

ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993

Issue Document



BC

Building Consent No:2279
 Section 35, Building Act 1991
 Issued:22Nov99

FILE

Project Information Memorandum No: 2278

Owner

MR ANDREW FORBES STEWART
 32 WHARENUI ROAD
 OWHATA
 ROTORUA 3201

Agent

MR ANDREW FORBES STEWART
 32 WHARENUI ROAD
 OWHATA
 ROTORUA 3201

Site Information

PROPERTY ID: 27984
 ASSESSMENT NO: 06997/696.00
 STREET ADDRESS: 13-15 MOREY STREET\R, OWHATA, ROTORUA 3201
 LEGAL DESCRIPTION: LOT 1 DPS 72937

Project Information

PROJECT IS FOR: New Work
 INTENDED USE(S): NEW DWELLING/GARAGE 2WC
 INTENDED LIFE: Indefinite but not less than 50 years
 VALUE OF WORK: \$90,000.00
 NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$1,597.50
 PAYMENTS RECEIVED TO DATE:
 Receipt number: 571961 Date: 27Oct99 Amount: \$369.50
 Receipt number: 581625 Date: 22Nov99 Amount: \$428.00
 Receipt number: 581627 Date: 22Nov99 Amount: \$800.00

Building Consent: 2279

Page: 1

See attached page(s) for any other conditions.

1: Inspections Required

Excavation for foundations

Reinforcing steel for foundations.

Damp proofing and reinforcement to concrete floor.

Plumbing under concrete floors

Plumbing work within any wall cavity, eg timber or blockwork.

Bracing and fixing of subfloor framing members prior to subfloor cladding being fixed.

Bracing and fixing of framing members prior to any insulation being placed.

Framing timber required to have a specified moisture content.

Thermal insulation material

Fixing of linings for bracing elements

All foul water and stormwater drainage in ground before backfilling.

At the completion of the work authorised by this consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building Services Department, phone (07) 3484199.

The fixing of framing members prior to any lining being fixed.

2: Stormwater

All stormwater runoff from roof, driveways and paved areas shall be collected and piped to an approved soakhole.

3: Code of Compliance Certificate

The owner or his agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this building consent.

4: Standard Conditions

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior approval from the Building Control Manager.

If the work is not commenced within six months and/or reasonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

The owner of the property is responsible for the correct siting

of buildings or additions in relation to boundary pegs.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Officer shall not be deemed to have been approved.

Plumbing and drainage work to be carried out by licensed tradesperson only.

5: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

Signed for and behalf of the Council:

Name: L Sutton Position: Administration - Building

Signed: _____ Date: ____/____/____

2278

BUILDING SERVICES - BUILDING CONSENT

APPLICATION NO: 2279 VALUATION NO: 06997/696.00

OWNER: Stewart PROPERTY NO: P27984

PROJECT LOCATION: 13-15 Morey Street

DESCRIPTION OF WORK: New Dwelling

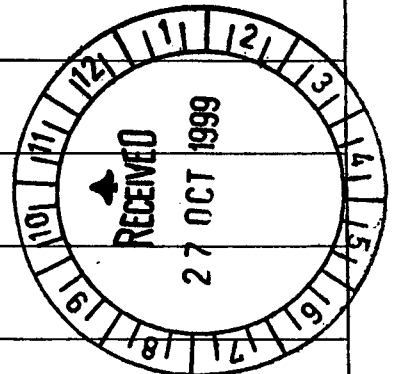
CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED: 28-11-99	DUE DATE: 11-11-99
DATE SUSPENDED: LTR - 8/11 Hard Notice - 17-11-99	DATE ISSUED: 17-11-99 22/11/99

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration			10	LS	28-10
Building	11/29	4-11	20	CH	17-11-99
Plumbing Drainage					
Geothermal D/Goods					
Environmental Health					

FEEES

	Amount	Sign
Plan Review Fee		
Damage Bond		
Crossing Bond		
Water Connection		
Disconnection of Services		



NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

200	a b c d e g h i j k	210	a b c f
(u) l m n o p q r s t f	211	a b c f	
201	a b c d e g f	212	a f
202	a b f	213	a b c d e g h i j k
203	a f		l m n o p q r s f
204	f	214	a b f
205	a b f	215	a b c f
206	a b c f	216	a f
207	a f	217	a b f
208	a f	218	a b c d e g h i f
209	a f	219	f

FREE TEXT:

A circular library stamp from the University of Illinois at Chicago. The text "UNIVERSITY OF ILLINOIS AT CHICAGO" is arranged in a circle around the perimeter. In the center, the date "MAR 4 1988" is stamped, with a small crosshair symbol positioned to the right of the date.

P27984

ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993



Issue Document

CODE COMPLIANCE CERTIFICATE No:2279

Section 43(3), Building Act 1991

Issued: 22/11/1999

Building Consent No: 2279

Owner

MR ANDREW FORBES STEWART
32 WHARENUI ROAD
OWHATA
ROTORUA 3201

Agent

MR ANDREW FORBES STEWART
32 WHARENUI ROAD
OWHATA
ROTORUA 3201

Site Information

PROPERTY ID: 27984
ASSESSMENT NO: 06997/696.00
STREET ADDRESS: 13-15 MOREY STREET\R, OWHATA, ROTORUA 3201 ✓
LEGAL DESCRIPT: LOT 1 DPS 72937

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW DWELLING/GARAGE 2WC
INTENDED LIFE: Indefinite but not less than 50 years
NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

} V/xing \$500.00
} d/dwp \$300.00
} Refund Memo 11144.
25-5-2000.

FINAL CODE COMPLIANCE CERTIFICATE: 2279
See attached page(s) for any other conditions.

Page 1

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed: Di Date: 27 / 4 / 2001.

BUILDING SERVICES

FILE

FIELD INSPECTION CARD

Application No: 2279

Date Consent Issued: 22/11/99

OWNER: Stewart

BUILDER: J. Chesterman

SITE: 13-15 Morey Street

PLUMBER:

VALAUTION NO: 06997/696.00

DRAINLAYER: Cheater Bros

FILE NO: P27984

LOT NO: 1 DPS 72937

DESCRIPTION OF PROPOSED WORK:

New Dwelling / Garage

DATE	INSPECTION REPORTS	TIME
1-12-99	Footings inspected for garage - to good bearing. Steel mesh in place. Pile holes inspected to good bearing. anchor piles placed as per plan. Sited correctly.	
6-1-00	Before interior walls only	
1-1-00	Forming & Drilling completed for 30	
	Exterior walls - 10-14% MC. braces comply, but bottom plates require double nailing at 600c and trusses require 2' nail. The builder said they will comply.	
	Batts (Gold) fitted to walls and some ceilings OK to line	
18-1-2000	Draught inspected & tested. Soakholes installed for stormwater plan filed.	30
24-5-2000	V/Crossing inspected all correct. Please refered crossing/damage	30
25/5/00	V/xing \$500.00 } d/dop \$300.00 } Return Memo 11144	
30-6-00	vent logge heats inspected - installed to application	30
1-11-00	Post holes inspected for deck. all correct	30



Issue Document

Project Information Memorandum No:2278

Section 31, Building Act 1991

Received:28Oct99

Issued:04Nov99

Owner

MR ANDREW FORBES STEWART
32 WHARENUI ROAD
OWHATA
ROTORUA 3201

Agent

MR ANDREW FORBES STEWART
32 WHARENUI ROAD
OWHATA
ROTORUA 3201

Site Information

PROPERTY ID: 27984
ASSESSMENT NO: 06997/696.00
STREET ADDRESS: 13-15 MOREY STREET\R, OWHATA, ROTORUA 3201
LEGAL DESCRIPTION: LOT 1 DPS 72937

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW DWELLING/GARAGE 2WC
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$90,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$243.75

PAYMENTS RECEIVED TO DATE:

Receipt number: 571961 Date: 27Oct99 Amount: \$243.75

Project Information Memorandum: 2278

Page: 1

See attached page(s) for any other conditions.

1: This P.I.M. is:

Confirmation that the proposed building work may be undertaken, subject to the provision of the Building Act 1991, and any condition of the Building Consent.

2: Public Utility Systems

The proposed building work is to be sited on land which the Council has identified in its records as being able to be connected to a public water supply owned by Council.

The proposed building work is to be sited on land which the Council has identified in its records as being able to be connected to a public sewerage system owned by Council and connection details are attached.

The proposed building work is to be sited on land which the Council has identified in its records as being able to be connected to a public stormwater system owned by Council.

The vehicle entrance is to be installed prior to the building being occupied and must meet the requirements of Council's crossing bylaw, the Local Government Act and the Engineering Code of Practice.

3: Required Authorisations-R/E

Application shall be made to Council's Asset Management Roading Division for a vehicle crossing to be approved as to location and constructed to Council's Engineering Code of Practice. An application for vehicle crossings will be required to guarantee compliance with Council's standards and conditions and to ensure reinstatement of damage to footpaths, kerb and channel, and berm areas caused during construction of the building. There is also a requirement to remove any redundant vehicle crossing and reinstate the kerb and berm and obtain a street opening permit for excavations of 200 mm deep or more within the Road

Application is to be made to the Council's Engineering Section for a new sewer connection to be approved as to location. Engineering details, including scaled plans shall be provided.

Application shall be made to the Council's Engineering Section for a new water connection to be approved as to location.

Authorisation has not been granted to instal a new vehicle crossing. Details are required, showing how stormwater runoff will be permanently prevented within the property from being directed onto the road.

4: Required Auth - Pollution Control

There are no network utility drainage pollution control authorisations required for this project.

5: Permitted Activity

The proposed building work is a Permitted Activity under the

Proposed Rotorua District Plan.

6: Performance Standards

The activity is permitted subject to compliance with the performance standards and requirements of the Residential B zone.

NATURAL GAS CORPORATION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact the Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

ELECTRICITY

Under the Electrical Supply Regulations 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about these restrictions, contact your local electricity distributor.

For these and other network utilities, please refer to the attached leaflet.

Signed for and behalf of the Council:

Name: L Sutton

Position: Administration - Building

Signed: _____ Date: ____/____/____



C.J. HANSON CONTRACTING LTD

80 Clayton Road • PO Box 2484 • Rotorua • Ph 07-346 2694

2279

P27984

PRODUCER STATEMENT

for the Installation of Second Hand or
Reconditioned Solid Fuel Heaters

Issued By: C.J. Hanson Contracting Ltd (Qualified Person)

To: Mr Stewart (Owner)

To Be Supplied To: R.D.C (Territorial Authority)

In Respect Of: Free standing Kent logger Wood Heater (Make and Model)

Installed by: C.J. Hanson Contracting Ltd

Address: 15 Morey St

Rotorua

Lot: 1 DPS: 72937

I have inspected the above solid fuel heater for compliance with the manufacturer specifications / recommendations, NZS 7421 specification for installation of solid fuel burning appliances and the New Zealand Building Code, clause B2 durability.

I am satisfied on reasonable grounds that this heater meets the above requirements, and will for a minimum of 5 years from the date as stated below. This warranty excludes external hardware such as knobs, handles, glass, door and seals.

Please note that regular maintenance would need to be undertaken by a recognised service agent to ensure the wood heater is kept to a safe operating standard.

Signature: [Signature]

Name: Chris Hanson

Date: 28-6-00

0045

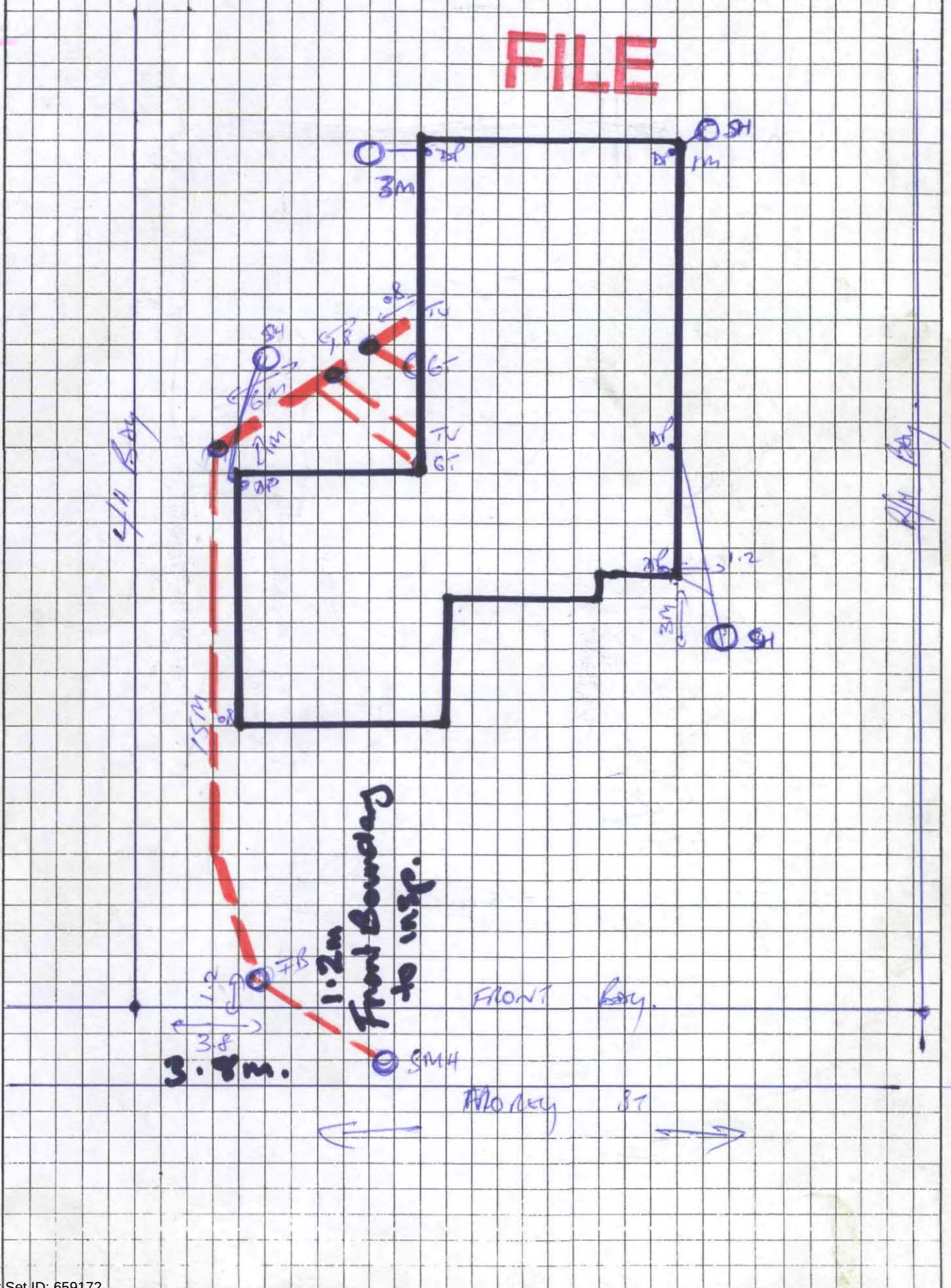


ROTORUA DISTRICT COUNCIL
BUILDING SERVICES

AS-BUILT DRAINAGE PLAN

CONSENT No: _____ P. 27984
OWNERS NAME: STUART
ADDRESS: 13-15 Morrey St.
DRAINLAYER: CHESTER BROS
SIGNATURE: SLS DATE: 17/1/2000

FILE



09 November 1999

Please Quote: P27984

Doc. No: 132834

AF & JJ Stewart
32 Wharenui Road
ROTORUA

Dear Sir/Madam,

NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION
PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)
APPL NO. 2279 - PROPOSED NEW DWELLING/GARAGE
STREET ADDRESS - 13-15 MOREY STREET

Receipt of your building consent application is acknowledged. You are hereby notified that the processing of this consent is suspended on the following grounds:

Building:

1. a) ✓ Your plan indicates that the dwelling pile height is less than 600mm. You are asked to provide an anchor pile layout for this configuration. Your bracing calculations must indicate the use of SF14 system to achieve the required bracing units. Bracing lines shall be indicated on the sub-floor layout.
- b) Should this dwelling be raised to accommodate the brace pile situation, your sub-floor layout plan should reflect the requirements of the bracing calculations, i.e. 12 braces for along and 16 braces for across.
It is not being raised *17-11-99*
2. ✓ Grade A safety glass to be used in bathroom window. Please confirm.
3. ✓ The garage door lintel shall be verified by your engineer. Please provide a producer statement for this.

Receipt of your advice in respect of the above matters will enable your consent to be more fully considered.

PLEASE DIRECT ALL REPLIES/ENQUIRIES TO THE DUTY BUILDING OFFICER.

Yours faithfully

P. Lawrence
Building Control Manager

15-Nov-99

JOB DETAILS

Job Name:	STEWART	Job Number:	Z081
Street Address:	MOREY STREET		
City/Town:	ROTORUA		
Legal Description:	LOT 1, DPS 72037		
Read with:	UB 120		

WIND ZONE

- High Wind Zone

Region:	R1	Terrain:	Inland	Exposure:	Exposed	Topography:	Moderate
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EARTHQUAKE ZONE

Earthquake Zone (from NZS 3604 map):	A
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HOUSE DETAILS

Number of Levels:	Single Storey House		
Building Dims:	Foundations: 16.1 x 7.2m	Ground FL: 20.6 x 13.2m	
Floor Areas:	Foundations: 121m²	Ground FL: 160m²	
Typical Stud Height:	2.4m	Height to Roof Apex:	6m
Roof Pitch:	0-25°	Roof Height Above Eaves:	2m
Roof Cladding:	Light	Wall Cladding:	Light

WALL BRACING - Foundations/Along House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
A	181	1	SF14	BU's per Unit.			160		70
		2	SF14	BU's per Unit.			160		70
		3	SF14	BU's per Unit.			160		70
		4	SF14	BU's per Unit.			160		70
B	70	1	SF14	BU's per Unit.			160		70
		2	SF14	BU's per Unit.			160		70
		3	SF14	BU's per Unit.			160		70
		4	SF14	BU's per Unit.			160		70
C	181	1	SF14	BU's per Unit.			160		70
		2	SF14	BU's per Unit.			160		70
		3	SF14	BU's per Unit.			160		70
		4	SF14	BU's per Unit.			160		70
Total Achieved BU's							1920 BU's		840 BU's
Total Required BU's							922 BU's		787 BU's

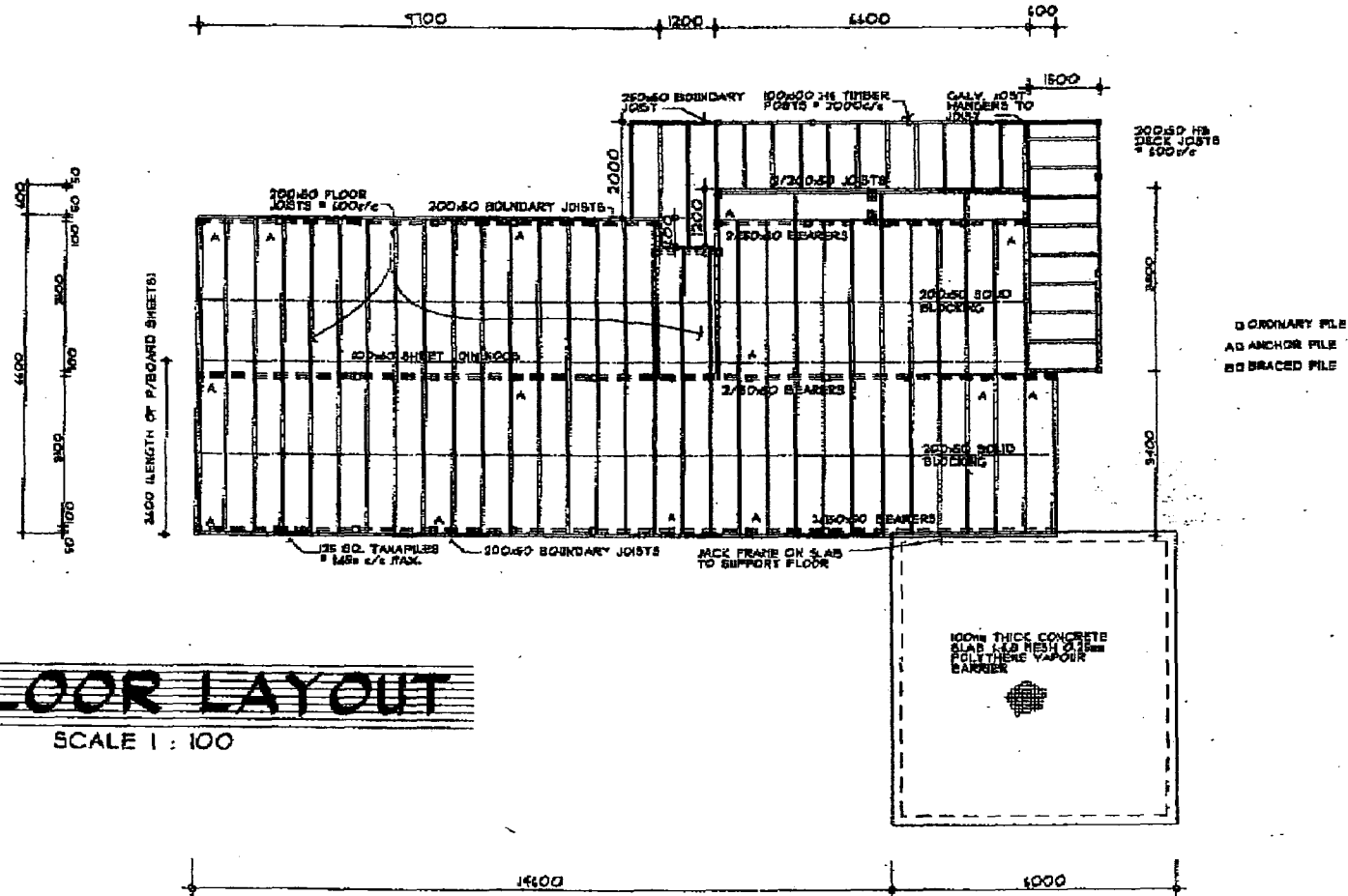
WALL BRACING - Foundations/Across House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
M	100	1	SF14	BU's per Unit.			160		70
		2	SF14	BU's per Unit.			160		70
		3	SF14	BU's per Unit.			160		70
		4	SF14	BU's per Unit.			160		70
N	70	1	SF14	BU's per Unit.			160		70
		2	SF14	BU's per Unit.			160		70
		3	SF14	BU's per Unit.			160		70
O	70	1	SF14	BU's per Unit.			160		70
		2	SF14	BU's per Unit.			160		70
		3	SF14	BU's per Unit.			160		70
		4	SF14	BU's per Unit.			160		70
P	100	1	SF14	BU's per Unit.			160		70
		2	SF14	BU's per Unit.			160		70
		3	SF14	BU's per Unit.			160		70
Total Achieved BU's							2240 BU's		980 BU's
Total Required BU's							2190 BU's		787 BU's

ALTERED

UB 120

COPYRIGHT 1998
U-BUILT HOMES



SUBFLOOR LAYOUT

SCALE 1 : 100

PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DP5 72931
MOREY STREET, ROTORUA. JOB No ZO81



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 2279

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

Name *Andrew Stewart* **STEWART**
Postal Address **32 Wharewui Rd**
Rotorua
Phone Number **07 345 3117**
Fax Number

2. CONTACT (If not owner)

Contact Name
Postal Address
Phone Number
Fax Number

3. PROJECT LOCATION

Address **13-15 - Morey St Rotorua**

4. LEGAL DESCRIPTION

Valuation Number 06997/696.00		OFFICE USE ONLY Property ID: P27984	
Lot(s) (Section)	DP/S (Block)	Lot Area(s) m ² /ha	No. of new toilets/urinals

5. PROJECT

5.1 New Building ☒ Alteration ☐ Relocation ☐ Demolition ☐	5.2 Intended Life Indefinite but not less than 50 yrs ☒ or Specified as ☐ yrs	5.3 Description of Work: Building Dwelling 5.4 Intended Use(s) (in detail) Residential 5.5 Estimated Value: \$ 90000 (GST INCL)
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☒ Application for Building Consent only, in accordance with Project Information Memorandum No.

☐ Application for Building Consent and Project Information Memorandum.

Signed by the owner/owner's agent:

Signature: *A Stewart*

Name: **A Stewart**
(PLEASE PRINT) Date: **27-10-99**

Office Use Only
TARGET DATE

/ /

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters; tick each applicable box, if any, and attach relevant information in duplicate.

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale, Elevations in relation to natural ground level and proposed finish level).
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal, hazardous contaminants on or near the site.
- (c) ☐ Provision to be made for vehicular access, including parking and materials used. (To be shown on site plan).
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☐ Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
- (g) ☐ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) ☐ Copy or reference to, of any resource consent or planning approval for this project.
- (k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : PROJECT DETAILS

(Complete Part C in all cases)

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

- 7. ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:
 - 8. ☐ Building certificates
 - 9. ☐ Producer statements
 - 10. ☐ References to accreditation certificates issued by the Building Industry Authority.
 - 11. ☐ References to determinations issued by the Building Industry Authority.
 - 12. ☐ Proposed procedures, if any, for inspection during construction.

PART D

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

13.

DESIGNER(S)	
Name:	UBuilt Homes
Address:	PO Box 14113 Tauranga
Phone Number:	07 578 5785
Fax Number:	07 ?
BUILDER	
Name:	Jim Chesterman
Address:	33 Bloomfield St. Rot
Phone Number:	3479107
Fax Number:	
DRAINLAYER	
Name:	Chester Bros Ltd
Address:	24B Bernard Rd. Pox 381 Rot
Phone Number:	
Fax Number:	
PLUMBER	
Name:	Plumbeng Conx
Address:	9 Hillcrest Ave
Phone Number:	07 348 7838
Fax Number:	

If more than number allowed for, please provide details on a separate sheet.

4.	
Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m. 1
Floor	sq.m. 156
Basement	sq.m. 156
Ground Floor	sq.m. 156
First Floor	sq.m. 156
Second Floor	sq.m. 156
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m. 20
Total	sq.m. 176
Detached Accessory Buildings:	Area square metres
Garage	sq.m. 11
Carport	sq.m. 11
Other Buildings	sq.m. 11
Total	sq.m. 11

FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	c
Plan Review ⁵⁵⁷¹⁹⁶¹ 27/10	279	50
Project Information Mem.		
TOTAL FEE GST incl.		
Fees payable on approval	\$	c
Building Consent	279	50
Footpath Damage Deposit	300	
Crossing Deposit	500	
BRANZ Levy	90	
B.I.A. Levy	58	50c
Water Connection ⁵⁵⁷¹⁹⁶¹ 27/10	90	00
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond		
Reserve/ Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
APPROVAL TOTAL		

CONSENT ISSUE AUTHORITY	
Receipt No.	581625/627
Date of Issue	17/11/99
Authorised By	
Date authorised	

REFERRALS	
SENT	RETURNED
Structural	

AMENDED DETAILS RECEIVED		
	DATE	SIGN
Planning		
Health		
P & D		
Trade Waste		
Rec & Com		
DG/GEO		
Res Eng		
Building		
Structural		

COUNTER CHECKLIST FOR BUILDING CONSENTS (PERMITS)

YOU MUST SUBMIT IN SUPPORT OF YOUR APPLICATION THE FOLLOWING:

NOTE: Consent must be signed by the owner of the property as defined in the Building Act 1991 (Section 33 Paragraph 1) and Valuation Number is to be supplied and recorded by owner on the Consent Form.

CHECK	
Yours	Office

1. Two Sets of Plans and Specifications

Plans and specifications, means the drawings, specifications and other documents according too which a building is proposed to be constructed, altered, demolished, or removed, including proposed procedures for inspection during construction, alteration, demolition or removal and also including (in respect of construction or alteration):

- a) The intended use of the building; and
- b) The design features or systems which the applicant considers will be required to be included in any Compliance Schedule issued in terms of Section 44 of this Act; and
- c) The proposed procedures for inspection and routine maintenance for the purposes of that compliance schedule in respect of those design features or systems (if applicable).
- d) Plans for commercial buildings must include the furniture layout on all floors. This is to allow for fire and egress calculations to be made as required by the Building Act 1991.

NOTE: Failure to supply such drawings could result in the issuing of the consent to be delayed until these have been provided and the necessary calculations made.

2. Two Full Site Plans: Scale 1:100 1:200 1:250 1:300 1:400 1:500

- a) Position of the building(s) in relation to the *boundaries* of the full site and existing building(s) located on the site. Note: Both existing and proposed buildings are to be *clearly* defined.
- b) Site levels relative to permanent street levels.
- c) Contours of the site.
- d) Proposed cuts and fills to shape the site.
- e) Crossings/Driveways marked on all site plans - proposed, existing, gradients. Note: Normally one crossing per site only. Show type of finish and distance from kerb to boundary. (maximum standard to Council specifications).
- f) Off street parking, loading, access and manoeuvring areas (if applicable).

3. Two Sets of Construction Drawings: Scale 1:100 or 1:50 showing:

- a) Elevation (site levels relative to floor levels and natural ground levels).
- b) Sectional elevations.

- c) Plans of all floors describing the function of each room showing all doors, windows and ventilation, fire places and chimneys. *But* for additions and alterations, the existing shall be shown separately and alongside the "proposed", to the same scale for comparison.
- d) Foundation plan showing bracing as required.
- e) Structural details, showing engineering calculations and signature where required.
- f) Bracing calculations (NZS 3604 - current issue).
- g) Area of building in m².

Note: All drawings must be of a good standard and be able to be scaled off. Consents will not be accepted if substandard drawings are submitted.

4. Two Sets of Plumbing & Drainage Plans:

- a) Applicants are reminded of their responsibility to have regard to the levels of Council's drainage services before construction of a building commences. Failure to do so may result in significant alterations at the applicant's expense.
- b) All existing SEWERS, sewer connections shown and clearly labelled.
- c) All premises are a trade per TRADE WASTE Premises Schedule a trade waste application is required to discharge to the sewer.
- d) All existing STORMWATER drains and connections shown and clearly labelled.
- e) Proposed sewer and stormwater drains shown clearly and labelled accordingly.
- f) All existing and proposed sanitary fittings
- g) Sufficient detail to establish the adequacy of light and ventilation natural and artificial to every kitchen, food-room, laundry, bathroom, water-closet, shower, urinal and isolation compartment including sizes of windows, ventilating skylights, ventilating shafts and capacities of fans.
- h) Type of water piping to be used.
- i) A separate water application form is to be completed at the time the consent is lodged (if applicable).

5. Solid Fuel Heaters (Application only required together with:)

- a) Manufactures installation specifications.
- b) Make and model of appliance.

6. Important Note

A processing fee of 50% of the building section of the permit fee is payable on all permit applications. This fee is not refundable.

A receipt for Permit Fees does not mean the Permit is approved for issue



ROTORUA DISTRICT COUNCIL
APPLICATION FOR WATER CONNECTION

Water Application No:
Valuation No: 06997/696.00
Water Supply:

SECTION 1 APPLICANT TO COMPLETE - Please Refer to Notice on Reverse

Name of Property Owner/Company AF & JS Stewart
Installation Street Address (to be supplied) 13-15 Morey Street Rotorua
Postal Address of Owner (if different) 32 Wharehau Road
Name & Address for Metered Accounts
(If different to above)
Full Legal Description (Lot No, DPS, SD, Blk No) 1 / 72937.
Day Time Contact Name and Phone No 3453117.
Reason for Connection new house.
(new house, subdivision, separating services etc)

FILE

What is the purpose of connection:

Domestic ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Fire Supply ☐

Is the property already supplied with water (Y/N) ☒ NO

Were any buildings demolished to which water was supplied (Y/N) ☒ NO

Preferred location of gate valve and/or meter: 3 meters from LEFT X RIGHT side of boundary
(note: The left and right hand boundaries are as viewed facing the property from the street)

I acknowledge the general conditions on the reverse of this form and hereby make application for the above water connection and agree to meet such fees, water rates, and/or conditions as may apply from time to time in respect to the Rotorua District Council General Bylaws 1980.

Signature of Applicant/Owner [Signature]

Date 27/10/99

SECTION 2 OFFICE USE ONLY

CASHIERS

Administration Fee Due \$90.00 (Inclusive of GST)

Cashier Receipt No 5571961 Recorded by _____ Receipt Date 27/10/99

FINANCE DEPARTMENT

Application noted on Val Slip ☐ Recorded by _____ Date ____/____/____

Water Billing A/c Opened ☐ WB A/c No _____ Consumer Class No ☐

ENGINEERING DEPT

Scheme Contribution req'd ☐ Amount \$ _____

CONNECTION

On Hold / /
Approved
Declined

Connection ID size (specify)
Plan No
☐ Meter Size
☐ Backflow Preventor
☐ Flow Restrictor (ltrs/min)
☒ If required

Signed by _____ Designation _____ Date ____/____/____

As Built records updated by _____ Signed _____ Date ____/____/____

Received 17-11-99

UBuilt Homes

Licence Holder

Residential Kitsets Ltd

P.O Box 14-113

Tauranga

Phone (07) 578-5785

Fax (07) 578-5786

Showhome Display Area

15 Marsh Street (behind Monier)

Tauranga

Fax

To: Keith Ryland
Of: Rotorua District Council

Re: A & J Stewart
Morey St
Rotorua
Lot 1, DPS 72937

Keith,

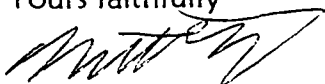
Following please find the information to answer your queries on P27984, Doc no 132834.

- 1 Altered subfloor plan and elevations showing the anchor pile configuration is attached.
- 2 Grade A safety glass is used in the bathroom window.
- 3 Producer statement for the garage door lintel is attached.

The above originals are "in the mail".

If you have any queries please do not hesitate to contact me either at the office on (0800) 828-458 or on my mobile (025) 900-909.

Yours faithfully



Matt Taylor...

FAIRCLOUGH AND KING CONSULTANTS LTD

(Established 1962)

CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS
REGISTERED ENGINEERS

35 MONMOUTH ST. TAURANGA, NEW ZEALAND. P.O. BOX 626. PHONE (07) 578-8071 FAX (07) 573-8585

PRODUCER STATEMENT - DESIGN

ISSUED BY: Graham Bruce Cox REF: 98/100
TO: RESIDENTIAL DESIGN LIMITED
IN RESPECT OF: 4.5 METRE SPAN GARAGE DOOR LINTELS;
180UB22 or 180PFC lintel for Heavy Roof (0.9kPa)
180UB18 or 180PFC lintel for Light Roof (0.45kPa)
AT: VARIOUS LOCATIONS

Fairclough and King Consultants Ltd have been engaged by Residential Design Limited to provide engineering design for a garage door lintel in respect of the requirements of Clause B1 of the Building Regulations 1992 for the building work. The design has been prepared in accordance with VM1 of the approved documents issued by the Building Industry Authority and the work is incorporated in residential dwellings designed by Residential Design Limited and in accordance with Fairclough and King Consultants Limited drawing titled Standard Garage Door Lintel and numbered 98/100/STD1.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that, subject to the verification of the following design assumptions:

- all proprietary products meeting their performance specification requirements.
- all non-specific design construction to NZS 3604:1990.
- inspection of construction by the Territorial Authority or a Registered Building Certifier.
- Truss span = 7.0m max
Roof pitch = 25 degrees max
Max 45kg/m² for Heavy roof cladding
- Roof overhang = 0.6m max
Lintel span = 4.5m max
Max 7 kg/m² for Light roof cladding
- installation in accordance with Fairclough and King Consultants Limited drawing 98/100/STD1 dated March 1998.

the structural engineering designed elements comply with the relevant provisions of the Building Code.

This certificate is valid until 28 February 1999 or the issue of a revision to either NZS3404:1997 or NZS4203:1992, whichever occurs first.



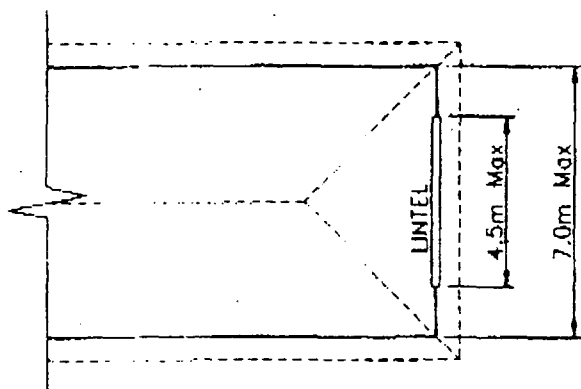
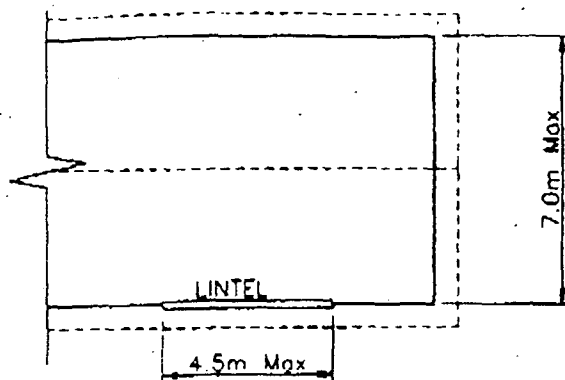
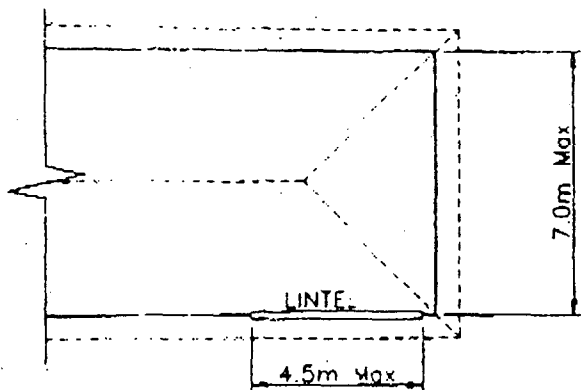
G.B. COX
B.E. (Civil), MIPENZ
Registered Engineer

DATE: 12-3-98

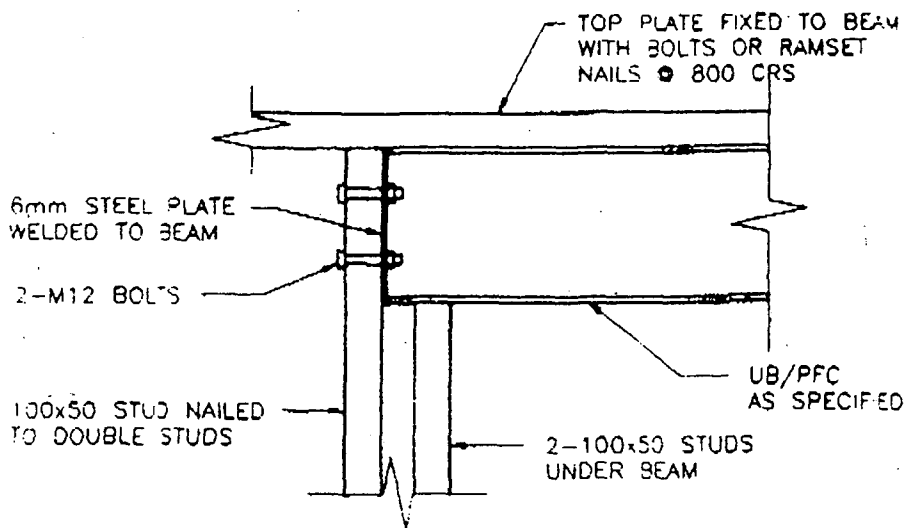
ERB REG. N°: 8227

Structural Design - Site Investigation - Civil Work - Project and Construction Management
Expert Evidence - Arbitration - Dispute Resolution - Failure Investigation

DIRECTOR: R.A. KING B.E. MIPENZ M.T.O.S. Registered Engineer
DIRECTOR: G.B. COX B.E. (Mech) MIPENZ Registered Engineer



TRUSS SPAN: 7.0m max
 ROOF OVERHANG: 0.6m max
 ROOF PITCH: 25 degrees max
 LINTEL SPAN: 4.5m max
 WIND ZONE: High
 LINTEL BEAM: Heavy roof: 180UB22 or 180PFC
 Light roof: 180UB18 or 180PFC



LINTEL DETAIL

THIS DRAWING IS COPYRIGHT TO FAIRCLOUGH & KING CONSULTANTS LIMITED

**FAIRCLOUGH AND KING
CONSULTANTS LTD**

CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS

P.O. BOX 625
TAURANGA

PH: (07) 578-8071
FAX: (07) 578-8585

TITLE:

RESIDENTIAL DESIGN LTD

**STANDARD GARAGE
DOOR LINTEL**

REF: 98/100

DATE: March 1995

DRAWING NO.

98/100/STD1

Client: Residential Design Ltd, Tauranga
Project: 4.5m Garage Door Lintel

REFERENCE: 98/100

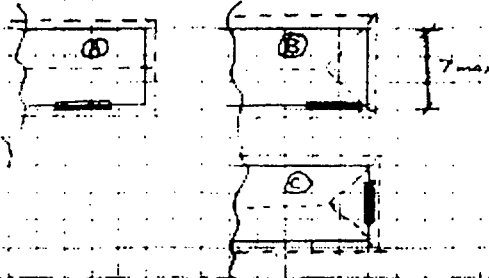
DATE: March 1998

INITIALS: C.B.C

CHECKED:

Standard garage door lintel

Truss span: up to 2.0m
Roof overhang: up to 0.6m
Lintel span: up to 4.5m
Roof pitch: up to 25°
Roof Weight: Heavy (1.2 kPa) or Light (0.5 kPa)



Loads (Heavy roof)

UDL: $G = 1.0 \times (7 \times 0.5 + 0.6) + 0.2 = 4.3 \text{ kN/m}$ Case A: UDL on full span

$Q = 0.25 \times (7 \times 0.5 + 0.6) = 1.0 \text{ kN/m}$ Case B: UDL on 1/2 span

Point (Under Truss)

$P_L = 1.0 \times \frac{2.0}{2} = 1.0 \text{ kN}$ Case C: UDL on 1/4 span

$P_Q = 0.25 \times \frac{2.0}{2} = 0.25 \text{ kN}$

Case A: $M^* (1.2G + 1.6Q) = (1.2 \times 4.3 + 1.6 \times 1.0) \times \frac{4.5^2}{8} = 17.1 \text{ kNm}$

$A_C = \frac{1.0 \times 4.5}{2} = 2.25 \text{ kN}$

Try 180 PFC $\phi M_L = 21.5 \text{ kNm}$ For $L_E = 4.5 \text{m}$ and $\alpha_m = 1$

$\Delta_C = \frac{11.6}{250} = 4.6 \text{ mm}$ $\Delta_C + \Delta_Q = 8.1 \text{ mm}$ $\frac{\Delta_C + \Delta_Q}{L_E} = 1.8$

Try 180 UB22 $\phi M_L = 21.5 \text{ kNm}$ For $L_E = 4.5 \text{m}$ and $\alpha_m = 1$

$\Delta_C = \frac{11.6}{250} = 4.6 \text{ mm}$

Case B: $M^* (1.2G + 1.6Q) = (1.2 \times 4.3 + 1.6 \times 1.0) \times \frac{2.25^2}{8} = 2.25 (1 - \frac{2.25}{4.5}) + (1.2 \times 0.2) = 4.5$

$A_C = \frac{1.0 \times 2.25}{2} = 1.125 \text{ kN}$

$M^* = 15.2 \text{ kNm}$

$\Delta_C = \frac{11.6 \times 2.25 \times 4.5 \times (0.152)}{24 \times 2.25 \times 100 \times 10^3 \times I \times 0.7} + \frac{5 \times 200 \times 4.5^3}{384 \times EI} + \frac{6100 \times 4.5^3}{48 \times EI} = \frac{11.6}{I}$

$\Delta_C = \frac{2.72}{I}$

$\Delta_C = 8.2 \text{ mm}$ $\Delta_C + \Delta_Q = 9.6 \text{ mm}$ } 180 PFC 180 UB22 or 180 PFC

End reactions $P_G = 4.3 \times \frac{4.5}{2} = 9.67 \text{ kN} \times 1.2 = 11.6 \text{ kN}$

$P_Q = 1.0 \times \frac{4.5}{2} = 2.25 \text{ kN} \times 1.6 = 3.6 \text{ kN}$

$N^* = 15.2 \text{ kN}$ $M^* = 15.2 \times 0.04 = 0.61 \text{ kNm}$

Client: Residential Design
Project: 4.5m Garage Door Lintel

PAGE: 2

REFERENCE: 98/100

DATE: March 1998

INITIALS: C.B.C

CHECKED:

Loads (Light roof)

UDL: $G = 0.5 \times (7 \times 0.5 + 0.6) + 0.2 = 2.25 \text{ kN/m}$

$Q = 0.25 \times (7 \times 0.5 + 0.6) = 1.0 \text{ kN/m}$

$W = (0.9 \times 0.3) \times (7 \times 0.5 + 0.6) = 5.4 \text{ kN/m}$

$V_2 = 4.5 \times 0.93 \times 0.05 = 0.21 \text{ kN}$
 $V_2 = 4.27 \text{ m/s}$
 $V_2 = 1.1 \text{ kPa}$
 $V_2 = 0.71$

Point

$P_L = 0.5 \times \frac{2.0}{2} = 0.5 \text{ kN}$

$P_Q = 0.25 \times \frac{2.0}{2} = 0.25 \text{ kN}$

$P_W = (0.9 \times 0.3) \times \frac{2.0}{2} = 0.27 \text{ kN}$

Case A: $M^* (1.2G + 1.6Q) = (1.2 \times 2.25 + 1.6 \times 1.0) \times \frac{4.5^2}{8} = 10.9 \text{ kNm}$

$M^* (0.9G + W) = (0.9 \times 2.25 + 5.4) \times \frac{4.5^2}{8} = 29.5 \text{ kNm}$

$\Delta_C = \frac{11.6 \times 4.5 \times 4.5 \times (0.152)}{24 \times 2.25 \times 100 \times 10^3 \times I \times 0.7} + \frac{5 \times 200 \times 4.5^3}{384 \times EI} + \frac{6100 \times 4.5^3}{48 \times EI} = \frac{11.6}{I}$

$\Delta_C = \frac{2.72}{I}$

Case B: $M^* (1.2G + 1.6Q) = (1.2 \times 2.25 + 1.6 \times 1.0) \times \frac{2.25^2}{8} = 2.25 (1 - \frac{2.25}{4.5}) + (1.2 \times 0.2) = 4.5$

$M^* (0.9G + W) = (0.9 \times 2.25 + 5.4) \times \frac{2.25^2}{8} = 10.6 \text{ kNm}$

$\Delta_C = \frac{11.6 \times 2.25 \times 2.25 \times (0.152)}{24 \times 2.25 \times 100 \times 10^3 \times I \times 0.7} + \frac{5 \times 200 \times 2.25^3}{384 \times EI} + \frac{3400 \times 2.25^3}{48 \times EI} = \frac{11.6}{I}$

$\Delta_C = \frac{2.72}{I}$

Case B critical: $M^* = 13.3 \text{ kNm}$

$\Delta_C = \frac{11.6}{I}$ $\Delta_C + \Delta_Q = \frac{11.6}{I}$ $\Delta_C + \Delta_Q = 8.6 \text{ mm}$

180 UB18: $\phi M_L = 14.5 \text{ kNm}$ (For $L_E = 4.5 \text{m}$ and $\alpha_m = 1$) $\Delta_C + \Delta_Q = 8.6 \text{ mm}$

180 PFC: $\phi M_L = 21.5 \text{ kNm}$ (For $L_E = 4.5 \text{m}$ and $\alpha_m = 1$) $\Delta_C + \Delta_Q = 5.6 \text{ mm}$

180 PFC: $\phi M_L = 21.5 \text{ kNm}$ (For $L_E = 4.5 \text{m}$ and $\alpha_m = 1$) $\Delta_C + \Delta_Q = 5.6 \text{ mm}$

180 PFC: $\phi M_L = 21.5 \text{ kNm}$ (For $L_E = 4.5 \text{m}$ and $\alpha_m = 1$) $\Delta_C + \Delta_Q = 5.6 \text{ mm}$

SUMMARY

Garage door lintel, 4.5m span
7m truss span, 25° pitch roof

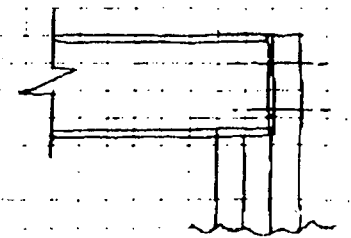
Heavy roof: 180 UB22 or 180 PFC

Light roof: 180 UB18 or 180 PFC

Install 100x50 stud under each end.

Fix to stud with 2xM12 bolts through

Gum end plates



ALTERED

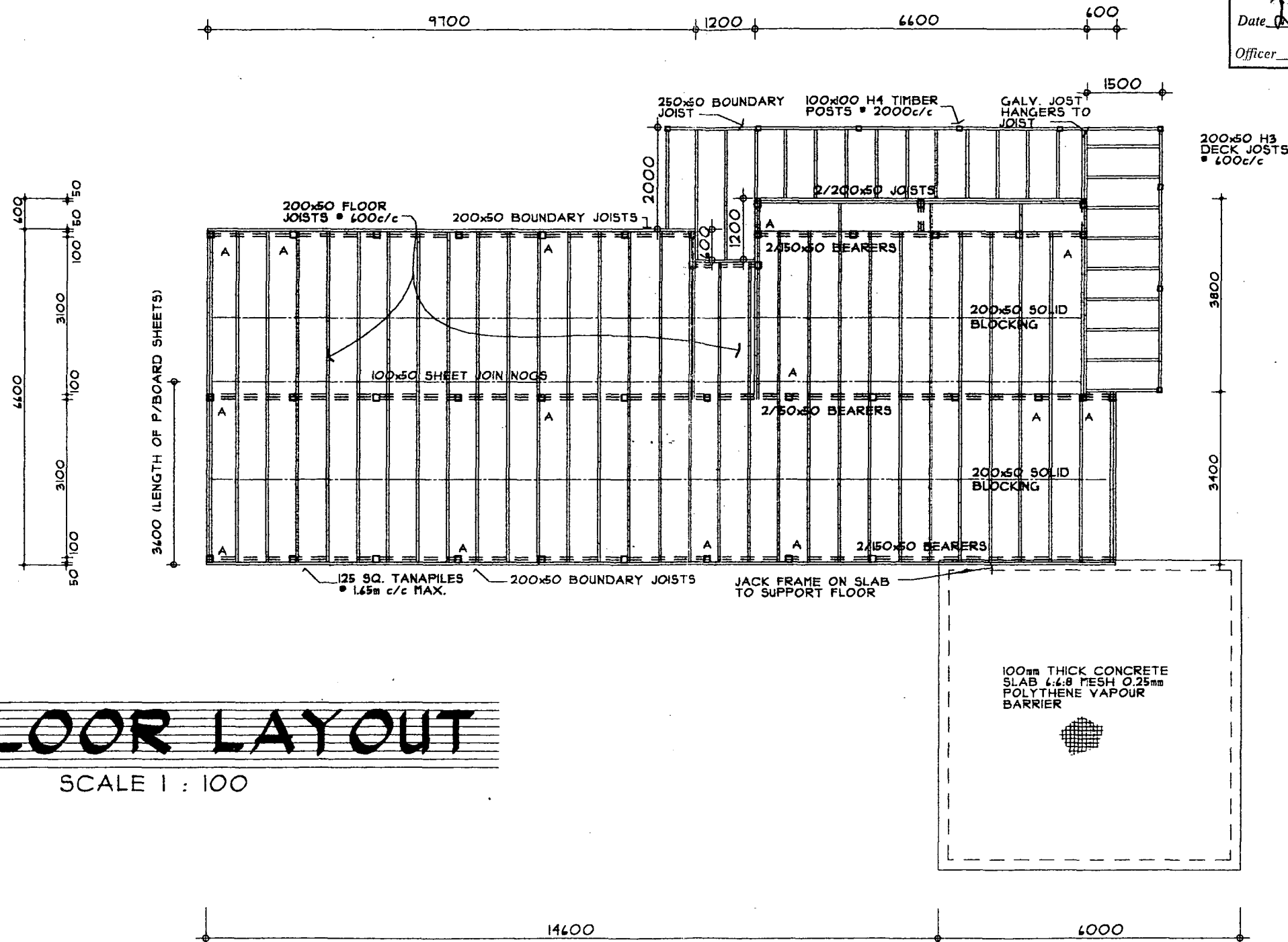
UB 120

COPYRIGHT 1998
U-BUILT HOMES

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date 22/11/99 Consent Number 2279

Officer 880

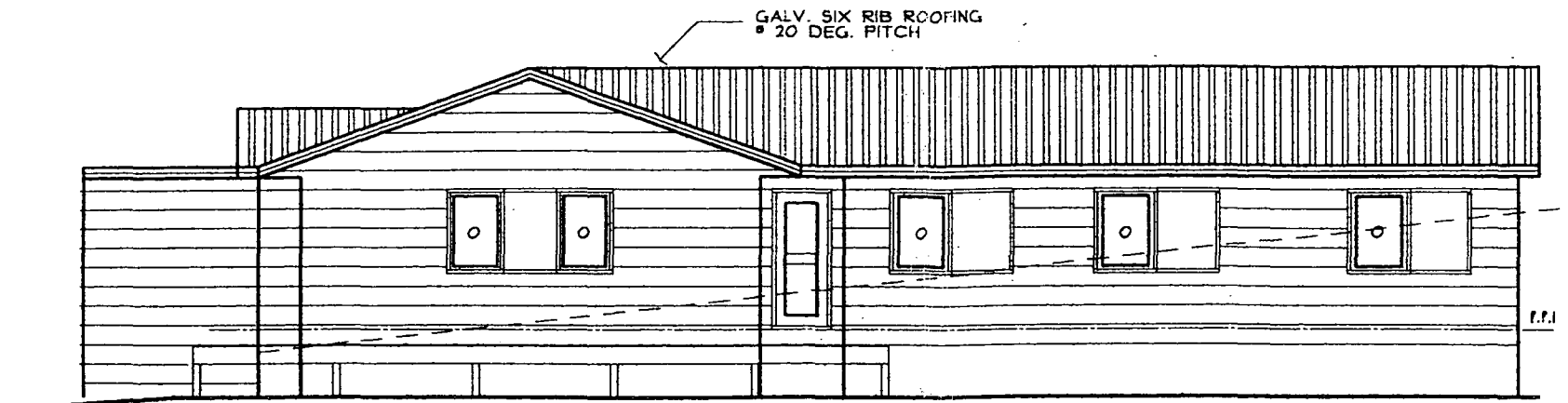


SUBFLOOR LAYOUT

SCALE 1 : 100

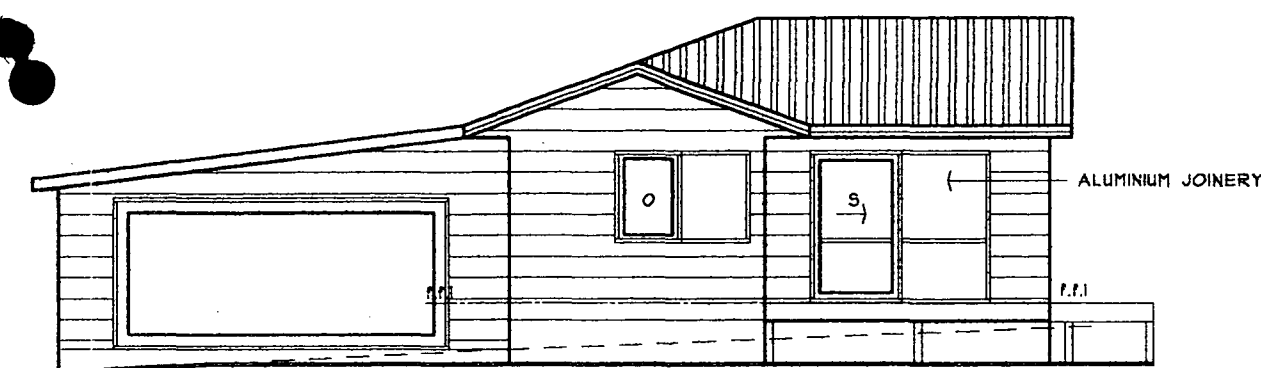
PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DPS 12931
MOREY STREET, ROTORUA. JOB No ZO81



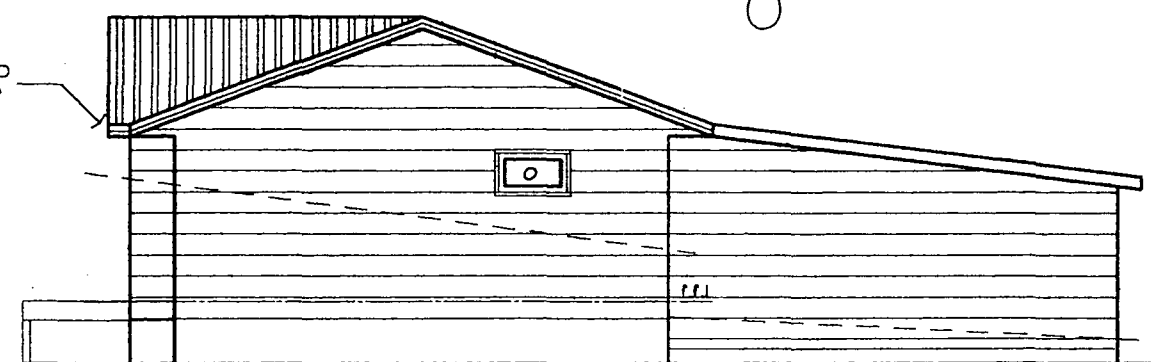
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PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH
Date 22/11/99 Consent Number 2279
Officer 80



4

150x25 PREPRIMED
HUTLOCK FASCIA
& BARGE

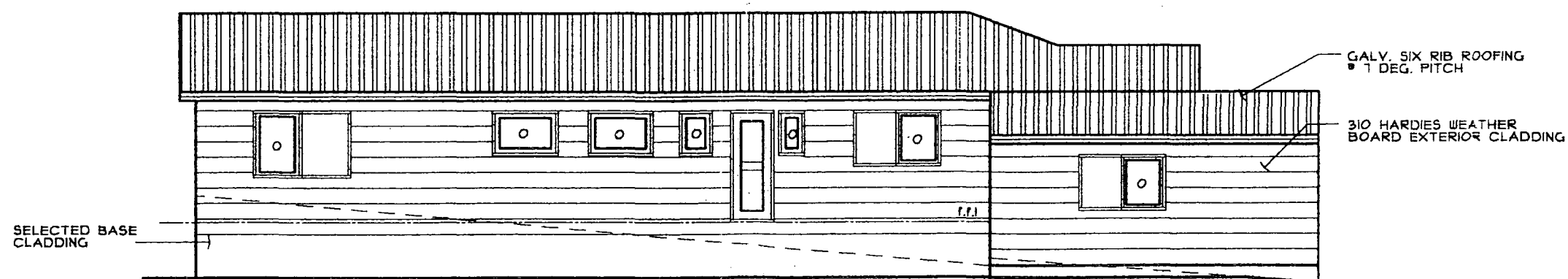


2

ELEVATIONS

SCALE 1:100

ALL LEVELS TO BE CONFIRMED
ON SITE BEFORE CONSTRUCTION
COMMENCES



3

PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DPS 12931
MOREY STREET, ROTORUA. JOB No ZO81

MEIKLEJOHN CONSULTANTS

REGISTERED ENGINEERS
AND SURVEYORS

Douglass Grant Meiklejohn
B.E. (Hons) M.I.P.E.N.Z. M.N.Z.I.S.

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH	
Date <u>22/11/99</u>	Consent Number <u>2279</u>
Officer <u>[Signature]</u>	

~~411 Cameron Road~~
~~P.O. Box 263~~
TAURANGA
Telephone (07) 578-3833
Facsimile (07) 578-3833

Box 14 263
26 Mission Street
File 970244

15 December 1997

PRODUCER STATEMENT DESIGN 970244

Issued by: DOUGLASS GRANT MEIKLEJOHN
to: U-BUILT HOMES LTD
To be supplied to: THE TERRITORIAL AUTHORITY
in respect of: THE PROPOSED FLOOR STRUCTURE
for: THE STANDARD HOUSES

DOUGLASS GRANT MEIKLEJOHN has been engaged by
RESIDENTIAL DESIGN LTD
to provide engineering design services in respect of the requirements of
Clause B1
of the Building Regulations 1992 for the floor joists in the houses as
specified in the accompanying calculations. The design has been prepared
in accordance with B1/VM1 & AS1 of the approved documents issued by the
Building Industry Authority and the work is described on documents titled
PROPOSED RESIDENCE, for U-BUILT HOMES LTD
prepared by RESIDENTIAL DESIGN,
and the specification and other documents according to which the proposed
building is to be constructed.

As an independent design professional covered by a current policy of
Professional Indemnity Insurance to a minimum value of \$ 200,000, I
believe on reasonable grounds and subject to the safe bearing pressure
being no less than 120 kpa (ultimate loads) and all proprietary product
meeting the performance standards, the components subject to the specific
design comply with the relevant provisions of the building code.

D G MEIKLEJOHN BE MIPENZ

ERB Registration No 6240

REGISTERED ENGINEER

[Handwritten Signature]

Timber floor

clear span of joists 3.0m, joists 200x50 @ 600c/c

Refer. NZS 3603. 1993.

End supported solid beam with lateral restraint
at 1550

Eq. 3.5.

$$S_1 = 1.35 \left[\frac{1550}{4.7} \left(\left(\frac{197}{4.7} \right)^2 - 1 \right)^{1/2} \right]^{1/2}$$

16.57

= 15.64

Table 2.8. $\Rightarrow K_8 = 1.0$

$$\phi W_n = \phi K_1 K_8 f_b \times 0.295 \times 10^3$$

= 3.34 kN.m.

load G = 0.6 kPa Q = 1.5 kPa

$$W^* = (1.2 \times 0.6 + 1.6 \times 1.5) \times 0.6 \times \frac{3.1^2}{8}$$

= 2.25 kN.m.

$$d_{if} = \frac{5}{384} \frac{1.65 \times 0.6 \times 3.1^4 \times 10^3}{8 \times 10^9 \times 30 \times 10^{-6}} = 3 \text{ m.m. creep.}$$

* 200x50 at 600c/c with solid blocking
at fixed span of joists

[Signature]

JOB DETAILS

Job Name:	STEWART	
Street Address:	MOREY STREET	
City/Town:	ROTORUA	Job Number: Z081
Legal Description:	LOT 1, DPS 72937	
Read with:	UB 120	

WIND ZONE**- High Wind Zone**

Region: R1	Terrain: Inland	Exposure: Exposed	Topography: Moderate
-------------------	------------------------	--------------------------	-----------------------------

EARTHQUAKE ZONE

Earthquake Zone (from NZS 3604 map):	A
--------------------------------------	----------

HOUSE DETAILS

Number of Levels:	Single Storey House		
Building Dims:	Foundations: 18.1 x 7.2m	Ground FL:	20.6 x 13.2m
Floor Areas:	Foundations: 156m²	Ground FL:	160m²
Typical Stud Height:	2.4m	Height to Roof Apex:	6m
Roof Pitch:	0-25°	Roof Height Above Eaves:	2m
Roof Cladding:	Light	Wall Cladding:	Light

WALL BRACING - Foundations/Along House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
A	181	1	SF10	BU's per Unit.			160		70
		2	SF10	BU's per Unit.			160		70
		3	SF10	BU's per Unit.			160		70
		4	SF10	BU's per Unit.			160		70
B	70	1	SF10	BU's per Unit.			160		70
		2	SF10	BU's per Unit.			160		70
		3	SF10	BU's per Unit.			160		70
		4	SF10	BU's per Unit.			160		70
C	181	1	SF10	BU's per Unit.			160		70
		2	SF10	BU's per Unit.			160		70
		3	SF10	BU's per Unit.			160		70
		4	SF10	BU's per Unit.			160		70
Total Achieved BU's							1920 BU's		840 BU's
Total Required BU's							922 BU's		1014 BU's

WALL BRACING - Foundations/Across House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
M	100	1	SF10	BU's per Unit.			160		70
		2	SF10	BU's per Unit.			160		70
		3	SF10	BU's per Unit.			160		70
		4	SF10	BU's per Unit.			160		70
N	70	1	SF10	BU's per Unit.			160		70
		2	SF10	BU's per Unit.			160		70
		3	SF10	BU's per Unit.			160		70
		4	SF10	BU's per Unit.			160		70
O	70	1	SF10	BU's per Unit.			160		70
		2	SF10	BU's per Unit.			160		70
		3	SF10	BU's per Unit.			160		70
		4	SF10	BU's per Unit.			160		70
P	100	1	SF10	BU's per Unit.			160		70
		2	SF10	BU's per Unit.			160		70
		3	SF10	BU's per Unit.			160		70
		4	SF10	BU's per Unit.			160		70
Total Achieved BU's						2560 BU's		1120 BU's	
Total Required BU's						2190 BU's		1014 BU's	

WALL BRACING - Ground Floor/Along House

Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
A	211	1	GIB1a	2.0m	2.4m	55	110	50	100
		2	GIB1a	2.0m	2.4m	55	110	50	100
B	70	1	GIB2a	2.4m	2.4m	75	180	60	144
		2	GIB2a	2.4m	2.4m	75	180	60	144
C	70	1	GIB1a	2.4m	2.4m	55	132	50	120
D	100	1	BR4	1.2m	2.7m	100	107	85	91
		2	BR4	1.2m	2.4m	100	120	85	102
Total Achieved BU's						939 BU's		801 BU's	
Total Required BU's						845 BU's		432 BU's	

WALL BRACING - Ground Floor/Across House

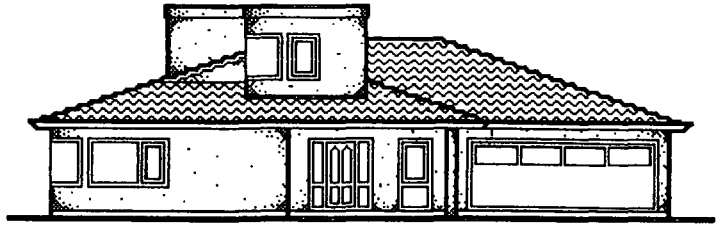
Wall or Bracing Line		Bracing Elements Provided				WIND		EARTHQUAKE	
Line Label	Minimum BU/Wall	Element No.	Bracing Type	Element Length	Element Height	Wall Rating BU/m	Achieved (BU/m x L)	Wall Rating BU/m	Achieved (BU/m x L)
M	100	1	GIB1b	3.6m	2.4m	75	270	50	180
N	70	1	BR5	1.2m	2.4m	115	138	85	102
O	70	1	GIB2b	2.4m	2.4m	80	192	70	168
P	70	1	GIB2b	2.4m	2.4m	80	192	70	168
		2	BR4	1.2m	2.4m	100	120	85	102
Q	70	1	GIB1b	2.4m	2.4m	75	180	50	120
R	70	1	GIB1b	2.4m	2.4m	75	180	50	120
S	132	1	BR9	0.6m	2.4m	110	66	95	57
		2	BR9	0.6m	2.4m	110	66	95	57
Total Achieved BU's						1404 BU's		1074 BU's	
Total Required BU's						1112 BU's		432 BU's	

Residential Design Ltd.

(07) 571 0868

(07) 571 0899

Marsh Street
P.O Box 2309
Tauranga



SPECIFICATIONS

for work to be done & materials to be used
in the proposed construction
work for:

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

Officer _____

AT: _____

LOT : _____ DPS : _____

note: this specification is a general specification which is
copyright to Residential Design Ltd, Tauranga.
U Built homes are **not** responsible for the work
described herein, U Built will supply only the items
quoted in the **U Built Detailed list of items supplied**

PRELIMINARY AND GENERAL

A.1 CONDITIONS OF CONTRACT

The general conditions of contract shall be:

NZS 3901 - Agreement for Small Building Contracts or the appropriate NZ Master Builders Federation Contract Agreement.

A.2 BUILDING CODE

Unless specifically noted in the contract documents, all work shall conform to the NZ Building Code Handbook and approved documents.

The Contractor and all Sub-Contractors shall observe and adhere to all requirements as set out in the NZ Building Code and in the Building Act 1991.

A.3 WORKMANSHIP

Where no specific reference to workmanship is made in this specification in respect of any particular labour required, it shall be understood that the standard of workmanship required is not lower than the best recognised general trade practice for that type of work.

A.4 INTENT

Any labour or materials not covered in this specification or on the drawings, but which is necessary for the proper and effectual completion of the work, shall be taken as being part of the drawings and specification, and shall be carried out according to the best trade practice.

A.5 DISCREPANCIES

Where any variation occurs between the specification and the drawings, the Contractor shall notify the Designer for clarification before proceeding with the section of work affected.

A.6 DIMENSIONS

The Contractor shall check all dimensions on the drawings and should any discrepancies arise, he shall notify the Designer. No allowance will be made for failure to check dimensions.

A.7 SUB-CONTRACTORS

This specification is subdivided into trade sections for the convenience of reference only and it shall not be construed that each section is an entire and separate sub-contract. All trades shall collaborate, wait on, assist and render all necessary assistance to other trades. Carpenters shall provide all drawings, etc. for other trades.

A.8 ACCIDENT INSURANCE

The Contractor shall take out a Public Liability insurance policy for the amount of \$500 000 (five hundred thousand dollars).

A.9 FIRE INSURANCE

The work including all fixed materials shall be insured against loss or damage by fire or earthquake. The policy shall be in the joint names of the Owner and Contractor, and shall be sufficient to cover the work and materials at all times. The insurance policy shall be taken out by the Contractor unless otherwise indicated in the Variations Schedule.

A.10 BUILDING CONSENT

Before any work commences, the contractor shall ensure that a Building Consent has been obtained from the Territorial Authority. The Building Consent shall be obtained and paid for by the owner.

A.11 SITE AND SETTING OUT

Approximate ground lines are shown on the drawings but the Contractor is advised to visit the site to ascertain any variations regarding levels for foundations, boundaries, etc. The Contractor shall perform all setting out of work and shall be responsible for the accuracy thereof.

A.12 CLEANING UP

The Contractor shall maintain the whole of the work site in a clean and tidy state and shall clean the whole of the site of the work at the completion of the contract. The whole of the work, including windows shall be cleaned ready for immediate occupation.

A.13 MAINTENANCE

The Contractor shall maintain the work and make good all defects which may occur within 90 days after the completion of the contract, due to faults which may occur in the materials or labour supplied.

A.14 CONNECTIONS

The Owner shall be responsible for the payment for all connections to public utilities such as water, sewer, telephone, stormwater (not within own property), electricity.

A.15 CONTRACTS

This specification has been drawn up for complete contracts and is only applicable for that type of contract. Where the work is carried out under "Labour Only" or other types of contracts, the Owner becomes the Contractor and is responsible to ensure that the limits of the work to be carried out is clearly defined. It is also the Owner's responsibility to obtain and pay for all insurance policies.

EXCAVATION AND WATERPROOFING

B.1 EXCAVATION

Excavate for all foundations to the sizes and depths shown on the drawings or specified herein. Excavation shall be carried to solid bearing. If foundation material is not satisfactory, excavate to solid bearing and backfill with compacted hardfill or 10 MPa concrete. Remove topsoil and excavate to a minimum of 200mm below underside of floor slab. Shape ground to fall from centre of building.

B.2 BACKFILLING

Backfill against foundations, under floor slab with compacted hardfill. Backfill under floor slab with compacted, hard drainage metal, graded 40mm to 12mm. This layer may be topped with clean sand or crusher dust. Backfill against all other foundations with sound excavated material (not topsoil) and compact. Backfill against retaining walls and basement walls with permeable drainage metal.

B.3 HARDFILL

Where hardfill is required, this shall be graded river run metal or graded crushed metal.

B.4 WATERPROOF MEMBRANE

Lay waterproof membrane as noted on the drawings or in this specification. All joints to be lapped 100mm and sealed with 50mm wide tape. At perimeter of slab, seal the membrane into the joint between the foundation wall and the slab. Where pipes, etc. penetrate the membrane, adequate protection against seepage shall be made by sealing the membrane to the penetration, with tape. Care shall be taken at all times to ensure that the membrane forms a complete waterproof barrier and that it is not punctured during casting of the floor slab.

B.5 WATERPROOFING

Waterproofing shall be carried out to areas as noted on the drawings or in this specification using "Mulseal" or equivalent. Coating shall be carried out strictly in accordance with the manufacturer's recommendations, especially the cleaning of the surfaces and priming.

In addition to the areas noted in the Variation Schedule or on the drawings, the following areas shall be coated:

1. *Concrete Floors* - Top of foundation wall where wall slab will rest and where a veneer will rest.
2. *Basement Walls* - All surfaces in contact with the ground.

B.6 DRAINAGE

Where a concrete floor slab is used, the area around the building shall be graded so that surface water drains clear of the building site. At retaining walls, lay "Novaflo" or similar drain at the base of the wall, falling to a suitable outlet.

CONCRETE

C.1 MATERIALS

Concrete materials shall be from approved sources and conform to the following:

- * NZS 3121 - Specification for Water and Aggregates for Concrete.
- * NZS 3122 - Specification for Portland Cement.

C.2 CONCRETE

Concrete shall conform to one of the following:

- * NZS 3104 - Specification for Concrete Production: High Grade and Special Grade.
- * NZS 3108 - Specification for Concrete Production: Ordinary unless specifically noted otherwise, concrete strength shall be 17.5 MPa.

C.3 REINFORCING

Reinforcing shall conform to the following:

- * NZS 3402 - Steel Bars for the Reinforcement of Concrete.
- * NZS 3422 - Specification for Welded Fabric of Drawn Steel Wire for Concrete Reinforcement.

Reinforcing rods shall be deformed mild steel, clean and free from rust and scale. Laps where required shall be 40 x rod diameter.

C.4 CONSTRUCTION

Concrete construction shall conform to:

- * NZS 3124 - Specification for Concrete Construction for Minor Works.

C.5 FORMWORK

All concrete shall be placed in properly constructed formwork which is securely braced and held in position. All formwork shall be carefully removed from concrete.

C.6 FLOOR SLAB

Floor slabs including verandahs, porches, carports and garages shall be 100mm thick, and reinforced with 6.6.8 welded mesh. Slabs shall be cast in one layer and shall be finished off by power floating unless otherwise indicated.

Floor slabs shall be cured by keeping damp for at least 14 days after placing by covering with hessian and hosing regularly or covering with polythene. A sprayed curing membrane may be used providing it does not inhibit the subsequent bonding of floor coverings.

C.7 SUNDRIES

Steps shall be constructed where shown. Steps to be reinforced with 6.6.8 mesh and one D10 at each nosing. Install 300mm x 150mm crimped wire vents at 1.8m centres in foundation walls to timber floors.

C.8 BUILDING IN

Check with all trades that all bolts, pipes, flashings, etc. have been allowed for before casting into concrete.

CONCRETE BLOCKWORK

D.1 MATERIALS

Concrete wall masonry shall be manufactured in sound unchipped units in compliance with the appropriate clause of units specified in *NZS 3102P - 1983*.

Mortar shall be of materials and proportions in accordance with the requirements of the *NZS 1900 Chapter 6 - 1986*. Filling and reinforcing steel - see concrete work.

D.2 WALL CONSTRUCTION

Protection of masonry units: Concrete masonry units shall not be wetted prior to laying in the walls. Units shall be stacked on site clear of the ground and shall be sheltered from rain prior to erection.

Bond: All masonry walls shall be built to the thickness and to the bond pattern and mortar joint treatment indicated on plans, whereon bond pattern and mortar joint treatment indicated on plans, whereon bond pattern is shown the walls shall be laid up in regular running bond.

Special Units: The masonry contractor shall provide and place such special units such as required to form all corners, returns offsets, etc. and to maintain the proper bond. Should block cutting be necessary, it shall be neat and regular.

Face shell bedding and mortar joints: Face shell bedding shall be used with complete coverage of horizontal and vertical face shells. Mortar joints shall be 10mm thick unless otherwise shown on the drawings. Where joints occur in masonry walls to be plastered, stuccoed, tiled or used as a back up to brickwork, the joints shall be cut flush with the face of the wall. In walls which will be either exposed or painted, the joints shall be stuck off flush with the walls surface and when partially set shall be firmly compacted with a pointing tool.

D.3 WORKMANSHIP

General: All masonry walls shall be laid true and plumb and to the plain surface in running metric bond.

Joints: Mortar joints shall be straight, clean and uniform in thickness and shall be tooled as shown in the plans. Where no joint detail is shown, exposed walls shall have joints tooled with a round bar to produce a dense, slightly concave surface well bonded to the block at the edges. Tooling shall be done when the mortar is partially set, but still sufficiently plastic to bond. All tooling shall be done with a tool which compacts the mortar, pressing the excess mortar out of the joint rather than dragging it out. Where walls are to receive plaster, the joints shall be struck flush to provide uniform bending surface.

Provision for other trades: The masonry contractor shall provide chases, openings, install anchors, nailing strips, bolt hanger, etc. in masonry walls where shown on the drawings.

Mortar droppings: Extreme care shall be taken to prevent mortar droppings. All framework shall be made tight, and any concrete or mortar spilled on the wall shall be wadded off before it can set.

Weep holes are to drain moisture to the outside.

Grout spaces when called for shall be cleaned out before grout is poured.

Clean Up: At the conclusion of the masonry work, the masonry contractor shall clean down all masonry walls, remove his scaffolding and equipment, clean up all debris and surplus materials and remove them from the site.

D.4 200mm BLOCKWORK

Lay 200mm blockwork as shown; solid fill all corners and jambs to openings and reinforce with D12 rods. Allow for continuous concrete beams reinforced with 2/D20 rods to top bond beam. Allow for concrete lintels as required. These are to be reinforced as stated on the plans. Joints are to be tooled to a smooth concave finish, not exceeding 6mm in depth (both sides where seen). Reinforce piers with 1/D12 rod. Provide pre-cast concrete air-vents as shown to prevent dampness not less than 300mm² of ventilation openings per m² of floor area shall be uniformly distributed around the perimeter. Vents are to be not more than 750mm from corners, and at 1800mm max. centres.

CARPENTER

E.1 GENERAL

All work shall be carried out strictly in accordance with the NZ Building Code Handbook and the relevant approved documents, including NZS 3604 - Code of Practice for Light Timber Frame Buildings not Requiring Specific Design.

E.2 TIMBER

Timber grading shall conform to NZS 3631 - New Zealand National Timber Grading Rules. Timber shall conform to NZS 3602 - Code of Practice for Specifying Timber and Wood-Based Products for use in Building.

In general this shall be as follows:

Wall Framing	Radiata Pine, No.1 Framing, H3 treated.
Exposed Framing	Radiata Pine, NO.1 Framing, H3 treated.
Exterior Finish	Radiata Pine, Clears or finger jointed, H3 treated.
Interior Finish	Radiata Pine, Clears or Finger jointed, H1 treated, or Custom wood or similar mouldings.

All timber shall be protected from sun and water, and finishing timbers shall be protected from damage, as soon as they are delivered on site.

E.3 WORKMANSHIP

All timber shall be nailed or suitably fixed in accordance with the best trade practice and in accordance with the NZ Building Code Handbook and any Standards or as detailed on the drawings. All work shall be accurately set out and neatly executed.

E.4 FRAMING

Construct framing in accordance with NZS 3604, or as required to support the sheathings or linings. The sheathing or lining manufacturer's recommendations for frame member spacings shall be strictly adhered to. All timber fixings shall be in accordance with NZS 3604 unless otherwise indicated. Plumb and straighten all walls. Lay floor and ceiling lining to true line and level. Provide all dwangs and noggings for the fixing of cupboards, benches, fittings, switches, etc. Fix all bracing as detailed in the Bracing Schedule and as required to maintain the structure in a stable condition.

E.5 PRE-NAILED FRAMES

Where pre-nailed frames are used, these shall be supplied complete with all dwangs and bracing.

E.6 ROOF TRUSSES

Roof trusses shall be from an approved manufacturer and shall be designed for their particular application. The truss manufacturer shall supply a truss layout plan.

E.7 FLOORING

Flooring shall be 20mm high density particle board or other approved flooring material, fixed in accordance with the manufacturers recommendations and as required to provide a diaphragm. Punch all nails below the surface. Strip flooring shall be tightly cramped and nailed. On completion of the building, machine sand all flooring.

E.8 EXTERIOR SHEATHING

All weather boards shall conform to NZS 3617 - Specification for Profiles of Weatherboards, Fascia Boards and Flooring. Fix sheathings as indicated on the drawings and in the Variation Schedule. Sheathings shall be fixed strictly in accordance with the manufacturer's recommendations. Under all sheathings, lay light weight building paper unless otherwise indicated.

Timber weatherboards, vertical boarding:

Securely fix to framing with galvanised nails and punch nails. Mitre all joints and carefully scribe to finishes.

Special Weatherboards:

Fix according to the manufacturer's recommendations, using the proprietary jointing methods. Where possible, use concealed jointers.

Flat Sheets:

Fix with small head galvanised clouts. Vertical joints shall be made using UPVC jointers and horizontal joints shall be made using galvanised steel "z" flashings.

E.9 EXTERIOR FINISHING

Fix all fascias, barges and other finishes as necessary. Finishes shall conform to NZS 3617 - Specification for Profiles of Weatherboards, Fascia Boards, and Flooring. Install all necessary flashings, beads, etc, and use sealants only as absolutely required. All joints shall be made so as to render the work watertight. All timber shall be primed before fixing.

E.10 DOORS AND WINDOWS

Install doors and windows as shown or noted and as specified under Joiner. Aluminium doors and windows shall be fixed in accordance with the manufacturer's instructions. Frames shall be installed plumb and level and shall be securely fixed in place. Supply and install all necessary flashings and scribes.

E.11 SOFFIT

Soffits are to be lined as noted, with joints made with UPVC jointers. Fascia as shown shall be grooved to take soffit lining. Unless otherwise noted, soffit linings shall include verandahs, porches, carports, and ceilings to terraces.

E.12 INTERIOR LININGS

Framing and battens shall have a moisture content below 20% before linings are fixed. Fix all interior linings as noted on the drawings and in the Variation Schedule, in accordance with the manufacturer's instructions and recommendations. Where no instructions exist for any linings, they shall be securely fixed so as to prevent any movement and in accordance with the best trade practices.

The following is a summary of fixings for linings:

Hardboard:

Fix with 25mm plated panel pins spaced 100mm apart around perimeter, 12mm min from edge, and 200mm apart elsewhere. Alternatively, fix with Wallboard Adhesive on a continuous bead. All joints unless otherwise indicated shall be finished with UPVC mouldings.

Woodfibre Insulating Board:

Fix with 40mm galvanised panel pins driven in at an angle, or 30mm small flathead galvanised wallboard nails. Nails to be punched. Alternatively, fix with 19mm staples or suitable adhesives. Fixing to be spaced 100mm apart around perimeter and 150mm to 200mm elsewhere. Carefully set out sheets to suit each room. Finish joints between sheets with flush timber beads or as noted in the Variation Schedule.

Panels and Tiles:

Set battens at 300mm or 400mm centres to suit panels/tiles. Fix with staples.

Gib Board:

Sheets are to be fixed horizontally or vertically on walls in as longer lengths as possible. Fix with adhesive and Gib Clouts. Where Gib Board is used on ceilings, fixing shall be with adhesive and screws.

Particle Board:

Fix with nails, staples or screws, spaced 150mm apart around perimeter and 250mm apart elsewhere. Alternatively fix with Wallboard Adhesive on a continuous bead.

Prefinished Wallboards:

Sheets to be fixed in accordance with the manufacturer's recommendations using adhesives. Finish joints with matching UPVC mouldings.

Timber Boarding:

These shall be fixed by approved methods of secret or semi-secret nailing.

E.13 INTERIOR FINISHINGS

Architraves:

Fix architraves as noted in the Variation Schedule, to all window and door frames. Mitre all corners, neatly fit and securely fix.

Skirtings:

Fix skirtings as noted in the Variation Schedule, around base of walls. Mitre external corners, scribe internal corners and securely fix to wall. Where floor is to remain exposed, the skirtings shall be scribed to floor as necessary.

Corice:

Fix corice as noted in the Variation Schedule.

Special Finishings:

As noted under Interior Linings, or as recommended by the manufacturer.

Pelmets:

Construct using 100x25mm top and 125mm wide facing as noted in the Variation Schedule.

Built-in Pelmets:

Construct 100mm out from wall and extending from ceiling to 20mm below window head. Unless otherwise noted, pelmets shall be faced with the same material as the wall lining.

E.14 INTERIOR DOORS AND FRAMES

Install doors and frames as noted in the Variation Schedule and as specified under Joiner. Jambs shall be set plumb, and securely wedged and held in place.

E.15 CUPBOARDS

Construct cupboards as indicated on the drawings or in the Variation Schedule. Cupboards shall generally be fitted with five shelves.

E.16 WARDROBES

Wardrobes shall be constructed as follows:

Method A.

Construct wardrobe with 1800mm high doors and separate over cupboard with same width doors. Fix full width shelf using 20mm high density particle board between wardrobe and over cupboard.

Method B

Construct wardrobe with standard height doors.

Install 300mm wide particle board shelf, 1700mm above the floor.

Method C

Construct wardrobe with full height sliding doors. Fix full width shelf using 20mm high density particle board, 1700mm above the floor.

All shelves to be adequately supported and to have Pryda Closet Bar fitted under.

Where shown on the drawings, install four side shelves.

E. 17 HARDWARE

Supply and fix all necessary hardware to complete the works and as noted in the Variation Schedule. Confer with the owner before purchasing any exposed hardware such as door furniture, rails, etc. Neatly and accurately fit all hardware and on completion of work, adjust all fittings and leave the whole in proper working order.

E. 18 Doorstops

Provide and fix door stops to all doors, with screw fixings.

E. 19 KITCHEN JOINERY

Install Kitchen joinery as supplied. Neatly scribe units to walls and floor and neatly fit benches to walls to avoid the use of cover moulds. Seal benches to walls.

E. 20 STAIRS

Install stairs supplied under Joinery.

E. 21 TRAPDOORS

Install 450mm x 450mm trapdoor in ceiling.

For timber floors, install 600mm wide trapdoor and frame through foundation wall.

E. 22 INSULATION

Install insulation as noted in the Variation Schedule, in accordance with the manufacturer's recommendations.

JOINER

F. 1 ALUMINIUM DOORS AND WINDOWS

Aluminium doors and windows shall be from an approved manufacturer.

Doors and windows shall conform to NZS 3504 - Specification for Aluminium Windows.

Doors and windows are to be fitted with timber reveals

Where indicated in the Variation Schedule, reveals are to have backs grooved to take linings.

F. 2 TIMBER DOORS AND WINDOWS

Doors, windows, and their associated frames shall be constructed in accordance with the N.Z. Joinery Manufacturer's Federation standards or other approved systems.

F. 3 INTERIOR DOORS AND FRAMES

Doors shall be as noted in the Variation Schedule, hung on three 90mm, loose pin, butt hinges.

Frames shall be ex 0mm thick timber, rebated, finishing flush with linings, or equivalent Customwood. Where indicated in the Variation Schedule, frames shall have backs ploughed to take linings.

F. 4 GLAZING

Glaze all windows and glaze all doors where required.

Glass and glazing shall be carried out in accordance with the N.Z. Building Code Handbook and N.Z.S. 4223 - Code of Practice for Glazing in Buildings.

All bottom panels of glazed doors and sidelights shall be glazed with safety glass.

All windows less than 400mm above the floor shall be glazed with safety glass.

F. 5 KITCHEN JOINERY

Construct Kitchen joinery as indicated on the drawings or in the Variation Schedule.

Where a P C Sum is allowed for the joinery, liaise with the Owner to design the Kitchen.

F. 6 STAIRS

Construct stairs where required with the going and rise as noted.

Stringers to be ex 50mm, risers and treads to be ex 25mm.

Where open rise stairs are noted, treads are to be ex 50mm

Provide handrails and safety rails in accordance with Variation Schedule and the N.Z. Building Code Handbook.

All hand rails around stair wells and deck areas over 1.2 m high must be 1.0m high.

Rails down flights of stairs must be 0.9m high from leading edge of treads.

PLASTERER

G. 1 MATERIALS

Materials shall conform to the following:

NZS 3103 - Specification for Sands for Mortars and Internal and External Renderings.

NZS 3122 - Specification for Portland Cement.

NZS 4221 - Specification for Fibrous Plaster Sheets.

G. 2 WORKMANSHIP

Plastering shall be carried out by qualified and experienced tradesman.

Solid plaster and stucco shall conform to NZS 4251 - Code of Practice for Solid Plastering.

Fibrous Plaster shall be carried out in accordance with the code of practice as laid down by the N.Z. Fibrous Plaster Manufacturer's Association.

G. 3 CEMENT PLASTER

Cement plaster shall be mixed in the following proportions:

Bond Coat

Clean Sand - 1.5 parts by volume

Portland Cement - 1 part by volume

Bonding Agent - according to the manufacturer's instructions

Flanking and Finish Coats

Clean Sand - 6 parts by volume

Portland Cement - 1 part by volume

Plasticiser - according to the manufacturer's instructions

G. 4 SOLID PLASTER

Solid plaster shall be applied to all concrete and masonry surfaces as shown on the drawings or noted in the Variation Schedule.

Plastering shall consist of a bond coat, a flanking coat, a finish coat. A texture coat shall be used where noted. Care shall be taken to ensure a good bond to the base. Where a smooth finish is noted, vertical surfaces shall be finished with a steel float and horizontal surfaces shall be finished with a wood float.

G. 5 STUCCO

Stucco shall be on a solid backing over timber framing.

Backing shall be fixed in accordance with the manufacturer's recommendations. Over backing, fix waterproof building paper. Reinforcing shall be 25mm mesh, 1.2mm galvanised wire netting or other approved material, secured in an approved manner, 6mm clear of backing.

Plastering shall consist of one or two flanking coats and the finish coat, followed by the texture coat as noted in the Variation Schedule.

Plaster shall finish with an average thickness of 25mm.

G. 6 FIBROUS PLASTER

Unless indicated otherwise, fibrous plaster shall be 9mm Plasterglass sheets.

Where possible, all sheets shall be fixed to ceilings with adhesive and/or wadding. Where this is not possible, sheets shall be fixed using adhesive and screws.

Joints, screws, angles shall be stopped using the recommended stopping and finishing compound plasters.

Where plaster cornices are specified, these shall be fixed using the appropriate adhesives. All joints shall be neatly made, ensuring that all patterns match and stopped using the recommended stopping compounds.

G. 7 STOPPING

Gib Board

Stopping shall be carried out in accordance with the wallboard manufacturer's recommendations.

All walls and ceilings shall be stopped using Gib Bedding Compound, with joints taped.

Where surfaces are to be painted, these shall be finished with Gib Finishing Compound

CHIMNEY & FIREPLACE

H. 1 CHIMNEYS

This clause applies to chimneys for fireplaces, constructed from concrete, brick, precast pumice concrete.

Chimneys shall be constructed as details in the N Z Building Code Handbook B1/AS3.

Foundations for chimneys shall be constructed as detailed, with reinforcing starter rods for the chimney. Chimneys shall be tied to the timber framing as detailed, at the upper floor level and the roof level.

H. 2 FIREPLACE

Construct back, cheeks, etc of fireplace using firebricks set in a suitable fire cement.

Fireplace shall be to an approved shape and shall be constructed as large as possible.

Backfill behind firebricks with clean sand and top off with plaster.

Install standard cast iron fire gate.

H. 3 FIRE SURROUND

Install fire surround as noted in the Variation Schedule. The fire surround shall be securely fixed to the wall and shall be sealed to the chimney.

H. 4 HEARTH

Fireplaces

Hearth shall be constructed the same width as the fire surround and shall extend 300mm forward of the fire surround.

Hearth shall be finished as noted in the Variation Schedule

Heaters

Hearth shall be constructed to the dimensions as required by the heater manufacturer and shall be installed with the required air spaces.

Hearth shall be finished as noted in the Variation Schedule.

H. 5 SOLID FUEL BURNING HEATERS

Heaters shall conform to N.Z.S. 7401 - Specification for Solid Fuel Burning Domestic Appliances.

Heaters shall be installed in accordance with N.Z.S. 7421 - Specification for Installation of Solid Fuel Burning Domestic Appliances. In addition, heaters shall be installed strictly in accordance with the manufacturer's installation instructions and recommendations.

Install heat shield as required by the manufacturer.

BRICKLAYER

I. 1 MATERIALS

All Bricks shall be from an approved manufacturer and shall conform to one of the following:

NZS 366 - Clay Building Bricks

NZS 3102 - Concrete Masonry Units.

Materials for mortar shall conform to the following:

NZS 3103 - Specification for Sands for Mortars and Internal and External Renderings.

NZS 3122 - Specification for Portland Cement.

NZS 3117 - Specification for Pigments for Portland Cement and Portland Cement Products.

Natural stone shall be approved for use as noted in NZS 4210

I. 2 WORKMANSHIP

All brickwork shall be carried out by qualified and experienced tradesman.

Work shall conform to the following:

NZS 3604 - Code of Practice for Light Timber Frame Buildings not Requiring Specific Design.

NZS 4210 - Code of Practice for Masonry Construction: Materials and Workmanship.

Masonry manufacturer's codes of practice.

I. 3 DAMP COURSE

Set damp course layer at foundation with a slope outwards to deflect any moisture to the weep holes in the veneer.

I. 4 MORTAR

Mortar shall be mixed in the following proportions:

Clean Sand - 5 parts by volume

Portland Cement - 1 part by volume

Plasticiser - according to the manufacturer's instructions.

Mineral Oxide Pigment shall not exceed 3% by weight of cement.

Materials shall be mixed in a batch mixer for not less than 5 minutes. Mortar shall be used within 90 minutes of mixing.

Compressive strength shall be not less than 12.5 MPa at 28 days.

I. 5 LAYING

Lay bricks in stretcher bond, true to line, level and plumb, and in accordance with good trade practice. Bricks shall be laid 40mm clear of the timber frame. No corner shall be raised by more than one metre above the wall line. Corners shall be racked back. Lay bricks on an even bed of mortar, with ends buttered. Joints shall not exceed 10mm in thickness. Care shall be taken to keep the cavity between the veneer and the frame free from mortar droppings.

Leave weep holes at every third joint at the base of the veneer and leave a ventilation gap at the top.

Lay Bricklok or similar bonding mesh in horizontal joints at 900mm maximum centres.

On completion, all work shall be thoroughly cleaned down.

I. 6 TIES

Brickwork shall be tied to the timber frame with heavy duty wall ties, face fixed to framing.

Spacing shall not exceed 600mm horizontally and 400mm vertically.

I. 7 POINTING

Unless indicated otherwise in the Variation Schedule, all joints shall be tooled to a hard concave finish.

I. 8 LINTELS

Where bricks are laid above openings, they shall be supported on galvanised steel angles as noted in NZS 3604.

ROOFER

J. 1 MATERIALS

All materials shall be from a recognised manufacturer and shall conform to their respective N Z Standards. All materials used shall be compatible one with the other.

J. 2 WORKMANSHIP

All roofing work shall be carried out by accredited fixing agents or if the manufacturer does not require this, by qualified roofing tradesmen. The work shall be carried out strictly in accordance with the manufacturer's recommendations. On completion, the roof shall be left free from defects and watertight.

J. 3 ROOFING UNDERLAY

Under all roofing, lay breather type building paper or roof underlay as required by the roofing manufacturer. Where building paper is used, fix 50mm mesh, 1.0mm thick galvanised wire netting to support paper.

J. 4 CORRUGATED GALVANIZED STEEL

Fix in accordance with the manufacturer's recommendations, using galvanised springhead or lead headed nails. Finish at ridges and hips with lead edges, 0.6mm galvanised steel ridging or purpose made flashings.

Finish at barges and verges with 0.6mm galvanised steel barge flashing, and into walls with 0.6mm galvanised steel apron flashing.

J. 5 STRIP METAL ROOFING

Fix roofing with approved clips at every purlin in accordance with the manufacturer's recommendations.

Finish at ridges, hips, barges, verges, etc. with the manufacturer's purpose made flashings.

J. 6 OTHER LONGRUN ROOFING

Fix roofing with approved clips, screws, nails in accordance with the manufacturer's recommendations.

Finish at ridges, hips, barges, verges, etc. with the manufacturer's purpose made flashings.

J. 7 PREFINISHED ROOFING

In addition to the above requirements, prefinished roofing shall be handled to avoid marking.

All marks shall be made good and if required by the manufacturers, shall be replaced.

All exposed fittings, flashings and finishings shall be prefinished to match the roofing.

J. 8 COATED METAL TILES

Fix battens and tiles in accordance with the manufacturer's instructions.

Finish at ridges, hips, barges, verges, etc. with the manufacturer's purpose made flashings.

J. 9 CONCRETE TILES

Tiles shall be Monier brand or similar.

Fix battens and tiles in accordance with the manufacturer's instructions.

Finish at ridges, hips, barges with capping moulds.

J. 10 FLASHINGS

Fix 0.6mm galvanised steel valleys and associated flashings.

Fix flashings to all roof penetrations, etc.

J. 11 SPOUTING & DOWNPIPES

Fix spouting and downpipes as noted in the Variation Schedule.

Spouting shall be installed in accordance with the manufacturer's recommendations, with falls to downpipes.

Install sufficient downpipes to ensure the efficient removal of water from the spouting.

J. 12 GUARANTEE

Provide the owner with a year minimum written guarantee or as determined by the manufacturer, in respect of materials and workmanship.

PLUMBER

K. 1 MATERIALS

All materials shall be the best of their respective kinds and shall conform to their respective N.Z. Building Code and it's approved documents shall be used.

K. 2 WORKMANSHIP

All work shall be carried out under the supervision of a qualified and experienced tradesman and shall be executed in accordance with the best trade practices.

All work shall conform to the N Z Building Code and it's approved documents

K. 3 INSTALLATIONS

All installations shall be carried out strictly in accordance with the manufacturer's recommendations and with the N Z Building Code and it's approved documents.

K. 4 WATER SUPPLY

Run 20mm pipe, or as noted in Variation Schedule from connection to building.

K. 5 WATER PIPING

All piping shall be 1.0mm thick copper joined by an approved brazing or welding system, or an approved polybutylene system.

Run 12mm branches to all fittings as required. Where a hot water storage cylinder is installed, this shall be fed by a 20mm branch.

K. 6 HOT WATER SUPPLY

Supply and install hot water cylinder as noted in the Variation Schedule, complete with element and thermostat, and complete with isolating stop cock and tempering valve.

Where the hot water cylinder is a low pressure storage cylinder, install 100 litre copper or polythene header tank complete with overflow and tray, or alternatively, a Jomac Reservoir or similar.

Support cylinder and supply tank as detailed in the NZ BUilding Code suitable seismic restraint.

K. 7 WASTE PIPING

All waste pipes to be 1.5mm thick copper, or approved polypropylene.

Run waste pipes from all fittings to gully traps in accordance with the NZBC G13 and it's approved documents. Install back vents to fittings as required.

K. 8 SOIL PIPES

Run soil pipe from toilet pans and connect to sewer drain.

Run soil pipes from fittings as noted in the Variation Schedule or noted on the drawings and connect top sewer drain.

K. 9 FITTINGS

Supply and install all fittings as shown on the drawings or noted in the Variation Schedule, complete with all taps, traps etc.

K. 10 TAPS

Install matching taps of the type noted in the Variation Schedule.

Install outlets and taps for an automatic washing machine.

DRAINLAYER

L. 1 MATERIALS

All materials shall be the best of their respective kinds and shall conform to their respective N Z Standards. Only materials permitted by the N Z Building Code and it's approved documents shall be issued.

L. 2 WORKMANSHIP

All work shall be carried out under the supervision of a qualified and experienced tradesman and shall be executed in accordance with the best trade practices.

L. 3 INSTALLATIONS

All installations shall be carried out strictly in accordance with the manufacturer's recommendations and in accordance with the N Z Building Code and it's approved documents

L. 4 EXCAVATIONS

Excavate for all drains to required depths and gradients. On completion of laying drains, carefully backfill around pipes and fill and compact excavations.

L. 5 SANITARY SEWER

Lay 100mm diameter drain from building to disposal as noted in the Variation Schedule.

Pipes shall be approved UPVC

Install all necessary cleaning eyes, inspection pipes, etc.

Cover to the drains shall be in accordance with the N Z Building Code Handbook.

L. 6 FITTINGS

Supply and connect all necessary gully traps, terminal vents, etc. and complete in accordance with the

N Z Building Code and it's approved documents.

L. 7 SEPTIC TANK

Supply and install as noted in the Variation Schedule.

Run overflow as required.

Septic tank shall conform to NZS 4610 and the required documents.

L. 8 STORMWATER

ELECTRICIAN

M. 1 GENERAL

All electrical work shall be carried out strictly in accordance with the Handbook to the N Z Electrical Wiring Regulations and the N Z Electrical Codes of Practice.

Where the work to be carried out is on alterations or additions, the electrical supply to the premises shall be maintained at all times except for short breaks when necessary.

M. 2 MATERIALS

All materials shall conform to their relevant N Z Standards.

All materials shall be the best of their respective kinds where not specifically.

M. 3 WORKMANSHIP

The installation shall be carried out by registered tradesmen and shall be left in full working condition.

M. 4 MAINS

Determine the size of the main and allow for a loading 25% above the requirements noted.

Where the work is for alterations or additions to an existing building, allow to replace the mains if the new load is greater than 90% of the main capacity.

Install an underground cable from the connection to the point of entry.

M. 5 SWITCH BOARD & METER BOARD

Install an internal MCB switch board.

Install an external meter board conforming to NZS 6206

M. 6 WIRING

All wiring shall be concealed in wall, floor or roof spaces. Where this is not possible, the wiring shall be positioned to be inconspicuous. Surface mounted wiring shall be protected.

M. 7 FITTINGS

Install all fittings as noted, complete with all switches. Install switched socket outlets on sufficient circuits to avoid reasonable overloading.

Connect hot water cylinder supplied under Plumber.

M. 8 EARTHING & BONDING

Install main earth to the installation and bond all exposed and accessible metal to earth continuity conductor.

PAINTER

N. 1 MATERIALS

All materials shall be from an approved manufacturer.

Colours noted in the Variation Schedule are British Standard colours and where these are not obtainable in a particular brand, approval shall be obtained before using an alternative colour.

N. 2 WORKMANSHIP

Work shall only be carried out by competent tradesman.

Check all surfaces before commencing work to ensure that they are ready to receive paint or paper.

Paint shall be evenly spread and thoroughly brushed or rolled out.

Between coats, surfaces shall be sanded to remove all grit and irregularities and cleaned down.

Where possible, all hardware shall be removed before painting and replaced when completed.

N. 3 PREPARATION

New or Unpainted Smooth Finishes

Sand to a smooth surface and clean down.

New or Unpainted Masonry, Plaster, Cement Sheet, Etc

Remove all nibs, dirt, etc. and make good any surface defects.

Previously Painted Surfaces

Remove all paint that is soft, powdered, blistered, loose or flaking, by scraping, wire brushing, sanding or water blasting.

Mould Infected Surfaces

Surfaces shall be washed down with household bleach to destroy mould and then washed down. Alternatively use "Mould Killer". After washing down, the surface shall be treated with an "Anti-mould" preparation, compatible with the paint system being used.

N. 4 PRIMING

New or Unpainted Timber (Exterior)

Apply one coat of General Purpose Primer to all timber, except that to be stained, before erection. Patch prime as required after erection.

New or Unpainted Timber (Interior)

Apply one coat of General Purpose Primer/Undercoat.

New or Unpainted Masonry, Plaster, Cement Sheet, Etc

Apply one coat of thinned acrylic paint or special purpose primer in accordance with the product manufacturer's and paint manufacturer's recommendations.

Previously Painted Timber

Apply one coat of approved sealer as recommended by wallboard manufacturer.

New or Unpainted Wallboards

Apply one coat of approved sealer as recommended by wallboard manufacturer.

Galvanised Steel

Apply one coat of Galvanised Steel Etch Primer

N. 5 STOPPING

All exterior timber work shall be stopped, after priming, with linseed-oil putty and patch primed.

LL interior timber work shall be stopped with suitable stopping compound, compatible with the paint system being used.

N. 6 EXTERIOR PAINTING

New or Previously Painted Timber

Apply one coat of exterior undercoat tinted to the approximate colour of the finish coat.

Apply two coats of exterior high gloss paint.

Apply two coats acrylic gloss. (Not for doors, windows and frames)

New or Previously Painted Masonry, Plaster, Cement Sheet, Etc

Apply two coats acrylic paint

Timber Stain

Apply strictly in accordance with the manufacturer's instructions and / or recommendations.

Galvanised Steel

Apply two coats Galvanised Steel Roof Paint.

N. 7 INTERIOR PAINTING

New or Previously Painted Timber

Apply one coat of all Purpose Undercoat, tinted to the approximate colour of the finish coat.

Apply two coats of High Gloss or Semigloss Enamel.

New or Previously Painted Wallboards (Wet Areas)

Apply one coat of All Purpose Undercoat, Tinted to the approximate colour of the finish coat.

Apply two coats of High Gloss or Semigloss Enamel.

New or Previously Painted Wallboards

Apply two coats of Acrylic paint.

New or Previously Varnished Timber

Apply two coats of Polyurethane gloss or satin to doors and timber trim.

Apply two coats of timber stain to exposed beams.

N. 8 PAPERHANGING

Check wall surfaces for irregularities before commencing.

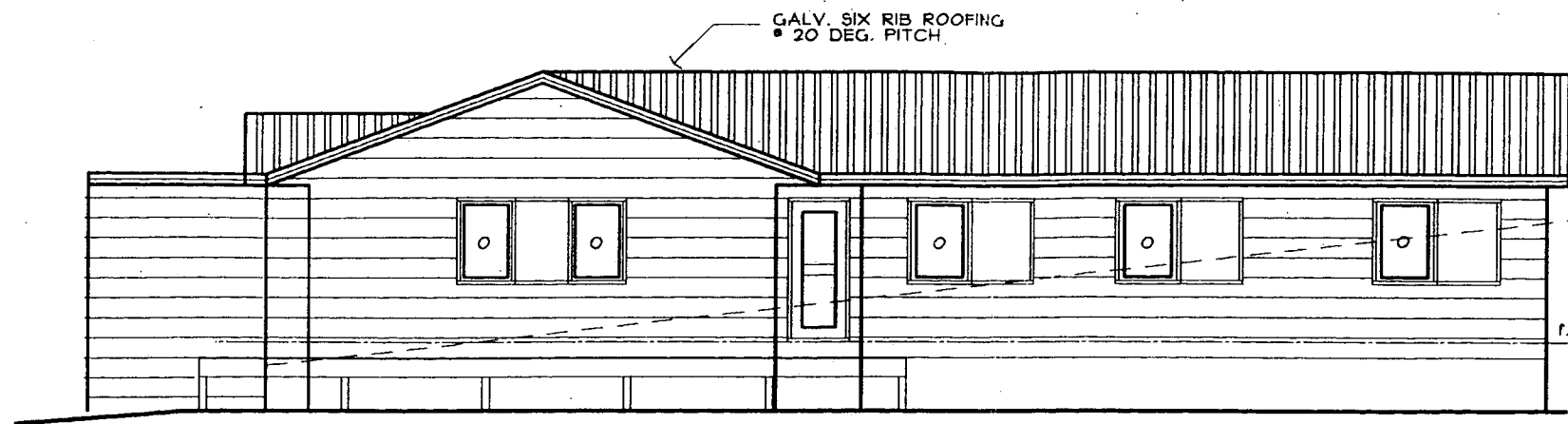
Seal the wallboard with a sealer and lightly sand when dry.

Apply size over sealer to all walls before hanging paper. The paper manufacturer's recommendations shall be followed for pasting.

Paper shall be hung plumb in full lengths, with joints accurately butted and neatly trimmed into all finishings.

N. 9 CLEANING

On completion of work, clean down all areas including floor and windows where paint has been splashed or spilled. Clean off all paste marks from paintwork,



1

ALTERED

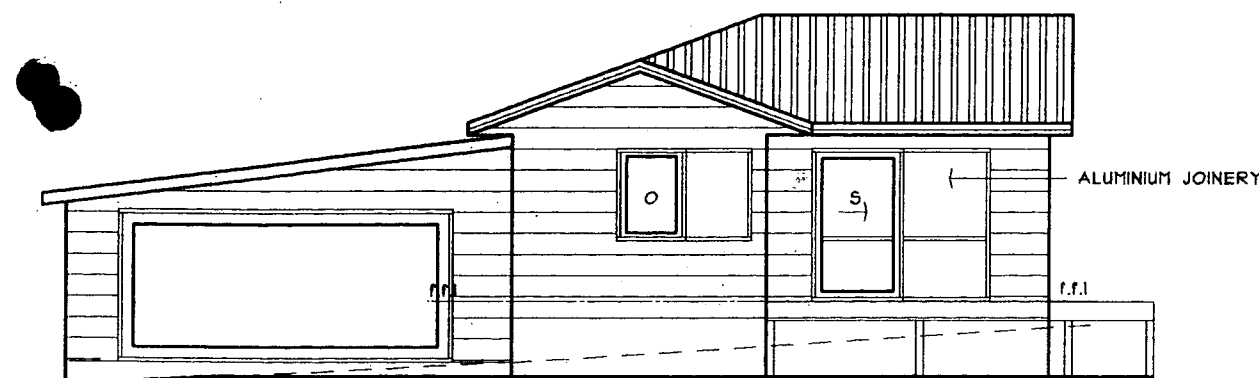
UB 120

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PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

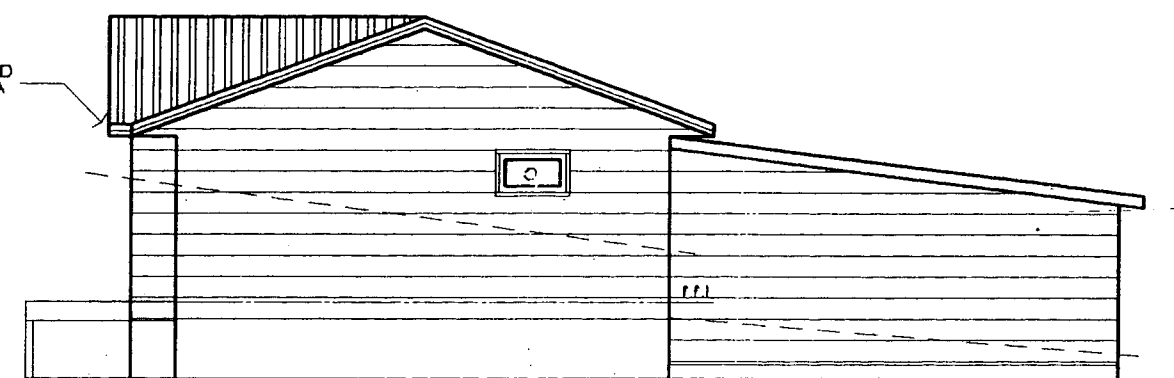
Date 22/11/99 Consent Number 2279

Officer [Signature]



4

150x25 PREPRIMED
HUTLOCK FASCIA
& BARGE

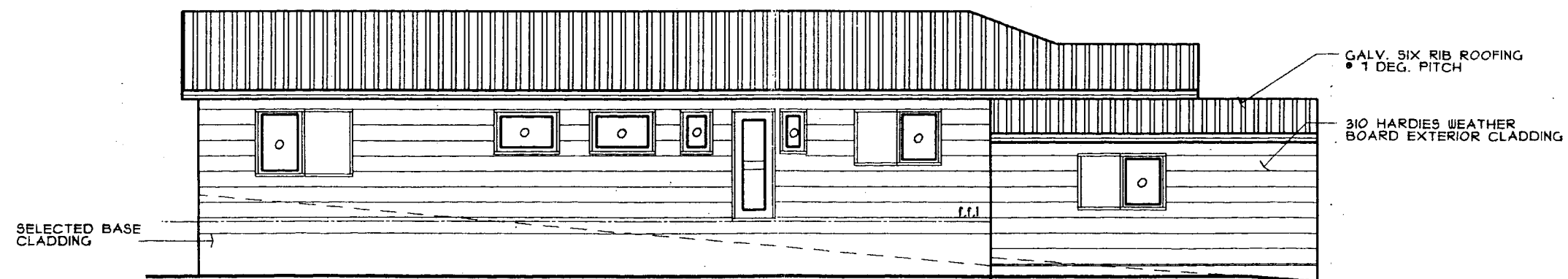


2

ELEVATIONS

SCALE 1:100

ALL LEVELS TO BE CONFIRMED
ON SITE BEFORE CONSTRUCTION
COMMENCES



3

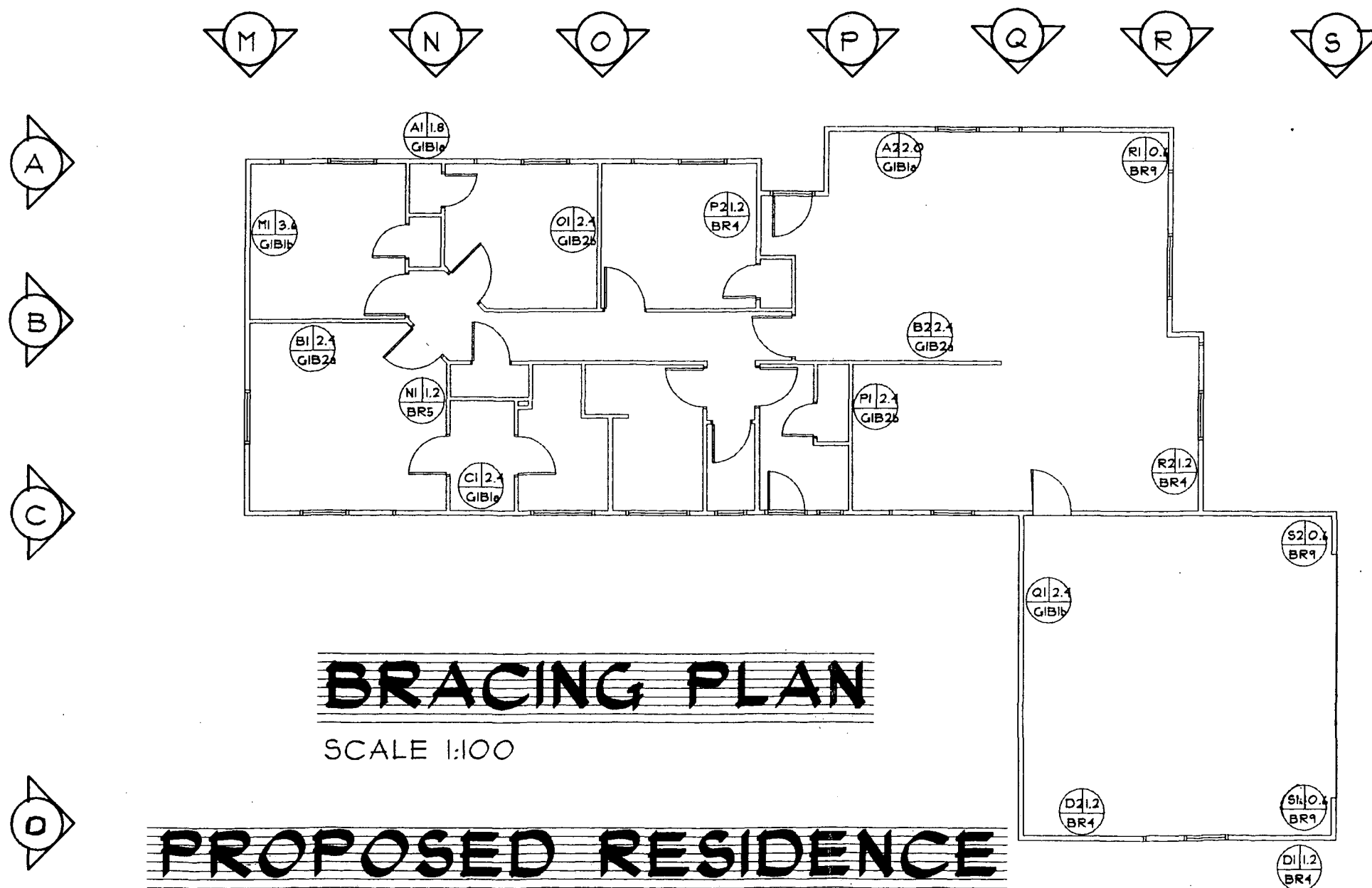
PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DPS 12931
MOREY STREET, ROTORUA. JOB No ZO81

ALTERED

UB 120

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PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date 24/11/99 Consent Number 2279

Officer 780

BRACING PLAN

SCALE 1:100

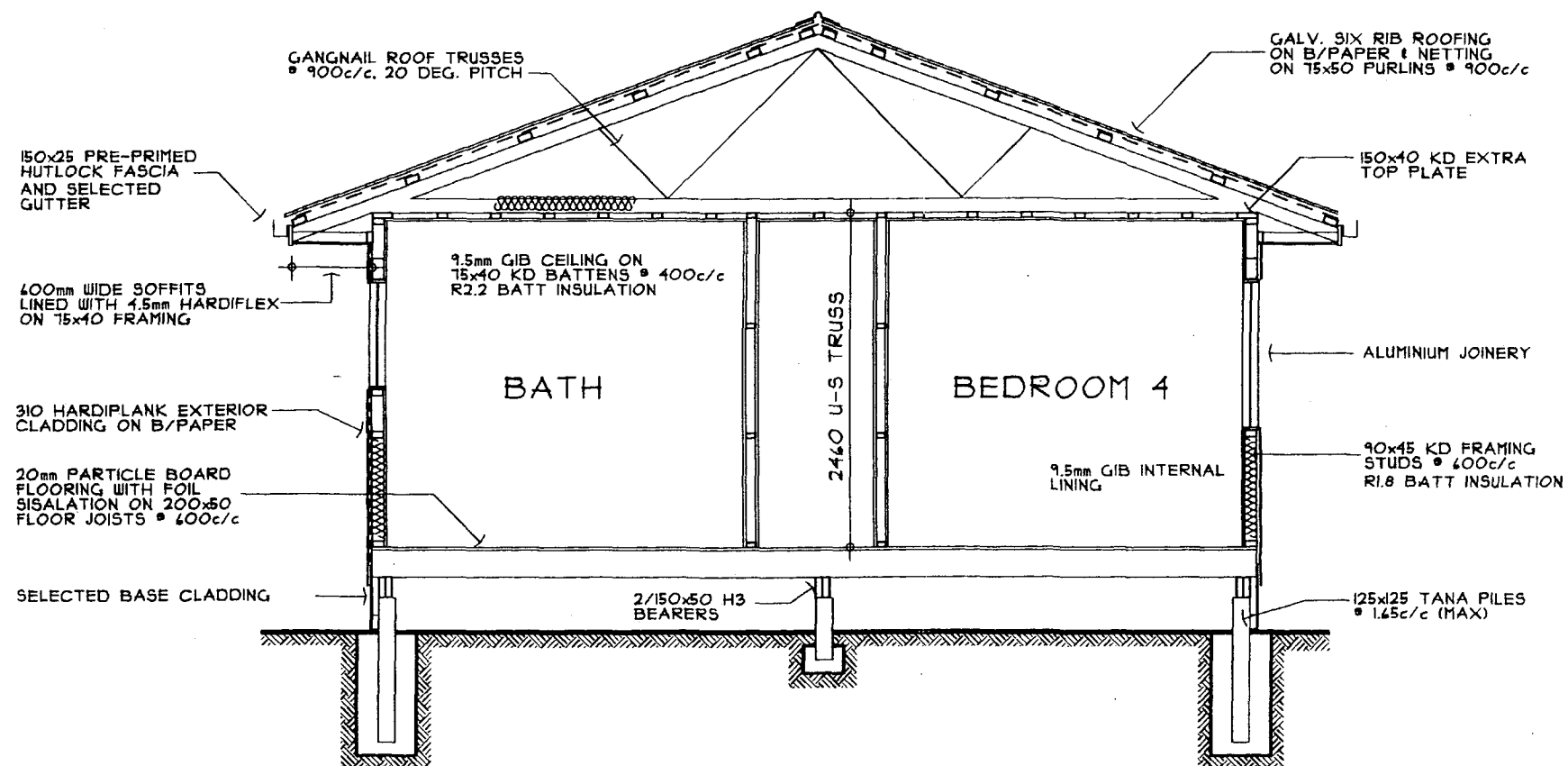
PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DPS 12931
MOREY STREET, ROTORUA. JOB No ZO81

ALTERED

UB 120

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PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date 22/11/99 Consent Number 2279

Officer 880

SECTION

SCALE 1:50

PROPOSED RESIDENCE

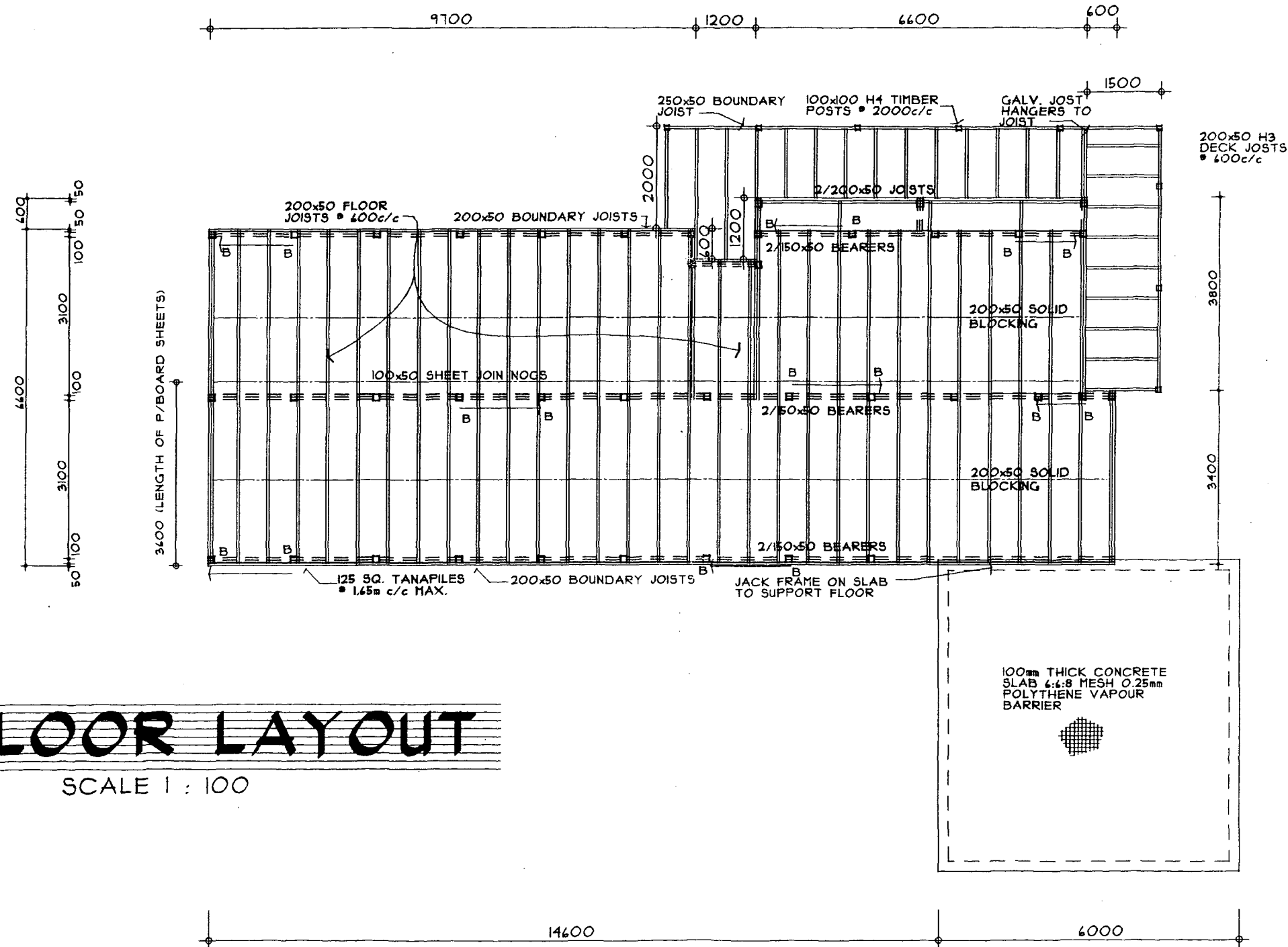
ALTERED

UB 120

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PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date 28/1/99 Consent Number 2279
Officer [Signature]



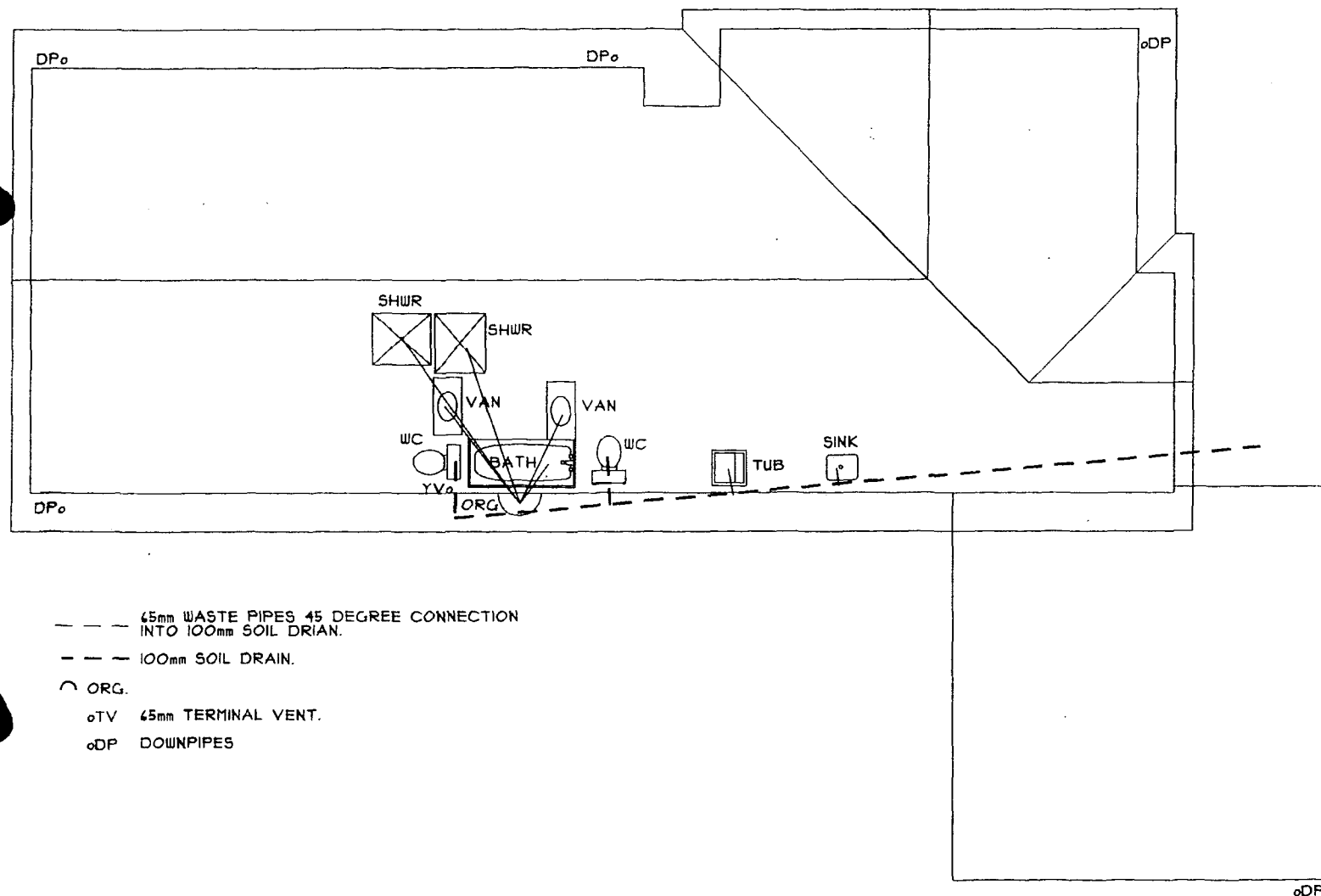
SUBFLOOR LAYOUT

SCALE 1 : 100

PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DPS 72937
MOREY STREET, ROTORUA. JOB No ZO81

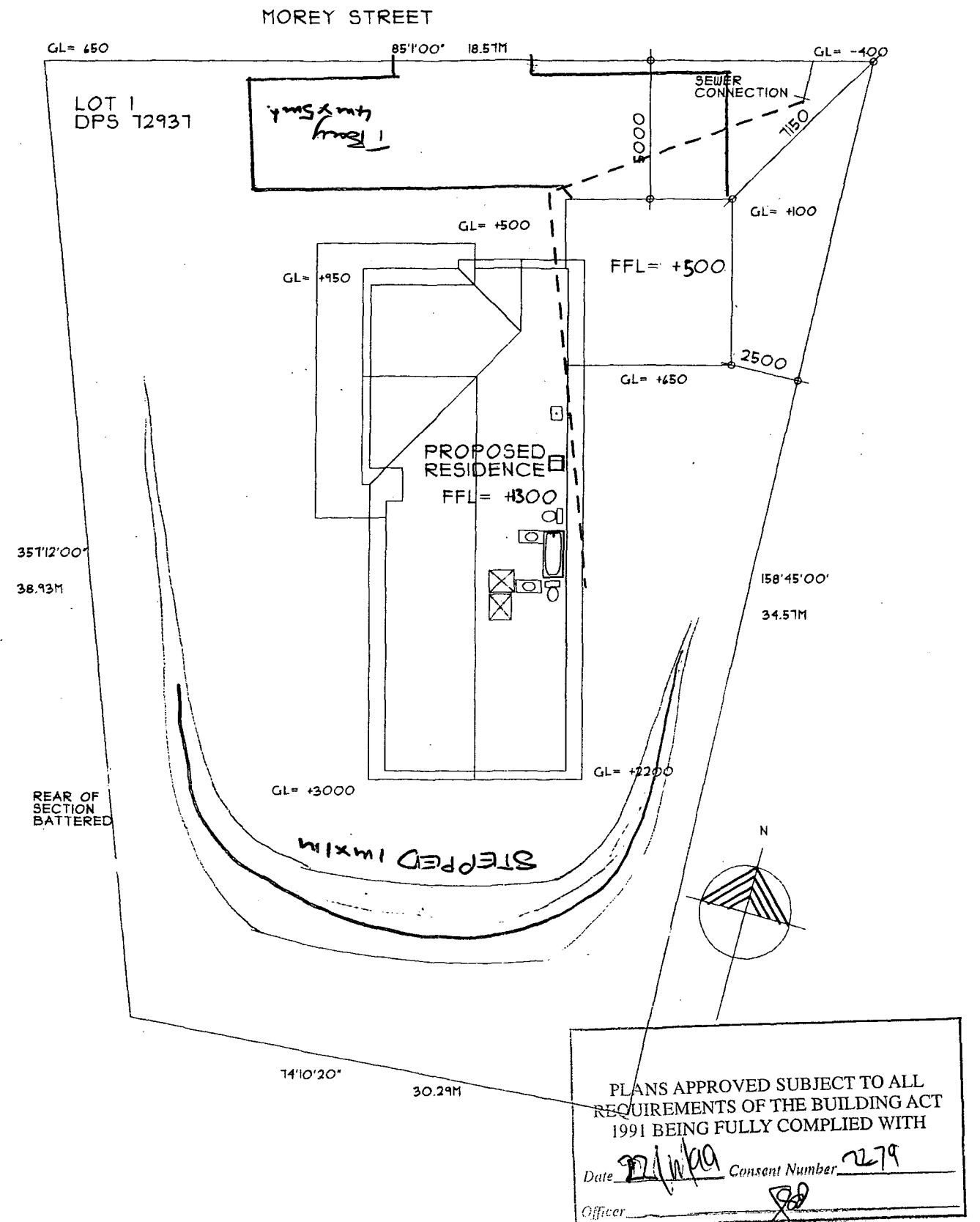
SCALE 1:200



— — — 45mm WASTE PIPES 45 DEGREE CONNECTION
 INTO 100mm SOIL DRAIN.
 — — — 100mm SOIL DRAIN.
 C ORG.
 oTV 45mm TERMINAL VENT.
 oDP DOWNPIPES

SITE PLAN

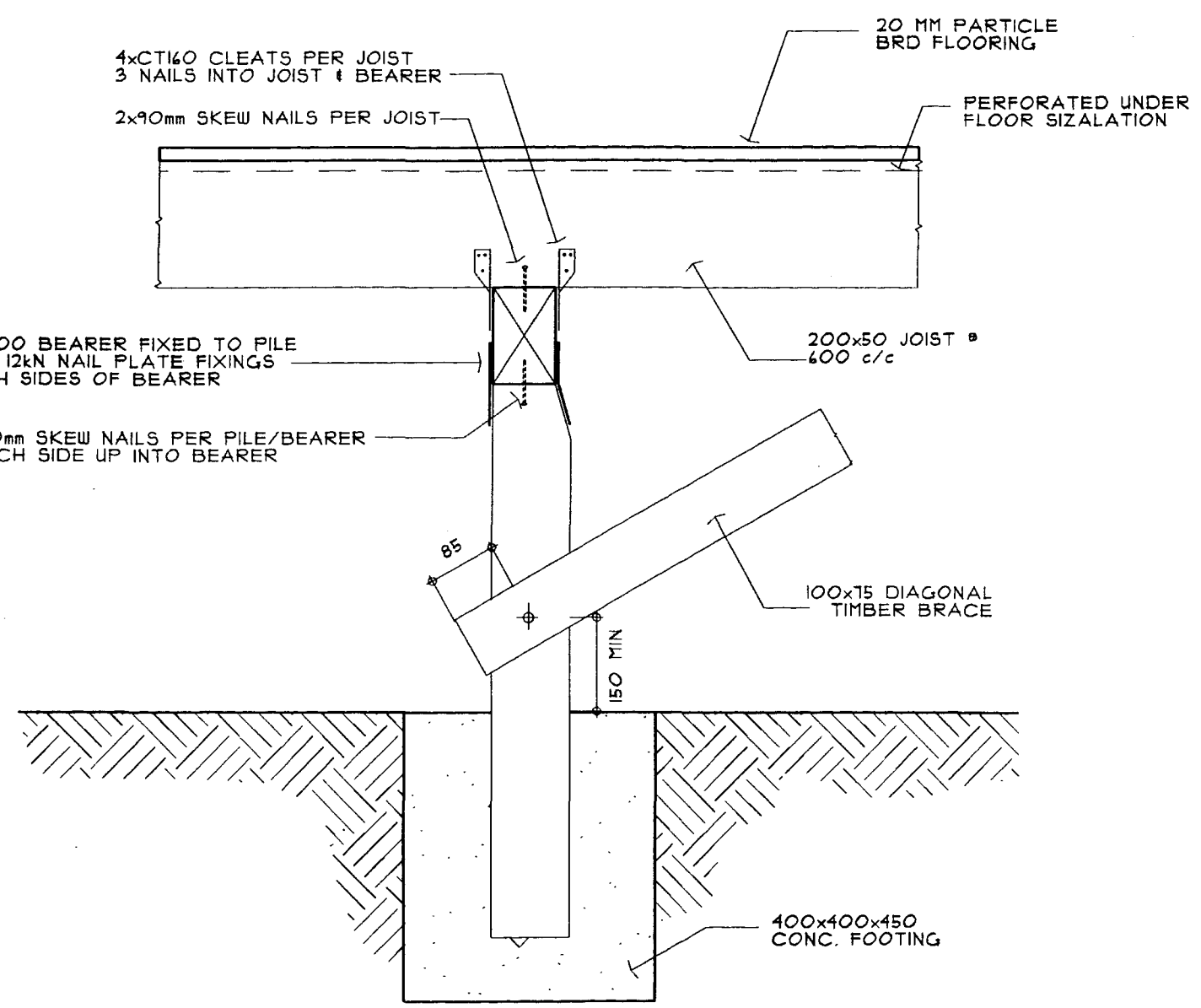
SCALE 1:100



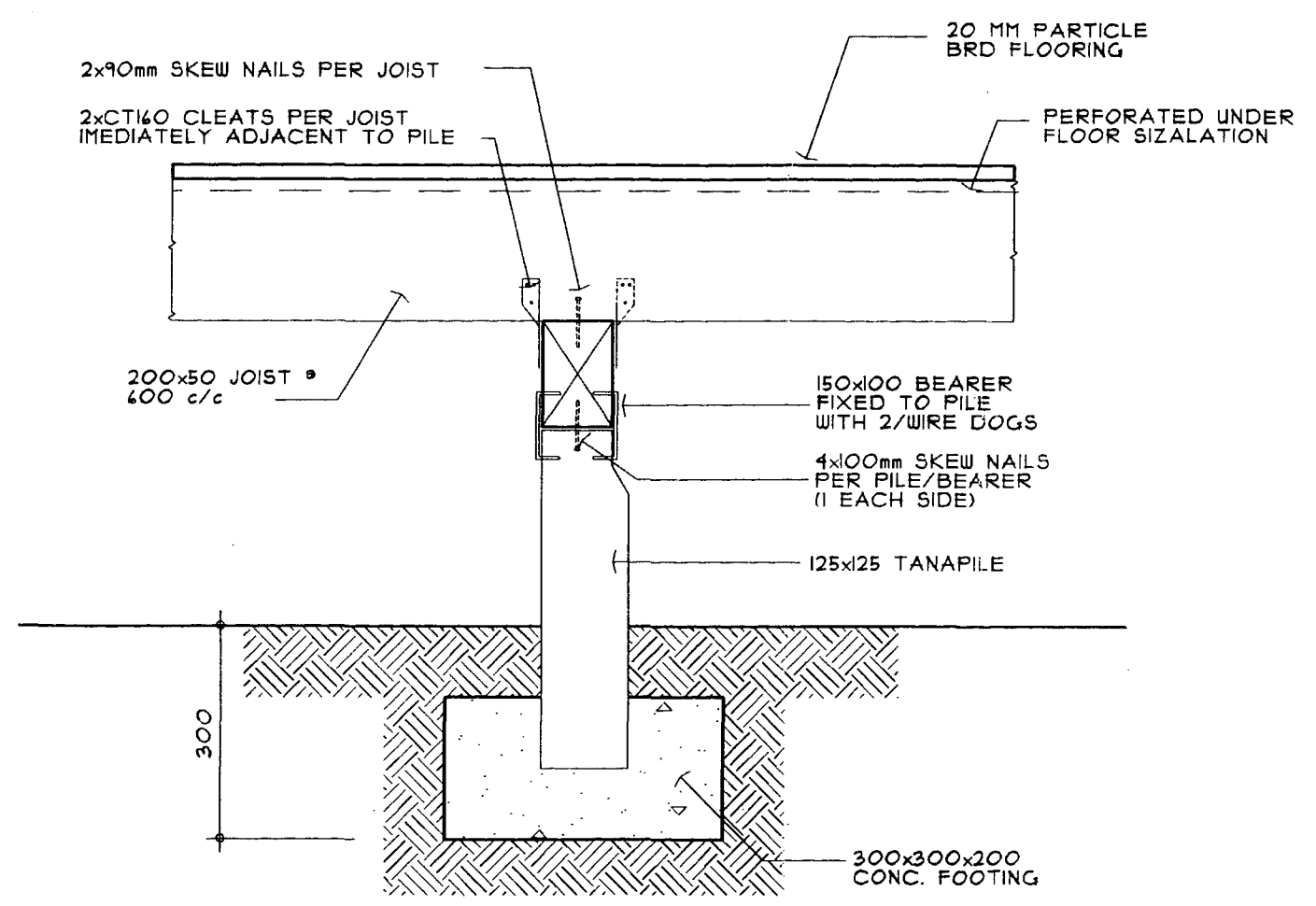
PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DPS 72937
MOREY STREET, ROTORUA. JOB No ZO81

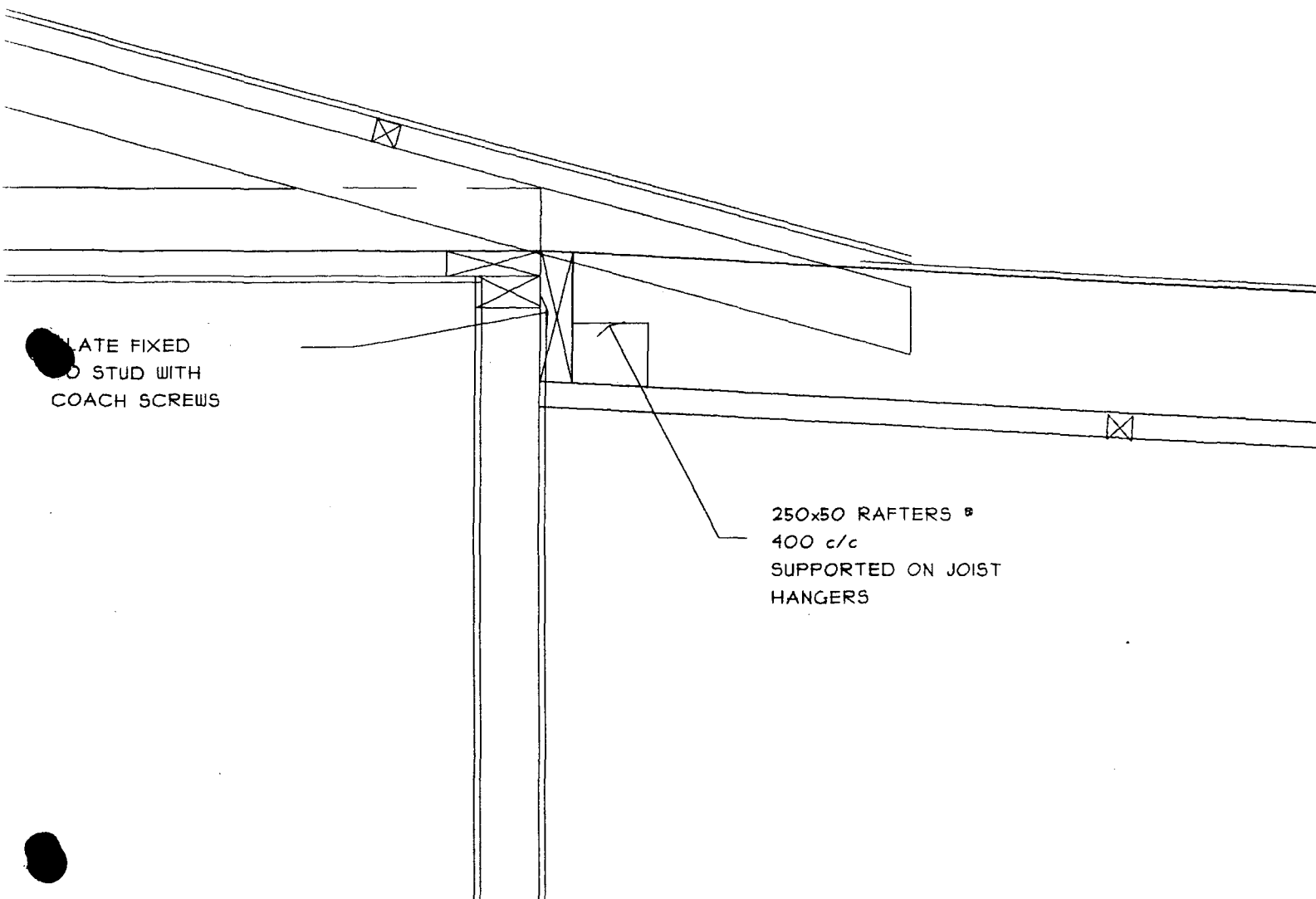
PLANS APPROVED SUBJECT TO ALL
 REQUIREMENTS OF THE BUILDING ACT
 1991 BEING FULLY COMPLIED WITH
 Date 22/11/09 Consent Number 2279
 Officer SJO



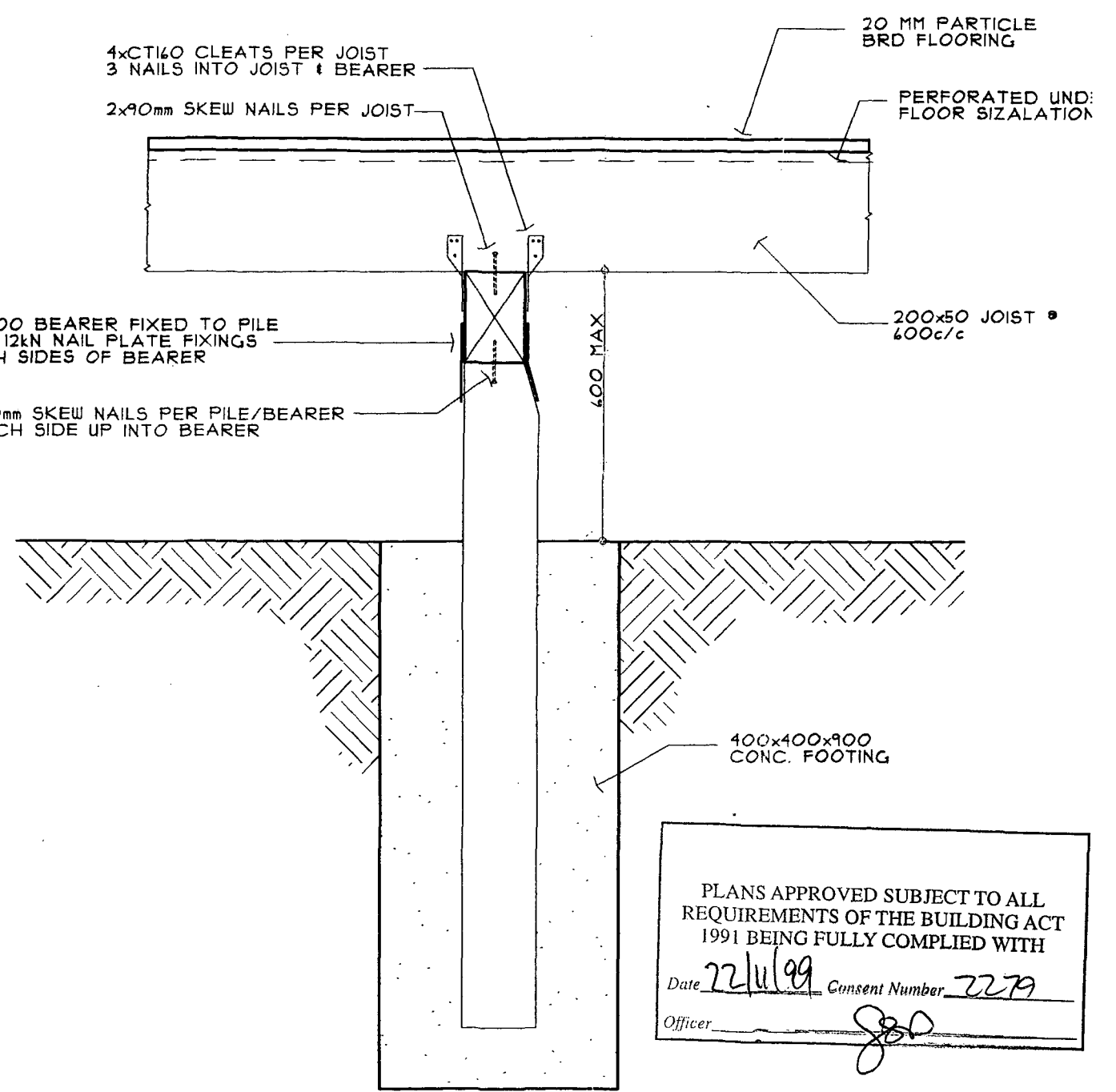
BRACE PILE
 SCALE 1:10



ORDINARY PILE
 SCALE 1:10



RAFTER DETAIL
SCALE 1:10



ANCHOR PILE
SCALE 1:10

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date 22/11/99 Consent Number 2279

Officer SBD

2279

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

APPLICATION NO:

2278

VALUATION NO:

06997/696.00

OWNER:

Stewart

PROPERTY NO:

P27984

PROJECT LOCATION:

13-15 Morey Street

DESCRIPTION OF WORK:

New Dwelling / Garage

CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED:

28-10-99

DUE DATE:

11-11-99

DATE SUSPENDED:

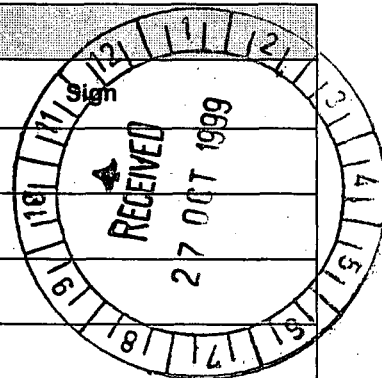
DATE ISSUED:

4-11-99

PROCESSING	REVIEW	DATE	TIME TAKEN
Heard DRAFTING	CRG.	28.10.99	20
Administration	AS	28.10	10
Planning	AW	29-10-99	10
Building	—	—	—
Plumbing Drainage	—	—	—
Pollution Control	SP	29/10	5
Geothermal / Dangerous Goods	M	3/11/99	10
Resource Engineers	—	3.11.99	5
Environmental Health	L	LE 11/11	8
Recreation and Community	BCO	4/11/99	5

FEES

	Amount	
PIM Fee 5571961 27/10	\$243.75	
Damage Bond		
Crossing Bond		
Water Connection		
Disconnection of Services		



NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

- | | | | |
|-----|---|-----|---|
| 100 | a b c d e f | 111 | a b f |
| 101 | a b c d e g h i j k l | 112 | ☒ a b f |
| | m n o p q r f | 113 | a b c d e g h i ☒ j k |
| 102 | a b c d e g h i j k f | | l m n o p q r s t u |
| 103 | a b c d e g h i j k m | | v w x y z f |
| | l n o f | 114 | a b c d e f f |
| 104 | a b f | 115 | a b c f |
| 105 | a f | 116 | a b c f |
| 106 | a ☒ b ☒ c d e ☒ g h i j k m | 117 | a b c f |
| | l n o ☒ p q f | 118 | a b f |
| 107 | a b c d e g ☒ h i ☒ j ☒ k m | 119 | a b c d f |
| | l n ☒ f | 120 | a f |
| 108 | a b f | 121 | a f |
| 109 | a b c f | 122 | a b c d f |
| 110 | a b f | 123 | a b f |
| | | 124 | a F |

FREE TEXT:

105(f) There are no network utility
drainage pollution Control authorisations
required for this project.

107 f) (i) Authorisation has not been
granted to install a new vehicle
crossing.

(ii) Details are required showing how
stormwater runoff will ~~within the property~~
permanently prevented from being
directed onto the road.

ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993



Issue Document

Project Information Memorandum No:2278

Section 31, Building Act 1991

Received:28Oct99

Issued:04Nov99

FILE

Owner

MR ANDREW FORBES STEWART
32 WHARENUI ROAD
OWHATA
ROTORUA 3201

Agent

MR ANDREW FORBES STEWART
32 WHARENUI ROAD
OWHATA
ROTORUA 3201

Site Information

PROPERTY ID: 27984
ASSESSMENT NO: 06997/696.00
STREET ADDRESS: 13-15 MOREY STREET\R, OWHATA, ROTORUA 3201
LEGAL DESCRIPTION: LOT 1 DPS 72937

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW DWELLING/GARAGE 2WC
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$90,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$243.75

PAYMENTS RECEIVED TO DATE:

Receipt number: 571961 Date: 27Oct99 Amount: \$243.75

Project Information Memorandum: 2278

See attached page(s) for any other conditions.

Page: 1

1: This P.I.M. is:

Confirmation that the proposed building work may be undertaken, subject to the provision of the Building Act 1991, and any condition of the Building Consent.

2: Public Utility Systems

The proposed building work is to be sited on land which the Council has identified in its records as being able to be connected to a public water supply owned by Council.

The proposed building work is to be sited on land which the Council has identified in its records as being able to be connected to a public sewerage system owned by Council and connection details are attached.

The proposed building work is to be sited on land which the Council has identified in its records as being able to be connected to a public stormwater system owned by Council.

The vehicle entrance is to be installed prior to the building being occupied and must meet the requirements of Council's crossing bylaw, the Local Government Act and the Engineering Code of Practice.

3: Required Authorisations-R/E

Application shall be made to Council's Asset Management Roading Division for a vehicle crossing to be approved as to location and constructed to Council's Engineering Code of Practice. An application for vehicle crossings will be required to guarantee compliance with Council's standards and conditions and to ensure reinstatement of damage to footpaths, kerb and channel, and berm areas caused during construction of the building. There is also a requirement to remove any redundant vehicle crossing and reinstate the kerb and berm and obtain a street opening permit for excavations of 200 mm deep or more within the Road

Application is to be made to the Council's Engineering Section for a new sewer connection to be approved as to location. Engineering details, including scaled plans shall be provided.

Application shall be made to the Council's Engineering Section for a new water connection to be approved as to location.

Authorisation has not been granted to instal a new vehicle crossing. Details are required, showing how stormwater runoff will be permanently prevented within the property from being directed onto the road.

4: Required Auth - Pollution Control

There are no network utility drainage pollution control authorisations required for this project.

5: Permitted Activity

The proposed building work is a Permitted Activity under the

Proposed Rotorua District Plan.

6: Performance Standards

The activity is permitted subject to compliance with the performance standards and requirements of the Residential B zone.

NATURAL GAS CORPORATION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact the Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

ELECTRICITY

Under the Electrical Supply Regulations 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about these restrictions, contact your local electricity distributor.

For these and other network utilities, please refer to the attached leaflet.

Signed for and behalf of the Council:

Name: L Sutton

Position: Administration - Building

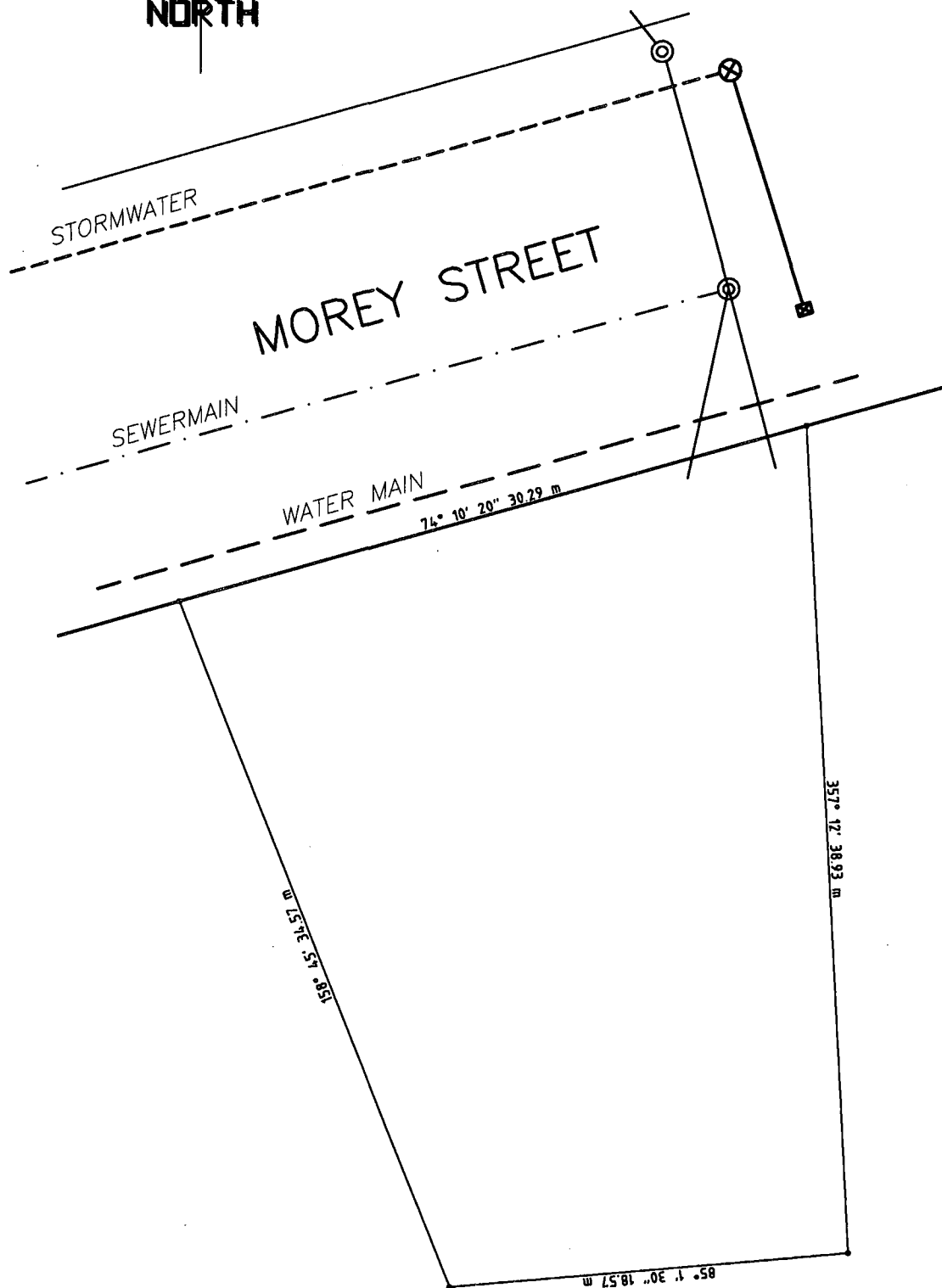
Signed: _____

Date: __/__/__

Rotorua District Council Services Plan



Valuation No.	6997/696-00
Lot No.	1
D.P.	S72937
Blk	0
S.Blk I & II	TARAWERA S.D.
Street No.	13-15
Scale	1 : 300



CAUTION

This plan is for the purpose of indicating RDC assets of water, sewerage and stormwater services **ONLY**. It is not to be used as a site plan for building purposes. All services are indicated in good faith, however additional services may have been installed that do not appear on this plan. Position measurements are subject to reasonable tolerances and depth of cover may have changed after installation. Verify locations prior to excavating with machinery. A Street Opening Permit is required for excavation work within the road reserve. **Warning :** Check for other underground services.

This plan was issued on **28-10-1999**.

ROTORUA DISTRICT COUNCIL
APPLICATION FOR PROJECT INFORMATION MEMORANDUM

Section 30, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER

2278



1. OWNERS

Name: *Andrew & Josephine Stewart*
Postal Address: *15 Morey St.*
Phone Number: *07 345 3117*
Fax Number: _____

2. CONTACT (If not owner)

Contact Name: _____
Postal Address: _____
Phone Number: _____
Fax Number: _____

3. PROJECT LOCATION

Address: *13-15 Morey St*

4. LEGAL DESCRIPTION

Valuation Number: <i>0697/696.00</i>	Property ID: <i>P27984</i>
Lot(s) (Section): <i>1</i>	DP/S (Block): <i>72937</i>
Lot Area(s): <i>882</i> square metres hectares	

5. PROJECT

New Building	☒	Intended Life Indefinite but not less than 50 yrs ☒ or Specified as ☐ yrs	Description of Work: <i>Building</i>
Alteration	☐		Intended Use(s) (in detail) <i>Residential</i>
Relocation	☐		
Demolition	☐		Estimated Value: \$ <i>90-000</i> (GST INCL)

6. CHARGES

The Council's charges payable on the making of this application are:

\$ _____ Receipt No. _____ Date _____

This Application will not be processed until the Application Fee is paid.

Signed by the owner: *S*

Signature: *[Signature]*

Name: *Andrew Stewart*
(PLEASE PRINT)

Date: *27-10-99*

**Please ensure Section 7
on the reverse of this
application form is
also completed.**

7. PROJECT DETAILS

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

- a) ☐ Location, in relation to legal boundaries and external dimensions of new, relocated or altered buildings. (Site Plan with elevations, topography drawn to scale.)
- b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal hazardous contaminants on or near the site.
- c) ☐ New provision to be made for vehicular access, including parking (to be shown on site plan).
- d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- e) ☐ New provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- g) ☐ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- i) ☐ Details of any cultural heritage significance of the building or building site, including whether it is on a marae or waahi tapu.
- j) ☐ Copy or reference to of any resource consent or planning approval for this project.
- k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement and Driveway.

File No: 6526010

**CHECKLIST FOR INFORMATION REQUIRED UNDER SECTION 30 OF THE
BUILDING ACT 1991 AND THE ROTORUA DISTRICT PLAN TO PROCESS A
PROJECT INFORMATION MEMORANDUM (PIM) APPLICATION**

This information is required to enable the application for a Project Information Memorandum (PIM) to be processed. Failure to provide all the information requested may result in the application being returned unprocessed for the additional information. Should a Land Use Consent be required under the Rotorua District Plan, an Assessment of Environmental Effects (AEE) will be necessary and Council may make a further request for information under Section 92 of the Resource Management Act 1991.

Applicants Name: AF & JJ Stewart

Address of the Project: 13-15 Morey Street

Rotorua

CHECK		
Your Check		Office
Included in Appln	N/A	

i) Forms

Completed PIM form

ii) Certificate of Title

A copy of the Certificate of Title of the site not older than three months old (for all building work that alters the footprint of any existing building).

Council can obtain a copy of the title and freehold cross lease or unit title land for a fee of \$10.50. If you wish Council to provide this service, please provide the legal description _____

(Code for payment 111 3100 2215). Please note for Maori Land you will need to consult the Maori Land Court.

iii) Plans

Two sets of plans to a metric scale (1:100, 1:200, 1:250, 1:500, 1:1000, 1:2000) including:

- A site plan showing all existing and proposed buildings, (if application is for an extension the entire building must be shown)
- Elevations of the proposed buildings showing height above natural ground level.
- Locality plan showing location of the site within the district including road name and north point.
- Dimensions of the building sufficient to clearly locate it on the property in relation to legal boundaries.
- Contours or ground level spot heights to accurately reflect the natural ground level of the sites to enable height above natural ground level to be determined and also levels above maximum controlled lake level when controlled, height above lake level or watercourse, including overland flow paths to be established.

✓		
Office		
Paid		☐
Date CT Requested		
Initial		☐
✓		
✓		
✓		
✓		
✓		

CHECK		
Your Check		Office
Included in Appln	N/A	

f) Details required to show information needed below.

iv) Restrictions/Cautions/Hazards

Details required by any existing Council Caution or Hazard restriction e.g. engineering reports for stability, geothermal reports, designated house sites, inundation etc. (See Property File for detail).

Detail of site in relation to groundwater if the natural ground level of the site is within one metre of the groundwater table.

- a) Location of any public services such as sewer, mains etc and easements within the site.
- b) Precautions to be taken where building work is to take place over any existing drains or sewers or in close proximity to wells or water mains.
- c) Which public services (if any) will the proposed building work be connected to:

	YES	Applied For	Existing	NO	N/A
Water					
Sewer					
Stormwater					

- d) Is effluent to be disposed of via an on-site effluent treatment plant (septic tank)?

YES

If so:

- Is it to be connected to an existing system?
- If not, please provide details of the new proposed system.

- e) Distance of proposed building from any public services within the property. (Generally 1.5 metres minimum). Is this a District Plan or a Bylaw Requirement?

v) Provisions to be made for vehicular access

- a) Details of existing and proposed vehicle access from the road, including location of kerb, footpath, cesspits, waterworks surface features, street trees, and parking and manoeuvring required by Appendix F of the Proposed District Plan.
- b) Location, construction and whether visibility from existing or proposed vehicle crossing is adequate for safety purposes.

- c) For business activities the number of staff or gross floor area to determine parking required. (See Appendix F of the Rotorua District Plan for details).

✓		
✓		

✓		
✓		

✓		
✓		
	✓	

CHECK		
Your Check		Office
Included in Appln	N/A	

vi) Intended Use
 The intended use of the proposed building work is Residential

vii) Additional Information required to determine the status of the proposed building work under the District Plan.

a) Details of any proposed earthworks including location, cut and fill volume, dimensions, nature of filling material.

b) Confirmation that noise levels generated by the proposed use will comply with the Rotorua District Plan, if applicable, i.e. industrial or commercial business or home based business activity.

c) Details of landscaping where required by the Rotorua District Plan.

d) Distance between the proposed building and the lake where the site adjoins a lake.

e) Detail of any indigenous vegetation required to be removed for the proposed building work including access.

f) Identification of any other relevant District Plan requirements – road widening, heritage sites, service lanes, etc.

✓		
	✓	
✓	✓	
✓	✓	
	✓	
✓	✓	

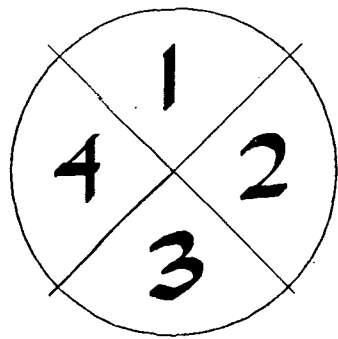
Initial	
---------	--

I, AF & JJ Stewart (Name)

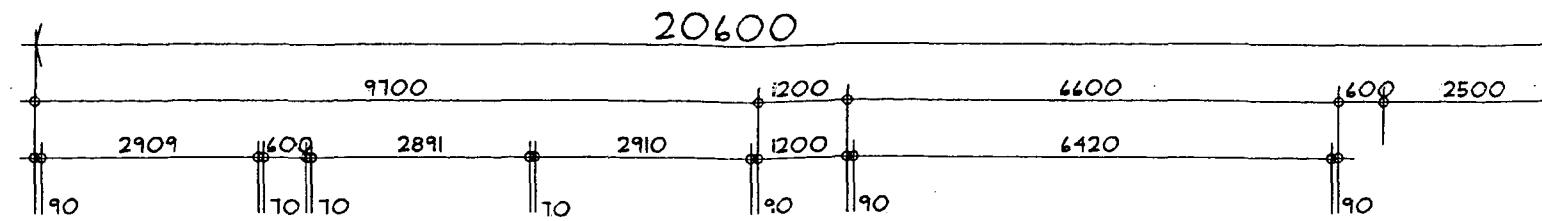
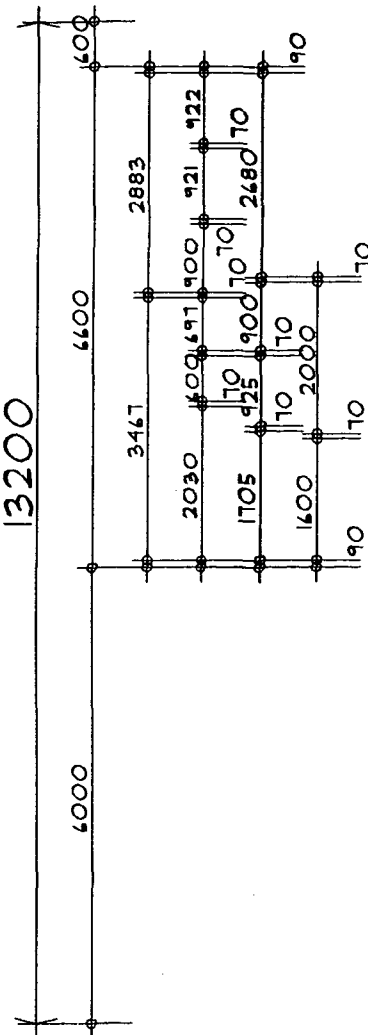
Have ascertained to the best of my knowledge that the above information is correct.

AF Stewart
 (Signature of Applicant or Agent for Applicant)

27-10-99
 (Date)



ELEVATION
ORIENTATION



ALTERED

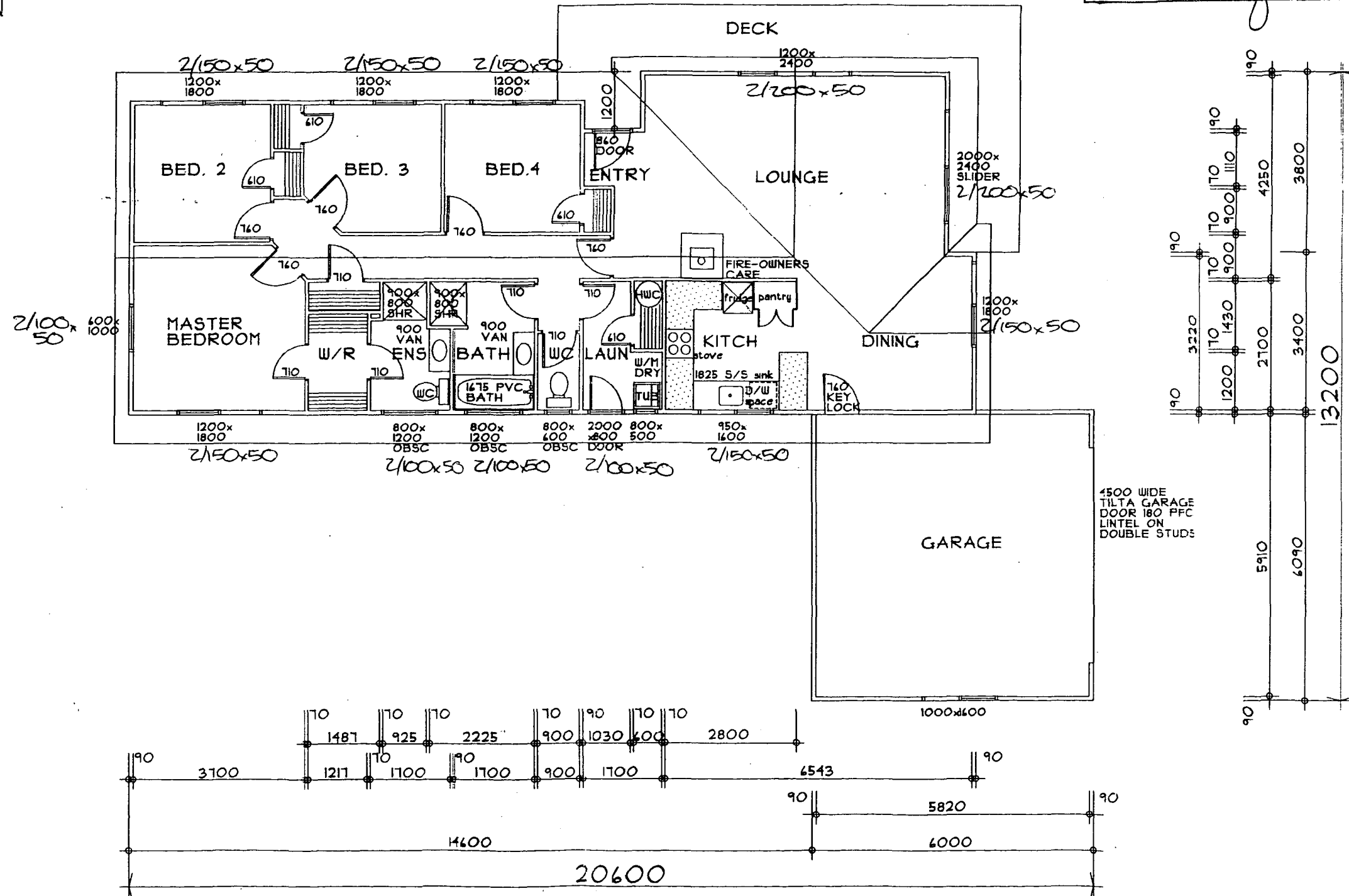
UB 120

COPYRIGHT 1998

PROJECT BUILDING HOMES FOR RUMDUM
ISSUED UNDER SECTION 30 OF THE
BUILDING ACT 1991

DATE 4/4/99 P.I.M. NO. 2278

OFFICER C80

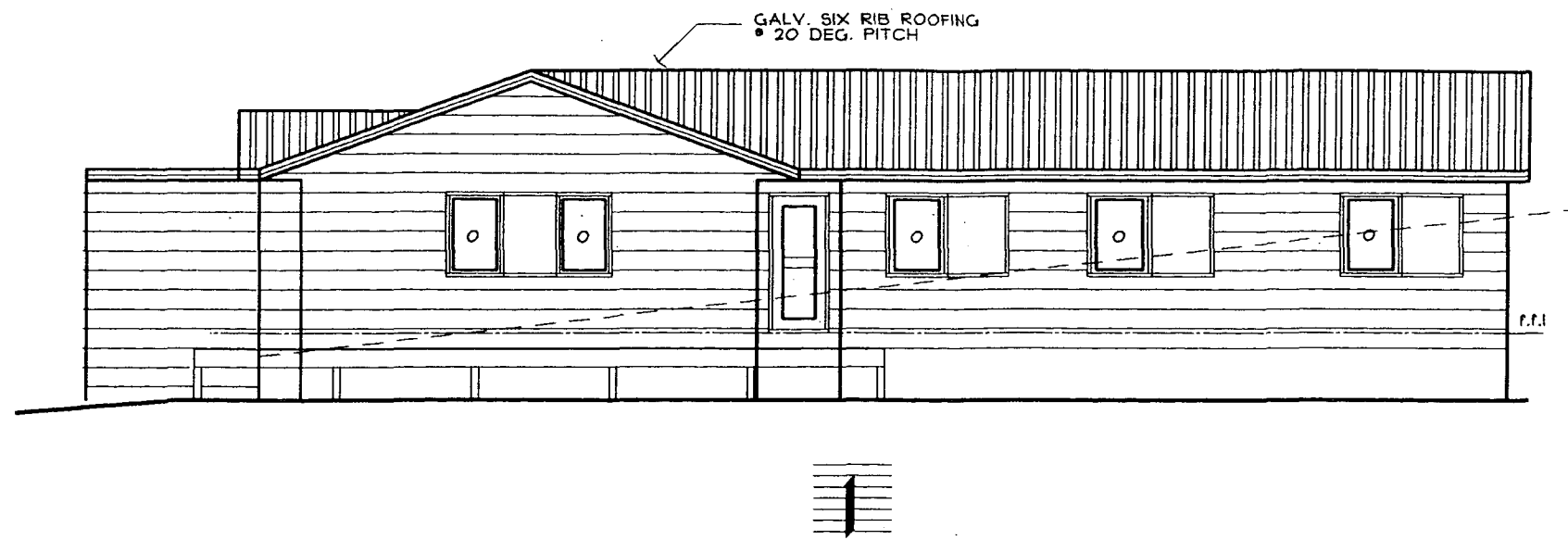


FLOOR PLAN

SCALE 1:100 AREA = 156sqM

PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DPS 72937
MOREY STREET, ROTORUA. JOB No ZO81

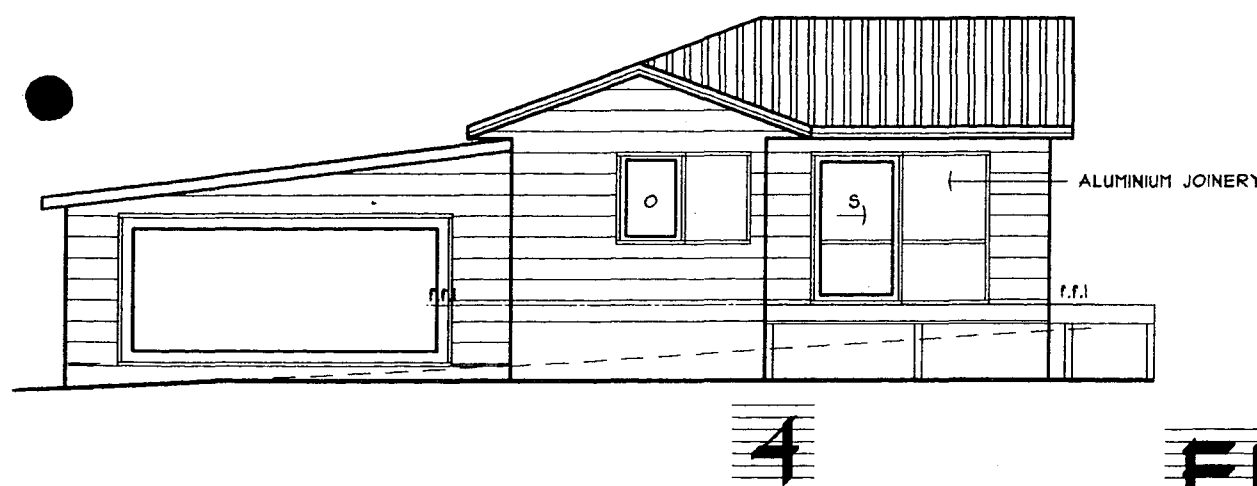


ALTERED
UB 120
 COPYRIGHT 1998
 U-BUILT HOMES

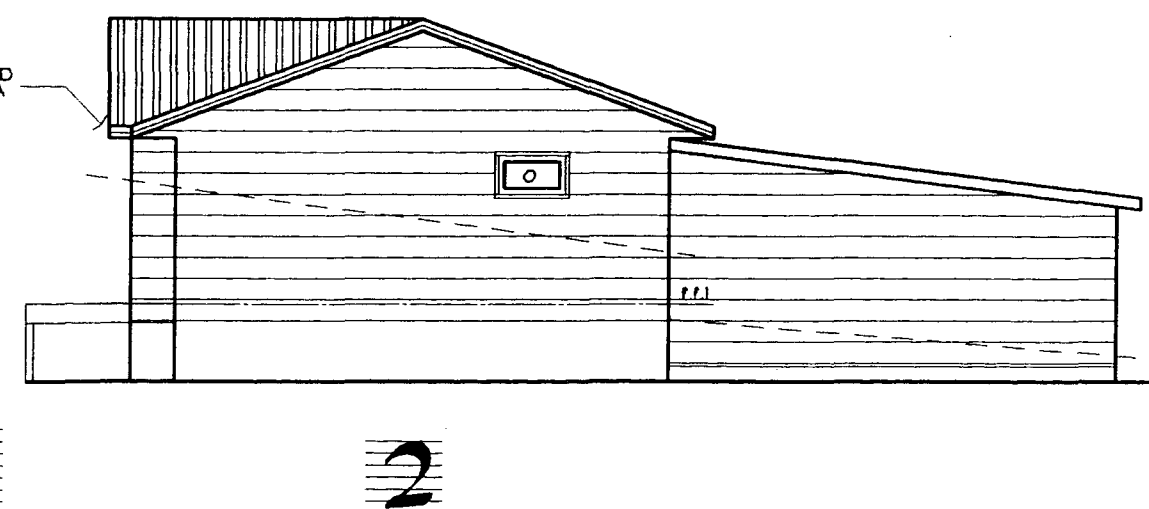
PROJECT INFORMATION MEMORANDUM
 ISSUED UNDER SECTION 30 OF THE
 BUILDING ACT 1991

DATE 4/6/99 P.I.M. NO. 2278

OFFICER C80



150x25 PREPRIMED
 HUTLOCK FASCIA
 & BARGE



ELEVATIONS

SCALE 1:100

ALL LEVELS TO BE CONFIRMED
 ON SITE BEFORE CONSTRUCTION
 COMMENCES



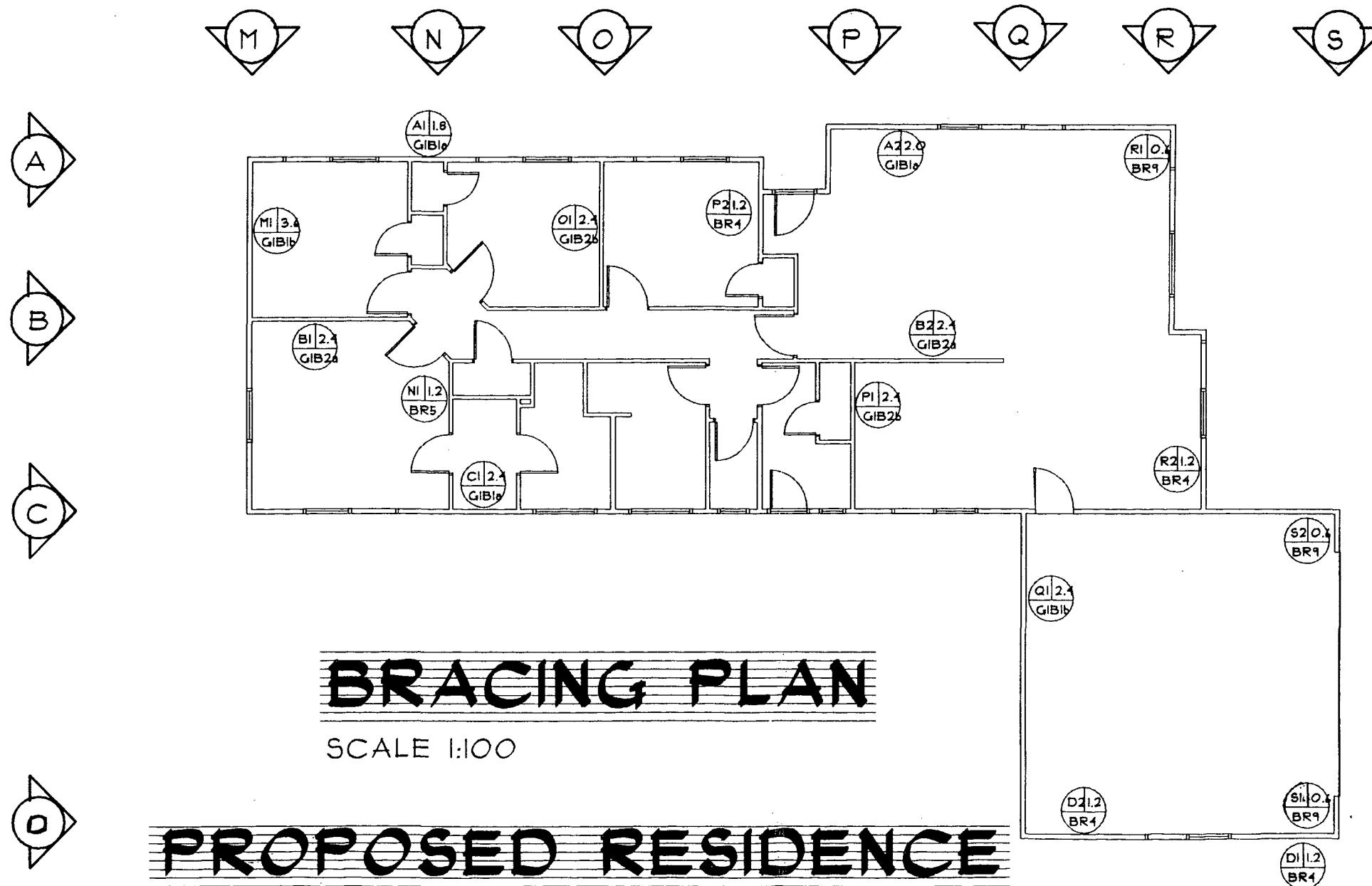
PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DPS 12937
 MOREY STREET, ROTORUA. JOB No ZO81

ALTERED

UB 120

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PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 30 OF THE
BUILDING ACT 1991

DATE 4/11/99 P.I.M. NO. 2278

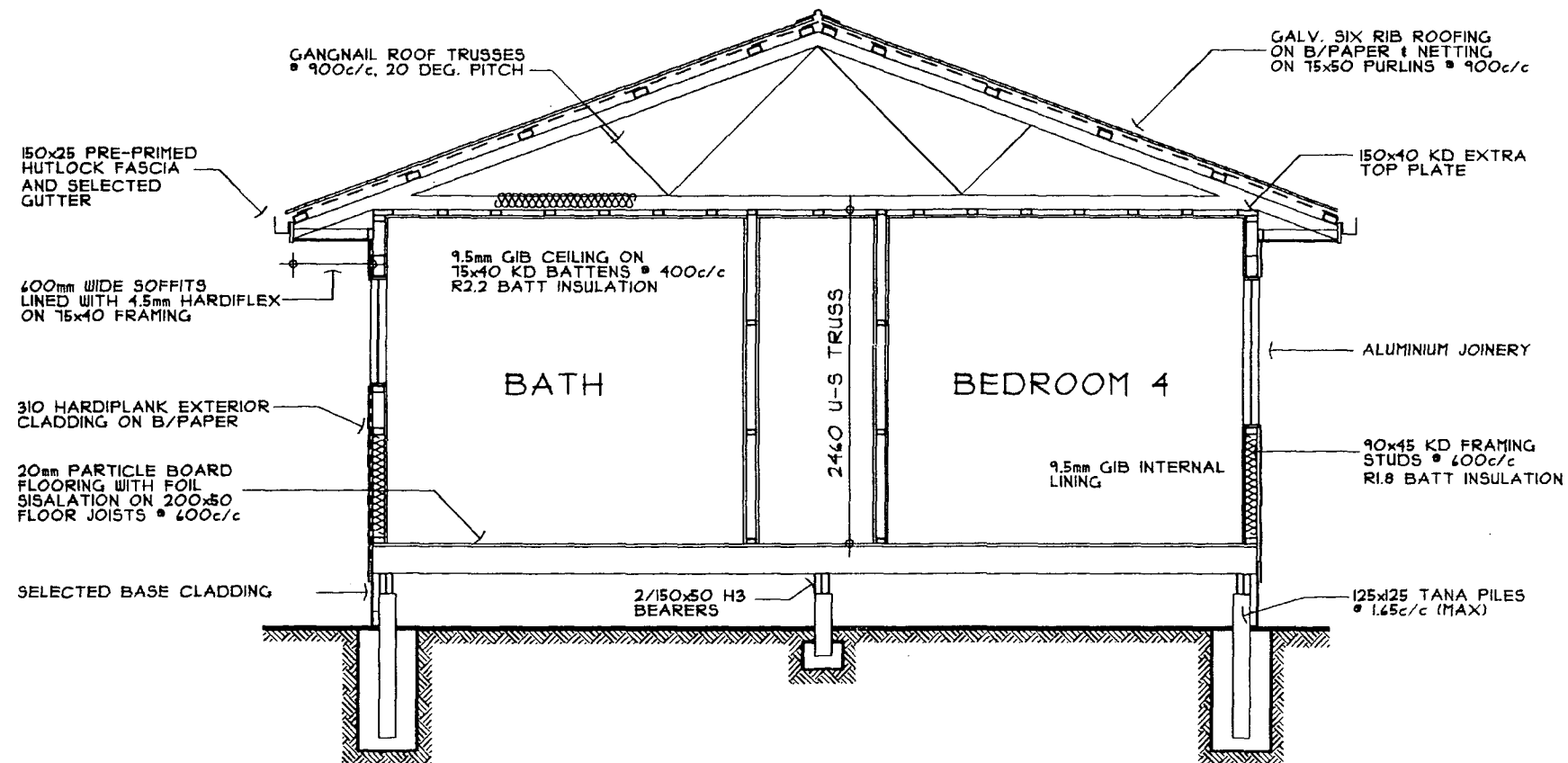
OFFICER S80

FOR: A.F & J.J STEWART, LOT 1, DPS 12937
MOREY STREET, ROTORUA. JOB No ZO81

ALTERED

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U-BUILT HOMES



PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 30 OF THE
BUILDING ACT 1991

DATE 4/11/99 P.I.M. NO. 2278

OFFICER [Signature]

SECTION

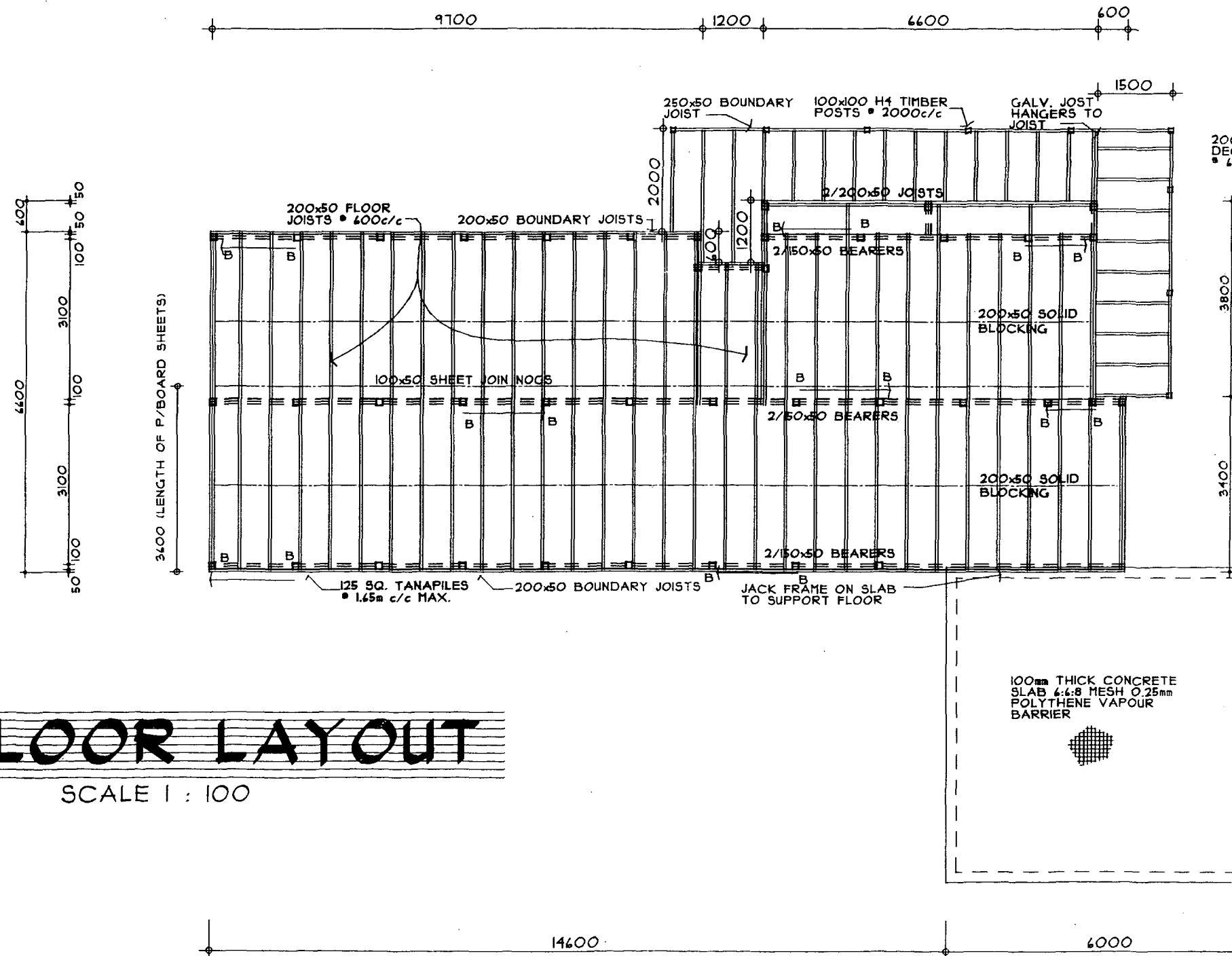
SCALE 1:50

PROPOSED RESIDENCE

ALTERED

UB 120

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PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 30 OF THE
BUILDING ACT 1991

DATE 4/11/99 P.I.M. NO. 2278

OFFICER [Signature]

SUBFLOOR LAYOUT

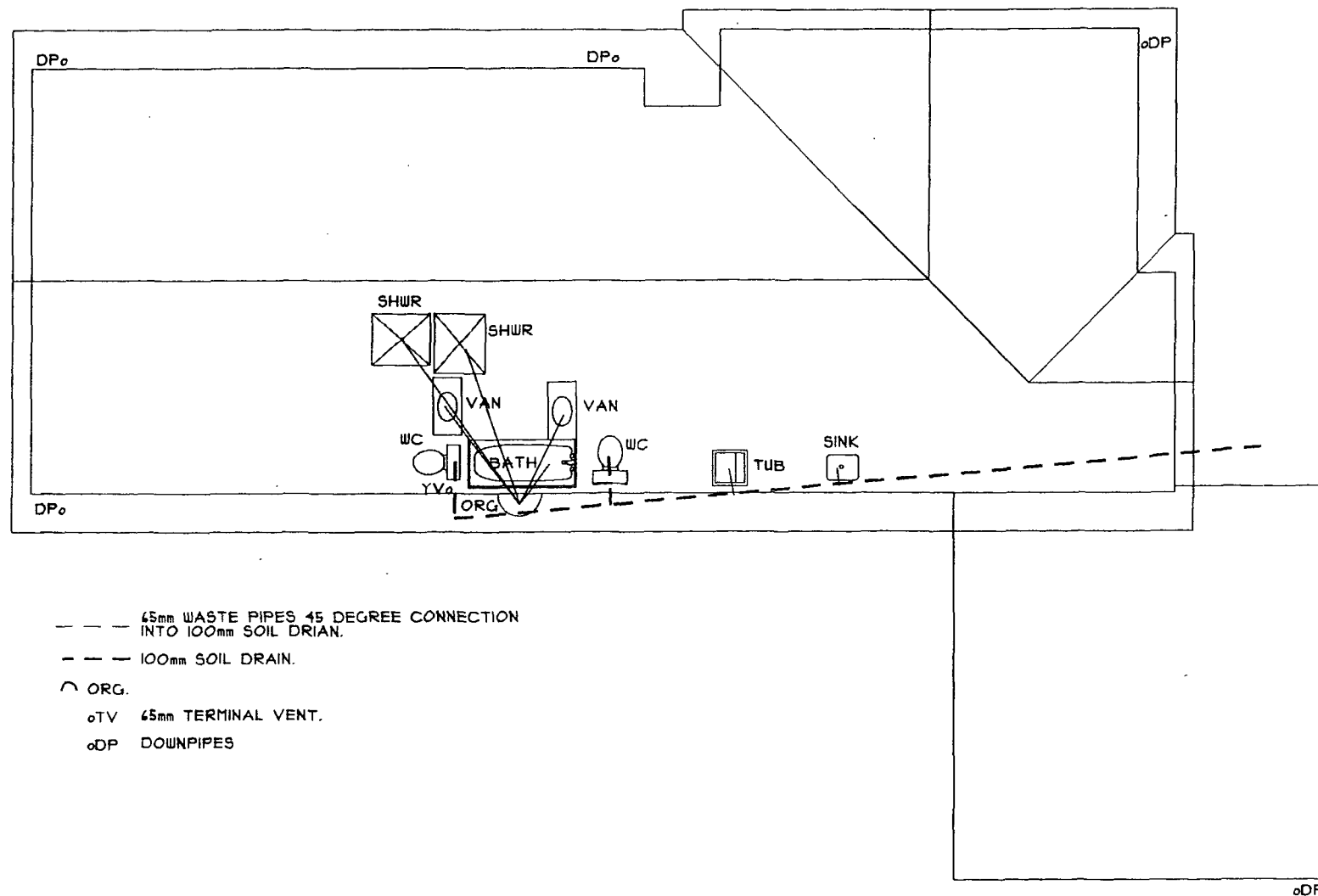
SCALE 1 : 100

PROPOSED RESIDENCE

FOR: A.F & J.J STEWART, LOT 1, DPS 12937
MOREY STREET, ROTORUA. JOB No ZO81

DRAINAGE PLAN

SCALE 1:200



- 45mm WASTE PIPES 45 DEGREE CONNECTION INTO 100mm SOIL DRAIN.
- 100mm SOIL DRAIN.
- ORG. STORMWATER DRAIN.
- oTV 45mm TERMINAL VENT.
- oDP DOWNPIPES

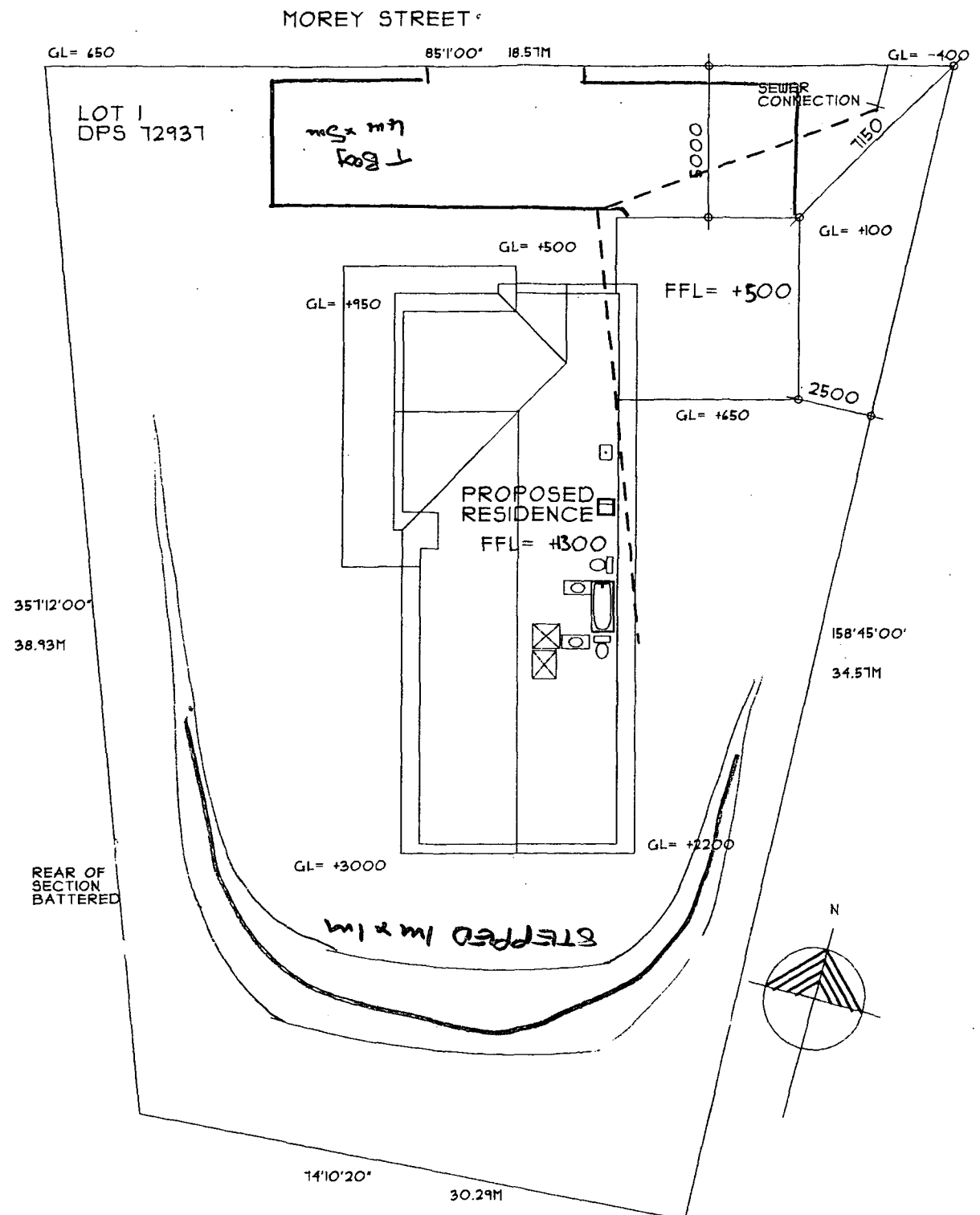
SITE PLAN

SCALE 1:100

PROJECT INFORMATION		UM
ISSUED UNDER SECTION 223 OF THE BUILDING ACT 1991		THE
DATE 4/11/99	PLAN NO 2228	
OFFICER	[Signature]	

PROPOSED RESIDENCE

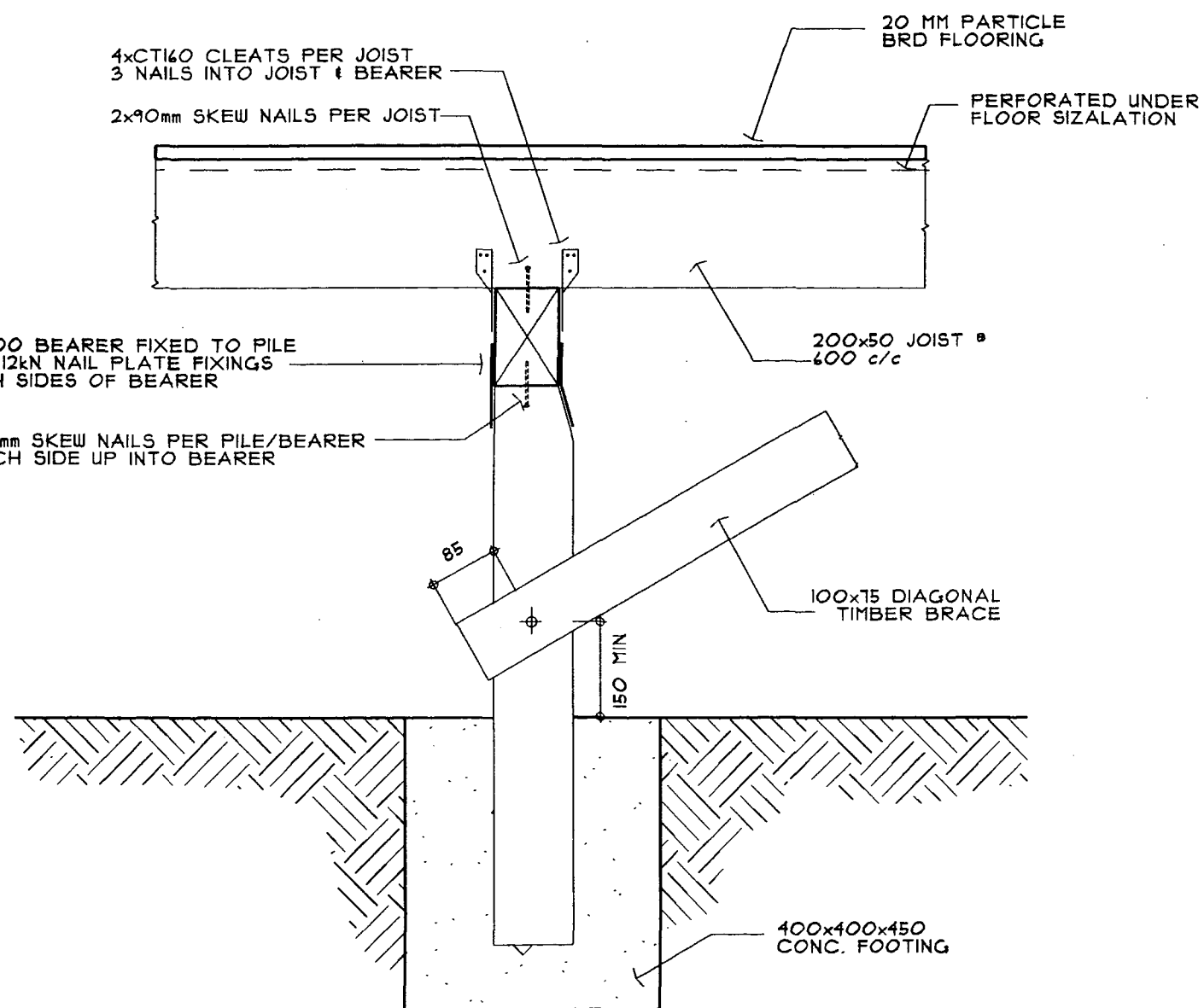
FOR: A.F & J.J STEWART, LOT 1, DPS 12931
MOREY STREET, ROTORUA. JOB No Z081



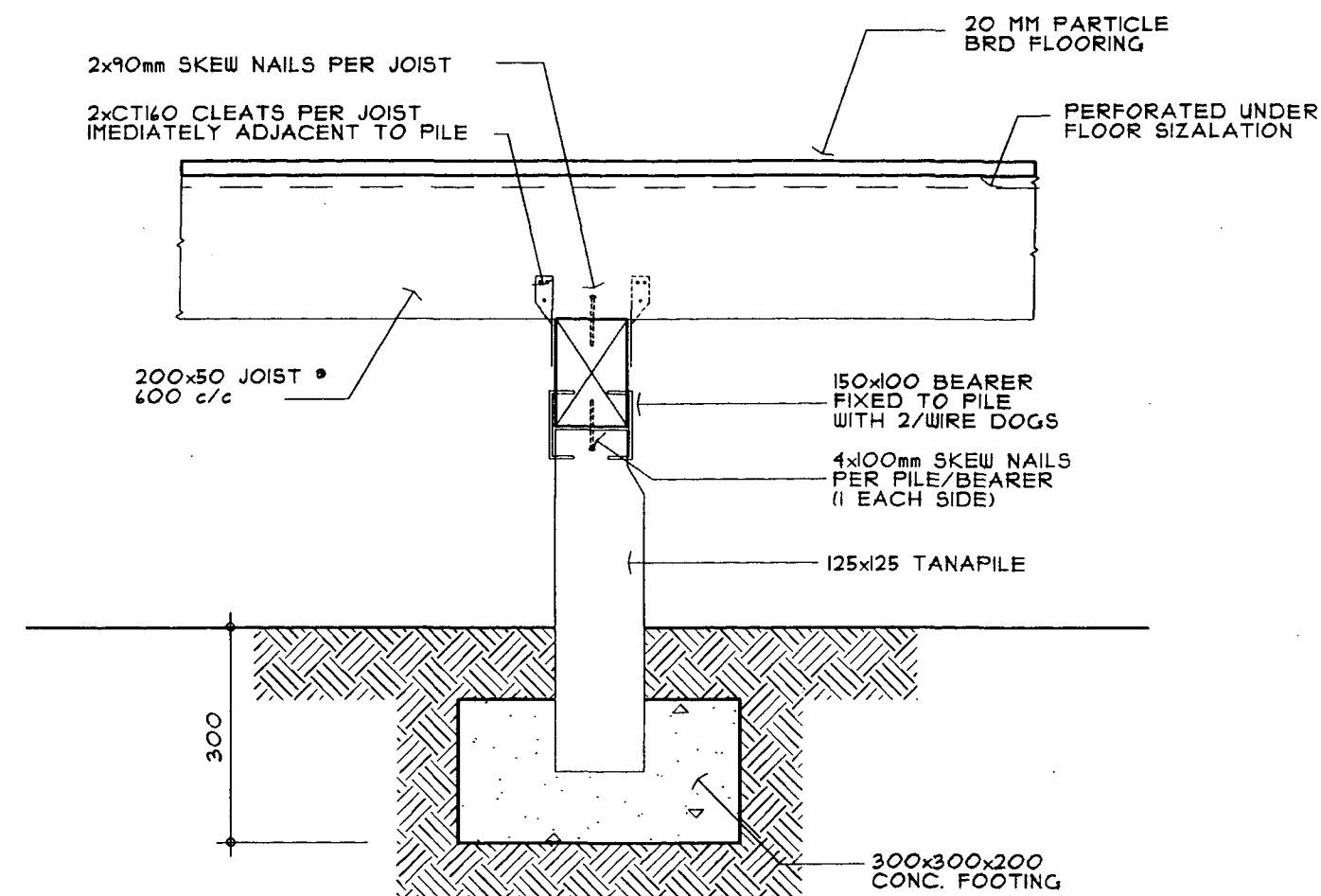
PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 30 OF THE
BUILDING ACT 1991

DATE 14/11/99 P.I.M. NO. 2278

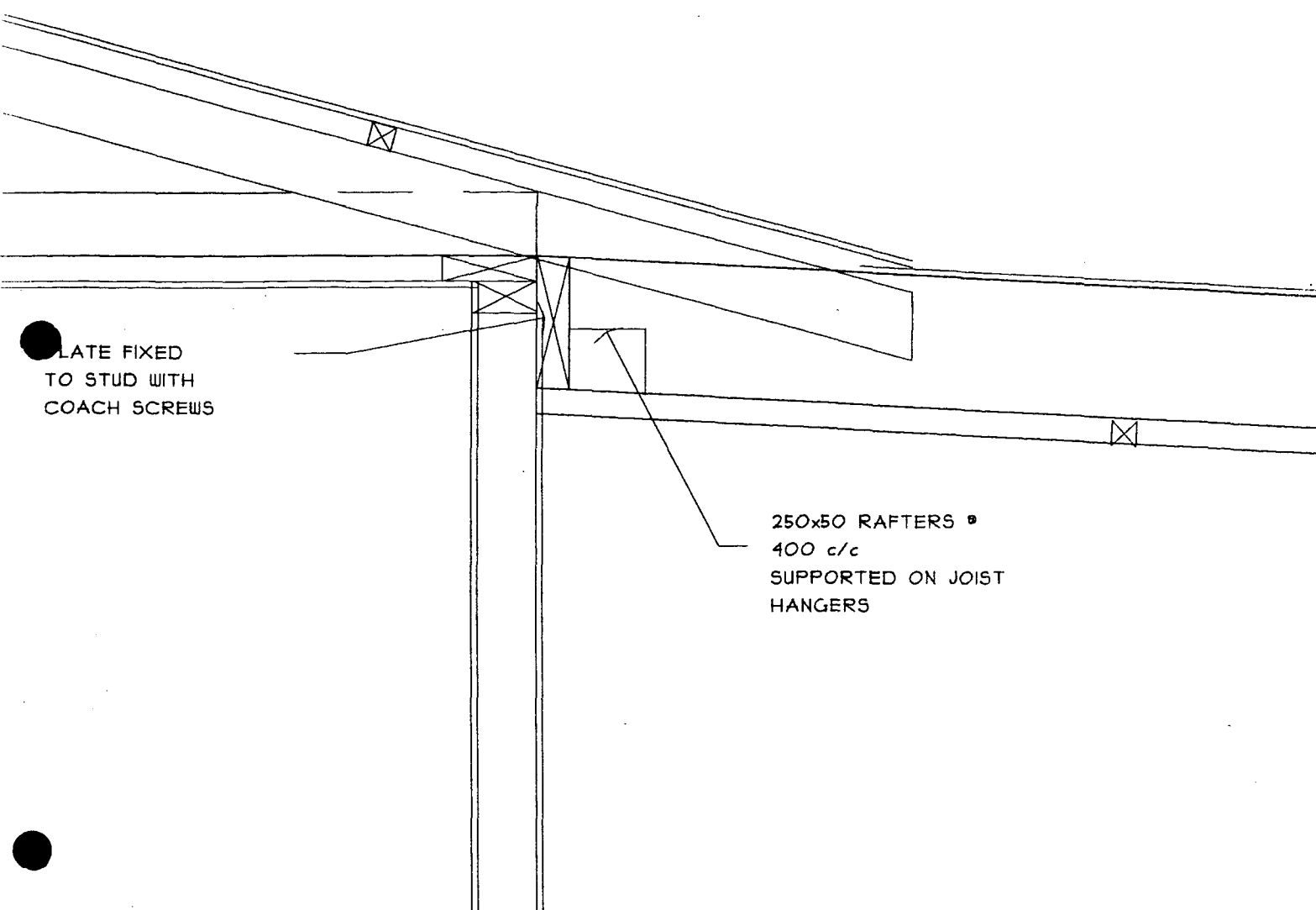
OFFICER 980



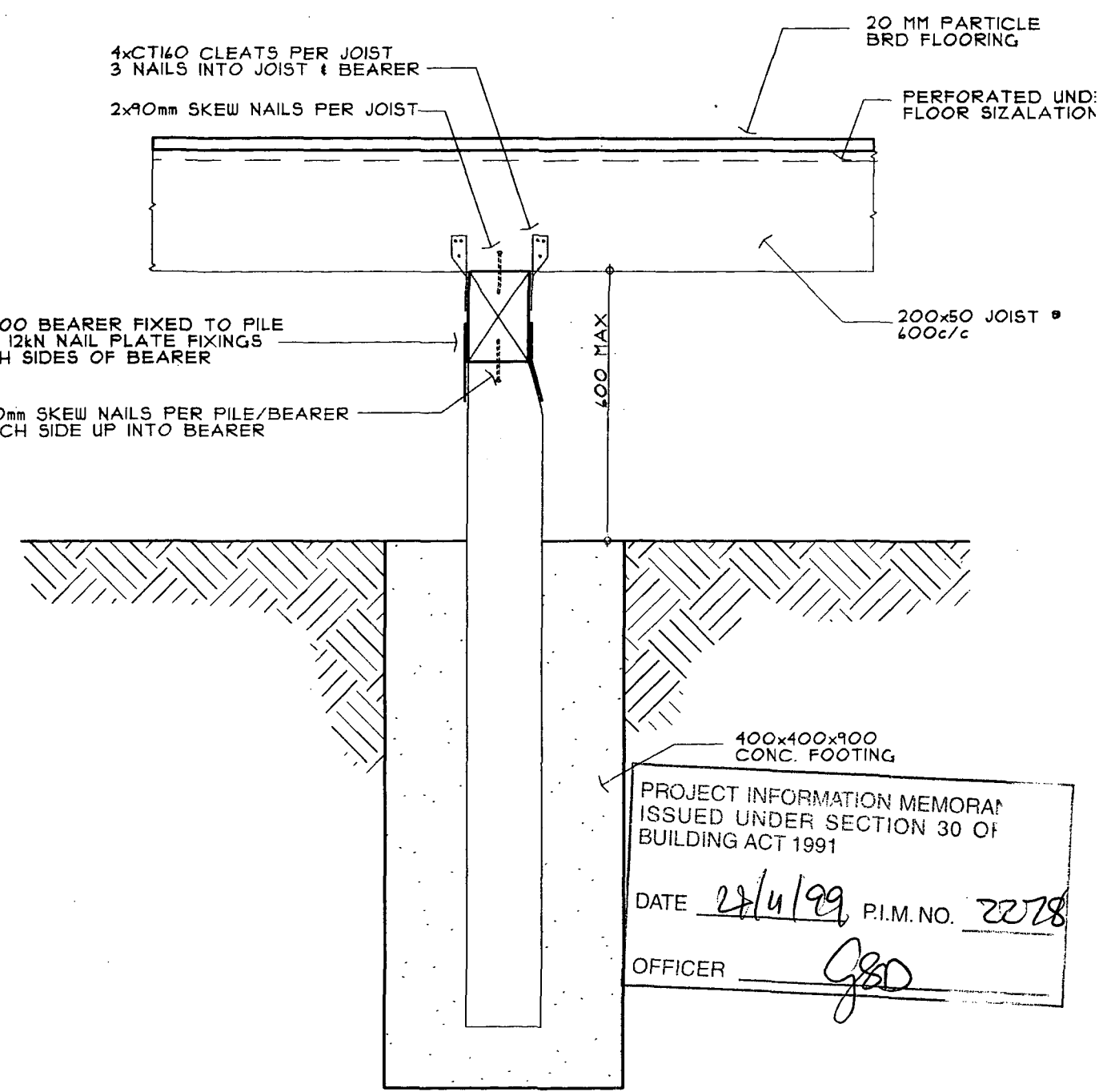
BRACE PILE
SCALE 1:10



ORDINARY PILE
SCALE 1:10



RAFTER DETAIL
SCALE 1:10



ANCHOR PILE
SCALE 1:10

PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 30 OF
BUILDING ACT 1991
DATE 28/4/99 P.I.M. NO. 2278
OFFICER G80

R.D.C.

FILE

P59556

Building Consent: 60-98-1177
New Building/Garage
~~13~~ 13-15 Morey Street

Please put application on hold for
6 months.

Regards

G. Scholz

27 01.99