

Approved Building Consent Documents

Please note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

**Please ensure all work for inspection is ready the day before.
Incomplete work requiring re-inspection will incur an additional inspection fee.**

Building inspections and enquiries phone: 03 735 996

DRAWING REGISTER				
DWG No	Description	Rev	Rev Date	Description
A01	Site Plan	A	14 Mar 2024	FFL and Levels revised
A02	Foundation Plan	A	14 Mar 2024	FFL revised
A03	Plumbing & Drainage	A	14 Mar 2024	FFL revised
A04	Floor Plan	A	21 Jun 2024	W145C added
A05	Bracing Plan	A	21 Jun 2024	Braces N1 & O1 revised
A06	Bracing Details	A	21 Jun 2024	Calculations updated
A07	Bracing Details			
A08	Electrical Layouts			
A09	Roof Plan			
A10	Elevations	B	21 Jun 2024	West elevation updated Elevations updated
A11	Sections	A	14 Mar 2024	FFL and Clearances revised
A12	Finishes Plan			
A13	Details			
A14	Details	A	14 Mar 2024	Internal corner junction revised
A15	Details			
A16	Details			
A17	Schedules	A	21 Jun 2024	W145C added
SC1	Superslab Layout			
SC2	Superslab Details			
SC3	Superslab Details			

PROJECT INFORMATION

Territorial Authority: Selwyn District Council

Building Consent Number: BC231907

Legal Description: Lot 12 Of Lot 7 DP 510575

Selwyn District Plan

Zone: Living Z

Wind Region : A

Wind Zone : H

Ground Roughness : O

Corrosion Zone : C

Site Exposure : E

Earthquake Zone : 2

Topographic Class : T1

Climate Zone : 3

Subsoil Classification: E

Approx. Altitude : 44m

Snow Zone : N4

Snow Loading : 1kPa

KEY

Urban / Open · Sheltered / Exposed · Low / Medium / High / Very High / Extra High / Specific Engineer Design

Subsoil Classification Classes

A-Strong Rock · B-Rock · C-Shallow · D-Deep/Soft · E-Very Soft

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BUILDING
CONSENT

Lamb & Alves Dwelling,
Lot 12, 2 Branthwaite Drive,
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Sheet Index

JOB No: 860839

SHEET SIZE: A3

DRAWN: BS

PRINTED: 21 Jun 2024

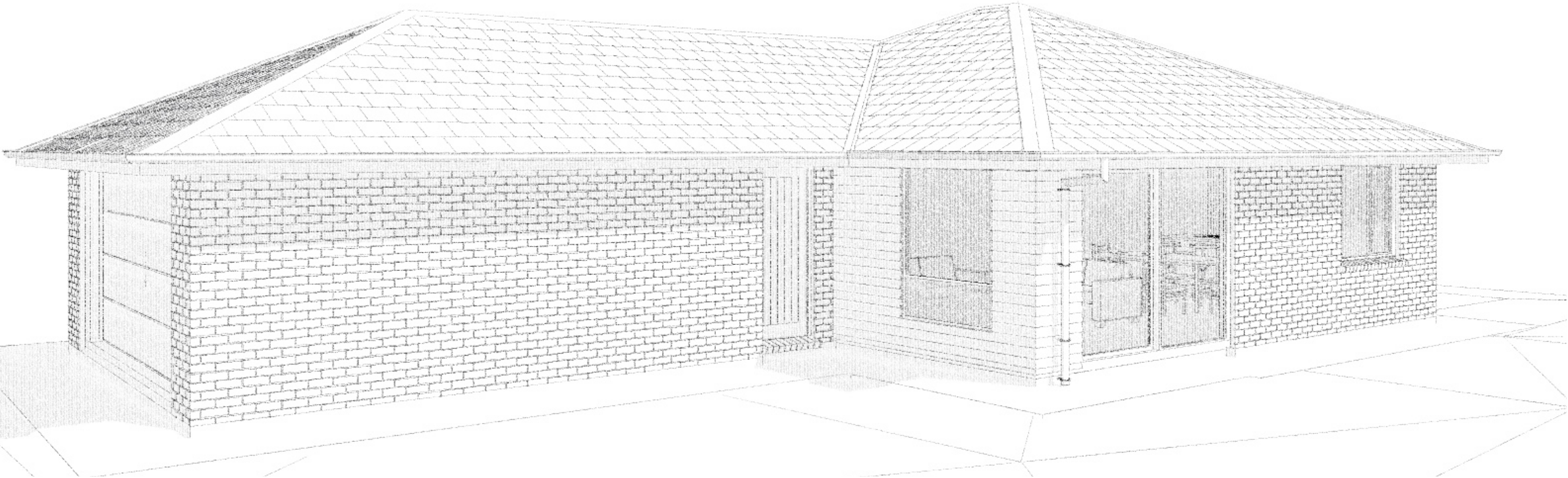
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REVISION NO.

B

SDC - Approved Building Consent Document - BC231907 Amendment 1 - 8/07/2024 - Page 2 of 24 - Sales for sale



FLOOR PLAN
SCALE 1:100 (A3)

H1 COMPLIANCE

The proposed dwelling complies with the thermal requirements of H1/AS1 as per the attached report.

Insulation needs to be installed as per H1 and manufacturer's requirements:

Floors: Waffle pod with perimeter insulation

Walls: R2.4 Wall batt insulation to all external walls (except garage) as well as to walls separating garage from the rest of the dwelling

Roof: 2 Layers of R3.6 ceiling batt insulation to ceilings throughout, except Garage. (1 Layer of R3.6 ceiling batt insulation up to 500mm from ceiling perimeter outer edge where space restrictions do not allow the full thickness of insulation to be installed as per NZBC H1/AS1.)

Glazing: R0.50 Thermally broken aluminium joinery with METROGLASS Low E Xcel double glazed

LEGEND

- 600x800 Ceiling Access Hatch
- Mains pressure Hot Water Cylinder
- Domestic Smoke Alarm with hush button
- Internal Meter Box
- Distribution Board
- Mechanical Ventilation with min 25L/s flowrate
- Hose Tap

NOTES

FRAMING - GENERAL

- Unless specified otherwise,
- all structural framing is graded SG8 and treated H1.2,
- 90x45 studs at 600crs, dwangs at max 800crs
- Thermal insulated walls (R2.4)
- Uninsulated walls
- Internal walls with Silencer batt insulation
- Internal non-loadbearing walls may be constructed with 90x45 studs at 600crs with dwangs at max 1,350crs (staggered in accordance with GIB requirements).
- Lintels indicated on Schedules and truss plan
- Double studs under all concentrated point loads
- Refer to truss plan for specific location
- Bottom plates to internal walls to be fixed to concrete slab with RAMSET anchors (min 2kN capacity) within 150mm of each end of the plate and at max 900crs.
- Check measurements for alcove shower framing top to bottom to ensure shower fits

ACCESS WAYS

Steps at entrance ways to have a maximum riser height of 180mm.

BRICK PIERS < 230mm

Tie every second brick where piers are less than 230mm in width. No piers are to support veneer lintels.

SURFACES FINISHES

Entry access route to be broomed or wood float finished concrete, in accordance with NZBC D1/AS1, to construction edge of building.

Impervious and easily cleaned non-slip floor coverings to be installed in wet areas, in accordance with NZBC D1/AS1 and E3/AS1.

Vinyl Planking (Alternative Solution)

Laundry area to have a steel trowel or polished finish, sealed at edges where water-splash may occur.

Food preparation surfaces shall consist of high pressure laminate, stainless steel or tiles to be easily maintained in a hygienic condition.

Walls and ceiling linings to wet areas (including wall behind the hob) to have impervious joints or fixed over an impervious substrate, and finished with vinyl coated wallpaper, or semi-gloss or gloss coating.

KITCHEN JOINERY

The layout shown here is schematic only with minimum dimension(s) shown in accordance with the NZBC. The contractor is to refer to the kitchen joinery drawings (by others) with regard the detailed layout.

KITCHEN SINK

The pipe from the hot water source to the kitchen sink to be max 15mmØ with lagged insulation along its entire length.

PERISHABLE FOOD STORE

Provision to be made for refrigeration and/or food storage space with ventilation to the outside air in accordance with G3/AS1 requirements.

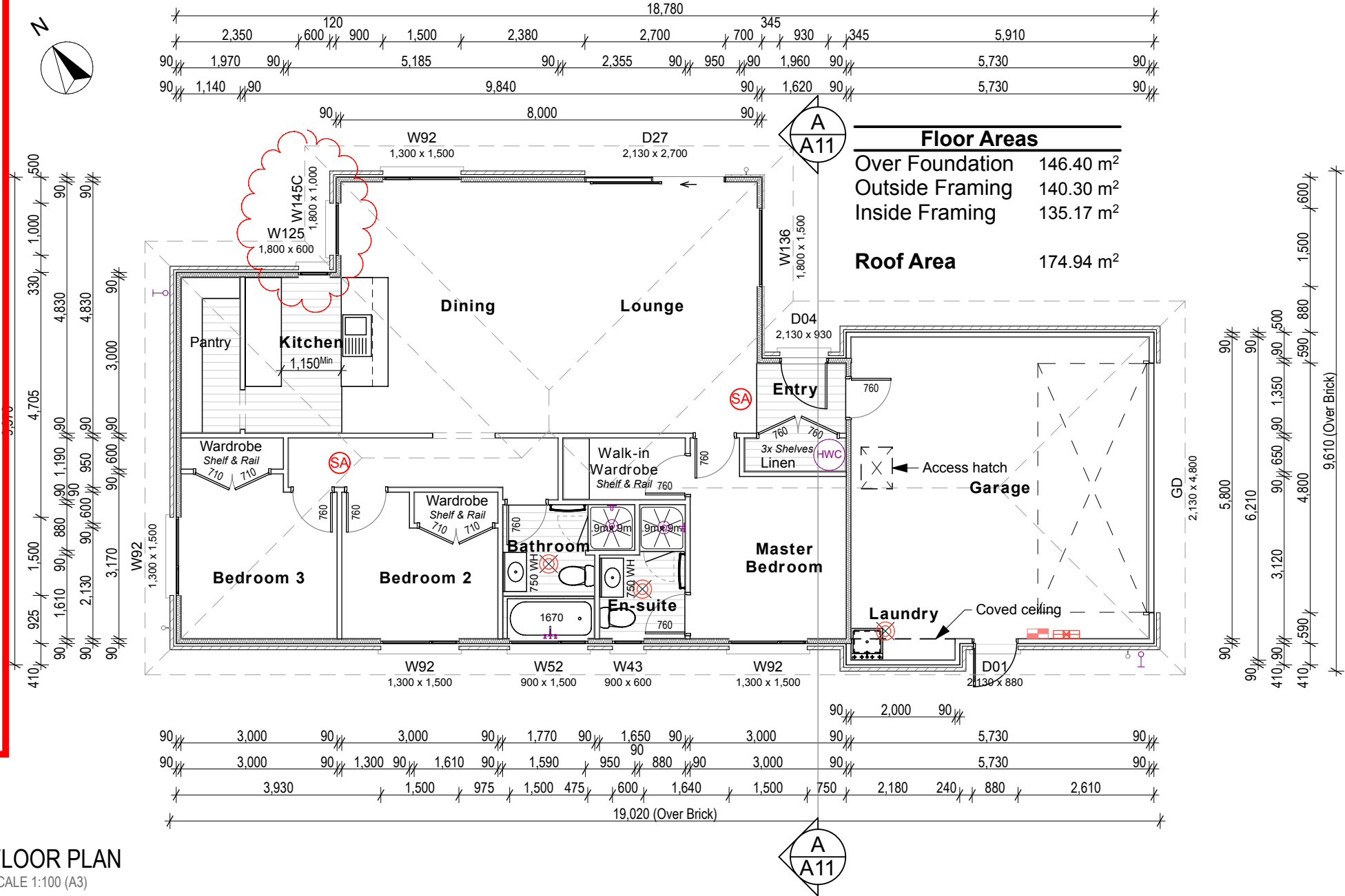
COOKER

A cooker with an oven and a hot plate, or a wall oven and a separate hob, shall be provided for cooking.

RANGE HOOD

Range Hood (as per Owners' selection) with min 50L/s flowrate to be extracted directly to the outside, and installed in accordance with manufacturer's and E2/AS1 requirements.

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Floor Plan

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A04

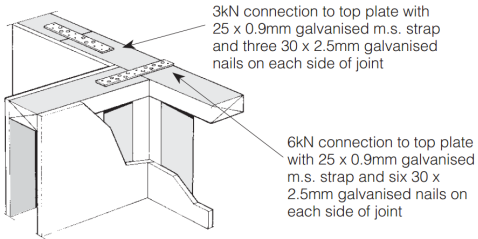
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TOP PLATE CONNECTIONS

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing element as follows:

- (a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
- (b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity in tension or compression along the plate.



Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown of 6 kN capacity;
- (b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown each of 6 kN capacity;
- (c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown each having a rating of not less than 2.4 kN per 100 bracing units.

BRACING NOTES:

- 1. Contractor to ensure all penetrations to bracing units are in accordance with specific manufacturer's requirements.
- 2. Use LUMBERLOK Framing Stud Stiffener where holes are drilled for plumbing in 90x45mm studs in braced walls to replace the strength of the studs.
- 3. Internal walls connected to external walls with 140x35 H1.2 SG8 top plate with fixing capacity of 6kN where indicated: ⊕-----⊕
Where possible, use bottom chord of truss.
- 4. Use 10mm GIB Aqualine where GS1-N bracing is specified in bathrooms, WCs, laundry and kitchen spaces.

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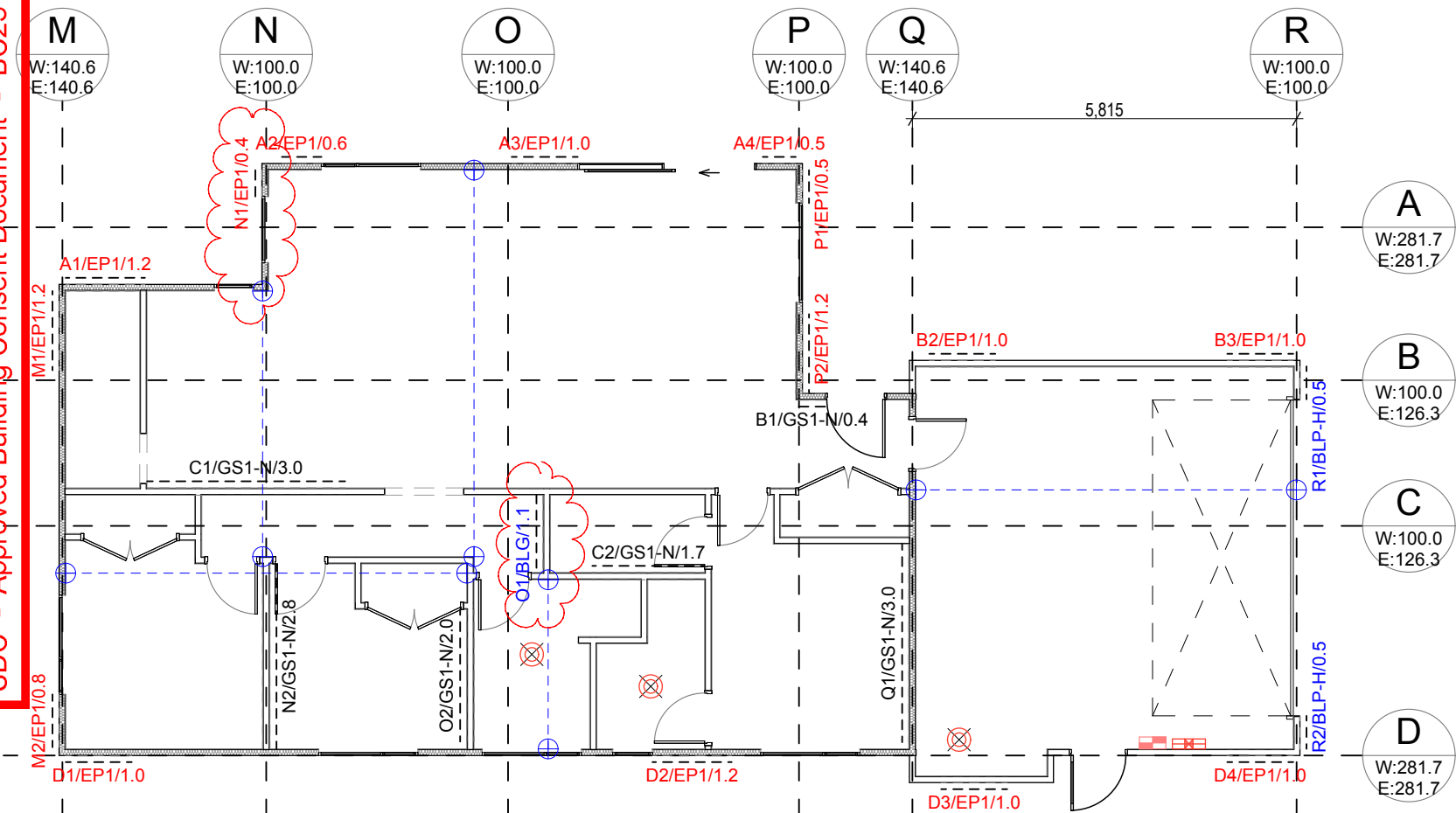
Bracing Plan

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A05

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BRACING CALCULATIONS

TABLE: Default

Location of Storey	Single
Room in Roof Space	No
Building Width (BW)	9.4m
Building Length (BL)	18.8m
Gross Floor Area (GFA)	140.30m²
Floor Height to Apex	5m
Roof Height Above Eaves	2m
Roof Pitch	0 - 25°
Roof Style	Hip
Double Top Plate	Yes
Floor Load	2kPa
Cladding Weights:	
- Subfloor	Concrete Floor
- Wall	Heavy
- Roof	Light
Wind Zone	High
Earthquake Zone	2
Soil Class	E - Very Soft
W _{along}	50.0BU/m
W _{along} x BW	468.5BU
W _{across}	50.0BU/m
W _{across} x BL	939.0BU
E _q	7.2BU/m²
E _q x GFA	1,010.2BU

Calculations based on
NZS3604:2011

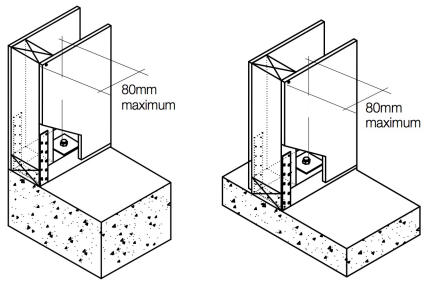
BRACING CALCULATIONS

BRACING ALONG

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
A	281.7	281.7	A-1	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0
			A-2	EP1	95.0	105.0	0.6	2.4	-	57.0	63.0
			A-3	EP1	95.0	105.0	1.0	2.4	-	95.0	105.0
			A-4	EP1	80.0	95.0	0.5	2.4	-	40.0	47.5
										336.0	377.5
B	100.0	126.3	B-1	GS1-N	50.0	55.0	0.4	2.4	-	20.0	22.0
			B-2	EP1	95.0	105.0	1.0	2.4	-	95.0	105.0
			B-3	EP1	95.0	105.0	1.0	2.4	-	95.0	105.0
										210.0	232.0
C	100.0	126.3	C-1	GS1-N	70.0	60.0	3.0	2.4	-	210.0	180.0
			C-2	GS1-N	70.0	60.0	1.7	2.4	-	119.0	102.0
										329.0	282.0
D	281.7	281.7	D-1	EP1	95.0	105.0	1.0	2.4	-	95.0	105.0
			D-2	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0
			D-3	EP1	95.0	105.0	1.0	2.1	-	95.0	105.0
			D-4	EP1	95.0	105.0	1.0	2.4	-	95.0	105.0
										429.0	477.0
Total									Achieved	1,304.0	1,368.5
									Required	468.5	1,010.2

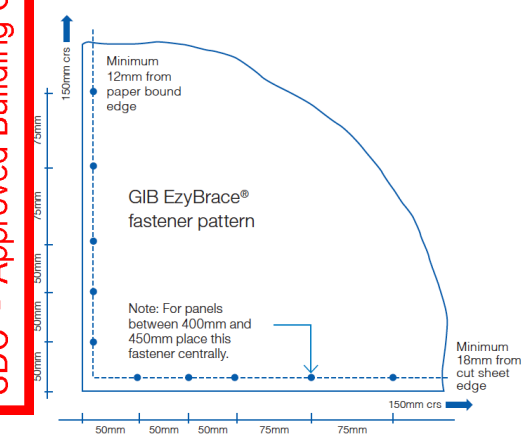
BRACING ACROSS

Required			Provided							Achieved		
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU	
M	140.6	140.6	M-1	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0	
			M-2	EP1	95.0	105.0	0.8	2.4	-	76.0	84.0	
										220.0	246.0	
N	100.0	100.0	N-1	EP1	80.0	95.0	0.4	2.4	-	32.0	38.0	
			N-2	GS1-N	70.0	60.0	2.8	2.4	-	196.0	168.0	
										228.0	206.0	
O	100.0	100.0	O-1	BLG	110.0	115.0	1.1	2.4	-	121.0	126.5	
			O-2	GS1-N	70.0	60.0	2.0	2.4	-	140.0	120.0	
										261.0	246.5	
P	100.0	100.0	P-1	EP1	80.0	95.0	0.5	2.4	-	40.0	47.5	
			P-2	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0	
										184.0	209.5	
Q	140.6	140.6	Q-1	GS1-N	70.0	60.0	3.0	2.4	-	210.0	180.0	
										210.0	180.0	
R	100.0	100.0	R-1	BLP-H	135.0	135.0	0.5	2.4	-	67.5	67.5	
			R-2	BLP-H	135.0	135.0	0.5	2.4	-	67.5	67.5	
										135.0	135.0	
			Total						Achieved	1,238.0	1,223.0	
									Required	939.0	1,010.2	

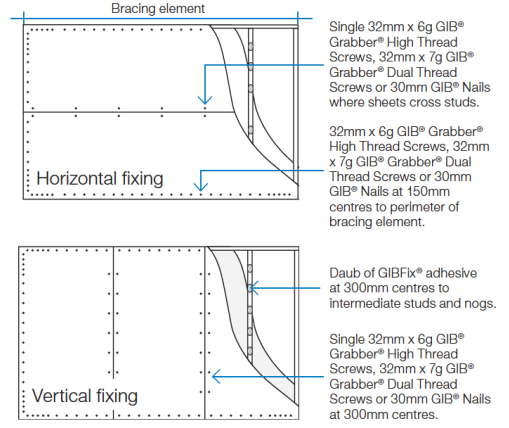


External walls	Internal walls
Hold-down fastener requirements	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

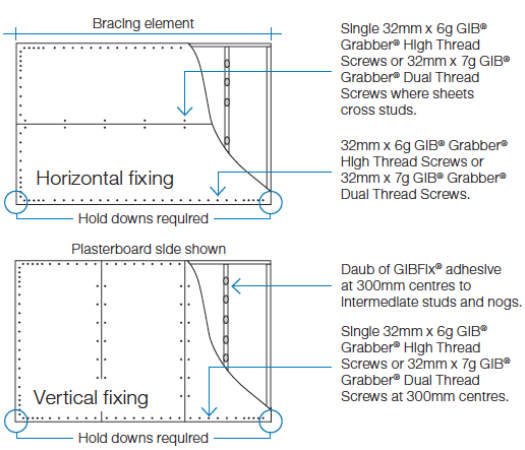
GIB HandiBrac
DETAIL | Panel Hold-down



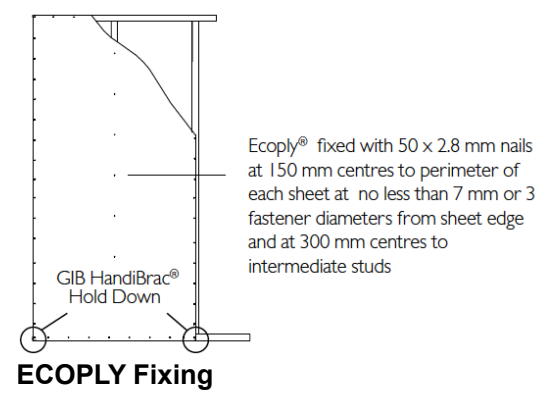
GIB EzyBrace fastener pattern



GS1-N (10mm GIB Standard - lined one side)
GS2-N (10mm GIB Standard - lined both sides)



BL1-H (lined one side)



ECOPLY Fixing

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

DETAIL | Bracing Fixing

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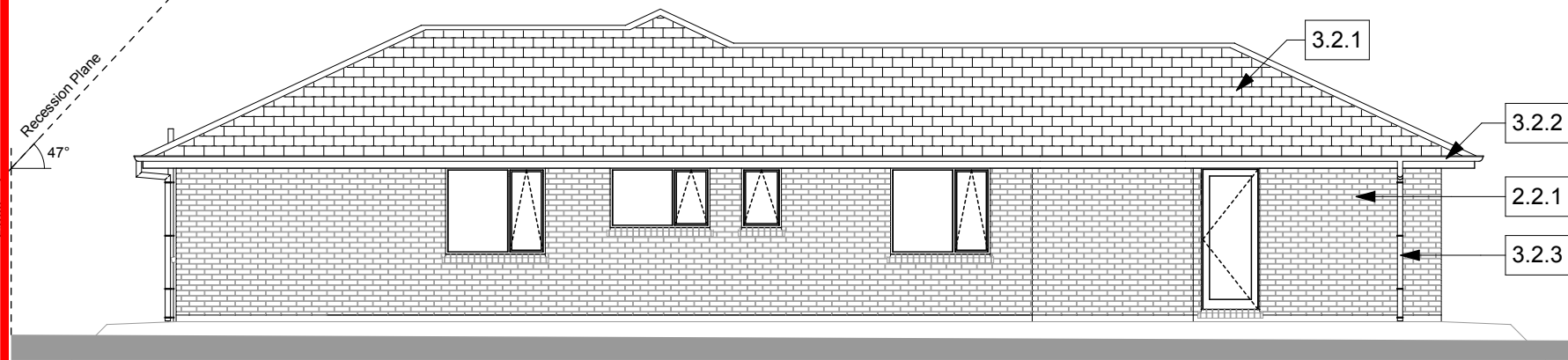
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Bracing Details		
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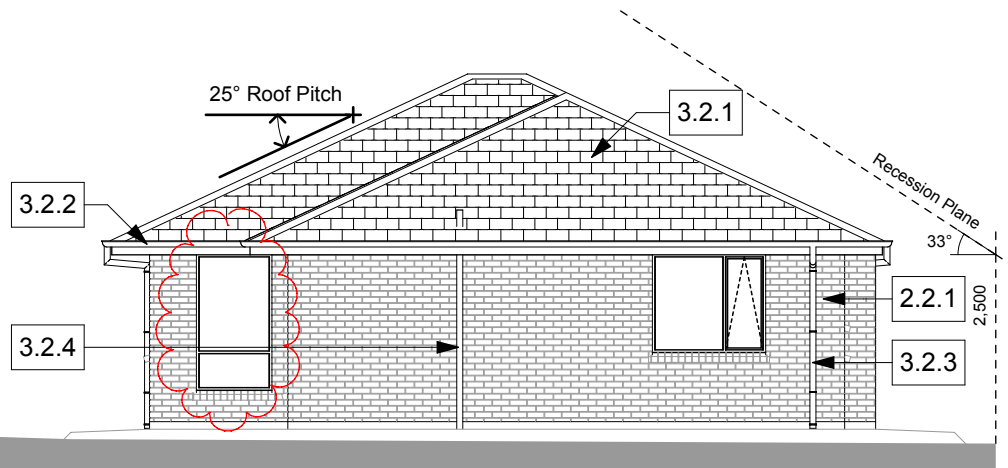
NORTH ELEVATION
SCALE 1:100 (A3)



SOUTH ELEVATION
SCALE 1:100 (A3)



EAST ELEVATION
SCALE 1:100 (A3)



WEST ELEVATION
SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		3

CONSTRUCTION NOTES

Details take precedent over other working drawings; any discrepancies to be raised with GJ Gardner Homes Christchurch South.

All materials must be installed in accordance with manufacturer's requirements.

- 2.2.1** 70 Series brick veneer with drained cavity on MASONS UNI flexible air barrier on 90x45 H1.2 SG8 framing, studs at 600crs.
- 2.2.2** SCYON Linea weatherboard with drained cavity on MASONS UNI flexible air barrier on 90x45 H1.2 SG8 framing, studs at 600crs, dwangs at max 800crs.
- 3.2.1** Pressed metal tiles on 50x40 H1.2 battens at 370crs (fixed with 2/90x3.15 gun nails) over SISALATION Bitumac 750 self supporting bituminous roofing underlay.
- 3.2.2** COLORSTEEL fascia with DIMOND Quad SI rainwater system. Minimum 50mm overhang of roofing bent down at edge.
- 3.2.3** Min 74mmØ (Int) COLORSTEEL downpipe
- 3.2.4** 80mmØ uPVC Terminal Vent

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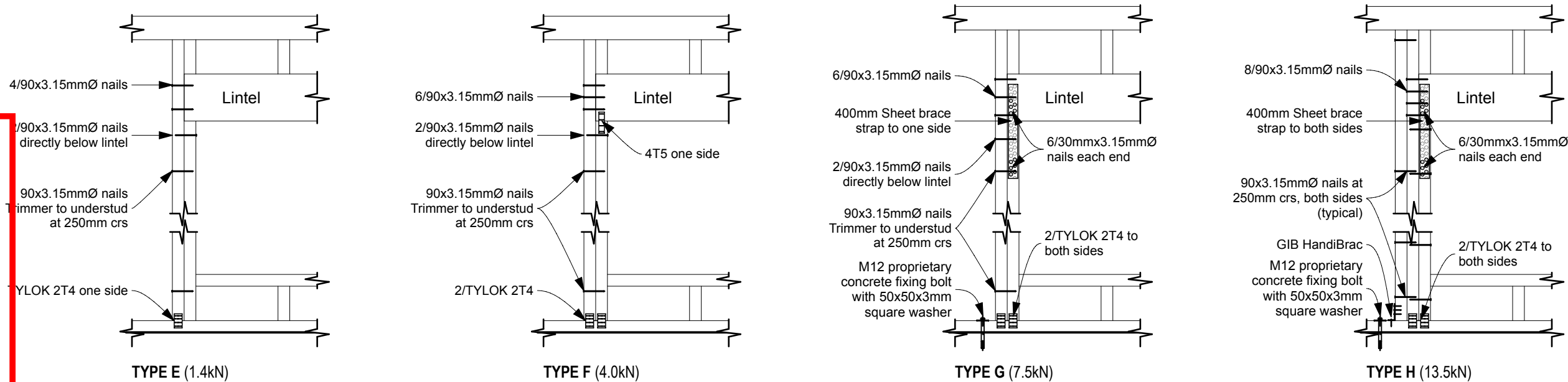
Elevations

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A10

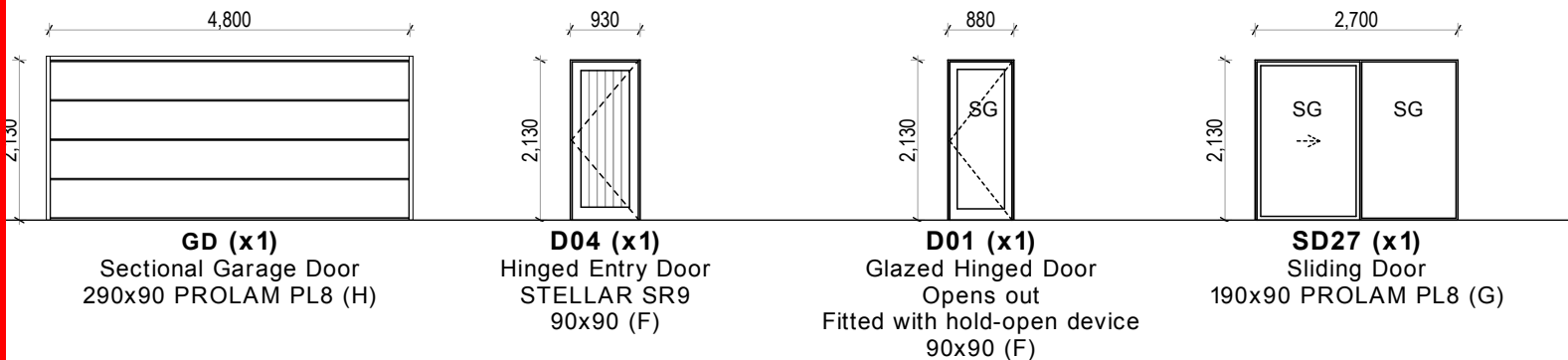
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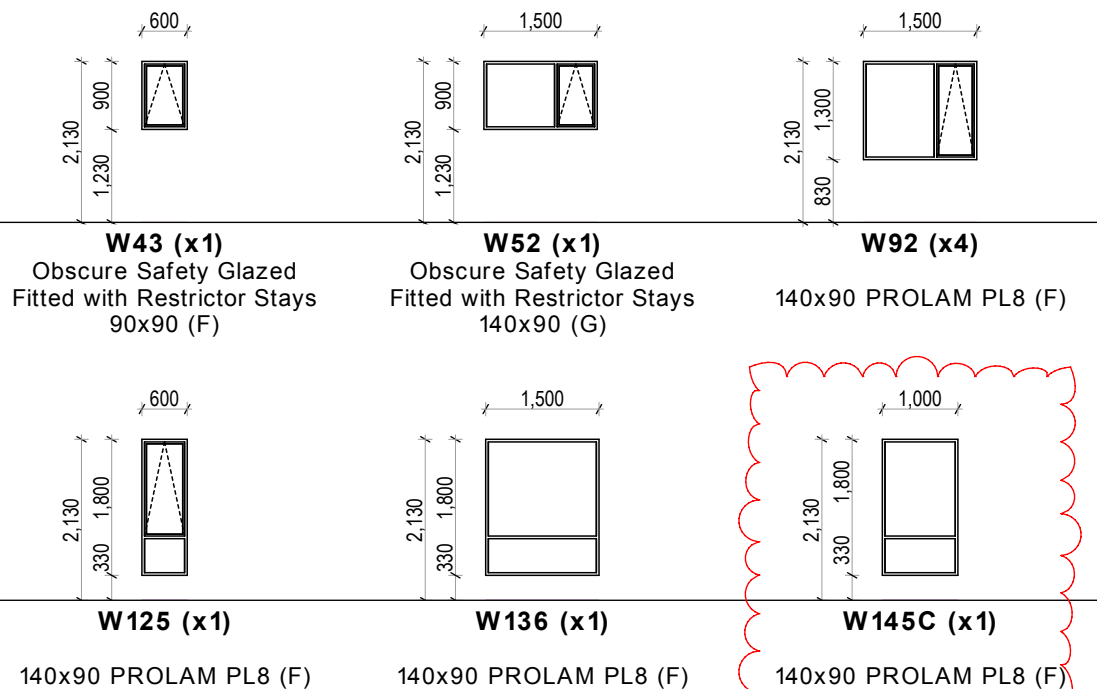
DETAIL | Lumberlok Lintel Fixing Types

SCALE 1:20 (A3)



DOOR SCHEDULE

SCALE 1:100 (A3)



WINDOW SCHEDULE

SCALE 1:100 (A3)

JOINERY & GLAZING NOTES

- Some windows and doors may be handed. Correct orientation and layout of joinery is indicated on the window schedule as follows:
AS: As shown | H: Handed
Contractor to verify the orientation of all windows and doors against Elevations on sheet A10 and report any discrepancies to the designer.
- Wall framing are to be pre-framed by PLACEMAKERS. Shown lintel sizes and fixings are minimum requirements and typical for each window type - refer framing plans by PLACEMAKERS for specific individual lintel sizes and fixings.
- All glazing to be IGU's with WERS R-Value of ≥ 0.50 (Thermally broken aluminium joinery with METROGLASS Low E Xcel double glazed), clear glass unless otherwise specified:
SG : Safety Glazing
- All glazing to comply with the requirements of NZS4223:2016. Min 5mm nom thickness to safety glazing.
- Fix trimmer to trimming stud with 2/100x3.75 hand driven nails (end nailed) or 3/90x3.15 power driven nails (end nailed).
- At least one stud either side of internal all doors.

 Denotes glazing to be tinted as per Owner's selection and approval.

Attachments for windows and doors

(E2/AS1 9.1.10.8)
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding framing at:
a) Maximum 450crs along sills, jambs and heads, and
b) Maximum 150mm from reveal ends.
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.

Trimmer Size and Fixings

Opening Size	Trimmer Size	Fixing*
$\leq 2.4\text{m}$	45mm	3
$\leq 3.0\text{m}$	90mm (or 2/45)	5
$\leq 3.6\text{m}$	135mm (or 3/45)	6
$> 3.6\text{m}$	SED	SED

* Number of 90x3.15 (end nailed) power-driven nails to trimming studs

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Schedules

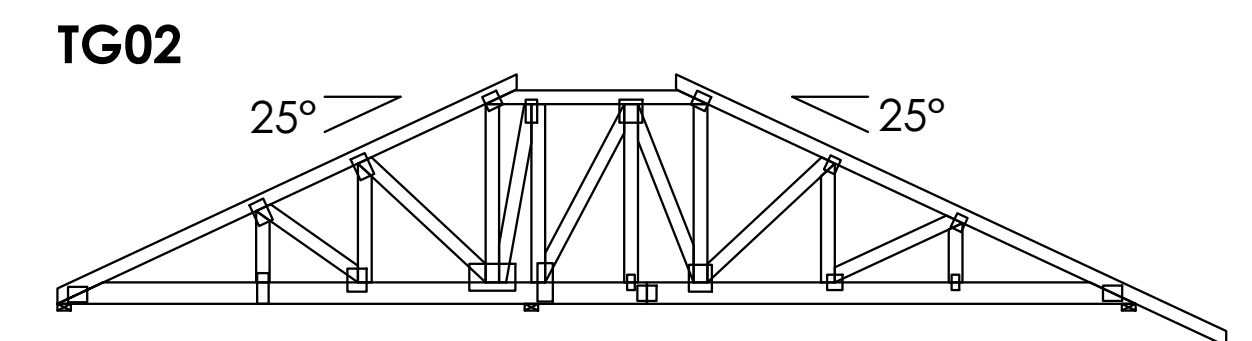
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A17

G.J. Gardner. HOMES

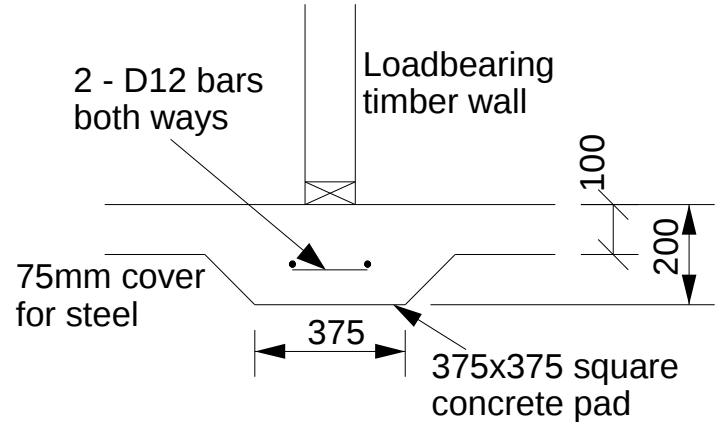
REVISION NO.
A

SDC - Approved Building Consent Document - BC231907 Amendment 1 - Pg 8 of 24 - 8/07/2024 - helen.fowler

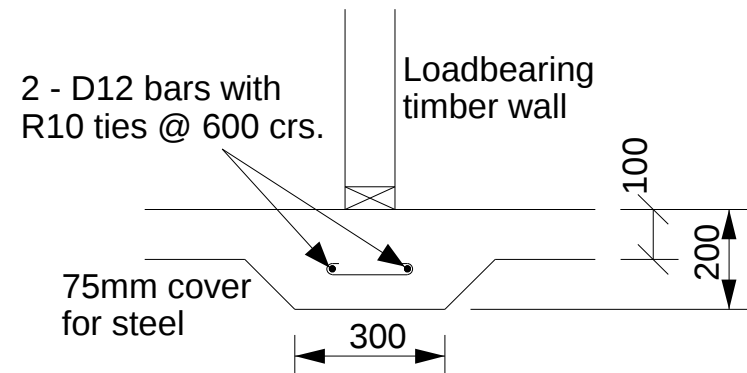
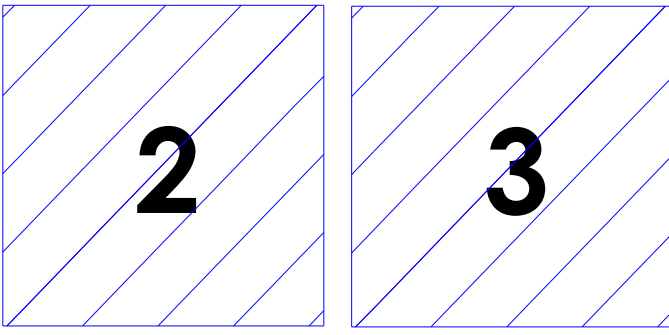


SDC - Approved Building Consent Document - BC231907 Amendment 1 - Pg 9 of 24 - 8/07/2024 - helen.fowler

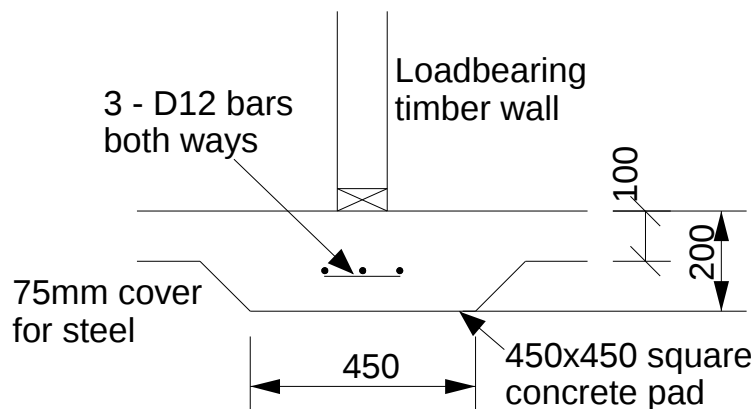
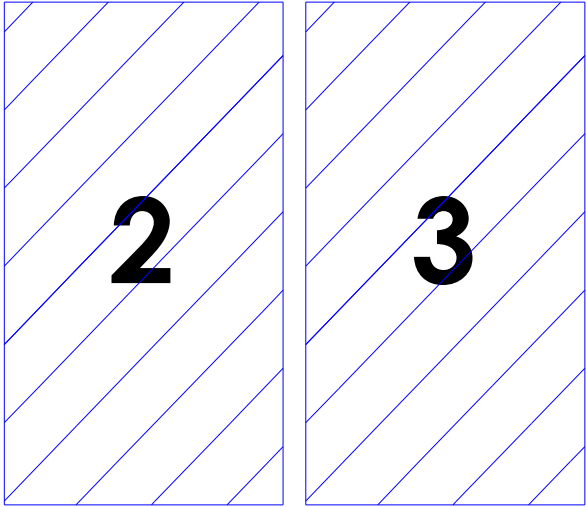
Slab Thickening Details



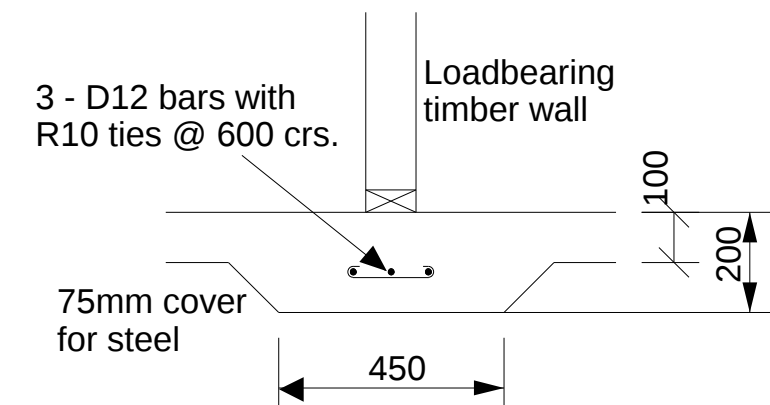
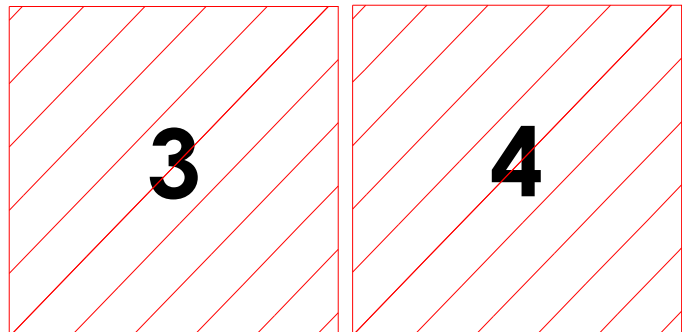
TYPE FP1 - 375x375mm Pad



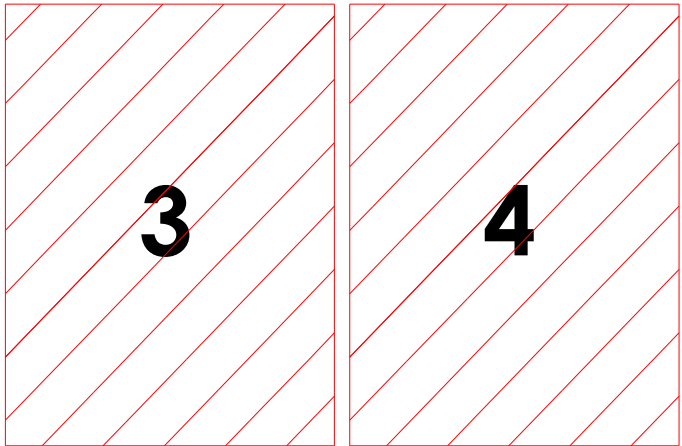
TYPE FS1 - 300mm Strip footing



TYPE FP2 - 450x450mm Pad



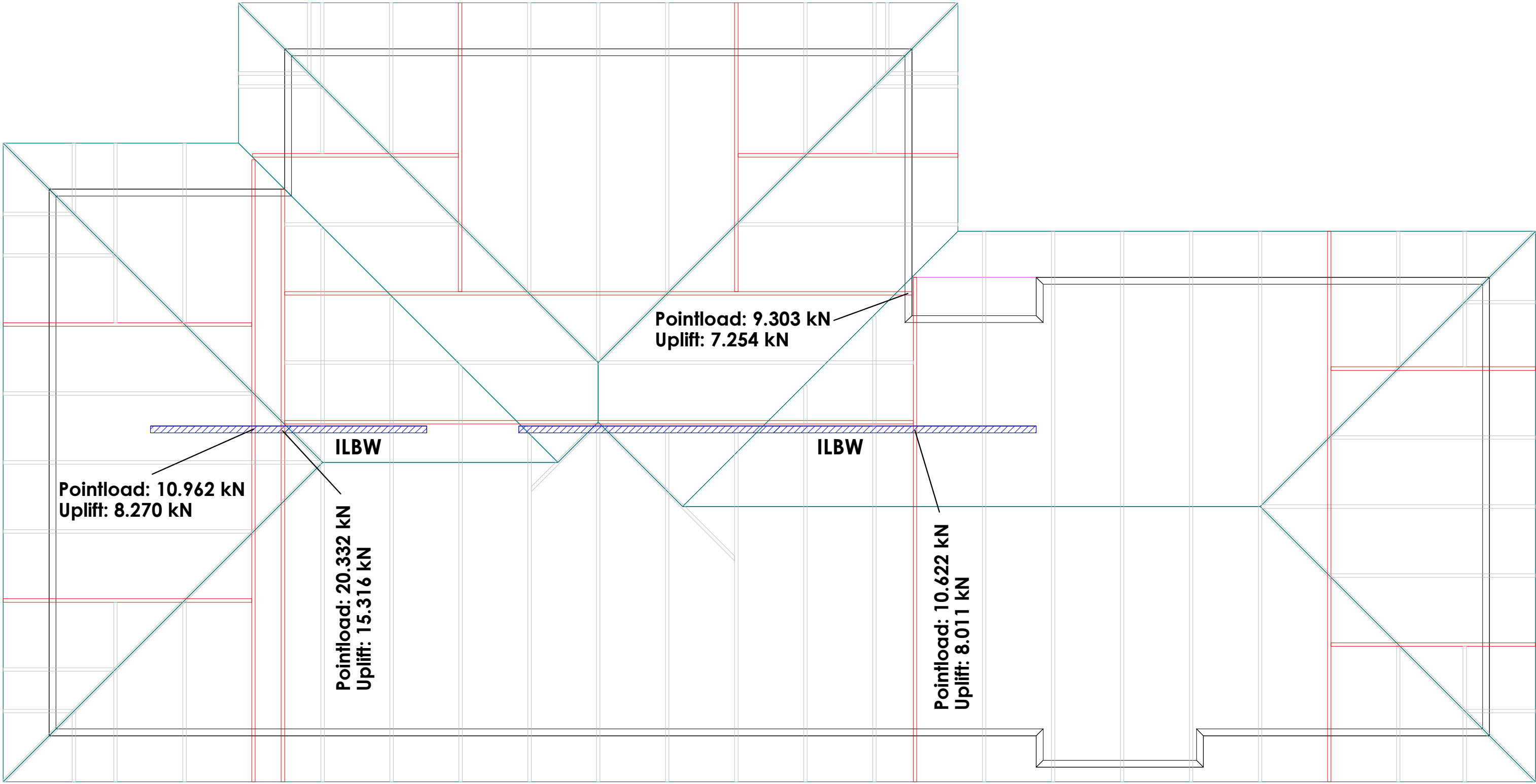
TYPE FS2 - 450mm Strip footing



NOTES:

The numbers found within the hatched area is the number of studs required below each truss. Refer to: GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 12/2006

Layout is null and void if trusses not supplied by PlaceMakers



Site Address :
Lamb and Alves Dwelling
Lot 12, 2 Branthwaite Drive
Rolleston
Christchurch

Sheet Title :
**For Building Consent
Slab Thickening**
Date : 1 Jul,2024
Scale : 1: 50
Drawn : Sonia Aurelio
System : MiTek 20/20

Job Details:
Roof Pitch : 25°
Roof Material : Metal Tiles
Ceiling Material : Rondo Direct Fixed
Wind Zone : High
Roof Snow Load : 0.490kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Overhang : 600mm / 190mm
Wind Speed : 44m/s

Job Title :
246128
Sheet :
2
Revision Number :



SDC - Approved Building Consent Document - BC231907 Amendment 1 - Pg 10 of 24 - 8/07/2024 - helen.fowler

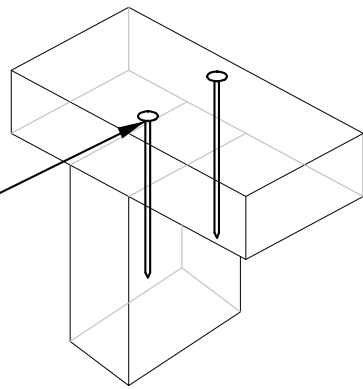
BOWMAC STUD-LOK

STUD TO TOP PLATE FIXING OPTIONS

TYPE A - 0.7kN

Non-Load Bearing Walls

2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically through single Top
Plate into stud.



*Images are indicative only.
Timber Sizes may vary.

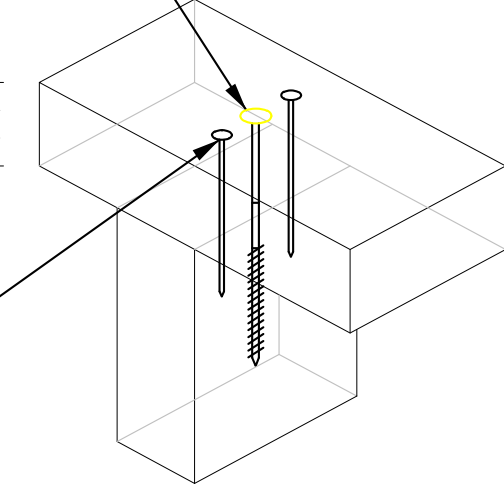
TYPE B- 4.7kN

Load Bearing Walls

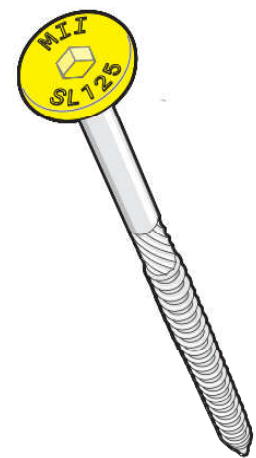
1x STUD-LOK SL125
screwed vertically through
SINGLE Top Plate into stud.

Max. Top Plate
Depth = 45mm

2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically into stud.



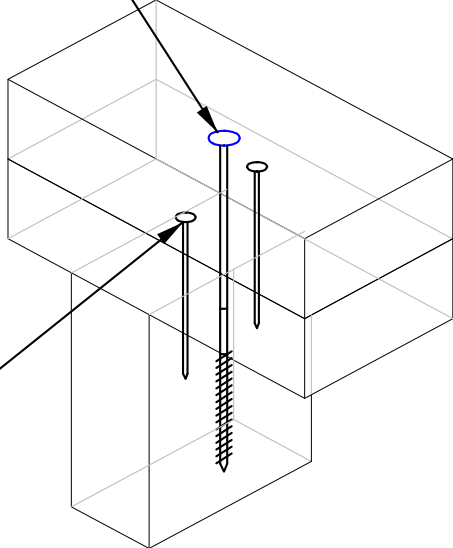
STUD-LOK SL125
Yellow Head
125mm Long



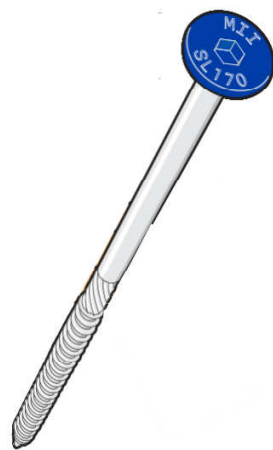
1x STUD-LOK SL70
screwed vertically through
SINGLE OR DOUBLE
Top Plate into stud.

Max. Top Plate
Depth = 90mm

2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically into stud.



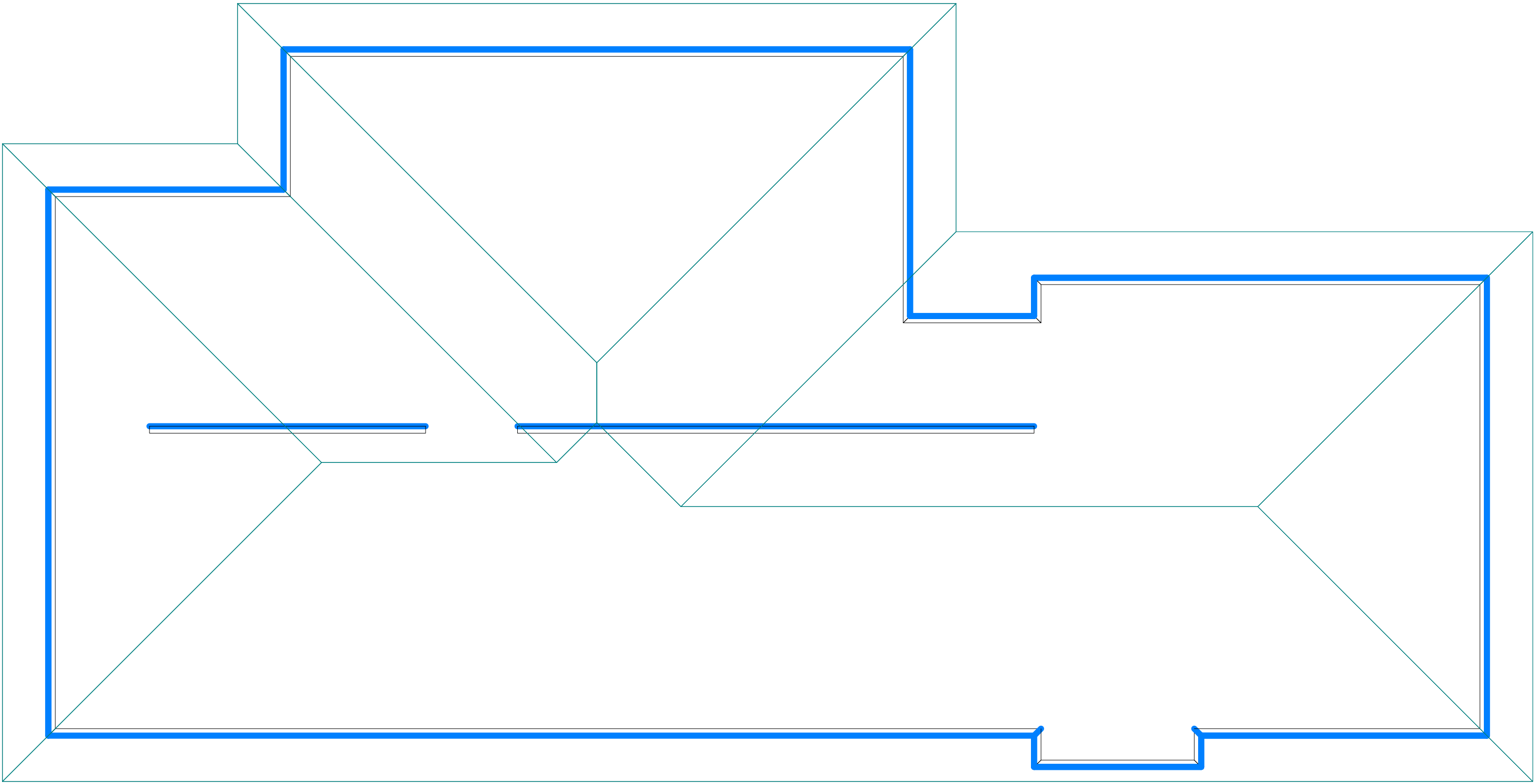
STUD-LOK SL170
Blue Head
170mm Long



STUD-LOK Wall Fixing Chart - Stud to Top Plate Fixing Schedule

(Alternative to NZS3604:2011 Table 8.18)

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
4.0	3.0	2.0	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
5.0	3.8	2.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
6.0	4.5	3.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
7.0	5.3	3.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
8.0	6.0	4.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
9.0	6.8	4.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
10.0	7.5	5.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
11.0	8.3	5.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
12.0	9.0	6.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL



Layout is null and void if trusses not supplied by PlaceMakers



Site Address :
Lamb and Alves Dwelling
Lot 12, 2 Branthwaite Drive
Rolleston
Christchurch

Sheet Title :
**For Building Consent
Stud To Top Plate Fixing**

Date : 1 Jul,2024	Drawn : Sonia Aurelio
Scale : 1: 50	System : MiTek 20/20

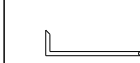
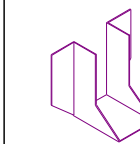
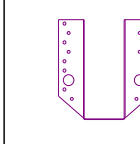
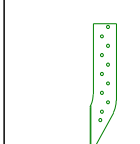
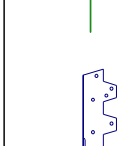
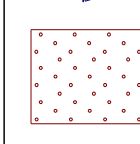
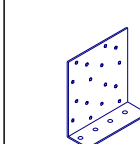
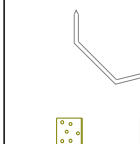
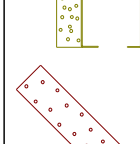
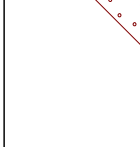
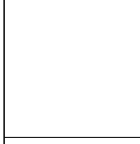
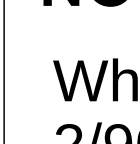
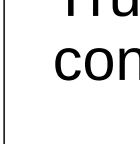
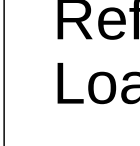
Job Details:
Roof Pitch : 25°
Roof Material : Metal Tiles
Ceiling Material : Rondo Direct Fixed
Wind Zone : High
Roof Snow Load : 0.490kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Overhang : 600mm / 190mm
Wind Speed : 44m/s

Job Title :
246128
Sheet :
3
Revision Number :



Truss Fixings

-  D - Pair of LUMBERLOK Wire Dogs
-  X - LUMBERLOK JH47x90 Joist Hanger
-  Z - LUMBERLOK JH47x120 Joist Hanger
-  P - LUMBERLOK JH47x190 Joist Hanger
-  E - LUMBERLOK JH95x165 Joist Hanger
-  O - Pair of LUMBERLOK CT200 Ceiling Ties
-  H - LUMBERLOK CT400 Cyclone Tie
-  B - LUMBERLOK CT600 Cyclone Tie
-  M - Pair of LUMBERLOK Multi Grips
-  NP - LUMBERLOK Nailon Plate
-  N - LUMBERLOK N21 Diagonal Cleat
-  V - Single LUMBERLOK CPC40 Cleat
-  G - LUMBERLOK TTP 9kN Truss to Top Plate set
-  K - LUMBERLOK TTP 16kN Truss to Top Plate set
-  D - Pair of Wire Dogs + 2/90x3.15mm skew nails
-  S - LUMBERLOK Split Hanger SPH140
-  F - LUMBERLOK Split Hanger SPH180
-  T - LUMBERLOK Split Hanger SPH220
-  SB - LUMBERLOK 600mm Sheet Brace Strap
-  24 - MiTek Engineered 24kN Uplift Fixing
-  34 - MiTek Engineered 34kN Uplift Fixing
-  45 - MiTek Engineered 45kN Uplift Fixing

NOTES:

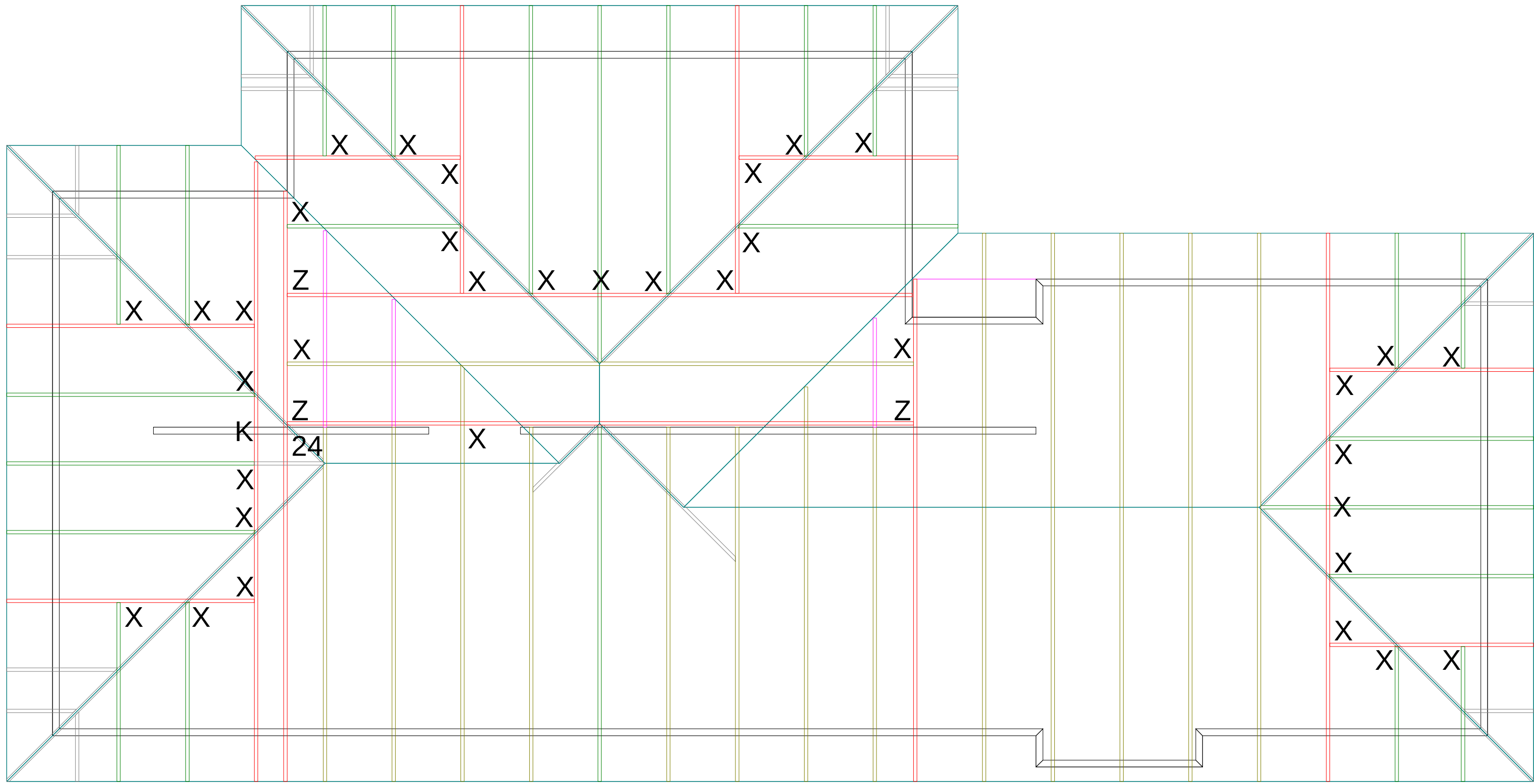
Where there are no fixings indicated, please use 2/90x35.15 skew nails + 2 wire dogs to standard heels.

In situations where there are no overhangs shown, raised heels or internal LBW are indicated, a LUMBERLOK 9kN Truss to Top plate set is required for truss to Top Plate connections.

Refer to:LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4

If MiTek Engineered Fixings are specified
Refer to the details attached to this document.

Layout is null and void if trusses not supplied by PlaceMakers





Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.mitek.nz.co.nz

Printed: 14:11:52 01 Jul 2024

MiTek 20/20 Engineering 4.7.346.0

PRODUCER STATEMENT for MiTek 20/20[®] TRUSS DESIGN - Version 4.7

ISSUED BY:

MiTek New Zealand Limited

TO:

Placemakers National Estimating Unit (NEU)

IN RESPECT OF:

MiTek[®] Truss Designs

This producer statement covers the MiTek 20/20[®] truss design and the structural performance of the GANG-NAIL[®] connector plate for the job reference **246128** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20[®] truss design program has been developed by MiTek New Zealand Limited for the design of MiTek[®] timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20[®] are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of **MiTek New Zealand Limited**, and subject to:

- All proprietary products meeting their performance specification requirements
- The provision of adequate roof bracing and overall building stability
- Correct selection and placement of GANG-NAIL connector plates
- Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- The design being undertaken by the accredited fabricator under the terms of the software licence
- Timber is graded to the requirements of NZS 3603:1993
- Minimum timber treatment for these MiTek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20[®] truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of **MiTek New Zealand Limited**,

Date: Monday, 1 July 2024

In Line Eng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

SDC - Approved Building Consent Document BC251907 Amendment 1 - 120624 - 8/07/2024 helen.cowley

Job:	246128	Client:	G J Garnder Christchurch South	Site:	Lamb and Alves Dwelling Lot 12, 2 Branthwaite Drive Rolleston Christchurch	Phone:	
Description:							
Building Consent No.:							
MiTek 20/20 Engineering 4.7.346.0	MiTek New Zealand Limited						Printed: 14:11:52 01 Jul 2024

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **Placemakers National Estimating Unit (NEU)**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20® TRUSS DESIGN DATA

The MiTek 20/20® computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek® trusses.

Job Details		Importance Level :	2	Design Working Life :	50 years
Roof Truss					
Truss Group:	NEU-H1.2	Pitch:	25.000 deg	Nominal Overhang:	600 mm
Floor Truss		Ceiling		Wind	
Material:	Metal Tiles	Material:	Rondo Direct Fixed	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	400 mm centres	Restraints:	400 mm centres	Snow	
Live Load:	Q _{ur} = 0.250 kPa	Live Load:	Q _c = 1.400 kN	Location:	Christchurch (N4) at 112 m
	Q _c = 1.100 kN			Open Ground Load:	1.000 kPa
				Basic Roof Load:	0.490 kPa

The minimum timber treatment for these MiTek® trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MiTek® trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fixings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

MiTek® Truss List

Legend: ? = detail only, ? = input only, ✕ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
CT01	3	6390	25.000	900	J02B	1	1167	25.000	900	J06A	1	2267	25.000	900
GT01	1	5980	25.000	900	J02C	1	1167	25.000	900	J06B	1	2267	25.000	900
GT02	1	8180	25.000	900	J03	1	2642	25.000	900	J06C	1	2267	25.000	900
T01	1	5980	25.000	900	J03A	1	2642	25.000	900	J07	1	1367	25.000	900
T03	1	8180	25.000	900	J03B	1	2642	25.000	900	J07A	1	1367	25.000	900
TG01	1	5980	25.000	900	J03C	1	2642	25.000	900	J07B	1	1367	25.000	900
TG02	1	7130	25.000	900	J03D	1	2642	25.000	900	J07C	1	1367	25.000	900
TG03	1	7130	25.000	900	J04	1	1742	25.000	900	J08	1	4040	25.000	900
TG04	1	8180	25.000	900	J04A	1	1742	25.000	900	T01A	1	5980	25.000	900
HT01	1	4040	25.000	900	J04B	1	1742	25.000	900	T02	3	4040	25.000	900
J01	1	2067	25.000	900	J04C	1	1742	25.000	900	T04	1	4040	25.000	900
J01	1	2067	25.000	900	J05	1	3167	25.000	900	T04A	2	4040	25.000	900
J01	1	2067	25.000	900	J05A	1	3167	25.000	900	T05	1	4068	25.000	900
J01	1	2067	25.000	900	J05B	1	3167	25.000	900	V01	1	1428	25.000	900
J01	1	2067	25.000	900	J05C	1	3167	25.000	900	V02	1	2573	25.000	900
J02	1	1167	25.000	900	J05D	1	3167	25.000	900	V03	1	1673	25.000	900
J02	1	1167	25.000	900	J06	1	2267	25.000	900					

Total quantity : 55

The computer design input has been carried out by:

Signed: *Sonia Aurelio*

Name of Estimator: Sonia Aurelio.....

On behalf of: Placemakers National Estimating Unit (NEU)

Date: ...Monday, 1 July 2024....

Qualifications and Title: MiTek COC - Estimator



TRUSS BEARINGS EXCEEDING 8KN REPORT - Ultimate
Limit State Loads

MiTek® Truss List
Legend: 2 = input only, Fxx = failed design, Ø = non certified, Unmarked trusses = designed successfully

Critical Trusses	Qty	Span (mm)	Joint	Bearing Reactions (kN)	
				Down	Uplift
GT01	1	5980	K	10.622	8.011
TG02	1	7130	O	20.332	15.316
TG03	1	7130	M	10.962	8.270
TG04	1	8180	A	9.303	7.254
			R	9.265	7.196

SDC - Approved Building Consent Document - BC231907 Amendment 1 - Pg 14 of 24 - 8/07/2024 - helen.fowler

Note:
1) Select appropriate Slab Thickening Detail from the MiTek 'Internal Load Bearing On Concrete Floor Slabs' brochure.

01 July 2024

PROLAM SUMMARY

Lamb and Alves Dwelling

Lot 12, 2 Branthwaite Drive, Rolleston, Christchurch

1. Lintel Supporting Girder Truss

a) D27 - L3

PL8H1-200100

(Prolam Non-visual Beam)

Lintel Span	2.7 m	Building Type	House
Supported Girder Truss Span	3.2 m	Importance Level	IL2
Girder Truss Setback	2.3 m	Wind Zone	High
Eaves Width	0.6 m	Wet in Service	No
Stud Height	2.4 m	Snow Zone	N4
Lintel Head Height	2.1 m	Site Elevation	112
Truss Position on Lintel	1.6 m	Roof Type	Light (0.25 kPa)
Roof Pitch	25.0 °	Ceiling Type	Standard (0.15 kPa)
		Attic Floor Type	None
Member Depth	190 mm	Capacity Ratio	2.2
Member Width	90 mm	Rigidity Ratio	3.7
Max. Movement	3.2 mm	Support Reaction	4.1 kN
Deflection	1.5 mm	Uplift Restraint Required	2.1 kN

Notes
Deflection is long-term deflection measured below horizontal after the upward pre-camber has been taken out under load. Maximum movement is absolute member deflection excluding pre-camber.

b) W125 - L5

PL8H1-150100

(Prolam Non-visual Beam)

Lintel Span	0.6 m	Building Type	House
Supported Girder Truss Span	3.1 m	Importance Level	IL2
Girder Truss Setback	2.6 m	Wind Zone	High
Eaves Width	0.6 m	Wet in Service	No
Stud Height	2.4 m	Snow Zone	N4
Lintel Head Height	2.1 m	Site Elevation	112
Truss Position on Lintel	0.3 m	Roof Type	Light (0.25 kPa)
Roof Pitch	25.0 °	Ceiling Type	Standard (0.15 kPa)
		Attic Floor Type	None
Member Depth	140 mm	Capacity Ratio	7.3
Member Width	90 mm	Rigidity Ratio	43
Max. Movement	0.1 mm	Support Reaction	2.0 kN
Deflection	<1 mm	Uplift Restraint Required	1.1 kN

Notes
Deflection is long-term deflection measured below horizontal after the upward pre-camber has been taken out under load. Maximum movement is absolute member deflection excluding pre-camber.

c) W136 - L2

PL8H1-150100

(Prolam Non-visual Beam)

Lintel Span	1.5 m	Building Type	House
Supported Girder Truss Span	2.3 m	Importance Level	IL2
Girder Truss Setback	1.4 m	Wind Zone	High
Eaves Width	0.6 m	Wet in Service	No
Stud Height	2.4 m	Snow Zone	N4
Lintel Head Height	2.1 m	Site Elevation	112
Truss Position on Lintel	0.8 m	Roof Type	Light (0.25 kPa)
Roof Pitch	25.0 °	Ceiling Type	Standard (0.15 kPa)
		Attic Floor Type	None
Member Depth	140 mm	Capacity Ratio	3.6
Member Width	90 mm	Rigidity Ratio	9.5
Max. Movement	0.8 mm	Support Reaction	1.9 kN
Deflection	<1 mm	Uplift Restraint Required	1.0 kN

Notes Deflection is long-term deflection measured below horizontal after the upward pre-camber has been taken out under load. Maximum movement is absolute member deflection excluding pre-camber.

d) W145C - L7

PL8H1-150100

(Prolam Non-visual Beam)

Lintel Span	1.0 m	Building Type	House
Supported Girder Truss Span	2.3 m	Importance Level	IL2
Girder Truss Setback	1.4 m	Wind Zone	High
Eaves Width	0.6 m	Wet in Service	No
Stud Height	2.4 m	Snow Zone	N4
Lintel Head Height	2.1 m	Site Elevation	112
Truss Position on Lintel	0.9 m	Roof Type	Light (0.25 kPa)
Roof Pitch	25.0 °	Ceiling Type	Standard (0.15 kPa)
		Attic Floor Type	None
Member Depth	140 mm	Capacity Ratio	6.7
Member Width	90 mm	Rigidity Ratio	27
Max. Movement	0.2 mm	Support Reaction	1.5 kN
Deflection	<1 mm	Uplift Restraint Required	0.7 kN

Notes Deflection is long-term deflection measured below horizontal after the upward pre-camber has been taken out under load. Maximum movement is absolute member deflection excluding pre-camber.

e) W92 - L4

PL8H1-150100

(Prolam Non-visual Beam)

Lintel Span	1.5 m	Building Type	House
Supported Girder Truss Span	3.2 m	Importance Level	IL2
Girder Truss Setback	2.3 m	Wind Zone	High
Eaves Width	0.6 m	Wet in Service	No
Stud Height	2.4 m	Snow Zone	N4
Lintel Head Height	2.1 m	Site Elevation	112
Truss Position on Lintel	1.4 m	Roof Type	Light (0.25 kPa)
Roof Pitch	25.0 °	Ceiling Type	Standard (0.15 kPa)
		Attic Floor Type	None
Member Depth	140 mm	Capacity Ratio	3.8
Member Width	90 mm	Rigidity Ratio	9.8
Max. Movement	0.8 mm	Support Reaction	2.8 kN
Deflection	<1 mm	Uplift Restraint Required	1.5 kN

Notes Deflection is long-term deflection measured below horizontal after the upward pre-camber has been taken out under load. Maximum movement is absolute member deflection excluding pre-camber.

f) W92 - L6

PL8H1-150100

(Prolam Non-visual Beam)

Lintel Span	1.5 m	Building Type	House
Supported Girder Truss Span	2.6 m	Importance Level	IL2
Girder Truss Setback	1.7 m	Wind Zone	High
Eaves Width	0.6 m	Wet in Service	No
Stud Height	2.4 m	Snow Zone	N4
Lintel Head Height	2.1 m	Site Elevation	112
Truss Position on Lintel	0.8 m	Roof Type	Light (0.25 kPa)
Roof Pitch	25.0 °	Ceiling Type	Standard (0.15 kPa)
		Attic Floor Type	None
Member Depth	140 mm	Capacity Ratio	3.3
Member Width	90 mm	Rigidity Ratio	8.1
Max. Movement	0.9 mm	Support Reaction	2.2 kN
Deflection	<1 mm	Uplift Restraint Required	1.2 kN

Notes Deflection is long-term deflection measured below horizontal after the upward pre-camber has been taken out under load. Maximum movement is absolute member deflection excluding pre-camber.

2. Lintel Supporting Multiple Girder Trusses

a) Garage Door - L1

PL8H1-300100

(Prolam Non-visual Beam)

Lintel Span	4.8 m	Building Type	House
Supported Girder Truss Span	2.1 m	Importance Level	IL2
Supported Roof Width	6.0 m	Wind Zone	High
Eaves Width	0.6 m	Wet in Service	No
Stud Height	2.4 m	Snow Zone	N4
Lintel Head Height	2.1 m	Site Elevation	112
Roof Pitch	25.0 °	Roof Type	Light (0.25 kPa)
		Ceiling Type	Standard (0.15 kPa)
Member Depth	290 mm	Capacity Ratio	1.7
Member Width	90 mm	Rigidity Ratio	1.5
Max. Movement	7.9 mm	Support Reaction	5.5 kN
Deflection	3.0 mm	Uplift Restraint Required	2.5 kN

Notes Deflection is long-term deflection measured below horizontal after the upward pre-camber has been taken out under load. Maximum movement is absolute member deflection excluding pre-camber.

PRODUCER STATEMENT

Tasman Consulting Engineers Limited has been engaged by Prowood Limited to provide the design services that are as used for the Prolam on-line calculator (the Prolam Specifier). The design has been carried out using sound and widely accepted engineering principles to the requirements of AS/NZS 1170, NZS AS 1720.1:2022 and with reference to NZS 3604:2011. This producer statement covers that design work.



Provided that the Prolam Specifier has been used correctly and that all entered values are correct I believe, on reasonable grounds, that the resulting design will meet the requirements of NZBC clause B1 (structure) as an alternative means of verification.

Substitution of the Prowood products listed is not provided for and if substitution occurs then this statement is nullified.

David King

21 May 2024 (2.3.1)

David King

ME(civil) CMEngNZ CPEng(no 145511) IntPE(NZ)

For Tasman Consulting Engineers, PO Box 3631, Richmond, NELSON 7050

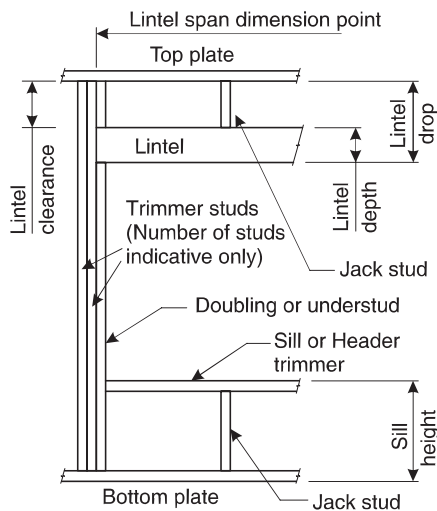


LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

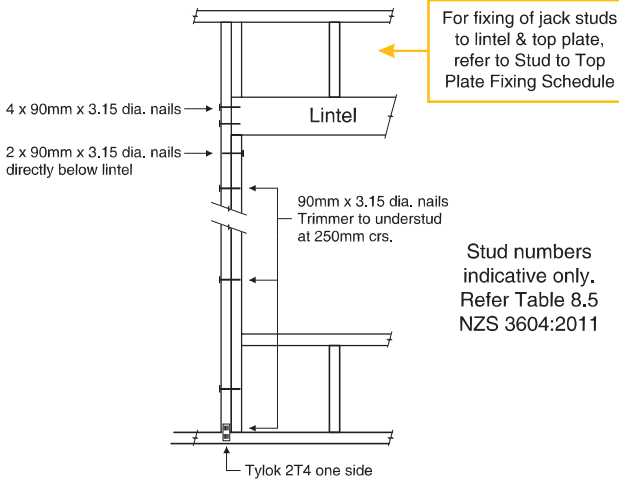
NOTES:

1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

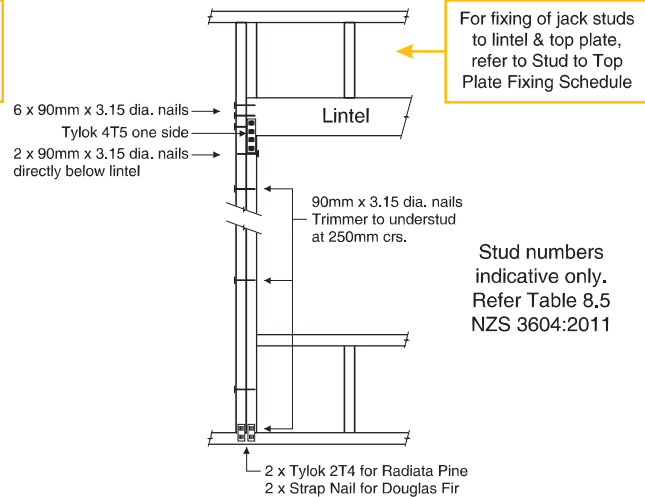
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	G	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	G	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	G	H	E	F	G	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
5.4	2.0	F	F	G	G	H	E	E	G	H	-
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
6.0	2.0	G	H	-	-	-	E	G	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-

LINTEL FIXING OPTIONS

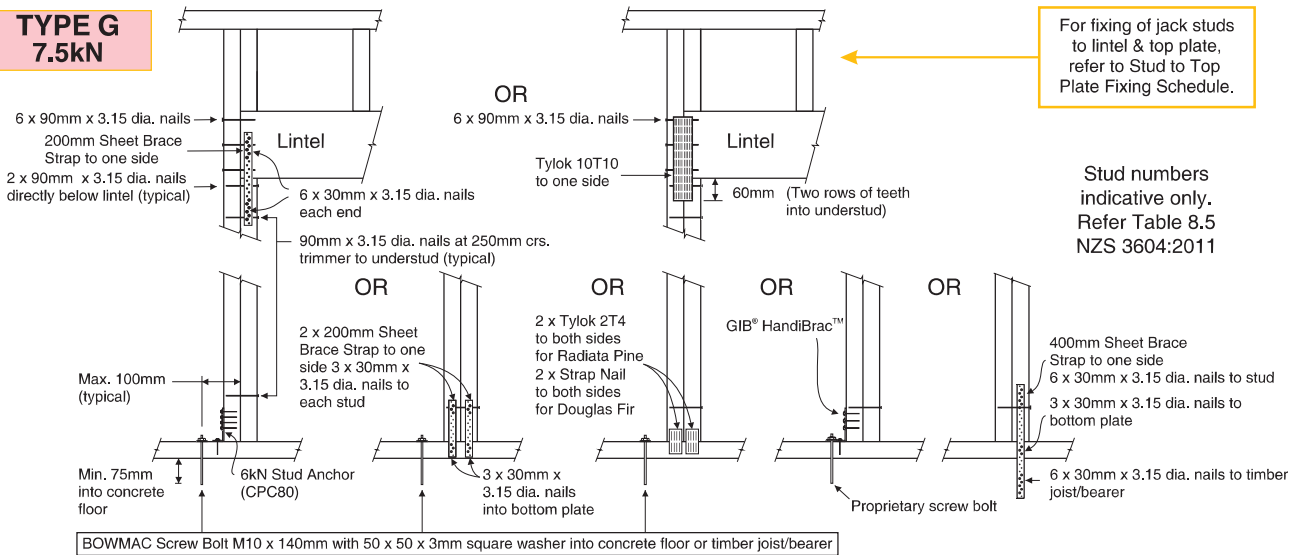
TYPE E 1.4kN



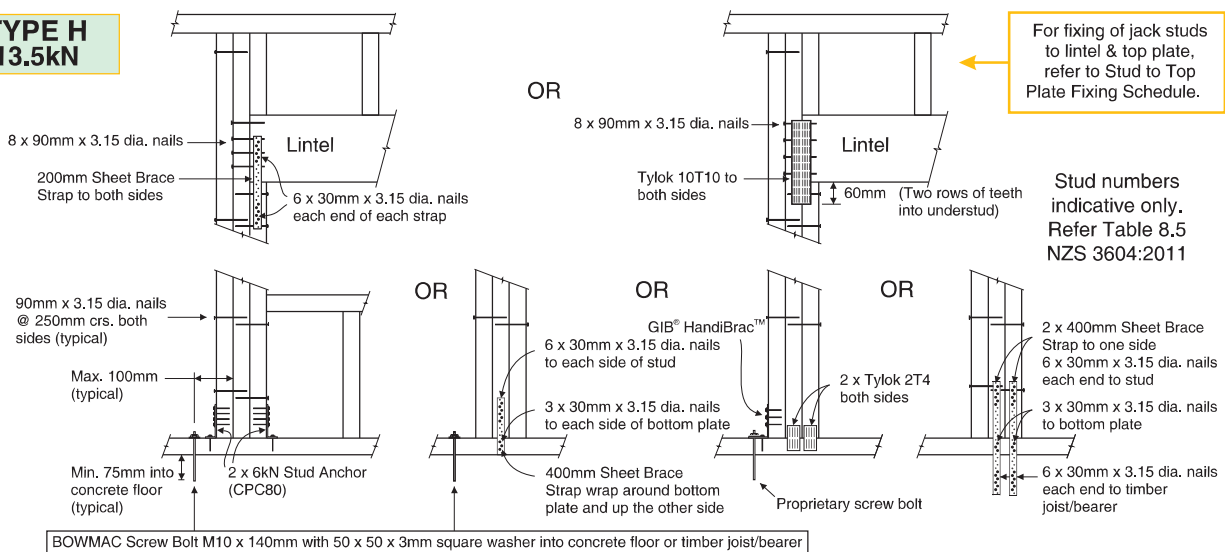
TYPE F 4.0kN



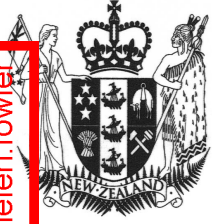
TYPE G 7.5kN



TYPE H 13.5kN



SDC - Approved Building Consent Document - BC231907 Amendment 1 - Pg 21 of 24 - 8/07/2024 - helen.fowler



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 1098675
Land Registration District Canterbury
Date Issued 26 May 2023

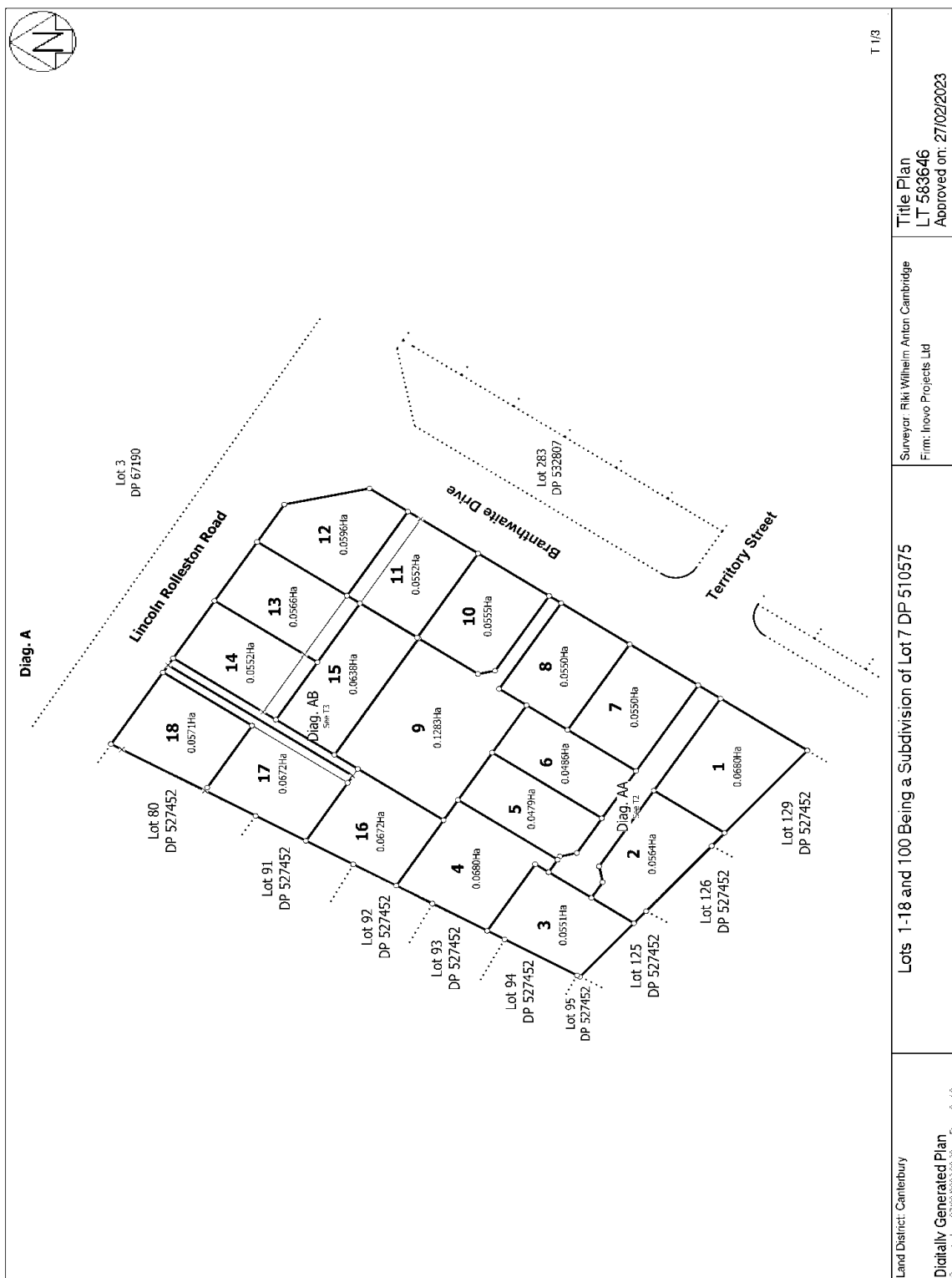
Prior References
732293

State Fee Simple
Area 596 square metres more or less
Legal Description Lot 12 Deposited Plan 583646

Registered Owners
JNF Properties Limited

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
10768871.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.5.2017 at 4:42 pm
10768871.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.5.2017 at 4:42 pm
10194157.3 Mortgage to ASB Bank Limited - 21.1.2022 at 12:58 pm
10613183.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.5.2023 at 3:47 pm
10613183.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.5.2023 at 3:47 pm
Appurtenant hereto is a right to drain water created by Easement Instrument 12613183.5 - 26.5.2023 at 3:47 pm
The easements created by Easement Instrument 12613183.5 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12613183.9 - 26.5.2023 at 3:47 pm



AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

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

DATE: 22nd November 2023

VENDOR: JNF Properties Limited

PURCHASER: Lara Martins Alves and Jack William Lamb as to a share and/or nominee
and Kainga Ora-Homes and Communities as to a share

The vendor is registered under the GST Act in respect of the transaction and/or will be so registered at settlement: Yes/No
If "Yes", Schedule 1 must be completed by the parties.

Purchase price allocation (PPA) is relevant to the parties for income tax and/or GST purposes: Vendor Yes/No
If both parties answer "Yes", use of the PPA addendum for this agreement is recommended. Purchaser/Purchaser's Nominee Yes/No

PROPERTY

Address: Lot 12, 2 Branthwaite Drive, Rolleston

Estate: FREEHOLD

~~STRATUM IN LEASEHOLD~~

~~LEASEHOLD~~

~~CROSS-LEASE (FREEHOLD)~~

~~STRATUM IN FREEHOLD~~

~~CROSS-LEASE (LEASEHOLD)~~

If none of the above are deleted, the estate being sold is the first option of freehold.

Legal Description:

Area (more or less):
596m²

Lot/Flat/Unit:
12

DP:
583646

Record of Title (unique identifier):
1098675

PAYMENT OF PURCHASE PRICE

Purchase price: \$700,864.00

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 13.0):

Deposit (refer clause 2.0): \$10% of the purchase price to the vendor's solicitor's trust account upon this agreement becoming unconditional

Balance of purchase price to be paid or satisfied as follows:

(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.

CONDITIONS (refer clause 9.0)

Finance required (clause 9.1):	Yes/No	Finance date: 10 working days from the date of this agreement
LIM required (clause 9.3):	Yes/No	LIM date:
Building report required (clause 9.4):	Yes/No	Building report date:
Toxicology report required (clause 9.5):	Yes/No	Toxicology report date:
OIA consent required (clause 9.6):	Yes/No	OIA date (clause 9.8):
Land Act consent required (clause 9.7):	Yes/No	Land Act date (clause 9.8):

TENANCIES

Particulars of any tenancies are set out in Schedule 3 or another schedule attached to this agreement by the parties.

Yes/No

It is agreed that the vendor sells and the purchaser purchases the property, and any chattels listed, on the terms and conditions of this agreement.

Release date: 9 May 2023

1

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270334.383

WARNING AND DISCLAIMER

- This agreement is a standard form document. It is therefore likely that amendments and additions may need to be made in order to suit the circumstances of each of the vendor and the purchaser, and to suit the particular property involved. It is also important that you are certain that any amendments made correctly reflect your understanding of what has been agreed. You should always get legal advice before you sign the agreement and throughout the buying and selling process.
- ADLS and REINZ accept no liability whatsoever in respect of this document and any agreement which may arise from it.
- The vendor should check the correctness of all warranties made under clause 7, clause 8, and elsewhere in this agreement.
- In the case of a unit title, before the purchaser enters into the agreement, the vendor must provide to the purchaser a pre-contract disclosure statement under section 146 of the Unit Titles Act.
- The transaction may have tax implications for the parties and it is recommended that both parties seek their own professional advice regarding the tax implications of the transaction before signing, including:
 - the GST treatment of the transaction, which depends upon the GST information supplied by the parties and could change before settlement if that information changes; and
 - the income tax treatment of the transaction, including any income tax implications of purchase price allocation.

PROFESSIONAL ADVICE SHOULD BE SOUGHT REGARDING THE EFFECT AND CONSEQUENCES OF ANY AGREEMENT ENTERED INTO BETWEEN THE PARTIES.

Acknowledgements

Where this agreement relates to the sale of a residential property and this agreement was provided to the parties by a real estate agent, or by a licensee on behalf of the agent, the parties acknowledge that they have been given the guide about the sale of residential property approved by the Real Estate Authority and a copy of the agency's in-house complaints and dispute resolution process.

The person or persons signing this agreement acknowledge that either:

- they are signing in a personal capacity as the 'vendor' or 'purchaser' named on the front page, or
- they have authority to bind the party named as 'vendor' or 'purchaser' on the front page.

WARNING (This warning does not form part of this agreement)

Before signing, each party should read this entire contract and should obtain all relevant professional advice.

This is a binding contract. Once signed, you will be bound by the terms of it and there may be no, or only limited, rights to terminate it.

Signature of Purchaser(s):

Lara Almes
[Signature]

Signature of Vendor(s):

NP Fraser
[Signature]

Name:

Director / Trustee / Authorised Signatory / Agent / Attorney*
 Delete the options that do not apply
 If no option is deleted, the signatory is signing in their personal capacity

Name: Neil Patrick Fraser

Director / ~~Trustee~~ / ~~Authorised Signatory~~ / ~~Agent~~ / ~~Attorney~~*
 Delete the options that do not apply
 If no option is deleted, the signatory is signing in their personal capacity

Name:

Director / Trustee / Authorised Signatory / Agent / Attorney*
 Delete the options that do not apply
 If no option is deleted, the signatory is signing in their personal capacity

Name:

~~Director~~ / ~~Trustee~~ / ~~Authorised Signatory~~ / ~~Agent~~ / ~~Attorney~~*
 Delete the options that do not apply
 If no option is deleted, the signatory is signing in their personal capacity

*If this agreement is signed under:

- a Power of Attorney – please attach a Certificate of non-revocation (available from ADLS: 4098WFP or REINZ); or
- an Enduring Power of Attorney – please attach a Certificate of non-revocation and non-suspension of the enduring power of attorney (available from ADLS: 4997WFP or REINZ).

Also insert the following wording for the Attorney's Signature above:

Signed for [full name of the donor] by his or her Attorney [attorney's signature].