

**BUILDING CONSENT NO:** 99/0424

Project Information Memorandum No:

6542/318.11


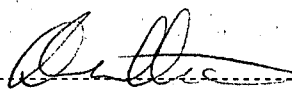
Section 35, Building Act 1991

ROTORUA DISTRICT COUNCIL

ISSUED BY

P28350

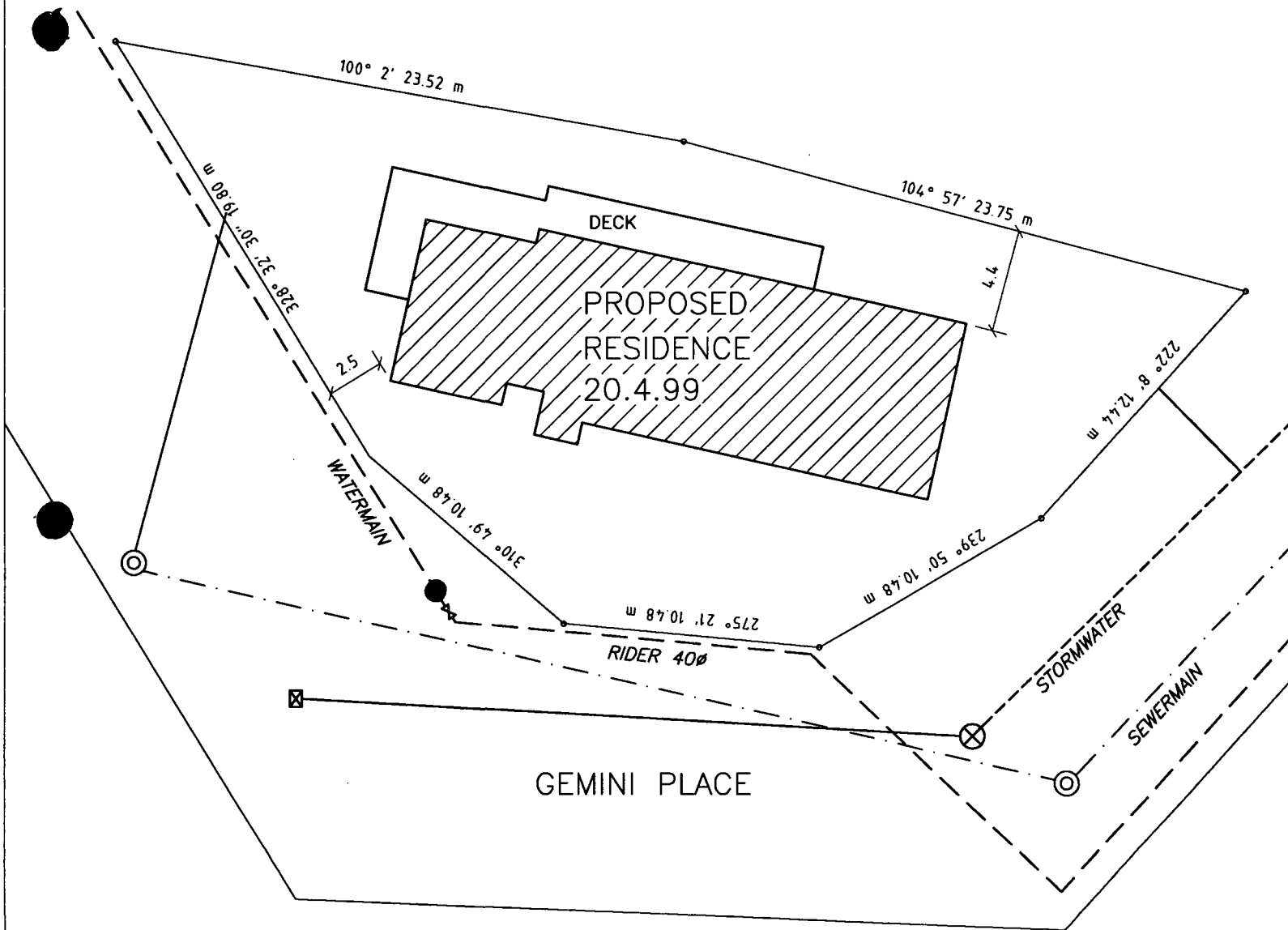
(Insert a cross in each applicable box. Attach relevant documents.)

APPLICANT	PROJECT
Name: B & P SOMERVELL Mailing Address: C/O JOHN HODGES P O BOX 473 ROTORUA	All <input type="checkbox"/> Stage No X of an intended stages of:  New Building <input type="checkbox"/>  Alteration <input type="checkbox"/>
PROJECT LOCATION Street Address: 38 GEMINI PLA ROTORUA  BC 990424 NEW 12-4-99	Intended Use(s) (in detail): NEW DWELLING NEW DWELLING/GARAGE 2WC  Intended Life:  Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years  Demolition <input type="checkbox"/>  Estimated Value: \$ 220,000.00
LEGAL DESCRIPTION Property Number: 60102 Valuation Roll Number: 06542/318.11 Lot: 6 DP: 79547 Section: Block: Survey District:	
COUNCIL CHARGES The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name:  Position: Admin-Building Date: 12/4/99

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached \_\_\_\_\_ pages, headed "Conditions of Building Consent No /"

Valuation No. 6542/318.11	
Lot No.	6
D.P.	S79547
Blk	
S.Blk XII	ROTOITI S.D.
Street No. 38	Scale 1 : 250



# CODE COMPLIANCE CERTIFICATE NO: 99/0424

~~P6002~~

Section 43(3), Building Act 1991

# FILE

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ISSUED BY ROTORUA DISTRICT COUNCIL

BUILDING CONSENT NO: 99/0424

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No of: of an intended stages		B & P SOMERVELL 38 GEMINI PLA ROTORUA	
New or relocated building	<input checked="" type="checkbox"/>		
Alteration	<input type="checkbox"/>		
Intended use(s) (in detail):		LEGAL DESCRIPTION	
NEW DWELLING		Property Number: 60102	
NEW DWELLING/GARAGE 2WC		Valuation Roll Number: 06542/318.11	
Intended Life:		Lot: 6 DP: 79547	
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Section: Block:	
Specified as years		Survey District:	
Demolition	<input type="checkbox"/>		

This is:

☒ A final code compliance certificate issued in respect of all of the building work under the above building consent

☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent

☐ This certificate is issued subject to the conditions specified in the attached \_\_\_\_\_ page(s) headed "Conditions of Code Compliance Certificate No \_\_\_\_\_" (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No:

9/4/99. 5486391.

D100p \$200.00.

Refunded Memo 10815

26/10/99 \$200.00

Signed for and on behalf of the Council:

Name: D Macleod

Position: Building Admin

Date: 22 10 1999

# FIELD INSPECTION CARD

Date Consent Issued: 12.4.99

BUILDER: John Hodges (Lockwood)

**PLUMBER:** \_\_\_\_\_

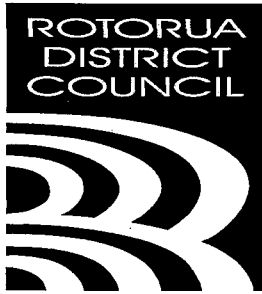
DRAINLAYER:

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OF PROPOSED WORK:  
New Dwelling / Garage

Document Set ID: 545973  
Version: 1. Version Date: 20/01/2010





# UNDERTAKING AS TO CORRECT SITING OF BUILDING

This form should be completed and available for collection by the Building Officer when the footing inspection is carried out.

Consent No: 99/0424

Valuation No: 06542/318.00

Name: Somervell

BUILDER / ~~OWNER~~ [delete that which does not apply]

I hereby certify that I have checked that the building currently being constructed at 38 Gemini Place (address of property) is the correct distance from the legal site boundaries as per the building consent plans approved by Council.

Signature: Gelt

Date: 15-4-99



ROTORUA DISTRICT COUNCIL  
BUILDING SERVICES

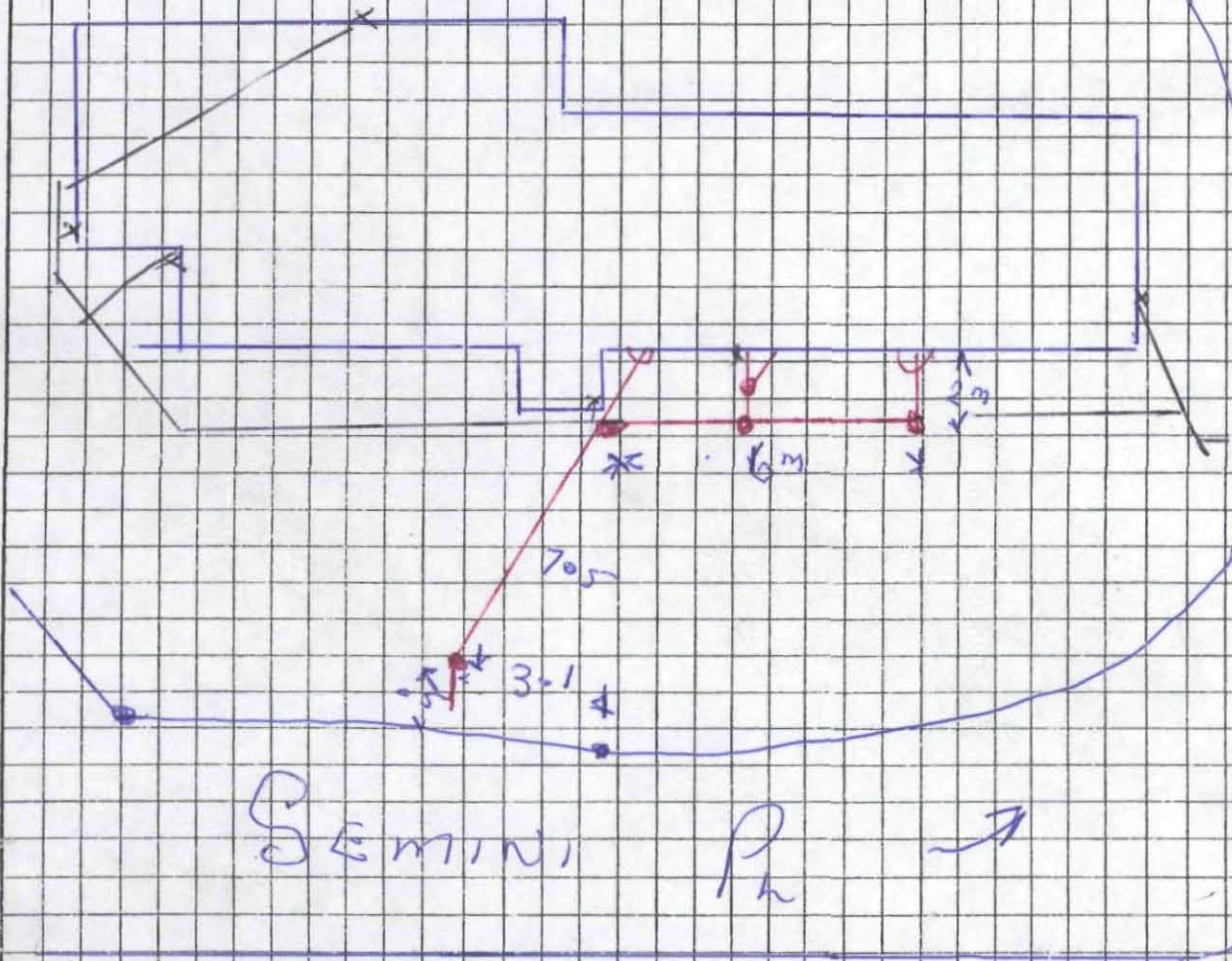
AS-BUILT DRAINAGE PLAN

CONSENT No: 99/0424 P. 60102  
OWNERS NAME: Sumerville  
ADDRESS: 38 GEMINI, P.  
DRAINLAYER: TOM ANDERSEN  
SIGNATURE: [Signature] DATE: 26-8-99

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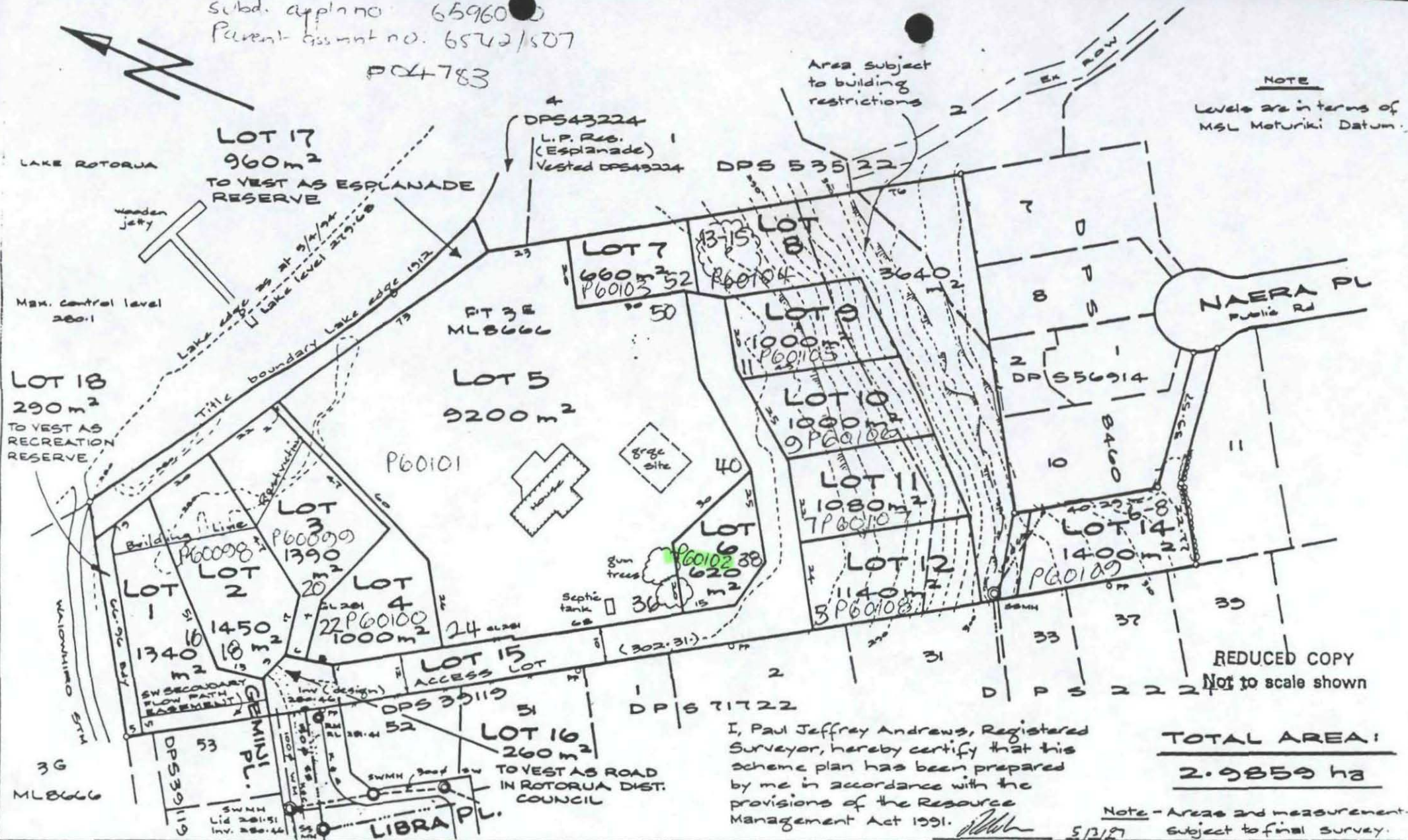
FILE

06542/318/11





Subd. appln no. 65960  
 Parent assmt no. 6542/507  
 PC4783



# PROPOSED SUBDIVISION OF PART KAWAHA 3E BLOCK.

PREPARED FOR G. HARPER

CT 52/431

ROTORUA DISTRICT

Phipps Hawkey Ltd.

REGISTERED SURVEYOR  
 20 HAUPAGE STREET,  
 P.O. BOX 190, ROTORUA.  
 PHONE (073) 478-995  
 FAX (073) 478-991



SCALE  
 1:1000

DATE  
 MAR, 1997

DRAWING No

2237

JF 4122

Note - Areas and measurements  
 subject to final survey.

TOTAL AREA:

2.9859 ha

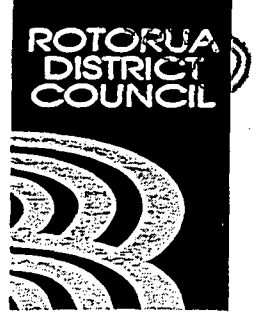
REDUCED COPY  
 Not to scale shown



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## FACSIMILE

FAX

DATE: 20.7.99	File No:	Doc No:
Your Ref:		
ATTENTION: Tony Hill		
COMPANY: Castle Corp.		
FAX NO:		
TELEPHONE NO:		
FROM: Colin Te Kiri		
SUBJECT: 38 Gemini Place		
 <p>Private Bag RO3029 Rotorua New Zealand Phone 07 348 4199 Fax 07 350 0185</p>		
Number of Pages Including this one (2)		
<p>CONFIDENTIALITY: The information contained in this facsimile message is confidential information and may also be legally privileged intended only for the use of the individual and entity named above. If you are not the intended recipient, you are hereby notified that any use, review, dissemination, distribution or copying of this document is strictly prohibited. If you have received this document in error, please immediately notify us by telephone. Please call collect to the person and number above and destroy the original message. Thank you.</p>		

Tony,

The builders need urgent action regarding relocation of toby. Can you find out just what happened, our concern is who is going to pay, to have it moved...

Confirmed with Tony 21.7.99 that the toby is being moved to a new location on the property today 21.7.99. Castlecorp is to cover costs. Feedback from Brownie was that no one spoke to him as to where toby was to be relocated when he first lay the toby.

Personal note:

Future Applications to CLEARLY state where toby is to go.

10:15 12.7.99

Tony is going to  
speak to Brownie  
regarding what happened  
when he installed the  
toby. Tony will get  
back to me regarding the  
issue

\* Gary \*

21/7/99

Gemini Place.

Confirmed with Anna  
from \* c/corp  
new location for  
toby. CO.

FAXED



Name: 38gemin3  
Dimensions: 640 x 480 pixels

Current location  
of Toby

The toby is in the middle of the driveway (Telecom installed in same area before meter was installed)

The original location was 0.3 right side of vehicle crossing,





In this  
area

Approx  
25m  
LHB

Name: 38gemini  
Dimensions: 640 x 480 pixels

Fire Hydrant

Toby  
Currently  
Situated

proposed new  
location of  
~~the~~ toby





Name: 38gemin2  
Dimensions: 640 x 480 pixels

# SPECIFICATION OF

work to be done and materials used in the  
construction and completion of a new home

**For Mr & Mrs  
on Lot 6  
Street No  
Address**

**Bryan and Philippa Somervell  
D.P.S. 79547**

**Lakenheath  
ROTORUA**

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH	
Date <u>12-4-98</u>	Consent Number <u>99/0429</u>
Officer <u>[Signature]</u>	

**The whole of the works is to be carried out by**

**HODGES CONSTRUCTION  
LIMITED  
ROTORUA**

**Builders of quality homes and franchised contractor  
for the world patented Lockwood building system**

# SPECIFICATION INDEX

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# **PRELIMINARY AND GENERAL**

The Contractor shall provide all labour and materials, supply and maintain all required tools, plant, scaffolds, sheds and the like.

All work shall be carried out in accordance with this Specification together with all relevant plans and details and shall comply with the Building Code of New Zealand 1992.

All work shall be in accordance with NZS 3604 Model building by-law except where overruled by the Territorial Authority By-laws or specific design requirements.

## **PLANS AND SPECIFICATIONS**

The working drawings with this Specification and any special conditions attached will form part of the contract agreement.

Figured dimensions shall take precedence over scaled dimensions. Large scale drawings will take precedence over small scale drawings.

## **INSURANCE**

The Contractor will insure the building for the full contract price plus GST, against "Builders All Risk" in the names of the Owner, the Builder and the Mortgagee (if any) for their respective rights and interests. This cover will remain in force from the date of commencement until the date of occupation.

## **DEFAULT AND BANKRUPTCY**

The usual laws of bankruptcy and default will apply to this agreement.

## **COST FLUCTUATIONS**

Should there be either a rise or fall in the cost of labour and / or materials between the date of quotation and the day on which such labour is employed or such materials purchased for this contract then on the final settlement a compensating adjustment of the agreement price will be made and the Owner will make additional payment on or receive such allowance from the agreement price as such the rises or falls shall cause.

## **VARIATIONS AND ADDITIONAL WORK**

The Contractor shall carry out variations or extra work requested by the Owner or their representative and the Contractor will be under no obligation to accept any extras, variations or deletions to the contract, but may in its absolute discretion accept any such variation to the contract as the Owner may request. The Owner will duly pay for as an addition to the contract price all extra work and materials ordered and supplied by the Contractor. Extras will be charged on a cost plus 20% basis unless otherwise quoted and agreed for.

## **BUILDING CONSENT AND FEES**

The Contractor shall obtain all Building Consent from and pay all fees demanded by the Territorial Authority before commencement of the works. This clause shall not apply for the arrangement and payment of the inspection and valuation by the lending institution (if any) in respect of progress payments. In the event of additional work being required by the Territorial Authority, this work will be regarded as an extra to the Contract and payments for these will be the responsibility of the Owner.

## **VEHICLE CROSSING**

Where a vehicle crossing is called for by the Territorial Authority any fees arising from this request will be treated as a variation to the Contract, but passed on at the direct cost as invoiced by the Territorial Authority.



### **MATERIAL SPECIFICATION**

Should any materials specified for this Contract be unprocureable at the time of purchase then negotiations shall be made for the provision of substitutes. Any substitute must also be acceptable to the Territorial Authority prior to the work recommencing. Any cost variation will be credited or charged as an extra on completion of the contract. All materials placed on the site by the Contractor for the building remain the property of the Contractor in the case of these materials not being used. All waste material and formwork remain the property of the Contractor.

### **MAINTENANCE**

The Contractor will maintain the work carried out for a period of **ninety (90) days** after completion of the Contract. During this period the Contractor will make good any all defects in any part of the trade to a true workmanlike standard.

### **CLEAN UP AND MAKE GOOD**

The site is to be left clean at all times from the accumulation of rubbish resulting from the works, and provision is to be made for the regular removal of the same from the site.

Excavated soil and spoil is the responsibility of the Owner.

The Contractor is responsible for leaving the building broom clean only.

### **SUBCONTRACTORS**

All subcontractors shall be engaged and supervised by the Contractor except where prior arrangements have been made in writing between the Contractor and the Owner. Every subcontractor jointly and separately will collaborate, wait on, assist and render all necessary assistance to complementary trades. Additional work or adjustments must be made with the Contractor. Alterations and additional works instructed by the Owner to the subcontractor will not be the responsibility of the Contractor. (Refer to extra work)

The individual subcontracts listed in this Specification are respectively the responsibility of the subcontractor under which they are listed.

Any subcontractor working on the contract without their own set of plans and / or Specification does so at their own risk, and any errors from doing so must be rectified at their own expense.

### **ARBITRATION**

Any dispute arising between the Owner and the Contractor not soluble by the terms of this Specification, will be referred to Arbitration within the meaning of the Arbitration Act 1908.

Occupation of the building cannot be taken until the dispute is settled. In the event that the Owner takes occupation then any claim to Arbitration is nullified.

## **EARTHWORKS AND SITE PREPARATION**

### **SETTING OUT**

The owner will be responsible for the locating and clear flagging of all survey pegs before the set out of the building on the site.

The Contractor will be responsible for the accurate setting out of the building and works to the dimensions shown on the contract drawings.

### **LEVELS**

Foundation heights shown on the plan are an approximation and should be verified on site by the Contractor. Any variation in the ground level requiring additional foundation work will be provided for as extra work.

## **GROUND CONDITIONS**

Foundations on this contract provide for solid bearing down to 300mm below ground surface level. Where soft, unsuitable or unusual strata or below ground conditions are encountered requiring additional depth of concrete and other foundation materials to provide solid bearing to build on and or comply with Mortgagees and or Territorial Authority requirements, the additional costs incurred by the Contractor will be charged as additional work to the Owner.

Where unusual ground conditions are encountered and special foundation details and works have to be carried out, these too will be treated as additional work and the additional costs incurred by the Contractor will be charged as additional work to the Owner.

## **TEMPORARY SERVICES**

**Water:** A toby should be on every section. in the event of water not being supplied any additional arrangements made by the Contractor will be provided for as Extra Work and any additional costs incurred will be charged to the Owner.

**Electric Power:** The Contractor will be responsible for the supply of temporary electric power to the building site given that Incoming Electric mains have been provided for by the Owner. In the event that the Owner does not provide Incoming. Electric mains and the Contractor has no means of providing power to the building site then any costs incurred in the hireage of Temporary generators will be charged as Extra work to the Owner.

## **SITE PREPARATION**

Must comply with NZS 3604 3.4 excavation of the building site, if required, and will be arranged for by the Contractor and if the cost is not included in the contract, an extra charge will be bade as Extra Work. The Contractor responsible for the Supervision of the excavation and the progress of levels to establish the required platform.

For the purpose of the contract agreement, soil conditions are taken to solid ground approved by the Territorial Authority. It will be the Owners responsibility to ensure that they or their representative is in attendance when excavations are carried out on the building site.

## **SITE ACCESS**

All building sites will have access suitable for heavy vehicles. If this is not the case the responsibility of providing access rests with the Owner and access should be provided at their cost prior to the commencement of building. However, if during the works it is necessary to provide hardfill for access this will be undertaken by the Contractor and charged to the Owner as Extra Work. Where access is only available through an adjoining property, it will be the responsibility of the Owner to obtain prior approval from the owner of that property.

## **CLEARING OF SITE**

Clearing of vegetation and other materials from the building site prior to commencement will be the responsibility of the Owner. In the event that the Contractor needs to provide site clearance during the building stage then the cost of this work will be charged as Extra Work to the Owner.

## **FOOTPATH DAMAGE**

The Contractor will be responsible for any damage to Territorial Authority footpaths and / or road crossings, resulting from any vehicle used by him or his sub trades, or delivery vehicles of materials ordered by him, providing that such crossings are constructed to an acceptable standard.

## **REGISTERED ENGINEER**

If the lending Authority and / or Territorial Authority requests an Engineers report, instructions or calculations, then the costs of this service will be provided as Extra Work to the contract. Where the section has been filled, the Owner must provide the Engineers Certificate of Compaction.

## **EARTH FILL**

The Contractor will not be liable for any damage or deterioration of any work to the building or to the site caused by or resulting from the inadequacy of earth fill or by the negligent application thereof, and the Owner indemnifies the Contractor and his sub contractors against any claim against him by any person whatsoever for damages or expenses incurred by faulty earth aforesaid.

## **MATERIAL DELIVERIES**

If the site is of an unusual location and / or has exceptionally limited access which does not permit the access of normal wheeled delivery vehicles then any costs incurred in the delivery of materials by other means will be treated as Extra Work to the contract and met by the Owner.

# **REINFORCING STEEL**

## **PRELIMINARY**

Reference shall be made to the Preliminary and General section of these specifications which apply equally to all trades and sections.

## **INSPECTION OF THE SUBSTRUCTURE**

The contractor and /or subcontractor engaged to carry out all or part of the work described in this section shall inspect the construction completed prior to commencing his part of the contract. If any part of the substructure is not to the satisfaction of the contractor and / or subcontractor, he shall bring this to the attention of the main contractor who shall ensure that all such unsatisfactory factors are made good. Failure to comment on any unsatisfactory factor in the substructure shall indicate acceptance of the substructure and a first class job shall then be the responsibility of the contractor / subcontractor engaged to carry out this work.

## **REINFORCING STEEL**

All reinforcing steel used shall comply with NZS 3402P and shall be mild steel, deformed, round, hot rolled bars of the lengths and diameters specified or shown on the drawings. Plain bars may be used for reinforcement 12mm and less. Welded wire fabric shall comply with NZS 3422.

Reinforcing shall be free from pitting, loose rust, mill scale, paint, oil, grease, adhering earth, or any other material which may impair the bond between the concrete and the reinforcement or that may cause corrosion of the reinforcement or deterioration of the concrete.

## **BENDING**

Reinforcement shall be bent cold to the required shape.

## **PLACING**

All reinforcing shall be placed and securely fixed in position so that the steel will stay in place while the concrete is poured and vibrated. Where two bars cross they shall be securely tied with 1mm soft black tie wire.

## **LAPS**

Laps in reinforcing shall only occur where necessary and where shown on the plan. Full lengths shall be used wherever possible. The laps shall be 32 bar diameters for deformed rod and 40 bar diameters for plain rods, unless detailed otherwise.

Welded laps or crossings will only be permitted with the permission of the Territorial Authority or Engineer and shall conform with BS 5135.

Mesh shall lap 300mm with adjacent sheets, sides and ends.

## **CLEANING UP**

On completion of this part of the contract, the subcontractor shall remove all wastage, tools, equipment, surplus materials, etc. from the site and leave the site clean and tidy.

## **COVER TO STEEL**

The minimum cover to the reinforcing shall be as follows:

**Concrete cast insitu, not exposed to the weather nor in contact with the ground**

Diameter of Bars	40	32	28	24	20	16	12	10
Walls, Slabs and Ribs	40	30	30	30	20	20	20	20
Beams and Principal Reinforcement	40	40	40	40	40	40	40	40
Columns Secondary Reinforcement					25	25	25	25

Shells and Folded plate Members	20	20	20	20	20	15	15	15
<b>Concrete cast insitu and exposed to the weather or in contact with the ground</b>								
Walls, Slabs and Ribs	20	20	20	20	20	15	15	15
Beams and Principal Reinforcement	50	50	50	50	50	50	50	50
Columns Secondary Reinforcement				40	40	40	40	40
Shells and Folded plate Members	45	45	45	45	35	35	35	35
<b>Concrete Precast not exposed to the weather or in contact with the ground</b>								
Walls, Slabs and Ribs	35	25	25	25	15	15	15	15
Beams and Principal Reinforcement	35	35	35	35	35	35	30	30
Columns Secondary Reinforcement				20	20	20	15	15
Shells and Folded plate Members	20	20	20	20	20	20	15	15
<b>Concrete Precast and exposed to the weather or in contact with the ground</b>								
Walls, Slabs and Ribs	40	40	40	40	30	30	30	30
Beams and Principal Reinforcement	40	40	40	40	40	40	40	40
Columns Secondary Reinforcement				30	30	30	30	30
Shells and Folded plate Members	30	30	30	30	30	30	30	30
<b>Concrete cast against and permanently exposed to the ground</b>								
Bars of all diameters	all 75mm							

## CONCRETE SLAB FOUNDATION

### CONCRETE WORK

Concrete shall be 17.5MPa strength at 28 days, mixed with sharp clean sand and crushed hard metal or river shingle.

All concrete will be placed as close to its final position as possible compacted and screeded level.

### REINFORCING

**Footings:** Shall be shown on the drawings, steel to conform to Appendix E NZS 3604 Hook rod ends if detailed with U bends having an internal radius of 4 bar diameters minimum and lapped 40 diameters minimum. Bend steel 600mm around all angles. All joints will be tied with 16 gauge black iron wire to secure and avoid displacement during concrete placement.

**Concrete Slab:** Shall be 100mm thick or as detailed on the drawings and reinforced with suitable HRC welded wire mesh, lapped 200mm at sheet joints. All mesh reinforcing will be supported on approved mesh chairs and wire tied at laps.

### DAMP-PROOF COURSE

An approved black polythene damp-proof course of 0.010mm minimum will be placed under concrete surfaces laid on a 30mm layer of compacted sand or clean white pumice. This damp-proof course will be properly lapped and taped at all joints and securely taped around all penetrations. Care is to be taken during the placing of all concrete to avoid tears in the membrane. Any tears in the membrane are to be securely taped prior to placing concrete.

### COMPACTION

Sand or clean white pumice shall be thoroughly watered and rolled to provide a substantial bed for the placing of the concrete slab.

### FINISHING

All sizeable slabs shall be screeded off level or to the prescribed falls and then brought to a hard surface with an approved power float or bull float equipment. Power floating shall be carefully timed to suit the curing rate of concrete and shall be such as to leave the surface perfectly dense and free from ridges.

The surface is to be accurate to 6mm in 3.00metres.



**BUILDING IN**

Provide and build in all items and fixings necessary which may or may not be specified or shown on the drawings, but which are none the less necessary for the complete and proper execution of the works.

Make provision for:

Shower/Bath trap

WC Outlets

All under floor piping

All waste outlets

Rebate footings for sills as necessary

All plumbing is to be laid in clean white pumice or clean sand prior to laying the damp-proof membrane, and will be suitably lagged in densotape or similar. All water service pipes underfloor will be run in copper.

Provide electrical wiring and / or telephone penetrations prior to placing damp-proof as necessary to complete the works.

## **PROFILED COLOUR TILE ROOFING**

**GENERAL FIXING**

All work shall be accurately laid out to ensure that the roofing sheets remain parallel.

All sheets shall be laid into the prevailing weather.

All perimeters and around all openings shall be double nailed.

All barge flashings shall be securely nailed along their length to prevent future distortion.

**RIDGING**

Ridging shall be lead edged fitted with 200mm laps and lead edges well beaten into corrugations

**BARGE ROLLS**

Fit square ended barge capping with 300mm laps to flash connection of the roof to all barge boards.

**VALLEYS**

All valley flashings shall be 0.60mm gauge accurately cut and folded.

**FIXING**

Fix all tiles to 50x40mm purlins with a maximum spacing of 400mm. All roofing, barges and ridges are to be fixed with propriety nails.

**COMPLETION**

Touch up all roof imperfections and remove all off cuts from site. The roof fixer is to cut all sheets in one location to avoid unnecessary materials being spread around the site.

# CARPENTRY

## INSPECTION OF SUBSTRUCTURE

The Contractor and or sub contractor engaged to carry out all or part of the work described in this section shall inspect the construction completed prior to commencing this part of the contract. If any part of the structure is not to the satisfaction of the Contractor and or sub contractor, it shall be brought to the attention of the main Contractor who will ensure that all such unsatisfactory factors are made good. Failure to comment on any unsatisfactory factor in the substructure will indicate acceptance of the substructure and a first class job will then be the responsibility of the contractor/subcontractor engaged to carry out this work.

## REFERENCE

Reference shall be made to NZS 3604 and all amendments and to all other standards mentioned in NZS 3604 and all requirements set out in these standards shall be met along with any requirements of the NZ Building Code, unless otherwise approved by the Territorial Authority inspectors.

## TIMBER TREATMENT

The timber used for the differing uses in the construction of this building shall be treated to the gradings as set out below.

H 1	Out of ground but protected from weather	Framing, interior finishing, flooring, painted weather-boards
H 2	NOT APPLICABLE IN NEW ZEALAND	
H 3	Out of ground and exposed to weather	Fence battens and palings, exterior joinery, deckings, railings, fascias and barges
H 4	In ground, high decay	Fence posts, crib walls, agricultural posts and poles
H 5	In ground severe decay hazard	House piles and poles, foundation panelling horticultural posts and poles
H 6	In contact with sea water	Marine piles

## TIMBER GRADING

Unless stated otherwise all framing timber used shall be No. 1 Framing Grade Pinus Radiata, treated as per the table and shall be thickened. Unless stated otherwise all timber sizes stated refer to the rough sawn size and allowance shall be made for the actual thickened size of the timber.

## DAMPCOURSE

All timber through the building which could otherwise be in contact with concrete shall be separated from the concrete with a layer of approved Dampcourse.

## BUILDING PAPER

One layer of approved Building paper will be fixed over the framing under all exterior sheathings and claddings. Such building paper will be fixed from the bottom layer up with all subsequent layers lapping the previous layer by 150mm minimum. All building paper shall be securely fixed to the framing so as to prevent shifting until the exterior sheathing has been fixed in place. All holes, tears etc shall be repaired so as to protect the framing, interior linings etc. in the event of the exterior sheathing leaking.

## **ROOF SPACE ACCESS**

A suitably sized roof access panel shall be provided in an inconspicuous position.

## **PLATES**

All bottom and top plates shall be in long lengths and shall be perfectly straight or be capable of being straightened with out cutting. Joints in top plates shall be over supports and shall be made by means of a neat butt joint with a 180mm length of 25x1mm steel strap across the joint and nailed to the plates with six 30x2.5mm flat head nails into each length of plate (twelve nails per joint). Walls supporting floor joists shall have a double top plate.

## **STUDS**

All studs shall be in single lengths and shall be straight or be capable of being straightened by a cut half the depth of the stud, wedging and flitching both sides with 25x450mm blocks, provided that not more than 25% of the studs in any wall shall be straightened, adjacent studs shall not be straightened and each stud will have a maximum of one straightening cut. No trimmer stud shall be straightened by cutting. Unless otherwise shown or specified all studs shall be at 600mm centres maximum with a minimum of three studs at all corners and intersections. All studs shall be perpendicular in both directions.

## **DWANGS**

All walls will have a minimum of two rows of dwangs provided that the maximum spacing between adjacent dwangs or plates and dwangs is 800mm. Dwangs shall be of the same dimensions as the studs they span between provided that where studs exceed 50mm in thickness the dwangs need not exceed 50mm.

## **NAILING**

Generally nailing shall be through one end of the members to be nailed e.g. through the thickness of a bottom plate into the end grain of a stud. All junctions in all framing members shall be made with a minimum of two 100x3.75 nails when nailed through a member or four 75x3.15 nails when skewed. For full details of nailing Appendix A of NZS 3604 will apply and these general instructions do not override NZS 3604 in any way.

## **FIXING**

Frames will be securely fixed to concrete floors with M10 bolts at 1200mm centres to the edges of the floor slab and with 4mm shot fired fasteners at 900mm centres elsewhere provided that each length of bottom plate has a minimum of two fixings and that the fixing shall be positioned within 150mm of the end of each length of bottom plate. Frames shall be fixed to timber floor joists with two 100x3.75 nails at 600mm centres.

## **FRAMES**

All frames shall be squared before standing up and shall be held in the squared position with a permanent or temporary brace while they are being manouvred into their designed positions. Once all frames are in place they shall be checked and corrected to ensure that all walls and rooms are square, perpendicular, and straight and all braces shall be nailed and tensioned to ensure that the frames do not move from their designed positions. Top plates shall be temporarily propped in their correct positions to ensure that alignment is maintained while the roof and ceiling framing is fixed in position.

## **FLOOR JOISTS**

Floor joists shall be of sizes and laid at the centres shown on the drawings and shall have their top surfaces set to a common level to support the floor decking and shall be laid in straight lines on edge. Floor joists shall be laid so that any crook in them will straighten under load or any crook may be cut through half the depth of the joist provided that any such cut shall only occur directly over support. Joints in floor joists shall occur only over supports, (except where joists are cantilevered in which case no joints will be permitted) and where a series of joists are butt joined over the same support, each joist shall have a minimum of 32mm bearing and every joist shall be fitted with a 300mm long flitch plate of the same size as the joist. Proprietary nail plate fasteners can be used as alternative to the flitch plates. All flitch plates shall be nailed with four nails into each joist. Joists shall be fixed to supports with a minimum of two 100x3.75 skewed nails.

### **FLOOR PLATFORM**

The floor platform shall consist of 20mm thick, high density, particle board fixed in full size sheets ( 2400x1200mm min) wherever possible and nailed with 60x2.8mm nails at 150mm centres to all sheet edges and 300mm centres to all intermediate joists and dwangs with no nails closer than 10mm to the edge of the sheet. All nails shall be punched below the surface of the floor. All sheet joints shall occur over joists or dwangs of a minimum size of 50x50mm. The platform shall be protected from staining or scarring of materials and shall be given a one cut sanding on completion of the job.

## **EXTERIOR SHEATHINGS**

### **REFERENCE**

Reference shall be made to the manufacturers product information and specification which will be strictly adhered to.

### **BUILDING PAPER**

All exterior sheathings shall be fixed over building paper as detailed in the Carpentry section of this Specification.

### **JOINTS**

All joints shall be made over a framing member or in accordance with the manufacturers recommendations.

### **FIXINGS**

All fixings shall be of the type prescribed by the manufacturer.

### **SHEATHING MATERIAL**

The sheathing material to be used on this building is Lockwood Tanalised Radiata Pine

## **CEILING FINISHES**

### **GENERAL**

The ceiling finishes associated with this building to the underside of the upper floor and through the lower floor bedrooms, hallway and garage will be 9.5mm gibraltar fixed to 75x40mm battens at 400mm centres to the areas detailed and specified.

All sheets will be fitted in accordance with the manufacturers instructions and laid neatly square in all rooms and trimmed around openings and penetrations.

All gib board ceilings are to be stopped and left in a condition suitable for a paint finish.

## **GIBRALTER BOARD LININGS**

### **INSPECTION OF SUBSTRUCTURE**

The Contractor and or sub contractor engaged to carry out all or part of the work described in this section shall inspect the construction completed prior to commencing this part of the contract. If any part of the structure is not to the satisfaction of the Contractor and or sub contractor, it shall be brought to the attention of the main Contractor who will ensure that all such unsatisfactory factors are made good. Failure to comment on any unsatisfactory factor in the substructure will indicate acceptance of the substructure and a first class job will then be the responsibility of the contractor/subcontractor engaged to carry out this work.

### **EXTENT OF THE WORK**

The extent of the work will be to those walls indicated on the drawings, all indicated interior walls with the exception of the shower boxes, will be lined 9.5mm thick gibraltar board. The gibraltar board will be fixed either horizontally or vertically.

### **VERTICAL FIXING**

Fix the gibraltar board with 30x2.5 Gib clouts at 175mm centres to the perimeter of sheets and with 2/30x2.5 clouts 50mm apart at 300mm centres to intermediate dwangs and studs. Perimeter clouts shall be kept 12mm from the edges of sheets. All sheets shall have a 10mm gap between the bottom of the sheet and floor. Perimeter nailing of sheets forming bracing panels shall be at 150mm centres. All joints shall occur over framing members.

### **HORIZONTAL FIXING**

All joints between sheets shall occur between framing members. Joints shall be formed by gluing a 150mm wide strip of gibraltar board to the reverse side of the joint with the sheet edges forced back so as to leave a hollow in the front. Perimeters of sheets shall be nailed with 30x2.5 Gib clouts at 300mm centres where edges occur over a boundary stud or plate. Intermediate fixing shall be with 2/30x2.5 clouts spaced 50mm apart at 300mm centres to studs only. Perimeter nailing for sheets forming bracing panels shall be at 150mm centres.

### **EXTERNAL CORNERS**

External corners shall be reinforced with Gib Slim Line angles fixed with clouts at 200mm centres.

### **GIB STOPPING**

The required finish for the gibraltar board surfaces on this building is Grade 5 Stopping suitable for a paint finish. The sub contractor for this work will inspect the substructure before commencing the works and notify the Contractor of any imperfections which will need to be made good prior to commencement. Failure to comment on imperfections will indicate acceptance of the substructure and a first class job shall then be the responsibility of the sub contractor.

All stopping work will be performed strictly in accordance with the manufacturers specification and these will be strictly adhered to provide a first class job.

All horizontally fixed gibraltar board shall have all recesses and hollows filled with Gib bedding compound. Gib reinforcing tape shall be pressed into the bedding compound while the compound is still in a semi liquid state, ensuring that the tape is laid in straight lines and bonds perfectly with the compound. A coat of bedding compound will then be applied. When dry, a second coat of bedding compound shall be applied, feathered out approximately 50mm beyond the edges of the first coat. When dry, the compound shall be scraped back and one coat of finishing compound shall be applied. All nail depressions shall receive at least two coats of bedding compound before one coat of finishing compound is applied.

All vertically fixed gibraltar board shall receive two coats of bedding compound and one coat of finishing compound to all joins and depressions.

All stopping shall be sanded with 150 grit sandpaper so that the joins and depressions will not be detectable after the walls have been decorated.

## **JOINERY FITTINGS**

### **KITCHEN FITTINGS**

All joinery fittings are manufactured from Prefinished Composite board with colours selected by the client

The bench tops will be 600mm wide laminate with a Stainless steel sink insert, provision will be made for the Dishwasher space to be located near to the kitchen sink as indicated on the plans.

All units shall be fitted square, plumb and true in accordance with good trade practice.



# PLUMBING WORKS

## GENERAL

Provide all materials, labour and plant necessary to complete the work set out in the plans and Specification all in accordance with best trade practice and the requirements of the Territorial Authority and N Z Building Code 1992. The work will be carried out by a competent tradesman possessing the qualifications as set out in clauses 15 & 16 of NZS 671. Material usage will be consistent with sound trade practice and in no case inferior to any requirements of Section 1 and Sections 26-91 of NZS 671.

The Plumber shall give all usual notices to the Territorial Authority and shall uplift the permit before commencing the work. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where airlocks are likely to occur. Use easy bends and unless unavoidable, elbow fittings are not to be used. Copper tubing is to be secured in position by copper straps. all piping where practical is to be concealed. All work shall be left in a thoroughly sound and water tight condition and / or in perfect working order. In the event of any piping above the floor being exposed to view such pipework is to be 12.7mm copper pipe with chrome plating or similar.

## HOSE TAPS

Supply and fit two (2) brass hose cocks per dwelling in the position shown on the plan

## COLD WATER SUPPLY

Lay cold water supply from supply point in PVC pipe buried not less than 600mm. Take 12.7mm branches to all plumbing fittings and cylinders.

## HOT WATER SUPPLY

Supply and install above floor level a general purpose 180 litre mains pressure gas fired hot water cylinder. From the cylinder provide 12.7mm branches in polybutylene to all plumbing fittings. All pipework is to be completely wrapped and lagged in a suitable material and secured in position.

## VENTS AND SOIL STACKS

All soil stacks and back vents to wastes shall be in an approved rigid PVC. Where possible back vents and soil stacks will be concealed.

## WASTES

Join the WC pan to drain above floor level with an approved jointing method.

All other wastes shall be of an approved size and run in approved PVC piping or as approved by the Territorial Authority.

## PRESSURE

Where necessary provide a suitable pressure reducing valve, tempering valve and cocks all in accordance with the manufacturers instructions and Territorial Authority requirements. The Plumber will ensure that all pressure equipment and valves meet the Territorial Authority requirements.

## FIXING

The sink top, tub, and all vanity units will be supplied by others and the Plumber will be responsible for connecting only to these items.

## SPOUTING AND DOWNPIPES

Fit spouting and downpipes to the manufacturers specifications. All spoutings will be fixed straight and with even falls. Downpipes will be provided at the locations shown or agreed on site with the Contractor.

Spouting will be  
Downpipes will be

Coloursteel Rainwater system  
Marley square

## **SCHEDULE OF FITTINGS**

Sink Taps	Methven Centique CP
HWC	180litre Gas Fired mains pressure
Laundry Tub	Auto Drain Type
Bath	Englefield Duo or similar
Bath Taps	Methven BA 494 CP
Vanity (By Joiner)	Clearlite VB7
Vanity Taps	Methven BA 624 CP
Shower Tray Upper Floor	1000 x 1000 Englefield
Shower Ground Floor	Recessed slab with easi clean trap
Shower Mixer	Methven Futura F2010 CP
Shower Rose	Methven FU 115 CP
WC Pans	Caroma Trident White
WC Cistern	Caroma Uniset
Other Requirements	Plumb in Diswasher
	Plumb in Insinkerator Model 45
	Provide Easiclean trap to ground floor shower

## **DRAINLAYER**

### **PRELIMINARY**

The whole of the drainage works shall be carried out in accordance with the Territorial Authority and NZ Building Code, and to the satisfaction of the Territorial; Authority inspector.

### **GENERAL**

Provide all fittings necessary to complete the works and lay all drains to an even and consistent fall not less than 1 in 40.

### **SANITARY FITTINGS**

Fit WC pans to sewer connections.

Connect up vent pipes fixed by Plumber.

Provide all necessary Gulley Traps, inspection pipes, inspection bends and the like to complete the Sewer drains to the satisfaction of the Territorial Authority and NZ Building Code.

# **ELECTRICAL WORKS**

## **GENERAL**

Provide all materials, labour and plant necessary to complete the works as set out on the Plans and Specifications in accordance with the best trade practices, the current wiring Regulations, and to the satisfaction of the Supply Authority. Obtain all permits and give all notices prior to commencing the works.

## **MAIN CONNECTION**

Arrange with the Supply Authority to make connection to the house prior to completion.

## **METERBOARD**

Provide and fix the meter board where indicated on the drawings. It will be the responsibility of the Electrical Contractor to ensure that the meter board is of an adequate size for the proposed installation and the Electrical Contractor will ensure that the Owner is fully briefed on the various tariffs and charging rates of the Supply Authority and that adequate metering provision is provided within the meter board size.

## **SWITCHBOARD**

Provide and fit an internal fuseboard where indicated or agreed. The fuseboard location is to be such that easy access is provided.

## **LIGHTS**

Provide light points complete with shades and lamps as indicated on the drawings. Provide 100W lamps to main living areas and 75W lamps elsewhere. Hanging lights on sloping ceilings will finish 2200mm above floor level. Wall lights will be placed 1800mm above floor level ( Middle of 11th brd with the switch mounted in the middle of the 10th board ). External wall lights will be placed at a height of 1800mm.

## **SWITCHES**

All switches will be placed 1000mm above floor level unless instructed otherwise.

## **POWER POINTS**

Provide all power points as shown on the plan. All power points will be placed 300mm above floor level except in kitchen areas and the like where power points will be mounted 1000mm above floor level or at such a height to suit the appliance.

## **MATERIALS**

All switches and plugs will be flush type, ring grip rocker type, black in colour.

## **AERIAL AND EARTH POINTS**

Provide aerial connections with 3600mm of spare cable to the roof peak. The aerial cable will be of an adequate ohm rating to permit future high frequency pick ups.

## **ELECTRICAL SCHEDULE**

The following are included within the contract.

Single Power Points	4
Double Power Points	27
ELD Outlet	2
Pendant Lights	10
Down Lights	17
Batten Holder Lights	2
Internal Spot Lights	1
External Sensor Lights	2
Wall lights	6
External Eyebrow lights	2
External Soffit lights	4
Two way switches	4
Stove Connection	1
Hobb Connection	1
Dishwasher Connection	1
Wastemaster Connection	1
Rangehood Connection	1
TV Aerial Jacks	3
Telephone Jacks	3
Overhead Reciprocating Fan	1
Heated Towel Rail Outlets	2
Nightstore Outlet 3 Kw	1
Extract Fans to Bathroom & Ensuite	2
Other Items	

## **PAINTING AND POLYURETHANING**

### **GENERAL**

Paint or polyurethane walls or surfaces to the colour scheme selected by the Owner and the following Specification. All paints shall comply with NZS 521 and amendments.

### **WORKMANSHIP**

All work shall be carried out in accordance with the NZ Code of Practice for Painting. The Painter will be responsible for the protection of persons and works in the immediate vicinity of the painting operations, and shall supply all necessary dust covers, guards and the like. Care shall be taken in cutting in around glass surfaces and up to other finishes, hardware and the like. All splashes and disfigurements and the like will be removed by the Painter.

### **MATERIALS**

The materials used shall be of NZ manufacture and of an approved brand delivered in unbroken containers. Materials shall be applied strictly in accordance with the manufacturers recommendations.

## **EXTERNAL PAINTING**

Paint all external exposed woodwork with three coats of paint in accordance with the following:

- Prime all exposed timbers

- Stop and rub down after priming has dried, all nail holes and defects with best linseed oil putty, rub down as required to obtain a surface suitable for undercoating.

- Apply an approved undercoat suitable for the finishing coat as recommended by the manufacturer

- Apply a finishing coat to all exposed woodwork, glazing putties, metalwork and the like of an approved brand.

Paint all exposed External Concrete cement sheets with two coats of exterior quality PVA paint in a matt finish.

Clean down and apply one coat of calcium plumbate and two coats of anticorrosive paint to exposed metalwork

## **INTERNAL PAINTING**

Thoroughly prepare all surfaces to be painted or polyurethaned by stopping and carefully rubbing down to provide a suitable and adequate surface for later applications.

Painted woodwork shall be primed and painted walls sealed, undercoated and finished with two coats of semi gloss enamel in service areas and two coats of plastic paints in living areas.

## **POLYURETHANING**

Stop where necessary with linseed oil putty stained to match the surfaces where applied.

Remove all dirty marks from surfaces prior to sealing.

Apply one coat of sealer followed by one coat of Resene hard dry polyurethane. Allow to sand between coats as necessary to provide a first class finish. All polyurethane will be worked well into the vee grooves of boards and runs will be carefully brushed out.

External timber soffits shall be polyurethaned with three coats of antifungicidal varnish applied strictly in accordance with the manufacturers recommendations and undiluted.



# SCHEDULE OF FINISHES

## INTERIOR WALLS

Lounge	Lockwood Solid Timber	Polyurethaned
Dining Room	Lockwood Solid Timber	Polyurethaned
Kitchen	Lockwood Solid Timber	Polyurethaned
Master Bedroom, Study, WIR and Ensuite	Lockwood Solid Timber	Polyurethaned
Stairwell	Lockwood Solid Timber	Polyurethaned
WC & Bathroom	Lockwood Solid Timber	Polyurethaned
Bedroom 2 & 3	Lockwood Solid Timber	Polyurethaned
Entry	Lockwood Solid Timber	Polyurethaned
Garage	Framed	Gib Stopped

## INTERNAL CEILINGS

Lounge	Lockwood Solid Timber	Polyurethaned
Dining Room	Gibraltar Board	Stopped
Kitchen	Gibraltar Board	Stopped
Master Bedroom	Gibraltar Board	Stopped
WC & Bathroom	Gibraltar Board	Stopped
Stairwell	Lockwood Solid Timber	Polyurethaned
Bedroom 2 & 3	Lockwood Solid Timber	Polyurethaned
Entry	Lockwood Solid Timber	Polyurethaned
Garage	Framed	Gib Stopped

## WARDROBES

All wardrobes will be left natural, no polyurethane will be applied unless specifically requested by the owner

<b>SOFFITS</b>	Timber lined	Polyurethaned
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## EXTERNAL WALLS

House and Garage	Lockwood Tanalised Radiata	Stained
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## INTERNAL DOORS AND FRAMES

All Interior Doors	Hollow Core	Painted
All Interior Door Frames	Pine	Polyurethaned

## EXTERNAL WINDOWS AND DOORS

Exterior	Powder Coated Aluminium	Karaka Green
Interior	Pine Subframes	Polyurethaned

## ROOF

Colourtile G2Z	Prefinished	Karaka Green
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## FASCIA & BARGE BOARDS

250x40 Timber	Painted Karaka Green
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## SHOWER LININGS

Upstairs	Hardiglaze	Prefinished ( White )
Ground Floor	Moulded Vinyl Lining	Prefinished to an approved colour

## SHOWER DOORS

Safety Glass	Embossed Styrene in white powder coated aluminium frames
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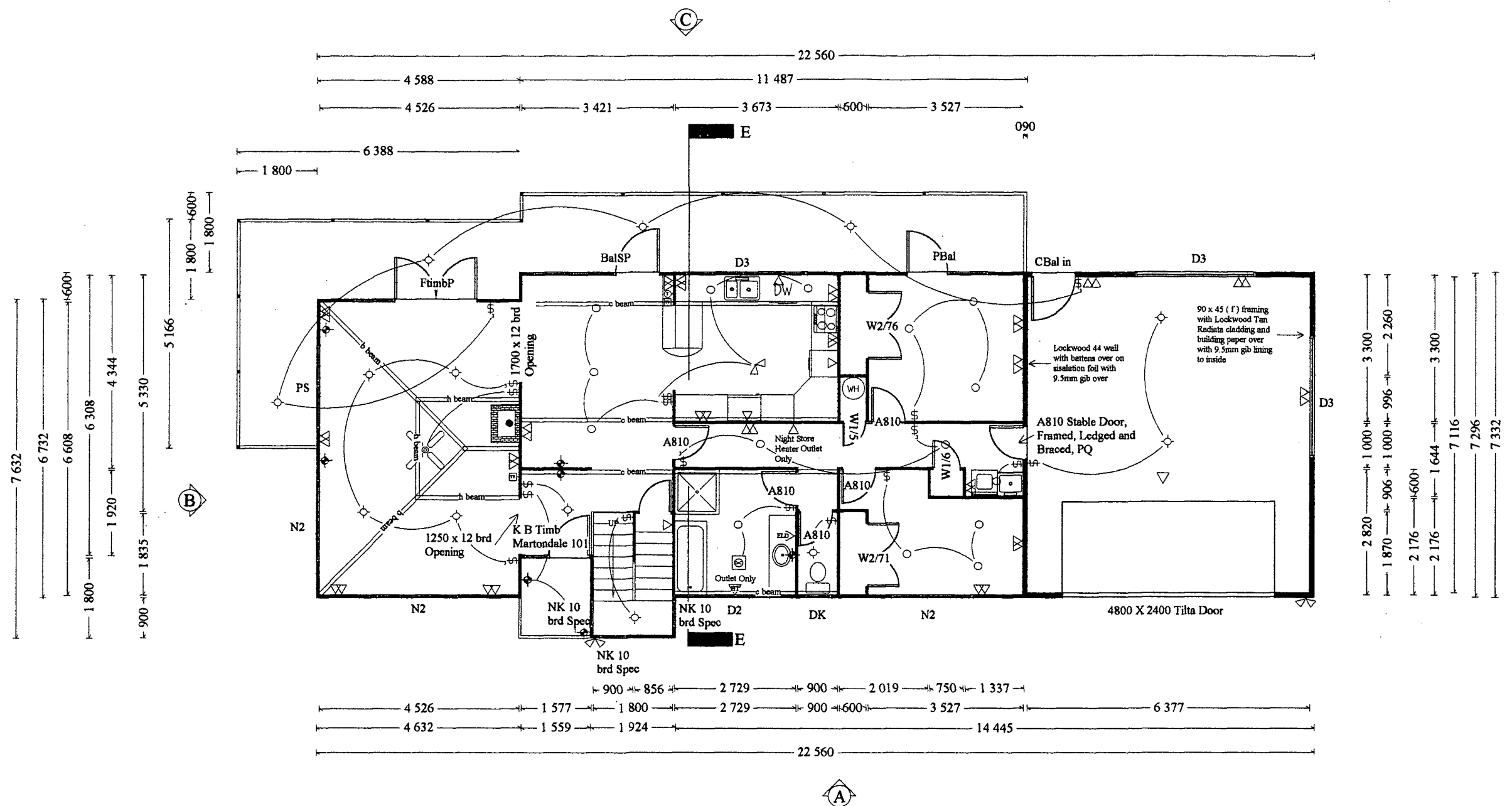
## FLOOR FINISH

Particle Board Upper Floor	Builders Cut Sanded
Concrete Ground Floor	Power floated

## **EQUIPMENT**

Fisher and Paykel Hobb Top  
Fisher and Paykel Under Bench Oven  
Range Hood over cook top  
Automatic Door Opener  
Fisher and Paykel Dishwasher  
Insinkerator Model 45

Revision 01 Jan 1999  
Lighting added and extended  
Power points amended to double  
Cross wall added to dining / entry  
Ceiling extract fans added to bathrooms  
Vanities extended  
Kitchen layout amended  
Stable door to laundry / garage entry



Ground Floor Plan

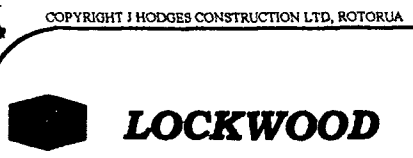
ELECTRICAL KEY

- single power point
- double power point
- light outlet
- range outlet
- switch
- sensor light //
- spot light
- TV jack point
- telephone jack
- shaver outlet
- recessed downlight

Scale 1 : 75



ELEVATION KEY



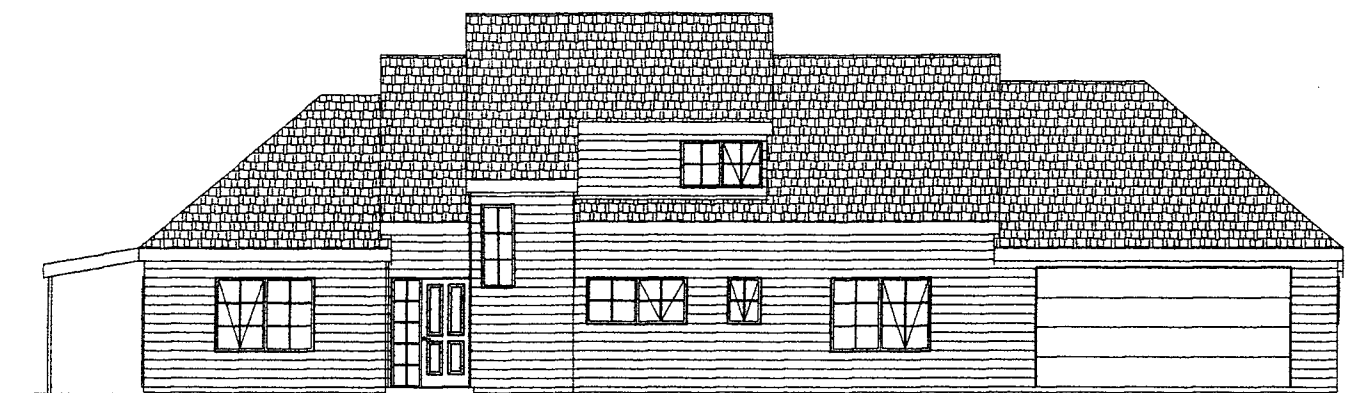
HODGES CONSTRUCTION LTD  
P O BOX 473 ROTORUA PH 347 6338  
DESIGN & BUILD

PROPOSED HOME FOR **BRYON & PHILIPPA SOMERVELL**  
**LOT 6, LAKENHEATH**  
DESIGN CALAIS MODIFIED **KAWAHA POINT, ROTORUA**

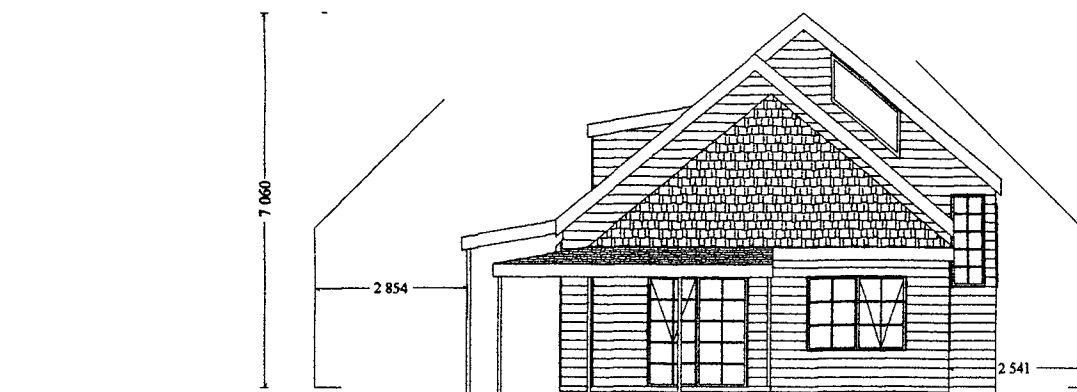
DRAWING **Ground Floor**  
FLOOR AREA **HOUSE 146.30 m<sup>2</sup>**  
**GARAGE 46.80 m<sup>2</sup>**

SHEET **1 of 4**  
DATE **DEC 1998**  
REV 01  
DESIGN BY **JHCL**

**Revision 01 Jan 1999**  
 Lighting added and extended  
 Power points amended to double  
 Cross wall added to dining / entry  
 Ceiling extract fans added to bathrooms  
 Vanities extended  
 Kitchen layout amended  
 Stable door to laundry / garage entry



ELEVATION A

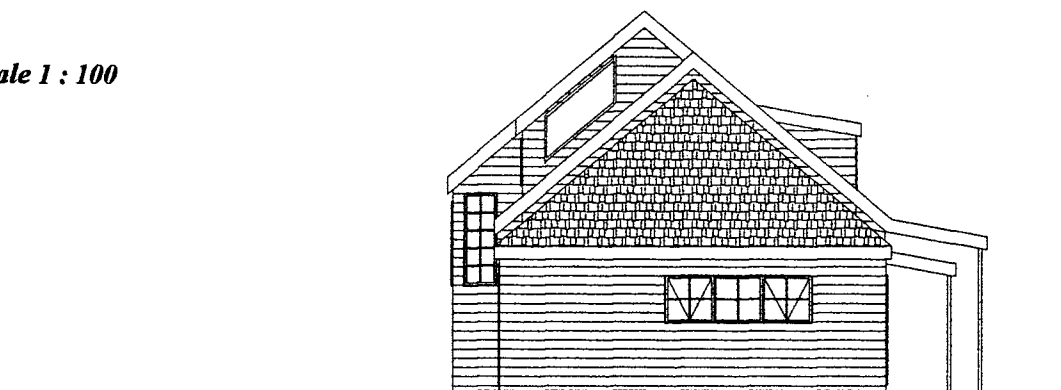


ELEVATION B



ELEVATION C

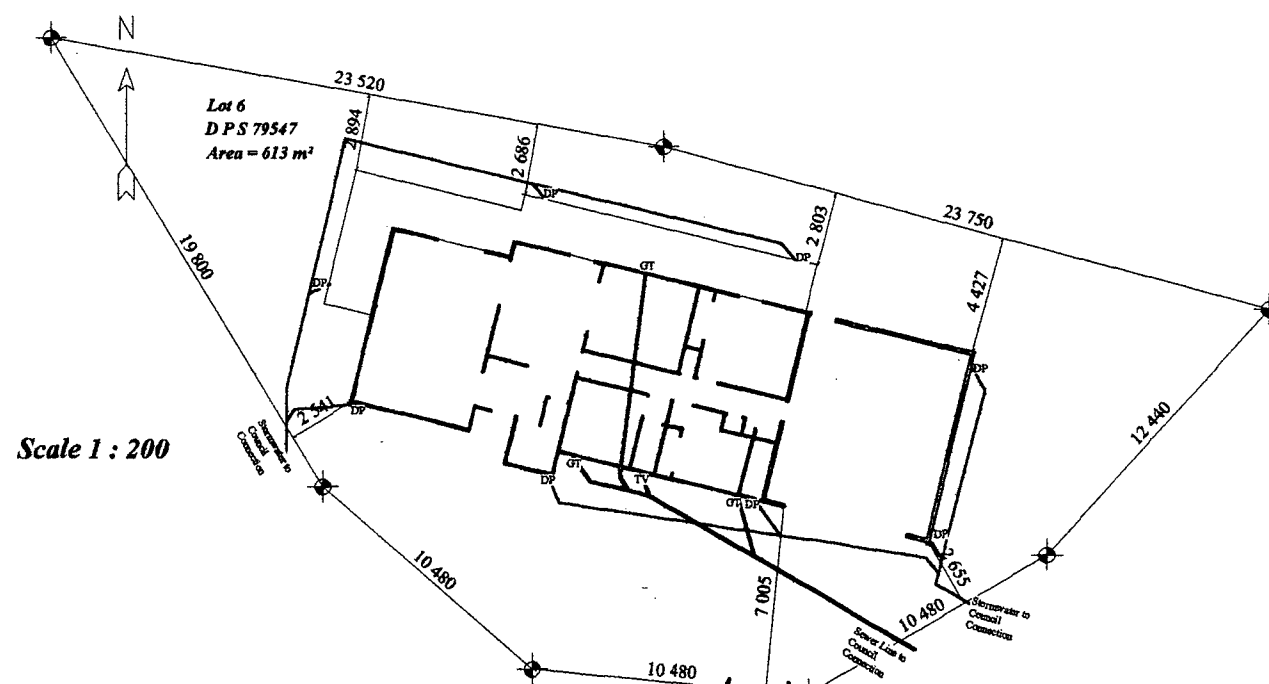
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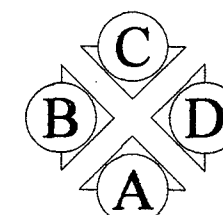
ELEVATION D

ELECTRICAL KEY

- single power point
- double power point
- light outlet
- range outlet
- switch
- sensor light // spot light
- TV jack point
- telephone jack
- shaver outlet
- recessed downlight



Scale 1 : 200



ELEVATION KEY

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**HODGES CONSTRUCTION LTD**  
 P O BOX 473 ROTORUA PH 347 6338  
**DESIGN & BUILD**

PROPOSED HOME FOR **BRYON & PHILIPPA SOMERVELL**  
**LOT 6, LAKENHEATH**  
 KAWAHA POINT, ROTORUA  
 DESIGN CALAIS MODIFIED

**DRAWING** Elevations and Site Plan  
**FLOOR AREA** HOUSE 146.30 m²  
 GARAGE 46.80 m²

**SHEET** 3 of 4  
**DATE** DEC 1998  
 REV 01  
**DESIGN BY** JHCL

# ROTORUA DISTRICT COUNCIL P28358

## APPLICATION FOR A BUILDING CONSENT

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

APPLICATION NUMBER 99/0424



### PART A : GENERAL

(Complete Part A in all cases)

#### 1. OWNER

#### 2. CONTACT (If not owner)

Name <u>B &amp; P Somervell</u>	Contact Name <u>John Hodges</u>
Postal Address <u>P.O. Box 473</u> <u>ROTORUA.</u>	Postal Address <u>J. Hodges Construction Ltd</u> <u>P.O. Box 473, Rotorua</u>
Phone Number <u>3476 338</u>	Phone Number <u>3476 338</u>
Fax Number <u>349 2013</u>	Fax Number <u>349 2013</u>

#### 3. PROJECT LOCATION

Address: 38 Gemini A.  
LAKENHEATH, KAWANA POINT, Rotorua.

#### 4. LEGAL DESCRIPTION

Valuation Number <u>6542/38.11</u>		OFFICE USE ONLY Property ID: <u>P60102</u>	
Lot(s) (Section) <u>6</u>	DP/S (Block) <u>79547</u>	Lot Area(s) m <sup>2</sup> /ha <u>613m<sup>2</sup></u>	No. of new toilets/urinals <u>2</u>

#### 5. PROJECT

5.1 New Building <input checked="" type="checkbox"/>	5.2 Intended Life Indefinite but not less than 50 yrs <input type="checkbox"/>	5.3 Description of Work: <u>New Lockwood Dwelling</u>
Alteration <input type="checkbox"/>	or	5.4 Intended Use(s) (in detail) <u>Dwelling</u>
Relocation <input type="checkbox"/>	Specified as <input type="checkbox"/> yrs	5.5 Estimated Value: \$ <u>220,000-00</u> (GST INCL)
Demolition <input type="checkbox"/>		

☐ 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: [Signature]

Name: J. HODGES Date: 23/3/99  
(PLEASE PRINT)

Office Use Only <b>TARGET DATE</b> <u>9 / 4 / 99</u>
--



## 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 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 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: .....

Address: .....

Phone Number: ..... Fax Number: .....

## BUILDER

Name: .....

Address: .....

Phone Number: ..... Fax Number: .....

## DRAINLAYER

Name: ..... John R Stevenson ..... Reg. No. ....

Address: .....

Phone Number: ..... Fax Number: .....

## PLUMBER

Name: ..... Les Cannon ..... Reg. No. ....

Address: .....

Phone Number: ..... Fax Number: .....

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

1.	
Floor Area of Proposed Work	Area square metres
<b>Buildings Other Than Detached Accessory Buildings:</b>	sq.m.
Floor	sq.m.
Basement	sq.m.
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total	sq.m.
<b>Detached Accessory Buildings:</b>	Area square metres
Garage	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

**FOR OFFICE USE ONLY**

FEES		
Fees paid on Application	\$	c
Plan Review <sup>S480182</sup> <sub>24/3</sub>	500	
Project Information Mem.		
<b>TOTAL FEE GST incl.</b>		
Fees payable on approval	\$	c
Building Consent	500	
Footpath Damage Deposit	200	00
Crossing Deposit		
BRANZ Levy	220	
B.I.A. Levy	143	
Water Connection	450	00
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond		
Reserve/Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
<b>APPROVAL TOTAL</b>	1513	

CONSENT ISSUE AUTHORITY	
Receipt No.	5486390/1
Date of Issue	12.4.99
Authorised By	<i>[Signature]</i>
Date authorised	8-4-99

REFERRALS	
SENT	RETURNED
Structural	

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

31 March 1999

Please Quote: P60102

Doc. No: 113664

B & P Somervell  
C/- John Hodges  
PO Box 473  
ROTORUA

Dear Sir/Madam,

**NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION**  
**PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)**  
**APPL NO. 99/0424 - PROPOSED NEW DWELLING/GARAGE**  
**STREET ADDRESS - 38 GEMINI PLACE**

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

**Planning:**

Please confirm that ground level shown on the elevations is natural ground level and that the maximum height of the dwelling does not exceed 7.5 metres above natural ground level.

**Plumbing and Drainage:**

Craftsman plumber and registered drainlayer to be nominated on consent form.

**Resources:**

1. As there is only one existent stormwater connection shown on our "As Built" plans, please amend both drainage plans accordingly to show disposal to the existing connection.
2. As vehicular access is to an Access Lot, an RD13 vehicle crossing is optional.
3. With regard to inundation, and as per the Consent Notice of the title, floor levels of habitable buildings must be a minimum 281.6m Moturiki Datum. Please amend both sets of plans accordingly.

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

B. P. Somervell  
c/- John Hodges  
P.O. Box 473  
Rotorua

PLEASE QUOTE: P60102

Dear Sir

**NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION BUILDING REGULATIONS 1992 SECTION 6 (2)**

Appn No. 99,0424 - Proposed New Dwelling/Garage

Street Address: 38 Gemini Place

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

COMMENTS Planning

Please confirm that ground level shown of the elevations is natural ground level & that the maximum height of the dwelling does not exceed 7.5m above natural ground level.

And Craftsman plumber & req drainage to be nominated on consent form.

Building

Issues

1. As there is only one existent stormwater connection shown on our "As Built" plans, please amend both drainage plans accordingly to show disposal to the existing connection.
2. As <sup>vehicular</sup> access is to an Access Lot, an RD13 vehicle crossing is optional.
3. With regard to inundation and as per the Consent Notice on the title, floor levels of habitable buildings must be ~~28~~ a minimum 281.6m Moturiki Datum. Please amend both sets of plans accordingly.



**BUILDING CONSENT PROCESSING SHEET**

CONSENT NUMBER: 60/99/

0424

DATE RECEIVED:

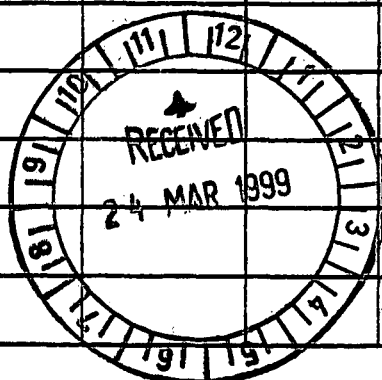
24/3/99 P60102

SITE ADDRESS

38 Gemini Pl

INV 8/4

ACTION / OFFICER	REVIEW	DATE	TIME TAKEN	APPRO	DATE
Check Appln - Bldg Officer	<i>[Signature]</i>	24/3	Hours Min. .		
Prepare File & Data Entry			Hours Min. 15.	LS	25.3.99
C.P.C. Planning <i>Reg B.</i>	<i>[Signature]</i>	25/3	Hours Min. .	Tina	7/3/99
Drafting			Hours Min. 25.	Sab	20/4/99
Controlled Activity / Resource Consent			Hours Min. .		
Building Officer			Hours Min. 20.	<i>[Signature]</i>	27.3.99
Plumbing & Drainage	<i>[Signature]</i>	26.3.99	Hours Min. 10.	<i>[Signature]</i>	8.4.99
Pollution Control Officer			Hours Min. .		
Dangerous Goods / Geoth			Hours Min. .		
Resource Engineer <i>+15 +15</i>	<i>[Signature]</i>	20.3.99	Hours Min. 35.	<i>[Signature]</i>	8.4.99
Environmental Health			Hours Min. .		
Recreation & Community			Hours Min. .		
Fees			Hours Min. .		
Disabled Facilities			Hours Min. .		
Update Date Entry			Hours Min. .		
Issue Tax Invoice			Hours Min. .		
Issue Building Consent			Hours Min. .		
Fax Costs			Hours Min. .		
Land Fill					
Flood Prone					
			Hours Min. .		



Resource Consent:

Activity: Controlled/Discretionary/Non-Complying

Requested:

Received:

Waiting for further info:

Approval:

24 February 1999

Lockwood Buildings Ltd  
Private Bag RO 3034  
**ROTORUA**

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH	
Date <u>12.4.99</u>	Consent Number <u>59/0429</u>
Officer <u>[Signature]</u>	

Attention: **Mr D. MacFarlane**

Dear Sir,

**RE: SOMERVELL RESIDENCE, KAWAHA POINT      OUR REF: 10210**

As requested we have completed the structural design work, and provide below our report. Limited engagement as our quotation dated 16 Feb 1999.

Drawings Nos 1 and 2 and detail sheet 1, Ref: 10210 accompany this report.

**1. DESIGN BASIS**

All structural design has been based on Medium Wind and Earthquake A in terms of NZS 3604 (1990).

**2. LATERAL BRACING**

Bracing Unit calculations are attached for both floors of the residence and for the garage. Tie rods shown on Drawing No. 1. Additional Bracing Unit capacity was needed in some areas, and 15.0mm construction ply, and 9.5mm gibraltar board has been used in some areas to add to bracing capacities.

- (i) In the garage Gib 1 bracing panels have been incorporated for Q1, Q2, R1, and R2, bracing panels as Clause 3 below.
- (ii) At the division wall between the Living and Dining Rooms 15.0mm construction ply has been incorporated at the N1 bracing panel as Clause 4 below.

**3. GIB 1 BRACING PANELS IN GARAGE**

Panels Q1 and Q2, R1 and R2 lengths as on plan and with Pryda angle bracing full length of each panel. Extended under window R2 to provide 1.8m plan length of brace.  
Onto 100 x 50 framed walls throughout. Construct using 9.5mm gibraltar board to Gib 1 standard specifications, incorporating 38 x 38 Pryda angle bracing for the plan lengths of bracing specified.

4. PLY BRACING PANELS AT LIVING-DINING WALL

Panel N1 Double tie rods at each end of wall as shown. Six S profile floor cleats fully nailed to floor and walls. 15mm construction ply sheet in position shown 1.0m wide, full height of wall to U/S of first floor. Generally in accordance with Test Panel No 16 data sheet attached.

5. S PROFILES

On all exterior Lockwood walls - at 900mm maximum c/c, fully nailed into floors and walls.

6. INTERIOR SEATING PROFILES

On all interior walls - at 900mm maximum c/c, fully nailed into floors and walls.

7. TIE RODS

10  $\phi$  galvanised throughout. Refer Drawings No.1 and 2 for location. Lockwood standard fixing details apply top and bottom.

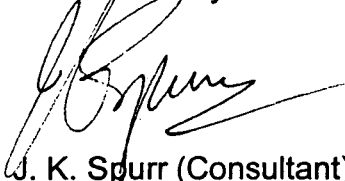
8. 180 x 75 RSC GARAGE LINTEL

Refer plan and detail sheet 1. Site check length before fabrication.

We enclose the Bracing Unit calculations.

Please advise if we can assist further in this matter in any way.

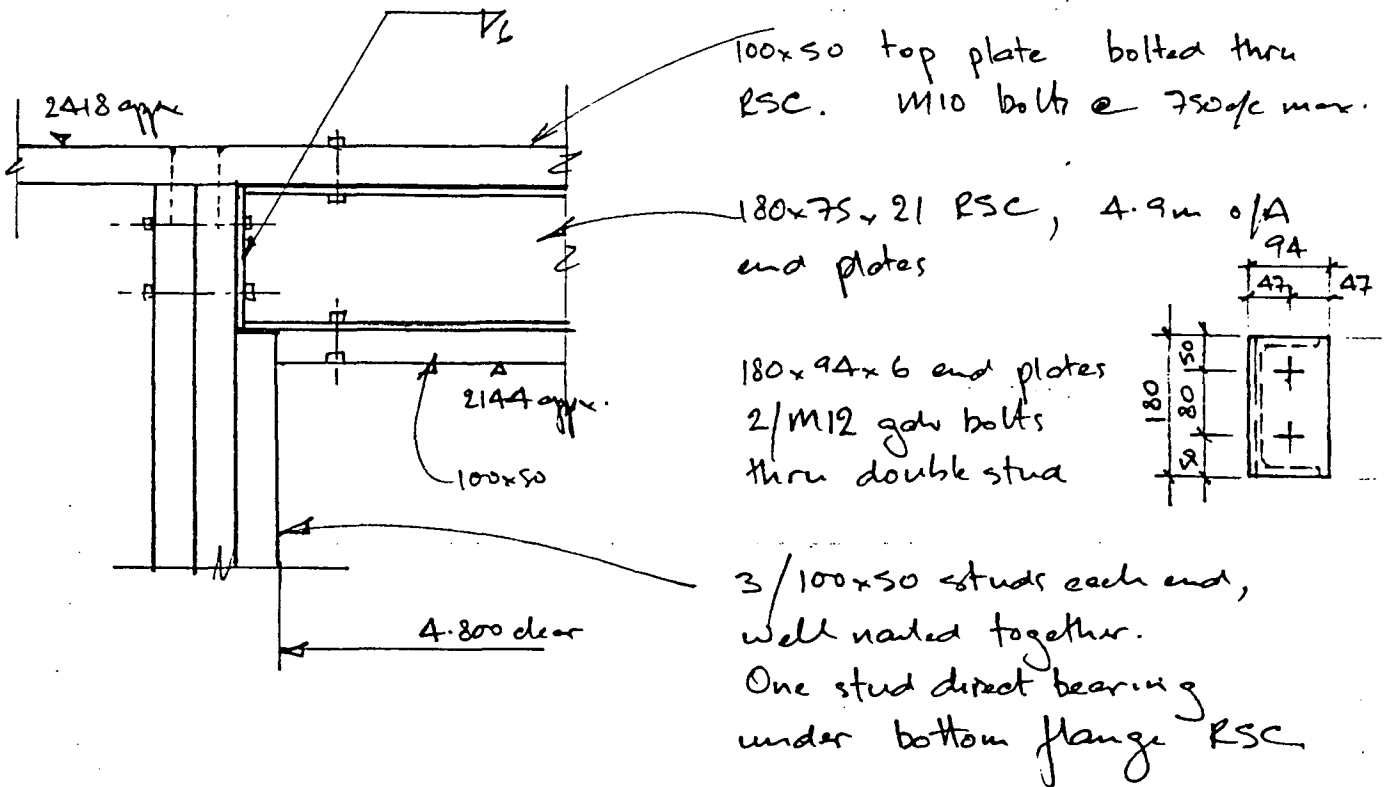
Yours faithfully



J. K. Spurr (Consultant)

**BSK CONSULTING ENGINEERS LTD**

	JOB REF: 10210
	DATE
	SHEET 1 OF



Detail on 180 RSC.

Scale 1:10.

# LOCKWOOD WALL BRACING CALCULATION SHEET A

P1

## Job Details

Name	<u>Somerville</u>		
Street and Number			
Lot and DP Number	<u>6 Lakenheath</u>		
City/Town/District	<u>Kawaho Pt</u>		
Location of Storey:	<del>single/upper of two</del> lower of two		
Building height to apex	<u>6.0</u> m	Roof weight	<del>light</del> /heavy
Roof height above eaves	<u>4.0</u> m	Cladding weight	<del>light</del> /heavy
Stud height	<u>2.4</u> m	Room in roof space	yes/no
Average roof pitch	<u>40</u> degrees	Gross Building Plan Area GPA =	<u>192</u> m <sup>2</sup> <u>50m<sup>2</sup></u>
Building Length BL =	<u>22.6</u> m		
Building width BW =	<u>8.2</u> m		
Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW			
Note: For heavy roofs use the roof plan at eaves level to determine GPA			

## Wind Zone

Determine Wind Zone by application of NZS 3604 Figures 2.3 and 2.4 and Tables 2.4 and 2.5				
LOW <input type="radio"/>	MEDIUM <input checked="" type="radio"/>	HIGH <input type="radio"/>	VERY HIGH <input type="radio"/>	SPECIAL DESIGN <input type="radio"/>

## Earthquake Zone

Select E/Q Zone from Fig. 2.2 NZS 3604	A <input checked="" type="radio"/>	B <input type="radio"/>	C <input type="radio"/>
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## BU's required Wind

W along =	<u>72.5</u>	BU's/m	<u>to gable</u>
W across =	<u>81</u>	BU's/m	
Total wind load,			
W along x BW =	<u>595</u>	BU's	
W across x BL =	<u>1831</u>	BU's	

## BU's required Earthquake

E =	<u>7.8</u> BU's/m <sup>2</sup>	( <u>5.4</u> single)
Note: For a room in the roof space use E + 1 (See NZS 3604 Cl.6.3.2.5)		
<u>7.8 x 50 + 142 x 5.4</u>		
Total earthquake load,		
EQ ALONG and EQ ACROSS		
E x GPA BU's =	<u>1157</u>	BU's

# LOCKWOOD WALL BRACING CALCULATION SHEET B

Along

Wall or Bracing Line		Bracing Elements Provided			Test Panel Capacities		
Line label	Min BUs Required	Bracing Element No.	Bracing Type	Length Element (m)	Test Panel Length	B/U Wind achieved	B/U E/Q achieved
A	1157x0.4 290	A1	UW6	4.6	7.35		230
		A2	"	3.6	.		230
B	1157x0.1 580	B1	UW5	3.7	3.208		306
		B2	UW11	2.2	2.20		246
C	1117x0.25 290	C1	Sum UW10	5.5			336
D							
E							
Total B/U Achieved							1348
From Sheet A Total B/U Required						595	1157

If Wind required > E/Q required complete the Wind achieved column only. If E/Q required > 1.25 Wind required complete the E/Q achieved column only. Otherwise complete both Wind and E/Q. achieved columns.

Across

Wall or Bracing Line		Bracing Elements Provided			Test Panel Capacities		
Line Label	Min. BUs Required	Bracing Element	Bracing Type	Length Element (m)	Test Panel Length	B/U Wind achieved	B/U E/Q achieved
M	81 x 2.4 194	M1	UW 6	3.4	3.35	195	
		M2	Sum UW 14	3.4	4.0	154	
N	81 x 4 324	N1	UW 66	2.5	1.786	328	
O	81 x 3.6 292	O1	Sum UW 5	3.0	3.208	275	
P	81 x 4.0 324	P1	UW 5.	3.4	3.208	306	
Q	81 x 5.4 432	Q1	6x1	3.3	80/m	264	
		Q2	-	3.0	-	240	
R	81 x 3.25 263	R1	-	3.2	-	256	
		R2		1.8	75/m	135	
Total B/U Achieved						2193.	
From Sheet A Total B/U Required						1831.	1157

75%  
90%

Not achieved



# LOCKWOOD WALL BRACING CALCULATION SHEET A

## Job Details

Name	<u>Somerville</u>		
Street and Number			
Lot and DP Number			
City/Town/District			
Location of Storey:	<u>single/upper of two</u> <del>lower of two</del>		
Building height to apex	<u>3.8</u> m	Roof weight	<del>light</del> /heavy
Roof height above eaves	<u>2.0</u> m	Cladding weight	<del>light</del> /heavy
Stud height	<u>2.4</u> m	Room in roof space	yes/ <del>no</del>
Average roof pitch	<u>45</u> degrees	Gross Building Plan Area GPA =	<u>50</u> m <sup>2</sup> <i>Angus 85m</i>
Building Lenth BL =	<u>11.0</u> m	<i>say</i>	
Building width BW =	<u>7.6</u> m		
Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW			
Note: For heavy roofs use the roof plan at eaves level to determine GPA			

## Wind Zone

Determine Wind Zone by application of NZS 3604 Figures 2.3 and 2.4 and Tables 2.4 and 2.5									
LOW	<input type="radio"/>	MEDIUM	<input checked="" type="radio"/>	HIGH	<input type="radio"/>	VERY HIGH	<input type="radio"/>	SPECIAL DESIGN	<input type="radio"/>

## Earthquake Zone

Select E/Q Zone from Fig. 2.2 NZS 3604	A	<input checked="" type="radio"/>	B	<input type="radio"/>	C	<input type="radio"/>
--	---	----------------------------------	---	-----------------------	---	-----------------------

## BUs required Wind

W along =	<u>40.5</u>	BUs/m	<i>kgall</i>
W across =	<u>37</u>	BUs/m	
Total wind load,			
W along x BW =	<u>308</u>	BUs	
W across x BL =	<u>402</u>	BUs	

## BUs required Earthquake

E =	<u>5.4</u>	BUs/m <sup>2</sup>
Note: For a room in the roof space use E + 1 (See NZS 3604 Cl.6.3.2.5)		
Total earthquake load,		
EQ ALONG and EQ ACROSS		
E x GPA BUs =	<u>459</u>	BUs

# LOCKWOOD WALL BRACING CALCULATION SHEET B

Along

Wall or Bracing Line		Bracing Elements Provided			Test Panel Capacities		
Line label	Min BUs Required	Bracing Element No.	Bracing Type	Length Element (m)	Test Panel Length	B/U Wind achieved	B/U E/Q achieved
A	230	A1	UWS	3.6	3.208		306
B	230	B1	Sum UWS 10	4.7	4.722	5	336
C							
D							
E							
Total B/U Achieved							642
From Sheet A Total B/U Required						308	459

If Wind required > E/Q required complete the Wind achieved column only. If E/Q required > 1.25 Wind required complete the E/Q achieved column only. Otherwise complete both Wind and E/Q. achieved columns.

Across

Wall or Bracing Line		Bracing Elements Provided			Test Panel Capacities		
Line Label	Min. BUs Required	Bracing Element	Bracing Type	Length Element (m)	Test Panel Length	B/U Wind achieved	B/U E/Q achieved
M	50	M1	UWS	3.6	3.208	306	313
N	37x3.6 133	N1	-	3.6	-	306	313
O	37x2.3 86	O1	-	3.8	-	306	313
P							
Q							
Total B/U Achieved						918	939
From Sheet A Total B/U Required						407	459