +64 3 313 8035
Email: rangiora@ap.aurecongroup.com

J Gibson & B Ellison-Smith
197 Williams Street
Kaiapoi

Residential Subdivision

Sewer Longsection

Waimakariri District

JAT	JAT	09/2009	RNS	RNS	09/2009
JAT	JAT	09/2009	RNS	RNS	09/2009

35514	1:250
3	A

GUIDE TO WATER REQUIREMENTS – RURAL PROPERTIES

AGRICULTURAL REQUIREMENT	PRESENT STOCK NUMBERS	DAILY WATER REQUIREMENT	TOTAL DAILY WATER REQUIREMENT (litres)
Sheep		@ 4 litres per head	
Ewes (with lamb at foot)		@ 5.5 litres per head	
Milking cows		@ 64 litres per head	
Breeding cows with calves		@ 55 litres per head	
Other cattle		@ 40 litres per head	
Sows (with litter)		@25+ litres per head	
Others			
Domestic Requirements		Minimum of two units per dwelling	2,000
		TOTAL (divide by 1,000 to get units required)	

ALTERNATIVELY:

TYPE OF FARM	AREA	DAILY WATER REQUIREMENT	TOTAL DAILY WATER REQUIREMENT (litres)
Sheep		@ 58 litre/hectare/day	
Dairy		@ 213 litres/hectare/day	
Domestic Requirement		Minimum of 2 units per dwelling	2,000
		TOTAL (divide by 1,000 to get units required)	

This information is supplied for the reader's convenience. It is believed to be accurate but the Council does not guarantee its accuracy. Neither the Council nor any of its officers will be liable for the consequences of any decisions made using this information. Property owners are advised to discuss their likely water requirements with their farm advisor.

Rangiora Service Centre
Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora

Phone (03) 311 8900
Direct Line (03) 327 6834
Fax (03) 313 4432

Email: records@wmk.govt.nz

Kaiapoi Service Centre
Waimakariri District Council
176 Williams Street
Kaiapoi

Phone (03) 327 8039

Oxford Service Centre
Waimakariri District Council
34 Main Street
Oxford

Phone (03) 312 1004

09120903827 5

WAIMAKARIRI DISTRICT COUNCIL

WAIMAKARIRI DISTRICT COUNCIL
Sukesh
- 9 DEC 2009

APPLICATION FOR THE SUPPLY OF WATER

Valuation Number: 2175/22100 Scheme: Kaiapoi To:
Full Name of Applicant: + P J Packham Amuri Phone No: + 0274 765 626
Owner or Occupier: "
Address Where Water Required: + 197 Williams St Kaiapoi
Legal Description:
Address for Account: + PO Box 24862 CHCH 8642
Water Required For: Domestic ☐ Farming ☐ Commercial ☐

ON DEMAND WATER SUPPLY CONNECTIONS REQUIRED
Size: 15 mm No: 2
Size: _____ No: _____

TYPE OF CONNECTION REQUIRED
☐ Residential ☐ Fire supply
☐ Commercial ☐ Other (Engineers Approval)

RESTRICTED WATER SUPPLY CONNECTION
Units Required: _____ new/upgrade
Existing units: _____
Total number of units now required: _____
For subdivisions please provide plan indicating desired redistribution of existing units.

DESCRIPTION OF DEVELOPMENT
(e.g. 3 townhouses on cross lease title, block of shops, warehouse etc)

RC 085391

IS THE PROPERTY ALREADY SUPPLIED WITH WATER?
☐ Yes ☐ No

WERE ANY BUILDINGS DEMOLISHED TO WHICH WATER WAS SUPPLIED?
☐ Yes ☐ No

CONNECTION REQUIRED BY:
☐ Within 20 working days
☐ Date to be advised to Water Unit

DIAGRAM FOR CONNECTION LOCATION (show distances from boundaries, driveways)

Already received.

CONTACT NAME FOR FURTHER ENQUIRES CONCERNING THIS APPLICATION
Name: + Peter Packham
Phone: + 0274 765 626

APPLICATION MADE BY:
Name: _____

CONNECTION WITH DEVELOPMENT:
(e.g. owner, builder, plumber)
+

Signed: + [signature]

OFFICE USE ONLY

Approved:	Date:
Scheme:	Dev. Cont
Invoice No	Connection Cost
Receipt No:	Part year rates:
Date paid:	Total Cost:
Ledger No:	Service Request No:
Entered on Rates:	Connection Date:

I/We understand that I am/we are responsible for payment. The payment terms are payment by the 20th of the month following the month in which the invoice is issued. I/We agree to pay according to those terms for any goods or services you supply to us. Should failure to meet the terms of trade result in debt recovery and/or legal proceedings, any costs incurred in the collection of the debt will be payable by me/us. I/we have read the notes and conditions that accompany this application form and agree to pay the required sum.

I/we understand that any connection will be approved only after this application has been checked and supplies are shown to be available.

Signed: + [signature] Date: + 09/12/09

FEES AND CHARGES – INCLUDING GST OF 12.5%

These prices are correct at time of printing. Please refer to the notes on page 3 for further information.

DEVELOPMENT CONTRIBUTIONS WATER

Per Unit: Minimum supply of 2 units (2,000 litres per day)

Oxford RWS #1	Oxford RWS # 2	Summerhill RWS
$1,081.13 per unit	$1,789.88 per unit	$3,351.38 per unit

Per Allotment:

Scheme	Development contribution	Scheme	Development contribution
Rangiora	$3,580.88	Kaiapoi	$1,369.13
Additional contributions for Rangiora per allotment		Additional contributions for Kaiapoi per allotment	
Northern Development Area	$943.88	North East Kaiapoi SPA	$679.50
Green St Development Area		North East Kaiapoi SPA (Commercial)	$0.73125/m^2
Category B	$707.63	West Kaiapoi SPA	$1,761.75
Category C	$1,012.50	West Kaiapoi SPA (Commercial)	$0.8325/m^2
Southbrook Development Area	$0.2475/m^2	Mandeville	$3,942.00
East Rangiora (ODP)	$469.13	Ohoka	$2,397.38
East Rangiora (Kippenberger Ave area)	$229.50	Oxford Urban	$3,602.25
West Rangiora SPA	$812.25	Pines / Kairaki	NIL
Cust	$5,652.00	Poyntzs Road	$900.00
Fernside	$973.13	Waikuku Beach / Kings Ave	$186.75
Garrymere	$4,424.63	West Eyreton	$798.75
Pegasus	NIL	Woodend	$4,835.25

SERVICE CONNECTION FEES WATER

Toby (urban) or Restrictor (rural) & lateral installation and connection for Water Supply Group:

A: Rangiora, Kaiapoi, Woodend, Pegasus
B: Pines/Kairaki, Waikuku, Ohoka, Fernside, Mandeville, Cust
C: Oxford Urban, Garrymere, West Eyreton, and Poyntzs Road
D: Oxford RWS #1 and Oxford RWS #2, Summerhill

Service Description & Detail		Water Supply Group A	Water Supply Group B	Water Supply Group C	Water Supply Group D
Basic Connection Cost (≤2.0m lateral length, unimproved service)	15mm supply	$450.00	$450.00	$562.50	$562.50
	20mm supply	$450.00	$450.00	$562.50	Actual Cost
	25mm supply	Actual Cost			
	50mm supply	Actual Cost			
Extra rate per metre or part, for laterals longer than 2 metres	15mm – 25mm diameter lateral, per metre	Actual Cost	Actual Cost	Actual Cost	Actual Cost
Surface reinstatement	Concrete, per square metre	$101.25	$101.25	$101.25	Actual Cost
	Seal, per square metre	$67.50	$67.50	$67.50	$67.50
	Hot mix, per square metre	$67.50	$67.50	$67.50	$67.50
Inspection fee (where required)		$84.00	$84.00	$84.00	$84.00

WATER INFLOW PIPE SIZE	
15 mm	1.0 contribution
20 mm	1.5 contributions
25 mm	2.1 contributions
32 mm	3.2 contributions
40 mm	4.9 contributions
50 mm	7.8 contributions

The connection rate may be negotiated where the applicant can show larger pipe size is required for fire fighting or fire prevention.

Note: This does not apply to rural restricted supplies

NOTES FOR APPLICANTS

Scheme	Level of Service	Minimum No. of Units	Maximum No. of Units	Minimum on-site Storage Required
Rangiora Kaiapoi Woodend Oxford Urban Pines Kairaki Waikuku Beach Cust	Urban Unrestricted	N/A	N/A	None
	Rural Restricted (only available in some areas)	2	2	4,500 litres or 24 hours (whichever is greater)
Mandeville Fernside	Rural Restricted	2	2	4500 litres
Ohoka Poyntzs Rd Garrymere	Rural Restricted	2	Varies depending on the scheme, property size, available capacity and historical matters. Contact the Council's Utilities Department for specific details.	Varies
Oxford No.1 Oxford No.2 Summerhill West Eyreton	Rural Restricted	2	As per demand	4,500 litres or 24 hrs (whichever is greater)

GENERAL

An application once approved remains valid for 12 months. No guarantee can be given that water will be available or that a connection can be made after this time.

Supply and laying of pipe between the main line and the point of supply is at the owner's expense, but must be installed to the Council's specifications.

Installation and maintenance of outlet piping is the owner's responsibility.

The Council does not guarantee an uninterrupted supply of water.

Water rates are levied annually on each scheme and are additional to any connection costs, tapping fees, development contributions or financial contributions. Part water rates may be charged for connections made through the year.

No person other than those approved by the Council may interfere with any valve, restrictor valve, pipe or other part of the public water supply except to prevent wastage.

URBAN WATER SUPPLIES (UNRESTRICTED)

Development Contributions are based on a standard 15mm connection.

The point of supply is the delivery face of the toby valve.

The Council's target Level of Service is to provide a flow of 20 litres per minute at a minimum pressure of 300kPa for 95% of the time, and a minimum pressure of 250kPa for 100% of the time, except during outages. While this is the target Level of Service, the Council does not guarantee that this will always be achieved.

Multiple units must have a separate shut off valve to each unit where they are supplied from a common supply line.

RURAL WATER SUPPLIES (RESTRICTED)

The point of supply is the delivery face of the restrictor.

A restricted supply means a flow of water regulated to yield within 15% of 1,000 litres, (one unit) or multiples of units over a 24 hour period. One unit is equivalent to 1,000 litres (1 m^3 or 220 gallons) supplied over 24 hours.

On rural restricted supplies where a water storage tank is required, each property owner must install and maintain a water tight tank with a minimum capacity of either 4,500 litres or the daily supply, whichever is the greater. See above table for more details. Note that there is no upper limit to the amount of storage permitted on site. Customers are encouraged to install more than the minimum storage required.

Each property owner must maintain all private pipelines, fittings, water storage tanks and stock troughs in a leak free condition.

The tables on the next page are supplied to assist rural consumers in calculating their water requirements.

WAIMAKARIRI DISTRICT COUNCIL

215 High Street
Private Bag 1005
RANGIORA 7440
New Zealand

Phone: (03) 311 8900
Fax: (03) 327 6834
Fax: (03) 313 4432
www.waimakariri.govt.nz

21 December 2009

Our Reference: "PIM Number : 091267P "

JOHN GIBSON
C/- VERSATILE BUILDINGS
PO BOX 11336
SOCKBURN
CHRISTCHURCH 8443

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM

Please find enclosed your Project Information Memorandum in respect of the proposed work at 197 WILLIAMS ST, KAIAPOI.

Prior to **commencing building work**, the applicant must ensure that a Building Consent has been applied for and issued and that any "authorisations" have been obtained and any conditions of the PIM have been verified.
These include:

Resource Consent 095418
The applicant is advised that resource consent is currently being sought to erect a garage within a 6 metre setback distance from a road. The details of the project will need to be in strict compliance with the conditions set out in Resource Consent 095418 (still to be approved)

Advice Note
The applicant is advised that floor levels for any building should be 250mm above the kerb level on Williams and Smith Street frontages

The approval plan along with any Development Contribution notification or Resource Consent Certificate (where applicable) attached to this Project Information Memorandum must be included with the Building Consent for the project (when issued). Any significant departure from the original plans may require that a new Project Information Memorandum be issued.

Yours faithfully

D H Robertson

Dave Robertson
PIMs Officer

PROCESSED IN TRIM

Project Information Memorandum

Sections 30-39, Building Act 2004

Application

JOHN GIBSON	No.	091267P
C/- VERSATILE BUILDINGS	Issue date	21/12/09
PO BOX 11336	Application date	11/12/09
SOCKBURN	Overseer	David Robertson
CHRISTCHURCH 8443		

Project

Description	Domestic only - garages
	Being Stage 1 of an intended 1 Stages
	GARAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	STORAGE
Estimated Value	$12,000
Location	197 WILLIAMS ST, KAIAPOI
Legal Description	Pt Lot 2 DP 260
Valuation No.	2175122100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:
___ Information identifying special features of the land concerned
___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings
___ Details of relevant utility systems
___ Details of authorisations which have been granted
___ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken
___ Important information

All boundary survey pegs are to be located by discovery or redefinition and flagged before work is commenced.

No part of the structure is to exceed the Councils recession plane.

The certificate of title may make reference to land covenants - a copy of which should be submitted with the Building Consent application.

A current copy of the certificate of title is to be submitted with the building consent application.

This project Information Memorandum does not purport to be a full report on every aspect of the property which is likely to be relevant to the building works proposed. It is information that is known to the Council at the date of the issue of this memorandum. It is issued pursuant to Sections 30-39 of the Building Act 2004.

INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND
Wind Zone Medium
Snow Load Zone 4
Earthquake Zone B
This building project is located approximately 1.5 metres above mean sea level.
Comments:

Attachments:
Nil

INFORMATION ABOUT THE LAND OR BUILDINGS NOTIFIED TO THE COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS
None applicable
Comments:

Attachments:
Nil

DETAILS OF RELEVANT UTILITY SYSTEMS (administered by the Waimakariri District Council)

Sewer

Is a connection to a public sewer scheme available?	Yes
If yes, which public sewer scheme?	Eastern Districts
Is the property already connected?	Yes
Connection Fee	$****
Capital Charge	$****
Inspection Fee	$****

Comments:
Not applicable to this project

The reticulation shall gravitate to the existing main located in Williams Street. The reticulation design shall incorporate the following minimum requirements:

a) The shared lateral between the road boundary and the sewer main (into which the shared lateral discharges) shall be verified for grade related capacity and condition.
b) If lateral grade related capacity in (a) above is not satisfactory, then the subdivider shall install a new lateral within the road reserve to connect to the public main.
c) The minimum grade for this shared lateral within the road reserve shall be a minimum of 1 in 80.

Notes:
Sewer connections must be installed by registered drainlayers. It is the property owner's responsibility to arrange connections. New connections to sewer mains must be inspected and approved by the Council prior to backfilling.
A trench opening permit is required to open a footpath or street.
A Capital charge is payable where the property has not previously paid sewer rates.

Water

Is a connection to a public water supply available?	Yes
If yes, which public water supply?	Kaiapoi
Is the property already connected?	Yes
What size connection is in existence?	****
Connection Fee	$****
Capital Charge	$****

4 Project Information Memorandum [continued]

Comments:
Not applicable to this project

Notes:
Water connections to property boundaries are installed by the Council after the receipt of charges payable.
A capital charge is payable where the property has not previously paid water rates.

Stormwater

Is a connection to a public drainage system available?	Yes
Is the property already connected?	No
Discharge point: Kerb and channel	
Connection Fee	$****
Capital Charge	$****
Inspection Fee	$****

Comments:
Connect to the service lateral provided in compliance with conditions of the Resource Consent for this development.

Notes:
Stormwater connections must be installed by registered drainlayers. It is the property owner's responsibility to arrange connection. New connections to drainage systems must be inspected and approved by the Council prior to backfilling.
A trench opening permit is required if crossing a footpath.
A Capital charge is payable where the property has not previously paid urban drainage rates.

Attachments
"As Built" service plans

DETAILS OF AUTHORISATIONS THAT HAVE BEEN GRANTED
Resource Consent
Comments:
Resource Consent 085291 – a 3 lot residential subdivision
Attachments:
Resource Consent 085291 - decision, approved plan, note the Section 224 certificate is still to be issued.

DETAILS OF AUTHORISATIONS THAT MUST BE OBTAINED BEFORE BUILDING CAN COMMENCE:
Resource Consent 095418
Comments:
Resource Consent 095418
The applicant is advised that resource consent is currently being sought to erect a garage within a 6 metre setback distance from a road. The details of the project will need to be in strict compliance with the conditions set out in Resource Consent 095418 (still to be approved)
Attachments:
Resource Consent application form

DETAILS OF VEHICLE CROSSING (ENTRANCEWAY), TYPE OF FRONTAGE AND TRENCH OPENING PERMIT

Vehicle Crossing (Entranceway)
Is formation of a vehicle crossing from road edge to property boundary required? No
Utilise existing vehicle crossing done at time of subdivision

5 Project Information Memorandum [continued]

Advice Notes
The applicant is advised that floor levels for any building should be 250mm above the kerb level on Williams and Smith Street frontages

This project information memorandum is confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 2004 and any requirements of the building consent **not yet approved.**

Signed for and on behalf of the Council:

Name: D H Robertson **Date:** 21-12-09

Form 4

Certificate attached to project information memorandum 091267P

Section 37, Building Act 2004

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum is also required to have the following resource consents under the Resource Management Act 1991:

Resource Consent 095418

The applicant is advised that resource consent is currently being sought to erect a garage within a 6 metre setback distance from a road. The details of the project will need to be in strict compliance with the conditions set out in Resource Consent 095418 (still to be approved)

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

D H Robertson
Signature

PIM Officer
Position

On behalf of: Waimakariri District Council

Date: 21/12/09

WAIMAKARIRI DISTRICT COUNCIL

APPLICATION FOR LAND USE CONSENT

RESOURCE MANAGEMENT ACT 1991

To: Waimakariri District Council
Private Bag 1005
RANGIORA

Phone: (03) 313 6136
Fax: (03) 313 4432

I/We _____
(Full name)

of _____
(Postal address of applicant)

apply for the resource consent described below.

1. Names and address of the owner and occupier of the land to which the application relates other than the applicant are:

2. This application relates to the property at:

STREET ADDRESS:	
LEGAL DESCRIPTION:	
CERTIFICATE OF TITLE REFERENCE:	
VALUATION ROLL NUMBER:	

3. Description of proposed activity:

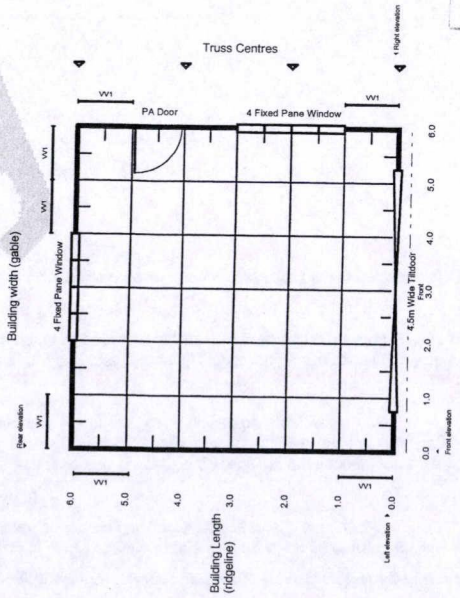
4. Additional resource consents required in relation to this application:

	Granted	Applied for	Not applied for	N/A
WATER PERMIT				
DISCHARGE PERMIT				
SUBDIVISION CONSENT				
OTHERS				

COPY

Refer to PIM report for conditions of this application

Approved Application
Plan PIM 091267 DC
22-12-09

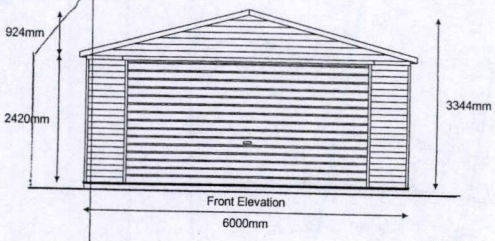


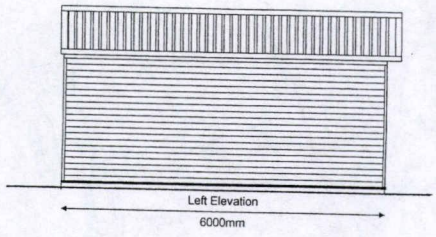
Versatile Buildings 1000 Series Floor Plan
Customer: Mr. & Mrs. John and Brid Gibson,
Site Address: 197 Williams Street,, Kaiapoi,, Christchurch 7630.
Reference: pmcdermid-230
Contact: Peter McDermid, Versatile Christchurch, 03 3488704

© Versatile Buildings 2007

Scale 1:100

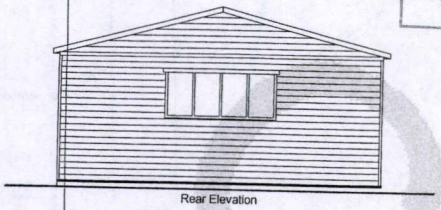
Versatile Buildings 1000 Series Elevations
Customer: Mr. & Mrs. John and Brid Gibson,
Site Address: 197 Williams Street,, Kaiapoi,, Christchurch 7630.
Reference: pmcdermid-230
Contact: Peter McDermid, Versatile Christchurch, 03 3488704

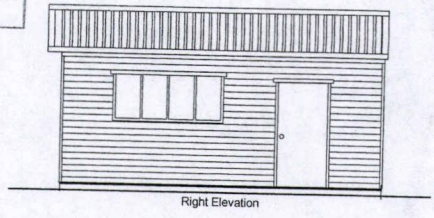




Approved Application
Plan PIM ..091267.. DK
22-12-09

Refer to PIM report for conditions of this application





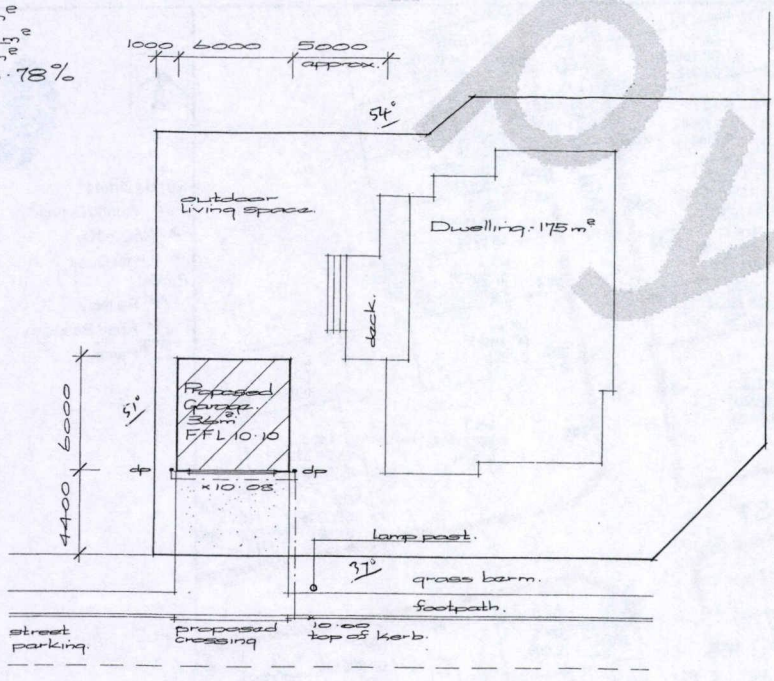
Scale 1:100

© Versatile Buildings 2007

-5-

Versatile Buildings - Peter McDermid

Site Area - 733m²
Dwelling Area - 175m²
Garage Area - 36m²
Site Coverage - 28.78%

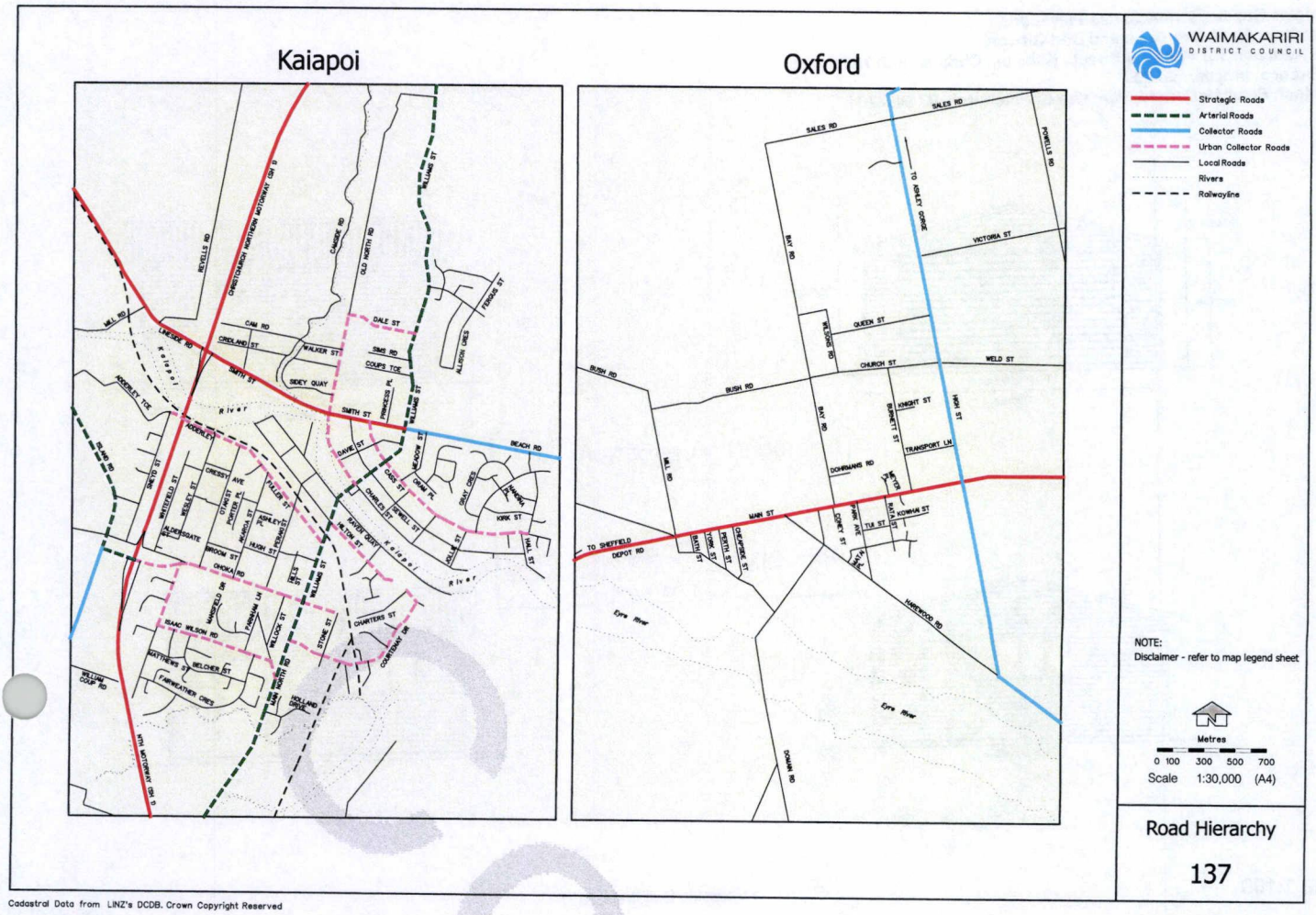


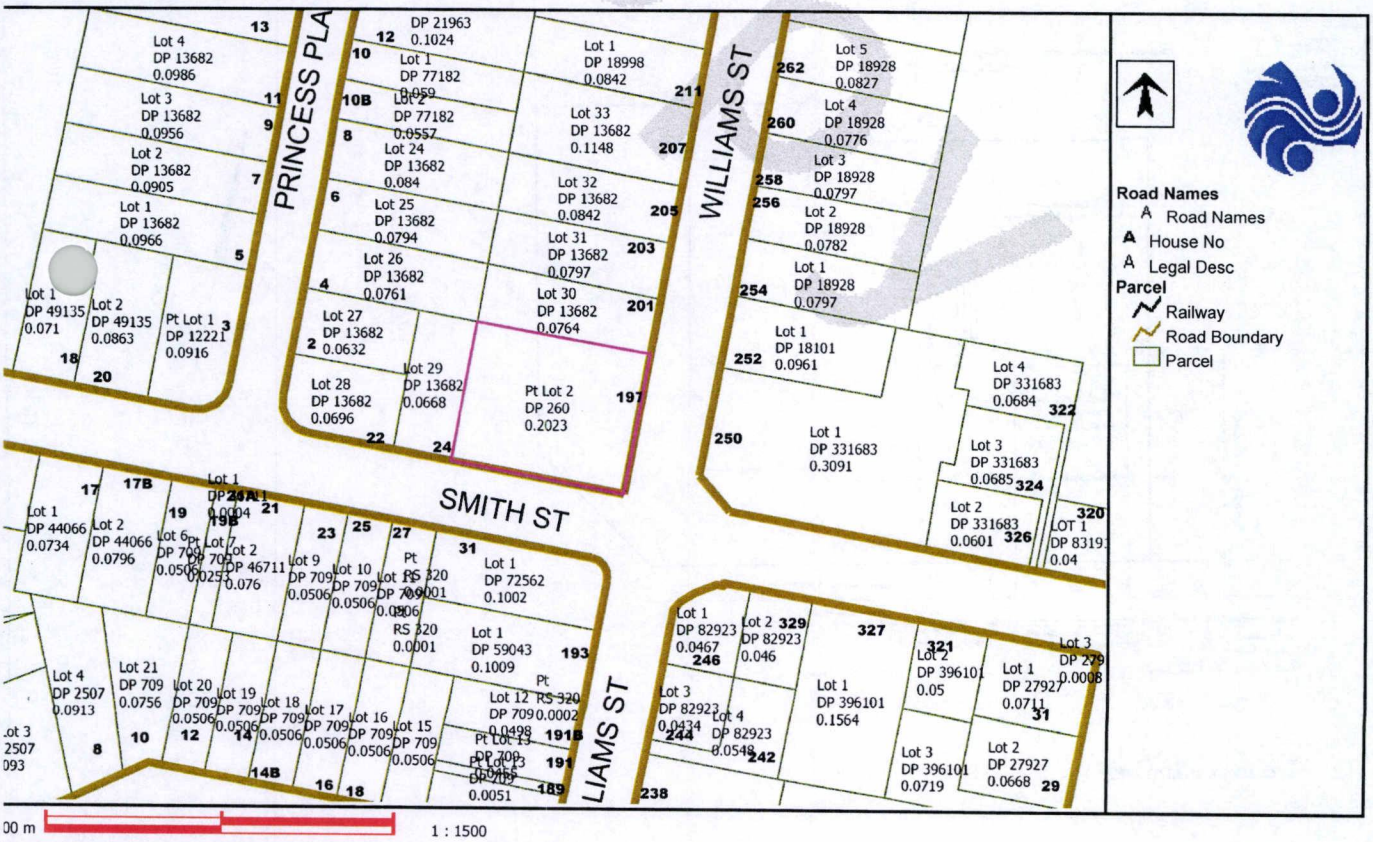
Refer to PIM report for conditions of this application

Approved Application
Plan PIM ..091267.. DK
22-12-09

VERSATILE BUILDINGS
HEAD OFFICE: 112 WATERLOO ROAD
PH: (03) 345-3704 FAX: (03) 348-5093

PROPOSED GARAGE FOR: Mr + Mrs Gibson. 197 Williams Street.	DRAWING TITLE : Versatile Buildings Ltd	Scale : 1 : 200. Date : 30-09-09.





00 m 1 : 1500

he user of the information has the responsbility to pothole and onfirm the exact location of the service. When excavating in the cinity of any Council service, the contractor will be held sponsible for all damage to Council property.

The accuracy of the plan is not guaranteed.
Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
DCDB Crown Copyright Reserved
Produced by 192.168.0.215 at 09:26 on 18/12/2009

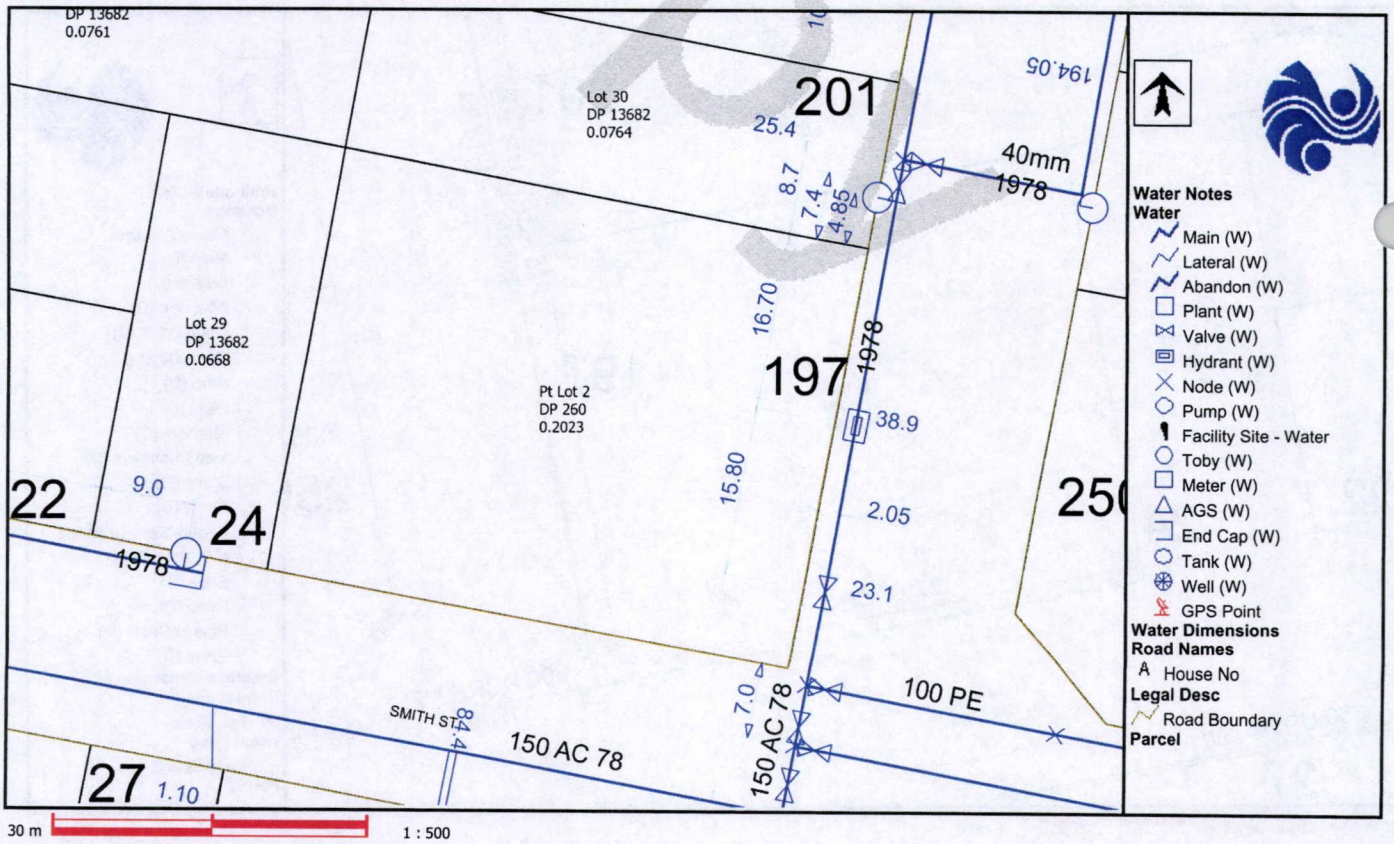


) m 1 : 1200

ne user of the information has the responsbility to pothole and nfirm the exact location of the service. When excavating in the cinity of any Council service, the contractor will be held sponsible for all damage to Council property.

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on 18/12/2009

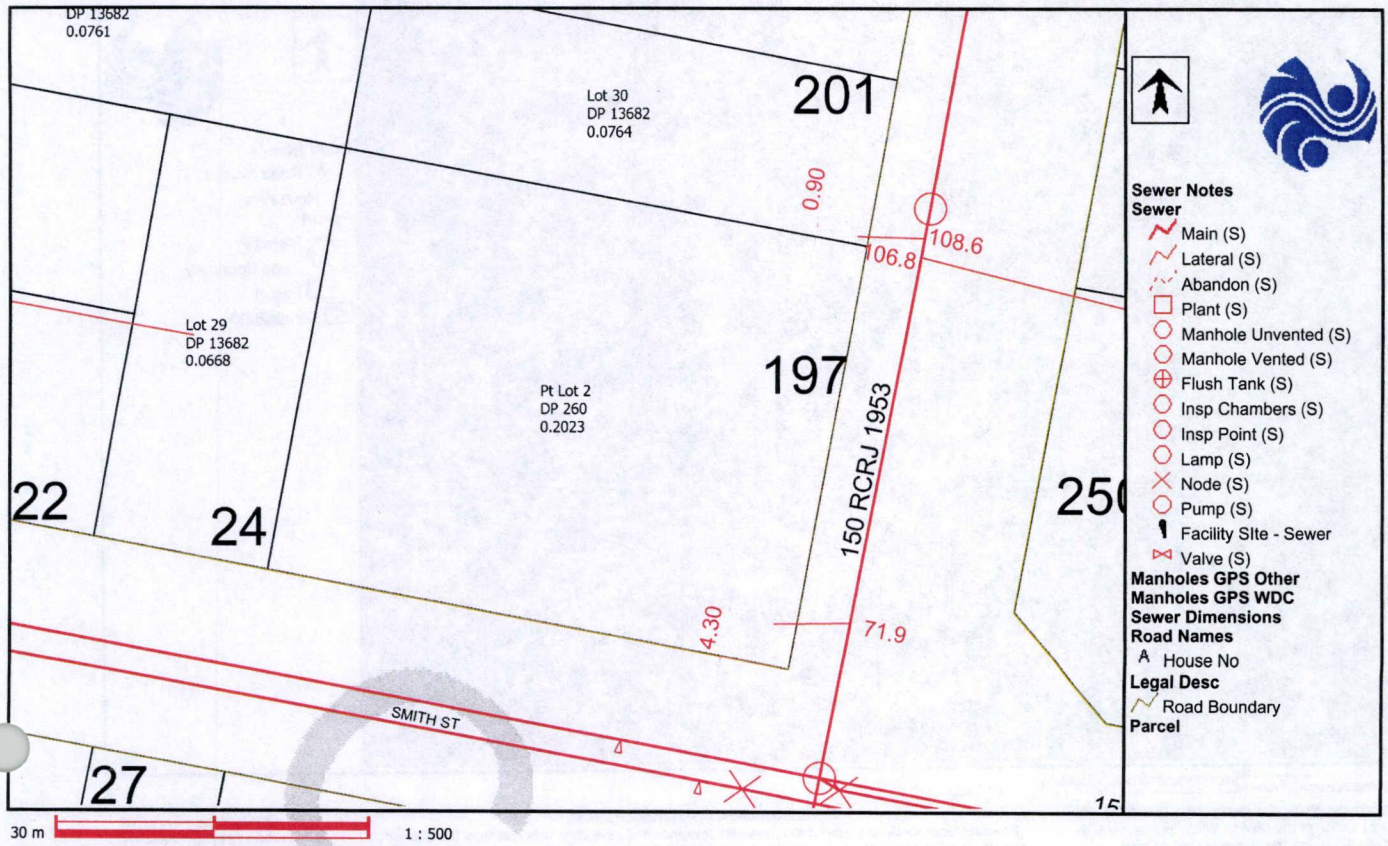


30 m 1 : 500

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Cadastral Data from LINZ
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on 18/12/2009

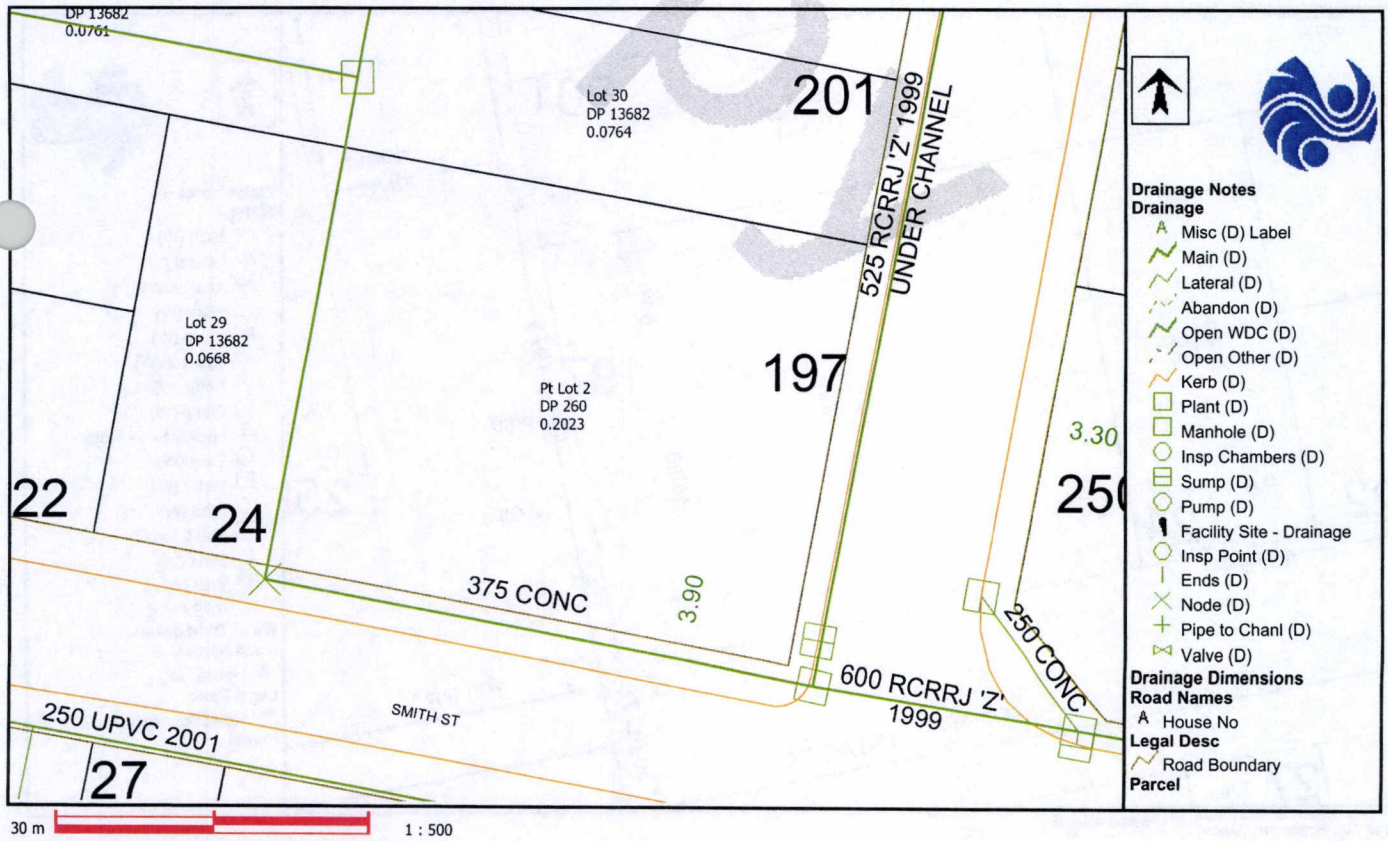


30 m 1 : 500

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on 18/12/2009

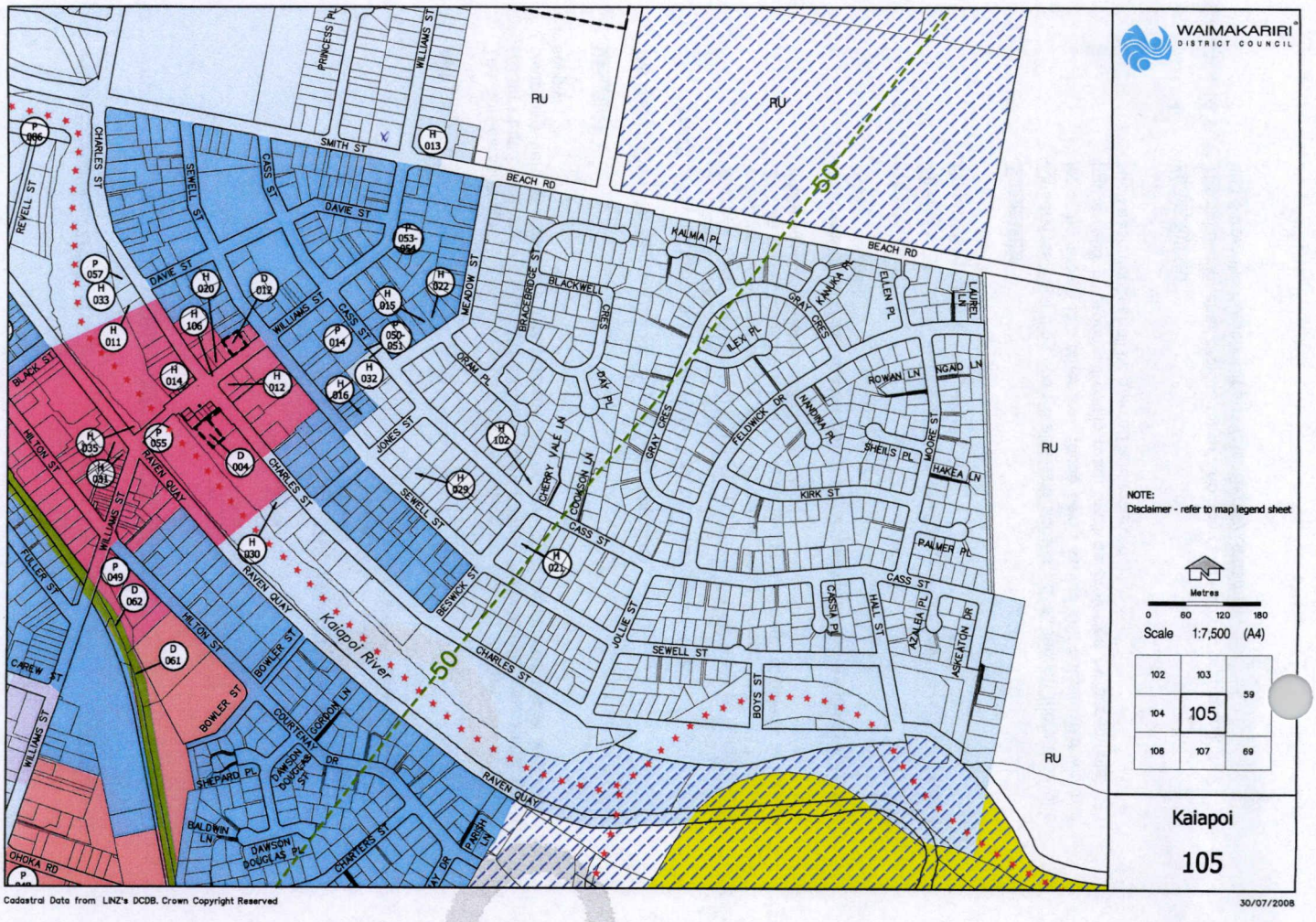


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on 18/12/2009



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30/07/2008

URBAN LEGEND (Sheets 77 to 133)

- Zone Business 1
- Zone Business 2
- Zone Business 3
- Zone Business 4
- Zone Residential 1
- Zone Residential 2
- Zone Residential 3
- Zone Residential 4A
- Zone Residential 4B
- Zone Residential 5
- Zone Residential 6
- Zone Residential 6A
- Zone Rural (RU)
- Zone Mapleham Rural 4B
- Subdivision Constraint (Rural)
- Subdivision Constraint Area (Policy 18.1.1.8)
- Pegasus Rural Zone See Map 142
- Localised Flooding Area
- Goat control area

Note: See Rule 23.1.1.16 for goat control (includes Outstanding Landscape areas)

- Transit New Zealand Designation
- Tranz Rail Designation
- Designations (D 001)
- Heritage Sites (H 049)
- Vegetation and Habitat Sites (V 049)
- Notable Plant Sites (P 071)
- Archaeological Sites (A 001)
- Waahi Tapu / Waahi Taonga (WT 00)
- Transpower High Voltage Lines

NOTE: These notations do not necessarily indicate the precise position of the Site, nor relate to the size of any Site.

- Average Noise Exposure Contours; Christchurch International Airport
- 50 Noise Level in dBA Ldn
- River Reaches subject to esplanade provisions
- Limited Access Road
- Road to be Closed
- Outline Development Plan Required Boundary
- Coastal Marine Area boundary
- Waimakariri District boundary

NOTE:
The planning maps are produced in colour and are intended to provide accurate and adequate information as at the date of publication and at the scale at which they are published. The Waimakariri District Council will not accept liability to any person or entity arising out of any reliance in part or full, by such person or entity upon any of the contents of the planning maps for any purpose in circumstances where they are reproduced in a way that alters the scale, and / or colour or any other detail of the maps, and the information contained therein.

30/07/2008

COPY

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **JG Gibson & BJ Ellison Smith** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to subdivide an existing 2023m^2 title into Lot 1 (733m^2) Lot 2 (611m^2) and Lot 3 (659m^2) and Lot 4 (18m^2 - Road to vest) and install a non-complying vehicle crossing. The property is serviced by a reticulated water and sewer supply.

DECISION

The District Plan Manager, on the 29th August 2008, approved:

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide an existing 2023m2 title into Lot 1 (733m^2), Lot 2 (611m^2), Lot 3 (659m^2) and Lot 4 (road to vest – 18m^2) and to install a non-complying vehicle crossing at 197 Williams Street, Kaiapoi being Pt Lot 2 DP 260 as a Discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:

1. The activity shall be carried out in accordance with the attached approved application plan.

2. Standards

All stages of design and construction shall accord with the Waimakariri District Council Engineering Code of Practice.

3. Easements

All services, including open drains and access ways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

4. Water Supply

4.1 The subdivider shall provide reticulated domestic water to proposed Lots 2 and 3 from the Kaiapoi Urban Water Supply Scheme.

4.2 The subdivider shall extend the existing 40mm sub-main in Smith Street to a minimum of 1 metre past the western boundary of Lot 3.

4.3 The subdivider shall for Lot 3 install a 20mm (OD) connection from the 40mm sub-main in Smith Street to a toby box located at the lot frontage.

4.4 The subdivider shall for Lot 2 install a 20mm (OD) connection from the 150mm main in Williams Street to a toby box located at the lot frontage.

4.5 The subdivider shall locate the existing toby for the house on Lot 1 and provide detailed measurements for this service on the "As-Built Plans".

4.6 The subdivider shall install a 15mm lateral to a point a minimum of 1 metre inside the body of Lots 2 and 3.

4.7 The Council at the subdivider's expense shall carry out any required new or modified connections the existing public water supply.

5. Sewage

5.1 The subdivider shall install a 100mm sewer pipeline from the main on the western berm in Williams Street to a point a minimum of 1 metre inside the main body of Lots 2 and 3. The subdivider shall prove that any building on Lot 3 can be serviced with adequate gradient and cover over the pipeline.

5.2 The subdivider shall provide an engineering plan including a longsection showing the gradient depths and locations to Lot 3, to the Council for approval prior to any works on site.

6. Stormwater

6.1 All lots in the subdivision shall have stormwater disposal to the stormwater reticulation in Williams Street or Smith Street.

6.2 The subdivider shall provide reticulated stormwater disposal from Lots 2 and 3 by installing a 100mm diametre stormwater lateral from a point a minimum of 1 metre inside the main body of Lots 2 and 3 to the kerb and channel in Williams or Smith Street.

7. Access

7.1 The subdivider shall install a new access to Lot 1 to be formed, adjoining Lot 3, and sealed in accordance with Waimakariri District Council Standard Drawing 600-211A (issue D).

7.2 The subdivider shall install and seal the access to proposed Lot 2 so as to be a minimum of 6m from the existing access to the north in accordance with Waimakariri District Council Standard Drawing 600-211A (issue D).

8. Power and Telephone

8.1 An appropriate network provider shall provide, at the subdividers expense, electrical and telephone to the right of way boundaries of Lots 2 & 3.

8.2 The subdivider shall provide written evidence from the relevant service utility provider that the electrical and telephone reticulation has been installed to the main body of the lots.

9. Development Contributions

9.1 Pursuant to section 198 of the Local Government Act 2002, the consent holder shall pay thirty five thousand and seventy nine dollars and seventy five cents including GST, this amount is based on the following contributions:

Description	Area	Units/ Lots	Factor (excluding GST) Per Unit/Lot $	Amount (excluding GST) Total $	Amount (inclusive GST) Total $
Reserves	Business & Residential Zone	2	7,691.00	15,382.00	17,304.75
Water	Kaiapoi	2	1,108.00	2,216.00	2,493.00
Sewer	Eastern Districts - Outfall	2	1,889.00	3,778.00	4,250.25
Sewer	Eastern Districts - Other	2	378.00	756.00	850.50
Drainage	Kaiapoi	2	224.00	448.00	504.00
Roading	District	2	2,936.00	5,872.00	6,606.00
Roading Subdivision	District Subdivision	2	803.00	1,606.00	1,806.75
Community Infrastructure	Community Infrastructure	2	562.00	1,124.00	1,264.50
Total			**15,591.00**	**31,182.00**	**35,079.75**

10. Lot Levels

10.1 Lots 2 and 3 shall be re-graded and if necessary filled to fall to the street frontage.

10.2 Lot 3 shall be filled to a level of 50.20m in terms of the plan datum.

10.3 Lot 2 shall be filled to a level of 50.10m in terms of the plan datum except within 2 metres of the neighbouring property to the north where sill shall not exceed a maximum of 300mm.

10.4 Engineering plans shall be submitted showing the existing and proposed levels, including any remedial action taken to remedy any effect on the neighbouring properties.

11. As Built Plans

11.1 "As Built" plans setting out in detail the location of all services shall be provided to the Council immediately following completion of the works and shall be available at the time of the Condition Certificate inspection. Two sets of plans shall be provided at a scale of 1:200 or 1:250.

12. Road Opening/Trenching

12.1 All works involving trenching/road opening shall meet the requirements of the Council's Standard conditions for Trenching. No excavation shall commence within a public road reserve without the prior receipt of a Road Opening Permit from the Waimakariri District Council.

12.2 In the event of any works or trenching being required across the frontage of adjacent properties the subdivider shall inform the affected occupiers of those properties, 48 hours prior to the commencement of any work.

13. Traffic Management Plan.

13.1 The subdivider shall submit for approval a Traffic Management plan (*format attached)* detailing traffic control works (including sketch layout and control signs). This plan shall be submitted prior to the works commencing on or in Williams Street/Smith Street. Traffic Management shall be to Level 1, as described in the TNZ & LTSA Code of Practice for Temporary Traffic Management.

14. Supervision and Setting Out

14.1 An Engineer/Surveyor, to be engaged prior to commencement of any works, shall supervise all engineering works and setting out.

14.2 The supervising Engineer/Surveyor shall supply to Council a certificate stating that all works and services associated with the subdivision have been installed with the approved plans and specifications and that the "As Built" plans are a true and accurate record of all works and services as constructed. This certificate shall be supplied at the time of requesting the Section 224(c) conditions certificate.

14.3 The supervising Engineer/Surveyor shall forward, to the Council, copies of Site Inspection notes for all supervision visits. These shall be forwarded within five working days of the date of that site visit.

15. Road To Vest

15.1 The subdivider shall vest in Council Lot 4 ($8m^2$) as Road Reserve

16. Conditions Auditing

16.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the utility reticulation aspects are completed in accordance with the approved plans and to the Council's standards.

16.2 The Council will undertake inspections and checking. The developer or their authorised agent shall notify the Council at least one working day prior to commencing various stages of the utility reticulation aspects to enable audit inspections required by the consent to be carried out.

The minimum level of inspection shall be as follows:

Access

- On completion of excavation to subgrade
- Following compaction of base course prior to final surfacing

Services/Trenching

- Inspection of water, sewer and stormwater laterals
- Prior to backfilling of service trenches.

Earth Works

- Inspection during filling and grading.

Whole Works

- Prior to issue of a certificate under Section 224 (c) of the Resource Management Act.

16.3 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of notification such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled. Currently these rates are $75/hr for the Council officer inspecting, and $0.70/km for kilometres travelled.

17. Works Conditions

17.1 That a certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 16 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the subdivider

ADVICE NOTES

a) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.

b) Electrical and telephone reticulation requires that the network distribution structures be available. In some cases, this will mean that ducting only is provided to the lot from the service box.

c) Floor levels for any buildings on lots 2 and 3 should be at least 250mm above the kerb level on Williams and Smith Street frontages.

d) A junction could be inserted in the sewer line to Lot 3 to allow for sewage disposal from Lot 2.

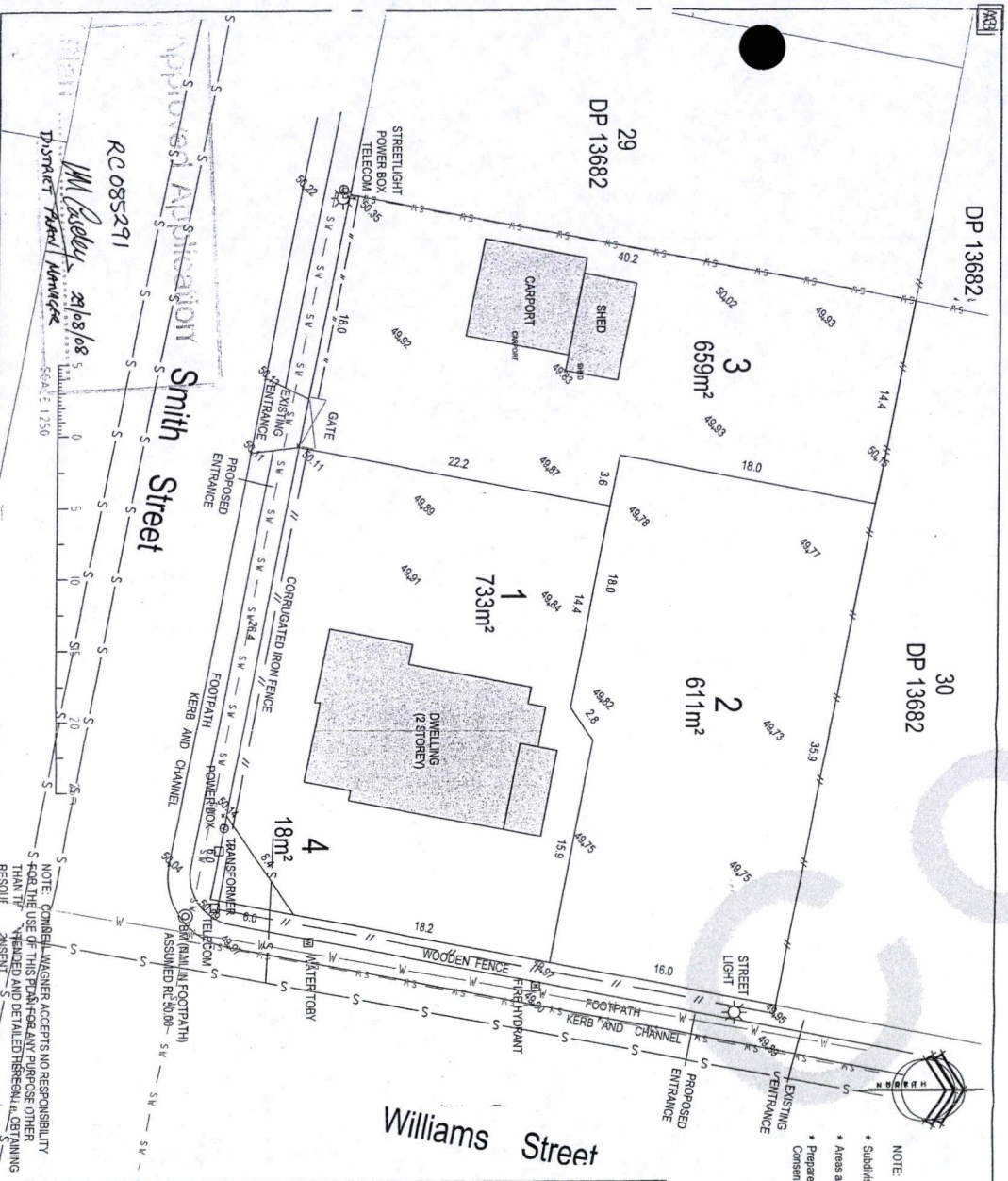
REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

- No person is deemed to be adversely affected by the proposal. .
- The environmental effects will be no more than minor.
- The proposal is in accordance with the District Plans.
- An assessment has been undertaken by a Council engineer who is satisfied that the vehicle crossing locations for Lots and 1 and 2 are appropriate.

DATED at Rangiora this 3rd day of September 2008

SIGNED by Hamish Dean
PLANNING OFFICER



Connell Wagner

Connell Wagner Limited
Level 1, Floor 320 High Street (PO Box 324)
Rangiora New Zealand

Telephone +64 3 313 6775
Facsimile +64 3 313 6035
Email: corp@cwarang.com
www.cwarang.com

J Gibson & B Ellison-Smith
197 Williams Street
Kaiapoi

Subdivision Proposal Plan

Lots 1 - 3 being Proposed Subdivision of Part Lot 2 DP 260

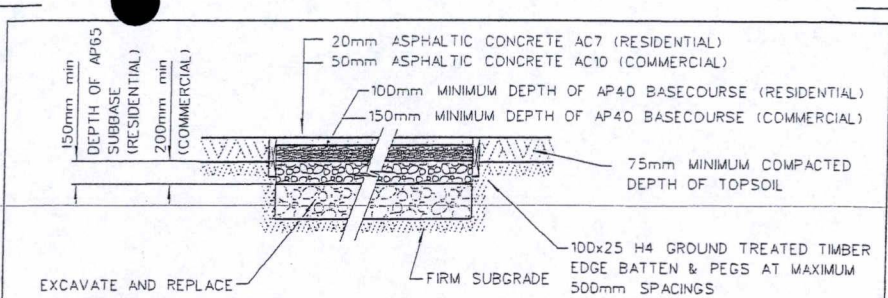
Waimakariri District

Comprised in CT CB21A/875
Registered Proprietors: JG Gibson & BJ Ellison-Smith
Total Area: 2023m²

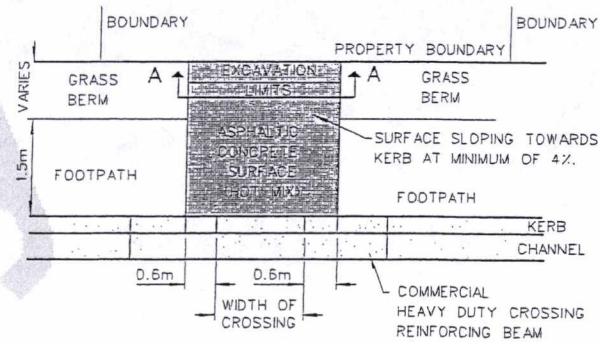
Prepared by
N. A Cox
Registered Professional Surveyor

23/6/08
Date

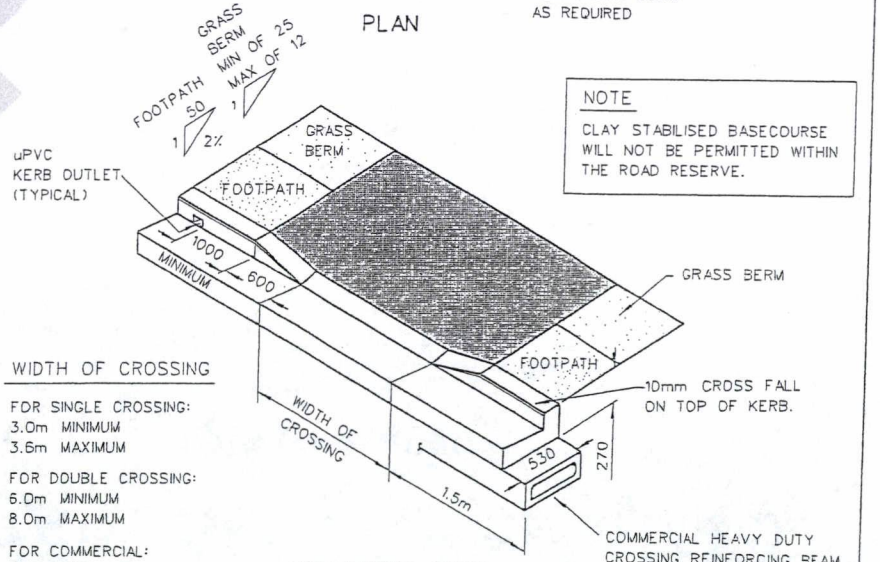
Drawn	NC	16/2/08	
Designed	MJH	16/2/08	
Checked			
Approved			
Job No.	35514		
Scale	1:250		
Sheet Size	A		



CROSS SECTION A-A



PLAN



NOTE

CLAY STABILISED BASECOURSE WILL NOT BE PERMITTED WITHIN THE ROAD RESERVE.

WIDTH OF CROSSING

FOR SINGLE CROSSING:
3.0m MINIMUM
3.6m MAXIMUM

FOR DOUBLE CROSSING:
6.0m MINIMUM
8.0m MAXIMUM

FOR COMMERCIAL:
BY APPROVAL

ISOMETRIC VIEW

Confidential Note: Item 1.8 NZ's DG300 Crown Copyright reserved.

WAIMAKARIRI DISTRICT COUNCIL
TECHNICAL SERVICES
215 HIGH STREET
PRIVATE BAG 1005
RANGIORA

SCALE 1:NTS (A4)

SHEET TITLE: Typical Residential & Business Zone Vehicle Crossing Flat Channel

PROJECT TITLE: Standard Drawings

PLAN No. 600–211A

ISSUE D

SHEET 211A

COPY

TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	**TA Reference**	RC085291
Survey Number	LT 414929	**Survey Purpose**	LT Subdivision
Surveyor Reference	35514 - Gibson	**Land District**	Canterbury
Surveyor	Jason Anthony Trist		
Surveyor Firm	Aurecon (Rangiora)		
Dataset Description	Lots 1 - 4 being Subdivision of Part Lot 2 DP 260		

TA Certificates

I hereby certify that plan DP 414929 was approved by the Waimakariri District Council pursuant to section 223 of the Resource Management Act 1991 on the 18th day of December 2009 ☑

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan DP 414929 ☑

Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 18/12/2009 08:48 AM

Receipt Information

Transaction Receipt Number	4568194
Signing Certificate (Distinguished Name)	Fear, Yvonne Sally
Signing Certificate (Serial Number)	1019682529
Signature Date	18/12/2009

***** End of Report *****

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Digital Title Plan - LT 414929

Survey Number	LT 414929
Surveyor Reference	33514 - Gibson
Surveyor	Jason Anthony Trist
Survey Firm	Aurecon (Rangiora)
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 - 4 being Subdivision of Part Lot 2 DP 260		
Status	Initiated		
Land District	Canterbury	**Survey Class**	Class I Cadastral Survey
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Waimakariri District

Comprised In

CT CB21A/975

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 414929	Fee Simple Title	0.0751 Ha	456415
Lot 2 Deposited Plan 414929	Fee Simple Title	0.0612 Ha	456416
Lot 3 Deposited Plan 414929	Fee Simple Title	0.0659 Ha	456417
Lot 4 Deposited Plan 414929	Vesting on Deposit for Road	0.0017 Ha	
Marked A Deposited Plan 414929	Easement		
Marked B Deposited Plan 414929	Easement		
Total Area		0.2039 Ha	

Schedule / Memorandum

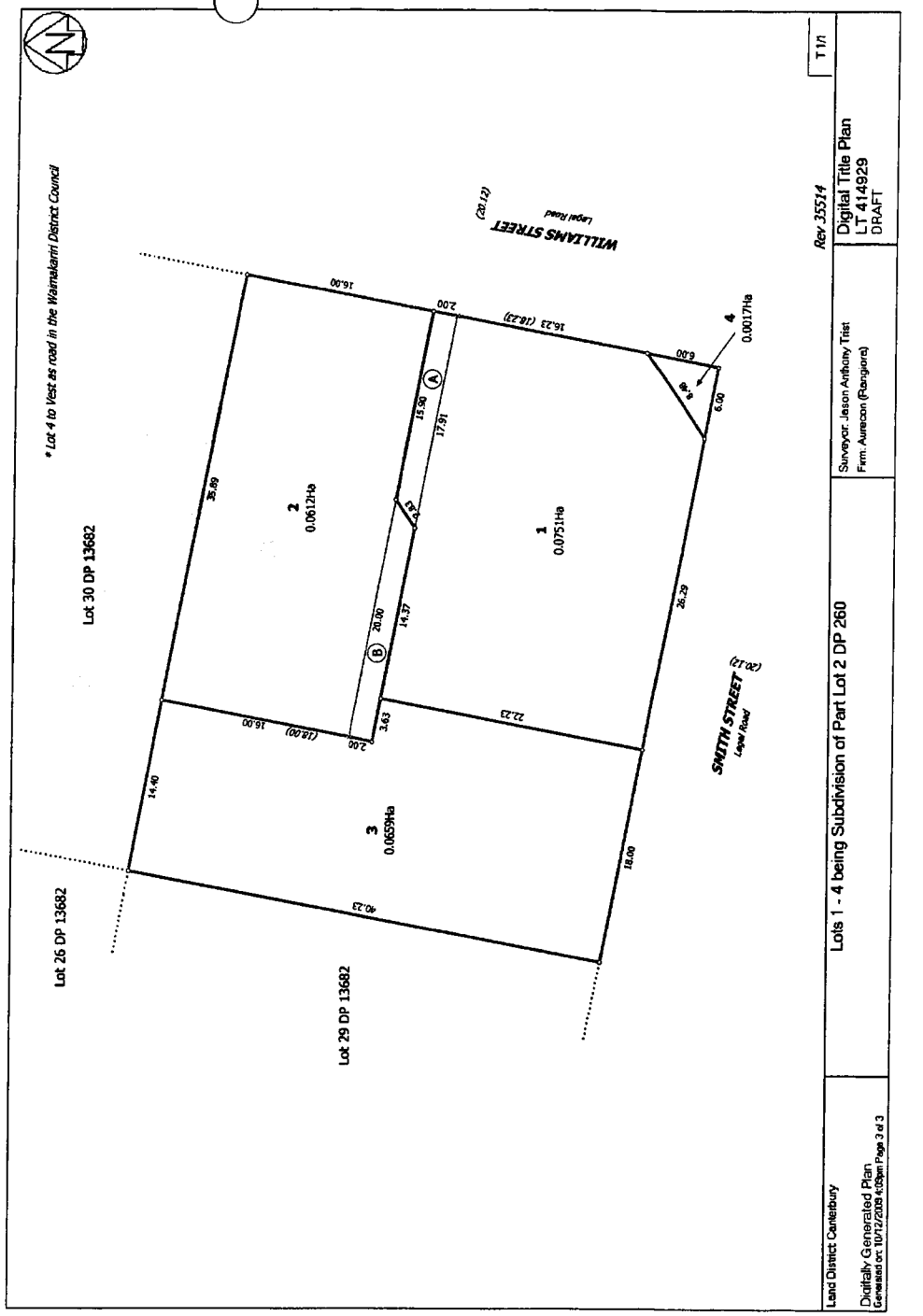
Land Registration District	Plan Number
Canterbury	DP 414929

Territorial Authority (the Council)

Waimakariri District Council

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	**Shown**	**Servient Tenement**	**Dominant Tenement**
Right to drain sewage	A	Lot 1	Lots 2 & 3
	B	Lot 2	Lot 3

NOTE:
Lot 4 is to vest as Road in the Waimakariri District Council.



SUPPLEMENTARY INFORMATION

Liquefaction

A study has been carried out on behalf of the Waimakariri District Council and Environment Canterbury on the effects of liquefaction (when soil temporarily behaves like a fluid and loses its strength during an earthquake) in the area shown on the attached map. A copy of the executive summary of the report is available from the Council. This property is in an area where liquefaction may occur during a severe earthquake. The Council does not require any additional site investigation or structural provisions for normal residential dwellings at this stage. It is considered that compliance with the New Zealand Building Code will protect the structural integrity of normal residential dwellings from the effects of liquefaction, although a severe earthquake is likely to cause damage and may disrupt utility services. If you have any particular concern it may be advisable to have the potential liquefaction investigated by a suitably qualified engineer.

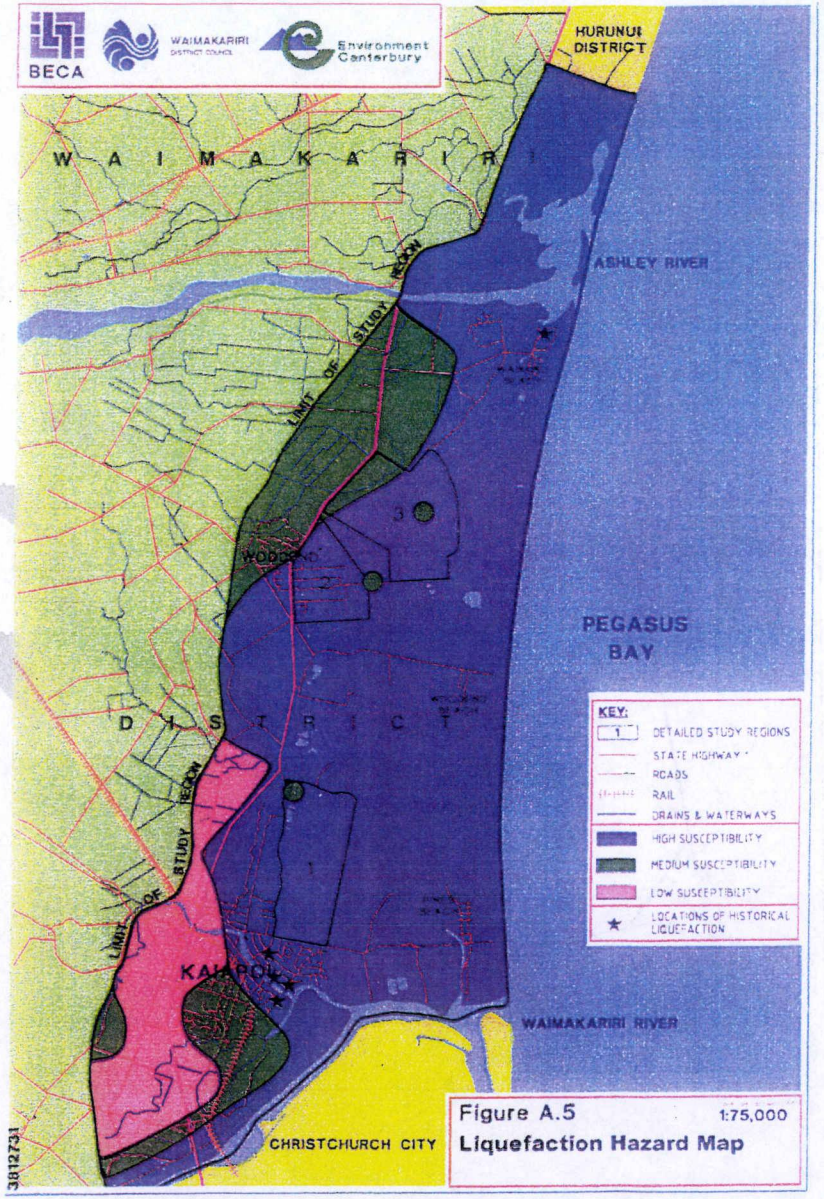


Figure i: Liquefaction susceptibility for the Study Region for both Alpine and Foothills Earthquake scenarios.

WAIMAKARIRI DISTRICT COUNCIL

BUILDING CONSENT / PIM APPLICATION

UNDER THE BUILDING ACT 2004

BC091267

Private Bag 1005, Rangiora 8254 | Ph (03) 313 6136, (03) 327 6834 | Fax (03) 313 4432 | www.waimakariri.govt.nz

THE BUILDING

(refer to your Rates Account for details)

1. Site Address: 197 Williams St Kaiapoi

(Street /Road /Township)

Rapid Number: _____

(Applies to Rural Properties Only)

2. Legal description:

LOT: pt DP/RS: 338E

Valuation Roll Number: 21751 22104

Note: Only complete items here that are applicable to your project.

3. Building Name: _____

(eg: where buildings have Official Names)

4. Location of Building within Site: _____

(Only applicable to multi-development sites)

5. Number of Levels: _____ 6. Level/Unit No: _____

7. Floor Area – Existing: 175 New: 36 Total: 211 m²

8. Current Lawfully Established Use: (eg: Use on any previous consent for the existing building)

_____

9. Year Building First Constructed: _____

(Only applicable to existing buildings, approximate date is acceptable, e.g. 1920s or 1960-1970)

THE APPLICANT / OWNER

10. Owner's Name: John Gibson

(Company or organisational name)

11. Contact Person: _____

(If Owner is not an Individual)

12. Mailing Address: 197 Williams St Kaiapoi - Christchurch 7630

13. Street Address / Registered Office: as above

14. Phone Numbers: Mobile: _____

Daytime: 3277055 After Hours: _____

Fax: _____

16. Email: _____

17. Website: _____

18. The following evidence of ownership is attached to this application, eg:

☑ Certificate of Title and / or

☐ Sale and Purchase Agreement

AGENT / CONTACT

Contact Details MUST be in New Zealand)

19. Name of Agent: Versatile Buildings

20. Contact Person: Peter McDermid

21. Mailing/Billing Address: Box 11-336 Sockburn - Christchurch.

22. Street Address / Registered Office: 3 Springs Road

23. Phone Numbers: Mobile: 0274 711382

Daytime: 3488704 After Hours: _____

24. Fax: 3489093

25. Email: _____

26. Website: _____

27. ☑ Authorisation from Agent Attached.

(Authorisation from the owner confirming authority)

28. **Note: The "Agent/Contact" will be the first point of contact for communications with the Council / Building Consent Authority regarding this Application / Building Work and will receive all correspondence including all invoices.**

APPLICATION

For Office Use Only

29. I request that a: (select one)

☐ Project Information Memorandum Only (PIM)

☐ Building Consent for PIM No: _____

☑ Building Consent (including Project Information Memorandum)

be issued for the Building Work Described in this Application.

RECEIVED
11 DEC 2009
BY:

THE PROJECT

30. Type of Building Work: (eg: dwelling, dwelling relocation, commercial, farm shed, garage, demolition, etc., or combination of)

erect garage
private use

31. Will the building work result in a change of use of the building: ☐ Yes ☑ No

32. If "Yes", provide details of the new intended use:

(eg: domestic use, shop, implement shed, garage to bedroom)

Will Hazardous Substances be stored in the building?

33. Intended life of the building:

☑ Indefinite but not less than 50 years
☐ Or specified as _____ years

34. List Building Consents previously issued for **this building** (if any) (ie: is this project being constructed in stages? Is this consent for a relocated or transportable building?)

35. **Estimated Value (inc GST) $** 12000

(ie: the estimated aggregate of the values of all goods and services to be supplied for the building work and includes GST).

PROJECT INFORMATION MEMORANDUM

This section must be completed if you are applying for a PIM.
DO NOT complete this section if a PIM has already been issued.

36. The following matters are involved in the project: (Tick appropriate boxes that apply to your project and attach details)

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

(eg: Planning Approvals, other Licences)

(specify):

The following documents are attached to this application:

☑ Site plan, Floor plans, Elevations for proposed building, Certificate of Title and or Sales and Purchase Agreement Two copies of all information required. (all plans to be dimensioned, scaled and accurate)
☐ Application Fee (per Council Fees and Charges Schedule)

BUILDING CONSENT

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

37. **The following documents are attached to this application:**

☑ 4 copies – building plans (site plans, floor plans, elevation plans)
☑ 3 copies of each –specifications, producer statements, truss details
☑ 2 copies – Certificate of Title and/or Sale and Purchase Agreement
All plans to be dimensioned, scaled and accurate – A4 or A3 size
☐ Project Information Memorandum
☐ Development Contribution Notice (if applicable)
☐ Certificate attached to Project Information Memorandum (Resource Management Act)
☐ Key personnel – see page 5.

38. ☑ See page 6 for a Schedule confirming the Building Work will comply with the Building Code.

COMPLIANCE SCHEDULE

(DO NOT complete this section if the Application is for a Project Information Memorandum only)

39. ☐ The specified systems for the building are as follows:

40. ☐ The following specified systems are being altered, added to, or removed in the course of the building work:

41. ☑ There are no specified items in the building.

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add, eg Resource Consents

APPLICATION INFORMATION

(a) Project Information Memorandum (PIM)

A Project Information Memorandum will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Insufficient information will result in your application being returned.

A fee is required to accompany your PIM application. (Per Council's Fees and Charges Schedule.)

(b) Building Consent (BC)

A Building Consent will be processed within a maximum allowable time of 20 working days provided all the information required has been supplied. Processing time is stopped whenever further information is required and starts again when the information is received.

Once the building consent has been processed, you will receive notification, which will include an invoice for the fees payable.

Once the fees are paid in full your Building Consent will be granted.

(c) Combined Project Information Memorandum & Building Consent Applications

Applications for a combined PIM / BC will only be accepted when sufficient information is provided to permit the Building Consent to be processed. If insufficient information is provided then further information will be requested, or your application may be returned to you.

INSPECTIONS

Phone Prime on (03) 311 8240 or 0800 724 2378 for booking inspections.

A minimum of 48 hours notice of commencement of the building work is required to be given to the Building Consent Authority.

During the process of construction, inspections will be necessary to confirm all work complies with your approved Building Consent documentation. The Building Consent Authority requires a minimum of 24 hours notice prior to the Building Consent Authority's Building Officials visit, however this will not guarantee an inspection in 24 hours if inspection bookings are full for that day.

The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority will put the issue of the Code Compliance Certificate for the work at risk.

RESOURCE CONSENTS

Your application will be assessed by the Planning Unit of the Council to determine whether your project complies with the relevant District Plan requirements.

If your application does not comply with District Plan requirements you will need to either amend your proposal to comply or apply for a Resource Consent. A Certificate will be attached to your Project Information Memorandum to notify that a resource consent is required prior to building work commencing. It is recommended that you contact the Planning Unit to determine the process from there.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed but in any event no later than **2 years** after the granting of the Building Consent. A Code Compliance Certificate will be issued within a maximum allowable time of 20 working days provided all the information required has been supplied. Note: Certificates will be required from all trades involved in the project.

In the event that no application for Code Compliance is made, the Building Consent Authority may issue a Notice to Fix, or other action as provided by the Building Act.

CODE COMPLIANCE

Complete as far as possible in all cases

(Give names, addresses, and telephone numbers. Give relevant registration numbers if known)

BUILDER

Name: Versatile Buildings. Reg. N°:

Address: Box 11-334 Sackburn.

Phone N°: 3488704 Fax N°: 3489093 Email:

DESIGNER(S)

Name: as builder Reg. N°:

Address:

Phone N°: Fax N°: Email:

REGISTERED DRAINLAYER

Name: K+T Drainage Reg. N°: 06362

Address: Box 20-126 Bishopdale.

Phone N°: 3594443 Fax N°: 3594443 Email:

CRAFTSMAN PLUMBER

Name: N/A Reg. N°:

Address:

Phone N°: Fax N°: Email:

CRAFTSMAN GASFITTER

Name: N/A Reg. N°:

Address:

Phone N°: Fax N°: Email:

REGISTERED ELECTRICIAN

Name: N/A Reg. N°:

Address:

Phone N°: Fax N°: Email:

STRUCTURAL ENGINEER

Name: N/A Reg. N°:

Address:

Phone N°: Fax N°: Email:

OTHER CONTRACTOR – TYPE:

Name: Reg. N°:

Address:

Phone N°: Fax N°: Email:

Application for project information memorandum and/or building consent

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

[if you're not sure which clauses are applicable, consult with your builder, designer or architect.]

Clause [tick relevant clause numbers of building code]	**Means of compliance** [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable put n/a]	**Waiver / modification required** [state nature of waiver or modification of building code required; if not applicable, put n/a]
☑ **B1** Structure		VB2000
☑ **B2** Durability		VB2000
☑ **C1** Outbreak of fire		AS1
☑ **C2** Means of escape		AS1
☐ **C3** Spread of fire		
☐ **C4** Structural stability during fire		
☐ **D1** Access routes		
☐ **D2** Mechanical installations for access		
☑ **E1** Surface water		AS1
☑ **E2** External moisture		AS1.
☐ **E3** Internal moisture		
☐ **F1** Hazardous agents on site		
☐ **F2** Hazardous building materials		
☐ **F3** Hazardous substances and processes		
☐ **F4** Safety from falling		
☐ **F5** Construction and demolition hazards		
☐ **F6** Lighting for emergency		
☐ **F7** Warning systems		
☐ **F8** Signs		
☐ **G1** Personal hygiene		
☐ **G2** Laundering		
☐ **G3** Food preparation and prevention of contamination		
☐ **G4** Ventilation		
☐ **G5** Interior environment		
☐ **G6** Airborne and impact sound		
☐ **G7** Natural light		
☐ **G8** Artificial light		
☐ **G9** Electricity		
☐ **G10** Piped services		
☐ **G11** Gas as an energy source		
☐ **G12** Water supplies		
☐ **G13** Foul water		
☐ **G14** Industrial liquid waste		
☐ **G15** Solid waste		
☐ **H1** Energy efficiency		

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

APPLICANT'S SIGNATURE

Signed by or for and on behalf of the Applicant P. [signature] on behalf

☐ Owner ☑ or Agent Date: 8/12/09

Note: if acting "for and on behalf", please read the following declaration before signing:- "I hereby declare that I am authorised to act as Agent of the Applicant".

VERSATILE®
BUILDINGS

Spanbild (NZ) Limited
Trading as:
Versatile Christchurch
3 Springs Road, Sockburn
PO Box 11-336, Sockburn
Christchurch 8443, New Zealand
Phone (03) 348 8704
Fax (03) 348 9093
christchurch@versatile.co.nz

10 – 12 - 09

Waimakiriri District Council,
Att : Building consent officer.

I John Gibson authorise Versatile Buildings to act as my agent for the attached garage Building consent. I understand I am responsible for all costs incurred.

Yours faithfully

John Gibson.



19 NOV 2009

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**CB21A/975**
Land Registration District	**Canterbury**
Date Issued	28 March 1980

Prior References
CB235/274

Estate	Fee Simple
Area	2023 square metres more or less
Legal Description	Part Rural Section 338E

Proprietors
John Graham Gibson and Barbara Jane Ellison-Smith

Interests
6354222.3 Mortgage to Mortgage Holding Trust Company Limited - 22.3.2005 at 9:00 am

05 - 12 - 2009

Building Consent Officer,

Dear Sir,

Re: Application for Building Consent for
Mr and Mrs Gibson,
197 Williams Street,
Kaiapoi.

Ground Condition Justification
The soil supporting the footings shall be assumed to be good as on inspection it was noted that the two storey weatherboard steel roof dwelling on a timber floor on similar soils showing no signs of unsatisfactory behavior attributed to soil conditions.

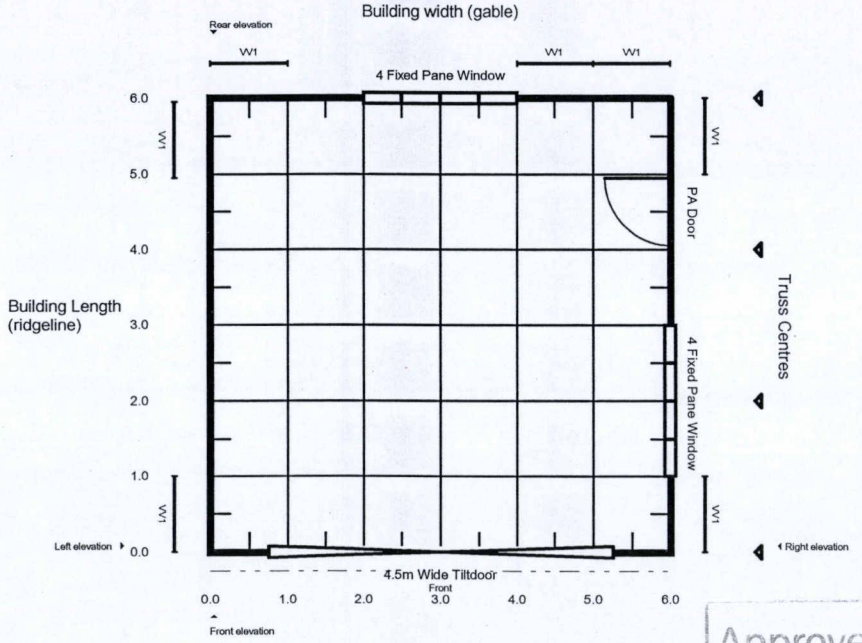
2) Sediment Control Management Plan
We propose to manage erosion and sediment on site in the following ways:

- This site is a residential site and it has a shingle driveway and only one entry/exit minimizing mud being carried out on to the road.
- The site will be lightly scraped with a bobcat to remove vegetation off site and only the area of the building will be excavated leaving the balance of the site covered in undisturbed grass. Spoil will be loaded directly into a truck and removed from site.
- Our buildings are pre cut and are built very quickly so the site is kept tidy and litter free.
- Concrete trucks are cleaned and the contaminated water contained on site. Downpipes will be connected to existing stormwater as soon as built.

Yours faithfully,

Peter Mc Dermid,
Sales Consultant.

Versatile Buildings 1000 Series Floor Plan
Customer: Mr. & Mrs. John and Brid Gibson,
Site Address: 197 Williams Street,, Kaiapoi,, Christchurch 7630.
Reference: pmcdermid-230
Contact: Peter McDermid, Versatile Christchurch, 03 3488704



Waitmakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10

Approved Application

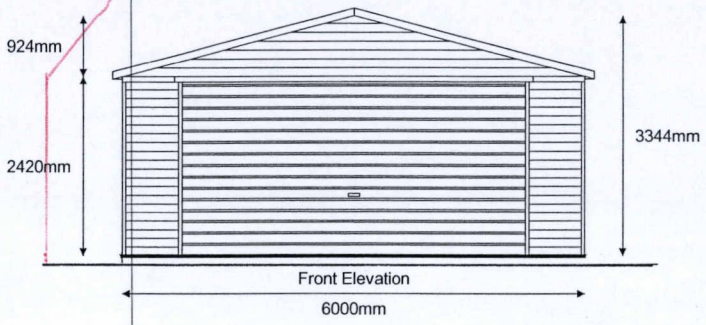
Plan PIM ..... 091267 ..... DR
22-12-09

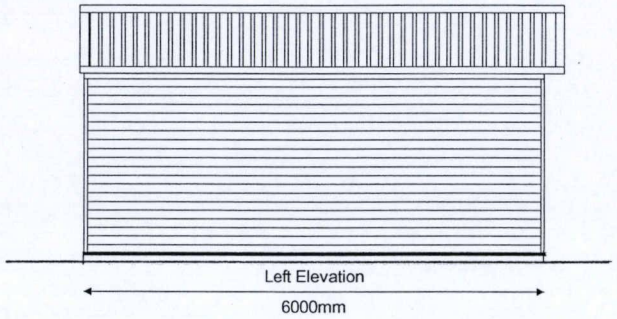
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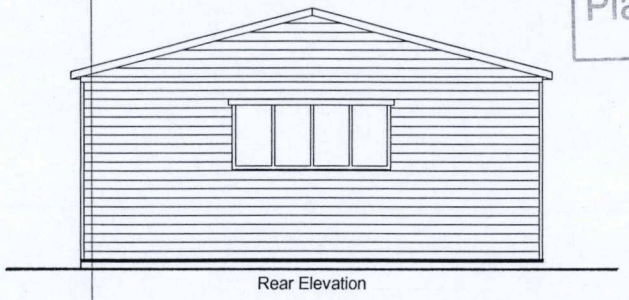
Versatile Buildings 1000 Series Elevations
Customer: Mr. & Mrs. John and Brid Gibson,
Site Address: 197 Williams Street,, Kaiapoi,, Christchurch 7630.
Reference: pmcdermid-230
Contact: Peter McDermid, Versatile Christchurch, 03 3488704

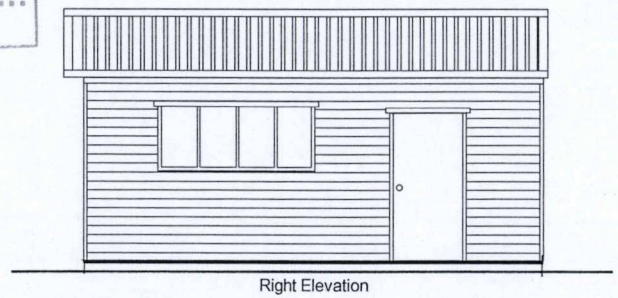
Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10





Approved Application
Plan PIM ..... 091267 ..... DR
22-12-09





Scale 1:100

© Versatile Buildings 2007

Versatile Buildings 1000 Series Specifications
Customer: Mr. & Mrs. John and Brid Gibson,
Site Address: 197 Williams Street,, Kaiapoi,, Christchurch 7630.
Reference: pmcdermid-230
Contact: Peter McDermid, Versatile Christchurch, 03 3488704

Model:	Versatile 1000 Series
Size & Stud Height:	6.000m long x 6.000m wide, with 2.4m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 45mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	low wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Cladding profile
Gable Soffit:	Front Only
Downpipes Location:	Front of building
Downpipes Size:	65mm
Aluminium Joinery Glazing:	
Expansion Cuts:	Expansion cuts to control cracking

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 20Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to TPA Specification H1.2 MSG10 framing. Studs shall be 90 x 35mm at 1000mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, WALL FRAME DETAIL for timber grade options and specification. Fix hardware in accordance with Producer Statement VB 2000, WALL FRAME DETAIL.

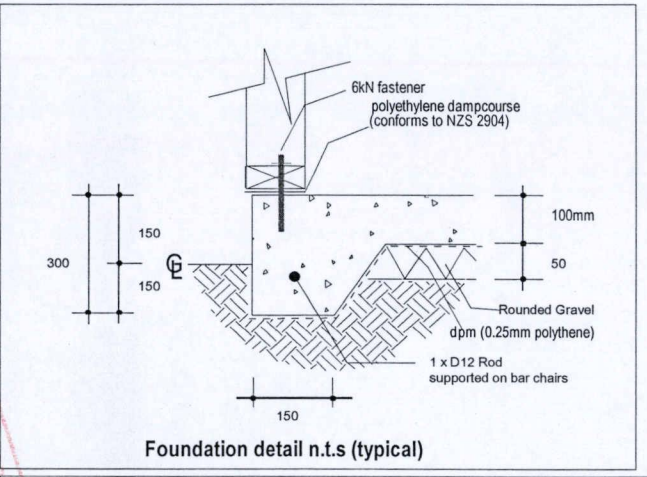
ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1000mm crs fixed to MiTek roof trusses at 2000mm crs. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, TRUSS DETAILS. See truss details and specification in Producer Statement VB 2000, SPAN, LOAD AND TRUSS DETAILS.

SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, LINTEL SELECTION. Fixing details are shown in HARDWARE FIXING DETAILS of VB 2000.

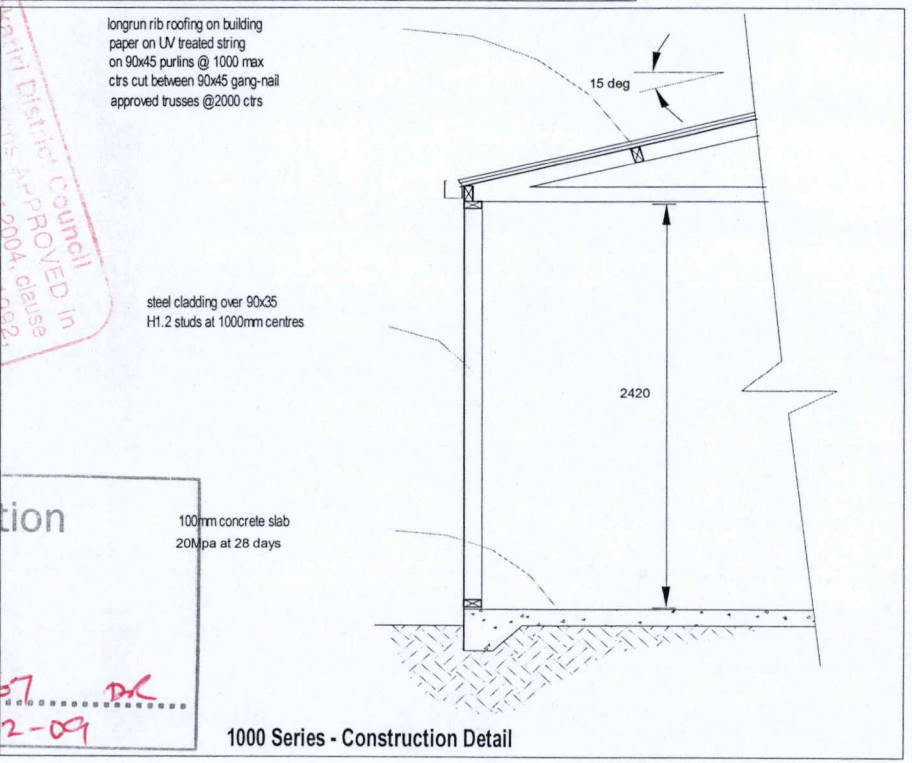
ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

WALL CLADDING: Fix with galvanized clouts as specified in VB 2000.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement



Foundation detail n.t.s (typical)

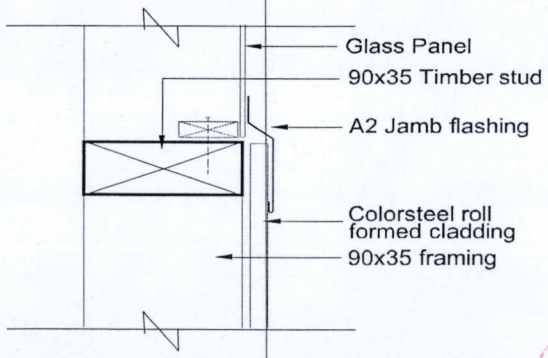


1000 Series - Construction Detail

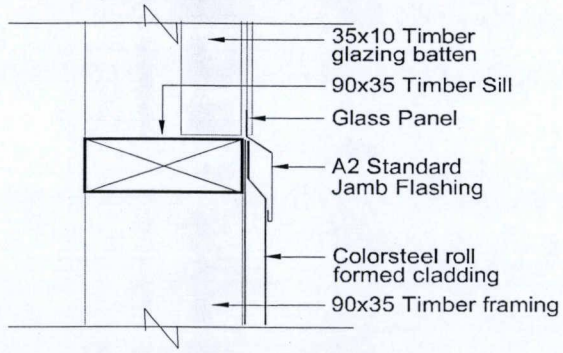
Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10

Approved Application
Plan PIM ..... 091267 DC
22-12-09

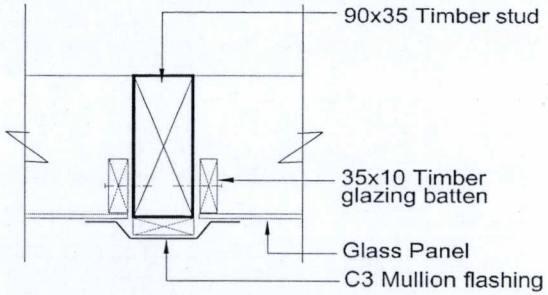
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Standard Window Jamb Detail



Standard Window Sill Detail



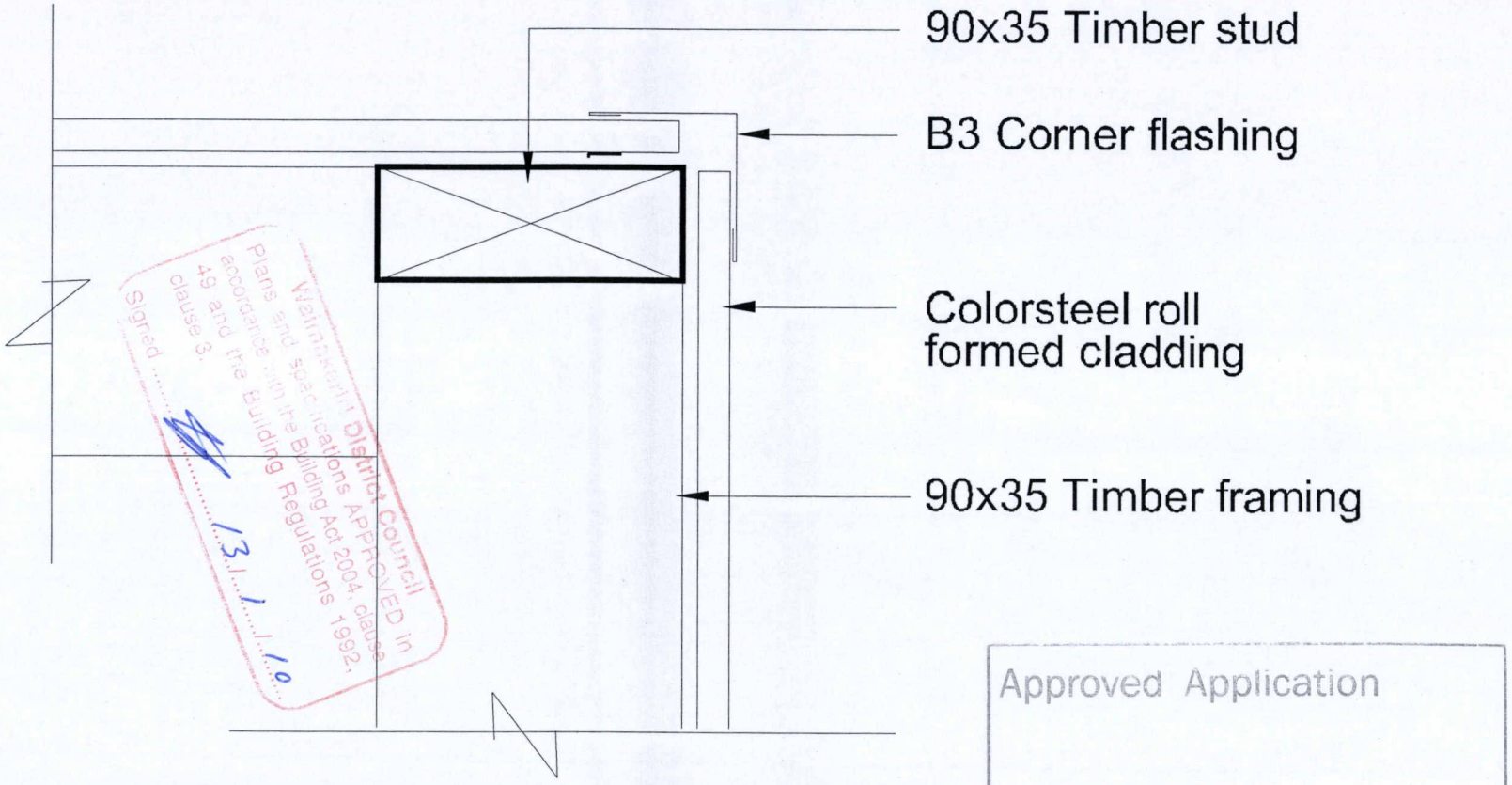
Standard Mullion Detail

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Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49, and the Building Regulations 1992, clause 3.
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Plan PIM 091267 DR
22-12-09

TITLE: Standard Window Details

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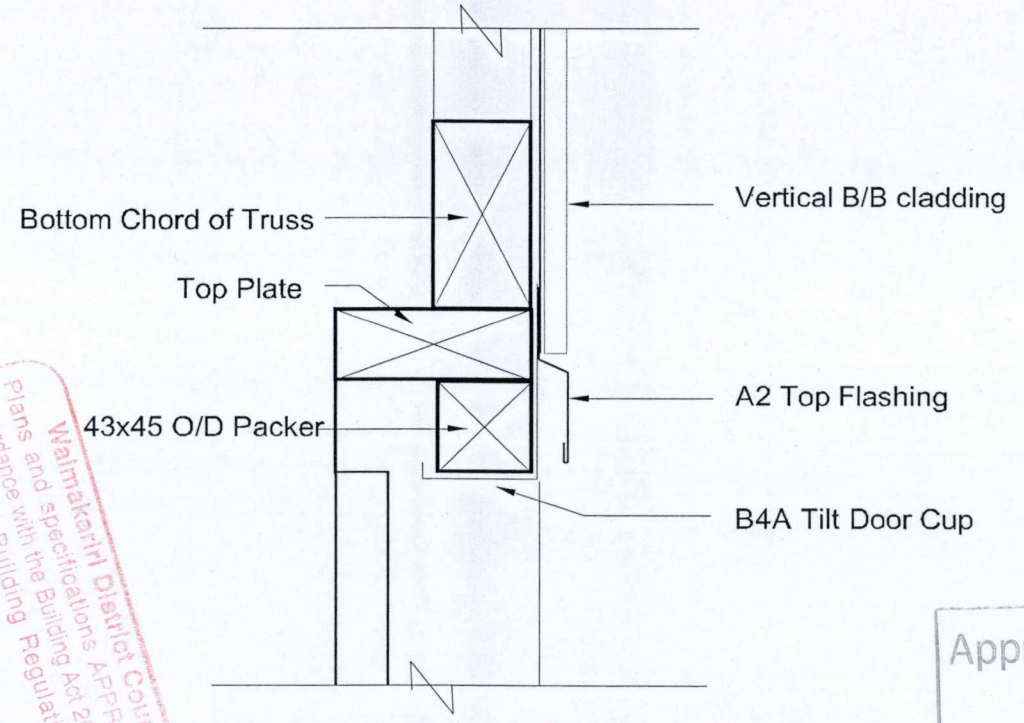
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Plan PIM ..... 091267 DL
22-12-09

Corner Flashing Detail

TITLE: Corner Flashing Detail Unlined

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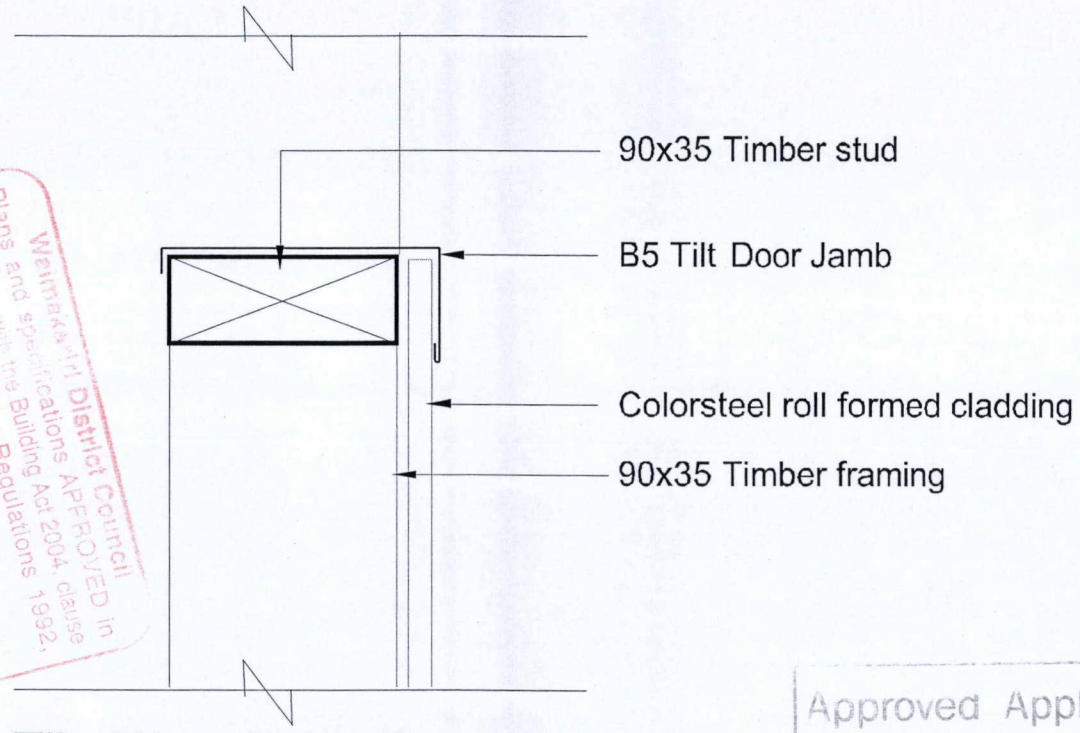
Tilt Door Head Detail - Front Entry

Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10

Approved Application
Plan PIM ..... 091267 DC
22-12-09

TITLE: Tilt Door Front Entry

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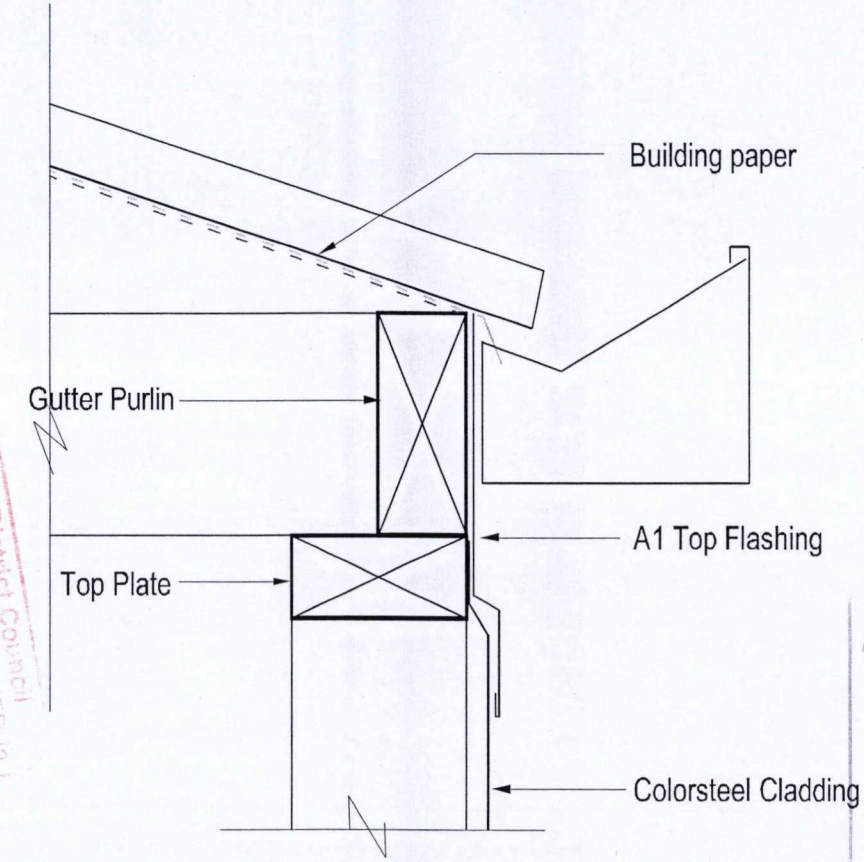
Tilt Door Jamb Detail

Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004 clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10

Approved Application
Plan PIM ..... 091267 .....
22-12-09

TITLE: Tilt Door Jamb Detail

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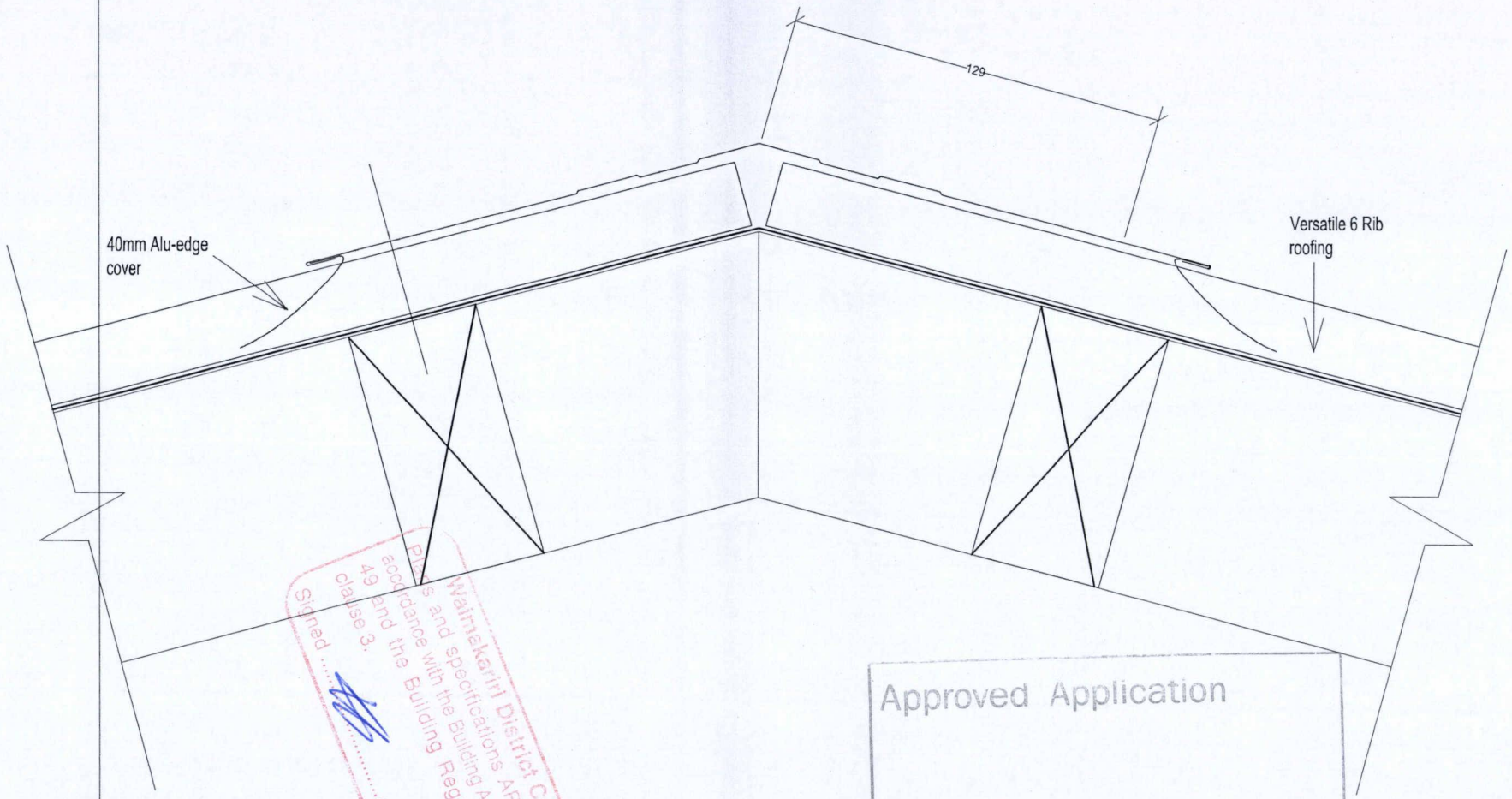
Typical Top Flashing Detail

Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004 clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10

Approved Application
Plan PIM 091267 DR
22-12-09

TITLE: Gutter Detail

© Versatile Buildings 2007

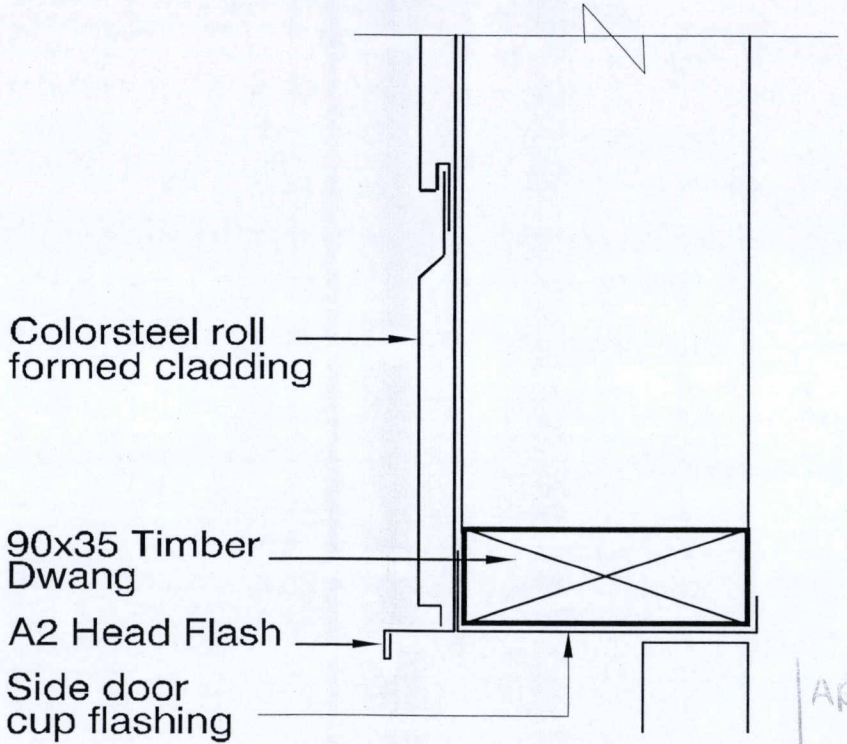


Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed 13/1/10

Approved Application
Plan PIM 091267 DR
22-12-09

TITLE: Ridging Profile

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Typical side door

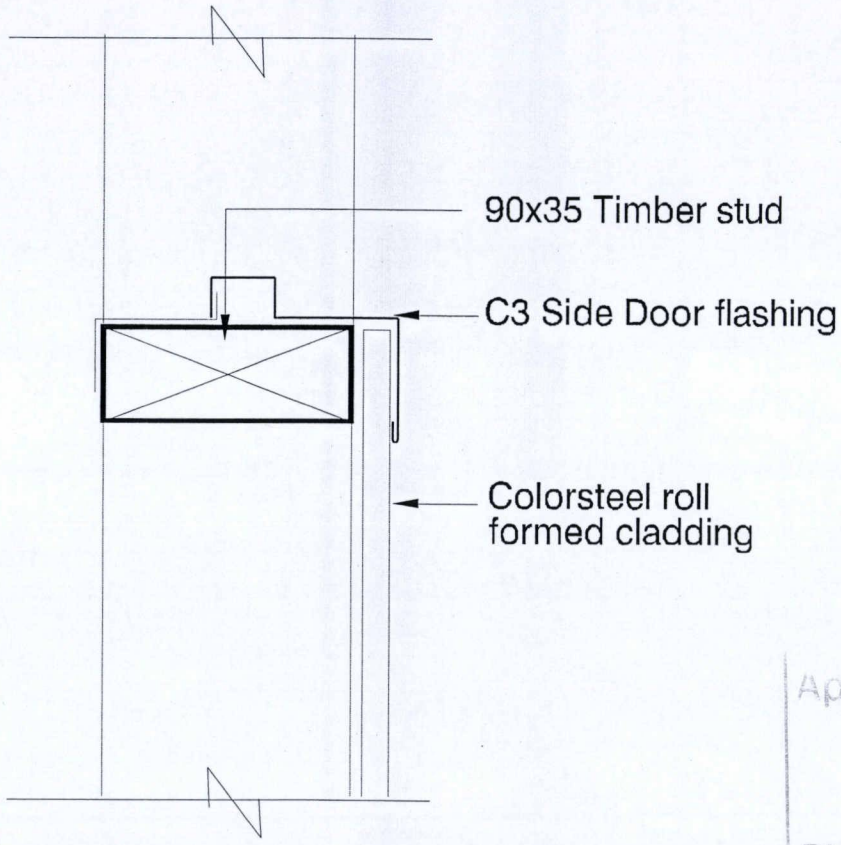
Side Door Head Detail

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Approved Application
Plan PIM ..... 091267 ..... DR
22-12-09

TITLE: Side Door Head Detail

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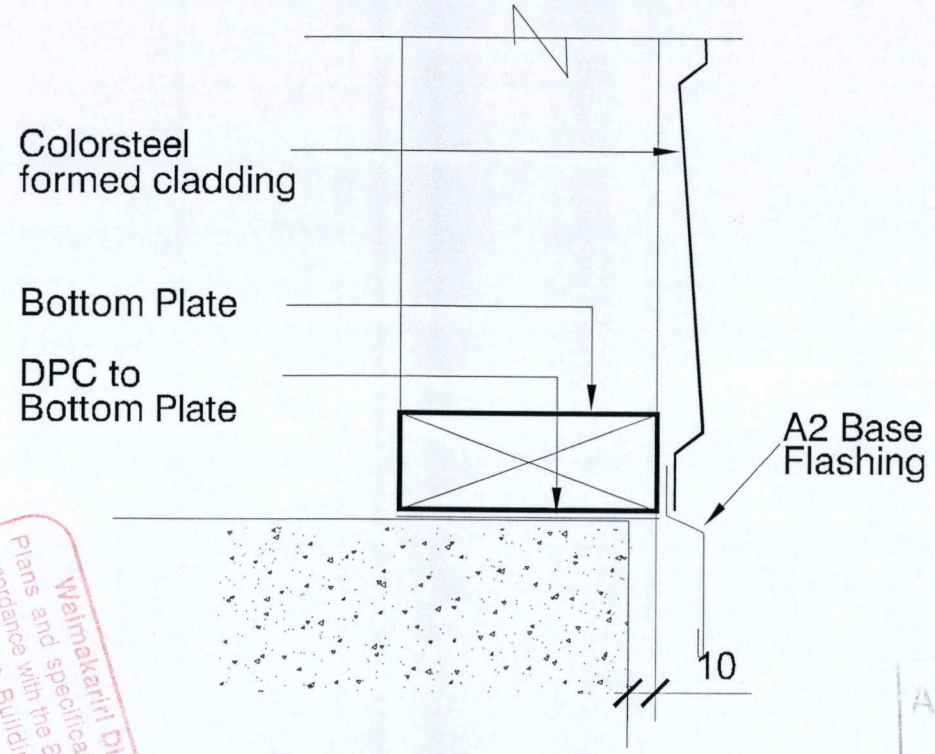
Side Door Jamb Detail

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Plan PIM ..... 091267 DR
22-12-09

TITLE: Side Door Jamb Detail

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Base Flashing

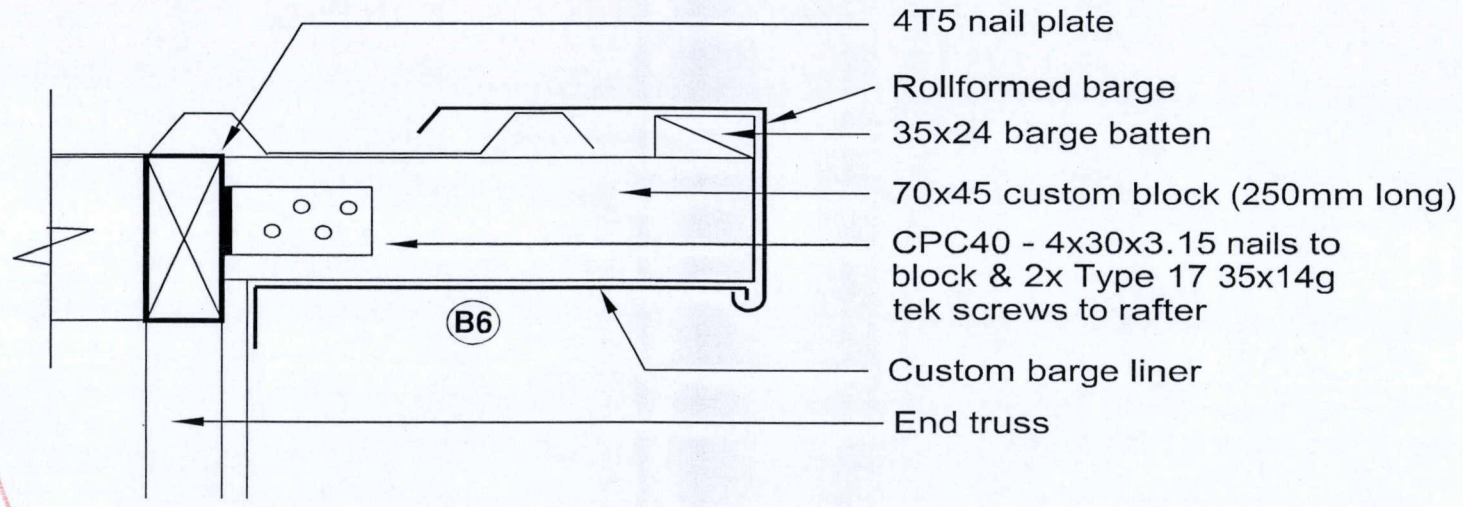
Typical Base Flashing

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Approved Application
Plan PIM 091267 DR
22-12-09

TITLE: Base Flashing Detail

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CUSTOM END BARGE DETAIL

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Plan PIM ..... 091267 DJC
22-12-09

TITLE: Custom End Barge Detail

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CONTENTS

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SECTION 2 — FOUNDATION DETAILS

SECTION 3 — WALL FRAMING DETAILS

SECTION 4 — ROOF FRAMING DETAILS

SECTION 5 — HARDWARE FIXING DETAILS

SECTION 6 — WALL & ROOF BRACING DETAILS

CLIENT

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Waimakariri District Council
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PRODUCERS STATEMENT DESIGN

ISSUED BY: Claude Antony Carter Cook (MiTek NZ Ltd)

TO: VERSATILE BUILDINGS

IN RESPECT OF: PROPOSED GARAGE

MiTek New Zealand Ltd has been engaged by Versatile Buildings to provide engineering design services in respect of the requirements of Clause(s) B1 of the Building Regulations 1992 for part only as specified - Roof Structure to Floor (excluding slab and foundation) of the building work. The design has been prepared in accoardance with AS/NZS 1170 (Parts 0, 1, 2, 3 & 5), NZS 3603:1993, NZS 3604:1999, approved documents of the NZ Building Code and the work is described on MiTek New Zealand Ltd drawings titled VB 2000 Structural Details and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minmum value of $500,000, I BELIEVE ON RESONABLE GROUNDS that subject to:

1. The verification of the following design assumptions:

   i) Light Roof
   ii) Trusses designed to a modified High Wind p=660Pa, and modified Very High Wind p=850Pa with a C_{fig}=-1.1.
   Locations defined as: Sheltered Rural & Open and Exposed Urban Conditions with maximum building height to the apex of 4.2m.
   iii) Snow Load Sg = 0.9kPa
   iv) Buildings designed for Building Importance Level 1, with a 50 year working life.

2. All proprietary products meeting the performance specification requirements, the drawings, specifications and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

Signature Date: 1st September 2009

Claude Antony Carter Cook
BE (Hons), MIPENZ (ID: 240891)
CPEng, IntPE

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MANUFACTURERS STATEMENT DURABILITY

To satisfy the requirements of Clause B2:'Durability' of the New Zealand Building Code, the metal cladding material needs to meet a 50-year durability life. To achieve that, the following provisions must apply:

Range of Product and Use.

Specification:	AS1397:2001
Coating type:	Zinc/Aluminium & painted
Steel thickness range:	0.35mm - 0.95mm BMT
Steel grade range:	G300 - G550
Application:	Cladding for Building Importance Level 1, with a 50 year working life. Refer AS/NZS 1170.0:2002
Fasteners:	Galvanised clouts. Aluminium rivets for all steel components. IFI114:1986

Requirements, Limitations and Exclusions.

• Applicable to buildings in Sea-Spray zone and exposure zones 1,2,3 & 4 in accordance with Clause 4, Durability, NZS 3604:1999 which is an acceptable solution under clause B2 of the NZBC

Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.

Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance.

Exposure zones 1,2,3 & 4. (All areas other than sea spray zones - see below)

Rain washing only required on exposed sections, sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every 3 months.

Sea spray zones (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of Geothermal activity.

Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

Extended Maintenance, Painting or Repainting.

• Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for surface preparation and paint type to be used.

• Evident Corrosion

Areas the show signs of white or red rust/ corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earkier corrosion may start due to moisture and dirt entrapment.
If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References.

1. NZS 3604:1999, clause 4, Durability.
2. Versatile Buildings Assembly Instructions.
3. New Zealand Building Code 2004

Versatile Buildings
112 Waterloo Road, Christchurch
New Zealand
Dated: 1st September 2009

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EXPLANATION

The following designs cover the structural aspects (excluding floor details) of the construction of Versatile Buildings standard range of garages for both the 600 and 1000 Series. The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Stability Design for both roof and walls.

All other aspects of the Structure are constructed in accordance with the standard Versatile Buildings details for Garages.

Copyright: These drawings must not be used without express prior permission from MiTek NZ Ltd. and Versatile Buildings.

These buildings have been designed for a Building Importance level 1, with a 50 year working life. Refer to AS/NZS 1170.0:2002

Patent: 'FlexiBrace' subject to Patent No: 504428 MiTek New Zealand Ltd.

Steel 'Stud Saver' subject to registered Patent No's 330803 & 314494

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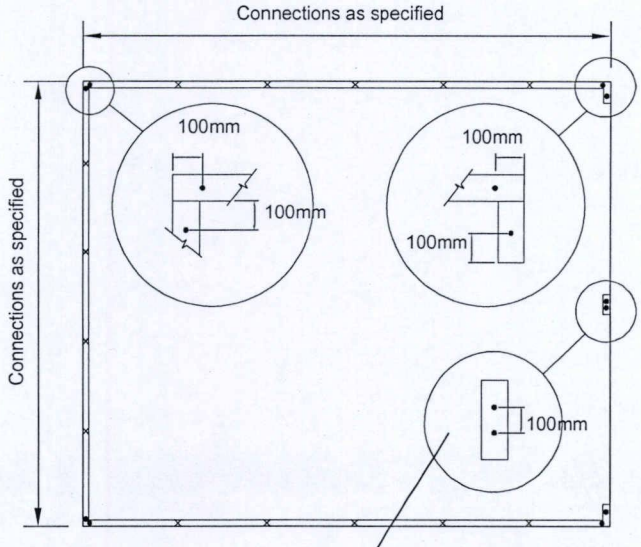
AUTHORITY

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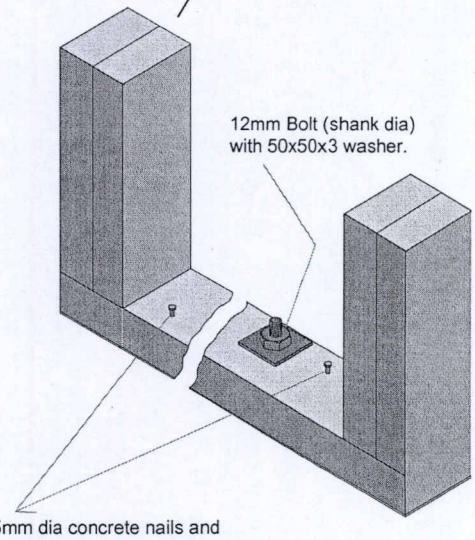
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FOUNDATION DETAILS

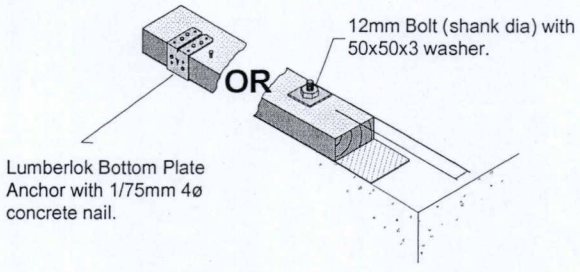
BOTTOM PLATE FIXING LOCATIONS



NOTE: Connections must be applied to all corners and door openings shown and then spaced, as per layout above, between these points



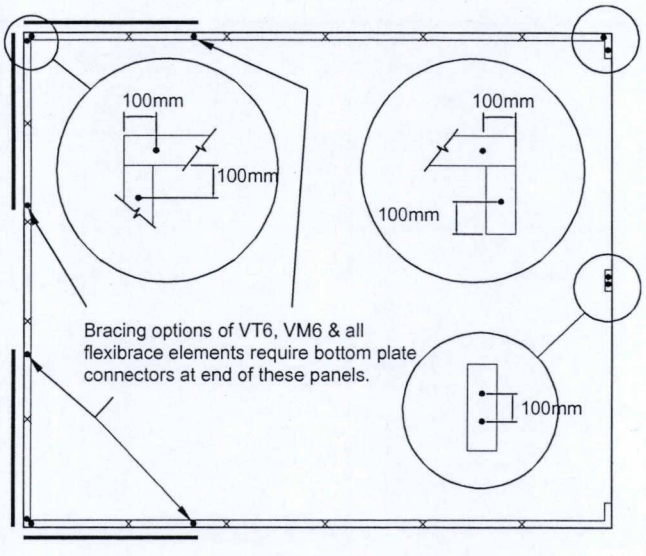
BOTTOM PLATE CONNECTION TYPE



NOTE: For fastener spacing @ 900 ctrs, truss spans building width can be increased by 25%

Wind Load	Max Building	Fixing Spacing
low	12000	1200

BRACING ELEMENT FIXINGS



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DESIGN INFORMATION

Design Scope

The VB2000 design series covers the structural requirements for the Purlin fixing, Truss fixing, Truss design, Truss bracing, Wall & Roof Bracing, Lintels, Verandah, Decks & Garaports. All other structural requirements are as per NZS3604: 1999

Building Erection

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixings must be installed before applying any loads.

Design References

Compliance Document for the New Zealand Building Code Clause B1 Structure Amendment 8

NZS3603:1993 Amendment 4
Cited Verification Method

NZS3604:1999 Amendment 2
Cited Acceptable Method

AS/NZS1170 Part 0:2002
Cited Verification Method

AS/NZS1170 Part 1:2002
Cited Verification Method

AS/NZS1170 Part 2:2002
Cited Verification Method

AS/NZS1170 Part 3:2002
Cited Verification Method

ANSI/TP11 - 2002
Alternative Solution

Truss Joints

GANG-NAIL plates are to be pressed into both sides at each joint by a licensed GANG-NAIL fabricator

Load Details

These drawings have been prepared using the above design loads.
It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

Design Loads

Dead loads for Light Roof

Trusses:

Top Chord = 0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).

Bottom Chord = 0.20kPa for trusses @ 1200 crs with ceiling.

Live loads

Top chord - 1.1kN concentrated load, 0.25kPa uniform load.

Bottom chord - 0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.

Deck: 2.0kPa uniform load.

Wind loads

Buildings designed for a modified UP TO HIGH wind conditions.

Seismic loads

Siesmic Zones A, B or C.

Snow loads

Buildings designed for Sg = 0.90kPa 50 years working life, region N4 Altitude = 150m, N5 Altitude = 300m.

Buildings designed for Sg = 0.90kPa 25 years working life, region N4 Altitude = 200m, N5 Altitude = 400m.

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.

Buildings designed for Building Importance Level 1. Refer AS/NZS 1170.0:2002

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WALL FRAME DETAIL

Stud Design Table

Wind Load	Wall Height (mm)	Stud Ctrs (mm)	Size & Grade
low	2400	1000	90X35 MSG10

Timber Grade & Design

- Studs are to be constructed in 90 x 35 minimum grade to be MSG10 or better in all situations as described in the table shown above.
- Top plates & bottom plates are to be constructed in 90 x 35 minimum grade to be MSG8 or better.
- All other wall framing members not specified can be non structural grade.
- All purlins, bottom chord stiffeners, and lintels to be minimum MSG8 grade.
- Note: 1000 Series buildings do not have dwangs.

Timber Treatment

- Treated Timber is to be used in the construction of the buildings as defined by the frame and truss requirements in NZS3602:2003. All treated timber is to meet the required standards.
- Minimum H1.2 timber treatment is to be used in all wall framing.
- Treatment of Verandah & Deck construction refer to Verandah and Deck details in this document (if included)
- Trusses including Gable Ends can be untreated.

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SPAN, LOAD AND TRUSS DETAILS

Load Chart

Live Load = Top Chord - 1.1kN concentrated load, 0.25kPa uniform load.

Bottom chord - 0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height

Dead Load = 0.15 kPa (Top Chord)

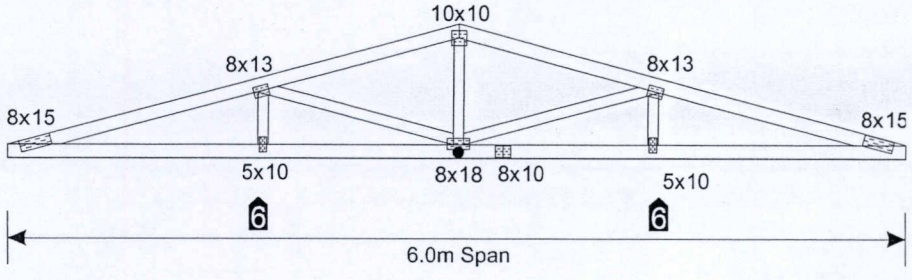
0.20 kPa (Bottom Chord) trussed @ 1200 crs with ceiling

Wind: Roof = Cfig = -1.1

Span Chart

Truss Centers	Wind Load	Snow Load (kPa)
2000	low	0.9

6,000 Span



NOTE:

1. Truss Top Chord pitch range is 15°, 20°, 25°, 30°
2. ● Indicates location of Bottom chord brace (truss stiffener)
3. 8 Indicates the truss camber (typical)
4. All truss plates are Gang-Nail® GNQ type
5. All top & bottom chords are to be MSG8 90x45 Douglas Fir or Radiata Pine
6. All webs are to be a min. MSG8 - 70x45 Douglas Fir or Radiata Pine.

Construction Tolerances

NOTE: Nail plates are to be fully pressed home on both sides of joints.
The nail plate axis must be located in the specified or indicated direction.

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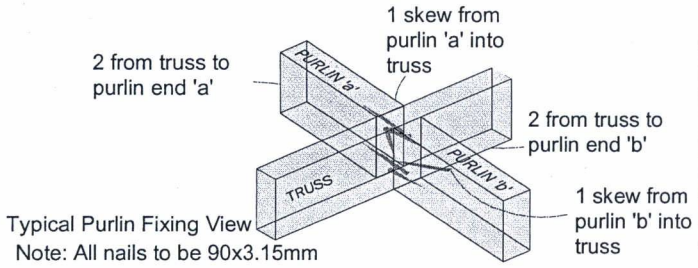
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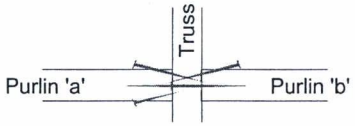
VB2000

TRUSS DETAILS

Purlin Fixing Detail



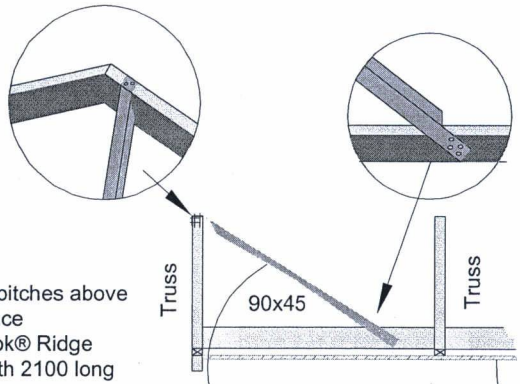
Typical Purlin Fixing View
Note: All nails to be 90x3.15mm



Typical Purlin Fixing Plan View

Note: All nails to be 90x3.15mm

Ridge Brace



For roof pitches above 15° replace Lumberlok® Ridge Brace with 2100 long Stud Saver.

1500 long Lumberlok® Ridge Brace cropped at each end to allow nailing to truss chord and bottom chord runner. 4x30x3.15 nails each end

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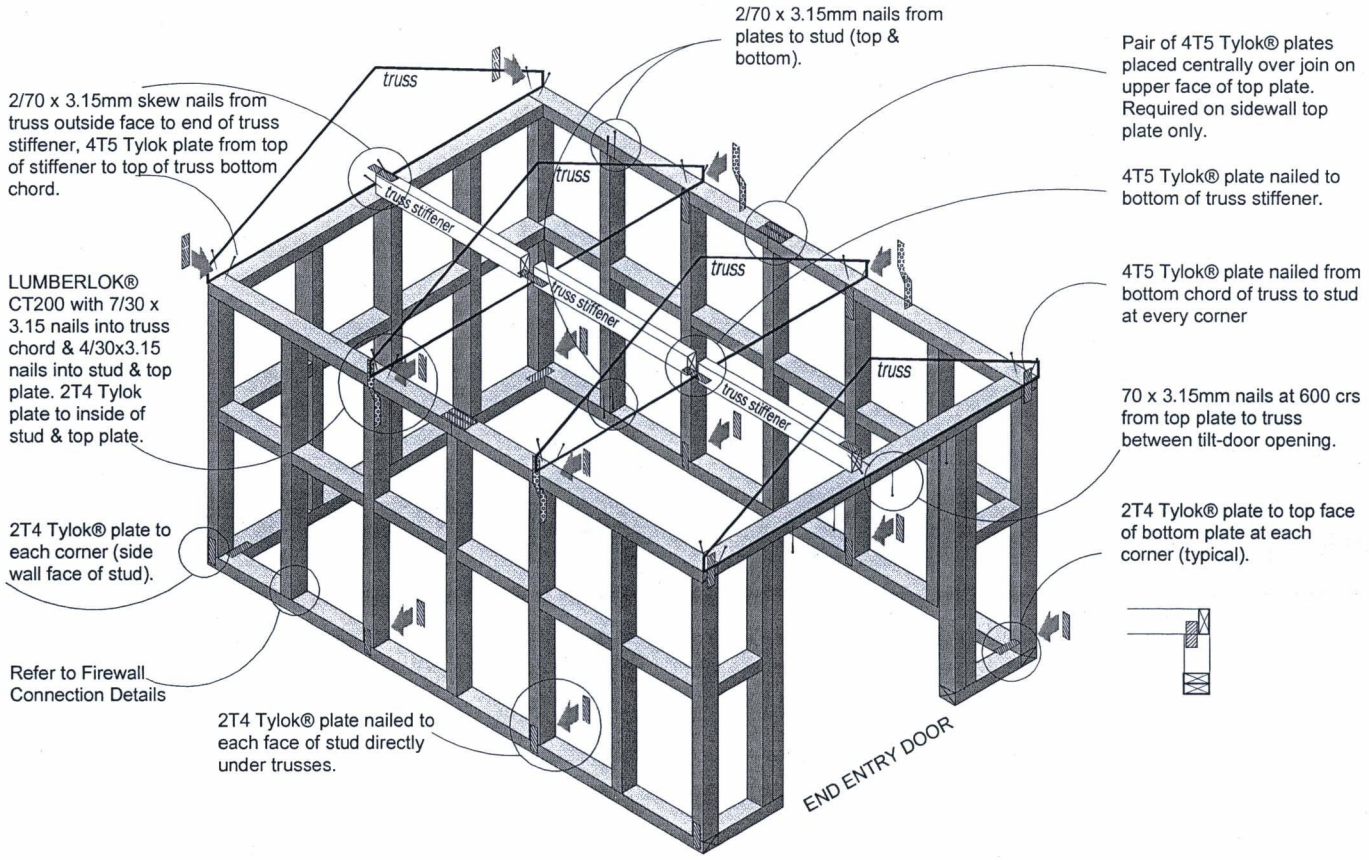
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HARDWARE FIXING DETAILS

Hardware Fixing Locations

Gable Entry



NOTE: 1) Hardware fixings apply to all 600, 950 & 1000 series buildings. 2) 1000 series buildings do not have dwangs.

CLIENT

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EXPLANATION

The Building Stability Design of the standard range of garages is broken down into two separate areas, and are as follows: -

Roof Bracing

Using a diaphragm approach, the roof is braced using a series of Strip Brace and / or Multibrace patterns in the plane of the truss top chords to transfer the wall and roof wind demand to the top plates. The loads at the top plate level are then transferred to the foundation through the wall bracing system.

The layouts of Strip Brace and Multibrace patterns are determined by the size and shape of the building plus the relevant wind zones appropriate for that design. These layouts are determined on the VB2000 Series drawings on the following pages.

Wall Bracing

Using a Bracing Units approach the tables shown on the following pages give the loading demand of the respective buildings dimensions and wind loads. The use of wall cladding and / or Secondary Bracing systems provides the method of achieving the required bracing demand. These cladding and secondary bracing units are detailed on the following pages also.

Within allowable side wall and end wall length ratio there is an ability to brace buildings on all three sides only when large door openings make installation of braces impossible. The bracing demand in these situations is laid out in the tables on the following pages.

The VB2000 Series covers stand alone buildings up to but no greater than a width and or length of 12m. In cases where partion walls are available, buildings can be over the 12m overall dimension provided the rules on the following page are followed and installed as per the diagram shown on the following page.

All Angle Brace, Strip Brace, Multibrace & Flexi-Brace options can be located anywhere along the braced wall provided they fit the required dimensions.

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BRACING DEMAND RULES

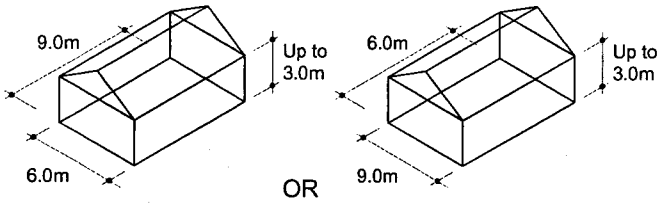
1. BUILDING DIMENSIONS

The maximum building dimensions must not exceed 12m in width and or length.

2. SIDE/END WALL RATIOS DEFINITION

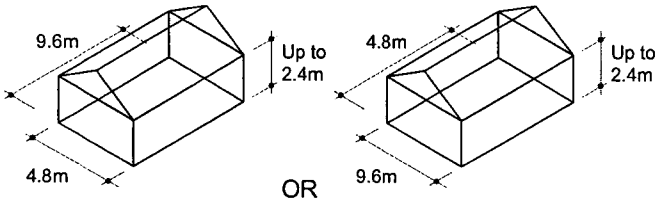
a. 1 to 1.5 Ratio applies only when 3 walls of bracing are available (See rule 3a) on L,M,H & V/High Wind Loads up to 3.0m high.

e.g.



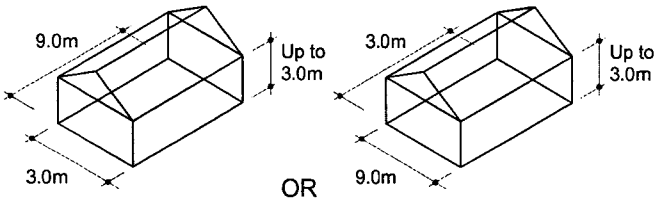
b. 1 to 2 Ratio applies only when 3 walls of bracing is available (See rule 3a) on L, M,H & V/High Wind Loads up to 2.4m high.

e.g.



c. 1 to 3 Ratio applies only when 4 walls of bracing is available (See rule 3b) on L, M,H & V/High Wind Loads up to 3.0m high.

e.g.



3. WALL BRACING DEMAND OPTIONS

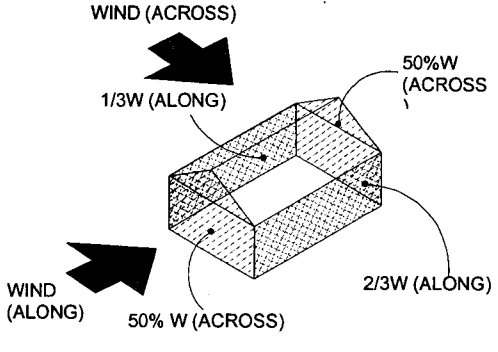
3a. Where 3 walls only are available , establish the demand for ALONG & ACROSS for the specific tables on the following pages. Apply the full bracing unit required to the respective walls and brace accordingly.

3b. Where four walls can be used for bracing, establish the demand on the following pages) by using the tables called "Both end walls available" and "Both side walls available.

NOTE

The shortest two walls must have bracing equally distributed between them.

If that is achieved the Total Bracing Units in the longer walls maybe distributed on a 2/3 to 1/3 split, e.g. A total of 150 Bu's can be distributed in one of the longer walls and the remaining BU's distibuted to the other longer wall. (See below)



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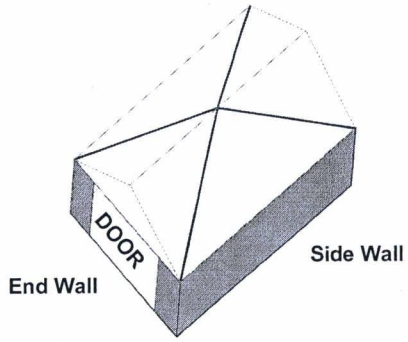
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ROOF BRACING

BRACING 6.000m Width, 6.000m Length, low Wind Zone



ROOF BRACING NOTES

Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of the purlins, fix each end with 5/30 x 3.15 nails (typical) Fix at crossings with 2/30 x 3.15 nails.

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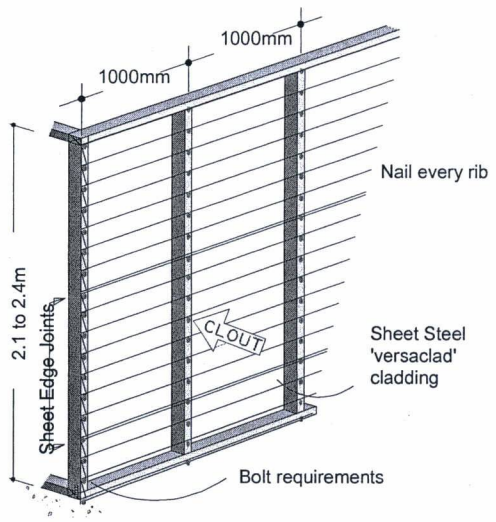
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WALL BRACING

BRACING ELEMENT **VV1**

Wind Bracing units per 1.0m wall: **43**



LEGEND

refer to: Producer Statement, VB2000, for bracing element & fixing details.

VVI — VERSACLAD BRACING ELEMENT 1.0 metre wide, full height versaclad bracing panel.

1000 SERIES BRACING V2.0

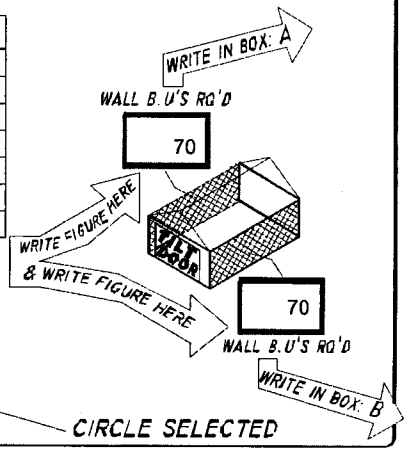
All secondary bracing ratings must only be used in conjunction with Supercliad or Versaclad on external walls. On internal walls lined one side with plaster board, customwood or similar the values can be used on their own to achieve required bracing units

Client : Mr and Mrs Gibson
Order No: 197 Williams Street.
Size : 6000 x 6000mm
Windzone: Low
Roof Pitch: 15 Deg

STEP 1: BRACING DEMAND FOR WIND DIRECTION.

ALONG = (RIDGE LINE)

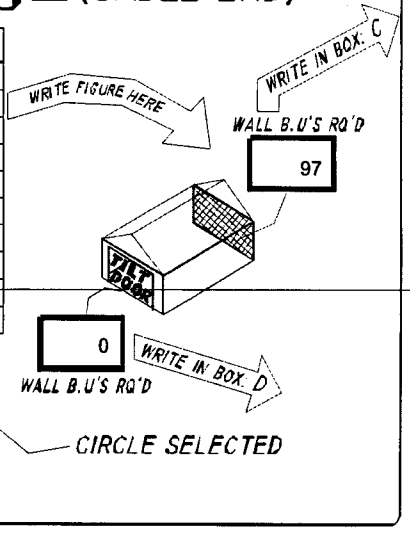
WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	35	46	66	
4000	47	62	88	
5000	59	77	110	
6000	70	92	132	
7000	82	107	154	
8000	94	122	176	
9000	105	138	198	

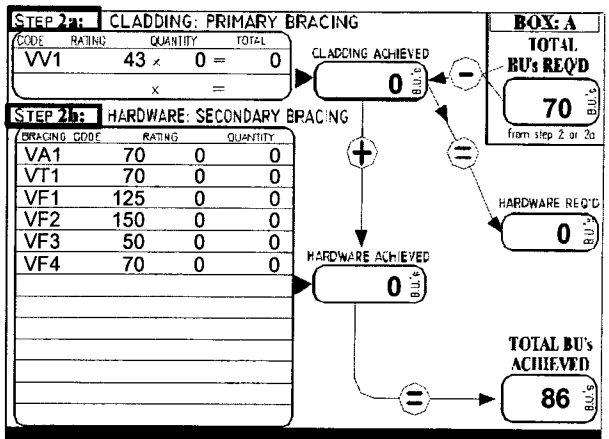


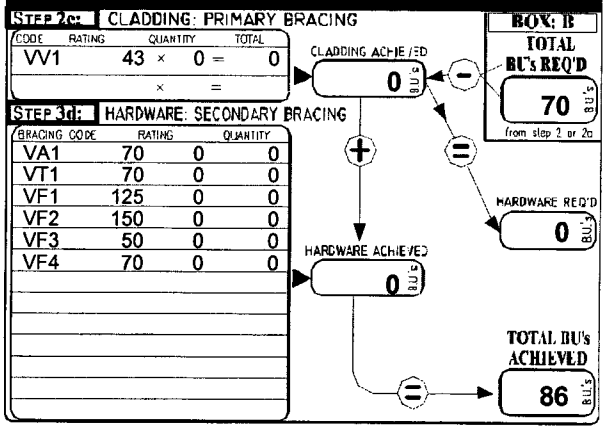
STEP 4: BRACING DEMAND FOR WIND DIRECTION.

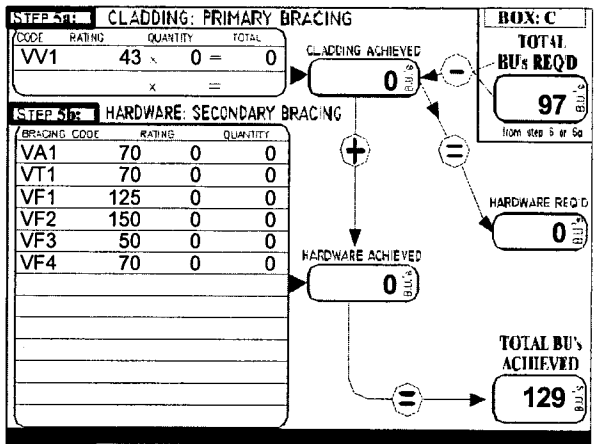
ACROSS = (GABLE END)

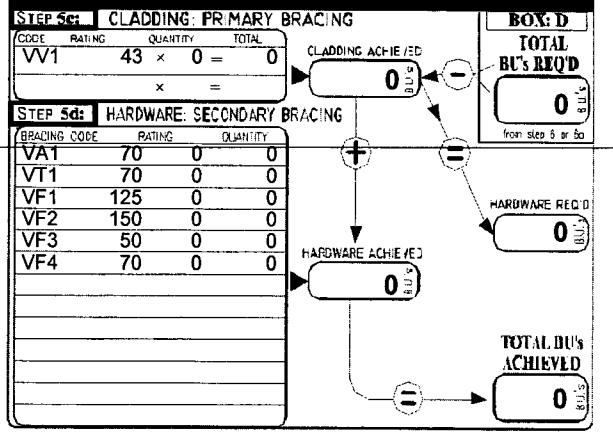
WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	49	65	95	
4000	65	86	126	
5000	81	108	158	
6000	97	130	189	
7000	113	151	221	
8000	130	173	252	
9000	146	194	284	
10000	162	216	315	
11000	178	238	347	
12000	194	259	378	











DRAINAGE - Specification

Compliance standards

NZBC / G13 – AS1,
NZBC / E1 – AS1
AS3500

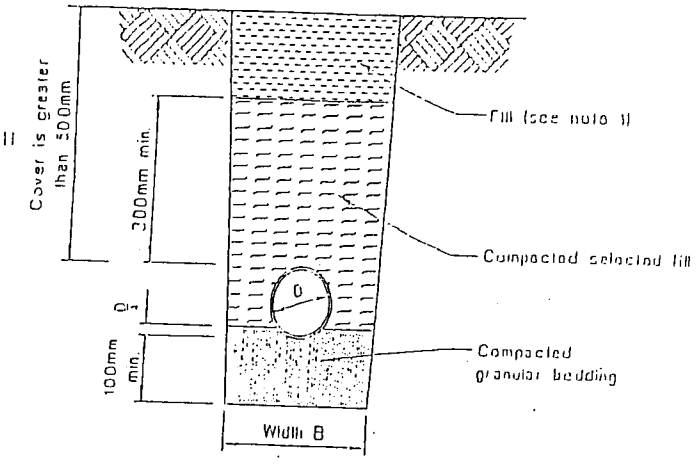
Material

Pipe and fittings including gully traps, inspection and access points, junctions etc - UPVC manufactured and tested to AS/NZS 1254 and AS/NZS 1260
Foul water drains = 100mm diameter
Stormwater drains 90 mm diameter minimum.
Vent pipes (Main) 80mm diameter
Bedding material -
Granular – Graded gravel / stone with a size between 7 and 20 mm.
Selected - Fine grain material excluding top soil suitable for bedding.
Ordinary - Top soil or other excavated materials.
Concrete – 17.5 mpa manufactured to NZS 3109

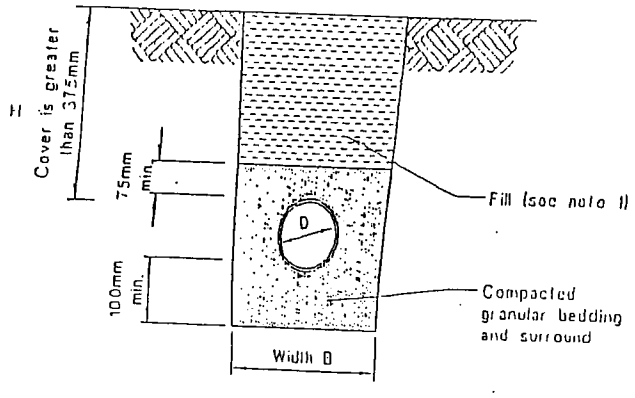
Construction

Drainage work will be carried out under the direction of a person holding a current drain layers licence.
Proposed drainage routes shall be checked on site prior to building construction to assure adequate drainage can be achieved.
Drains shall be laid in as straight a run as practical.
Drains will be bedded in place with materials as specified above.
The drain shall be laid at an even grade over the length of the drain.
Drains will be laid no less than the minimum grade of 1:120 .
Drains laid at a grade greater than 1:90 will be laid with the aid of levelling devices. Jointing of pipes and fittings shall be according to manufactures instructions and with the recommended materials. Glued joints shall include priming where required.
Each drain shall have an 80 mm minimum open vent and this shall be located no more than 10m from the end of a drain.
Inspection / access points shall be installed and located to allow each section of drain to be serviced. An access point shall be located at each branch drain that connects to a soil fixture.
Gully traps shall be installed with the top edge positioned a minimum of 25 mm above paving or 100 mm where the surface is unpaved.

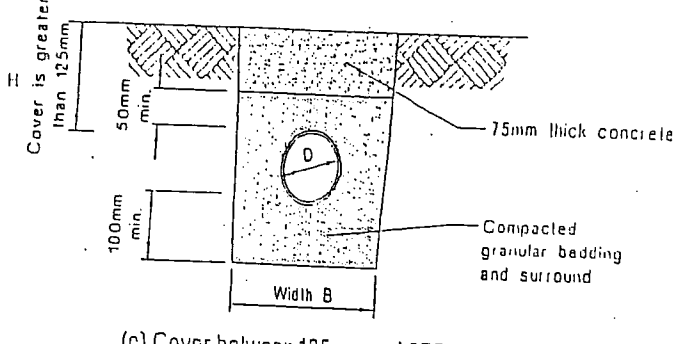
Figure 7:



(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



(c) Cover between 125mm and 375mm

NOTE:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.