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GREAT LAKE TAUPŌ

Taupō District Council

Property File

Property File No: REF261007036

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

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PIM application - A328861

Building Construction Category

☒ 1 ☐ 2 ☐ 3 ☐ 4

PIM / Application No. BC-080356

Date Received _____

Date Issued _____

Site File No. 861-4

Form 2

APPLICATION FOR BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM

Section 33 or section 45, Building Act 2004

THE BUILDING

Street address of building:

[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]

4 Prince place
Taupo

Legal description of land where building is located

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

Subdivision Consent [if applicable] _____

Valuation No. 0730048200 Lot No. 33

DPS 346240 Section 32 671

Block 388922 Survey District

Building name: _____

Location of building within site/block number:

[include nearest street access]

Number of levels: _____

[include ground level and any levels below ground]

Level/unit number: _____

[insert level/unit number if applicable]

Area: 179.66 m²

[total floor area; indicate area affected by the building work if less than the total area]

Current, lawfully established, use:

[include number of occupants per level and per use if more than 1]

Year first constructed: _____

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

Expected completion date: Dec 09

[insert month year]

THE PROJECT

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

New Home

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

Yes ☐ No ☒

If Yes, provide details of new use:
[provide description of new use]

List building consents previously issued for this project (if any)
[list who issued the consent, the date of issue and the consent number]

Intended life of the building
if less than 50 years 100

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):
[state estimated value as defined in section 7 of the Building Act 2004] \$ 300,000

Number of Toilet Pans: _____
[Commercial properties only]

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

[refer to District Plan]

☐ Yes

☐ No

BUILDING PRACTITIONERS

Builder:

Business/Name: Penny Hong
Phone: 370154 Mobile: _____
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

Designer/Architect:

Business/Name: J. L. Design
Phone: 3771995 Mobile: _____
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

Plumber/Gas Fitter:

Business/Name: C. S. Lee
Phone: _____ Mobile: 027 348 7473
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

Drainlayer:

Business/Name: Kelvin Price
Phone: _____ Mobile: 021 585214
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

Electrician:

Business/Name: Gray Electrical
Phone: _____ Mobile: 021 562 532
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

[illegible]

The following are involved in the project

- ☒ Subdivision
 - ☐ Alteration to land contours
 - ☒ New or altered connections to public utilities
 - ☐ New or altered vehicle access
 - ☒ Disposal of stormwater and wastewater
 - ☐ New or altered location and/or external dimensions of building
 - ☐ Building work over or adjacent to any road or public place
 - ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
 - ☐ Other matters known to the applicant that may require authorisations from the territorial authority: specify

The following plans and specifications are attached to this application:

I request that you issue a [project information memorandum / project information memorandum and building consent / building consent] *[delete which is not applicable]* for the building work described in this application

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

Date:

29th Apr. 2008

Certificate of Title - A328862



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier 355670
Land Registration District South Auckland
Date Issued 16 October 2007

Prior References

190070

Estate Fee Simple
Area 671 square metres more or less
Legal Description Lot 33 Deposited Plan 388922

Proprietors
Wayne Ronald Butler and Lorna Daphne Butler

Interests

Land Covenant in Transfer 6413364.9 - 10.5.2005 at 9:00 am
Fencing Agreement in Deed 6413364.10 subject to Section 6(2) Fencing Act 1978 - 10.5.2005 at 9:00 am
7455537.1 Encumbrance to Jarden Properties Limited - 10.7.2007 at 9:00 am
7578032.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.10.2007 at 9:00 am
7578032.5 Encumbrance to Jarden Properties Limited - 16.10.2007 at 9:00 am
Land Covenant in Transfer 7578032.6 - 16.10.2007 at 9:00 am
Subject to a right (in gross) to drain sewage over part marked AA on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.8 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.8 are subject to Section 243 (a) Resource Management Act 1991



T 1/14

Land District: South Auckland

Digitally Generated Plan

Generated on: 25/10/2007 11:08am Page 6 of 19

Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

Surveyor: Hamish Grant Crawford
Firm: Truebridge Callender Beach (Wellington)

Digital Title Plan
DP 388922

Deposited on: 16/10/2007

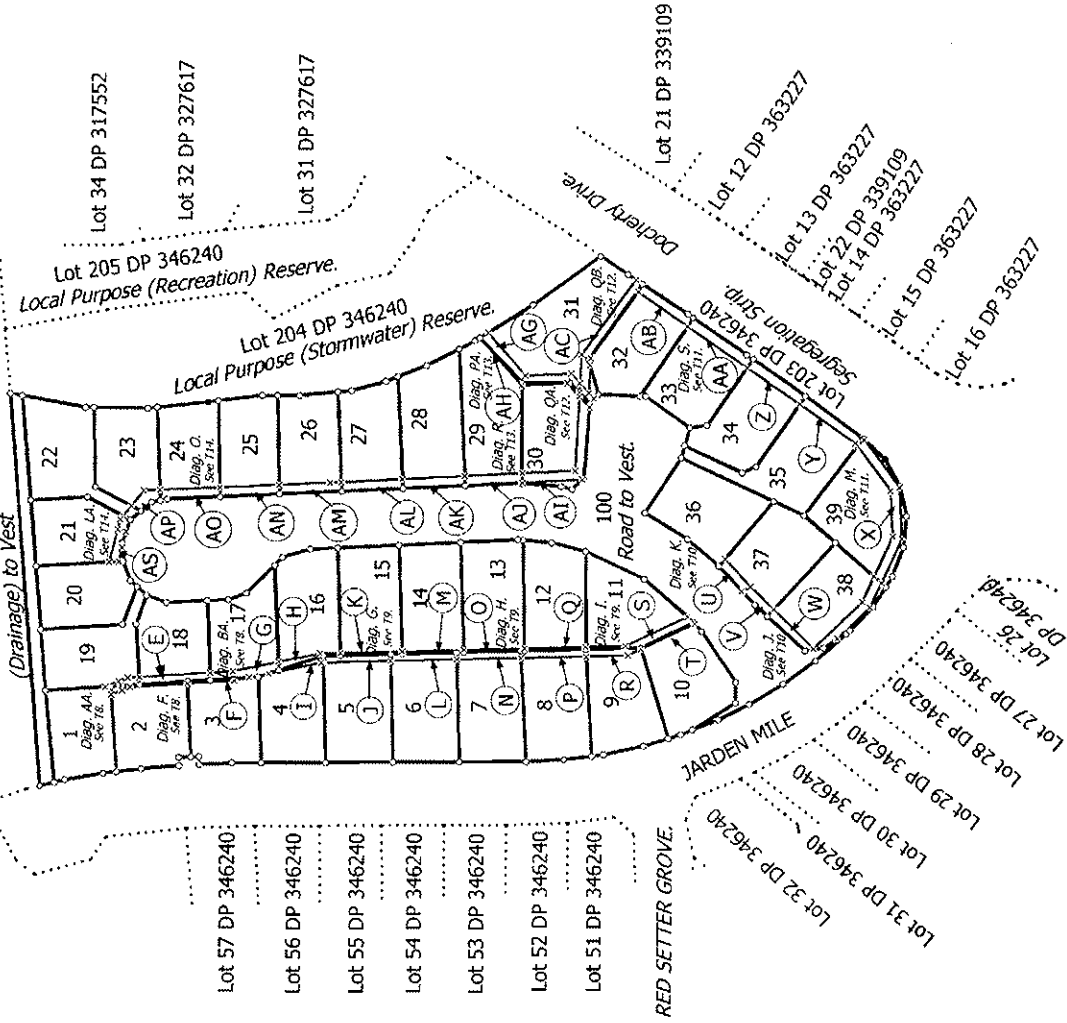


Non Primary

Lot 200 DP 346240

200

Local Purpose Reserve.
(Drainage) to Vest



T 2/14

Land District: South Auckland

Digitally Generated Plan

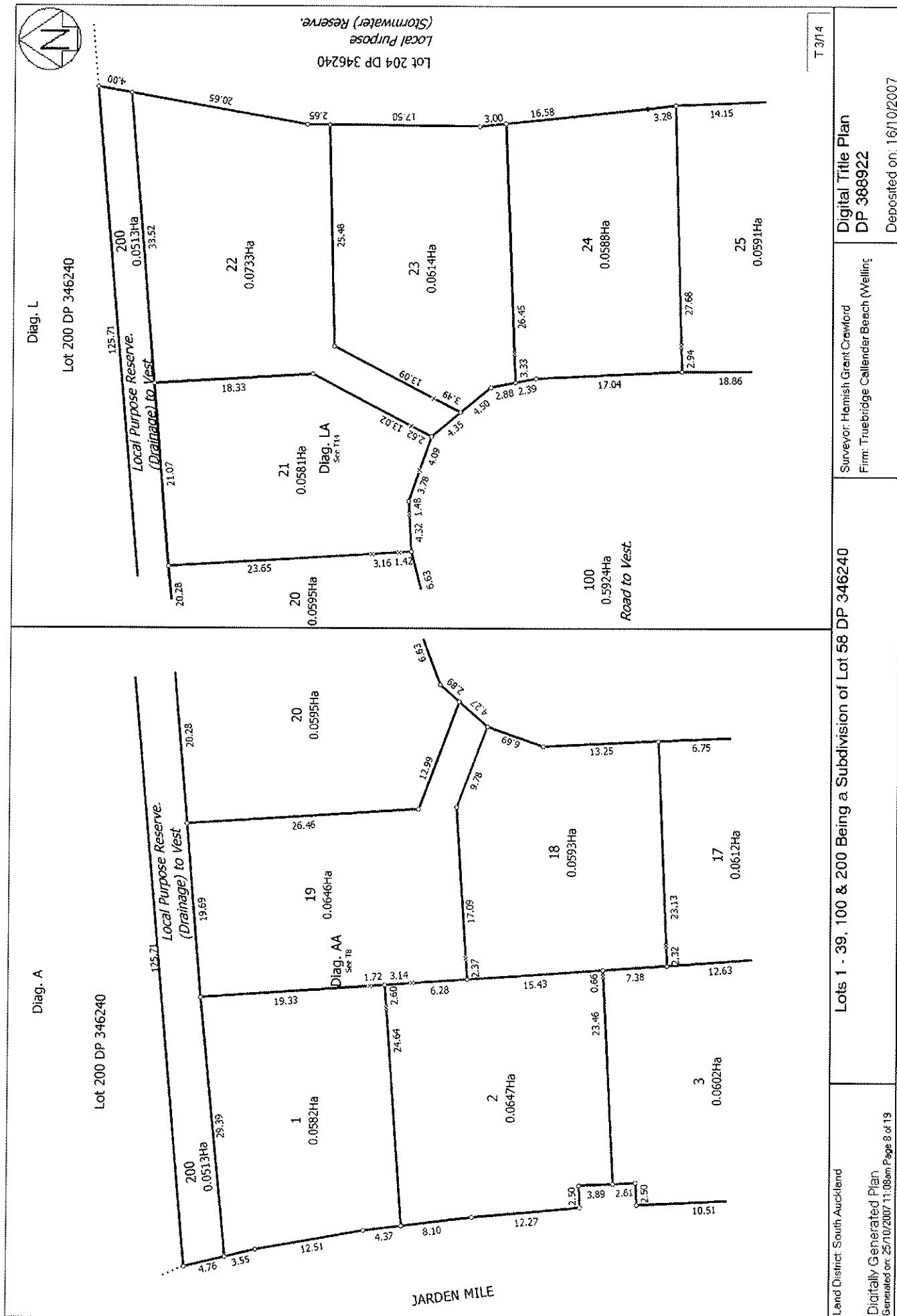
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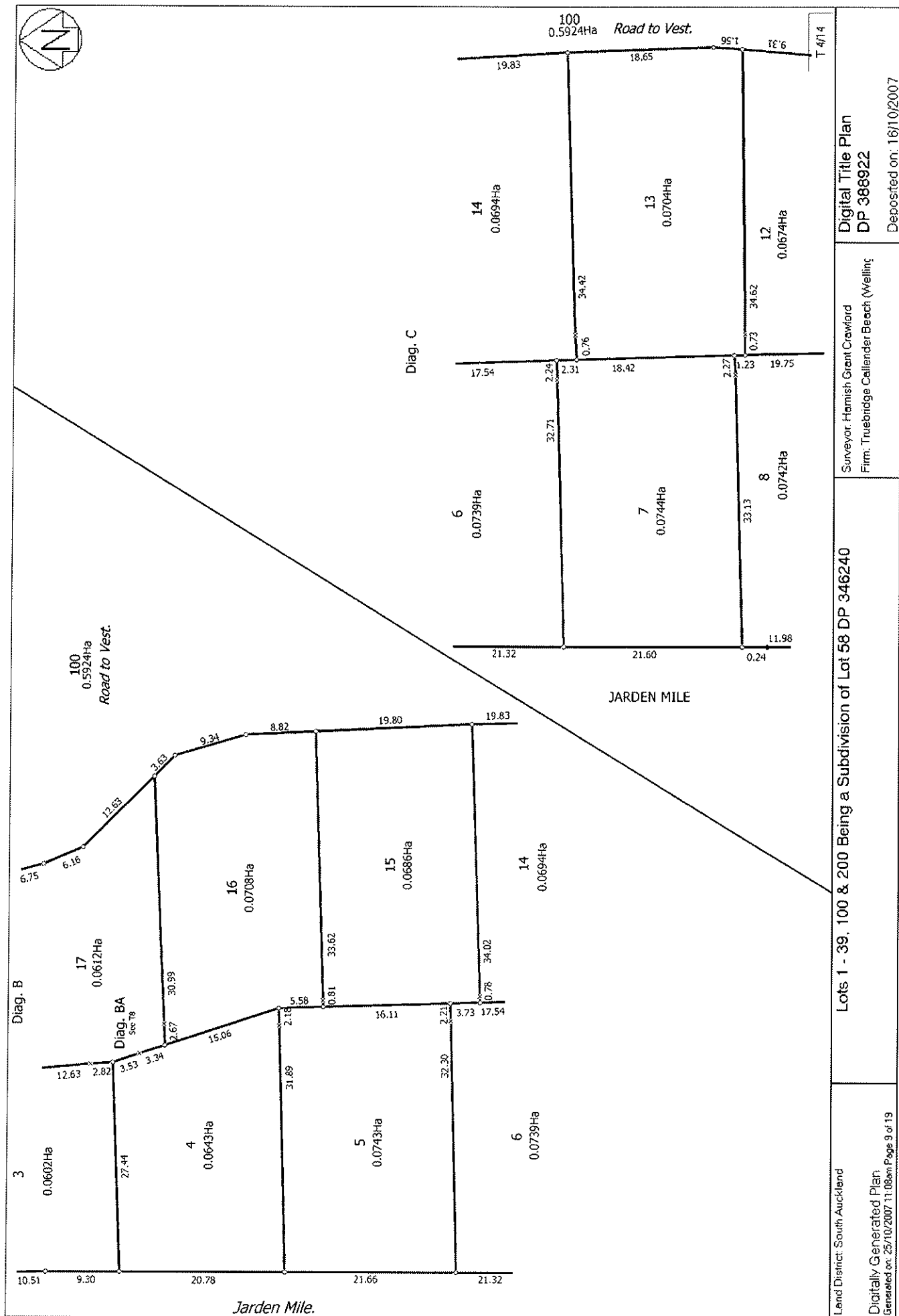
Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

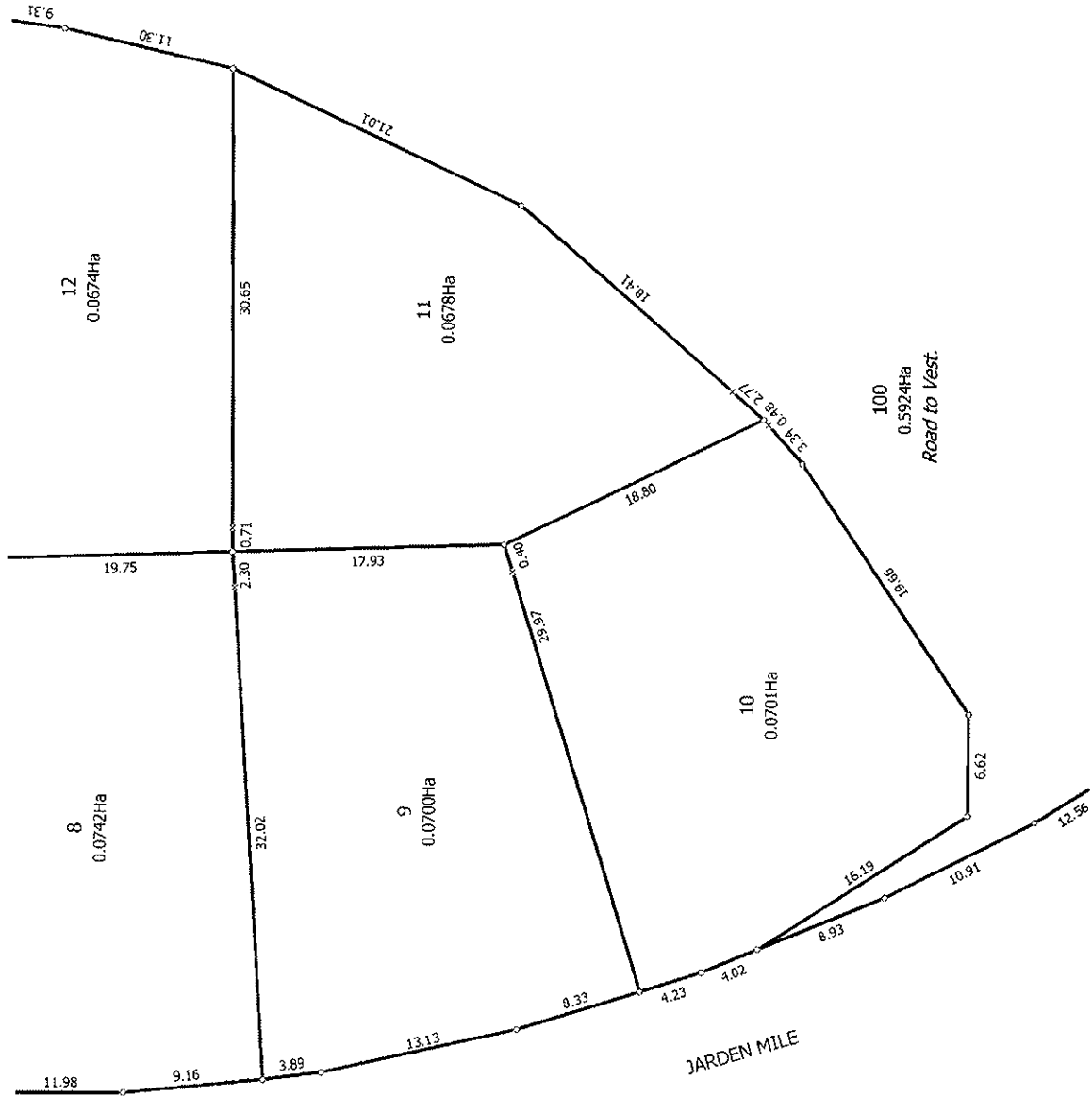
Surveyor: Hamish Grant Crawford
Firm: Truebridge Callender Beach (Wellington)

Digital Title Plan
DP 388922

Deposited on: 16/10/2007







T5114

Land District: South Auckland

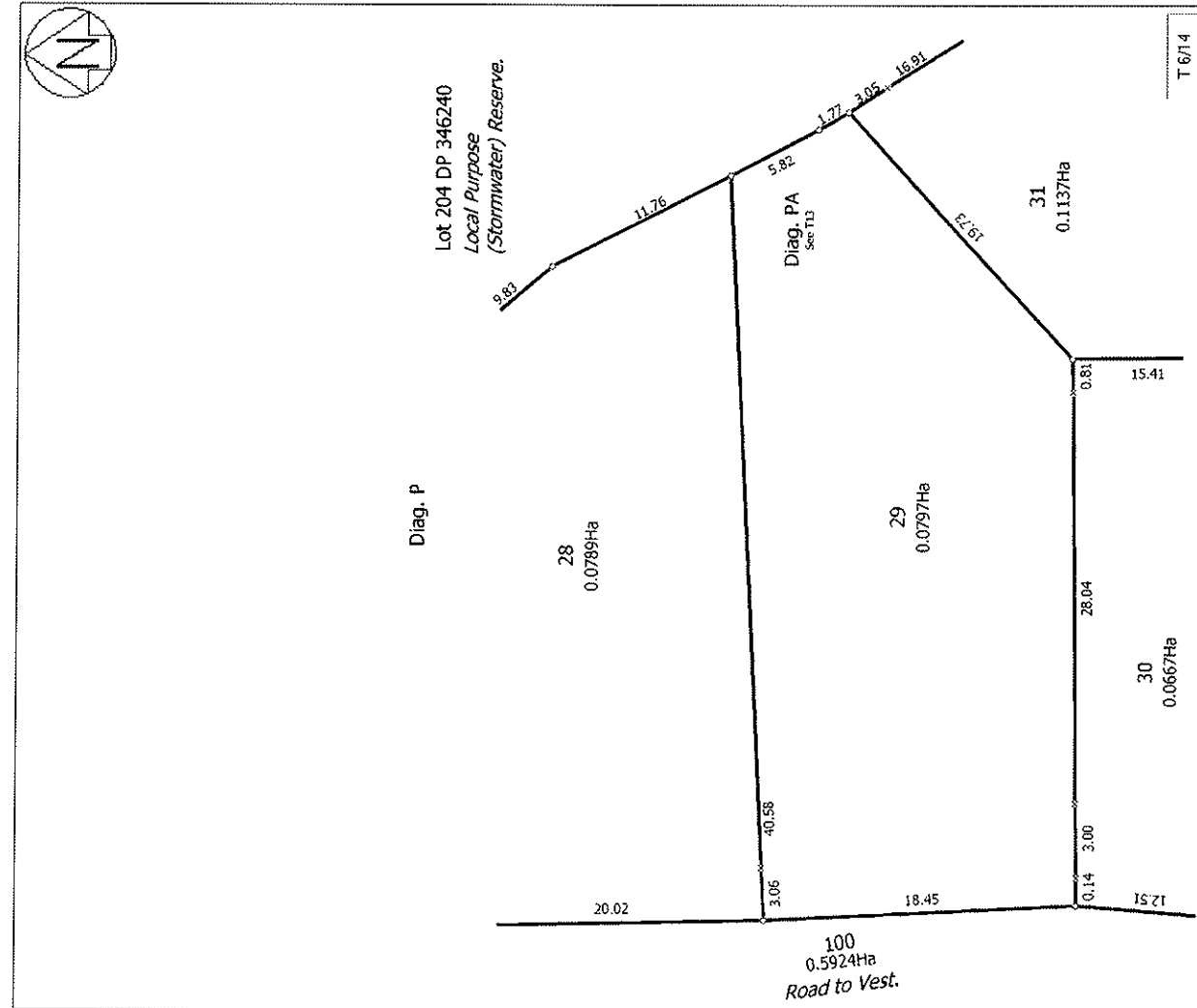
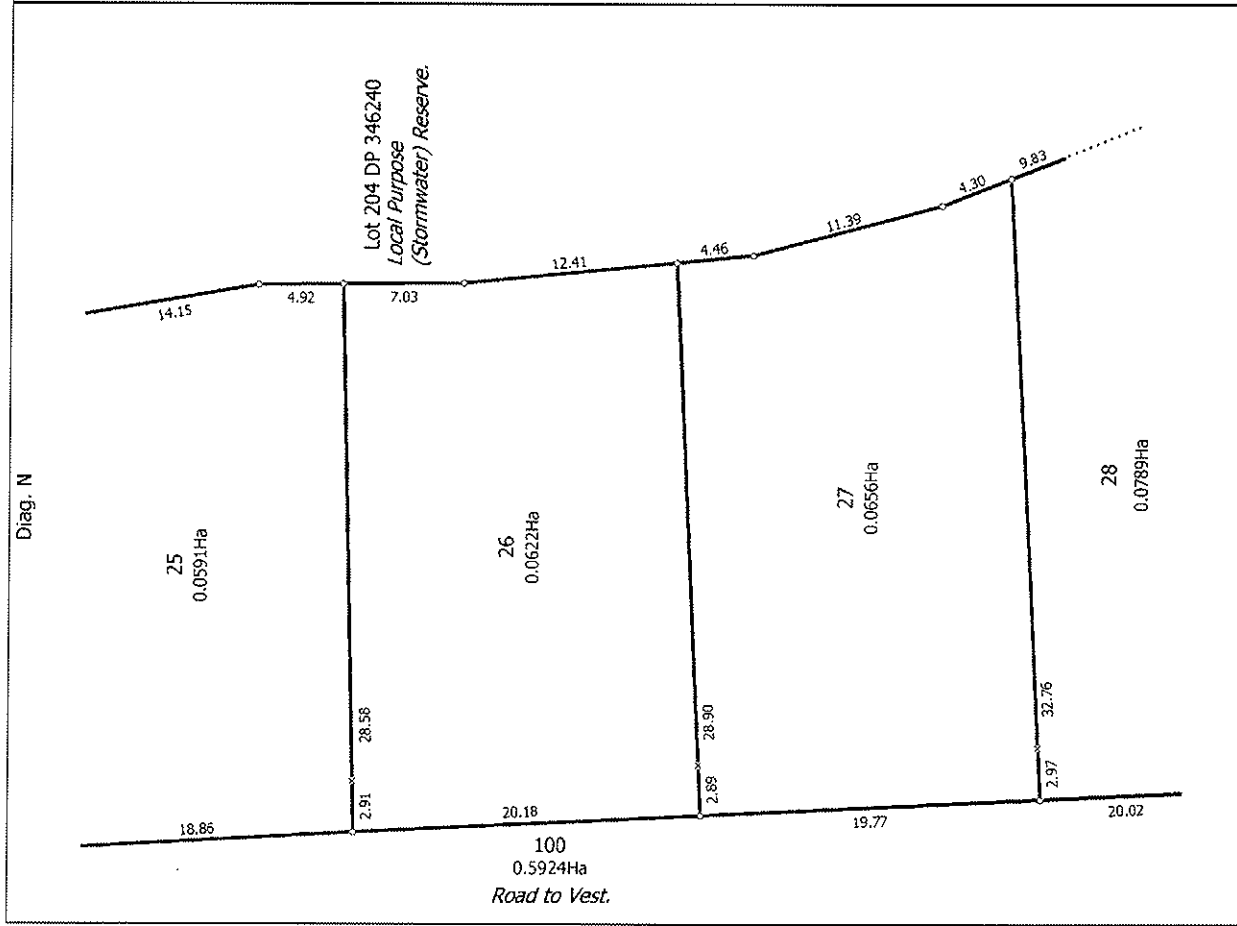
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Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

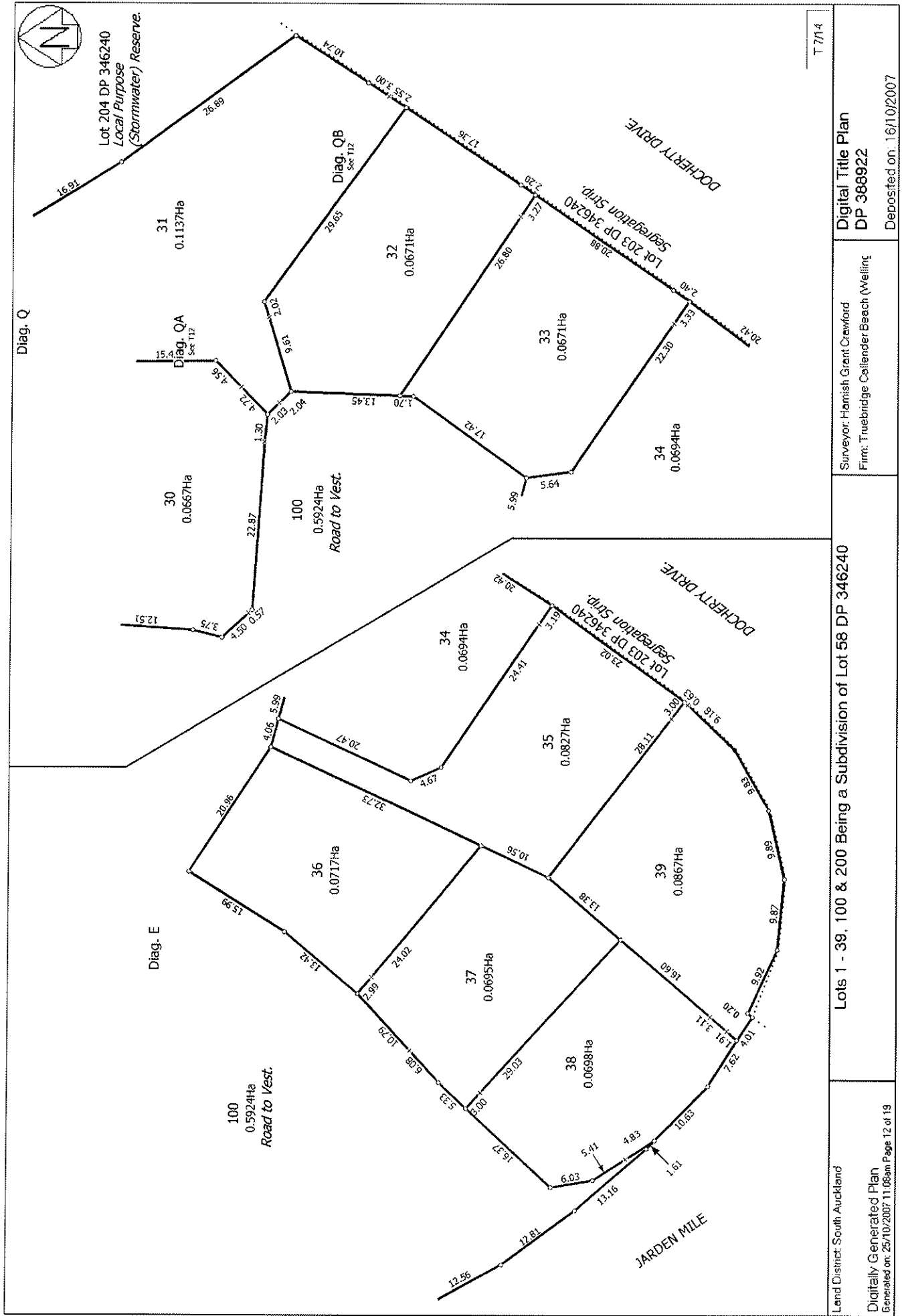
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Firm: Truebridge Callender Beach (Welling)

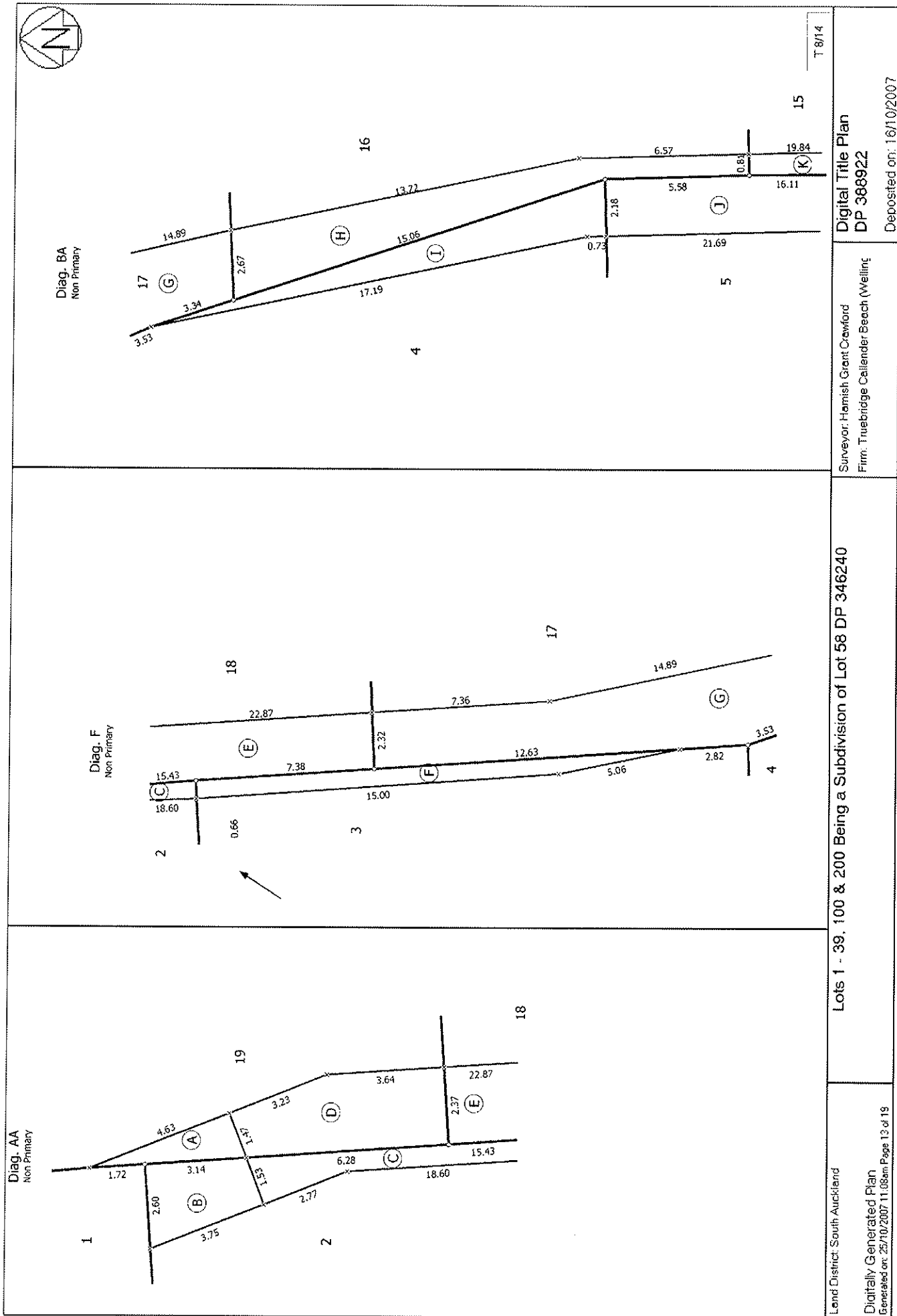
Digital Title Plan
DP 388922

Deposited on: 16/10/2007



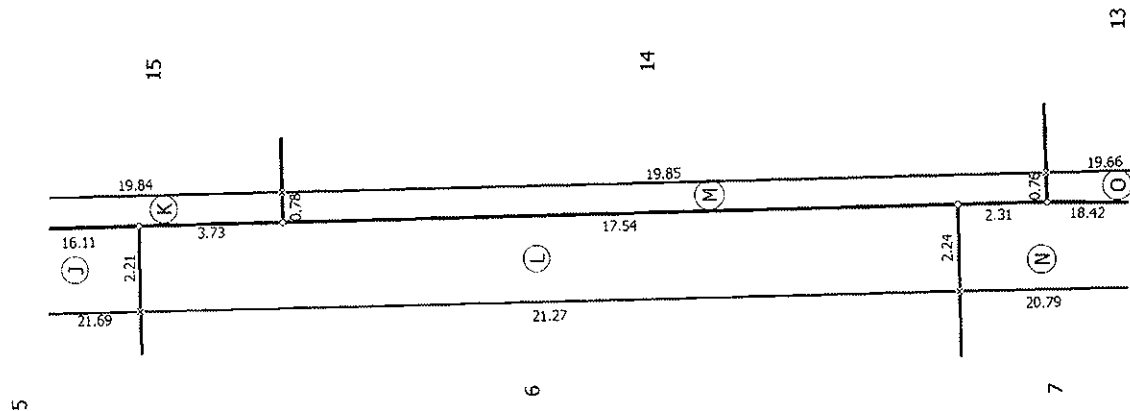
Land District: South Auckland	Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240		Surveyor: Hemish Grant Crawford Firm: Truebridge Callender Beech (Wellington)	Digital Title Plan DP 388922
Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 11 of 19		Deposited on: 16/10/2007		



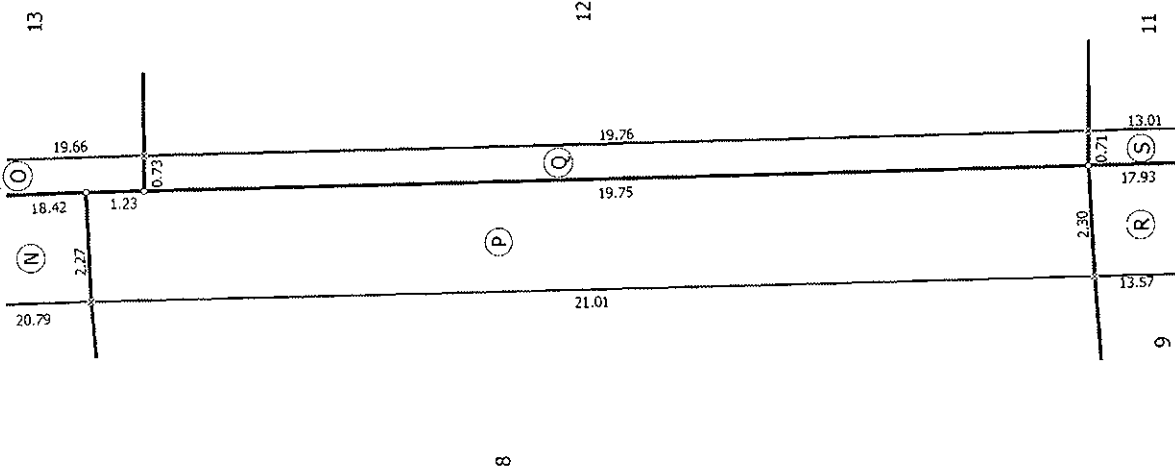




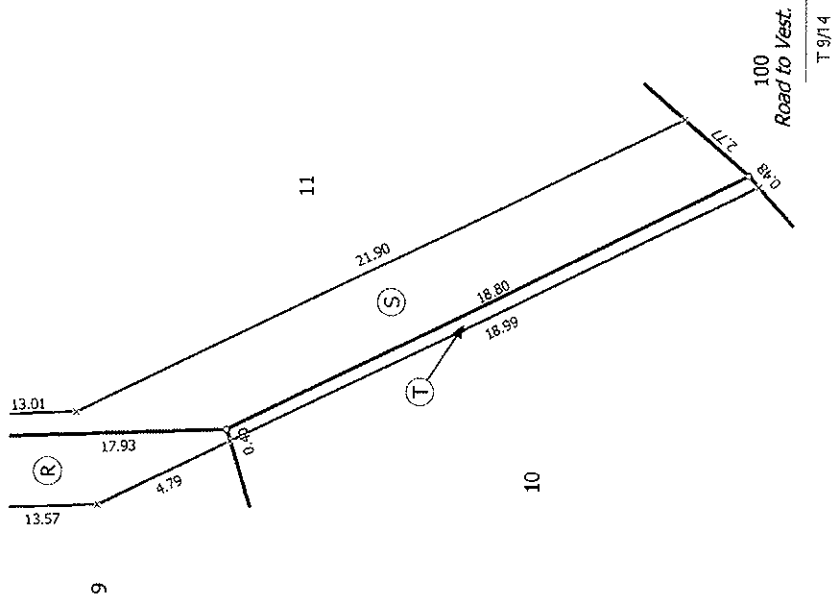
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Diag. H
Non Primary



Diag. I
Non Primary



T 9/14

Land District South Auckland

Digitally Generated Plan

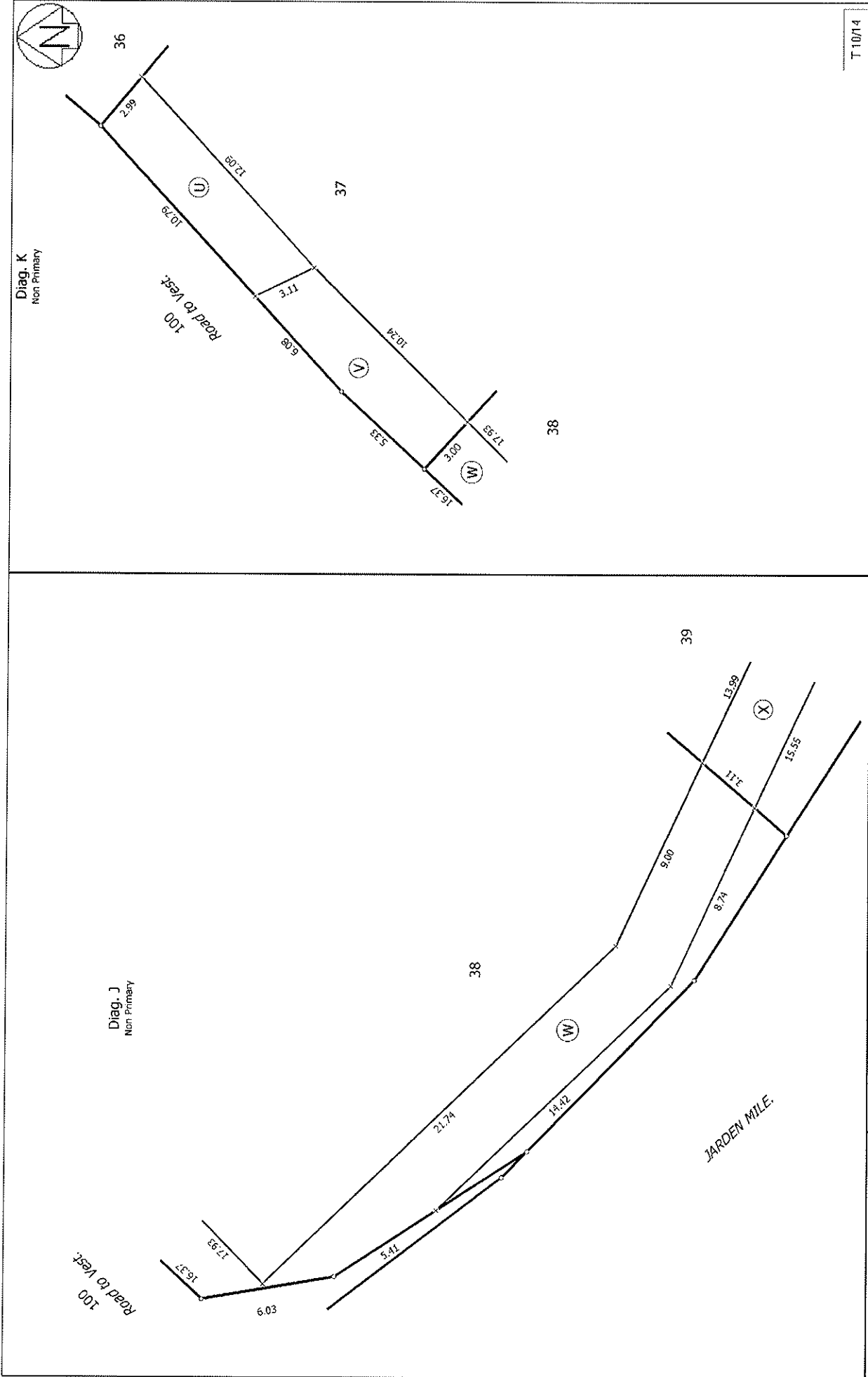
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Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

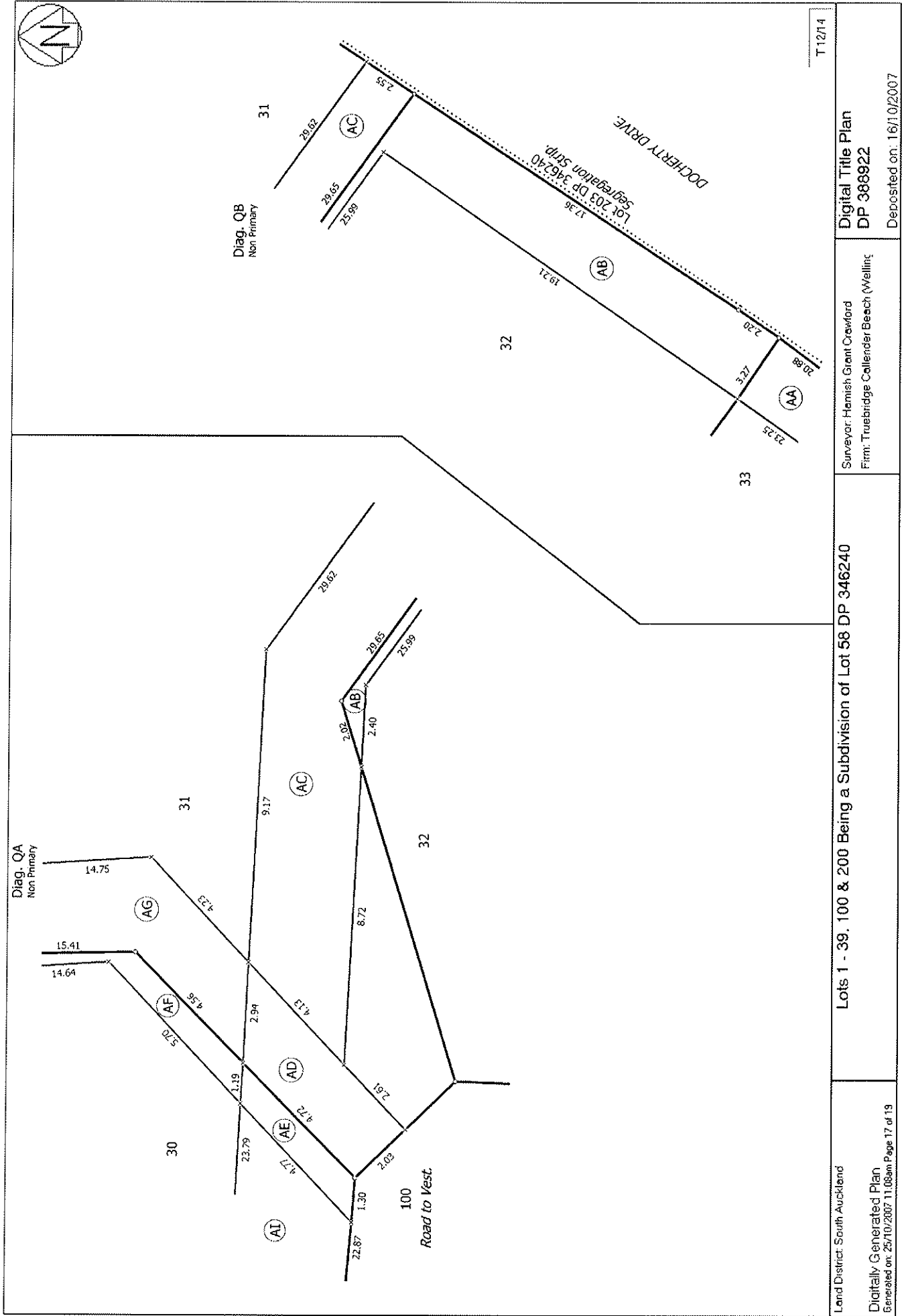
Surveyor: Hamish Grant Crawford
Firm: Truebridge Callender Beach (Wellington)

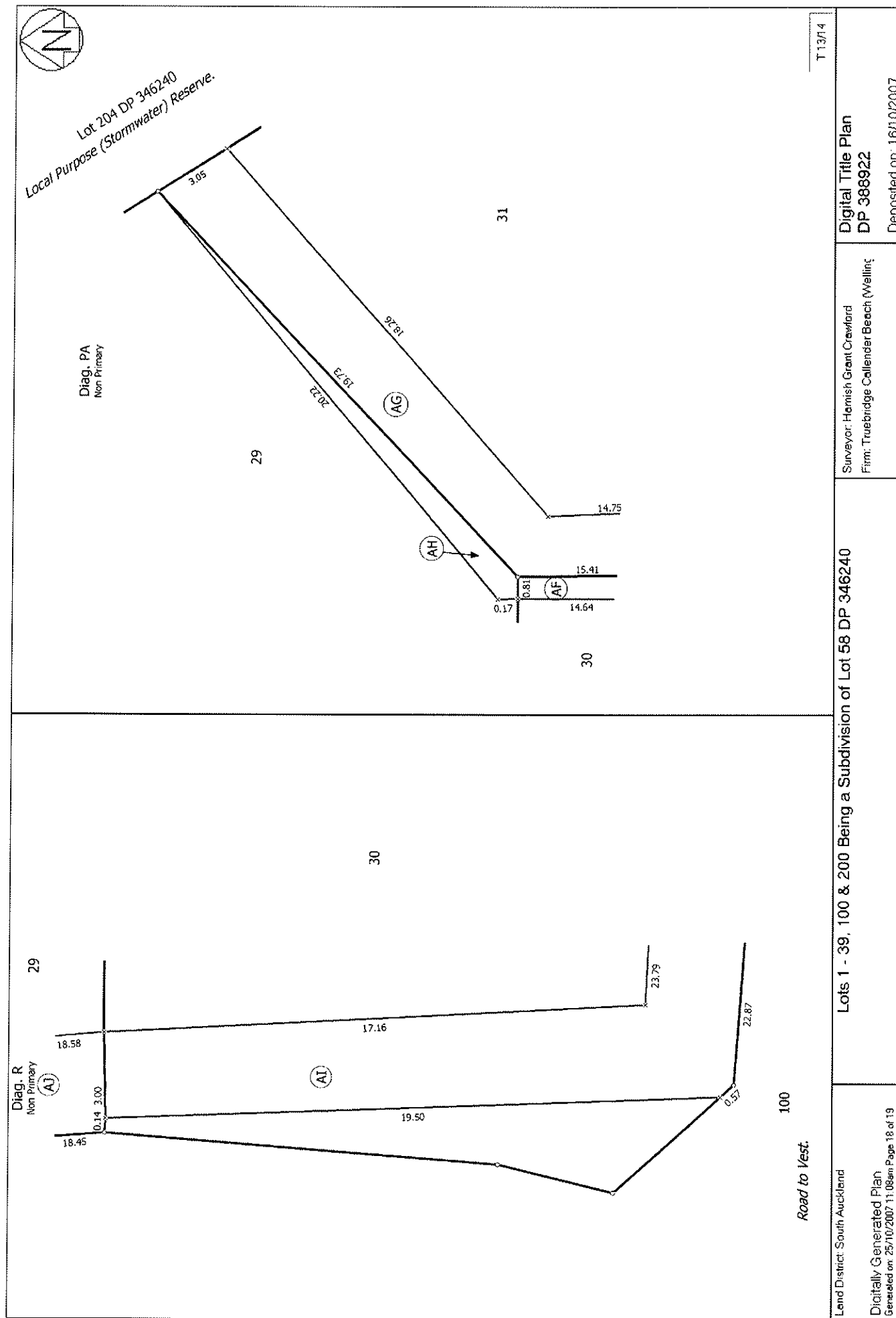
Digital Title Plan
DP 368922

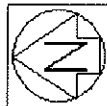
Deposited on: 16/10/2007



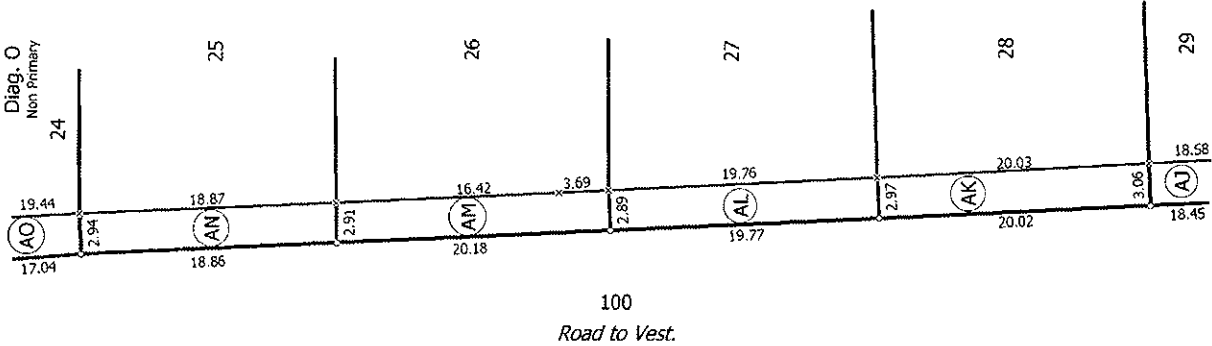
Land District: South Auckland	Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240	Surveyor: Hamish Grant Crawford Firm: Truebridge Callender Beech (Wellington)	Digital Title Plan DP 388922	Deposited on: 16/10/2007
Digitally Generated Plan Generated on: 25/10/2007 11:06am Page 15 of 19				





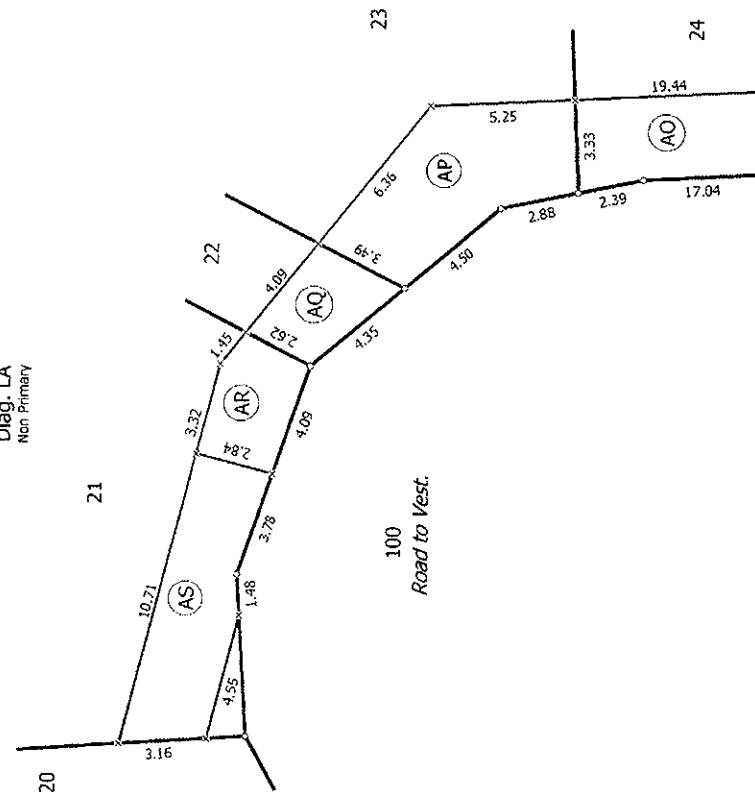


Diag. O
Non Primary



T 14/14

Diag. LA
Non Primary



Land District: South Auckland

Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

Surveyor: Hamish Grant Crawford
Firm: Truebridge Callender Beach (Wellington)

Digital Title Plan
DP 388922

Deposited on: 16/10/2007

Digitally Generated Plan
Generated on: 25/10/2007 11:08am Page 13 of 19

TAUPO DISTRICT COUNCIL

CONSENT NOTICE

SECTION 221 RESOURCE MANAGEMENT ACT 1991

Subdivider: Jarden Properties Limited
Subdivision: Stage 9 - Lot 58, Deposited Plan 346240
Location: Acacia Bay, Taupo
Plan Number: DP 388922

TAKE NOTICE that a resource consent subdivision has been granted to the subdivider pursuant to sections 93, 94, 104, 104B, 108, 220, 221 and 405 of the Resource Management Act 1991 on the basis that this consent notice is registered on the titles to Lots 1-39 inclusive on Deposited Plan 388922.

TAKE FURTHER NOTICE that all perspective registered proprietors, lessees or occupiers of Lots 1-39 inclusive on Deposited Plan 388922 that:

- (a) All future driveways that slope towards a public road shall have a slot drain or stormwater catch-pit installed within the lot immediately adjacent to the public road boundary and connected back into a soakhole within the lot boundary.
- (b) All residential lots shall be formed, or a bund, constructed, to individually and independently store (without allowing for soakage), and then dispose of stormwater within the lot boundaries for a one in ten year rainfall event of one hour duration. These measures shall remain in place until the issue of the Code of Compliance Certificate for any new dwellings that are constructed on each residential lot.

TO: The District Land Registrar
South Auckland Registry

For registration please

C221 7578032.4 Certificate

Cpy - 01/01, Pgs - 001, 16/10/07, 10:51



DocID: 511778359

Dated this 4 day of October 2007.

Signed:


Manager - Resource Consents
Taupo District Council

PIM plan site and drainage - A328869

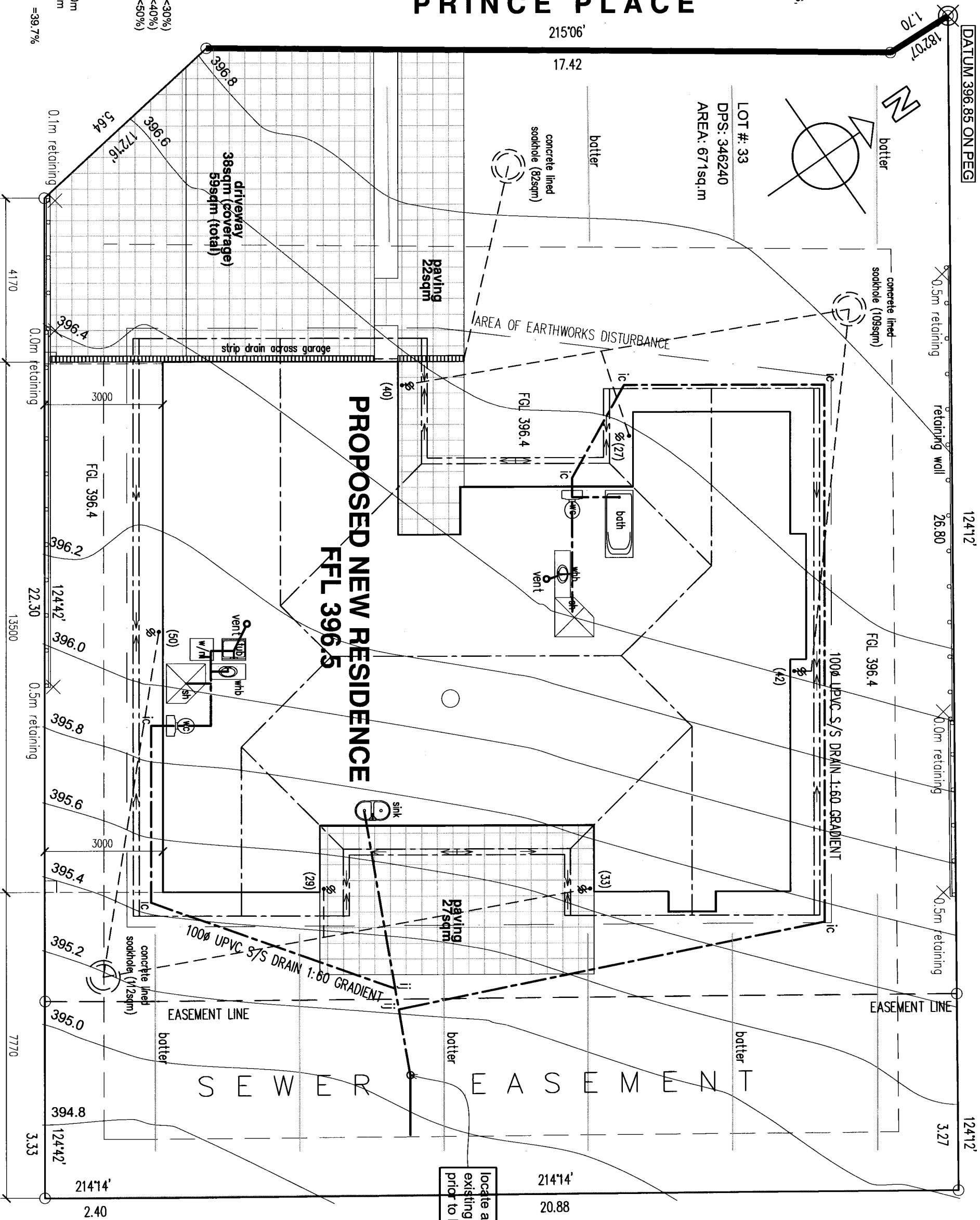
ALL PLUMBING AND DRAINAGE TO BE
INSTALLED AND TESTED BY A
REGISTERED TRADESPERSON IN
ACCORDANCE WITH NZBC G13/AS1,
E1/AS1 AND AS/NZS3500 WHERE
APPLICABLE

**CHECK ALL PIPE AND DRAIN DIAMETERS,
AND GRADIENTS ON SITE**

CHECK LOCATION OF EXISTING
FIXTURES, DRAINS AND SOAKHOLES ON
SITE. REUSE WHERE POSSIBLE AND
ACCEPTABLE

215°06'

LOT #: 33
DPS: 346240
AREA: 671sq.m



locate and connect into existing s/s (check depth & fall prior to house construction)

Site Area:	671m ²
Floor Area:	179.66m ²
Driveway:	38m ²
Eaves >600mm:	1.92m ²

Site Coverage: $181.58\text{m}^2/671 = 27.06\%$ (<30%)
 Plot Ratio: $181.58\text{m}^2/671 = 27.06\%$ (<40%)
 Total Coverage: $219.58\text{m}^2/671 = 32.72\%$ (<50%)

Max Fill Depth in sideyard:	0.5m
Max Cut Depth in sideyard:	0.5m
Max Fill Depth in building envelope:	1.0m
Max Cut Depth in building envelope:	0.2m
Max Earthworks Disturbance:	$266.5m^3/671 = 39.7\%$

LOT 33 PRINCE PLACE

BUTLER RESIDENCE

SITE & DRAINAGE PLAN

SCALE:
1:100

DATE _____

AMENDMENT

CONSIST COPY

II-04/03

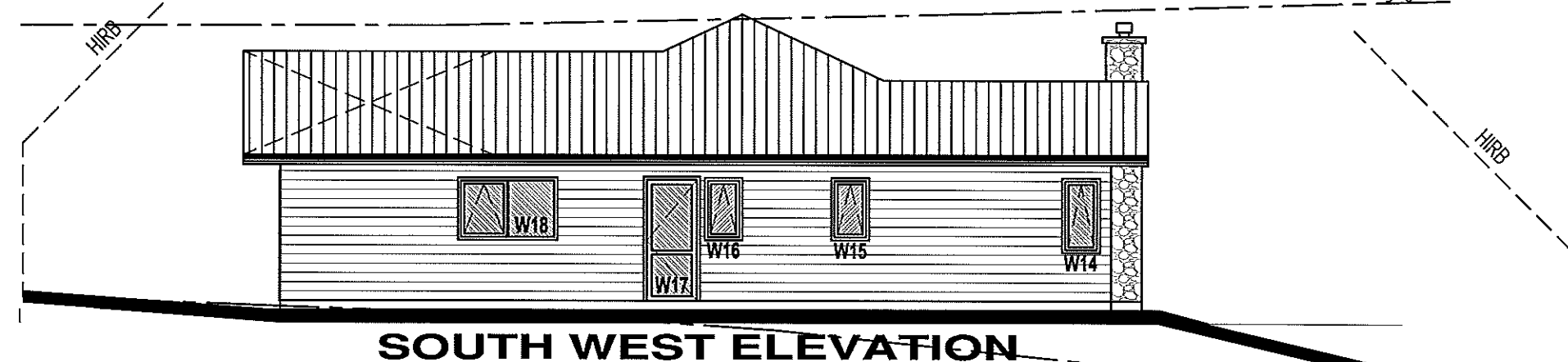
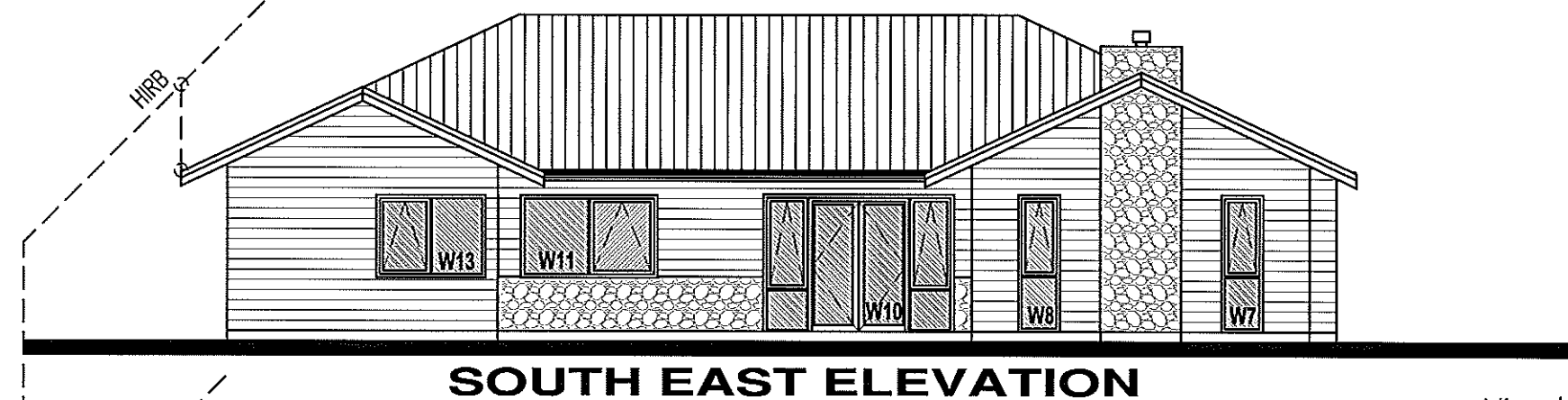
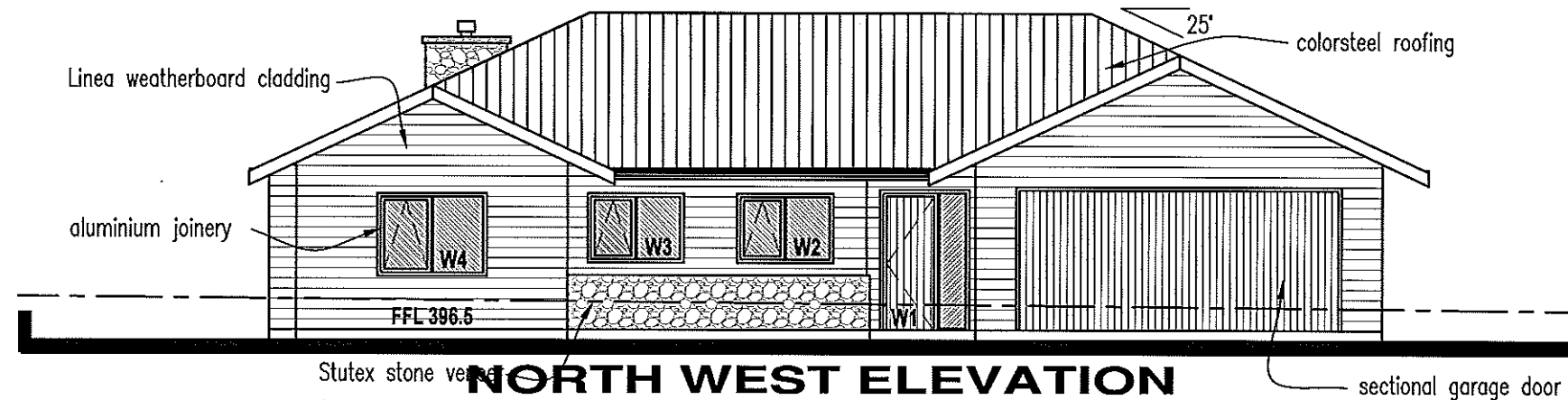
Penny Homes
 BUILDING THE NEW AMERICAN DREAM

Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

OF 12

PIM plan floor - A328873

PIM plan elevation - A328877



NOTES Wind Zone = MEDIUM Eq Zone = A —Linea weatherboards direct fixed to framing. —Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: -/-	DRAWING: ELEVATIONS CONSENT COPY 11/04/08	SCALE: 1:100 DATE: -/-/- AMENDMENT: -/-	Penny Homes BUILT TO BE ADMIRER	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	© Copyright SHEET 4 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
--	---	---	---	--	--	---

PIM: Accept

Details of Utilities

The Taupo District Council wastewater main crosses the property, within its boundaries. This wastewater main is protected by a 3 metre wide easement in gross in favour of Taupo District Council located centrally along the length of the wastewater main.
No building/structures/foundations/soak holes/retaining walls/decks etc. are permitted to be built over any Taupo District Council Main Services or built closer than 1.5 metres of any Taupo District Council mains / or within easement areas.

Additional Authorisations Required and Conditions

(Requires a statement of the requirements to be met in order for the authorisations to be granted or imposed and the conditions to which an authorisation will be subject)

Development Advice Notes

General:

Please note that there is a consent notice noted on the certificate of titles of the property regarding stormwater runoff control during dwelling construction and until the issuing of the Code of Compliance Certificate.

Vehicle Access / access way:

A TDC complying vehicle crossing is required to provide access from the access way / garage onto the public road. If a new vehicle crossing needs to be formed, or an existing vehicle crossing needs to be upgraded, a TDC Works Order Form needs to be obtained, completed and submitted at TDC's Customer Services Counter in Taupo.

If the access way slopes towards the public road, all stormwater runoff must be collected and disposed of on-site (i.e. to soakholes). A strip drain must be provided across the access way, at the property's road frontage boundary, and runoff diverted to within the property's boundaries (refer to the consent notice on the Certificate of Title)

TDC Infrastructure (wastewater / water / stormwater main):

Any impact that the proposed development will have on the infrastructure located within the property needs to be determined by the applicant's agent, with the scope of work as to adjustment/alteration /realignment, etc., agreed with TDC utility personnel (ie: the relevant Discipline Engineer in Water and Wastes Team, with approval sought from the Asset Manager Water and Wastes). The work on the public infrastructure is to be undertaken by TDC and the costs associated with work agreed is at the applicant's cost (on determining the cost acceptance will be sought from the applicant before work proceeds).

Building works, beyond general earthworks to fix the site levels, should not proceed until all public infrastructure related matters have been resolved and adjustments/alterations/realignment, etc., as agreed completed.

Stormwater control:

All stormwater runoff from driveways, decks and roofs shall be collected and disposed on on-site i.e. to soakholes located within the property's boundaries

All work shall comply with the Taupo District Council's Code of Practice for the Development of Land, unless otherwise specifically approved by the TDC Development Engineers.

	DEVELOPMENT CONTRIBUTION ASSESSMENT - SECTION 36 OF BUILDING ACT 2004
	PROJECT INFORMATION MEMORANDUM
<u>TO</u>	PROJECT INFORMATION MEMORANDUM OFFICER
<u>FROM</u>	DEVELOPMENT CONTRIBUTIONS OFFICER
<u>SUBJECT</u>	PIM NUMBER:

Development Contribution required **NO**

Development Contribution notice type:

Comments:

New residential home on vacant lot

Assessed: Stacey Cox

Date: 08/05/08

Reviewed: Abi Milnes

Date: 08/05/08

ENVIRONMENTAL PLANNING ASSESSMENT

SECTION 37 OF THE BUILDING ACT

PIM/ BC Number: 080356

Date: 08/05/2008

Completed By: Kendall

APPLICANT NAME: W R & C D Butler

ADDRESS/LEGAL DESCRIPTION: 4 Prince Place, Taupo

DESCRIPTION OF ACTIVITY: New Dwelling

PDP ENVIRONMENT: Residential

TDP ZONE:

SRA?

PROPOSED DISTRICT PLAN REQUIREMENTS

PERFORMANCE STANDARDS				PARKING LOADING & ACCESS REQUIREMENTS			
COMPLIANCE				COMPLIANCE			
(If FI is required then please detail in box below or on following page)	Y/N	N/A	FI	(If FI is required then please detail in box below or on following page)	Y	N/A	FI
Maximum Building Height	Yes			Number of parks sufficient for the activities undertaken on site	Y		
Daylighting	Yes			Parks provided –onsite, have manoeuvring space, appropriate layout, marked and sealed	Y		
Building Coverage (27%)	Yes			Are parks in access or front yard	Y		
Total Coverage (32.5%)	Yes			Is reversal onto streets required	Y		
Plot Ratio (27%)	Yes			Loading Spaces – eg industrial/school etc		N.A	
Min Building Setback	Yes			Sight distance - check this – (depends on road type and speed)		N.A	
Max Vehicle Movements	Yes			Separation between Xing and Intersections Main Road (depends on road type and speed)		N.A	
Max Signage		N.A		Separation between two crossings of at least 3m & max width 6m	Y		
Max Earthworks	Yes			Minimum formed carriage way is wide enough –depends on # of users		N.A	
Stormwater	Yes						
Maximum Noise	Yes						

TRANSITIONAL DISTRICT PLAN REQUIREMENTS

COUNTY? Y/N BOROUGH? Y/N ZONE:

Is it on the *active* Activities list? Yes/No (delete one)

(if yes please detail on the following page)

SPECIFIC ENVIRONMENT REQUIREMENTS

TOWN CENTRE ENVIRONMENT ONLY				RURAL ENVIRONMENT ONLY			
	Y/N	N/A	FI		Y/N	N/A	FI
3m Landscaping Strip				Rural Effects Area Radius			
Shop Frontage				Nominal Allotments (10 ha)			
Verandahs				Planted Tree Vegetation			
Vehicle Crossings (no new)				Water Supply (Ash Filter)			

Notes:

12/05/2008 10:40am – Kendall spoke with Justin from Penny homes over the phone. He verbally confirmed that there is no existing vehicle crossing on Lot 34. Therefore this vehicle crossing will be the first one and will comply with the separation distance required.

Site plan shows a line indicating driveway which appears to show partial access over the adjoining Lot, being number 34. Justin confirmed that vehicle access would only occur on the subject site and not over the adjoining properties.

DISTRICT WIDE REQUIREMENTS

	Y/N	If yes please select or detail below	FI/RC
Hot Ground	NO	FI: Provide hot ground test to ID temp above ambient RC: If greater than 10 degrees above ambient then Resource Consent required	
Flood Hazard	NO	Resource Consent is Required	
Fault Hazard Lines	NO	FI: ID fault hazard line in relation to building RC: Required for being within 20m of fault lines	
High Voltage Power Lines	NO	FI: ID power lines on site and setback from these RC: Required for being within 20m of power lines	
Foreshore Protection	NO	FI: Provide Confirmation sufficient setback from Foreshore Protection Area RC: Within setback-RC required	
Notable/ Amenity Trees	NO		
Landscape/Natural Values (OLMA/LAMA)	NO		
Hazardous Substances (Contaminated Sites)	NO		
Network Utilities (Powerlines Masts etc)	NO		
Landslide Hazard Area	NO		
Surface of the Water	NO		
Archaeological or Historical Site (See Sch 7)	NO		
Geothermal Residential Rule	NO		
Check Cultural Values Map	NO	Advise Dylan Tahau if applicable	

OTHER MATTERS:	Y/N	Comments
Existing Consents - Check Financial Conditions	NO	
Subsidence Geothermal Hazard Map	NO	
EW – Discharges to/ withdrawal from Land/Air/Water		
EW Consent (Wastewater)		
Certificate of Title – Check Consent Notices etc	YES	OK
Designated Site - Outline Plan Waiver – a simple application is necessary, Outline Plan - a more detailed application is required	NO	OPW Required Y/N OP Required Y/N

Ok to Process – no planning issues : Yes

Site Photo (1) - Eng (A.D.E) - A330891



Site Photo (3) - Eng (A.D.E) - A330892



Site Photo (2) - Eng (A.D.E) - A330893



Site Photo (4) - Eng (A.D.E) - A330894



Site Photo (5) - Eng (A.D.E) - A330895



email for amended elevations received - A330923

From: Kendall Goode
Sent: Tuesday, 13 May 2008 11:59 a.m.
To: Carol Mitchell
Subject: The new elevation plans for 4 Prince place PIM 080356

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

From: Justin O'Callaghan
[<mailto:Justin@pennyhomes.co.nz>]
Sent: Tuesday, 13 May 2008 11:47 a.m.
To: Kendall Goode
Subject: FW: Lot 33 Ashbrook

Hi Kendall (I hope I have the spelling correct?)

elevations as requested.

Regards
Justin.

From: David Weston [<mailto:david@jtdesign.co.nz>]
Sent: Tuesday, 13 May 2008 11:35 a.m.
To: Justin O'Callaghan
Subject: RE: Lot 33 Ashbrook

Hi Justin,

I've attached the elevations with new direction labels. I also noted that the exiting ground line thru the southwest elevation ridge is part of the south east elevation & so is OK.

Cheers

David Weston

Architectural Designer

JTDESIGN ARCHITECTURE

david@jtdesign.co.nz

Mob: 021 294 6941

Ph: 07 377 1998

Fax: 07 378 0782

From: Justin O'Callaghan [<mailto:Justin@pennyhomes.co.nz>]
Sent: Tuesday, May 13, 2008 10:10 AM
To: David Weston
Subject: Lot 33 ashbrook

Morning David,

I have just had a call from the Council,

they have mentioned that the Elevations are incorrect! so I had a look and I think they are right!! can you please amend them A.S.A.P and e-mail to me so I can give to council and collect the permit.

Justin.

Justin O'Callaghan
Sales Consultant
Penny Homes Ltd
p. 377 0154
m. 0274 909 028
e. justin@pennyhomes.co.nz

Advise Pims - A330963

From: Carol Mitchell
Sent: Tuesday, 13 May 2008 1:32 p.m.
To: Michelle Stiglingh; Stacey Cox; Scott Devonport
Subject: 080372: Erect 6m x 4.2m versatile sleepout
Attachments: ObjRef.obr

Hi team

Comments please and back to me or Nicole. Cheers Carol

qA54152

AMENDMENTS		
ISSUE	DATE	REVISION
1	JULY 07	AS BUILT



NOTES

1. ALL WORKS AND MATERIALS TO COMPLY WITH TAUPŌ DISTRICT COUNCIL ENGINEERING STANDARDS
2. CO-ORDINATES AND BEARINGS ARE IN TERMS OF GEODETIC DATUM 2000 BAY OF PLENTY CIRCUIT.
3. ALL PIPE CROSSINGS UNDER ROADS TO BE HARDFILL BACKFILLED.
4. ALL WATERMAIN ROAD CROSSINGS ARE TO BE HARDFILL BACKFILLED.
5. MAXIMUM DEFLECTION TO BE ACCEPTED BY TDC ON THE ASPHALTIC CONCRETE TO BE 1.0mm
6. ALL SIGNS AND MARKINGS TO COMPLY WITH MOTSAW SPECIFICATIONS

BRENTWOOD ESTATE STAGE 9 SUBDIVISION JARDEN MILE TAUPO

Prepared For
Jarden Properties Ltd

ROADING & STREET LIGHTING AS BUILT Sht. 1 of 2

UNIT 5
20 TOTARA ST
PO BOX 1349
TAUPO
NEW ZEALAND
tpo@tcb.co.nz
FAX + 64 7 376 9243
TEL + 64 7 376 9240



TRUEBRIDGE CALLENDER BEACH LTD

SURVEYORS/ENGINEERS/LAND PLANNERS/RESOURCE MANAGERS

FIELDWORK		
DESIGNED	CJA	JUN 07
DRAWN	GRG	JUNE 07
APPROVED		

SCALE 1:250@A1 & 1:500@A3

PROJECT DRAWING NO. REVISION
(A1 original)

W05 278 AR 01 1

Drawing name: H:\Wellington Projects\W05278\Code\As BUILT\W05 278 AR 01_02.dwg Plotted on: Jul 23, 2007 - 12:41pm

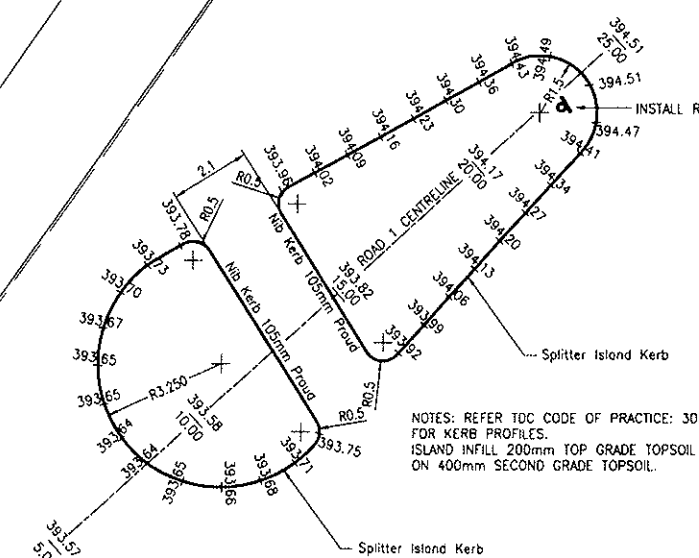
REFER SHT 02

REFER SHT 02

JARDEN MILE

DOCHERY DRIVE

AS BUILT
JULY 2007



SPLITTER ISLANDS DETAIL
Scale 1:100

NOTES: REFER TDC CODE OF PRACTICE: 30B FOR KERB PROFILES.
ISLAND INFILL 200mm TOP GRADE TOPSOIL ON 400mm SECOND GRADE TOPSOIL.

Request for monitoring of vehicle crossing construction - A331083

From: Michelle Stiglingh
Sent: Tuesday, 13 May 2008 5:01 p.m.
To: Roy Menton
Cc: Kendall Goode
Subject: 080356: New residential home - 4 Prince Place (Lot33)
Attachments: ObjRef.obr

Roy

Here is the link to the property at 4 Prince Place (Lot 33) we discussed earlier. As this will not be a standard TDC complying vehicle crossing please monitor the setting out & construction of the vehicle crossing.
(Photo's and roading as-built is also saved)

thanks
regards
Michelle

qA53896



Kendall

Project Information Memorandum

Section 34, Building Act 2004

Application

Penny Homes Taupo	No.	080356P
PO Box 708	Issue date	14/05/08
Taupo	Application date	2/05/08

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New residential home
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$300,000
Location	4 Prince Place, Taupo
Legal Description	Lot 33 DP 388922
Valuation No.	0730048200

This project information memorandum is confirmation that the proposed building work maybe undertaken, once any notices and/or certificates attached to this memorandum have been complied with. Commencement of the work is also subject to the provisions of the Building Act 2004, and any requirements of the building consent. **THIS IS NOT A BUILDING CONSENT.**

This project information memorandum includes:

☐ Important information

Signed for and on behalf of the Council:

Name:

P.I.M.s Officer

Carol Mitchell
P.I.M's Officer

Date:

15 MAY 2008

DETAILS OF UTILITIES: The Taupo District Council wastewater main crosses the property, within its boundaries. This wastewater main is protected by a 3 metre wide easement in gross in favour of Taupo District Council located centrally along the length of the wastewater main. No building/structures/foundations/soak holes/retaining walls/decks etc. are permitted to be built over any Taupo District Council Main Services or built closer than 1.5 metres of any Taupo District Council mains / or within easement areas. Utility Services for Water and Sewage is available to the site (Plans are not available as yet).

DEVELOPMENT ADVICE NOTES: General: Please note that there is a consent notice noted on the certificate of titles of the property regarding stormwater runoff control during dwelling construction and until the issuing of the Code of Compliance Certificate.

DEVELOPMENT ADVICE NOTES: Vehicle Access / access way: A TDC complying vehicle crossing is required to provide access from the access way / garage onto the public road. If a new vehicle crossing needs to be formed, or an existing vehicle crossing needs to be upgraded, a TDC Works Order Form needs to be obtained, completed and submitted at TDC's Customer Service Counter in Taupo. If the access way slopes towards the public road, all stormwater runoff must be collected and disposed of on-site (i.e. to soakholes). A strip drain must be provided across the access way, at the property's road frontage boundary, and runoff diverted to within the property's boundaries (refer to the consent notice on the Certificate of Title).

DEVELOPMENT ADVICE NOTES: TDC Infrastructure (wastewater / water / stormwater main): Any impact that the proposed development will have on the infrastructure located within the property needs to be determined by the applicant's agent, with the scope of work as to adjustment/alteration /realignment, etc., agreed with TDC utility personnel (ie: the relevant Discipline Engineer in Water and Wastes Team, with approval sought from the Asset Manager Water and Wastes). The work on the public infrastructure is to be undertaken by TDC and the costs associated with work agreed is at the applicant's cost (on determining the cost acceptance will be sought from the applicant before work proceeds).

DEVELOPMENT ADVICE NOTES: TDC Infrastructure (wastewater / water / stormwater main) CONTINUED: Building works, beyond general earthworks to fix the site levels, should not proceed until all public infrastructure related matters have been resolved and adjustments/alterations/realignment, etc., as agreed completed.

DEVELOPMENT ADVICE NOTES: Stormwater control: All stormwater runoff from driveways, decks and roofs shall be collected and disposed on on-site i.e. to soakholes located within the property's boundaries. All work shall comply with the Taupo District Council's Code of Practice for the Development of Land, unless otherwise specifically approved by the TDC Development Engineers



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R.W. Muir
Registrar-General
of Land

Search Copy

Identifier 355670
Land Registration District South Auckland
Date Issued 16 October 2007

Prior References

190070

Estate Fee Simple
Area 671 square metres more or less
Legal Description Lot 33 Deposited Plan 388922
Proprietors
Wayne Ronald Butler and Lorna Daphne Butler

Interests

Land Covenant in Transfer 6413364.9 - 10.5.2005 at 9:00 am
Fencing Agreement in Deed 6413364.10 subject to Section 6(2) Fencing Act 1978 - 10.5.2005 at 9:00 am
7455537.1 Encumbrance to Jarden Properties Limited - 10.7.2007 at 9:00 am
7578032.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.10.2007 at 9:00 am
7578032.5 Encumbrance to Jarden Properties Limited - 16.10.2007 at 9:00 am
Land Covenant in Transfer 7578032.6 - 16.10.2007 at 9:00 am
Subject to a right (in gross) to drain sewage over part marked AA on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.8 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.8 are subject to Section 243 (a) Resource Management Act 1991



TAUPO DISTRICT COUNCIL

CONSENT NOTICE

SECTION 221 RESOURCE MANAGEMENT ACT 1991

Subdivider: Jarden Properties Limited
Subdivision: Stage 9 - Lot 58, Deposited Plan 346240
Location: Acacia Bay, Taupo
Plan Number: DP 388922

TAKE NOTICE that a resource consent subdivision has been granted to the subdivider pursuant to sections 93, 94, 104, 104B, 108, 220, 221 and 405 of the Resource Management Act 1991 on the basis that this consent notice is registered on the titles to Lots 1-39 inclusive on Deposited Plan 388922.

TAKE FURTHER NOTICE that all perspective registered proprietors, lessees or occupiers of Lots 1-39 inclusive on Deposited Plan 388922 that:

- (a) All future driveways that slope towards a public road shall have a slot drain or stormwater catch-pit installed within the lot immediately adjacent to the public road boundary and connected back into a soakhole within the lot boundary.
- (b) All residential lots shall be formed, or a bund, constructed, to individually and independently store (without allowing for soakage), and then dispose of stormwater within the lot boundaries for a one in ten year rainfall event of one hour duration. These measures shall remain in place until the issue of the Code of Compliance Certificate for any new dwellings that are constructed on each residential lot.

TO: The District Land Registrar
South Auckland Registry

For registration please

C221 7578032.4 Certificate

Cpy - 01/01, Pgs - 001, 16/10/07, 10:51



DocID: 611778369

Dated this 4 day of October 2007.

Signed:

**Manager - Resource Consents
Taupo District Council**

Certificate of title - A332408



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 355670
Land Registration District South Auckland
Date Issued 16 October 2007

Prior References

190070

Estate Fee Simple
Area 671 square metres more or less
Legal Description Lot 33 Deposited Plan 388922

Proprietors

Wayne Ronald Butler and Lorna Daphne Butler

Interests

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Land Covenant in Transfer 7578032.6 - 16.10.2007 at 9:00 am
Subject to a right (in gross) to drain sewage over part marked AA on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.8 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.8 are subject to Section 243 (a) Resource Management Act 1991

consent notice - A332415

TAUPO DISTRICT COUNCIL

CONSENT NOTICE

SECTION 221 RESOURCE MANAGEMENT ACT 1991

Subdivider: Jarden Properties Limited
Subdivision: Stage 9 - Lot 58, Deposited Plan 346240
Location: Acacia Bay, Taupo
Plan Number: DP 388922

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TO: The District Land Registrar
South Auckland Registry

For registration please

C221 7578032.4 Certificate

Cpy - 01/01, Pgs - 001, 16/10/07, 10:51



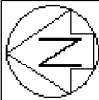
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Dated this 4 day of October 2007.

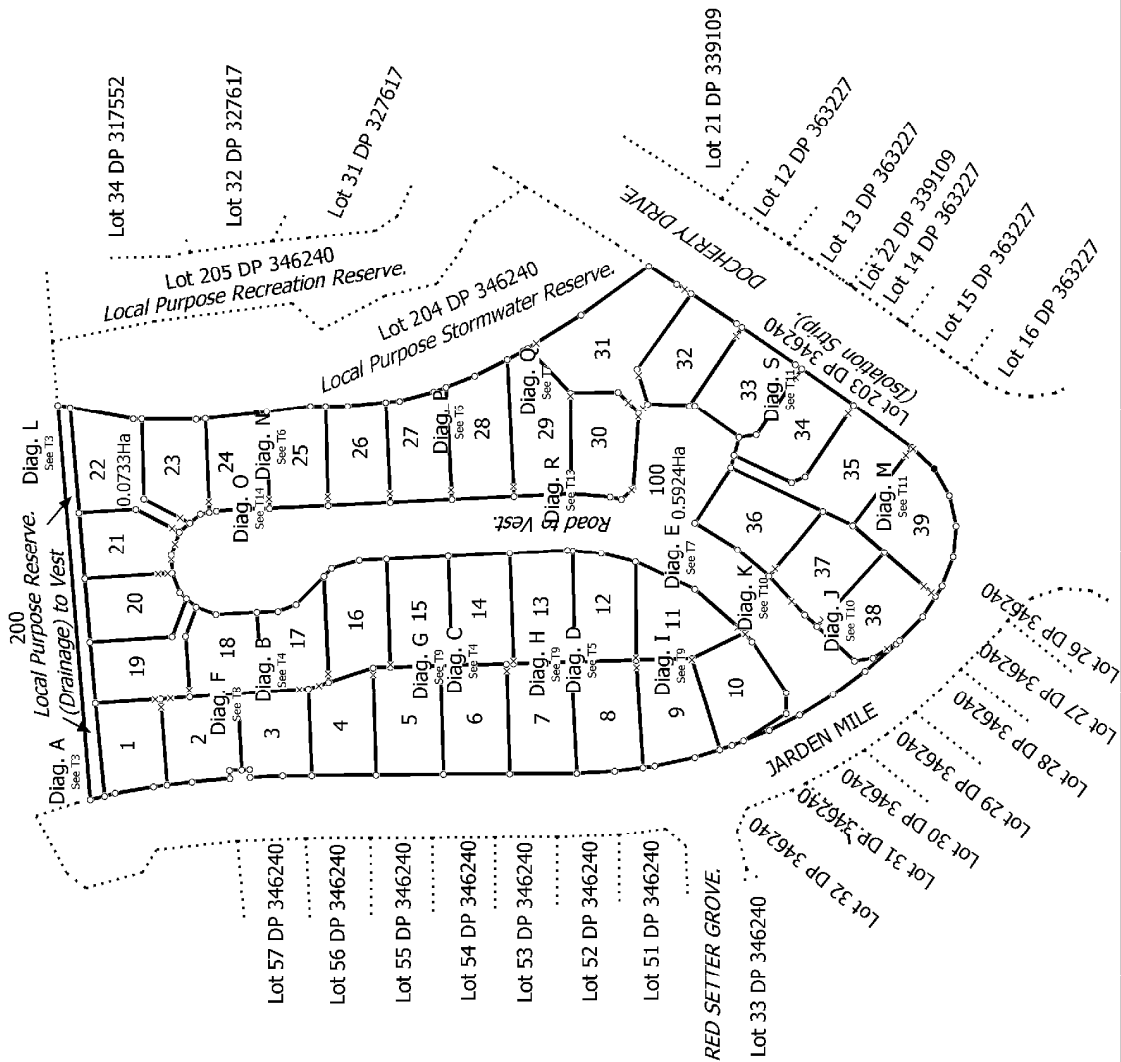
Signed:

Manager - Resource Consents
Taupo District Council

certificate title plan - A332418

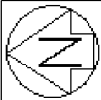


Lot 200 DP 346240



T 1/14

Land District: South Auckland	Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240	Surveyor: Hamish Grant Crawford Firm: Truebridge Callender Beach (Wellington)	Digital Title Plan DP 388922
Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 6 of 19	Deposited on: 16/10/2007		

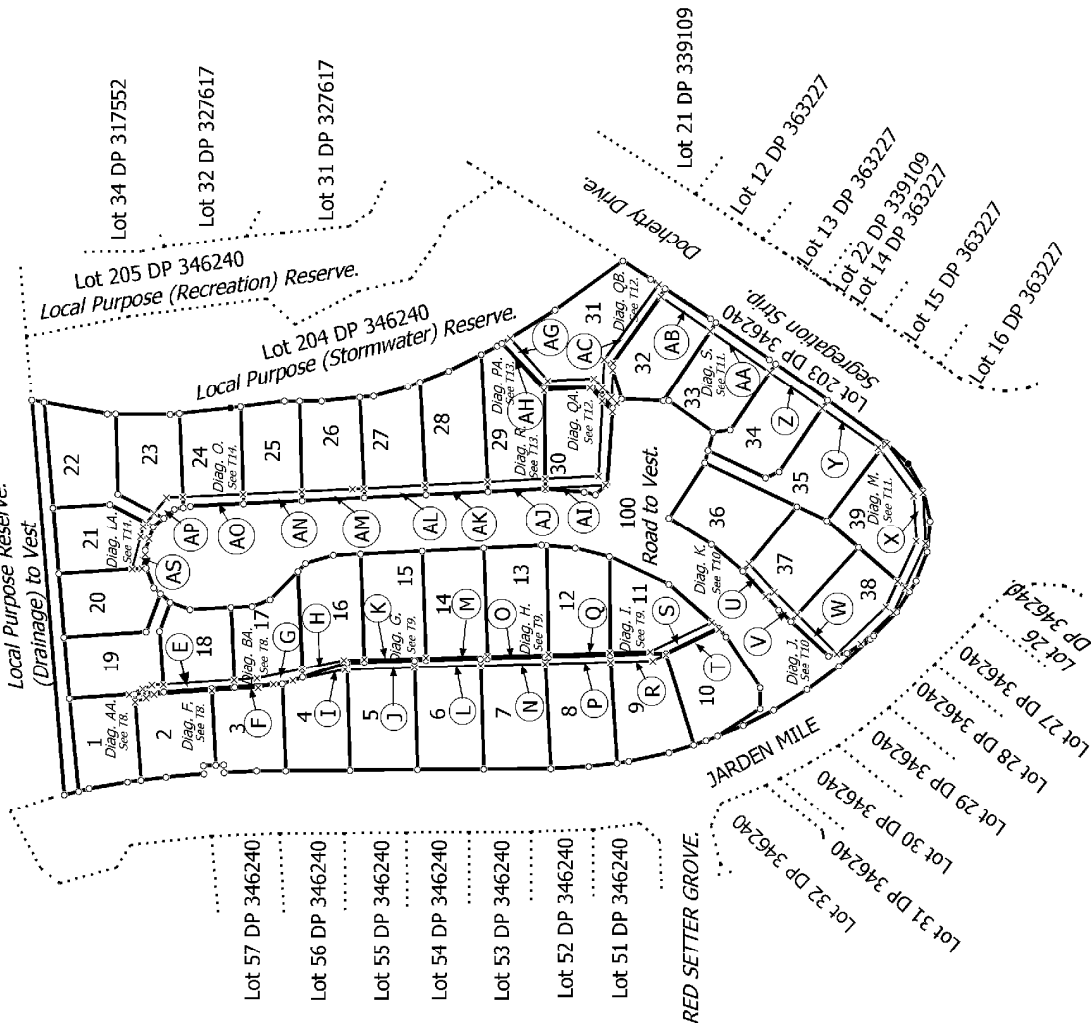


Non Primary

Lot 200 DP 346240

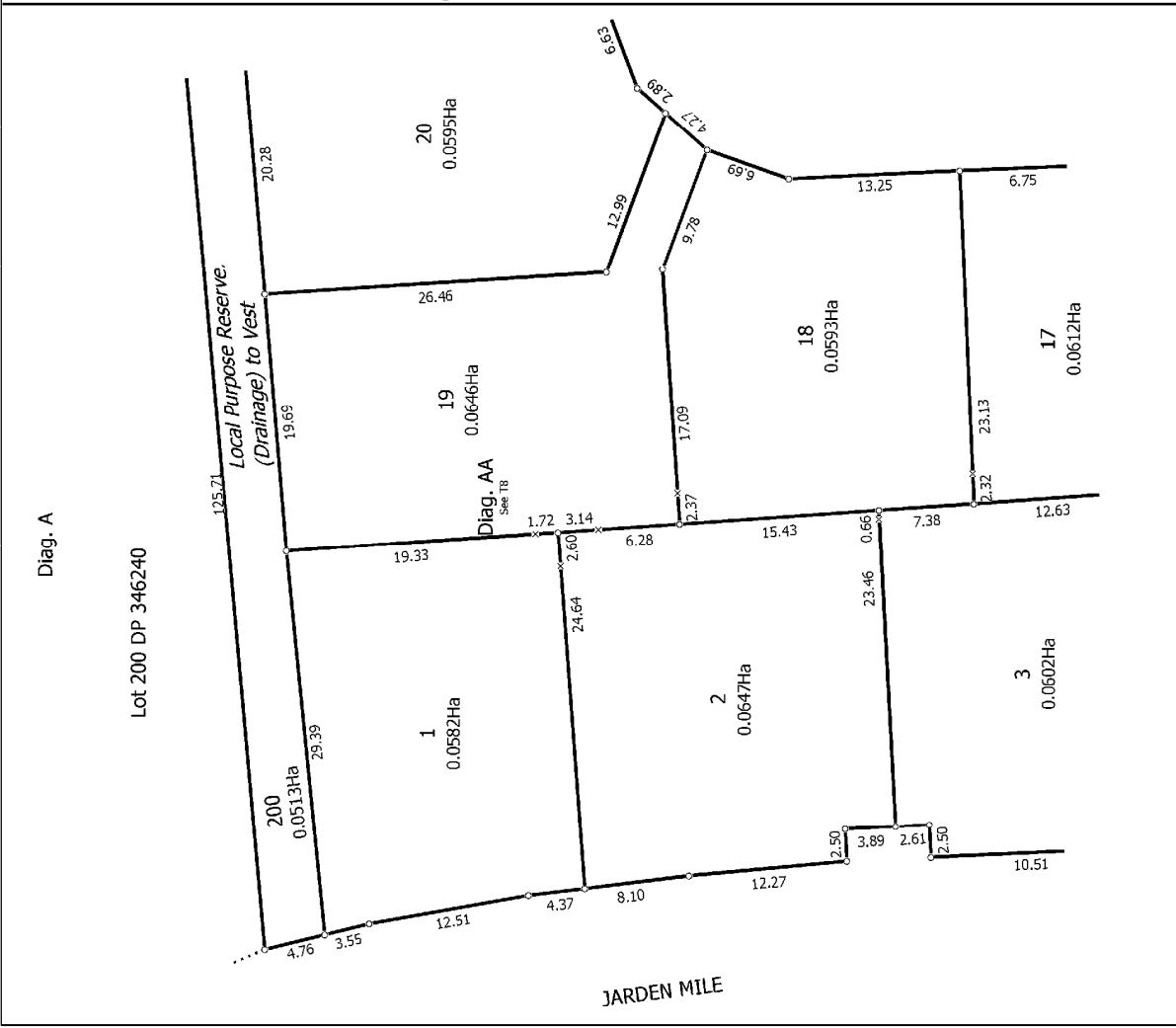
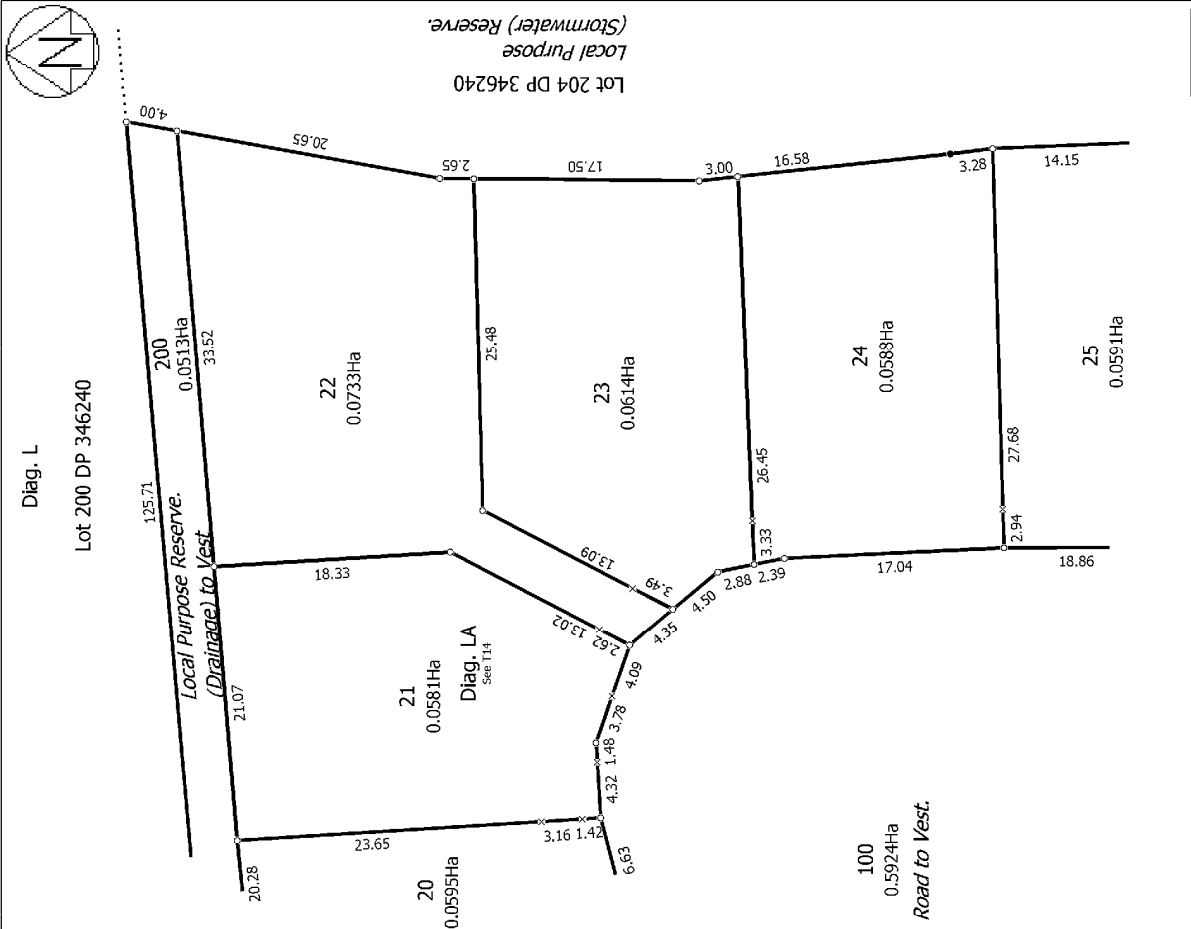
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Local Purpose Reserve.
(Drainage) to Vest.

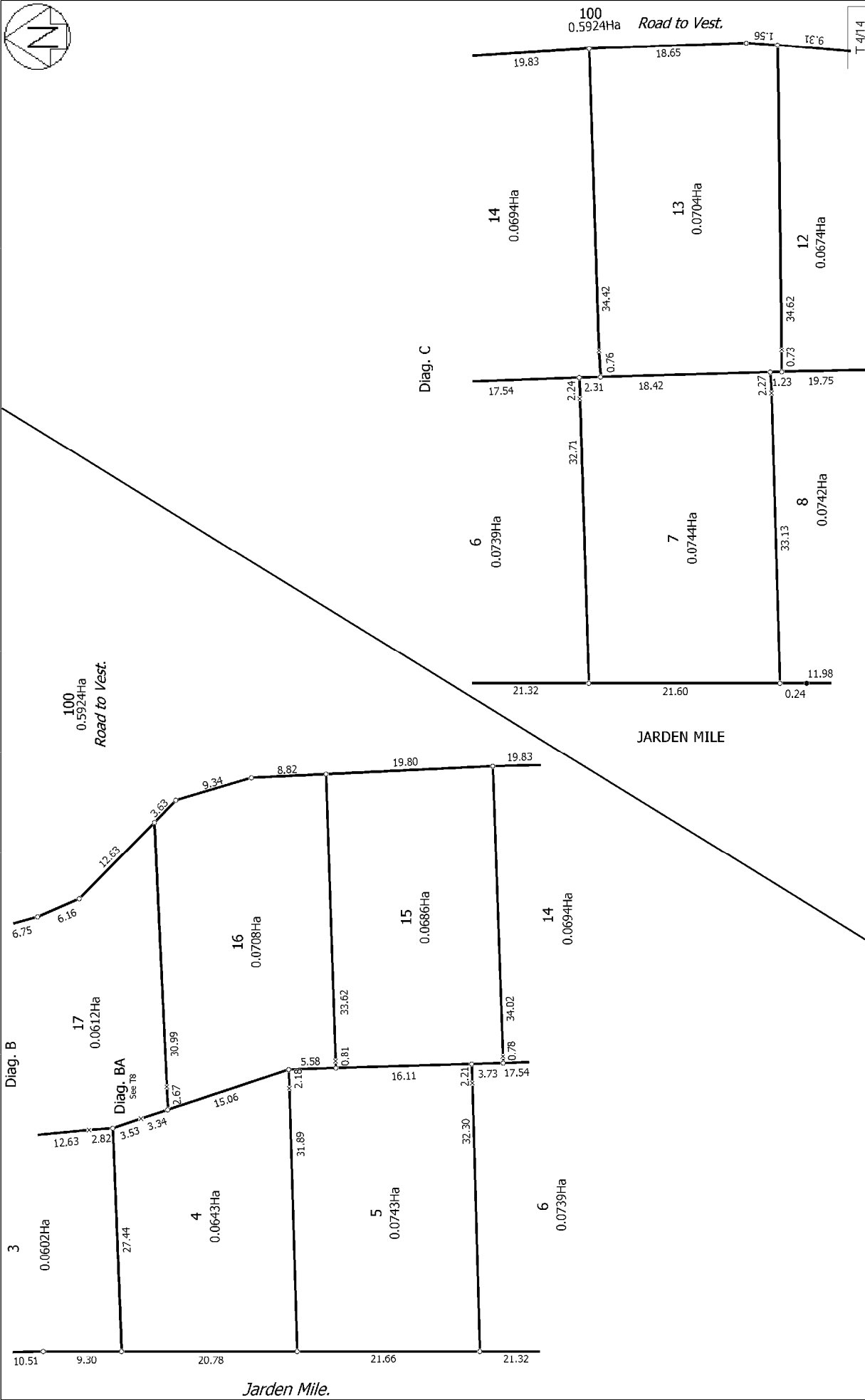
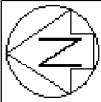


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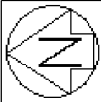
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Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 7 of 19	Deposited on: 16/10/2007		



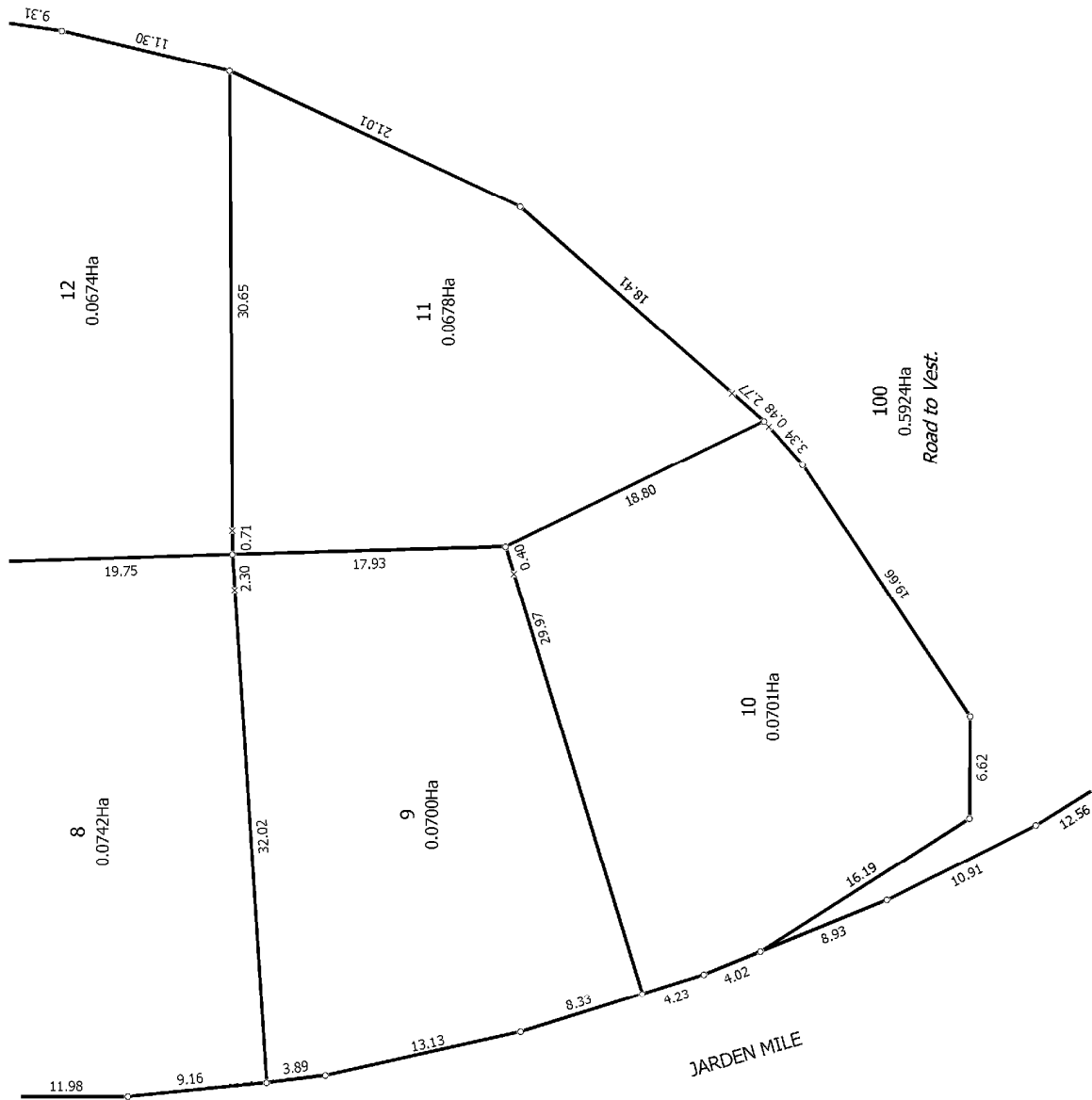
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Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 8 of 19			Deposited on: 16/10/2007



Land District: South Auckland	Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240		Surveyor: Hamish Grant Crawford Firm: Truebridge Callender Beach (Wellington)	Digital Title Plan DP 388922
Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 9 of 19		Deposited on: 16/10/2007		



Diag. D



T 5/14

Land District: South Auckland

Digitally Generated Plan

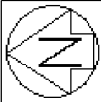
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Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

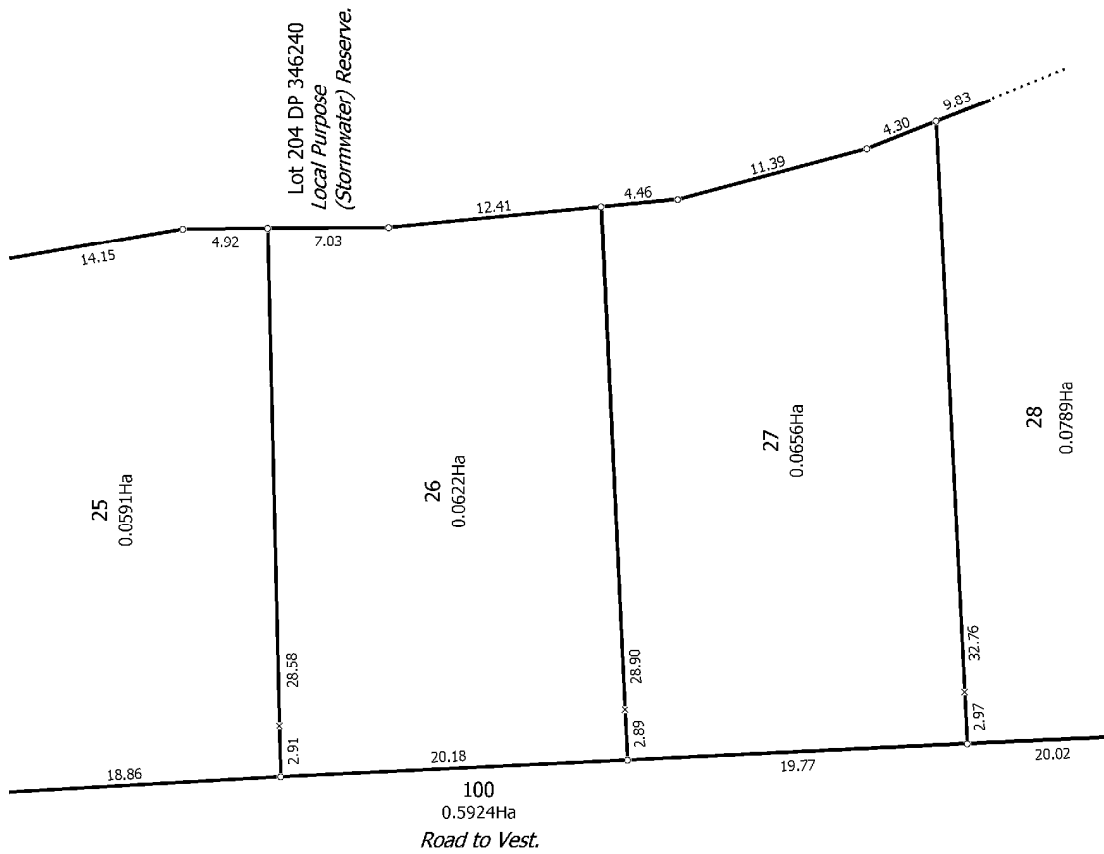
Surveyor: Hamish Grant Crawford
Firm: Truebridge Callender Beach (Wellington)

Digital Title Plan
DP 388922

Deposited on: 16/10/2007

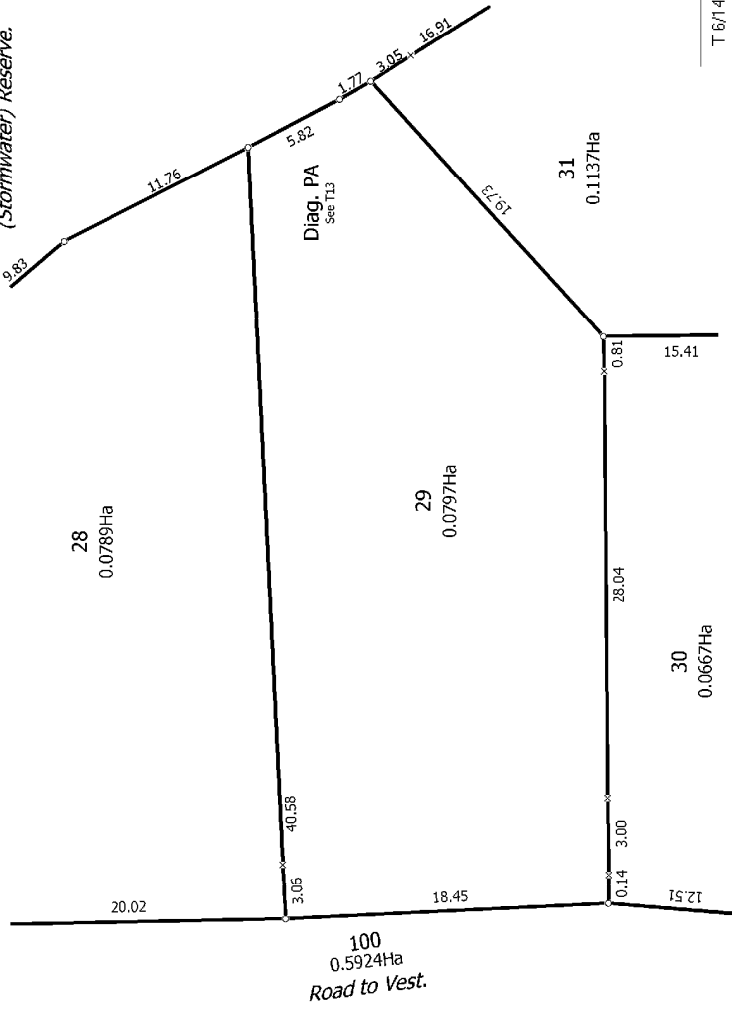


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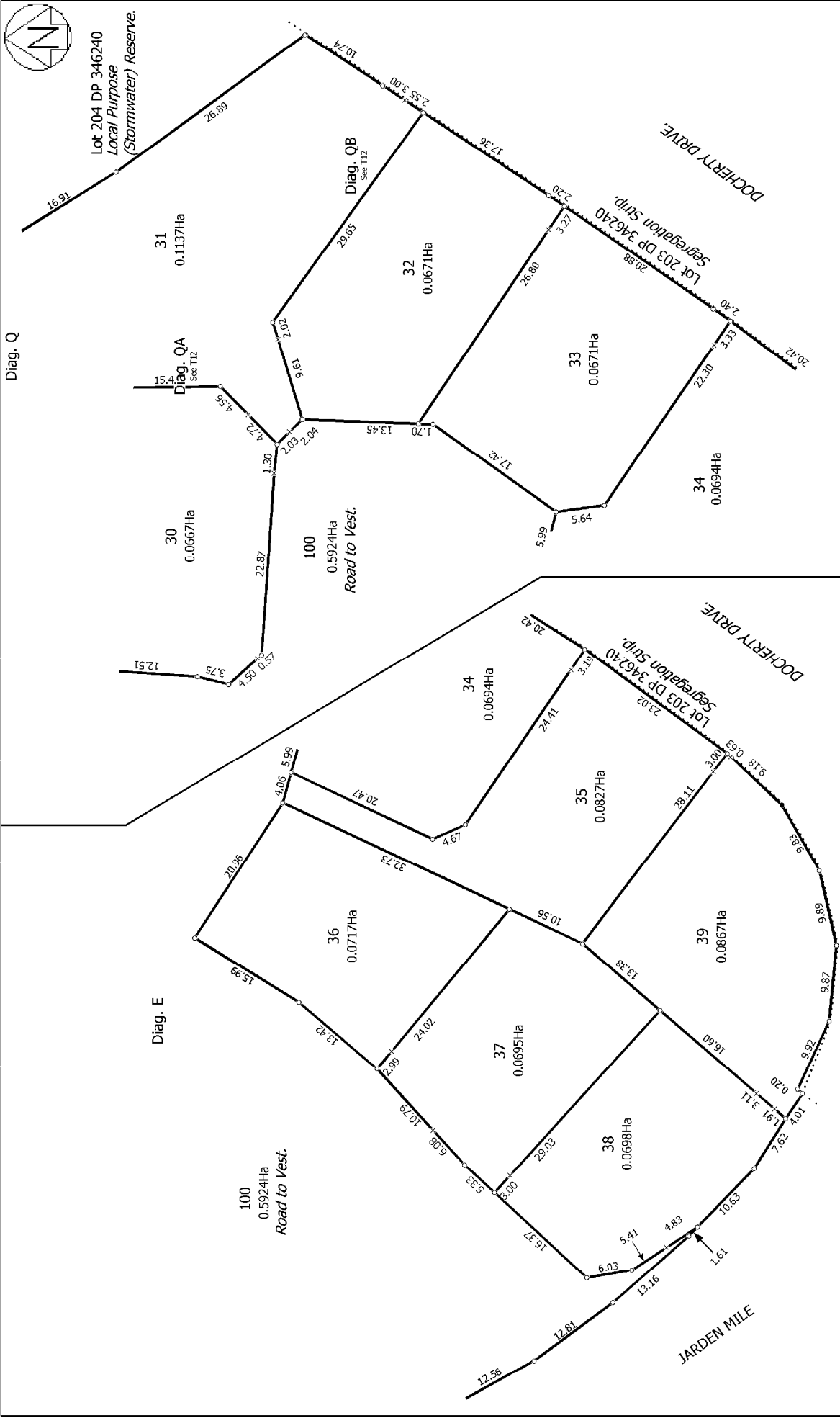
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Lot 204 DP 346240
Local Purpose
(Stormwater) Reserve.

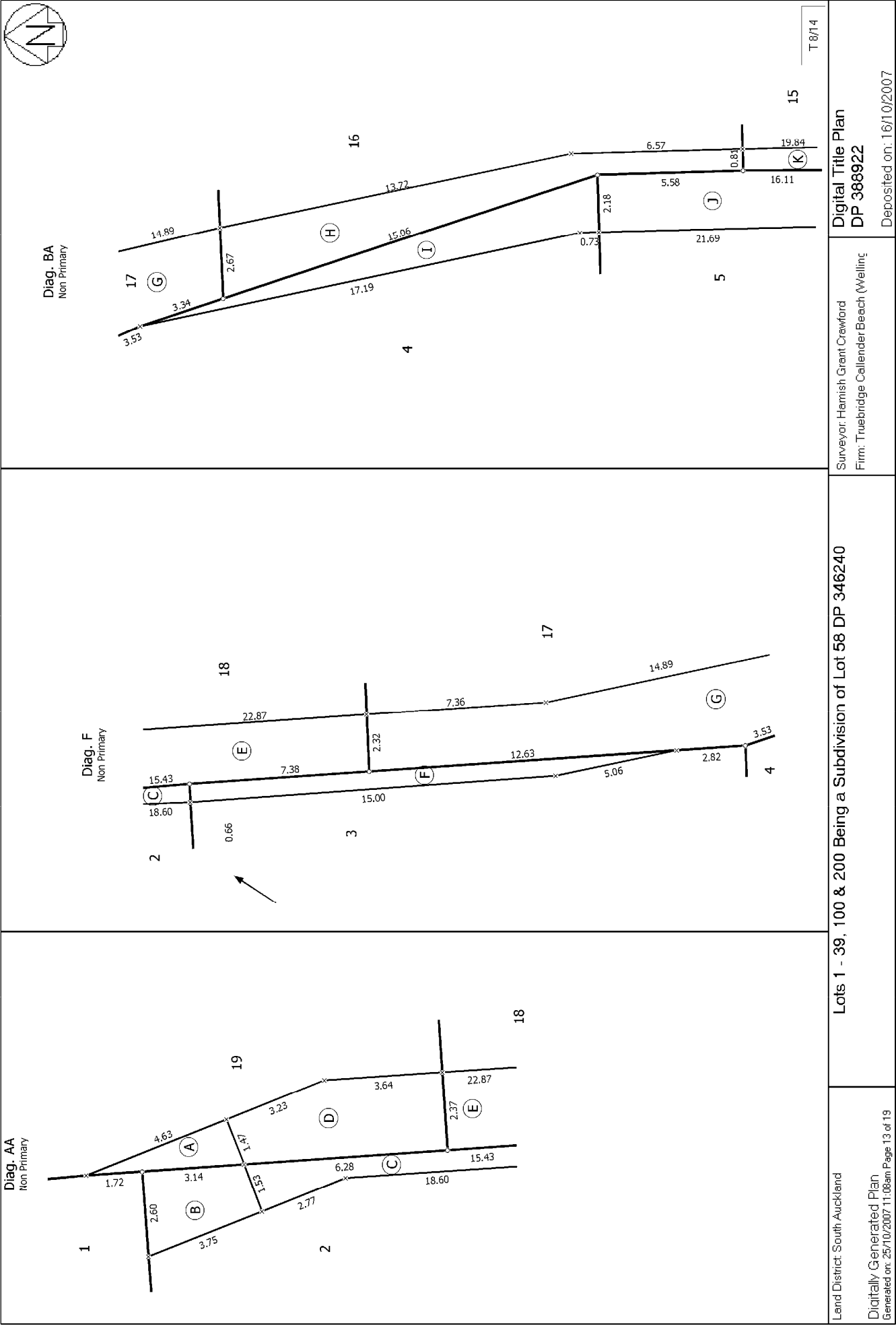


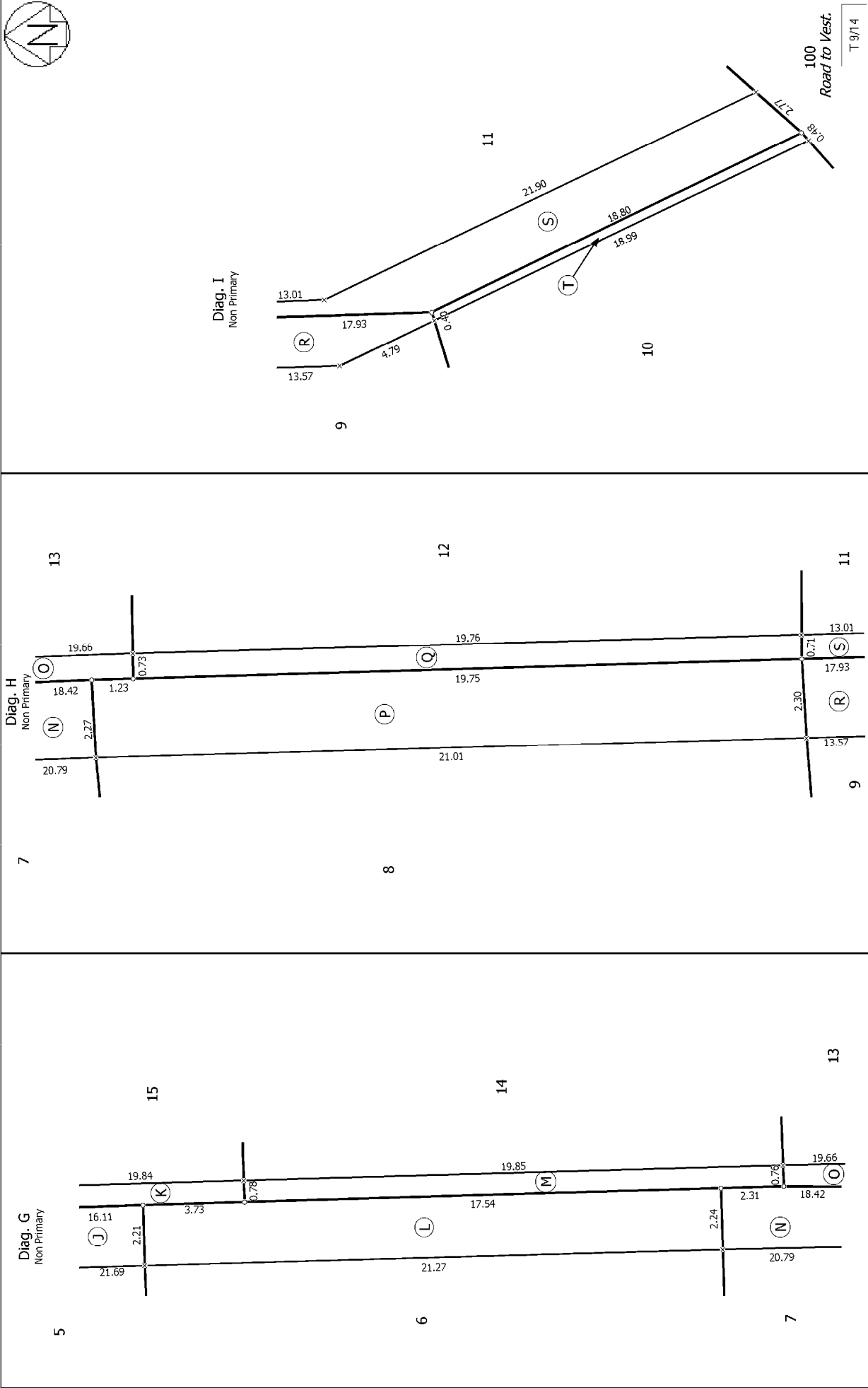
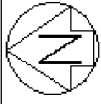
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Land District: South Auckland	Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240		Surveyor: Hamish Grant Crawford Firm: Truebridge Callender Beach (Wellington)	Digital Title Plan DP 388922
Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 11 of 19		Deposited on: 16/10/2007		

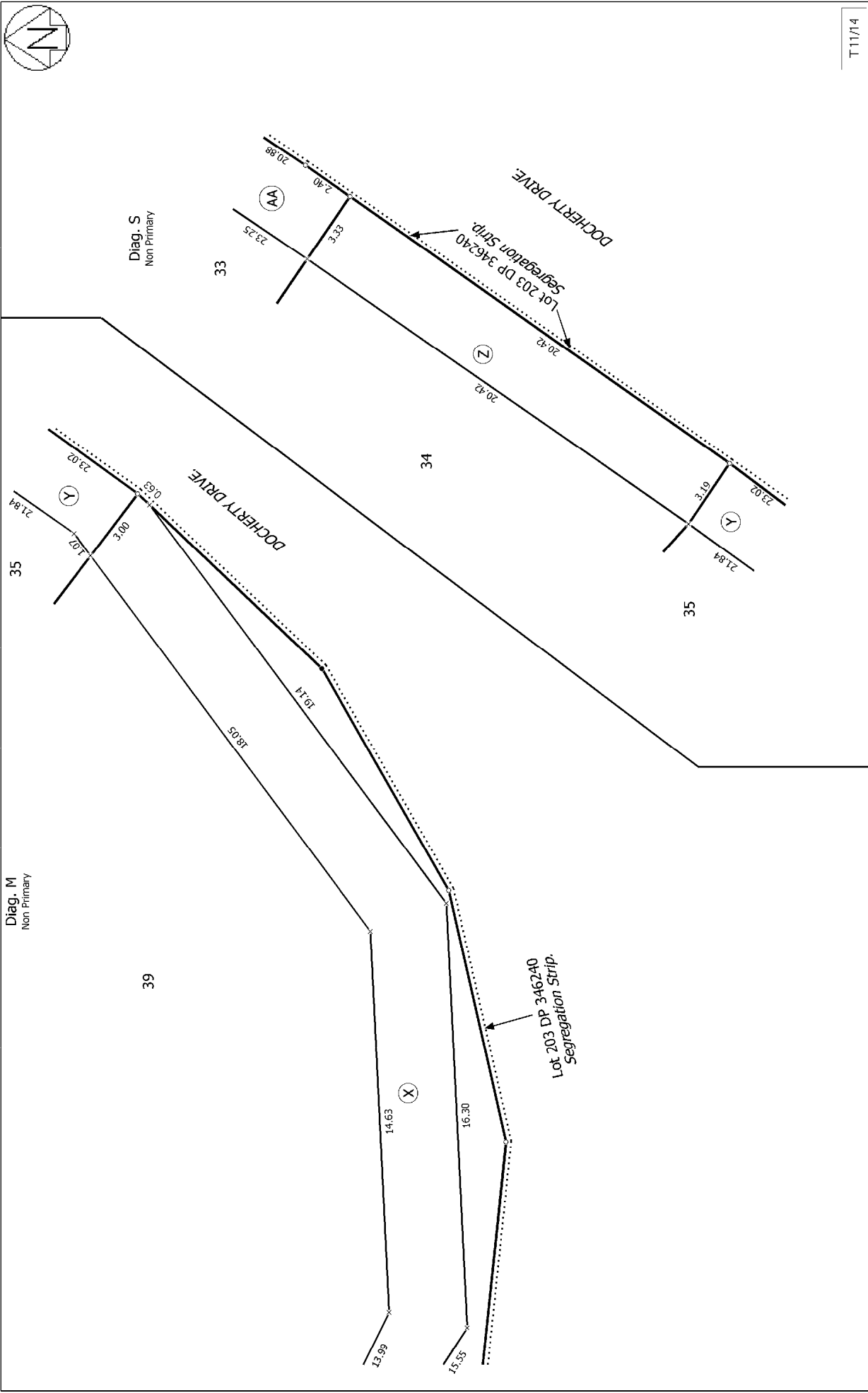


Land District: South Auckland		Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240		Surveyor: Hamish Grant Crawford Firm: Truebridge Callender Beach (Wellington)	Digital Title Plan DP 388922	T 7/14
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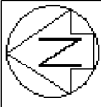




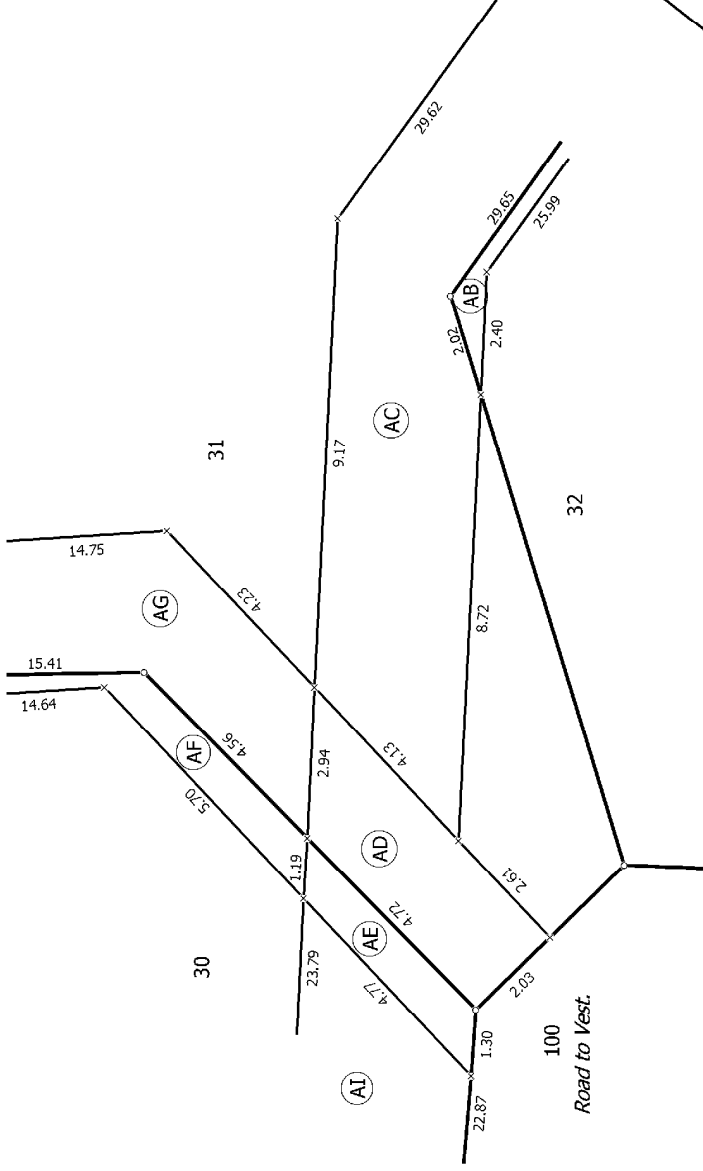
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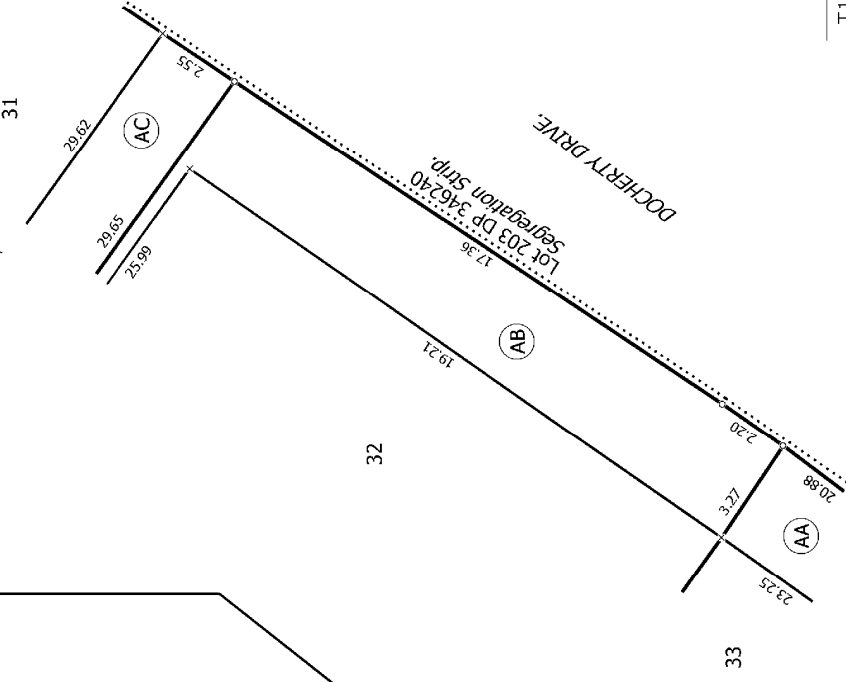
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Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 16 of 19	Deposited on: 16/10/2007			



Diag. QA
Non Primary

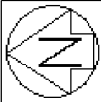


Diag. QB
Non Primary



T 12/14

Land District: South Auckland	Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240	Surveyor: Hamish Grant Crawford Firm: Truebridge Callender Beach (Wellington)	Digital Title Plan DP 388922
Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 17 of 19	Deposited on: 16/10/2007		



Lot 204 DP 346240
Local Purpose (Stormwater) Reserve.

Diag. PA
Non Primary

29

31

30

30

29

Diag. R
Non Primary

(AJ)

18.58

0.14 3.00

18.45

(AI)

17.16

19.50

23.79

22.87

100

Road to Vest.

(AG)

(AH)

(AF)

0.17

0.81

15.41

14.64

14.75

18.26

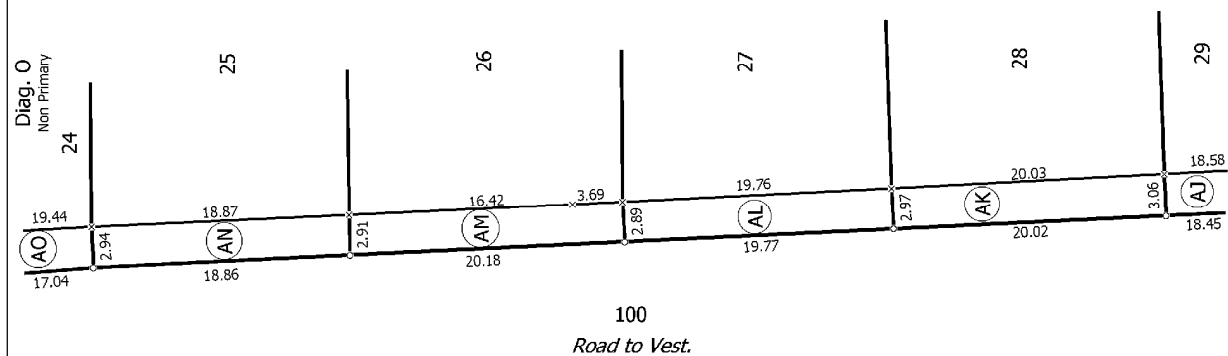
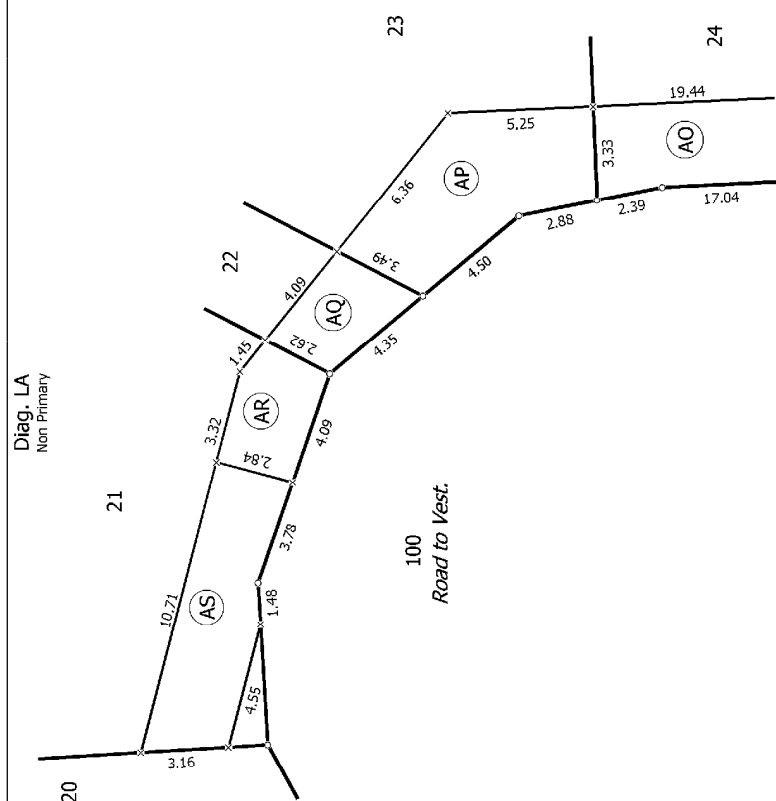
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20.22

3.05

T 13/14

Land District: South Auckland	Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240		Surveyor: Hamish Grant Crawford Firm: Truebridge Callender Beach (Wellington)	Digital Title Plan DP 388922
Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 18 of 19		Deposited on: 16/10/2007		



Building Consent 080356

Section 51, Building Act 2004

THE OWNER

Name of owner: WR & LD Butler

Contact person: Justin O`Callaghan

Mailing address: 67 Gellert Road, RD 1, Papakura

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

Full Name: Penny Homes Taupo

Mailing Address: PO Box 708, Taupo

Phones: 0274 909 028: 377 0154

Email: justin@pennyhomes.co.nz

THE BUILDING

Street address of building: 4 Prince Place, Taupo

Legal description of land where building is located: Lot 33 DP 388922

Valuation number: 0730048200

BUILDING WORK

The following building work is authorised by this building consent:

New residential home

This building consent:

- Is issued under section 51 of the Building Act 2004.
- Does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

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

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

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

1. Refer to conditions/notes attached to approved plans.

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

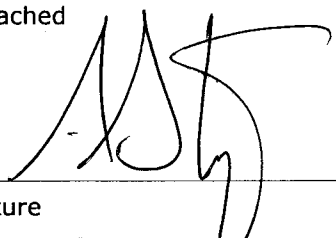
COMPLIANCE SCHEDULE

A compliance schedule is not required for the building.

ATTACHMENTS

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

As attached



Signature
Andrew Tyer
Team Leader Building Consent
Processing

Position

On behalf of: Taupo District Council

Date: 16/05/08

Asbuilt - Toby Connection - A354430



Fulton Hogan Ltd

Water Fault Report

Waikato

Damage Report No: 696

Weather: Drizzle

Date: 20-05-08

Serviceman: P. Pettman

Street Address: 4 PRINCE PLACE LOT 33

Area: BRECKENRIDGE

Fault Description:

- ☐ Mains Break/Leak
- ☐ Lateral Break/Leak
- ☐ Meter Repair/Upgrade
- ☐ Faulty Ferrule
- ☐ Other _____
- ☐ Other turn on

Surface Cover Type:

- ☐ Road
- ☒ Berm
- ☐ Footpath
- ☐

Asset ID: _____

Depth to Repair (mm): 50mm

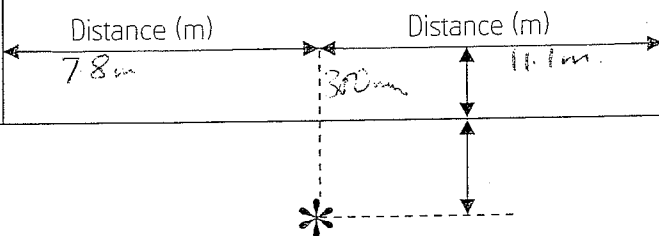
Pipe Internal Diameter (mm): 25mm

Pipe Material: Blue

Pipe Condition: new

Valves

No.	Close Time	Open Time

Left Boundary	Street Name and No.		Right Boundary
	Distance (m)	Distance (m)	
	78m	11.1m	
			
Boundary Front			
METER ID: _____			
COMMENTS: _____			

Start Time: 15:00

Finish: 15:30

Operator Signature: _____

Taupo

District Council



3785902

WORKS ORDER FOR: S/c, V/c, W/c

WORKS ORDER NO: _____

DATE: 19/5/08

CODE NO: _____

PERMIT APPLICATION NO: Bk 080356 (if any)OWNER: WR + LD ButlerPHONE: 0274 909 028OWNER'S ADDRESS: Penny Hume, Box 708 TpoPROPERTY ADDRESS: 4 Prince Place, TaupoFEE PAID: \$40

RECEIPT NO: _____

DIMENSIONS: 1 toby tpoASSIGNED TO: Frank Allison

TARGET DATE: _____

ASSIGNED BY: Anne W

SKETCH WHERE REQUIRED: (Attach sheets if required)

LOT NO: 33DP: 388922

RETURN CHIT (Fill in when work complete)

W/O NO: _____

DATE WORK STARTED: _____

COMPLETED: _____

ACTION TAKEN: _____

IS ADDITIONAL WORK OR FURTHER ACTION NEEDED?

YES/NO

DESCRIBE ADDITIONAL WORK OR ACTION: _____

SIGNATURE: _____

DATE: _____



PROPERTY ADDRESS: 4. Prince Pl

CONSENT NO: 080356

BUILDERS NAME: Simon

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL

Approved building consent documents on site ☒

Conditions of consent (if any) are met ☒

Floor plan as per the approved plans ☒

WALLS

As per the approved plans ☒

Appropriate materials being used ☒

Wall bracing ☒

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

Windows (location, size, type, glazing etc) ☒

Moisture content (specify) 15 % ☒

ROOF

As per the approved plans ☐

Fixings (trusses, bracing, etc) ☐

Roof bracing ☐

Framing/Truss layout ☐

Roof penetrations & flashings ☐

Roof underlay ☐

INSULATION

As per the approved plans ☒

Correct installation ☒

Inspection Notes

Additional notes, observations and site instructions:

(weather conditions, next inspection, discussions with builder, etc)

Bolts replace. Air-seals ok.

bracing and holding down in place (inlet)

Some weatherboard not on yet around garage area.

ok to proceed when finished

met Simon at 8.30

OUTCOME OF INSPECTION

Further Inspection Required ☐
(cannot continue to next stage)

Approved ☒
(can continue to next stage)

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

As per approved Documents on site

Inspector:

Glenn Walker

Date:

3-7-08

Code of Compliance Certificate - A415265

Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Name of owner: Butler Wayne Ronald & Butler Lorna Daphne

Contact person: Justin O`Callaghan

Mailing address: 67 Gellert Road, RD 1, Papakura 2580

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

Full Name: Penny Homes Taupo

Mailing Address: PO Box 708, Taupo

Phones: 0274 909 028: 377 0154

Email: justin@pennyhomes.co.nz

The Building

Street address of building: 4 Prince Place, Taupo

Legal description of land where building is located: Lot 33 DP 388922

Valuation number: 0730048200

Current, lawfully established, use:

Year first constructed:

Building Work

Building consent number: **080356**

Issued by: Taupo District Council

Description of work: New residential home

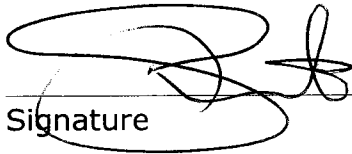
Indefinite, but not less than 50 years

Code Compliance

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

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

080356



Signature

Kelvin Short

Team Leader Building Inspections

Position

On behalf of: Taupo District Council

Date: 31/10/08

Envelope cover sheets - A426886

Cat ①

APPROVED CONSENT
PLANS / SPECIFICATIONS

CHECKED BY			LIST CODE:	
BUILDING CONTROL			4 Prince George Tauranga 2861.9	
PLANNING				
ENVIRONMENT			OWNER: PLEASE FAX COPY OF CCC	
STRUCTURAL			WR + LO Butler TO PENNY HOMES	
N.Z. FIRE SERVICE			JOHN MORGAN FAX 377 0155	
OTHER SPECIALISTS			LEGAL DESCRIPTION OF LAND WHERE BUILDING IS LOCATED	
VALUATION	AL	30/4	VALUATION No.: 0730048200	LOT No.: 33
AMENDED	A.T	4/6/8	D.P.S.S.O. M.L: 388922	SECTION:
			BLOCK:	SURVEY DISTRICT:
60TC	10	2/5	APPLICATION AND CONSENT No.: BC-080356	
PROCESSING SUSPENDED FOR:			DESCRIPTION OF BUILDING WORK: new dwelling	
AS AMENDED Scanned JUN 2008 by [signature] TAUPO DISTRICT COUNCIL			BUILDER: Penny Homes Tauranga	
			APPLICATION LODGED:	
			FORMALLY RECEIVED: 2.5.08	
PIM ISSUED: 14/5/8			CONSENT TARGET: Amendment due: 2.7.08	
ISSUE CONSENT (APPROVED SIGNATORY)			CONSENT GRANTED:	
			CONSENT ISSUED:	

[illegible]

Code Compliance Checklist - A426890

CODE COMPLIANCE CERTIFICATE CHECKLIST

Name: **WR & LD Butler**Application Number: **080356**Address: **4 Prince Place, Taupo**Project: **Dwelling**

(tick) ✓ Passed

(cross) ✗ Failed

(dash) | Not Applicable
(not applicable to job / not required to be considered for compliance)**Application for CCC Received** ✓

- Signed
- Dated
- Correct details

Notes (Reason for Decision)

Completed as required

All Inspections Required are Completed ✓

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

Completed as required

Records and Notes of Required Standard ✓

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

The authorised inspector who undertook the final inspection was satisfied that the work authorised by this building consent and the documentation had been submitted or completed for this project, to satisfy the requirements of issuing the CCC, in accordance with Sec 94 of the Building Act 2004

All Consent Conditions Complied With ✓

- Conditions checked
- No outstanding conditions
- No outstanding NTFs

All Records in Consent Envelope Complete ✓

(Refer Procedures Manual BI 1.9)

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

Documentation appears complete

External Consultants |

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

Not required for this project

Compliance Schedule |

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

Not required for this project

☒ **Code Compliance Certificate can be issued**

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



(Approved Signatory)

Date: **24 Sept 2008**

Kelvin Short
Team Leader Building Inspections

PROPERTY ADDRESS: 4 Prince Place CONSENT NO: 080 356
BUILDERS NAME: Penny Homes Ltd

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL

Approved building consent documents on site ☒

Conditions of consent (if any) are met ☒

As per the approved plans ☒

EXTERIOR

External envelope complete & weatherproof ☒

Claddings completed in accordance with standards/specifications ☒

Correct protective coating/paint systems as required ☒

Wall and roof penetrations sealed/flushed *See note* ☒

Access to building ☒

Barriers as required completed and compliant ☐

Subfloor access as required ☐

Ground levels/paving heights ☒

Stormwater disposed of appropriately *See note* ☒

Vehicle and footpath damage ☒

INTERIOR

Ceiling and wall insulation in place ☒

Fire ratings stopped ☐

Installation of shower / bath linings, splash boards etc ☒

Safety glass in bath / shower screens and adjacent windows ☒

Wet areas (walls, ceilings, floors) ☒

Mechanical ventilation extraction to exterior ☒

Catches on low windows (safety from falling) ☐

Barrier heights and handrails ☐

Lighting to access routes / stairs ☒

Smoke alarms fitted and working ☒

Visual awareness ☒

GENERAL

Energy certificates ☒

Application for Code Compliance Certificate ☒

Notes, observations and site instructions:

(weather conditions, next inspection, discussions with builder, etc)

AT inspection there was one down pipe removed, which was being painted and the bubbles for Penny Homes were about to seal around some window head flashings to ensure they were sealed for weather tight purposes. John from Penny Homes assured me this would be completed by DAYS END. Received Application for CCC, Gas and electrical certificate.

OUTCOME OF INSPECTION

Further Inspection Required ☐
(cannot continue to next stage)

Approved ☒
(can continue to next stage)

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

FINAL CCC inspection for New Dwelling inspection agreed on the approved plan. All inspection required for this work agreed to have been done and approved. The work was completed to a reasonable standard except for minor items mentioned above. Council will issue CCC on reasonable grounds.

Inspector:

Martyn Trainor

Date:

24 September 2008

PROPERTY ADDRESS: 4 Prince Street CONSENT NO: 080 356
BUILDERS NAME: Penny Alexander

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL

Approved building consent documents on site

Conditions of consent (if any) are met

Floor plan as per the approved plans

LININGS

As per the approved plans

Appropriate materials used

Wall Bracing

Fixings

FIRE RESISTANT RATINGS

Building wrap

Penetrations

Installation certificate / approved installer

ACCOUSTIC / NOISE RATINGS

As per the approved plans

Correct installation and materials

Testing as required completed

Inspection Notes

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

*Agreement walls & Ceilings Ensects
2 Bedrooms*

*Brace sheet fixings OK and brace positions checked
OK*

OUTCOME OF INSPECTION

Further Inspection Required
(cannot continue to next stage)

☐

Approved
(can continue to next stage)

☒

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

CSI Bed 1 to complete

Inspector:

[Signature]

Richard Jones

Date:

11/7/08

PROPERTY ADDRESS: 4 Prince Pl

CONSENT NO: 080356

BUILDERS NAME: Simon

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL

Approved building consent documents on site ☒

Conditions of consent (if any) are met ☒

Floor plan as per the approved plans ☒

WALLS

As per the approved plans ☒

Appropriate materials being used ☒

Wall bracing ☒

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

Windows (location, size, type, glazing etc) ☒

Moisture content (specify) 15 % ☒

ROOF

As per the approved plans ☐

Fixings (trusses, bracing, etc) ☐

Roof bracing ☐

Framing/Truss layout ☐

Roof penetrations & flashings ☐

Roof underlay ☐

INSULATION

As per the approved plans ☒

Correct installation ☒

Inspection Notes

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

*Beats replace Airseals ok.
bracing and holding down in place (inlet)
Some weatherboard not on yet around garage area.
ok to proceed when finished*

OUTCOME OF INSPECTION

Further Inspection Required
(cannot continue to next stage) ☐

Approved
(can continue to next stage) ☒

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

As per approved Documents on site

Inspector: **Glenn Walker**

Date: 3-7-08.

PROPERTY ADDRESS: <u>4 Prince Place</u>	CONSENT NO: <u>080356</u>
BUILDERS NAME: <u>Penny</u>	
DRAINLAYERS NAME: <u>K Price</u>	REGISTRATION NUMBER:

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL	Inspection Notes
Approved building consent documents on site ☒	fittings as plans.
Conditions of consent (if any) are met ☒	
SANITARY DRAINAGE	
As per the approved plans ☒	
Appropriate materials being used ☒	
Adequate support and protection where required ☒	
Correct location, type, sizes, cover, and gradients of drains ☒	Some Connection
Test of entire system ☒	
As built provided ☒	
STORMWATER	
To approved disposal system (onsite or reticulated system) ☒	
Disposal system adequate ☒	
As built provided ☒	
ONSITE WASTEWATER SYSTEM	
Approved system ☐	
Documentation supplied and correct ☐	
Producer Statement (enhanced system) ☐	
As built provided ☐	

Additional notes, observations and site instructions:

(weather conditions, next inspection, discussions with builder, etc)

Final
change & SW to new duct, on test.
AS Built Provided, K Price draws OK to proceed

OUTCOME OF INSPECTION

Further Inspection Required
(cannot continue to next stage) ☐

Approved
(can continue to next stage) ☒

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

change & SW to new duct

Inspector:

John Inder

Date:

4-6-8

PROPERTY ADDRESS: 4 Prince Pl

CONSENT NO: 080356

BUILDERS NAME: Simon

PLUMBERS NAME: Chris Long

REGISTRATION NUMBER:

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL

Approved building consent documents on site ☒

Conditions of consent (if any) are met ☒

PLUMBING

As per the approved plans ☒

Appropriate materials being used ☒

Adequate support and protection where required ☒

Integrity of framing (notches, holes etc) ☒

Sealing of penetrations ☒

Position of HWC ☒

Soil and waste pipes as per AS 3500/G10 & G12 ☒

Pressure test of entire system ☒

Inspection Notes

Additional notes, observations and site instructions:

(weather conditions, next inspection, discussions with builder, etc)

All plumbing in place & lagged where needed, pressure test etc.

met Simon at 4.30

OUTCOME OF INSPECTION

Further Inspection Required ☐
(cannot continue to next stage)

Approved ☒
(can continue to next stage)

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

*As per approved Documents on site.
AS/NZ 3500*

Inspector:

Glenn Walker

Date:

3-7-08

PROPERTY ADDRESS: 4 Prince Place CONSENT NO: 080356
BUILDERS NAME: Simon Brews

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL	Inspection Notes
Approved building consent documents on site ☒	
Conditions of consent (if any) are met ☒	
WALLS	
Cladding type(s) <u>linear weather Board</u>	
As per the approved plans ☒	
Appropriate materials used (e.g. timber treatment & grade, approved/appraised) ☒	
Flashing details & materials ☒	
Internal & external corners & junctions ☒	
Battens (cavity system) and/or ventilation ☒	
Proprietary fixings (metal tie down straps/connection etc for trusses/bracing etc) ☒	
Building wrap (Correct type/installation) ☒	
1/2 Height Veneer (workmanship, connections, clearances, etc) ☒	
Penetrations (materials, location, flashings, protection etc) ☒	
Deck Flashings ☒	
ROOF	
Roof type(s) <u>Colour steel Tiles</u>	
As per the approved plans ☒	
Correct installation and materials ☒	
Flashings ☒	
Installation certificate / approved installer ☒	

roof was 80% completed at inspection - Roofers were working on finishing the roof.

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

OUTCOME OF INSPECTION

Further Inspection Required ☐
(cannot continue to next stage)

Approved ☒
(can continue to next stage)

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

precladding inspection for New Dwelling
inspection arranged as per approved plan.
I checked Building Wrap and sill flashing tapes were
done. Simon was installing trusses. External corner
flashing for gable at inspection and roofers were installing
rest of metal tiles. Work was proceeding in a manner that
appeared to comply with NZBC - OK to proceed.

Inspector: Martyn Trainor

Date: 17 June 2008

PROPERTY ADDRESS: 4 Prince Place

CONSENT NO: 080356

BUILDERS NAME: Simon / Penny Homes

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL

Approved building consent documents on site ☒

Conditions of consent (if any) are met ☒

Floor plan as per the approved plans ☒

WALL FRAMING

As per the approved plans ☒

Appropriate timber treatment for use ☒

Bracing as per design ☒

General Fixings (nailing, proprietary fixings for uplift, bracing, top plate etc) ☒

Lintel sizes and fixing ☒

Top plate packer as required ☒

Support for proposed cladding ☒

Support for point loads ☒

ROOF FRAMING

As per the approved design & plans ☒

Rafter and/or Truss Fixings (top plate, ridge beam, girder truss etc) ☒

Roof bracing ☒

Appropriate timber treatment for use ☒

SUBFLOOR FRAMING

As per the approved plans ☐

Sub floor bracing ☐

Appropriate timber treatment for use ☐

Pile sizes & bearer connections ☐

Timber sizes & installation (lateral support, holes & checks, nailing etc) ☐

Insulation ☐

Inspection Notes

Amend plan now
T.k.

met simon at 9.0.

Additional notes, observations and site instructions: holding down, Roof bracing, wall bracing
(weather conditions, next inspection, discussions with builder, etc) all appear to be ok.
timber treatment ok. lintel straps in place.
top plate to stand ok.

OUTCOME OF INSPECTION

Further Inspection Required ☐
(cannot continue to next stage)

Approved ☒
(can continue to next stage)

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

As per approved Documents on s.k

Inspector:

Glen

Date:

13-6-08.

PROPERTY ADDRESS: 4 Prince Place

CONSENT NO: 080356

BUILDERS NAME: Simon

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

SITING / GENERAL

Inspection Notes

- Correct site ☒
- Approved building consent documents on site ☒
- Conditions of consent (if any) are met ☒
- Siting form provided and signed ☒
- Excavations, safe slopes, hoarding etc for site safety ☒

received.

FOUNDATIONS

- As per the approved plans ☒
- Appropriate materials being used ☒
- Location, type, sizes, cover, laps etc of reinforcing correct ☒
- Steel is clean and tied ☒
- Ground bearing checked and adequate ☒
- Foundations clean, sides vertical & no water in foundations ☒
- Proposed floor level correct ☒
- Engineer inspected (if required) ☐

Additional notes, observations and site instructions:

(weather conditions, next inspection, discussions with builder, etc)

met Simon at 20pm.

*Ground to firm, mesh replace a ok steel around out side ok
polythene replace, internal corner bars going in when there*

No thickening shown on plan

ok to proceed.

OUTCOME OF INSPECTION

Further Inspection Required ☐
(cannot continue to next stage)

Approved ☒
(can continue to next stage)

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

As per approved Documents

Inspector:

Glenn Walker

Date:

29-5-08.



BUILDING ACT 2004.

UNDERTAKING AS TO CORRECT SITING OF BUILDING.

BUILDING CONSENT NO;

Date;

TAUPO DISTRICT COUNCIL
08 03 56
APPROVED CONSENT PLANS / SPECIFICATIONS

This form **must** be completed and be available for collection by the Building Control Officer when the first inspection is carried out or at such other time as agreed. A Code Compliance Certificate will not be issued until such time as this form is received and correctly filled out.

I hereby certify that the building work currently being carried out at 201 33
Pine Place (Address of Property) is positioned in accordance with, and is
the same size, as shown on the approved plans for the Building Consent.

Signed by;

Name; (print);

S. Beas

Builder/~~owner~~

(Delete that which does no apply.)

PROPERTY ADDRESS: A Prince Place CONSENT NO: 080356

BUILDERS NAME: Perry Simon

PLUMBER / DRAINLAYERS NAME: Paul Lacey REGISTRATION NUMBER:

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL	Inspection Notes
Approved building consent documents on site ☒	<i>fittings as plan.</i>
Conditions of consent (if any) are met ☐	
DRAINAGE	
As per the approved plans ☒	
Appropriate materials being used ☒	
Correct location, type, sizes, cover, and gradients ☒	
Adequate support and protection where required ☒	
Under test ☒	
As built provided ☒	
PLUMBING	
As per the approved plans ☐	
Appropriate materials being used ☐	
Adequate support and protection where required ☐	
Correct fittings used ☐	

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

Fog / wet

*prefloor drainage & wastes in place - fittings as plan
on test. AS Built Recd. - ok to proceed - Plumbing*

OUTCOME OF INSPECTION

Further Inspection Required
(cannot continue to next stage)

☐

Approved
(can continue to next stage)

☒

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

prefloor drainage & wastes for new dwelling

Inspector:

John Inder

Date:

28-5-08

Application for Code Compliance Certificate

Section 92, Building Act 2004

The Building Consent

Building consent number: **080356**

Issued by: Taupo District Council

The Owner

Name of owner: WR & LD Butler

Contact person: Justin O`Callaghan

Mailing address: 67 Gellert Road, RD 1, Papakura

Street address/registered office:

Phone number: Landline: Mobile:
 Daytime: After hours:

Facsimile number:

Email address:

Agent

Name of agent: Penny Homes Taupo

Contact person: Justin

Mailing address: PO Box 708, Taupo

Street address/registered office:

Phone number: Landline: 377 0154 Mobile: 0274 909 028
 Daytime: After hours:

Facsimile number:

Email address: justin@pennyhomes.co.nz

Relationship to owner:

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

Full Name: Penny Homes Taupo

Mailing Address: PO Box 708, Taupo

Phones: 0274 909 028: 377 0154

Email: justin@pennyhomes.co.nz

Application

All building work to be carried out under the above building consent was completed on24-7-08.....

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

Builder: PENNY HOMES LTD PO BOX 708 TAUPU : 377 0154

Designer: JT Design : 377 1998

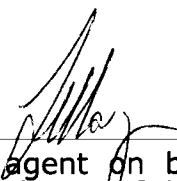
Drainlayer: Kelvin Price R D 1 Taupo : 021 158 5214

Plumber: CJ Lacey Plumbing : 027 348 7473

Electrician: Gray Electrical : 021 562 532

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

The code compliance certificate should be sent to: PO Box 708, Taupo (Agent)


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

JOHN MORGAN / PENNY HOMES LTD
Name of person signing

Date:24 - 9 - 08.....

Attachments

The following documents are attached to this application:

Certificates from the personnel who carried out the work

Certificates that relate to the energy work

Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Application - BC - A426910

Building Construction Category



1



2



3



4

PIM / Application No. BC-080356

Date Received _____

Date Issued _____

Site File No. 861-4

Form 2

APPLICATION FOR BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM

Section 33 or section 45, Building Act 2004

THE BUILDING

Street address of building:

[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]

4 Prince place
Taupo

Legal description of land where building is located

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

Subdivision Consent [if applicable] _____

Valuation No. 0730048200 Lot No. 33

DPS 346240 Section 22 671

Block 388922 Survey District _____

Building name: _____

Location of building within site/block number:

[include nearest street access]

Number of levels: _____

[include ground level and any levels below ground]

Level/unit number: _____

[insert level/unit number if applicable]

Area: 179.66 m²

[total floor area; indicate area affected by the building work if less than the total area]

Current, lawfully established, use:

[include number of occupants per level and per use if more than 1]

Year first constructed: _____

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

Expected completion date: Dec 09

[insert month year]

THE OWNER

Name of owner

[include preferred form of address,
eg. Mr, Miss, Dr, if an individual]

NR + LD Butler

Contact Person:

[insert contact name]

Mailing Address:

[insert mailing address]

Street Address/Registered Office:

[insert street address/registered
office]

Phone Numbers:

Landline: _____ Daytime: _____

Mobile: _____ After hours ; _____

Facsimile number: _____

Email address: _____

Website Address: _____

[website address if applicable]

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

AGENT

Name of agent

[include preferred form of address,
eg. Mr, Miss, Dr, if an individual]

Penny Homey / Aupo

Contact Person:

[insert contact name]

Justin

Mailing Address:

[insert mailing address]

P.O. Box 708
/ Aupo

Street Address/Registered Office:

[insert street address/registered
office]

Phone Numbers:

Landline: 3770154 Daytime: _____

Mobile: 0274 909025 After hours ; _____

Facsimile number: _____

Email address: justin@pennyhomey.co.nz

Website Address: _____

[website address if applicable]

Relationship to owner: _____

[state details of the authorisation from the owner to make the
application on the owner's behalf]

First point of contact for

communications with the council/
building consent authority:

[all invoices and refunds related to
this application will be directed to this
person in all instances]

Justin

THE PROJECT

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

New Home

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

Yes ☐ No ☒

If Yes, provide details of new use:
[provide description of new use]

List building consents previously issued for this project (if any)
[list who issued the consent, the date of issue and the consent number]

Intended life of the building

if less than 50 years 100

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

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

\$ 300,000

Number of Toilet Pans: _____
[Commercial properties only]

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

[refer to District Plan]

☐ Yes

☐ No

BUILDING PRACTITIONERS

Builder:

Business/Name: Penny Henry
Phone: 370154 Mobile: _____
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

Designer/Architect:

Business/Name: J. H. Design
Phone: 372194 Mobile: _____
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

Plumber/Gas Fitter:

Business/Name: C. B. Henry
Phone: _____ Mobile: 021 343 7473
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

Drainlayer:

Business/Name: Kelvin Price
Phone: _____ Mobile: 021 555 214
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

Electrician:

Business/Name: Ray Electrical
Phone: _____ Mobile: 021 566 534
Email: _____

Address: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

BUILDING PRACTITIONERS

Structural Engineer:

Business/Name: _____

Address: _____

Phone: _____ Mobile: _____

After Hours: _____ Facsimile: _____

Email: _____

Registration/Qualification: _____

Engineer [identify practice college]:

Business/Name: _____

Address: _____

Phone: _____ Mobile: _____

After Hours: _____ Facsimile: _____

Email: _____

Registration/Qualification: _____

Head Contractor/Site Manager

Business/Name: _____

Address: _____

Phone: _____ Mobile: _____

After Hours: _____ Facsimile: _____

Email: _____

Registration/Qualification: _____

Other:

Business/Name: _____

Address: _____

Phone: _____ Mobile: _____

After Hours: _____ Facsimile: _____

Email: _____

Registration/Qualification: _____

Other:

Business/Name: _____

Address: _____

Phone: _____ Mobile: _____

After Hours: _____ Facsimile: _____

Email: _____

Registration/Qualification: _____

Other:

Business/Name: _____

Address: _____

Phone: _____ Mobile: _____

After Hours: _____ Facsimile: _____

Email: _____

Registration/Qualification: _____

ATTACHMENTS

The following documents are attached to this application if required/necessary [tick boxes applicable]

- ☒ Plans and specifications
- ☐ Project information memorandum
- ☐ Development contribution notice
- ☐ Certificate attached to project information memorandum
- ☒ Disposal of stormwater and wastewater
- ☐ Building work over existing drains sewers or in close proximity to wells and water mains
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority

_____ [specify]

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

[Delete this section if this an application for a PIM only]

Clause [which of the following clauses will be involved in the proposed work]	Means of compliance [refer to the relevant compliance document(s) or detail of alteration solution in the plans and specification]	Proposed Inspections [state means of inspection. Note PS4s or certification may be required]
☒ B1 Structure	☒ B1/AS2 ☒ NZS3604 ☐ NZS4203 ☐ NZS4229 ☐ Other _____ [specify]	☒ Council ☐ Engineer ☐ Other _____ [specify]
☒ B2 Durability	☒ B2/AS1 ☐ NZS3101 ☐ NZS3602 ☒ NZS3604 ☐ Other _____ [specify]	☒ Council ☐ Engineer ☐ Other _____ [specify]
☒ C1-4 Fire	☒ C/AS1 ☐ Other _____ [specify]	☒ Council ☐ Engineer ☐ Other _____ [specify]
☒ D1 Access Routes	☒ D1/AS1 ☐ NZS4121 ☐ NZS4121 ☐ Other _____ [specify]	☐ Council ☐ Engineer ☐ Other _____ [specify]
☐ D2 Mechanical Installations for access	☐ D2/AS1 ☐ NZS4332 ☐ EN81 ☐ EN115 ☐ Other _____ [specify]	☐ Engineer ☐ Other _____ [specify]
☒ E1 Surface water	☐ E1/AS1 ☐ AS/NZS3500.3 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ E2 External Moisture	☐ E2/AS1 ☐ Specific Design and Testing	☒ Council ☐ Other _____ [specify]
☒ E3 Internal Moisture	☐ E3/AS1 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☐ F1 Hazardous substances etc	☐ F1/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ F2 Hazardous building materials	☒ F2/AS1 ☐ NZS4223 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ F3 Hazardous substances	☐ F3/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ F4 Safety from falling	☐ F4/AS1 ☐ FSP Act ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ F5 Construction and demolition materials	☐ F5/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ F6 Lighting for emergency	☐ F6/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ F7 Warning systems	☒ F7/AS1 ☐ AS/NZS1668 ☐ NZS4512 ☐ NZS4515 ☐ Other _____ [specify]	☐ Council ☐ Engineer ☐ Other _____ [specify]
☐ F8 Signs	☐ F8/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]

☒ G1	Personal hygiene	☐ G1/AS1 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ G2	Laundering	☐ G2/AS1 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ G3	Food preparation and prevention of contamination	☐ G3/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ G4	Ventilation	☐ G4/AS1 ☐ AS/NZS1668.2 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ G5	Interior environment	☐ G5/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ G6	Airborne and impact sound	☐ G6/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ G7	Natural light	☐ G7/AS1 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ G8	Artificial light	☒ G8/AS1 ☐ NZS6703 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ G9	Electricity	☐ G9/AS1 ☐ Other _____ [specify]	By certification only
☒ G10	Piped Services	☐ G10/AS1 ☐ NZS261 ☐ Other _____ [specify]	By certification only
☒ G11	Gas as an energy source	☒ G11/AS1 ☐ Other _____ [specify]	By certification only
☐ G12	Water Supplies	☒ G12/AS1 ☐ AS/NZS3500.1 ☐ AS/NZS3500.4 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☒ G13	Foul Water	☒ G13/AS1 ☐ AS/NZS3500.2 ☐ BS5572 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]
☐ G14	Industrial Liquid Waste	☐ G14/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☐ G15	Solid Waste	☐ G15/AS1 ☐ Other _____ [specify]	☐ Council ☐ Other _____ [specify]
☒ H1	Energy efficiency	☒ H1/AS1 ☐ NZ4218 ☐ NZS4243 ☐ ALF Design Manual ☐ NZS4214 ☐ Other _____ [specify]	☒ Council ☐ Other _____ [specify]

COMPLIANCE SCHEDULE**[Delete this section if this an application for a PIM only]****The following specified systems are existing, being altered, added to, or removed in the course of the building work:**

	Existing	New	Altered	Added	Removed
☒ There are no specific systems in the building	☐	☐	☐	☐	☐
Cable Car [including to individual dwelling]	☐	☐	☐	☐	☐
Automatic system for fire suppression [for example, sprinkler system]	☐	☐	☐	☐	☐
Electromagnetic or automated doors or windows [for example, ones that close on fire alarm activation]	☐	☐	☐	☐	☐
Automatic or manual emergency warning system for fire or other dangers	☐	☐	☐	☐	☐
Emergency lighting systems	☐	☐	☐	☐	☐
Escape route pressurisation systems	☐	☐	☐	☐	☐
Riser mains for Fire Service use	☐	☐	☐	☐	☐
Any automated backflow preventer connected to a potable water supply	☐	☐	☐	☐	☐
Lifts, escalators, travelators or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐
Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐
Means of escape from fire	☐	☐	☐	☐	☐
Building maintenance units for providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐
Emergency power systems for, or signs relating to, a system or feature specified	☐	☐	☐	☐	☐
Safety barriers	☐	☐	☐	☐	☐
Means of access and facilities for use by persons with disabilities which meet the requirements of section 118	☐	☐	☐	☐	☐
Hand held hose reels for fire fighting	☐	☐	☐	☐	☐
Signs such as are required by the Building Code or by section 120	☐	☐	☐	☐	☐
Laboratory fume cupboards	☐	☐	☐	☐	☐
Audio loops or other assistive listening systems	☐	☐	☐	☐	☐
Smoke control systems	☐	☐	☐	☐	☐

Address where compliance schedule will be held:

The maximum number of occupants that the building is designed for is:

MATERIALS USED**[Identify materials used. Required for Department of Building and Housing records]**

What materials will be used for the:

Floor1 ☐ Timber 2 ☒ Concrete 3 ☐ Wood Products4 ☐ Other Specify: _____**Framing**1 ☒ Timber 2 ☐ Concrete 3 ☐ Steel 4 ☐ Aluminium5 ☐ Other Specify: _____**Roof**1 ☒ Steel sheeting 2 ☐ Steel tiles 3 ☐ Concrete tiles 4 ☐ Shingles5 ☐ Aluminium 6 ☐ Other Specify: _____**Internal**1 ☒ Plaster board 2 ☐ Fibrous plaster 3 ☐ Wood Products4 ☐ Other Specify: _____**External Cladding**1 ☐ Brick 2 ☐ Concrete 3 ☐ Concrete Block 4 ☒ Cement board5 ☐ Plaster 6 ☐ Timber 7 ☐ Steel 8 ☐ Aluminium9 ☐ XPS 10 ☐ other Specify: _____**Energy**Energy source GasCooking ElectricInsulation pink batts**Connection to or disconnection from:**☐ Council water supply [please attach "Application for Water Connection" form] ☐ Council sewerage

[illegible]

The following are involved in the project

☒ Subdivision	☐ New or altered location and/or external dimensions of building
☒ Alteration to land contours	☐ Building work over or adjacent to any road or public place
☒ New or altered connections to public utilities	☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
☐ New or altered vehicle access	☐ Other matters known to the applicant that may require authorisations from the territorial authority: specify
☒ Disposal of stormwater and wastewater	

The following plans and specifications are attached to this application:

I request that you issue a [project information memorandum / project information memorandum and building consent / building consent] *[delete which is not applicable]* for the building work described in this application

Signature or [owner / agent on behalf of and with the authority of the owner] Date: 24th Apr 2008

COUNCIL USE ONLY**CONSENT CONDITION / COMMENTS**

Refer to conditions/notes attached to approved plans.

BCO	P&D	CONSULTANT	PLANNER	EHO	NZFS
					

COUNCIL USE ONLY**ESTIMATED TOTAL VALUE OF WORK**\$ 300,000.00 gst inclusiveProject floor area 174.66 m³**FEE PAYABLE**Consent deposit
Project Information Memorandum \$ _____

Building Administration \$ _____

Technical Processing \$ _____

Industry Levy (DBH) \$ _____

Industry Levy (BRANZ) \$ _____

Development Contribution
\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Certificate of Title \$ _____

Producer Statement \$ _____

Compliance Schedule \$ _____

Rural Number \$ _____

Vehicle Crossing \$ _____

Street Damage \$ _____

Water Connection \$ _____

Sewer Connection \$ _____

Other(s) \$ _____

Total consent deposit \$ _____

Consent fee balance

Inspections \$ _____

Other(s) \$ _____

Total balance payable \$ _____

Lodgement deposit \$ _____

Date paid _____

Receipt No. _____

Consent fee balance \$ _____

Date paid _____

Receipt No. _____

Granted by _____

Signature _____

Date _____

Issued by _____

Signature _____

Date _____

Please Complete

Forward any refunds or further invoices to:

Level			
1	2	3	4

Date Vetted

30/4/8

CHECKSHEET Single Residential Dwelling and Accessory Building

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

Address

Lot 33 Prince place

This checksheet shows you the information that has to be supplied with your building consent application. Please attach 2 copies of the following information (unless otherwise specified) with your completed Building Consent Application form.

Please tick each relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.

A guidance document is available to help complete the section in the application form on 'means of compliance' for each building code clause.

Once you have attached all the required information please check for completeness as an incomplete application or lack of supporting information will mean that your application cannot be accepted for processing.

Customer use

For office use only

1. GENERAL**COMPLETE FOR ALL APPLICATIONS**☐

- a. Building Consent Application Form (1 Copy)

Completed and signed by the owner or by an agent on behalf of the owner.

☐

- b. Proof of ownership (1 copy)

One recent copy of current certificate/s of title (i.e. not older than 3 months) or where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease

☐

- c. Locality plan (1:500) showing:

Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number

☐

- d. Inspection and monitoring

Details of proposed inspection regime including monitoring by council officers and other professionals eg architects, engineers, surveyors and certification to be supplied on completion

☐

- e. Application fee

Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.

☐

- f. Vehicle access plans showing:

- Location and extent of driveway relative to existing legal boundaries of the site, public footpath/roadway and where relevant, other features (e.g. house, walls, fence, tree) that potentially effect visibility and
- Long-section (1:100) showing proposed levels and gradients along the centreline; on wide or tight-turning accesses three long-sections along left, right, and centre

Location and area of parking spaces

☐

- g. Coverage showing % of:

- Building coverage (portion of allotment covered by building)
- Plot Ratio (Two storey buildings - Total floor area of every level of all buildings on total allotment)

Total Coverage - maximum allotment (all sealed parking and access areas required to comply with district plan plus all building coverage - exclude any land used for right of way or shared driveway access)

☒☒☒☒☒☒☒

2. DEMOLITION / REMOVAL

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

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

- | | | |
|--------------------------|--|--------------------------|
| ☐ | a. Means of barricading the site
Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area. | ☐ |
| ☐ | b. Proposed tipping location for demolition materials (address / landfill) | ☐ |
| ☐ | c. Hazardous building materials
Provide safety plan detailing the safe handling and disposal of hazardous materials | ☐ |
| ☐ | d. Site management plan covering
Management plan to control silt run off, noise and dust | ☐ |
| ☐ | e. Proposed destination of relocated building: | ☐ |
| ☐ | f. Access to and from site including (use of kerbs and crossings) | ☐ |
| ☐ | g. Specify termination of existing services <ul style="list-style-type: none">• Water• Sewer• Stormwater | ☐ |
| ☐ | h. Details about the building such as:
Number of storeys, type of materials the building is constructed of (note: Photographs of the building would be useful)

Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work:
Electricity, gas, drainage, water, transport, telecommunications, cable television or any other services that may be affected.

Note: Transportation of relocated building -
You will be required to contact and provide details to Council's Transportation and Traffic Department. | ☐ |

3. FOUNDATIONS / FLOORS

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

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

4. CONSTRUCTION

COMPLETE FOR ALL NEW STRUCTURES OR ALTERATIONS TO EXISTING STRUCTURES

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

5. STRUCTURAL

COMPLETE FOR ALL PROJECTS INCORPORATING SPECIFIC STRUCTURAL DESIGN

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

6. EXTERNAL

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

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

7. SERVICES

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

- ☐ a. Plumbing and Drainage plan (1:100) showing
Note: If you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required
 - Fixtures and fittings, hotwater system(s)
 - If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls.
 - Drainage layout with inspection bends and junctions indicated for both sewer and stormwater
 - Any other drainage on site including council mains and retaining wall field drains
 - Ventilation of sanitary rooms
 - Calculations for sizing of downpipes
 -

8. CHANGE OF USE

COMPLETE FOR ALL EXISTING BUILDINGS WHERE THE PROPOSAL INVOLVES FORMING A HOUSEHOLD UNIT WHERE ONE DID NOT EXIST BEFORE

Example: the conversion of a garage or shed into a residential unit

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

9. SPECIFICATION

COMPLETE FOR ALL APPLICATIONS

Note: The specification must be specific to the project and cover all aspects of the proposed work



a. Specification: General

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



b. External Cladding

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

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

Office Use Only

All information required
is provided



Further information
required



OK to formally receive
application



If further information is required please specify

Estimated Type & Number of inspections

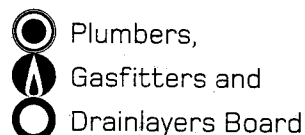
- | | Number |
|---|--------|
| ☒ G1 Foundations | _____ |
| ☐ G2 Pre-floor | _____ |
| ☒ G3 Pre-floor Plumbing | _____ |
| ☐ G4 Pre-line Plumbing | _____ |
| ☒ G5 Sanitary Sewer | _____ |
| ☐ G6 Bond Beams | _____ |
| ☒ G7 Pre-line Building | _____ |
| ☒ G8 Post-Line Building | _____ |
| ☒ G9 Code Compliance | _____ |
| ☐ G10 Fire Place Code Compliance | _____ |
| ☒ G11 Exterior Cladding | _____ |
| ☒ G12 Framing | _____ |

11 inspections

Signature of vetting officer

Date

CONSUMERS COPY



PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 1991)

Certificate No **478764**

9th Floor, 70 The Terrace
PO Box 10655
WELLINGTON
Tel 04 494 2970
Fax 04 494 2975
website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address:

Please complete in block letters

(Box No's not acceptable)

(Number)

(Street name)

4. PRINCE PLACE

(Suburb)

TAUPO

(Town/City)

Consumer:

PENNY HOMES LTD

(Title)

(Initials)

(Family/Business name)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Appliance

Flue

Ventilation

Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	COOKER HOB	KITCHEN BENCH	ARISTON CP850	38.5	UNFLUED		Complies	
1	HTG	LOUNGE	ESCEA 1B850	43	TWIN THRU SKIN ROOF		Complies	

Category

Type (Regulation 24(1))

☒ Domestic☒ New☐ Commercial☐ Addition, ☐ Extension,☐ Industrial☐ Replacement☐ Temporary☐ Alteration☐ Other☐ Repair following accident

Gas Type

☐ NG☒ LPG☐ TLP☐ BioName of Gas Supplier Unknown

Pipework Installed

☒ YES☐ NO

(attach pipework diagram)

Test Results

Other Testing

10 min Duration

Combustion

2.9 kPa Test pressure

☐ Yes ☒ No

Nil kPa Loss / gain

Ventilation

2.75 kPa Working pressure

☐ Yes ☒ No

Test Date

22/9/08

I certify that :-

- ⓪ All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
- ⓪ The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
- ⓪ Gasfitting work to which this certificate applies
☐ does ☒ does not include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name

R McBeth

Address

187 SPA RD
TAUPO

Registration No

4157

Signature

R McBeth

Date

22/9/08

Registered Gasfitter/s Supervised by certifier

Name

Registration No

Name

Registration No

Certificate owner

Registration No

On behalf of

Address

(If other than certifying gasfitter)

Certificate of Compliance - Electrical - A426926

Wayne Butler

09 2948441

4 Prince Pl, Taupo

67 Gellert Rd, Karaka

40

1

33

1

✓

✓

Description Complete electrical installation
of new domestic dwelling including
2 heated towel rails, 2 exhaust
fans.

It is recommended that test results be recorded
here:

Visual Examination



Earth Continuity



Bonding



Polarity



Insulation Resistance

999

Mohm

Other

Loop Test 0.552

P.S.C Test 421 Amps

RCD Test 8.1ms

If necessary attach any pages with sketches of work done

LYNDON GRAY

ESBS

GRAY ELECTRICAL

KLIOA

10-9-08

021 532 562

✓

✓

✓

X

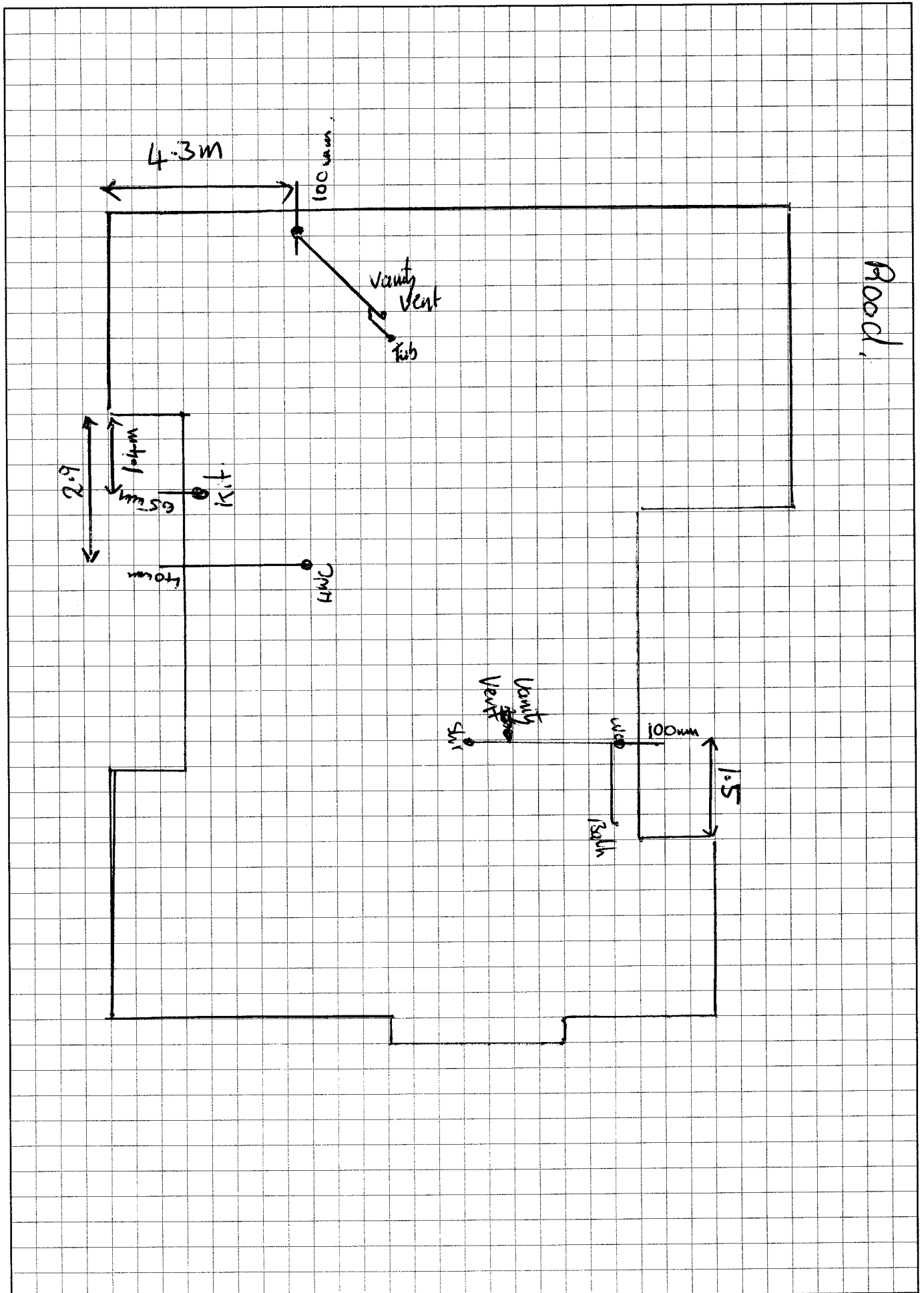
SCOTT GIBBONS

S.A. Gibbons

I2924

10-9-2008

027 231 7783



CHECKED BY:

BUILDING CONSENT NUMBER:

080356

As Laid Plan for:

OWNERS NAME:

Penny Homes
Butler Residence

PROJECT LOCATION:

Rural ID/Street No.

Address

A.

Locality

Lot 33 Prince Pl.

Teupo.

DETAILS - PLUMBER & DRAINLAYER

Name(s) & Registration No. (s)

Address('s)

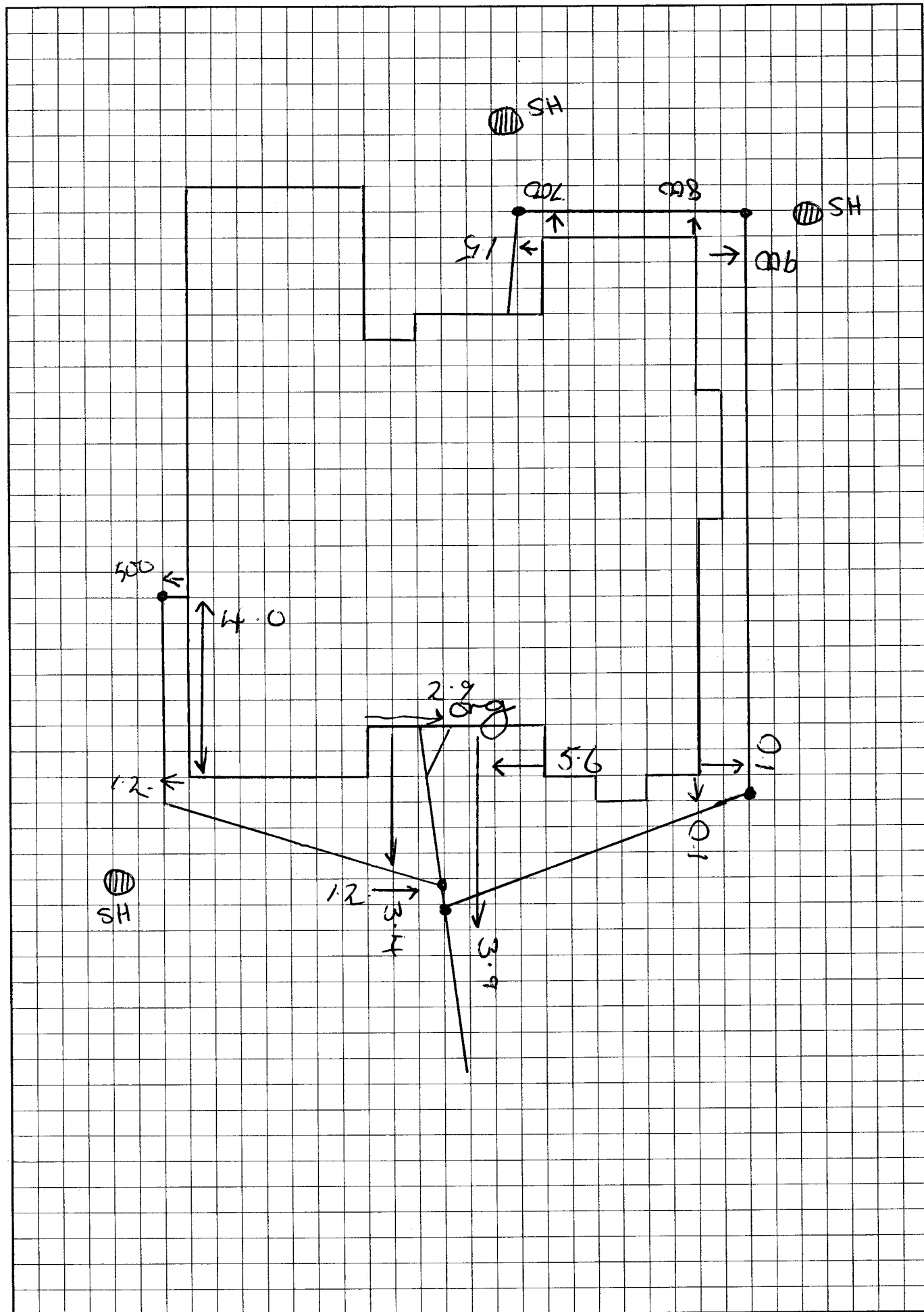
C S Lacey Plumbing & Gas
(Paul)

DRAW PLAN IN BLACK BALLPOINT ON GRAPH OPPOSITE

PLAN is to show:

1. All drains in correct position relative to building and boundaries
2. The road frontage
3. Depth of drains at connection points
4. All foulwater and stormwater drains
5. All inspection openings, accurately dimensioned
6. All buildings and boundaries
7. Outside water lines and the source of supply
8. The type, location and size of all on site sewage disposal systems
9. Size and position of soak holes.

REFER TO EXAMPLE ON LAST PAGE



CHECKED BY: _____

BUILDING CONSENT NUMBER:

080356 .

As Laid Plan for:

OWNERS NAME:

Butler

PROJECT LOCATION:

Rural ID/Street No.

Address

4

Locality

Lot 33.

Prince

Taupo

DETAILS - PLUMBER & DRAINLAYER

Name(s) & Registration No. (s)

16309

Address('s)

No 3.

Kelvin Price

Oak Drive
Taupo.

DRAW PLAN IN BLACK BALLPOINT ON GRAPH OPPOSITE

PLAN is to show:

1. All drains in correct position relative to building and boundaries
2. The road frontage
3. Depth of drains at connection points
4. All foulwater and stormwater drains
5. All inspection openings, accurately dimensioned
6. All buildings and boundaries
7. Outside water lines and the source of supply
8. The type, location and size of all on site sewage disposal systems
9. Size and position of soak holes.

REFER TO EXAMPLE ON LAST PAGE

BUILDING CONSENT PROCESSING ASSESSMENT CHECKLIST

Name: Butler **Application Number:** 080356
Address: 4 Prince Place **Project:** new dwelling
 Building Consent ☒ Staged Consent ☐ Certificate of Acceptance ☐

(tick) ☒ Passed	(cross) ☒ Failed	(dash) ☐ Not Applicable (not applicable to job / not required to be considered for compliance)
Project Information Memorandum ☒ - Heritage Status - Resource Consents/RMA - Section 75 building over 2 or more allotments - Section 72 natural hazards - Development contributions - Lake Taupo Catchment area restrictions	Notes (Reason for Decision) See PIM Standard engineering details town planner approved Nil hazard on PIM	
Territorial Authority ☒ - Change of use to section 114 - Alteration to existing building section 112 - Intended life - Waiver or modification of NZBC section 67	Notes (Reason for Decision) 50 yis	
Exterior ☒ - Is the site suitable for constructing this building - Access to building complying with D1 - Ground levels - Pool fencing compliant with F4 & FOSP Act	Method(s) of Compliance / Reason for Decision existing subdivision historically proven Ground levels shown on plans Access complies to D1	
Exterior Wall Claddings ☒ - Approved cladding system - Correct flashings details/ locations & types - Correct protective paint system if needed - Solid plaster as per E2	Line weatherboard cladding direct fixed and stucco stone cladding on cavity, complies with E2 details, flashings shown. Risk Matrix shown to medium wind zone	
Roof ☒ - Approved type for location and slope - Correct type and location of flashings - Penetrations identified and flashed accordingly - Valleys & ridges shown and details correct - Fixings identified and correct - Downpipes number, location and sizing correct - Overflow relief for spouting/gutters as required - Chimney height, materials and flashings	Colorsteel roofing complies to E2/AS1 @ 25° details / flashings shown. DPs comply with E2/AS1, chimney detail, shown.	
Exterior Decks & Stairs ☐ - Handrails/barriers as per F4 - Appropriate durability of fixings and timbers - Exterior steps stairs & ramps designed to D1	N/A	
Timber Sub-floor ☐ - Vents provided and correct location and sizing - Access to sub-floor provided - Correct timbers and connections provided - Correct bracing designed and located correctly	N/A	
Windows ☒ - Correct locations, type and sizes shown - Glazing complies with F5 - Ventilation	size / location shown on plan. Double glazing complies to H1	
Foundations ☒ - Appropriate type/system/materials being used - Sizes and reinforcing correct	Detail on plan complies to NZS3604.	

Floors	Method(s) of Compliance / Reason for Decision
☒ - Approved type/system being used - Correct member sizes and location being used - Correct FRR (system/type, penetrations etc) - Acoustics to G6 with sufficient details	Concrete floor as above.
☒ External Walls - Approved type/system being used - Correct member sizes/locations - Correct materials for proposed location/use	Details as plan comply to NZS3604.
☒ Roof Framing - Approved type/system being used - Full and correct details of member sizes/locations - Correct materials for proposed location/use	Truss layout provided by manufacturer.
☒ Interior - Appropriate floor plan (visual awareness etc) - Appropriate ventilation systems - Adequate lighting provided (natural and artificial) - Kitchen(s) provided & compliant with G3 - Sufficient toilet(s) provided and compliant with G1 - Stairs & barriers - Smoke alarms - Wet area protection - Means of egress - Wall bracing identified / ceiling diaphragms	- floor plan shown. - smoke detectors shown. - windows as ventilation. - correct bracing schedule shown to Medium wind zone & earthquake zone A
☒ Hot & Cold Water Supplies - Adequate and correct type/system - Appropriate materials to be used - Correct type & location of fittings, HWC etc	Connect to existing council supply. HWC shown.
☒ Foulwater & Drainage - ORG 100mm below floor level - AS3500 - Gully dish/waste pipes in correct locations - Vents provided, located & sized correctly - Sufficient soakholes and appropriate location - Approved type/system (including disposal) - Approved materials - Correct location and sizing of pipes	Connect to existing council sewer. Plumbing / drainage complies to G13/AS3500 Soakholes shown.
☒ Internal Wall Linings - Appropriate type/system/materials to be used - Correct FRR (type, penetrations, fixings etc) shown - Correct acoustics complying with G6 shown	Gib board lining to internal walls. Aquadine to wet areas.
☒ Insulation - Approved insulation complying with H1 - Specific thermal design to H1	Correct Insulation shown on plan. Complies to H1
☐ Solid Fuel Heaters - Approved make/model - Correct location, seismic restraints & clearances	N/A gas fire
☐ Accessible Facilities - Appropriate routes & hardware - Grab rails to ramps and stairs - Correct signage	N/A
☒ Retaining Walls - Design - Specification - Safety from falling if applicable	Retaining wall under 1mtr so not req for consent.

Building Systems ☒ • Appropriate fire alarm system specified/shown • Emergency lighting provided • Exit signage provided • Egress door hardware • Pressurisation/extraction system certified • Fire safety system plans • Mechanical access provided & certified	Method(s) of Compliance / Reason for Decision N/A
Compliance Schedule ☒ • Systems listed • Inspection, maintenance and reporting schedules provided	Notes (Reason for Decision) N/A
Producer Statement ☒ • Producer statement checklist completed • Approved author	N/A
New Zealand Fire Service Commission ☒ • Alternative solutions etc to Design Unit	N/A
External Consultants ☒ • Approved • Within competencies • Appropriate agreement • Transfer documents	Details of External Consultant Use N/A
☐ Consent Suspended (Details as noted)	

perfect to sill flashing.

Missing 240x90 Hy90 calcs for gable
Missing 240x90 Hy90 calcs for WB.

Spoke to Jamie Kerhan at Stature stone and he gave me the phone No. of Sean Left CEO of Marshall waterproofing LTD. The manufacturer of The protector wrap used as a flashing between the Stature stone and line weatherboard. He has sent through a letter stating the suitability of this product ^{for this use} and noted that this product is Warranted and has a current Brianz appraisal No.450 for use on buildings and comply with E2/AS1. Spoke to Kelvin Short BCO. And he is happy with the evidence to support use of This product for this purpose.

JK 16/5/8

☒ **Consent/Certificate Approved**

A building consent/certificate of acceptance can be issued subject to the conditions as listed below and/or noted on the approved building consent plans.

MR
(Processing Officer)

Date: 16/5/8

BEFORE SENDING CONSENT TO ADMIN FOR ISSUE CHECK THE FOLLOWING

- ☒ Check PIM. Sort drawings & specifications into office copy and applicant/site copy. Check for completeness
- ☒ Stamp envelope with consent number
- ☒ Stamp with consent number and address yellow inspection cards for both Council and Applicant and include in consent envelope
- ☒ Stamp siting form for applicant with consent number and include in consent envelope
- ☒ Stamp 'drainage as built' with consent number and include in consent envelope
- ☒ Labels applied to form 408 as required for guidance
- ☒ Stamp Plans & Specifications with consent number & office copy/site copy identification stamps
- ☒ Complete application checklist and include in consent envelope
- ☒ If further info is required, contact agent, change status on computer to FRI with notes, write notes on envelope and put a blue sticker on envelope and file on top shelf in designated area.
- ☒ Sign initials on application form in designated area
- ☒ Complete inspection requirements on back of consent envelope
- ☒ Sign and date granted consent envelope in designated area
- ☒ Change status on computer to 'Consent Granted' (Do not put status as consent issued)
- ☒ Diary entry

Approved Signatory Sign Off (refer Policy Manual 5.4)

- ☒ all relevant checks have been made and compliance is demonstrated and the reasons recorded,
- ☒ work undertaken by external consultants has been completed correctly and in accordance with the Council's quality management system and the contractors have worked within their competencies
- ☒ consent can be issued

AT
Approved Signatory

16/5/8
Date

- ☒ Send consent envelope to admin staff for issuing.

TAUPO DISTRICT COUNCIL

08 03 56

APPROVED CONSENT
PLANS / SPECIFICATIONS

COUNCIL / OFFICE COPY

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

SPECIFICATION

of work to be done and materials to be used in carrying
out the works shown on the accompanying drawings

BUTLER RESIDENCE

(project name)

LOT 33 PRINCE PLACE

(project address)

~

(owner's name)

Job number: ~

Date: ~

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1017	ADDITIONAL INFORMATION
1200	SPECIFICATION OF MATERIALS AND WORKMANSHIP BY SECTION
1201	PRELIMINARIES AND GENERAL
1202	PRELIMINARIES AND GENERAL (SCC/SWC)
2201	PREPARATION AND GROUNDWORK
3101	CONCRETE
3303	STONEWORK
3801	CARPENTRY
4102	WRAPS, UNDERLAYS AND DPC
4201	WALL CLADDING
4201HW	JAMES HARDIE® WEATHERBOARD CLADDING
4301	PROFILED METAL ROOFING
4305	RAINWATER SYSTEMS
4501P	PLYCOSELECT EXTERIOR DOORS
4502	ALUMINIUM WINDOWS AND DOORS
4505	GARAGE DOORS
4601	GLAZING
4701	THERMAL INSULATION
4801	FLASHINGS
5101G	GIB® PLASTERBOARD LININGS
5201	INTERIOR DOORS
5502	JOINERY FIXTURES
6201	TILING
6501	CARPETING
6701	PAINTING AND PAPERHANGING
7101	HOT AND COLD WATER SYSTEM
7103	SANITARY FIXTURES, TAPWARE & ACCESSORIES
7201	GAS SYSTEM
7402	SANITARY PLUMBING
7403	DRAINAGE
7701	ELECTRICAL
8101	RETAINING WALLS
8202	INTERLOCKING PAVING
8301	LANDSCAPING

1013A ADDENDUM OF MATERIALS AND FINISHES

DATE: 25th January 2008

SPECIFICATIONS

CLIENT: Butler Residence

SITE ADDRESS: lot 33 Ashbrook

FLOOR AREA: 179.66m²

PRELIMINARY AND GENERAL

Our quotation and contracts provide for the construction of the dwelling in accordance with the following specifications, the annexed plans and building contracts.

Your attention is drawn to these general specifications, and where there is a contradiction between any of the documents then this specification shall take first precedence and the plans second precedence.

Any additional clauses inserted, existing clauses altered or crossed out, or any changes that may be made to this specification by the client and/or the builder, must be initialed by both parties.

Our quotation and contracts provide for the preparation of all contract documentation, temporary all risk insurance cover, temporary power and water, (unless specified) all boxing and profile material, freight and deliveries, hire of equipment, site clearance on completion and general cleaning of the dwelling.

Our quotation and contracts provide for obtaining territorial authority building consents and any inspection fees (unless specified).

EXCAVATION

Our quotation and contracts provides for foundation excavation to solid bearing at 300mm below existing ground level.

FOUNDATIONS

A 'boxed' concrete footing dimensioned as per plan with compacted pumice as preparation for floorslab.

FLOORING

100mm float finished reinforced concrete floor slab laid over continuous vapour barrier.

TIMBER FRAMING

As per general specifications and requirements of NZ Building Code 1992 and NZS 3604

All walls to have a minimum of two rows of nogging

In general, framing shall be 90 x 45 kiln dried, H3.1 to external Walls and chemical free to internal walls, laser frame studs with trussed roof framing.

All exterior timber shall be H3 treated and unless specified, all timbers will be suitable for paint finish only.

EXTERIOR MATERIALS

Roof	Corrugated longrun coloursteel (Std NZ colours)
Cladding	Linea Weatherboard – 180mm with Zinc Soakers (refer to plan for Linea Detail) Stutex Stone-Kiwi Range (refer to plan for detail)
Chimney	Stutex Stone – kiwi Range
Gutter	1/4 Round External
Fascia	Pre-primed Pine – 150 x 40
Barge	Pre-primed Pine - 200 x 40
Downpipes	80mm PVC – Unpainted
Soakholes	Drumlined Soakholes – Note: positioning may vary from plan due to site access and Stormwater layout. Soakhole Depths are dependant on water table levels and easements and in some instances it may be applicable to use Concrete lined Soakholes, which will be charged as an extra.
Drainage	As per site Plan Note: In some instances sewer level datums may not be low enough and a variance may occur.
Soffits	4.5mm Hardiflex
Windows	Aluminum with tinted glass in north elevation windows (Standard NZ Colours) Note: Window Numbers for tinting: Double glazing to all windows excluding garage Obscure glazing to Bathroom, Toilet and Ensuite
Window Hardware	Black
Window Liners	Pine H3 Paint Quality ex 25mm

Front Door	Cedar Front Entrance Door
Other Exterior doors	Aluminum and Glass
Garage Door	Coloursteel Futura Sectional – Auto opener with 2 remotes (Standard NZ Colours)

INTERIOR MATERIALS:

Walls	10 mm gib board
Wet area walls	10 mm Aqualine gib board
Ceilings	13mm Standard Gibboard, fixed to Rondo metal ceilings battens gib board – 13mm Aqualine to Wet areas
Garage	10 mm gib board
Gibstopping	All walls to level 4 finish
Skirting	60mm x 10mm MDF and pine to wet areas
Skirting Profile	Single Bevelled
Scotia	Square stop
Doors	MDF paint quality – hollow core prehung
Door Jambs	Paint Quality Pine – Flat for Architrave
Architraves	60 mm x 10mm MDF and 60mm x 10mm Pine for Wet Areas
Architrave Profile	Single Bevelled
Wardrobes	Dimensions as per plan – single shelf and wardrobe rail
HWC/Linen Cupboard	Cupboard provides 4 shelves
Door Furniture	Windsor – Astron Range (Brushed Nickel/ Satin Chrome)
Front Door Furniture	Schlage Entry Door Set
Door Stops	Guardsman – G33 - Doorstops

BATHROOM

Bath	Engelfield Sorrento Bath - 1665
Bath Accessories	Progetto 30 Series Shower Mixer CP and Progetto 30 Series CP Spout – Wall Mounted Spout and Pop up waste
Vanity	Athena Revo (China Top) Wall Hung Vanity 1000mm
Basin Mixer	Progetto 30 Series Basin Mixer C/P and Pop up Waste
Shower	Athena Seville – 1000 x 1000 – Angle Corner – with moulded recess and White Easy Clean Trap
Shower Accessories	Progetto 30 Series Shower Mixer CP and Progetto 30 Series Slide Shower and Elbow CP
Toilet	Robertson Agencies – Studio Close Coupled Vitreous China Toilet Suite

ENSUITE

Shower	Athena Seville – 1000 x 1000 – Angle Corner – with moulded recess and White Easy Clean Trap
Shower Accessories	Progetto 30 Series Shower Mixer CP and Progetto 30 Series Slide Shower and Elbow CP
Vanity	Athena Revo (China Top) Wall Hung Vanity 1000mm
Basin Mixer	Progetto 30 Series Basin Mixer C/P and Pop Up Waste
Toilet	Robertson Agencies – Studio Close Coupled Vitreous China Toilet Suite

Most of the above plumbing fixtures can be viewed at Carters Spa Road, Taupo.

KITCHEN:

PC SUM **\$ 8000.00** has been allowed for the manufacturing of the kitchen by a PHL preferred manufacturer, - includes Sink, Fitting of Rangehood (includes Ducting through Soffit or Wall) and Splashback Tiles.

Sink Mixer Progetto 30 Series Sink Mixer CP
Insinkerator Insinkerator ISE65 With air switch

Oven Westinghouse – Wall Oven (Stainless) - PON667S
Cooktop Westinghouse – Ceramic Hobb (Stainless)- PHN285S
Dishwasher Westinghouse SB908SK(Stainless)
Rangehood Westinghouse – Canopyhood (Stainless) 900mm- CS901S

Allowance for above 4 appliances \$3,008.00

PAINTING

Exterior	Soffits - Acrylic Fascia – (if applicable) Lumbersider Finish
Cladding:	Linea - Painted
Front Door	Cedar entry door – Natural Finish
Interior	Jambs, architraves, skirting, scotia and doors – Semigloss enamel Internal Doors – Spray Lacquered-Semigloss (Note: Gloss Lacquer or Extra Height doors may incur additional costs) Ceiling - Flat acrylic
Interior Walls	Painted Walls – Washable Low Sheen Acrylic

(Please note: The Interior Painting covers the same colour throughout the home with one contrasting colour for doors, skirting and sills – Extras may be incurred if different colours are requested in different rooms or Feature Walls are required)

INSULATION:

Exterior Walls- except Garage Area	R2.4Wall Batts
Ceilings – except Garage Area	R3.6 Ceiling Batts

ELECTRICAL

Supply power from Lot Boundary to House Site

Prewire house as per electrical plan
Prewire Telephone - **connection fee to be met by owner**
Reticulate for Sky TV - 1 point only (to advise positioning at Prewire)
Lights, power points, phones, TV points as shown on electrical plan
Heated towel rail – Bathroom and ensuite – White or Chrome.
Manrose Halogen Fan Lights to Bathrooms

TV Aerial and Sky connection fees/Decoder and Sky Aerials to be supplied by owner

Note: Any Wall Lights or Specialty Lights to be supplied by owner

Please Note – a prewire walk through is completed with customer, electrician and Penny Homes representative to note any variations required – Any extra items added to electrical plan are at owners cost.

HOT WATER

Hot Water Cylinder-180 litre - mains pressure

HEATING

PC SUM \$5500.00

GROUNDS/LANDSCAPING

Cobbles **PC Sum (supply and lay) -120 m2 cobbles (Based on Firth Colour Range)-Additional cobbles @ \$49.50pm2**

Note: Drainage Grills or Cesspits (if required),Traffic Management Costs or wash off extraction costs will be an additional cost of the Driveway. Any Mowing Strips/Garden Edging will be an additional cost and will be quoted separately to the driveway.

Fencing **PC Sum \$ 6000.00 (for labour and supply of materials)**

Retaining Wall **23mtrs X .850mm high**

Gardens/Shrubs **PC Sum \$500.00**

Grass **Hydro-seeding by Grass Growers**

Grass Growers will Hydro-seed a lawn in such areas as are designated on the site plan. The Hydro-seeding will be sown in accordance with best industry practice having regard to Taupo soil and climatic conditions at the time of application. Note: between the months May and August, conditions to successfully grow lawn are substantially less. The Vendor/Builder or Grass Growers shall not have on going responsibility to nurture maintain or repair the designated Hydro-seeded area.

MISCELLANEOUS

3 x Exterior Taps

Laundry Tub - Robinhood Supertub ST3100

Toilet Roll Holders – Heirloom Pastels Toilet Roll Holders

Mirror above vanity in bathroom and ensuite.

Tiles around bath splashback – 1 Row 200 x 200 White Tile (PC Sum \$30.00 pm2 tiles) - Splashback as per council regulations.

Clothesline – Hills Extendaline 5 MK11 or Hills Paraline Glide Lift Mono

Letter box – Metware Montreal Letterbox.

PC Sum of \$8000.00 towards floor coverings (includes any tiled areas) and laying from Taupo Carpet Court.

Builders Risk Insurance

Commercial Clean

7 Year Masterbuild Guarantee

Our Quotations and Contracts Exclude:

Resource Consents

Valuations/Surveying Fees

Window Treatments

All costs incurred for additional piling or foundation work found necessary through the existence of poor soils upon the building site will be charged as an extra to the contract sum.

PROVISIONAL COST SUMS

Provisional Cost Sums (PC Sums) means a sum included in the contract price for carrying out or providing a defined part of the contract works.

The PC Sums as listed below are inclusive of GST and are net sums, meaning the builder shall have provided for all other costs, margins, charges or allowances elsewhere within the contract sum – unless specified.

PC SUMS OUTLINED IN CONTRACT

* Kitchen	\$ 8000.00
* Heating	\$5500.00
* Cobbles	120m2
* Gardens/Shrubs	\$500.00
* Fencing	\$6000.00
* Floor coverings (including tiles) and laying	\$8000.00

You may obtain your own quotations for the supply of goods contained or works required under the PC Sums.

Please ensure you are aware of the final cost prior to authorising work to proceed or purchasing material contained within the PC Sums.



1014 E2-AS1 RISK MATRIX CALCULATIONS

Alix Lattey

From: Sean Lett [waterproofing@clear.net.nz]
Sent: Friday, 16 May 2008 12:07 p.m.
To: Alix Lattey
Subject: Sean Lett: Marshall Waterproofing NZ

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PROVISIONS OF THE BUILDING ACT
AND ITS REGULATIONS AND ARE
TO BE RETAINED ON THE JOB IN
GOOD ORDER AND PRODUCED UPON
REQUEST.

Dear Alex
Just to confirm our phone conversation this morning regarding the use of Protecto Tape as a flashing system between Hardies
linier and Hard as Rocks, Eldorado stone.

Marshall Waterproofing will warrantee the Protecto Tape when used in the above mentioned situation. Protecto Tape is a
walsterable membrane tape used for the protection of Parapets, Hand rails and through wall fixings. Protecto Tape will provide a
superior bonding surface for the Eldorado stone.

Protecto Tape has a current BRANZ appraisal (#450)

If you have any further questions please feel free to call me.

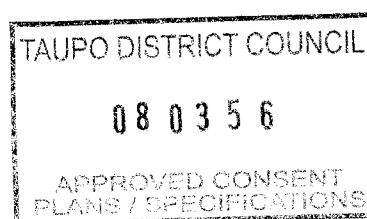
Regards

Sean Lett
Chief Executive Officer

Marshall Waterproofing NZ
PO Box 9411
Greerton, 3142
Tauranga
New Zealand

PH 64 7 543 0948
Fax 64 7 541 1029
Cell 029245 7486

Email: sean@mwnz.com



NZBC E2/AS1 - BUILDING ENVELOPE RISK MATRIX
 JOB NAME: Lot 33 Prince Place, Taupo DATE: 19/03/08

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TAUPO DISTRICT COUNCIL

WALL NUMBER: North Risk factor	Risk severity								Subtotals for each risk factor
	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	
Wind zone (per NZS 3604)	0		0		1		2		0
Number of storeys	0		1		2		4		0
Roof/wall junctions	0		1		3		5		0
Eave width	0		1		2		5		2
Envelope complexity	0		1		3		6		1
Decks	0		2		4		6		0
Notes:	Total risk score:								3
Linear weatherboards direct fixed, Stutex stone veneer over drained cavity system.									

WALL NUMBER: West Risk factor	Risk severity								Subtotals for each risk factor
	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	
Wind zone (per NZS 3604)	0		0		1		2		0
Number of storeys	0		1		2		4		0
Roof/wall junctions	0		1		3		5		0
Eave width	0		1		2		5		1
Envelope complexity	0		1		3		6		1
Decks	0		2		4		6		0
Notes:	Total risk score:								2
As above									

WALL NUMBER: South Risk factor	Risk severity								Subtotals for each risk factor
	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	
Wind zone (per NZS 3604)	0		0		1		2		0
Number of storeys	0		1		2		4		0
Roof/wall junctions	0		1		3		5		0
Eave width	0		1		2		5		1
Envelope complexity	0		1		3		6		1
Decks	0		2		4		6		0
Notes:	Total risk score:								2
As above									

WALL NUMBER: East Risk factor	Risk severity								Subtotals for each risk factor
	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH	SCORE	
Wind zone (per NZS 3604)	0		0		1		2		0
Number of storeys	0		1		2		4		0
Roof/wall junctions	0		1		3		5		0
Eave width	0		1		2		5		0
Envelope complexity	0		1		3		6		1
Decks	0		2		4		6		0
Notes:	Total risk score:								1
As above									

1015 BRACING CALCULATIONS

HBrace 4.0: Bracing Design to NZS 3604:1999

PROJECT DETAILS

Project Name: **Butler Residence**
 Street Address: **Lot 33 Prince Place**
 City/Town: **Taupo**

WIND ZONE - Medium Wind Zone

(Wind Zone was supplied by the Local Authority.)

EARTHQUAKE ZONE

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

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BUILDING DETAILS

Number of Levels: **Single Storey structure (Concrete Ground Floor).**
 Dimensions: Ground Floor: **16.4 x 14m**
 Floor Areas: Ground Floor: **179.7m²**
 Typical Stud Height: **2.4m**
 Roof Pitch: **0-25°**
 Roof Cladding: **Light**

Height to Roof Apex:
 Roof Height Above Eaves:
 Wall Cladding: **Light**

TAUPO DISTRICT COUNCIL

4.8m 08 03 56
 2.6m

APPROVED CONSENT
 PLANS / SPECIFICATIONS

WALL BRACING - Ground Floor - Along

WALL BRACING - Ground Floor - Along									
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	161	1	BL10.6	0.6m	2.4m	125	75	115	69
		2	GS1a1.8	2.1m	2.4m	65	137	55	116
B	70	1	GS1a1.8	1.8m	2.4m	65	117	55	99
		2	GS1a1.8	1.8m	2.4m	65	117	55	99
		3	BL10.6	1.0m	2.4m	125	125	115	115
C	105	1	GS1a1.8	1.8m	2.4m	65	117	55	99
D	161	1	BL10.6	1.1m	2.4m	125	138	115	127
		2	BL10.4	0.5m	2.4m	120	60	115	58
		3	BL10.4	0.5m	2.4m	120	60	115	58
Total Achieved BU's						945 BU's		837 BU's	
Total Required BU's						700 BU's		647 BU's	

WALL BRACING - Ground Floor - Across

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	122	1	BL10.6	1.1m	2.4m	125	138	115	127
		2	GS1a1.8	1.8m	2.4m	65	117	55	99
N	122	1	BL10.6	0.6m	2.4m	125	75	115	69
		2	GS1a1.8	1.8m	2.4m	65	117	55	99
O	70	1	GS1a1.8	1.8m	2.4m	65	117	55	99
P	134	1	GS1a1.8	1.8m	2.4m	65	117	55	99
		2	GS1a1.8	1.8m	2.4m	65	117	55	99
Q	70	1	GS1a1.8	1.8m	2.4m	65	117	55	99
		2	GS1a1.8	1.8m	2.4m	65	117	55	99
Total Achieved BU's						1031 BU's		888 BU's	
Total Required BU's						774 BU's		647 BU's	

1016 STRUCTURAL ENGINEERING CALCULATIONS

Producer Statement – Technical basis for structural design methodology contained in designIT for houses –New Zealand.

DesignIT for houses, New Zealand has been developed by Timberbuilt Pty Ltd for Carter Holt Harvey Wood Products Ltd to assist designers select appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey (including hySPAN and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings falling within the scope and limitations of NZS 3604.

Timberbuilt certifies that the design methodology used for the software includes compliance with the loading and general design requirements contained within AS/NZS 1170:2002 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

Serviceability and other criteria for design have been selected using the most up to date information available from joint Australian/New Zealand standards technical committees to ensure designIT solutions correspond to performance levels implied by design solutions given in NZS 3604:1999 (Acceptable Solution B1/AS1, 4.1).

For the nominated application/s and subject to the limitations on span and loading, the specified product and/or stress grade in the size given will comply with the structural requirements of the New Zealand Building Code, provided the installation is in accordance with the details provided or referred and/or product literature or NZS 3604, as appropriate.

References:

NZS 3603:1993 Timber Structures Standard.
NZS 3604:1999 Timber Framed Buildings.
AS/NZS 1170:2002 Structural design actions, Parts 0, 1 and 2.
AS 1684.1 – 1999 Residential timber framed construction. Part 1: Design criteria.
AS 1720.1 – 1997 Timber structures. Part 1: Design methods.

2nd July, 2007

For further information or advice please contact either of the following:

Software/design information

Timberbuilt Pty Ltd
13-15 Nicole Way, Dandenong, Australia. 3175.
Telephone (613) 9793 9997.
Facsimile (613) 9793 9727.
Email: designit@timberbuilt.com.au

Product/design information

Carter Holt Harvey Wood Products
173 Captain Springs Road, Onehunga, Auckland
Telephone 0800 808 131
Facsimile 0800 808 132
Email: designit@chh.co.nz

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REQUEST.

Specifier details:

Supplier details:			
Specifier:		JTDesign	
Business name:		JTDesign	
Address:			
Phone:		Mobile:	Facsimile:

Project & Site details:

Project:	Lot 33 Prince Place	Drawing reference:
At (address):		
For (owner/s):		
Wind Zone:	MEDIUM	

MEMBER DESIGN DETAILS

Member 1

1) Member code and description

L1 - Lintels - In single or upper storey load bearing walls

2) Design inputs

Span	2.8 m
Roof load width 'RLW'	5.5 m
Roof type and mass	Light roof & ceiling - 40 kg/m ²
Serviceability criteria	AS 1684.1-1999

3) Member specification

Size, stress grade/product	Use 200 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

4) Installation requirements

Provide at least 30 mm bearing at end supports

Member 2

1) Member code and description

L2 - Lintels - In single or upper storey load bearing walls

2) Design inputs

Span	1.6 m
Roof load width 'RLW'	5.4 m
Roof type and mass	Light roof & ceiling - 40 kg/m ²
Serviceability criteria	AS 1684.1-1999

3) Member specification

Size, stress grade/product	Use 150 x 90 hy90
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

4) Installation requirements

Provide at least 30 mm bearing at end supports



1017 ADDITIONAL INFORMATION

- HEAT LOSS CALCULATIONS
- BC TRUSS LAYOUT
- ESCEA IB850 GAS FIREPLACE SPECIFICATION



INSULATION CALCULATION BASIC DATA AND DETERMINATION OF METHOD

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PROJECT: 1st BRIDGE PLACE, TAUPO

BASIC DATA TABLE

WALLS & GLASS AREAS				
LINE #	WALL	WALL AREA (m²)	GLASS AREA (m²)	
1	N	35.35	7.17	
2	S	37.81	2.68	
3	W	40.26	7.75	
4	E	40.26	12.56	

	TOTAL AREAS	(m²)	(m²)	%	
5	N,S,W,E	153.68	30.16	19.63	<30%
6	S,W,E ONLY	118.33	22.99	19.43	<30%
		(m²)	PERIMETER (m)	RATIO	
7	ROOF AREA	136.50	N/A		
8	SLAB FLR AREA or	136.50	61.60	2.22	
9	SUSPENDED FLR	0.00	1.00	0.00	
10	SKYLIGHT AREA	0.00	N/A	<1.2m²	
11	LEADLIGHT AREA	0.00	N/A	<2.6m²	

CONCLUSION:

DO CALCULATIONS COMPLY WITH SCHEDULE METHOD? Y/N? **Y** Use Schedule Method

USE CALCULATION METHOD FOR THE FOLLOWING REASONS:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

WALL & WINDOW AREAS:

WALL AREAS				WINDOW AREAS			
NORTH (m ²)	SOUTH (m ²)	WEST (m ²)	EAST (m ²)	NORTH (m ²)	SOUTH (m ²)	WEST (m ²)	EAST (m ²)
35.35	37.81	40.26	40.26	1.96	0.62	1.96	1.24
				3.98	0.62	1.44	1.24
				1.23	1.44	1.44	0.61
						2.91	2.45
							1.98
35.35	37.81	40.26	40.26	7.17	2.68	7.75	12.56
				TOTALS			

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SUSPENDED FLOOR CALCULATIONS:

N/A

	SUSPENDED FLR	(m ²)	PERIMETER (m)	RATIO
	AREA 1	0.00	0.00	0.00
	AREA 2	0.00	0.00	0.00
	AREA 3	0.00	0.00	0.00
	AREA 4	0.00	0.00	0.00
	AREA 5	0.00	0.00	0.00
	TOTAL	0.00	0.00	0.00

CONCLUSION:**PROPOSED R-VALUES**

COMPONENT	LOCATION	R-VALUE ACHIEVED	CONSTRUCTION
ROOF	(trussed roof)	3.40	Achieve with R3.6 insulation to House Insulation Guide pg 30 -Use Pink Batts R3.6 ceiling insulation.
WALLS	(timber framed with linea board)	2.10	Achieve with R2.4 insulation to House Insulation Guide pg 68 -Use Pink Batts R2.4 wall insulation.
	(timber framed with stone veneer)	2.00	Achieve with R2.4 insulation to House Insulation Guide pg 64 -Use Pink Batts R2.4 wall insulation.
FLOOR	(std slab on ground)	1.30	Achieve R1.3 to House Insulation Guide pg 89
GLAZING	(double glazed areas)	0.26	Achieve R0.26 with std double glazing

Refer to BRANZ House Insulation Guide 3rd Edition

BUILDING CONSENT LAYOUT

CARTERS
MANUFACTURING

Spa Rd
Taupo
Ph (07) 377 6911

JOB No BC27
Client: PENNY HARRIS
Job Name: LOT 33 PAVILION
Address:

Pitch: 15°
Roof Material: Steel
Soffit Overhang: Medium
Wind Area: 0 kPa
Snow Load: 0 kPa

Trusses And Rafters At 900 Centres
Unless Stated Otherwise.

This layout is to be read in conjunction
with the Architectural Plans.

DRAWN BY CHRIS

DATE 26/03/08 PAGE 1 of 2

BUILDING CONSENT INFORMATION

This layout and associated
design statements are for
Building Consent Application
purposes only and may not
be used for construction.

All walls shown on this layout are
considered to be load bearing.

As Built roof truss layouts, truss
fixing details, point load
notification, and a Producer
Statement for the design of the
roof trusses will be provided to
the Local Authority at the time
of manufacture.

This layout and associated design
statements are valid only if the job
is manufactured by CARTERS.

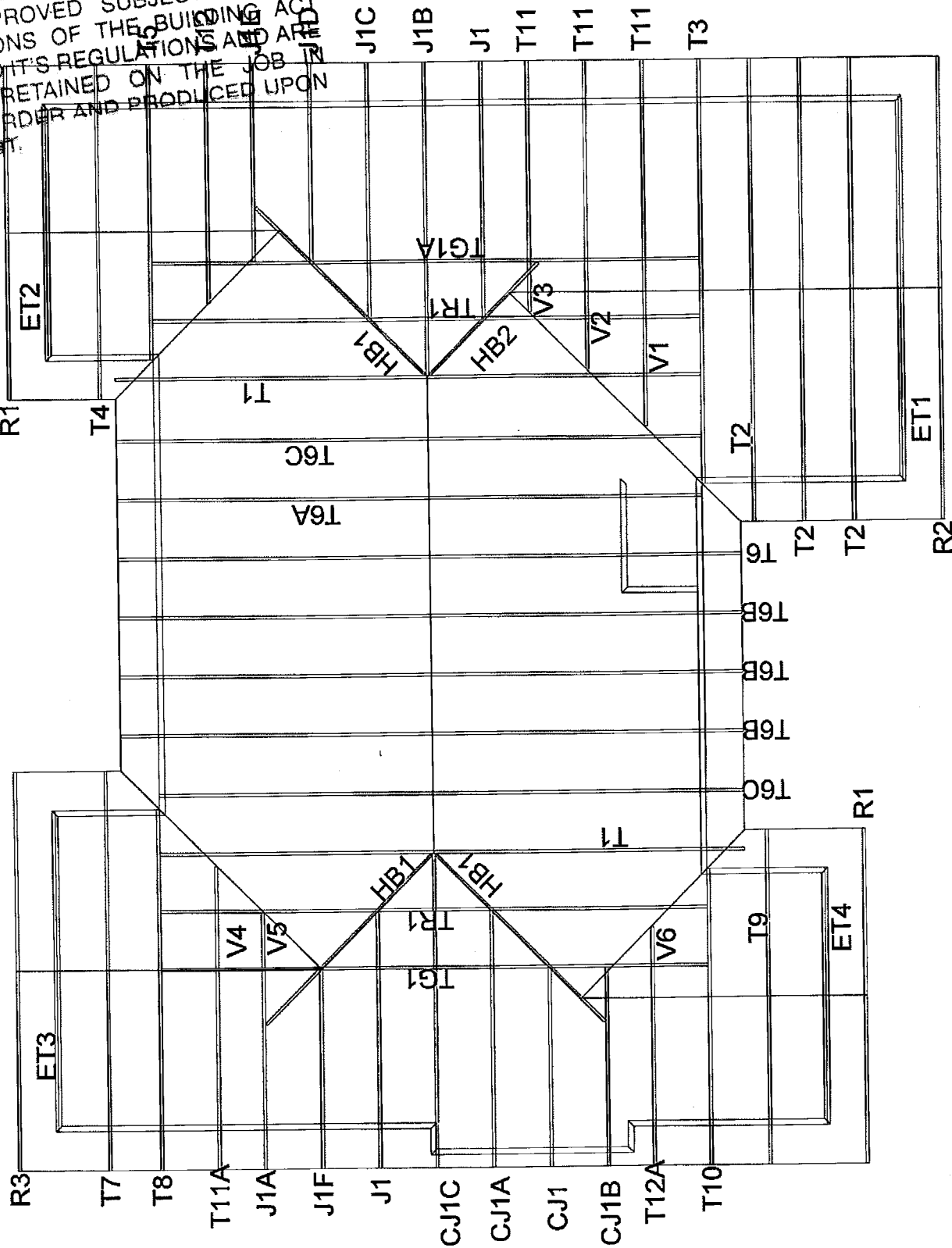
TRUSS FIXINGS

Truss to Top Plate - 2 wire dogs
Truss to Truss - Joist Hanger
or alternatively as specified by
CARTERS on the Final Layout



See Page 2 for Dimensions
and Point Load notification

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CARTERS

Spa Rd
Taupo
Ph (07) 3

OB No BC27

Client: PENNY HOMES
Job Name:
Address: LOT 33 PRINCE P

Pitch:	25
Roof Material:	LW
Soffit Overhang:	600 mm
Wind Area:	Medium
Snow Load:	0 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

DRAWN BY CHRIS

DATE 26/03/08	PAGE 2 of 2
---------------	-------------

BUILDING CONSENT INFORMATION

These intels have been sized as per the GANGLAM 05/2005 and FLITCH BEAM 01/2001 selection manuals as provided by MITek NZ Ltd.

HYSPAN and HY90 linelets have been sized using designIT v1.2NZ software of section manuals, HYPAN Edition 2 and HY90 Edition 1, as provided by CHH futurebuild.

Unless otherwise stated all lintels are to be selected as per NZS3604 1999.

All walls shown on this layout are considered to be load bearing.

INTEL	SIZE	LENGTH
A	300x90 HY90	4800mm
B	240x90 HY90	2815mm
C	200x90 HY90	1615mm
D		
E		
F		

TAUPO DISTRICT COUNCIL

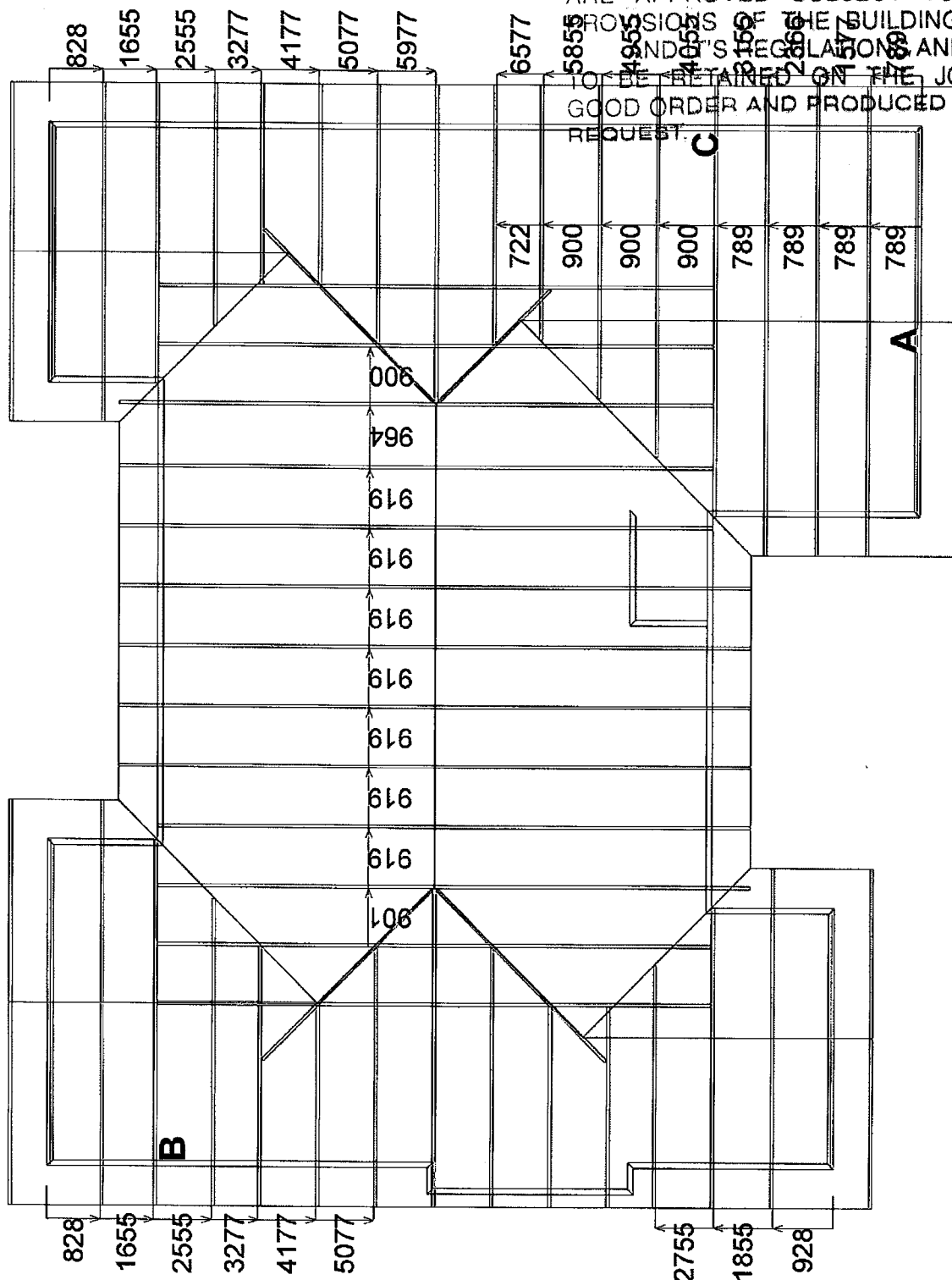
08 03 56

APPROVED CONSENT
PLANS / SPECIFICATIONS

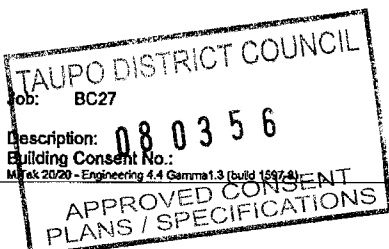
See Page 1 for
Labelled Truss Layout

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SLAB THICKENING MAY BE REQUIRED IN FLOOR SLAB



CARTERS Manufacturing

Producer Statement : Page 1

Client: CARTERS TAUPO
Phone:

Site: PENNY HOMES
BUTLER RES
LOT 33 PRINCE PLACE
TAUPO

Phone:
Printed: 13:52:59 26 Mar 2008

MiTek New Zealand Ltd.

PRODUCER STATEMENT MITek 20/20™ TRUSS DESIGN PROGRAM

Certification of MITek 20/20™ Truss Design Program

The MITek 20/20™ truss design program has been developed by MITek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents of the New Zealand Building Code to satisfy the requirements of the Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MITek 20/20™ Truss Design Data and Output

The MITek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details

Job Title: MITek 20/20™ TRUSS DESIGN PROGRAM
Roof Type: Timber Group
Roof: MITek 20/20™ TRUSS DESIGN PROGRAM
Material: Galv Iron 5mm
Dead Load: 0.200 kPa
Restraints: 900 mm centres
Live Load: 0.250 kPa

Pitch: 25.000 deg
Ceiling:
Material: Standard
Dead Load: 0.200 kPa
Restraints: 400 mm centres

Std Overhang: 600 mm
Wind
Area: Medium (37.0 m/s)
Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, — = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
ET1	1	6000	25.000789		CJ1	1	2877	25.000900		T12	1	2477	25.000900	
J1B	1	2477	25.000900		CJ1A	1	2877	25.000900		T12A	1	2477	25.000900	
T1	2	8600	25.000900		CJ1B	1	2877	25.000900		T4	1	4000	25.000828	
T10	1	4000	25.000928		CJ1C	1	2877	25.000900		T7	1	5000	25.000828	
T2	3	6000	25.000789		ET2	1	4000	25.000828		T9	1	4000	25.000928	
T3	1	6000	25.000789		ET3	1	5000	25.000828		V1	1	2100	25.000900	
T5	1	4000	25.000828		ET4	1	4000	25.000928		V2	1	1200	25.000900	
T6	1	8600	25.000919		J1	2	2477	25.000900		V4	1	1600	25.000900	
T6A	1	8600	25.000919		J1A	1	2477	25.000900		V5	1	878	25.000900	
T6B	3	8600	25.000919		J1C	1	2477	25.000900		V6	1	623	25.000900	
T6C	2	8600	25.000919		J1D	1	2477	25.000900		*HB1	3	3733	18.249900	
T8	1	5000	25.000828		J1E	1	2477	25.000900		*HB2	1	2460	18.249900	
TG1	1	8600	25.000900		J1F	1	2477	25.000900		*R1	2	5200	25.000900	
TG1A	1	8600	25.000900		T11	3	2477	25.000900		*R2	1	7200	25.000900	
TR1	2	8600	25.000900		T11A	1	2477	25.000900		*R3	1	6200	25.000900	

Total quantity : 58

The computer design input has been carried out by:

Name of Computer Operator: Michelle FAMILTON

Qualifications and Title: Truss Detailer

Signed:

CARTERS

A Division of Carter Holt Harvey

Dated: Wednesday, 26 March 2008

**1200 SPECIFICATION OF MATERIALS AND WORKMANSHIP BY
SECTION**

IB850 Gas fire

escea.

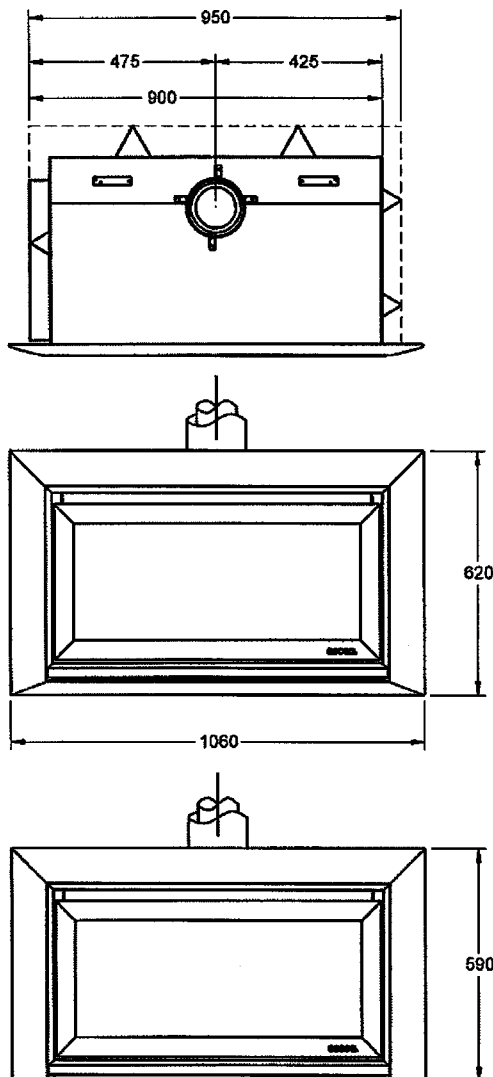
Information sheet for builders and architects.

Creating the Cavity:

The dimensioned drawing below shows the minimum size of opening that must be created to keep combustible materials the required distance from the heater.

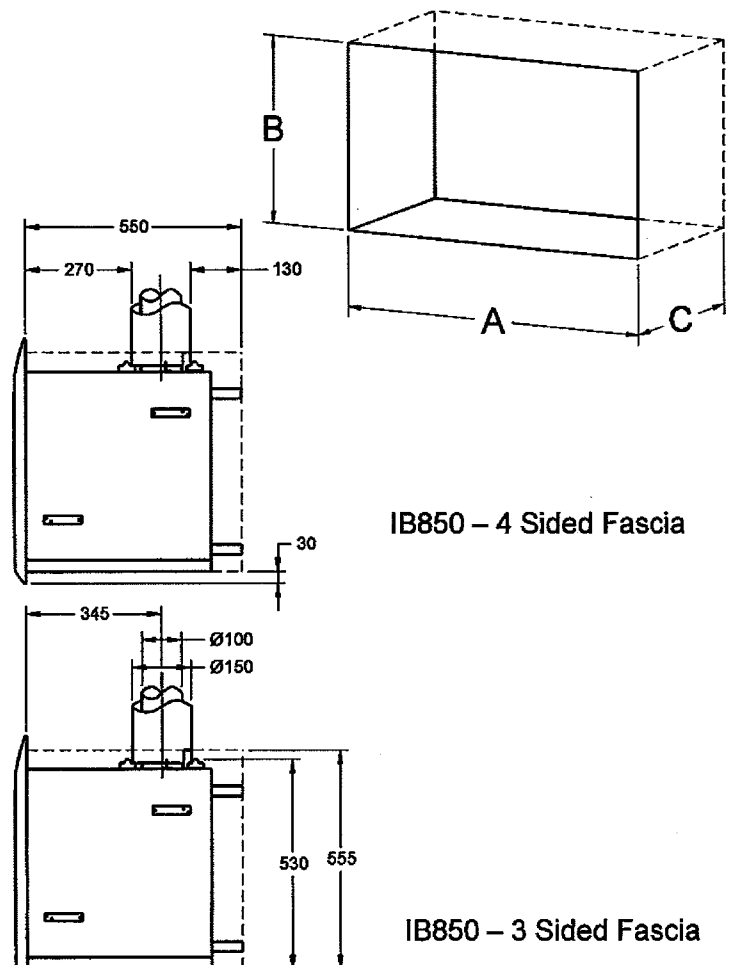
The wall board that lines the outside of this opening can be normal dry wall (Gib Board) and does not need to be non-combustible providing that it does not come any closer to the fire than the dimensions below show.

Product Dimensions: (in mm)



Minimum Cavity Dimensions (mm):

	A	B	C	
IB850	980	565	555	for timber framed walls
IB850	930	530	500	for masonry cavities



IB850 – 4 Sided Fascia

IB850 – 3 Sided Fascia

Gas Specifications:

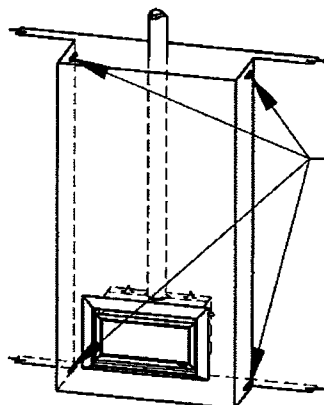
Heat output = 9.0Kw
 Gas Input = 42MJ/h
 Gas Connection = Front RH corner of heater
 Electrical Connection = 240V 3 Pin plug within 1.2m of the rear LH corner of heater

Flueing the heater:

This heater is to be conventionally flued with a 100mm dia flue system, in accordance with the requirements of NZS 5261.

A power flue system is also available, please ask your agent, or visit our web site for details on this.

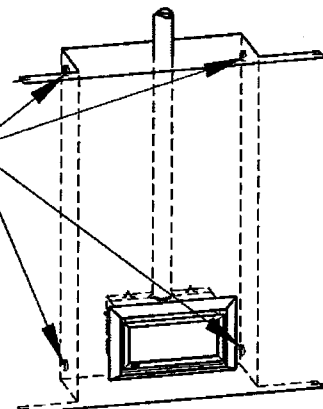
Internal Wall Installation



Four 20mm x 100mm square holes
(position so they are as discrete
as possible). 2 top and 2 bottom.

Four Ø80mm holes.
2 top and 2 bottom covered
with a suitable luvre.

External Wall Installation



Floor of cavity:

This appliance **MUST** be installed on a non-combustible floor. This can be in the form of concrete (minimum thickness 20mm) or non-combustible fiber board (minimum thickness 10mm). Options include Micore 160, Promina, Ederpan LD and Supalux.

Hearth:

If this fire is being installed at floor level a hearth made from non-combustible material must extend *no less than 300mm from the front of the fire*. This hearth should be at least as wide at the fire's outer fascia and no less than 10mm thick. The floor in front of this hearth will still get warm so if floor covering is vinyl, nylon carpet or other heat sensitive material then we recommend extending the hearth to 450mm in depth.

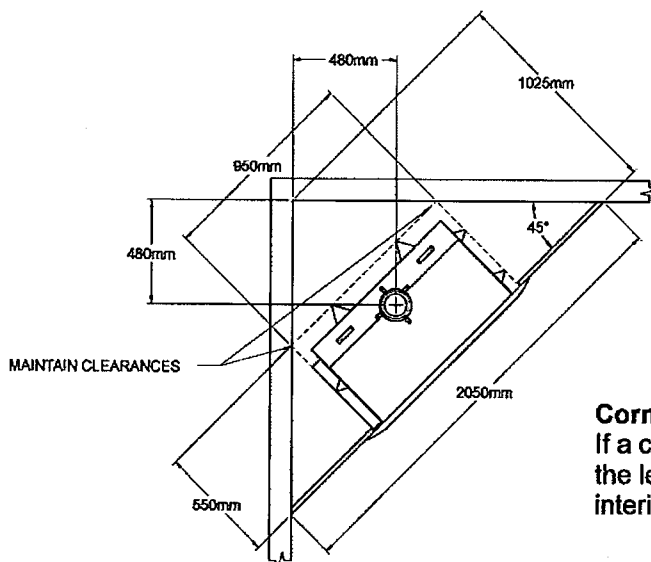
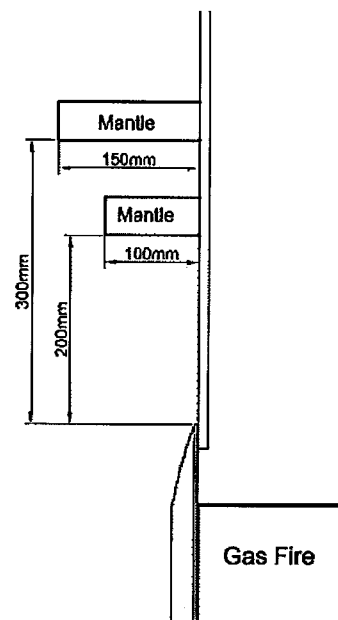
If you plan to cover the hearth with a veneer such as tiles remember to keep the base of the fire level with the top of the hearth covering.

Raising the fire up a wall:

If the fire is being located where its base is any more than 100mm up off the ground, no hearth is required. Escea recommend using our four sided fascia. (Available from your Escea dealer). The floor of the cavity still needs to be covered in a non combustible material as described above.

Mantle Clearance:

Please refer to diagram below. Mantles or protruding ledges mounted above the heater that are made from combustible materials, must not extend out side of the dimensions shown.



Corner Installations:

If a cavity is to be created in a corner the picture to the left gives the approximate minimum sized interior wall and resultant flue position.

1201 PRELIMINARIES AND GENERAL

1. THE PROJECT

1.1 THE WORKS

The works are as described in this specification and as shown on the drawings.

1.2 SITE

The site of the works, the site address and the legal description are shown on the drawings. Confine access and work to the area of site indicated on the drawings.

2. DOCUMENTATION

Contract related issues

2.1 INCONSISTENCIES IN CONTRACT DOCUMENTS

For the method of handling ambiguities, they will be resolved as follows:

- The drawings take precedence over specifications.
- Figured dimensions on drawings take precedence over scaled dimensions.
- Drawings to a larger scale take precedence over drawings to a smaller scale.
- Drawings showing particular parts of the contract works take precedence over drawings for more general purposes.

Specification structure

2.2 SPECIFICATION STRUCTURE

The designation and numbering of individual specification sections follows the CBI (Co-ordinated Building Information) system for the co-ordination and classification of construction information. Sections are for reference and convenience only and do not profess to define subcontracts.

Read all sections together and read 1201 PRELIMINARIES AND GENERAL with all other sections.

2.3 INTERPRETATIONS

Required:	Required by the documents, or by a statutory authority.
Proprietary:	Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
Approval:	Approval in writing.
Direction:	Direction in writing.
Provide and fix:	"Provide" or "fix" or "supply" or "fix" if used separately mean provide and fix unless explicitly stated otherwise.
Notified:	Notified in writing

2.4 ABBREVIATIONS

The following abbreviations are used throughout the specification sections:

AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
BRANZ	Building Research Association of New Zealand
BS	British Standard
ECP	Electrical Code of Practice
FTMA	Frame and Truss Manufacturers Association of New Zealand
HERA	Heavy Engineering Research Association
IEC	International Electrotechnical Commission
MPNZA	Master Painters New Zealand Association Inc
NZBC	New Zealand Building Code
	AS Acceptable solution
	VM Verification method
NZHB	New Zealand Hand Book

NZMRM	New Zealand Metal Roofing Manufacturers Inc
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
OSH	Department of Labour – Occupational Safety and Health
WANZ	Window Association of New Zealand Inc

2.5 DEFINED WORDS

Words defined in the conditions of contract, New Zealand Standards, or other reference documents have the same interpretation and meaning when used in their lower case, title case or upper case form in the specification text.

2.6 PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.
Contractor: The person contracted by the owner to carry out the contract.

2.7 PROPOSED SUBSTITUTIONS

A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the principal to be equivalent or superior to those specified. Except where a specified product is not available, the principal is not bound to accept any substitutions.

2.8 NOTIFICATION OF SUBSTITUTIONS

Notify any proposed substitution of specified products. Notification to include but not be limited to:

- Product identification
- Detailed comparison between the properties and characteristics of the specified product and the proposed substitution
- Statement of NZBC compliance, including durability
- Manufacturer's name, address, telephone and facsimile numbers, website and email address
- All current manufacturer's literature on the product
- Accreditations and appraisals available
- Reference standards
- Product limitations
- Samples
- List of existing installations in the vicinity of the project

and

- Any changes required to the programme including any extension of time required
- Allowance (time and cost) for re-design and documentation (if applicable)
- Allowance (time and cost) for obtaining an amendment to the Building Consent (if applicable)
- An assessment of any change in cost associated with the proposed substitution

2.9 APPROVAL OF SUBSTITUTIONS

Approval of substitutions to be in writing.

2.10 MANUFACTURERS AND SUPPLIERS REQUIREMENTS

Manufacturers and suppliers requirements, instructions, specifications or details means those issued by them for their particular material, product or component and are the latest edition.

2.11 MANUFACTURERS AND SUPPLIERS DOCUMENTS

Refer to individual sections for a detailed list of manufacturers and suppliers documents relating to work on this project. Retain current copies of the documents listed, and other relevant manufacturers' technical literature, on site. Make this information available to all personnel and ensure they are familiar with requirements for handling, storing, preparing for, fixing and finishing products before commencing work.

2.12 REFERENCED DOCUMENTS

Throughout this specification, reference is made to various New Zealand Building Code acceptable solutions (NZBC __/AS__) and verification methods (NZBC __/VM__) for criteria and/or methods used to establish compliance with the Building Act 2004.

Reference is also made to various Standards produced by Standards New Zealand (NZS, AS/NZS, NZS/AS), overseas standards (AS, BS) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise.

It is the responsibility of the contractor to be familiar with the materials and expert in the techniques quoted in these publications, and to ensure that all those engaged in construction of the works to be similarly informed.

Documents cited both directly and within other cited publications are deemed to form part of this specification.

2.13 PRECEDENCE OF REFERENCED DOCUMENTS

This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents.

Resolution of any variance must be confirmed in writing and where building consent approval is affected, the change notified to the Building Consent Authority prior to any further work proceeding.

2.14 DOCUMENTS REFERRED TO

Documents referred to in this preliminaries and general section are:

Building Act 2004
Health and Safety in Employment Act 1992
Smoke Free Environments Act 1990

2.15 BUILDING CONSENT COMPLIANCE

It is an offence under the Building Act 2004 to carry out any work not in accordance with the building consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where building consent approval is affected refer any change to the Building Consent Authority.

2.16 STATUTORY OBLIGATIONS

Comply with all statutory obligations and regulations of regulatory bodies controlling the execution of the works.

2.17 BUILDING CONSENT

Obtain the building consent from the owner and keep them on site. Liaise with the Building Consent Authority for all notices to be given and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

2.18 PRODUCER STATEMENTS

When producer statements verifying construction are required, provide copies to both the Building Consent Authority and the owner. Producer statements to be in the form required by the Building Consent Authority.

2.19 SHOP DRAWINGS

Where specified in the work sections, provide shop drawings for review. Proposed shop drawings to be submitted in due time to ensure conformance with the contract programme. Allow 10 working days for review.

Shop drawing review indicates only that the supplied interpretation of the design concept has been reviewed without the need for further modification, other than the corrections indicated by the reviewer. Review of shop drawings does not relieve the contractor of responsibility for the correctness of the shop drawings, site dimensions, the overall

design, or for ensuring the work is performed in compliance with the contract documents. Nor does it remove the need for the contractor to comply with the stated requirements, details and specifications of the manufacturers and suppliers of individual components, materials and finishes. Neither can the review be construed as authorising departures from the contract documents.

- 2.20 **MASTER BUILD SERVICES LTD GUARANTEE**
Provide a Master Build New Homes or Alterations & Additions Guarantee including all costs in the contract price and covering loss of deposit, completion, inspection, execution and material defects under the terms of the guarantee offered by Master Build Services Ltd. Execute with all three signatories: owner, registered master builder and Master Build Services Ltd, before commencing the contract works.
- 2.21 **WARRANTIES**
Provide executed warranties in favour of the owner in respect of, but not limited to, materials, elements, service, application, installation and finishing called for in that specified section of work. The terms and conditions of the warranty in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability under the terms of the warranty called for in that specified section of work.
- Conform to the warranty agreement form included in this specification.
 - Commence all warranties from the date of practical completion of the contract works.
 - Maintain their effectiveness for the times stated.
 - Deliver executed warranties to the owner at practical completion.
- 2.22 **WEATHERTIGHTNESS AND WATERTIGHTNESS WARRANTY**
Provide a warranty for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general warranty is in addition to any specific warranties required.
- 2.23 **TRADE WARRANTIES**
Where specific trade warranties are offered covering materials and/or execution of proprietary products or complete installations, provide copies of all such warranties to the owner.
- 2.24 **FORM OF WARRANTY**
Conform with the form of warranty agreement included in this specification. Commence all warranties from the date of practical completion. Maintain their effectiveness for the times stated.
- 2.25 **SERVICES PLANS**
Prepare services plans setting out the actual positions as constructed of all sewer, stormwater, sanitary plumbing, piped and ducted services, electrical and mechanical services. Except where specified otherwise, as-built plans may be marked up on copies of relevant project drawings. Provide 1 set of services plans to the owner. Provide services plans required by the building consent to the Building Consent Authority.
3. **ESTABLISHMENT**
- 3.1 **APPROVALS**
Attend on Building Consent Authority officers, statutory and network utility inspectors, as necessary to obtain approvals (in addition to building consent approval) for and the satisfactory completion of the works.
4. **TEMPORARY WORKS AND SERVICES**
- 4.1 **SITE TELEPHONE AND FACSIMILE**
Provide on site telephone and facsimile facilities for the duration of the works.

- 4.2 **SITE ACCOMMODATION**
Provide, erect and maintain scaffolding, sheds, toilets, water, power, hoardings and access to the site. Provide cartage, craneage, plant hire and storage necessary for carrying out the works. Provide temporary works and services necessary for the completion of the works. Pay fees and remove temporary works and services on completion of the works.
- 4.3 **PROTECT WORKS AND EXISTING FEATURES**
Protect parts of the work liable to damage, including adjoining public or private property, existing buildings, existing roads, footpaths, fences, site services, trees, landscaping and existing retained site features, until completion of the works. Construct a temporary fence at the outer edge of the drip line of trees to be protected. Comply with territorial authority requirements.
- Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.
- Make good damage to existing property and site features arising from construction activities or failure to protect.
- 4.4 **STORAGE**
Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers' requirements.
- 4.5 **ANTIQUITIES AND ITEMS OF VALUE AND INTEREST**
Report immediately the finding of any fossils, antiquities, or objects of value. Ensure they remain undisturbed until direction is given for their removal.
5. **PROJECT MANAGEMENT**
- 5.1 **SITE MEETINGS**
Hold site meetings when required by the owner. The contractor's representative and site supervisor to attend such meetings. Inform subcontractors and others when their presence is required.
- Meetings will normally be held: Fortnightly
- 5.2 **MEANS OF COMMUNICATION**
All directions and approvals to be in writing.
- 5.3 **PROGRAMME**
Provide within 2 weeks of award of the contract a programme for the contract works, including the work of separate contractors being carried out concurrent with this contract. Form of programme: A dated bar chart, identifying the contract work's critical path and all key dates for the provision of labour, materials and elements. Review and update the programme monthly. Supply a copy of the programme and all updates to the owner.
- 5.4 **WORKING HOURS**
Work on site is not restricted. Comply with territorial authority consent conditions and noise and nuisance controls.
- 5.5 **HEALTH AND SAFETY**
Refer to the requirements of the Health and Safety in Employment Act 1992. Comply with all relevant New Zealand safety legislation.
- Take all practical steps to make the site and the contract works safe and to provide and maintain a safe working environment. Ensure that all those working on or visiting the site

are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards.

Identify any significant hazards.

Maintain proper procedures for dealing with any emergencies that may arise. Immediately investigate accidents, identify their cause and maintain a register of accidents and serious harm. Provide a copy of any report which the contractor is required to make to a public authority on any accident which is associated with carrying out the contract works and results in serious harm to any person.

5.6 SMOKING

Do not smoke on site except in a designated location in accordance with the Smoke Free Environments Act 1990. Location determined by the contractor, with the approval of the owner.

5.7 RESTRICTIONS

Do not:

- light rubbish fires on the site
- bring dogs on to or near the site
- bring radios/audio players on to the site.

6. CONSTRUCTION

6.1 QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy, including:

- Concrete quality and finishes (refer to 3101 CONCRETE).
- Dimensional accuracy of structural columns (following completion of foundations).
- All perimeter columns and frames for plumb.
- Levels of all floors relative to the site datum.
- Framing timber moisture content (refer to 3801 CARPENTRY).

Where any material, quality or dimension exceeds specified or required tolerances, obtain written confirmation of remedial action from the owner. When building consent approval is affected, confirm with the Building Consent Authority.

Provide all materials, equipment, plant, attendances, supervision, inspections and programming to ensure the required quality standards are met.

6.2 DAMAGE AND NUISANCE

Take all reasonable precautions to prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and all other causes resulting from the contract works. Comply with the requirements of the territorial authority and relevant Acts and Standards.

6.3 SET-OUT AND DATUM

Set out the works to conform with the drawings. Establish a permanent site datum to confirm the proposed building ground floor level and its relationship to all other existing and new building levels.

6.4 EXECUTION

Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

6.5 MATERIALS AND PRODUCTS

Use only new materials and products, unless stated otherwise, of the specified quality and complying with all cited documents.

Substitution of alternative materials, products, plant or equipment from those specified must first be confirmed by the owner in writing. If the building consent approval is affected, obtain the approval of the Building Consent Authority for the substitution.

- 6.6 **COMPATIBILITY**
Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.
- 6.7 **COMPLETE ALL SERVICES**
Ensure building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.
- 6.8 **CLEAR AWAY**
Regularly clear away trade debris, unused materials and elements from the site. On completion of the works leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings. Ensure that any maintenance requirements listed on temporary markings are conveyed to the owner.
- 6.9 **CLEAN**
Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including cabinetwork, joinery, sanitary and hardware items. Vacuum or polish floor surfaces. Clean and polish glass, both sides.
- 6.10 **SPARES**
Collect, protect and store safely spare materials required under the contract. Give the owner an inventory of spares.

1202 PRELIMINARIES AND GENERAL (SCC/SWC)

1. THE PROJECT

1.1 THE WORKS

The works are as described in this specification and as shown on the drawings.

1.2 SITE

The site of the works, the site address and the legal description are shown on the drawings. Confine access and work to the area of site indicated on the drawings.

2. DOCUMENTATION

Specification structure

2.1 SPECIFICATION STRUCTURE

The designation and numbering of individual specification sections follows the CBI (Co-ordinated Building Information) system for the co-ordination and classification of construction information. Sections are for reference and convenience only and do not profess to define subcontracts.

Read all sections together and read 1202 PRELIMINARIES AND GENERAL with all other sections.

2.2 INTERPRETATIONS

Required:	Required by the documents, or by a statutory authority.
Proprietary:	Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
Approval:	Approval in writing.
Direction:	Direction in writing.
Provide and fix:	"Provide" or "fix" or "supply" or "fix" if used separately mean provide and fix unless explicitly stated otherwise.
Notified:	Notified in writing

2.3 ABBREVIATIONS

The following abbreviations are used throughout the specification sections:

AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
BRANZ	Building Research Association of New Zealand
BS	British Standard
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FTMA	Frame and Truss Manufacturers Association of New Zealand
HERA	Heavy Engineering Research Association
IEC	International Electrotechnical Commission
MPNZA	Master Painters New Zealand Association Inc
NZBC	New Zealand Building Code
	AS Acceptable solution
	VM Verification method
NZHB	New Zealand Hand Book
NZMRM	New Zealand Metal Roofing Manufacturers Inc
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
OSH	Department of Labour – Occupational Safety and Health
WANZ	Window Association of New Zealand Inc

2.4 DEFINED WORDS

Words defined in the conditions of contract, New Zealand Standards, or other reference documents have the same interpretation and meaning when used in their lower case, title case or upper case form in the specification text.

2.5 PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.
Principal: The person defined as the "principal" in the conditions of contract.
Contractor: The person contracted by the principal to carry out the contract.
Architect: The person defined as the "architect" in the conditions of contract.

2.6 PROPOSED SUBSTITUTIONS

A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the architect to be equivalent or superior to those specified. Except where a specified product is not available, the architect is not bound to accept any substitutions.

2.7 NOTIFICATION OF SUBSTITUTIONS

Notify any proposed substitution of specified products. Notification to include but not be limited to:

- Product identification
- Detailed comparison between the properties and characteristics of the specified product and the proposed substitution
- Statement of NZBC compliance, including durability
- Manufacturer's name, address, telephone and facsimile numbers, website and email address
- All current manufacturer's literature on the product
- Accreditations and appraisals available
- Reference standards
- Product limitations
- Samples
- List of existing installations in the vicinity of the project

and

- Any changes required to the programme including any extension of time required
- Allowance (time and cost) for re-design and documentation (if applicable)
- Allowance (time and cost) for obtaining an amendment to the Building Consent (if applicable)
- An assessment of any change in cost associated with the proposed substitution

2.8 APPROVAL OF SUBSTITUTIONS

Approval of substitutions to be in writing.

2.9 MANUFACTURERS AND SUPPLIERS REQUIREMENTS

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2.11 REFERENCED DOCUMENTS

Throughout this specification, reference is made to various New Zealand Building Code acceptable solutions (NZBC __/AS_) and verification methods (NZBC __/VM_) for criteria and/or methods used to establish compliance with the Building Act 2004.

Reference is also made to various Standards produced by Standards New Zealand (NZS, AS/NZS, NZS/AS), overseas standards (AS, BS) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise.

It is the responsibility of the contractor to be familiar with the materials and expert in the techniques quoted in these publications, and to ensure that all those engaged in construction of the works to be similarly informed.

Documents cited both directly and within other cited publications are deemed to form part of this specification.

2.12 PRECEDENCE OF REFERENCED DOCUMENTS

This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents.

Resolution of any variance must be confirmed in writing and where building consent approval is affected, the change notified to the Building Consent Authority prior to any further work proceeding.

2.13 DOCUMENTS REFERRED TO

Documents referred to in this preliminaries and general section are:

Building Act 2004
Health and Safety in Employment Act 1992
Smoke Free Environments Act 1990

2.14 BUILDING CONSENT COMPLIANCE

It is an offence under the Building Act 2004 to carry out any work not in accordance with the building consent. Refer the resolution of matters concerning compliance to the architect for a direction. Where building consent approval is affected refer any change to the Building Consent Authority.

2.15 STATUTORY OBLIGATIONS

Comply with all statutory obligations and regulations of regulatory bodies controlling the execution of the works.

2.16 BUILDING CONSENT

Obtain the building consent from the owner and keep them on site. Liaise with the Building Consent Authority for all notices to be given and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

2.17 PRODUCER STATEMENTS

When producer statements verifying construction are required, provide copies to both the Building Consent Authority and the architect. Producer statements to be in the form required by the Building Consent Authority.

2.18 SHOP DRAWINGS

Where specified in the work sections, provide shop drawings for review. Proposed shop drawings to be submitted in due time to ensure conformance with the contract programme. Allow 10 working days for review.

Shop drawing review indicates only that the supplied interpretation of the design concept has been reviewed without the need for further modification, other than the corrections indicated by the reviewer. Review of shop drawings does not relieve the contractor of responsibility for the correctness of the shop drawings, site dimensions, the overall design, or for ensuring the work is performed in compliance with the contract documents. Nor does it remove the need for the contractor to comply with the stated requirements, details and specifications of the manufacturers and suppliers of individual components, materials and finishes. Neither can the review be construed as authorising departures from the contract documents.

2.19 MASTER BUILD SERVICES LTD GUARANTEE

Provide a Master Build New Homes or Alterations & Additions Guarantee including all costs in the contract price and covering loss of deposit, completion, inspection, execution and material defects under the terms of the guarantee offered by Master Build Services

Ltd. Execute with all three signatories: owner, registered master builder and Master Build Services Ltd, before commencing the contract works.

2.20 WARRANTIES

Provide executed warranties in favour of the principal in respect of, but not limited to, materials, elements, service, application, installation and finishing called for in that specified section of work. The terms and conditions of the warranty in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability under the terms of the warranty called for in that specified section of work.

- Conform to the warranty agreement form included in this specification.
- Commence all warranties from the date of practical completion of the contract works.
- Maintain their effectiveness for the times stated.
- Deliver executed warranties to the architect at practical completion.

2.21 WEATHERTIGHTNESS AND WATERTIGHTNESS WARRANTY

Provide a warranty for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general warranty is in addition to any specific warranties required.

2.22 TRADE WARRANTIES

Where specific trade warranties are offered covering materials and/or execution of proprietary products or complete installations, provide copies of all such warranties to the architect.

2.23 FORM OF WARRANTY

Conform with the form of warranty agreement included in this specification. Commence all warranties from the date of practical completion. Maintain their effectiveness for the times stated.

2.24 SERVICES PLANS

Prepare services plans setting out the actual positions as constructed of all sewer, stormwater, sanitary plumbing, piped and ducted services, electrical and mechanical services. Except where specified otherwise, as-built plans may be marked up on copies of relevant project drawings. Provide 1 set of services plans to the architect. Provide services plans required by the building consent to the Building Consent Authority.

3. ESTABLISHMENT

3.1 APPROVALS

Attend on Building Consent Authority officers, statutory and network utility inspectors, as necessary to obtain approvals (in addition to building consent approval) for and the satisfactory completion of the works.

4. TEMPORARY WORKS AND SERVICES

4.1 SITE TELEPHONE AND FACSIMILE

Provide on site telephone and facsimile facilities for the duration of the works.

4.2 SITE ACCOMMODATION

Provide, erect and maintain scaffolding, sheds, toilets, water, power, hoardings and access to the site. Provide cartage, craneage, plant hire and storage necessary for carrying out the works. Arrange for temporary works and services necessary for the completion of the works. Pay fees and remove temporary works and services on completion of the works.

4.3 PROTECT WORKS AND EXISTING FEATURES

Protect parts of the work liable to damage, including adjoining public or private property, existing buildings, existing roads, footpaths, fences, site services, trees, landscaping and existing retained site features, until completion of the works. Construct a temporary fence

at the outer edge of the drip line of trees to be protected. Comply with territorial authority requirements.

Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.

Make good damage to existing property and site features arising from construction activities or failure to protect.

4.4 STORAGE

Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers' requirements.

4.5 ANTIQUITIES AND ITEMS OF VALUE AND INTEREST

Report immediately the finding of any fossils, antiquities, or objects of value. Ensure they remain undisturbed until direction is given for their removal.

5. PROJECT MANAGEMENT

5.1 SITE MEETINGS

Hold site meetings when required by the architect. The contractor's representative and site supervisor to attend such meetings. Inform subcontractors and others when their presence is required.

Meetings will normally be held: Fortnightly

5.2 MEANS OF COMMUNICATION

All directions and approvals to be in writing.

5.3 PROGRAMME

Provide within 2 weeks of award of the contract a programme for the contract works, including the work of separate contractors being carried out concurrent with this contract. Form of programme: a dated bar chart, identifying the contract work's critical path and all key dates for the provision of labour, materials and elements. Review and update the programme monthly. Supply a copy of the programme and all updates to the architect.

5.4 WORKING HOURS

Work on site is not restricted. Comply with territorial authority consent conditions and noise and nuisance controls.

5.5 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety in Employment Act 1992. Comply with all relevant New Zealand safety legislation.

Take all practical steps to make the site and the contract works safe and to provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards.

Identify any significant hazards.

Maintain proper procedures for dealing with any emergencies that may arise. Immediately investigate accidents, identify their cause and maintain a register of accidents and serious harm. Provide a copy of any report which the contractor is required to make to a public authority on any accident which is associated with carrying out the contract works and results in serious harm to any person.

5.6 **SMOKING**
Do not smoke on site except in a designated location in accordance with the Smoke Free Environments Act 1990. Location determined by the contractor, with the approval of the architect.

5.7 **RESTRICTIONS**
Do not:
- light rubbish fires on the site
- bring dogs on to or near the site
- bring radios/audio players on to the site.

6. CONSTRUCTION

6.1 **QUALITY ASSURANCE**
Carry out and record regular checks of material quality and accuracy, including:
- Concrete quality and finishes (refer to 3101 CONCRETE).
- Dimensional accuracy of structural columns (following completion of foundations).
- All perimeter columns and frames for plumb.
- Levels of all floors relative to the site datum.
- Framing timber moisture content (refer to 3801 CARPENTRY).

Where any material, quality or dimension exceeds specified or required tolerances, obtain written confirmation of remedial action from the architect. When building consent approval is affected, confirm with the Building Consent Authority.

Provide all materials, equipment, plant, attendances, supervision, inspections and programming to ensure the required quality standards are met.

6.2 **DAMAGE AND NUISANCE**
Take all reasonable precautions to prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and all other causes resulting from the contract works. Comply with the requirements of the Building Consent Authority and relevant Acts and Standards.

6.3 **SET-OUT AND DATUM**
Set out the works to conform with the drawings. Establish a permanent site datum to confirm the proposed building ground floor level and its relationship to all other existing and new building levels.

6.4 **EXECUTION**
Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

6.5 **MATERIALS AND PRODUCTS**
Use only new materials and products, unless stated otherwise, of the specified quality and complying with all cited documents.

Substitution of alternative materials, products, plant or equipment from those specified must first be confirmed by the architect in writing. If the building consent approval is affected, obtain the approval of the Building Consent Authority for the substitution.

6.6 **COMPATIBILITY**
Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.

6.7 **COMPLETE ALL SERVICES**
Ensure building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.

- 6.8 **CLEAR AWAY**
Regularly clear away trade debris, unused materials and elements from the site. On completion of the works leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings. Ensure that any maintenance requirements listed on temporary markings are conveyed to the architect.
- 6.9 **CLEAN**
Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including cabinetwork, joinery, sanitary and hardware items. Vacuum or polish floor surfaces. Clean and polish glass, both sides.
- 6.10 **SPARES**
Collect, protect and store safely spare materials required under the contract. Give the architect an inventory of spares.

2201 PREPARATION AND GROUNDWORK

1. GENERAL

This section deals with the clearance, excavation and backfilling of the site area in preparation for footings and floor slabs, and backfilling behind basement retaining walls.

1.1 DOCUMENTS

Documents referred to in this section are:

NZS 3604	Timber framed buildings
OSH	Approved code of practice for safety in excavation and shafts for foundations

1.2 SITE SAFETY

Provide adequate support for all excavations. Cover holes and fence off open trenches and banks.

1.3 ANTIQUITIES AND ITEMS OF VALUE

Report the finding of any fossils, antiquities and other items of value. All to remain undisturbed until approval is given for removal, and all remain the property of the owner.

2. PRODUCTS

2.1 EXCAVATED FILL

Material from other formations in the excavation which may be selected and approved as suitable for filling by having grading and moisture content properties that will allow recompaction to 95% of maximum density.

2.2 SAND FILL

Clean sand of such grading in particle size to achieve mechanical compaction to 90% maximum density.

2.3 HARD FILL

Scoria or crushed rock to GAP (General All Passing) 40 grading.

2.4 GRANULAR FILL

Approved screened crushed gravel or scoria, graded in size from 20 mm to 7 mm, clean. When tested with a standard sieve of 4.75 opening no material is to pass.

2.5 DRESSING COURSE

Scoria to GAP 20 grading, or "dirty footpath scoria", or equivalent "all in" graded crushed metal aggregate.

2.6 FREE-DRAINING AGGREGATE

Scoria or crushed gravel graded 50 to 14 clean.

3. EXECUTION

3.1 EXCAVATION GENERALLY

Carry out excavation to the guidelines set by the OSH publication: Approved code of practice for safety in excavation and shafts for foundations.

3.2 BURNING OF MATERIALS

Burning of materials is not permitted on site.

3.3 PROTECT EXISTING WORK

Protect from damage existing buildings, structures, roads, paving and services nominated on the drawings as being retained.

3.4 PROTECT TREES

Protect from damage trees, shrubs, natural site features and existing landscaped areas nominated on the drawings as being retained. Ensure existing levels are undisturbed beneath the dripline of retained trees.

- 3.5 **SURFACE PREPARATION**
Comply with NZS 3604, section 3.5, Site preparation. Remove all turf, vegetation, trees, topsoil, stumps and rubbish from the area to be built on.
- 3.6 **UNDERGROUND ELEMENTS AND SERVICES**
Break out and remove old foundations, slabs, drainage pipes, manholes, tanks, cables and redundant services. Report for instructions when any unexpected voids, made-up ground or services are encountered. Seal off the ends of drains or remove to territorial authority approval.
- 3.7 **STOCKPILE TOPSOIL**
Stockpile excavated topsoil on site where directed. Keep separate from other excavated materials. Spread and level where directed before completion of the works.
- 3.8 **GENERAL EXCAVATION**
Trim ground to required profiles, batters, falls and levels. Remove loose material. Protect cut faces from collapse. Keep excavations free from water.
- 3.9 **ROCK EXCAVATION**
If rock is found at any level above the underside of the structural foundations, or above required base levels for site service trenches, immediately notify the owner. Obtain written instructions from the owner on the proposed approach to rock excavation, or consequent alterations to subgrade construction. Confirm any changes with the territorial authority.
- 3.10 **FOUNDATION EXCAVATION**
Take foundation excavations to depths shown. Keep trenches plumb and straight, bottoms level and solid, stepped as detailed and clean and free of water.
- 3.11 **INADEQUATE BEARING**
If bearing is inadequate then excavate further and backfill with material as follows. Confirm any changes with the territorial authority.

Below slabs on grade:	Hardfill compacted in 150 mm layers
Below footings:	10 MPa concrete
Service trenches:	Hardfill compacted in 150 mm layers

If excavation exceeds the required depths, backfill and compact to the correct level with material as listed.
- 3.12 **GRANULAR BASE FOR SLABS**
To conform with NZS 3604, section 7.5.3, Granular base. Consolidate with a vibrating roller. Blind the surface with coarse sand or sand/cement and roll ready to receive a damp-proof membrane.
- 3.13 **GENERAL BACKFILLING**
Obtain written confirmation from the owner before using any excavated material. Compact approved backfilling in 150 mm layers with the last 200 mm in clean topsoil, lightly compacted and neatly finished off.
- 3.14 **RETAINING WALLS**
Backfill behind retaining walls with free draining granular material and compact in 200 mm layers. Ensure any tanking membranes, drain coil and damp-proofing are not damaged.
- 3.15 **SURPLUS MATERIAL**
Remove surplus and excavated material from the site.

3101 CONCRETE

1. GENERAL

This section deals with formwork, reinforcement, concrete mixes and the placing of concrete.

1.1 DOCUMENTS

Documents referred to in this section are:

	NZS 3101.1 Concrete structures standard
NZS 3104	Specification for concrete production
NZS 3109	Concrete construction
NZS 3114	Specification for concrete surface finishes
NZS 3604	Timber framed buildings
AS/NZS 4671	Steel reinforcing materials

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

2. PRODUCTS

2.1 NORMAL CONCRETE

Normal concrete 20 MPa grade, maximum aggregate size 19 mm ready-mixed to NZS 3104. Provide delivery dockets listing mix and despatch details.

2.2 PRESCRIBED MIX CONCRETE

Prescribed mix concrete 17.5 MPa grade minimum strength, using either separate batching of sand and builder's mix or coarse aggregate to NZS 3104: table 3.1, Grading recommendations for combined and uncombined coarse aggregates.

2.3 SITE CONCRETE

Special concrete 10 MPa with minimum water for workability, all materials and batching to NZS 3104: table 3.1, Prescribed mixes (P).

2.4 REINFORCEMENT

Bars to AS/NZS 4671. Grade 300E deformed, other than for ties, stirrups and spirals, unless shown otherwise on the drawings. Welded reinforcing mesh to AS/NZS 4671.

2.5 TYING WIRE

Mild drawn steel wire not less than 1.2 mm diameter.

2.6 SPACERS AND CHAIRS

Precast concrete or purpose made moulded PVC to approval. Where concrete spacer blocks are used in exposed concrete work use blocks matching surrounding concrete.

2.7 DAMP-PROOF MEMBRANE

0.25 mm minimum polyethylene to NZS 3604, clause 7.5.4, Damp-proof membrane.

3. EXECUTION

3.1 HANDLE AND STORE

Handle and store reinforcing steel and accessories without damage or contamination. Store on timber fillets on hard ground in a secure area clear of any building operation. Lay steel fabric flat.

Ensure reinforcement is clean and remains clean so that at the time of placing concrete it is free of all loose mill scale, loose rust and any other contamination that may reduce bonding capacity.

3.2 FALSEWORK AND FORMWORK

Use falsework and formwork of sufficient strength to retain and support the wet concrete to the required profiles and tolerances. Select formwork finish to produce the specified finished quality. Ensure timber or plywood used for formwork is non-staining to the set concrete.

Securely fix and brace formwork sufficiently to support loads and with joints and linings tight enough to prevent water loss. Do not use tie wires or rods unless approved in writing by the owner. Unless detailed otherwise, provide a 19 mm chamfer or fillet strip at all interior and exterior angles of beam and column forms. Mitre at intersections.

Water blast to clean formwork. Keep formwork wet before concrete is placed.

Unless detailed otherwise, set up soffit boxing for beams and slabs to provide a camber when forms are stripped, of 3 mm rise for every 3 metres of total clear span.

3.3 INSTALL DAMP-PROOF MEMBRANE

Apply polythene membrane to prepared basecourse with 150 mm laps between sheets. Tape seal laps and penetrations with 50 mm wide pressure sensitive plastic tape. Refer to drawings for perimeter details.

3.4 CUT AND BEND REINFORCEMENT

Cut and bend bars using proper bending tools to avoid notching and to the requirements of NZS 3109: 3.3 Hooks and bends. Minimum radii of reinforcement bends to NZS 3109: table 3.1, Minimum radii of reinforcement bends. Do not rebend bars. Where rebending is necessary, use a purpose built tool, proper preparation and preheating.

3.5 ADJUSTMENTS

Use a purpose built tool for on site bending and to deal with minor adjustments to steel reinforcement.

3.6 TOLERANCES, BENDING

To NZS 3109: clause 3.9, Tolerances for reinforcement.

3.7 SECURE REINFORCEMENT

Secure reinforcement adequately with tying wire and place, support and secure against displacement when concreting. Bend tying wire back well clear of the formwork. Spacing as dimensioned, or if not shown, to the clear distance minimums laid down in NZS 3109: clause 3.6, Spacing of reinforcement.

3.8 LAPPED SPLICES

Length of laps where not dimensioned on the drawings in accordance with the SELECTIONS. Increase laps of plain round steel by 100%. Provide laps only where indicated on the drawings. Tie all lapping bars to each other.

3.9 REINFORCEMENT COVER

Minimum cover to all reinforcing bars, stirrups, ties and spirals, as shown on the drawings. Where cover is not shown on drawings provide minimum cover to NZS 3101 part 1, table 3.6, Minimum required cover for a specified intended life of 50 years. Fix chairs for top reinforcement in slabs at 1.0 metre centres or to ensure adequate support. Cover tolerances to NZS 3109: clause 3.9, Tolerances for reinforcement.

3.10 CASTING IN

Build in all grounds, bolts and fixings for wall plates and bracing elements, holding down bolts, pipes, sleeves and fixings as required by all trades and as shown on the drawings, prior to pouring the concrete.

Do not use grounds exceeding 100 mm in length. Location and form of conduits to be approved in writing by the owner. Minimum cover 40 mm. Do not encase aluminium items in concrete. Do not paint steel embedded items more than 25 mm into the concrete encasement. Cut back form ties to specified cover and fill the cavities with mortar.

Form all pockets, chases and flashing grooves as required by all trades and as shown on the drawings.

Wrap all pipes embedded in concrete with tape to break the bond and to accommodate expansion. Do not embed pipes for conveying liquids exceeding a temperature of 50°C in concrete.

- 3.11 **CONSTRUCTION JOINTS**
Locate and construct as shown on the drawings or in accordance with NZS 3109: clause 5.6, 5.6.3 Type B.
- 3.12 **PRE-PLACEMENT INSPECTION**
Do not place concrete until all excavations, boxing and reinforcing have been inspected and passed by the Building Consent Authority.
- 3.13 **SURFACE FINISHES**
To NZS 3114: clause 105, Specification of finishes, as scheduled or as denoted on the drawings.
- 3.14 **EXPOSED CONCRETE**
Formwork linings and surface finishes as nominated for both fair face and concealed or exposed surfaces. Unless detailed, obtain written confirmation of the type and pattern of all joints.
- 3.15 **CONCRETE SURFACE TOLERANCES**
To NZS 3114: clause 104, Surface tolerances and clause 105, Specification of finishes, with the suggested tolerances becoming the required tolerances.
- 3.16 **PUMPING CONCRETE**
Set up and supervise pump operation, placing and compaction of the mix to NZS 3109: clause 7.4, Handling and placing and clause 7.6, Compaction Advise the ready-mix supplier of the type of pump and the slump required, in addition to the concrete grade, strength and quantity.
- 3.17 **COMPACTION**
Use power operated vibrators on foundations, vertical constructions and beams.
- 3.18 **RESIDENTIAL FLOOR SLABS**
Construct to NZS 3604: clause 7.5, Concrete slab-on-ground floors in timber buildings. Lay to true and straight surfaces, screeded, floated and steel (manual or power) trowelled finish. Tolerance on flatness: maximum 3 mm gradual deviation over a 3 metre straight-edge, to NZS 3109: clause 104, Surface tolerances.
- 3.19 **SAW CUTS**
Cut slabs where indicated on the drawings and as required to control shrinkage cracking. Carry out cutting as soon as possible, without causing tear-out of aggregate and before shrinkage cracking has occurred, generally within 24 hours of pouring. Where saw cuts are made, cut out 100 mm of every second wire of the mesh for a length of 50 mm each side of the saw cut position. Saw cuts: $\frac{1}{3}$ slab depth or 30 mm minimum.
- 3.20 **SURFACE DEFECTS**
Make good surface defects immediately after forms are stripped. Make good hollows or bony areas with 1:2 mortar or plaster, finished to the same tolerances as the parent concrete. Fill any tie rod holes with 1:2 mortar.
- 3.21 **CURING OF CONCRETE**
Keep damp for not less than seven days. Ensure curing of slabs commences as soon as possible after final finishing, by the use of continuous water sprays, or ponding. Alternately, apply a curing membrane. Ensure any membrane used will not affect subsequent applied finishes.

3.22 **CLEAN OUT**
Clean out saw cuts. Fill with cement grout where the floor will be covered with carpet or vinyl.

3.23 **REMOVE**
Remove all unused materials and all concrete and reinforcing debris from the site.

4. **SELECTIONS**

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

3303 STONework

1. GENERAL

This section deals with the supply, laying and fixing of non-load bearing natural stone fixed to a rigid structural backing.

1.1 DOCUMENTS REFERRED TO

Documents referred to in this section are:

AS/NZS 2699.1 Built in components for masonry construction, - Wall ties

NZS 3103 Sands for mortars and plasters

NZS 4210 Masonry construction: materials and workmanship

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

1.2 SAMPLES

Supply samples of each type of stone and surface finish representing the total range of natural variation, marking and finish across the run of quarry.

1.3 QUALIFICATIONS

Stonemasons to be experienced competent workers, familiar with the materials and the techniques specified.

2. PRODUCTS

2.1 FLEXIBLE DAMP-PROOF MEMBRANE

Heavy kraft, strip laminates saturated and coated with bitumen, butyl rubber sheet and adhesive, or equivalent.

2.2 MALLEABLE DAMP-PROOF MEMBRANE

Lead not less than 1.8 mm (20 kg/m²) thick bitumen coated.

2.3 ANCHORS, CRAMPS, DOWELS

Non-corrodible, non-ferrous metal, suitably stamped.

2.4 TIES

Non-corrodible, non-ferrous metal suitably stamped and to comply with AS/NZS 2699.1 for spacing, strength, stiffness and ductility.

2.5 SEALANT

Elastomeric joint non-staining sealing compound of approved type and colour. Backing rods closed cell semi-rigid compressible plastic from the type sized to compress 33% in the joint and to the sealant manufacturer's requirements.

2.6 JOINTING MATERIAL

Suitable for the location and type of stone, non-staining, and to the manufacturer's requirements.

2.7 MORTAR

Sand to NZS 3103. Chloride levels to not exceed 0.04% by dry weight of sand. Generally the mix to have a strength less than the stone it is bedding and a porosity equal to or greater than the stone.

2.8 DAMP-PROOF MEMBRANE, BITUMEN

Water based bitumen emulsion heavy duty sealer.

3. EXECUTION

3.1 TOLERANCES

To NZS 4210, table 2.7.1.

- 3.2 TOLERANCES AS SHOWN
Construct the stone work within the tolerances shown on the drawings.
- 3.3 BUILDING IN
Make provision for building into the structure those elements required for the erection and laying of stone.
- 3.4 BUILT IN ITEMS
Make provision as the work proceeds for elements that need to be built in or keyed to the stone work, including partitions, straps, handrails, beams, trusses and plates.
- 3.5 TRANSPORT
Transport, unload and handle all stone units to avoid any damage or disfigurement. Stack carefully in the vehicle with packing material to prevent damage.
- 3.6 STORE
Store stone clear of the ground on its natural bed, protected from the weather and atmospheric pollution on supports that avoid local oversteering and to promote good seasoning without staining, contamination, marking or damage.
- 3.7 CUTTING
Cut and shape stone to profiles generally as detailed and including all weathering, jointing, chasing, forming mortises, grooves and drilling for handling and fixing. Work the bed, face and back joints of the stone square and true.
- 3.8 LAY FLEXIBLE DAMP-PROOF MEMBRANE
Apply mortar to a flush even bed and lay the flexible membrane horizontally and to steps in a continuous strip with 150 mm laps and no edges visible at the face.
- 3.9 MEMBRANES AT OPENINGS
Provide flexible membranes to heads, 150 mm beyond jambs and to jambs and sills, to discharge moisture to the outer face and with no edges visible at the face.
- 3.10 INSTALL FLASHINGS
Refer to 3701 METALWORK and install flashings provided to the locations as detailed and shown on the drawings.
- Application - facing work**
- 3.11 SOLID BEDDING
Adequately support and restrain cladding with durable fixings and continually and solidly fill between backs and supporting structure with mortar.
- 3.12 SPOT BEDDING
Adequately support and restrain cladding with durable fixings and provide mortar bedding continuously around fixings and in the form of mortar dabs elsewhere.
- 3.13 JOINTING
Prime surfaces in contact, fit backing rods to ensure correct depths of jointing material and/or sealant, keeping panel surfaces completely clear and unmarked by masking, all to the jointing manufacturer's requirements.
- Application - walling work**
- 3.14 BED AND JOINT
Bed and joint stone where possible in one operation on a full bed of mortar. Solidly fill and grout vertical joints, joggles, cramps and the like as the work proceeds and point up joints around flashings.
- 3.15 SET STONE
Set stone on its natural bed.

- 3.16 **BEDDING SEDIMENTARY STONE**
Clean the bed area of dust and impurities and thoroughly damp it down before laying the mortar bed.
- 3.17 **RACKING**
Raise advanced work no more than 1 metre above the general level and rack back. Do not touch stonework unless shown on the drawings.
- 3.18 **SUPPORT**
Provide support to the stone while mortar cures by bracing or joint spacers of non-staining softwood. When curing is complete remove spacers without damage to the stonework and point to match.

Finishing

- 3.19 **PROGRESSIVE CLEANING**
Keep the stone faces clean as the work proceeds. Prevent mortar or jointing material from coming into contact with the external face of the stone. Perform the cleaning procedure, including removal of stains as necessary, without damage to the work.
- 3.20 **COMPLETE DAMP-PROOFING**
Damp-proof the back and not less than 25 mm on return of bedding faces with two coats of bitumen sealer. Avoid contact of bitumen with the face of the stone.
- 3.21 **PROTECT**
Protect newly erected stonework against inclement weather.
- 3.22 **KEEP FACEWORK CLEAN**
Keep facework clean during construction and until completion of the contract works. Clean off, rub down and leave stonework in the specified condition, immediately before handing over.
- 3.23 **REPLACE**
Replace damaged, cracked or marked elements.
- 3.24 **LEAVE**
Leave work to the standard required by following procedures.
- 3.25 **REMOVE**
Remove debris, unused materials and elements from the site.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

3801 CARPENTRY

1. GENERAL

This section relates to the supply and erection of light timber framing, floors, flooring underlays for ceramic tiling and insulation.

1.1 DOCUMENTS

Documents referred to in this section are:

AS/NZS 1748	Mechanically stress-graded timber
AS/NZS 2904	Damp-proof courses and flashings
AS/NZS 2918	Domestic solid fuel burning appliances - Installation
NZS 3602	Timber and wood-based products for use in building
NZS 3603	Timber structures standard
NZS 3604	Timber framed buildings
NZS 3606	Manufacturer of glue-laminated timber
NZS 3631	New Zealand national timber grading rules
NZS 3640	Chemical preservation of round and sawn timber
AS/NZS 4347	Damp-proof courses and flashings – Methods of test
BRANZ Bulletin 453	Fasteners selection

2. PRODUCTS

2.1 TIMBER FRAMING, TREATED

Species, grade and in service moisture content to NZS 3602 and treatment to NZS 3640. Either mechanically stress graded to AS/NZS 1748, or visual grading to NZS 3631.

2.2 TIMBER FRAMING, CHEMICAL FREE, MECHANICALLY STRESS GRADED

Species, grade and moisture content in service as set out in NZS 3602. Machine stress graded to AS/NZS 1748, with an average moisture content at supply of 16% or less.

2.3 LAMINATED TIMBER

Radiata pine laminations to NZS 3606, table 1; treated as required by NZS 3602, to the requirements of NZS 3640, with special attention to Appendix B "Specification advisory notes". Supply weather resistant sealed.

2.4 TIMBER TRUSSES

Moisture content: 16% at supply

2.5 TIMBER TRUSSES, CHEMICAL FREE

Moisture content: 16% at supply

2.6 NAILS

Steel, stainless steel and galvanized steel of pattern to suit the location and to BRANZ Bulletin 453 Fasteners selection.

2.7 BOLTS AND SCREWS

Steel, stainless steel and galvanized steel of pattern to suit the location and to BRANZ Bulletin 453 Fasteners selection.

2.8 NAIL PLATES

Stainless steel and/or galvanized steel toothed or nailed plates to the plate manufacturer's design for the particular locations as shown on the drawings.

2.9 CONNECTORS

Galvanized steel connectors and structural brackets to the connector manufacturer's design for particular locations shown on drawings.

2.10 POLYETHYLENE DPC

Polyethylene film to AS/NZS2904 and embossed on both sides. Thickness 500 microns minimum, manufactured for use as a damp-proof course and concealed flashings to doors and windows.

- 2.11 **BITUMINOUS IMPREGNATED DPC**
Heavy Kraft impregnated with high grade bitumen and coated with higher heat resistant bitumen to AS/NZS 2904 and AS/NZS 4347.
3. **EXECUTION**
- 3.1 **EXECUTION GENERALLY**
To NZS 3603 and NZS 3604 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).
- 3.2 **SEPARATION**
Separate all timber framing timbers from concrete, masonry and brick by: -
- a full length bituminous damp-proof membrane overlapping timber by at least 6 mm; or
- a 12 mm minimum free draining air space
- 3.3 **ATTENDANCE**
Provide and fix blocks, nogs, openings and other items as required by other trades.
- 3.4 **MOISTURE CONTENT**
Maximum allowable equilibrium moisture content (EMC) for non air-conditioned or centrally heated buildings for framing to which linings are attached.
Framing at erection: 24% maximum
Framing at enclosure: 20% maximum
Framing at lining: 16% maximum
Timber strip flooring: 10% at time of laying
- 3.5 **SET-OUT**
Set out framing in accordance with the requirements of NZS 3604 and as required to support sheet linings and claddings.
- 3.6 **FRAMING WALLS**
Frame to required loading and bracing complete with lintels, sills and nogs, all fabricated and fastened to NZS 3604, section 8, Walls.
- 3.7 **FRAMING ROOFS**
Frame to required loading and bracing complete with valley boards, ridge boards and purlins. Design and fit roof trusses complete with anchorage. All fabricated and fastened to NZS 3604, section 9, Posts and 10, Roof framing.
- 3.8 **FRAMING CEILINGS**
Frame to required loading and bracing complete with runners and battens set out to support ceiling lining. All fabricated and fastened to NZS 3604, section 13, Ceilings. Trim for openings in ceilings and hatches to NZS 3604 section 13.3, Openings in ceilings. Provide blocking for water tanks located in the ceiling space to NZS 3604, section 13.4, Water tanks in roof space.
- 3.9 **INSTALLING WALL WRAPS, UNDERLAYS AND SHEET INSULATION PRODUCTS**
Refer to WALL CLADDING and THERMAL INSULATION for the installation of wall wraps, underlays and sheet insulation.
- 3.10 **DPC TO LOSP TREATED TIMBER**
Lay polyethylene DPC under LOSP treated bottom plate of all timber framed walls on concrete, in a single layer with 50 mm overlaps at joints to provide a waterproof barrier.
- 3.11 **DPC TO TIMBER**
Lay bituminous DPC under the bottom plate of all timber framed walls on concrete, in a single layer with 50 mm overlaps at joints to provide a waterproof barrier.

- 3.12 **INSTALL PROPRIETARY FIREPLACE**
Prepare for the installation as detailed and as required by the manufacturer. Install strictly in accordance with AS/NZS 2918 and the manufacturer's stated and detailed requirements.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4102 WRAPS, UNDERLAYS AND DPC

1. GENERAL

This section deals with the application of DPC, underfloor foil insulation, wall wraps and roofing underlays.

Building code compliance

1.1 DURABILITY

The work covered by this part of the specification has been designed and manufactured to achieve the durability provisions of NZBC B2.3.1

Documents

1.2 DOCUMENTS REFERRED TO

Documents referred to in this section are:

NZBC	E2/AS1 External moisture
AS 1530	Methods for fire tests on building materials, components and structures
NZS 2295	Building papers (breather/absorbent type)
AS/NZS 2904	Damp-proof courses and flashings
NZS 3604	Timber framed buildings
NZS 4200	Pliable building membranes and underlays
AS/NZS 4347	Damp-proof courses and flashings – Methods of test
AS/NZS 4389	Safety mesh
AS/NZS 4534	Zinc and zinc/aluminium-alloy coatings on steel wire
NZMRM	NZ metal roof and wall cladding – Code of practice.

Documents listed above and cited in the clauses that follow are part of this specification. However this specification takes precedence in the event of it being at variance with the cited document.

1.3 ABBREVIATIONS

The following abbreviations are used in this specification.

NZMRM	New Zealand Metal Roofing Manufacturers Inc.
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1.4 INTERPRETATION

Wall underlay used in this specification has the same meaning as building wraps in NZS 3604 and NZBC E2/AS1.

Requirements

1.5 INSTALLATION SKILL LEVELS

Installers to be familiar with the manufacturer's technical literature and the NZMRM NZ metal roof and wall cladding – Code of practice.

2. PRODUCTS

Materials

DPC

2.1 POLYETHYLENE DPC

Polyethylene film to AS/NZS2904 and embossed on both sides. Thickness 500 microns minimum, manufactured for use as a damp-proof course and concealed flashings to doors and windows.

2.2 BITUMINOUS IMPREGNATED DPC

Heavy Kraft impregnated with high grade bitumen and coated with higher heat resistant bitumen to AS/NZS 2904 and AS/NZS 4347.

Wall wraps

- 2.3 **POLYETHYLENE BREATHER TYPE MEMBRANE**
High tensile coated polyolefin woven into sheet form with micro sized pores that allow the membrane to breathe with a fire retardant flammability index of 1, tested to AS 1530.
- 2.4 **POLYPROPYLENE BREATHER TYPE MEMBRANE**
Absorbent breathable spun bonded non-woven polypropylene type building membrane.
- 2.5 **BITUMINOUS STANDARD WEIGHT BUILDING PAPER**
Bituminous standard weight building paper tested to NZS 4200.
- 2.6 **BITUMINOUS HEAVY WEIGHT BUILDING PAPER**
Bituminous heavy weight building paper tested to NZS 4200.
- 2.7 **FIRE RETARDANT STANDARD WEIGHT BUILDING PAPER**
Fire retardant, solvent free, water repellent standard weight Kraft paper tested to AS 1530.
- 2.8 **FIRE RETARDANT HEAVY WEIGHT BUILDING PAPER**
Fire retardant heavy weight Kraft paper coated with a water repellence formula and is a solvent free building paper tested to AS 1530.

Roofing underlay

- 2.9 **BITUMINOUS HEAVY WEIGHT BUILDING PAPER**
Bituminous heavy weight building paper tested to NZS 2295.
- 2.10 **BITUMINOUS SELF SUPPORTING**
Bituminous self supporting roofing underlay tested to NZS 2295.
- 2.11 **FIRE RETARDANT HEAVY WEIGHT BUILDING PAPER**
Fire retardant heavy weight Kraft paper coated with a water repellence formula and is a solvent free building paper tested to AS 1530.
- 2.12 **FIRE RETARDANT SELF SUPPORTING TWO WAY REINFORCED**
Self supporting roofing underlay consisting of two layers of heavy weight Kraft paper, surfaced coated with water repellence formula which is solvent free, two way reinforced, and then laminated using a fire retardant adhesive tested to AS 1530.

Accessories

- 2.13 **WINDOW DOOR SEALING SYSTEM**
Proprietary window and door flashing tape.
- 2.14 **WIRE NETTING**
75 mm galvanized hexagonal wire netting to AS/NZS 4534.
- 2.15 **GUTTER AND UNDER FLASHINGS**
Bituminous breather type building paper cut to width by manufacturer for use under valley, apron flashing and internal gutters. Soffit liner cut to width from bituminous breather type building paper.
- 2.16 **ADHESIVE TAPE**
Adhesive tapes to compliment the underlay. Pressure sensitive aluminium foil tapes for joining foil insulation and vapour barriers.

3. EXECUTION

Conditions

- 3.1 **GENERAL REQUIREMENTS**
To NZS 3604 Section 11 Table 11.1 Underlays; and NZBC E2/AS1 Table 23 Properties of Roof Underlays and Building Wraps; and manufacturers technical literature.

- 3.2 **STORAGE**
Store building underlays and accessory materials, under conditions that ensure no deterioration or damage. Store rolls in an upright position on a smooth floor and protected from sunlight, UV radiation and moisture.

- 3.3 **INSPECTION**
Before starting work, check that the framing will allow work of the required standard. Carry out remedial work identified before laying underlay.

Application DPC

- 3.4 **DPC TO LOSP TREATED TIMBER**
Lay polyethylene DPC under LOSP treated bottom plate of all external timber framed walls on concrete, in a single layer with 50 mm overlaps at joints to provide a waterproof barrier.

- 3.5 **DPC TO TIMBER**
Lay bituminous DPC under the bottom plate of all external timber framed walls on concrete, in a single layer with 50 mm overlaps at joints to provide a waterproof barrier.

- 3.6 **DPC TO MASONRY AND BRICK VENEER**
Lay DPC along base of cavity and fix top edge to studs with galvanized clouts. Turn DPC out over concrete rebate under bottom course of veneer.

Application – Wraps / wall underlay

- 3.7 **WALL UNDERLAY**
Fix horizontally to outside face of substrate in true alignment, with succeeding sheets overlapping 150 mm. Fix to manufacturers requirements. Scribe neatly around penetrations and openings to leave no gaps. Tape all penetrations. Keep clean, undamaged and without visible weather deterioration until closed in.

Application - Roofing underlay

- 3.8 **WIRE NETTING**
Lay 75 mm galvanized wire netting at right angles across the purlins and drawn taut before fixing. Tie edges of netting together with galvanized wire clips.

- 3.9 **BUILDING PAPER ROOF UNDERLAY**
Lay vertically over purlins on wire netting with a 150 mm side lap. Fix securely to purlins with galvanized fixing clips. Lay underlay to avoid excessive dishing between purlins. When used vertically limit individual runs to 10 metres for bituminous based papers and 7 metres for fire retardant underlays.

Lay horizontally across the rafter/trusses starting at the gutter line with succeeding sheets in true alignment and lapping 150 mm. Scribe around and fit neatly to all penetrations. Avoid prolong exposure by installing the roof immediately.

- 3.10 **GUTTER AND UNDER FLASHINGS**
Lay bituminous breather type building paper cut to width by manufacturer for use as an underlay to valley, apron flashings, internal gutters and soffit liner. Lap under flashings with adjoining underlays. Fix soffit liner from top plate down 150 mm past ribbon plate.

Completion

- 3.11 **CLEAN UP**
Clean up as the work proceeds.

3.12 LEAVE
Leave work to the standard required by following procedures.

3.13 REMOVE
Remove debris, unused materials and elements from the site.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4201 WALL CLADDING

1. GENERAL

This section deals with the supply and installation of exterior cladding, including any associated flashings and any timber fascias, barges, trims, beads and facings.

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC E2/AS1	External moisture
	9.0 Wall claddings
	9.1 General
	9.5 Fibre cement weatherboards
AS/NZS 1491	Finger jointed structural timber
AS/NZS 2908.2	Cellulose-cement products - Flat sheets
NZS 3602	Timber and wood-based products for use in building
NZS 3604	Timber framed buildings
NZS 3617	Profiles of weatherboards fascia boards and flooring
NZS 3631	New Zealand national timber grading rules
BRANZ Bulletin 441	Sealed joints in external claddings - 2. Sealants
BRANZ Bulletin 465	Domestic flashing installation
BRANZ Bulletin 467	Principles of flashing design

1.2 PERFORMANCE

Accept responsibility for the weathertight performance of the completed cladding system, including all penetrations.

2. PRODUCTS

2.1 BUILDING WRAPS AND UNDERLAYS

Breather type, waterproof, to NZBC E2/AS1, table 23: Properties of roof underlays and building wraps. Refer to SELECTIONS for type.

2.2 EXTERIOR CAVITY WALL BATTENS

Radiata pine battens, minimum 20 mm thickness, width and height to match timber framing studs. To NZS 3602, table 1, reference 1D.10, Requirements for wood-based building components to achieve a 50-year durability performance.

2.3 EXTERIOR CAVITY VERMIN-PROOFING

Perforated uPVC, aluminium or stainless steel trays with upstands. Upstand one side 10 mm and the other 75 mm. Length and width to suit cavity.

2.4 FIBRE CEMENT RIGID BACKING

Treated cellulose fibre in a matrix of cement and sand autoclaved sheet, 4.5 mm thick, tinted.

2.5 FIBRE-CEMENT WEATHERBOARD

Cellulose cement autoclaved sheets to NZS/AS 2908.2.

2.6 FIBRE-CEMENT SOFFIT LINING

Cellulose cement autoclaved sheets to AS/NZS 2908.2.

2.7 TIMBER FASCIAS AND BARGE BOARDS

Dressing grade to NZS 3631 and treated to NZS 3602, table 2, reference 2A.3, Requirements for wood-based building components to achieve a 15-year durability performance. Finger jointed timber to AS/NZS 1491.

2.8 PVC JOINTERS

To suit sheet thickness.

2.9 NAILS, SCREWS AND FASTENINGS

Metal, size and pattern, to cladding manufacturer's requirements and complying with the relevant aspects of NZS 3604, section 4: Durability.

- 2.10 **FLASHINGS**
Material, grade and colour as detailed and scheduled. Ensure that materials used for flashings are compatible with the window frame materials and fixings and cladding materials and fixings.
3. **EXECUTION**
- 3.1 **MOISTURE CONTENT**
Maximum allowable moisture content to NZS 3602 for:
Equilibrium moisture content (EMC)
- Framing: 20% at closing in
 - Weatherboards: 14% at time of fixing
 - Exterior joinery and trim: 14%
- 3.2 **EXECUTION METHODS AND PRACTICES**
To NZS 3604 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).
- 3.3 **FIX WRAPS AND UNDERLAYS**
Fix to framing, with laps and fixing to the cladding manufacturer's requirements.
- 3.4 **PENETRATIONS**
Confirm that exterior wall openings have been prepared ready for the installation of all window and door frames and other penetrations through the cladding. Required preparatory work includes the following:
- wall cladding underlay/building wrap to openings finished and dressed off ready for the installation of window and door frames and other penetrations
 - claddings neatly finished off to all sides of openings
 - installation of flashings (those required to be installed prior to installation of penetrating elements).
- 3.5 **INSTALL DRAINED CAVITY**
20 mm Minimum thickness drained cavity to NZBC E2/AS1: 9.0 Wall claddings, where required. Fix vertical cavity battens to wall framing studs. The battens are fixed by the cladding fixings which will penetrate the wall framing studs over the building wrap. Seal the top of the cavity and install vermin-proofing at base. Do not use horizontal cavity battens. Use cavity spacers where fixing is required between cavity battens.
- 3.6 **INSTALL FIBRE CEMENT RIGID BACKING**
Install to NZBC E2/AS1: 9.3 Stucco, and the rigid backing manufacturer's requirements, including expansion joints and control joints as required. Liaise with the solid plasterer regarding the timing of fixing the overlay. Install overlay to the backing manufacturer's and the plasterer's requirements.
- 3.7 **INSTALL FIBRE CEMENT WEATHERBOARDS**
Install to the weatherboard manufacturer's requirements. Refer to the cladding manufacturer's literature for fixing details and NZS 3604 for fixings durability requirements for specific provisions.
- 3.8 **INSTALL FIBRE CEMENT SOFFITS WITH JOINTERS AND CAPPING MOULDS**
Cut sheets dry and scribe fit to fully support all edges and joints. Nail and drill for and insert fasteners to the sheet manufacturer's requirements. Fit complete with jointers and capping moulds. Refer to the cladding manufacturer's literature for fixing details and NZS 3604 for fixings durability requirements for specific provisions.
- 3.9 **INSTALL EXTERIOR TIMBER FINISHINGS**
Install timber fascias, barge boards, facings, beads, trim and enclosures level, true to line and face, with all end grain sealed and joints mitred.

- 3.10 **INSTALL FLASHINGS**
Install flashings, covers and soakers as detailed on the drawings and to BRANZ Bulletins 467 Principles of flashing design and 465 Domestic flashing installation.
- 3.11 **USE OF SEALANTS**
Selection and use of sealants to follow BRANZ Bulletin 441 Sealed joints in external claddings - 2. Sealants.
- 3.12 **COMPLETE**
Ensure the work is complete with all flashings, finishings and trim properly installed so the cladding system is completely weathertight.
- 3.13 **REPLACE**
Replace damaged or marked elements. Remove unused materials from the site.
- 4. **SELECTIONS**

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4201HW JAMES HARDIE® WEATHERBOARD CLADDING

1. GENERAL

This section deals with the supply and fixing of James Hardie® fibre cement Linea® weatherboard cladding and James Hardie® weatherboard cladding.

1.1 DOCUMENTS REFERRED TO

Documents referred to in this section are:

NZBC E2/AS1	External moisture, 9.0 Wall claddings
NZBC E2/VM1	Weathertightness
AS/NZS 1170	Structural design actions, Part 2: Wind actions
AS/NZS 2908	Cellulose-cement products, 2908.2 Flat sheet
NZS 3602	Timber and wood-based products for use in building
NZS 3604	Timber framed buildings
NZS 4203	General structural design and design loadings for buildings

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

1.2 MANUFACTURER'S DOCUMENTS

James Hardie® documents relating to work in this section are:

Linea® weatherboard technical specification

Eaves and Soffits technical specification

BRANZ Appraisal certificate No. 446 (2005) Linea® weatherboard

BRANZ Appraisal certificate No. 447 (2005) Linea® weatherboard cavity construction

Copies of the above literature are available at

Web: www.jameshardie.co.nz

Telephone: Ask James Hardie™ on 0800 808 868.

Requirements

1.3 NO SUBSTITUTIONS

Substitutions are not permitted to any specified system, or associated components and products.

Performance

1.4 FIXINGS, WIND

Design and use the fixings appropriate for the wind zone (R) and topographical classification (T) of this site and building height; as required by James Hardie® technical specification and the wind loads on various wall areas as given by NZS 4203 or AS/NZS 1170.

2. PRODUCTS

Materials

2.1 BUILDING WRAP

Waterproof, breather type to NZBC E2/AS1, Table 23: Properties of roof underlays and building wraps.

2.2 LINEA® WEATHERBOARDS

James Hardie® Linea® weatherboards, 16 mm thick, pre-primed, manufactured from a reduced density cellulose fibre cement formulation and cured by high pressure autoclaving, manufactured to AS/NZS 2908.2, tested to NZBC E2/VM1 for weathertightness and complying with the NZBC.

- 2.3 SOFFIT LINING
James Hardie® 4.5 mm Hardisoffit® Lining, Hardiflex® Eaves Lining, Silkline® Soffit Lining Eclipsa™ Eaves Lining and 6mm Hardiflex® Lining soffit manufactured from treated cellulose fibre, Portland cement, sand and water and cured by high pressure autoclaving manufactured to AS/NZS 2908.2.

Components

- 2.4 FASTENER TYPE
Fasteners to minimum durability requirements of the NZBC. Refer to NZS 3604, section 4 Durability, for requirements for fixing's material to be used in relation to the exposure conditions.
- Exposure conditions & nail selection prescribed by NZS 3604, section 4, table 4.3 Steel items such as nails and screws used for framing and cladding.

Sea Spray Zones*	Zone 1 outside sea spray zone and Zones 2 - 4 & Geothermal hot spots	Bracing - All zones
Grade 316 Stainless	Hot-dipped galvanized or 316 stainless	Grade 316 Stainless

* Zone 1 areas where local knowledge dictates that increased durability is required, appropriate selection shall be made

Refer to NZBC E2/AS1, Table 20, Material selection, and Table 21, Compatibility of materials in contact, for selection of suitable fixing materials and their compatibility with other materials.

- 2.5 SCREWS
40 mm x 9 gauge stainless steel fascia screws
30 mm x 7 gauge stainless steel HardiDrive screws
- 2.6 GALVANIZED NAILS
60 mm x 3.15 mm diameter jolt head
75 mm x 3.15 mm diameter jolt head
Hardiflex® 40 mm x 2.8 mm diameter
Hardiflex® 60 mm x 3.15 mm diameter, 6.8 mm minimum head diameter
Hardiflex® 75 mm x 3.15 mm diameter, 6.8 mm minimum head diameter
- 2.7 STAINLESS STEEL NAILS
60 mm x 3.15 mm diameter jolt head 316 grade
75 mm x 3.15 mm diameter jolt head 316 grade
Hardiflex® 40 mm x 2.8 mm diameter 316 grade
Hardiflex® 60 mm x 3.15 mm diameter x 6.8 mm minimum diameter head, 316 grade
Hardiflex® 75 mm x 3.15 mm diameter x 6.8 mm minimum diameter head, 316 grade

- 2.8 SOFFIT JOINTERS AND CAPPING MOULDS
Extruded PVC jointer, 2 way jointer, capping and scotia mould.

Accessories

- 2.9 SEALANT
Fosroc MS sealant or similar. Refer to James Hardie® technical specifications for application requirements.

3. EXECUTION

Conditions

- 3.1 STORAGE
Take delivery of weatherboards dry and undamaged in pallets and lay horizontally on a smooth level surface. Protect edges and corners from damage and cover to keep dry until fixed.

- 3.2 **HANDLING**
Avoid distortion and contact with potentially damaging surfaces. Carry weatherboards in vertical position. Do not drag weatherboards across each other, or across other materials. Protect edges, corner and surface finish from damage.
- 3.3 **SUBSTRATE**
Do not commence work until the substrate is of the standard required by James Hardie® for the specified finish; plumb, level and in true alignment. Moisture content of timber framing must not exceed the requirements specified by NZS 3602 to minimise shrinkage and movement after sheets are fixed.
- Application - generally**
- 3.4 **FIX BUILDING WRAP**
Run and fix building wrap in full height rolls to wall framing, with fixing and end laps to NZS 3604 and the wrap manufacturer's requirements and with the wrap not damaged in any way.
- 3.5 **PENETRATIONS AND FLASHINGS**
Confirm that exterior wall openings have been prepared ready for the installation of all window and door frames and other penetrations through the cladding. Required preparatory work includes the following:
- Building wrap appropriately incorporated with penetration and junction flashings.
 - Materials lapped in a way that water tracks down to the exterior face of the building wrap.
 - Wall cladding underlay/building wrap to openings finished and dressed off ready for the installation of window and door frames and other penetrations
 - Claddings neatly finished off to all sides of openings
 - Installation of flashings (those required to be installed prior to installation of penetrating elements).
- 3.6 **INSTALL LINEA® WEATHERBOARDS**
Cut weatherboards to required lengths and fit joints off-stud using tongue and groove ends. Fit internal corners and weatherboards as per Linea® weatherboard technical specifications. Fit and fix external corners and joint soakers as required.
- 3.7 **INSTALL FLASHINGS**
Install flashings at all wall openings, penetrations, junctions, connections, window sills, heads and jambs to NZBC E2/AS1
- 3.8 **INSTALL SOFFIT SHEETS**
Cut sheets dry and scribe fit to fully support all edges and joints. Nail and insert PVC fasteners to James Hardie® requirements. Fit complete with colour matched jointers and capping moulds. Refer to Eaves and Soffits technical specification.
- Completion**
- 3.9 **REPLACE**
Replace all damaged or marked elements.
- 3.10 **LEAVE**
Leave work to the standard required for following procedures.
- 3.11 **REMOVE**
Remove debris, unused materials and elements from the site.
4. **SELECTIONS**

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4301 PROFILED METAL ROOFING

1. GENERAL

This section deals with the supply and installation of profiled sheet roofing, complete with all roof underlays and accessories to create a watertight roof. It is not suitable for applications where safety mesh is required.

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC E2/AS1	External moisture 4.0 Flashings 5.0 Roof/wall junctions 6.0 Parapets 8.0 Roof claddings 8.1 General 8.4 Profiled metal
AS 1397	Steel sheet and strip - hot-dipped, zinc-coated, or aluminium/zinc-coated
NZS 3403	Specification for hot-dipped galvanized corrugated steel sheet for building purposes
NZS 3602	Timber and wood-based products for use in building
NZS 3604	Timber framed buildings
AS/NZS 4534	Zinc and zinc/aluminium-alloy coatings on steel wire
NZMRM	NZ Metal roof and wall cladding - Code of practice

1.2 ABBREVIATIONS

The following abbreviations are used throughout this part of the specification:

BMT	Base metal thickness
NZMRM	New Zealand Metal Roofing Manufacturers Inc.

1.3 QUALIFICATIONS

Carry out roofing work using experienced, competent roofers familiar with the materials and techniques specified.

1.4 WIND AND EARTHQUAKE LOADINGS

Use fixings and methods capable of sustaining the loads appropriate to the area as set out in NZS 3604, section 5: Bracing design.

1.5 CO-ORDINATE

Co-ordinate to ensure substrate and preparatory work is complete and other work programmed in the order required for access and completion of the roof.

1.6 PERFORMANCE

Accept responsibility for the weather-tight performance of the completed roofing system, including all penetrations through the roof and junctions with walls and parapets.

2. PRODUCTS

2.1 PROFILED METAL ROOFING

Steel sheet galvanized to NZS 3403, aluminium/zinc coated to AS 1397. Finish as specified. Accessories, cappings, flashings and fixings to match and to the roofing manufacturer's requirements.

2.2 WIRE NETTING

Galvanized hexagonal 75 mm mesh from 1 mm steel wire to AS/NZS 4534.

2.3 UNDERLAY

Breather type, waterproof.

2.4 NAILS, SCREWS AND FASTENINGS

Metal, size and pattern, to roofing manufacturer's requirements and complying with the relevant aspects of NZS 3604, section 4: Durability.

3. EXECUTION

3.1 STORAGE

Stack roofing and accessories on clean, level areas of the site and protect from damage and from weather until ready to fix in place. Avoid overloading roof structure when roofing materials are placed on the roof area prior to installation.

3.2 SET-OUT

Set out the planned layout before fixing commences, to ensure true lines and the correct relationship to module, grid and roof features.

3.3 LAY ROOF UNDERLAY

Lay and fix to NZBC E2/AS1: 8.1.5 Underlays, NZS 3604, section 11.2.2, Roof cladding underlays and the roofing manufacturer's requirements.

3.4 LAY ROOFING, GENERALLY

Take care to avoid damaging pre-finished roofing both during and after fixing. Wear only soft-soled shoes on the finished surface.

3.5 CUT PROFILED METAL ROOFING

Cut profiled metal roofing only with tools recommended by the roofing manufacturer. Fold ends and seal cut edges to the roofing manufacturer's requirements.

3.6 INSTALL PROFILED METAL ROOFING

Install profiled metal roofing and fix complete with all matching accessories, flashed to all roof features and penetrations; and in accordance with the requirements in the NZMRM NZ metal roofing and wall cladding code of practice.

3.7 FIXINGS

Refer to the roofing manufacturer's literature for fixing details and to NZS 3604 for fixings durability requirements.

3.8 INSTALL COVERS AND FLASHINGS

Install and fix as detailed and to the roofing manufacturer's details and to comply with NZBC E2/AS1: 4.0 Flashings, 5.0 Roof/wall junctions and 6.0 Parapets.

3.9 PENETRATIONS

Flash and overflash all penetrations through the roof.

3.10 PENETRATIONS AND JUNCTIONS

Check that adjoining walls and parapets are prepared ready for the installation of the roofing. Confirm that openings have been prepared ready for the installation of skylights and other penetrations through the roof. Required work includes the following:

- underlay turned up at wall and parapet lines
- underlay finished and dressed off to all openings, ready for the installation of skylights and other penetrations
- roofing installation neatly finished to all sides of openings and to all wall and parapet junctions
- installation of flashings (those required to be installed prior to installation of penetrating elements and/or wall linings).

3.11 USE OF SEALANTS

Select and use sealants only as recommended by the roofing manufacturer.

3.12 COMPLETE

Ensure the work is complete with all flashings, undercloaks, valleys, ridges and hips properly installed so the finished roof is completely weathertight.

3.13 REMOVE FILINGS

Remove metal filings from roofing surfaces at least daily.

- 3.14 **CLEAR**
Clear trade rubbish and unused materials from the roof and surrounds regularly during the work and at completion. Sweep down the completed roof and flush out spoutings, gutters and rainwater pipes, ensuring that metal filings, metal scraps and loose fixings are removed.
- 3.15 **REPLACE**
Replace damaged or marked elements. Remove unused materials from the site.
4. **SELECTIONS**

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4305 RAINWATER SYSTEMS

1. GENERAL

This section deals with the supply, fabrication and installation of spoutings, downpipes and general flashings.

1.1 DOCUMENTS REFERRED TO

Documents referred to in this section are:

AS 1273	Unplasticised PVC (uPVC) downpipe and fittings for rainwater
NZMRM	NZ Metal roof and wall cladding - Code of practice

Documents listed above and cited in the clauses that follow are part of this specification. However this specification takes precedence in the event of it being at variance with the cited document.

1.2 ABBREVIATIONS

The following abbreviations are used throughout this part of the specification:

BMT	Base metal thickness
NZMRM	New Zealand Metal Roofing Manufacturers Inc

1.3 QUALIFICATIONS

Work to be carried out by tradesmen experienced, competent and familiar with the materials and techniques specified.

1.4 TEST

Test the completed rainwater disposal system with water to ensure spoutings are laid to correct falls, that both spouting and downpipes are unobstructed and that no ponding occurs in spoutings.

2. PRODUCTS

Materials - metal

2.1 SPOUTING

Complete with matching brackets to suit spouting and screws. Refer to SELECTIONS for type.

2.2 DOWNPIPES

Complete with stand-off brackets, screw fixed. Refer to SELECTIONS for type.

Components

2.3 DOWNPIPE SPREADERS

Refer to SELECTIONS for type.

2.4 SUMPS

Refer to SELECTIONS for type.

2.5 RAINWATER HEADS

Refer to SELECTIONS for type.

2.6 OUTLETS AND OVERFLOWS

Refer to SELECTIONS for type.

2.7 DROPPERS

Steel or plastic droppers, sized to fit inside the downpipe.

2.8 SEALANT

MS Polymer sealant.

3. EXECUTION

Conditions

- 3.1 **HANDLE AND STORE**
Handle and store downpipes, spouting and accessories to avoid damage. Store on site under cover, on a clean level area, stacked to eliminate movement and away from work in progress. Avoid exposure to sunlight if strippable film is still on the product.
- 3.2 **SUBSTRATE**
Check that fascias, barge or cladding are level and true to line and face and will allow work of the required standard without distortion to the product alignment. Do not proceed until they are up to standard.
- 3.3 **THERMAL MOVEMENT**
Make adequate provision in the fixing and jointing of the spouting for thermal movement in the length of the spouting. Provide an expansion joint in spouting over 12 metres in length for steel gutter.
- 3.4 **CORROSION**
Separate metals subject to electrolytic action from each other and from treated timber, concrete and other lime substances by space, painting of surfaces, taping, or separator strips.

Application - metal

- 3.5 **INSTALL PRE-PAINTED METAL SPOUTING**
Establish minimum falls necessary (minimum 1:500, 2 mm in 1 metre) to outlets to prevent ponding and screw fix brackets true-to-line at 750 mm centres maximum for external gutters greater than 175 mm wide and at 600 mm centres maximum for gutters 175 mm to 300 mm wide. In areas where snow fall is possible the centres should be reduced to 600 mm maximum. Lap spouting joints a minimum of 40 mm and silicone seal and pop rivet to the manufacturer's recommendations. Cut out neatly for and fit the pre-formed downpipe dropper and silicone seal around the lap joint. All installation to NZMRM NZ Metal roof and wall cladding - Code of practice recommendations.
- 3.6 **INSTALL METAL DOWNPIPES**
Form downpipes complete with cast zinc 115 degree angle bends as needed with all joints lapped and silicone sealed. Galvanize screw fix with galvanized steel pipe clips to rigidly stand 25 mm off the wall plumb and discharging into stormwater gully or inlet pipe. All installation to NZMRM NZ Metal roof and wall cladding - Code of practice recommendations.

Application - general

- 3.7 **INSTALLATION GENERALLY**
Install to NZMRM NZ Metal roof and wall cladding - Code of practice recommendations where not otherwise specified.
- 3.8 **INSTALL VALLEY GUTTERS**
Attach valley gutters to valley boards by clips allowing for thermal movement to NZMRM NZ Metal roof and wall cladding - Code of practice, clause 8.4.5 Valley gutters. Separate valley gutter from valley boards with a layer of bituminous building paper.
- 3.9 **INSTALL SECRET GUTTERS**
Install secret gutters to fall allowing for thermal movement to NZMRM NZ Metal roof and wall cladding - Code of practice, clause 8.4.8 Secret gutters. Rivet and seal joints with MS Polymer sealant.
- 3.10 **INSTALL DOWNPIPE SPREADERS**
Install downpipe spreaders where required to NZMRM NZ Metal roof and wall cladding - Code of practice, clause 8.5.1 Downpipe spreaders. Proved spreaders to downpipes that discharge on to a lower roof. Ensure spreaders do not discharge directly over fasteners or laps. Spreaders to have holes equalling twice the diameter of the downpipe.

- 3.11 **INSTALL SUMPS**
Install sumps where required to NZMRM NZ Metal roof and wall cladding - Code of practice, clause 8.6 Sumps.
- 3.12 **INSTALL RAINWATER HEADS**
Install rainwater heads where required to NZMRM NZ Metal roof and wall cladding - Code of practice, clause 8.6.1 Rainwater heads.
- 3.13 **INSTALL OUTLETS AND OVERFLOWS**
Install outlets and overflows where required to NZMRM NZ Metal roof and wall cladding - Code of practice, clause 8.6.2 Outlets and overflows.
- 3.14 **INSTALL SUMP PROTECTION**
Install leaf guards of the same area as the sump. Set the leaf guard above the calculated level of flow; not directly in the outlet.

Completion

- 3.15 **REPLACE**
Replace damaged or marked elements.
- 3.16 **LEAVE**
Leave the whole of this work discharging completely and freely into the stormwater system and free of all debris. Leave work to the standard required by following procedures.
- 3.17 **REMOVE**
Remove debris, unused materials and elements from the site.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4501P PLYCOSELECT EXTERIOR DOORS

1. GENERAL

This section deals with the supply and installation of exterior doors, frames and doorsets.

Related work

1.1 RELATED SECTIONS

Refer to GLAZING for glazing.

Refer to HARDWARE for door furniture.

Refer to PLYCOSELECT INTERIOR DOORS for interior doors.

Documents

1.2 DOCUMENTS REFERRED TO

Documents referred to in this section are:

NZS 3602	Timber and wood-based products for use in building
NZS 3604	Timber framed buildings
NZS 3610	Specification for profiles of mouldings and joinery
NZS 4203	General structural design and design loadings for buildings
NZS 4211	Specification for performance of windows

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

1.3 MANUFACTURER'S DOCUMENTS

PLYCOSELECT documents relating to work in this section are:

PLYCOSELECT Doors
PLYCOSELECT Exterior™
PLYCOSELECT Smoothcraft™
PLYCOSELECT Oakcraft™

Copies of the above literature are available from PLYCOSELECT

Email: info@plycoselect.co.nz

Web: www.plycoselect.co.nz

Telephone: 0800 800 080 for door leaf information or
0800 366 792 (0800 DOORWAYS) for prehung doors

Requirements

1.4 NO SUBSTITUTIONS

Substitutions are not permitted to any specified system, or associated components and products.

Performance - exterior doors and frames

1.5 PERFORMANCE

The structural and weather-tight performance of the completed window installation, the glazing and infill panels is the responsibility of the window manufacturer.

1.6 WIND

Construct windows, exterior doors and frames to withstand design wind pressures to NZS 3604 and NZS 4211.

1.7 WEATHERTIGHTNESS

Construct and glaze windows, exterior doors and frames to remain weathertight.

2. PRODUCTS

Materials - general

- 2.1 **EXTERIOR TIMBER**
Solid timber to NZS 3602 to profiles detailed. Moisture content 12% to 16% ex factory.
- 2.2 **EXTERIOR FACINGS AND SCRIBERS**
To NZS 3610, treated H3.1 unless durable heartwood, to profiles detailed/scheduled.
- 2.3 **GLASS**
Refer to GLAZING for glazing.
- 2.4 **STANDARD DOORS**
Frames to profile as detailed and dimensioned.
- Materials - doorsets**
- 2.5 **STANDARD DOORSETS, SIDE HUNG DOOR**
Frames to profile as detailed and dimensioned.
- Components**
- 2.6 **FLASHINGS GENERALLY**
Ensure that materials used for head, jamb and sill flashings are compatible with the window frame materials and fixings and cladding materials.
- 2.7 **DOOR FURNITURE**
Refer to HARDWARE for door furniture.
- 2.8 **METAL FASTENINGS**
Galvanized steel, stainless steel or non-corrodible metal.
- 2.9 **SCREWS**
Stainless steel or non-corrodible metal. Length sufficient to penetrate into the background support up to the shank. Screws for fixing hinges, hardware or furniture to match the item being attached.
- 2.10 **NAILS**
Length sufficient to penetrate into the background support at least half the nail length, except if into radiata pine then three-fifths their length.
- 2.11 **DOOR HINGES**
Size and gauge to carry door size and weight. Refer to SELECTIONS for type, size and material.
- Finish**
- 2.12 **PRIMER**
Alkyd wood primer factory applied coating system.
- 3. EXECUTION**
- Conditions**
- 3.1 **GENERALLY**
Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).
- 3.2 **DO NOT DELIVER**
Do not deliver any elements which cannot be unloaded immediately into suitable storage conditions or installed immediately.

- 3.3 **HANDLE**
Handle, unload and store elements without distortion and avoiding pre-finished surfaces rubbing together, and contact with mud, moisture and other damaging materials.
- 3.4 **PROTECT**
Protect all elements against damage to arrises and glazing beads. Store frames and doors flat, on pallet, or upright at an angle no greater than 15 degrees from perpendicular and away from moisture or direct sunlight.
- 3.5 **FABRICATE DOORSETS**
Fabricate doorsets in the factory with doors hung and provision for furniture made.
- 3.6 **CHECK ALL OPENINGS**
Check all openings on site for size and standard of execution before manufacturing door frames. Installation tolerances of windows subject to earthquake design to comply with NZS 4203.
- 3.7 **CONFIRM PREPARATION OF EXTERIOR WALL OPENINGS**
Confirm that exterior wall openings have been prepared ready for the installation of door frames. Do not proceed with the door installation until required preparatory work has been completed.

Required preparatory work includes the following:

- wall cladding underlay/building wrap to openings finished and dressed off ready for the installation of door frames
- claddings neatly finished off to all sides of openings
- interior linings neatly trimmed ready for installation of jamb liners and completion of air seals to all sides of openings
- installation of flashings (those which are required to be installed prior to frames).

Assembly

- 3.8 **TOLERANCES**
Construct to a dimensional accuracy to comply with NZS 4211, clause 8, Dimensional accuracy.
- 3.9 **FABRICATION GENERALLY**
Manufacture and fabricate frames, and doors as detailed. Install hinges as scheduled.
- 3.10 **HINGES**
Fit hinges to doors to support the door size and weight
3 hinges Doors up to 2.2 metres
4 hinges Doors 2.2 – 2.6 metres
5 hinges Doors 2.6 – 5.0 metres
- 3.11 **FACTORY FINISHING**
Before delivery to site: -
- Prime assemblies scheduled for paint finish with an alkyd wood primer.
- Brace square and provide protection to assemblies during delivery to site. Where factory glazed, indicate the presence of transparent glasses with whiting, tape or signs compatible with the glass type.
- 3.12 **ON SITE FINISHING**
Before installation: -
- Prime both faces and all edges of doors not already primed with an alkyd wood primer.
- Re-prime any subsequently cut edge.
- Refer to PAINTING for finishing.

Application - generally

- 3.13 **FIXING FRAMES**
Fit flashings to frame and framing as required. Fix and assemble frames rigidly in place, plumb, level and true to line and face without distortion and with all door leaves fully and easily operating. Fit facings, scribes, draught-stopping and sealants.
- 3.14 **DISTORTION**
Do not distort frames when wedging or other packing, or when tightening fixings. If necessary adjust packing and fixings to eliminate binding. Do not cut, plane or sand frames to remedy distortion.
- 3.15 **FIXINGS**
Fix frames so that nail heads are covered by applied stops and beads. Punch all nail heads below timber surfaces which will be visible in completed work. Ensure that at least one frame fixing is adjacent to each hanging point.
- 3.16 **EXTERNAL DOOR FRAMES**
Profiles to NZS 3610 and fabrication as detailed; conforming with the performance requirements of NZS 4211. Jamb, head and sill liners as detailed. Wedge and rigidly fix in place without distortion, plumb, and true to line and face, complete with full length sill tray, jamb and cap flashings and with all doors and sashes operating freely. Fit hardware.
- 3.17 **INSTALL FLASHINGS**
Install flashings to heads, jambs and sills of frames as supplied and required by the door manufacturer and as detailed on the drawings. Finish head flashings to match window finish.
- Place all flashings so that the head flashing weathers the jamb flashings, which in turn weathers over the upstand of the sill flashing. Ensure that sill flashings drain to the outside air.
- Except where door frames are recessed, ensure that head flashings over-sail jamb facings by 15 mm at each end.
- 3.18 **COMPLETE AIR SEAL**
Form an air-tight seal by means of proprietary expanding foam, compressible foam strips, or sealants used with backing rods, applied deep within the reveal to completely fill the gap between joinery and structural framing. Ensure that in combination with the internal linings a complete air seal is created.
- Application - doorsets**
- 3.19 **PROPRIETARY ELEMENTS**
Fix to the manufacturer's requirements.
- 3.20 **INSTALLATION GENERALLY**
Flat jambs: Finish to match the width of the lined wall.
Grooved jambs: Protrude approximately 12 mm each side.
Wedge frames into opening and nail through into the studs. Locate all wedges and fix at hinge positions and opposite, with one fixing in the vicinity of the lock. Fixings concealed behind planted stops.
- Hang doors on hinges, sliding or bi-fold gear as specified, and to operate freely. Fit all hardware and door furniture.
- 3.21 **INSTALL STANDARD DOORSETS**
Concrete masonry walls - steel frames:
Fix in place with 10 mm expanding masonry anchors with countersunk heads. At hinge side fix direct to opening and pack on the other side to wedge in place. Fix at hinges and opposite, with one fixing in the vicinity of the lock.
- Timber stud walls - timber frames:

Wedge into opening and nail through into the studs. All wedges and fixing to be at hinge positions and opposite, with one fixing in the vicinity of the lock.

3.22 **BOTTOM CLEARANCE**

Provide for specified floor coverings plus 5 mm clearance at any point of swing.

3.23 **INSTALL FURNITURE**

Install latches, locks and door furniture as scheduled.

3.24 **REMOVE DOORS**

Remove doors from the frames prior to, or on installation, and immediately seal on all 6 sides. Finish as required, store safely and near completion refit to avoid any damage.

3.25 **CHECK**

Check and adjust operation of all doors, hardware and furniture.

Completion

3.26 **PROTECTION**

Protect all finishes against damage from adjacent and following work.

3.27 **REPLACE**

Replace damaged, cracked or marked elements.

3.28 **TRADE CLEAN**

Clean off or remove safety indicators at completion of the building.

3.29 **LEAVE**

Leave work to the standard required for following procedures.

3.30 **REMOVE**

Remove safety indicators and protective coverings, and wipe down all doorsets thoroughly to leave them perfectly clean. Remove all debris, unused materials and elements from the site.

4. **SELECTIONS**

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4502 ALUMINIUM WINDOWS AND DOORS

1. GENERAL

This section deals with the manufacture, supply and installation of aluminium windows and doors and associated flashings.

1.1 RELATED SECTIONS

Refer to GLAZING for glazing for type and thickness.

1.2 DOCUMENTS

Documents referred to in this section are:

NZS 3604	Timber framed buildings
AS 3715	Metal finishing - Thermoset powder coatings for architectural applications
NZS 4223	Code of practice for glazing in buildings - Human impact safety requirements
WANZ	Aluminium Window Handbook
WANZ	Specification for powder coatings on architectural aluminium products
WANZ	Installation code for aluminium joinery products
WANZ	Window installation system: An Alternative Solution for the installation of Windows and doors
BRANZ Bulletin 349	Finishes for aluminium

1.3 SUBMIT SAMPLE SECTIONS

Submit full size section samples, with the selected finish of all profiles offered.

1.4 SHOP DRAWINGS

Shop drawings to show, but not be limited to:

- Fully dimensioned elevations of all elements (minimum scale 1:20)
- Dimensions of all typical elements and of any special sizes and shapes
- Glazing specification and details

Provide a copy of shop drawings revised to include required modifications, before proceeding with any fabrication or erection.

1.5 CERTIFICATION

Provide a certificate from a laboratory accredited by International Accreditation of New Zealand that the windows and doors offered comply with the performance requirements of NZS 4211.

1.6 QUALIFICATIONS

Fabrication by a member of WANZ.

1.7 PERFORMANCE

The structural and weather-tight performance of the completed window installation, the glazing and infill panels is the responsibility of the window manufacturer.

2. PRODUCTS

2.1 WINDOW AND DOOR SECTIONS

Form all aluminium members from extruded sections. Folded sections are restricted to flashings and concealed members only.

2.2 FLASHINGS GENERALLY

Material, grade and colour of head flashings to match the window frames. Ensure that materials used for head, jamb and sill flashings are compatible with the window frame materials and fixings and cladding materials.

Components – for direct fix systems

- 2.3 **SILL PAN FLASHING**
Flashing for direct fix claddings to collect and drain water that may penetrate through the window or door unit. Size to extend from the inner most point of the aluminium frame out over the external face of the cladding.

Components – for cavity systems

- 2.4 **WANZ CAVITY CLOSER**
Flashing device to close the cavity above the window or door unit to direct water that occasionally penetrates the wall cladding into the cavity spaces adjacent to the window.
- 2.5 **WANZ SUPPORT BAR**
Extruded aluminium support bar with built in drainage and ventilation to NZBC E2, to provide continuous support to the window unit.
- 2.6 **WANZ SUPPORT ANGLE**
Support angle for use with the sill pan for deeper claddings to transfer the weight of the window back to the frame.

Components

- 2.7 **WINDOW HARDWARE**
Fasteners, stays, locks, vents and other hardware as scheduled. Refer to SELECTIONS for type and finish. Where hardware is not scheduled, use hardware from window manufacturer's standard range. Key alike all lockable window hardware able to be keyed alike.
- 2.8 **DOOR HARDWARE**
Locks, bolts, door rollers, door restrictors, hinges and other hardware as scheduled. Refer to SELECTIONS for type and finish. Where hardware is not scheduled, use hardware from door manufacturer's standard range. Key alike all door locks able to be keyed alike.
- 2.9 **SAFETY STAYS**
Stainless steel non releasable restrictors to limit window opening to NZBC F4/AS1, Table 2, Acceptable opening sizes for barriers.
- 2.10 **FABRICATION SEALANT**
To the window manufacturer's requirements.
- 2.11 **GLAZING TAPE AND GASKETS**
To the window manufacturer's requirements.
- 2.12 **FIXINGS**
Ensure all fixings and bracketing are compatible with aluminium. Do not use electroplated zinc fasteners or brass fastenings.

Finishes

- 2.13 **POWDER COATING FINISH**
To AS 3715 and WANZ Specification for powder coatings on architectural aluminium products. All finished surfaces to show uniformity of gloss and colour (to match approved sample) free of all coating defects.
- 2.14 **ANODISING**
To BRANZ Bulletin 349 "Finishes for aluminium".

3. EXECUTION

- 3.1 **CONFIRM**
Confirm all framing openings on site for dimension, plumb and straightness prior to fabrication or ordering of aluminium joinery.

- 3.2 **EXECUTION GENERALLY**
Execute all fabrication and installation work in accordance with the requirements of NZS 4211, WANZ Aluminium window handbook and WANZ Installation code for aluminium joinery products.
- 3.3 **HARDWARE GENERALLY**
Factory fit all required and scheduled hardware. Account for all keys and deliver separately to the site manager.
- 3.4 **SAFETY STAYS**
Factory fit safety stays to all windows scheduled for safety stays and to all windows where safety stays are required to comply with NZBC F4/AS1 4.0, Opening windows.
- 3.5 **HANDLING**
Avoid distortion of elements during transit, handling and storage. Prevent pre-finished surfaces from rubbing together. Prevent contact with mud, plaster and cement. Do not deliver to site any elements which cannot be immediately unloaded into suitable conditions of storage.
- 3.6 **CORROSION PROTECTION**
Seal or suitably coat cut ends and holes drilled in aluminium before the frames are installed. Before fixing, apply bituminous coatings, slips or underlays between dissimilar metals in contact, or aluminium in contact with concrete.
- 3.7 **CONFIRM PREPARATION OF WALL OPENINGS**
Confirm that wall openings have been prepared ready for the installation of all window and door frames. Do not proceed with the window and door installation until required preparatory work has been completed.
- Required preparatory work includes the following:
- wall cladding underlay/building wrap to openings finished and dressed off ready for the installation of window and door frames
 - claddings neatly finished off to all sides of openings
 - interior linings neatly trimmed ready for installation of jamb liners and completion of air seals to all sides of openings
 - installation of flashings (those which are required to be installed prior to frames).
- 3.8 **FIX FRAMES**
Fix frames rigidly in place without distortion, to the window manufacturers and WANZ Aluminium window handbook requirements, plumb, true to line and face, weathertight and with all openings operating freely.
- 3.9 **DRAINAGE**
Provide anti-condensation channels to all sills. Sills to sashes and fixed lights to incorporate positive drainage to the exterior.
- 3.10 **INSTALLATION GENERALLY**
Fix to comply with the reviewed shop drawings and installation details including flashings and bedding compounds, pointing sealants and weathering sealants.
- 3.11 **INSTALLATION DIRECT FIX**
Install to window manufacturers details and drawings including sill pans to window and door units.
- 3.12 **INSTALLATION CAVITY CONSTRUCTION**
Install to WANZ Installation System details and drawings including WANZ cavity closers, support bars and support angles

Flashings and air seals

- 3.13 **INSTALL FLASHINGS**
Install flashings to heads, jambs and sills of frames as supplied and required by the window manufacturer and as detailed on the drawings. Finish head flashings to match window finish.
- Place all flashings so that the head flashing weathers the jamb flashings, which in turn weathers over the upstand of the sill flashing. Ensure that sill flashings drain to the outside air.
- Except where window/door frames are recessed, ensure that head flashings over-sail jamb facings by 15 mm at each end.
- 3.14 **COMPLETE AIR SEAL**
Form an air-tight seal by means of proprietary expanding foam, compressible foam strips, or sealants used with backing rods, applied deep within the reveal to completely fill the gap between joinery and structural framing. Ensure that in combination with the internal linings a complete air seal is created.
- Completion items**
- 3.15 **SEAL FRAMES ON SITE**
Seal frames to each other and to adjoining structure and finishes, all as required by the window manufacturer and to make the installation weathertight. Do not seal the junction between the sill member and the cladding or sill flashing which must remain open.
- 3.16 **PROTECTIVE COVERINGS**
Retain protective coverings and coatings and keep in place during the fixing process. Provide protective coverings and coatings where required to prevent marking of surfaces visible in the completed work and to protect aluminium joinery from following trades. Remove protection on completion.
- 3.17 **SAFETY**
Indicate the presence of transparent glasses for the remainder of the contract period, with whiting, tape or signs compatible with the glass type. Indicators other than whiting must not be applied to the glass surface. Masking tape must not be used for this purpose.
- 3.18 **MANIFESTATIONS**
To NZS 4223.3, 303.1: Manifestation (making glass visible).
- 3.19 **TRADE CLEAN**
Clean off or remove safety indicators at completion of the building.
- 3.20 **CLEAN FRAMES**
On completion clean down both sides of window and door frames using the methods required by the window and door manufacturer.
- 3.21 **CONFIRM**
Confirm the proper operation of hardware and operating systems on completion of the installation and again at completion of the contract works.
4. **SELECTIONS**
- REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4505 GARAGE DOORS

1. GENERAL

This section deals with the manufacture, supply and installation of garage door systems including required opening/operating systems.

Related work

1.1 RELATED SECTIONS

Refer to GLAZING for glazing not forming part of the proprietary garage door.
Refer to PAINTING AND PAPERHANGING for painting not forming part of the proprietary garage door.

Refer to ELECTRICAL for power supply to opening system

1.2 DOCUMENTS REFERRED TO

Documents referred to in this section are:

AS/NZS 1170	Structural design actions
NZS 1170.5	Structural design actions - Earthquake actions - New Zealand
NZS 3604	Timber framed buildings
AS/NZS 4505	Domestic garage doors

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

Performance

1.3 LOADS

Garage doors complete with hinges, roller assemblies and fasteners to comply with wind and seismic load performance requirements to NZS 3604, table 5.1, Determination of building wind zone, AS/NZS 1170 and NZS 1170.

1.4 RESPONSIBILITY FOR PERFORMANCE

Accept responsibility for the structural and weather-tight performance of the completed garage door installation.

2. PRODUCTS

2.1 GARAGE DOOR

Manufactured to AS/NZS 4505 complete with a compliance label stating manufacturer, serial number, wind and seismic classification and testing/certification details

2.2 MOTORISED DOOR OPENER

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3. EXECUTION

3.1 PREPARATION FOR INSTALLATION

Check that the trimmed and lined openings are formed and constructed to suit the required door units. Do not proceed until openings are properly formed.

3.2 MANUFACTURERS REQUIREMENT FOR INSTALLATION

Install door, track and operating equipment complete with all specified and necessary accessories and hardware to the manufacturer's requirements.

3.3 START UP

Carry out start up procedures and verify proper performance of the doors.

3.4 ADJUSTMENT

Lubricate bearings and sliding parts and adjust doors to operate easily, free of warp, twist or distortion with a weather tight fit round the entire perimeter.

3.5 **DEMONSTRATION**
Carry out start up procedures and verify proper performance of the door. Demonstrate the operation of the door to the principal/principal's representative. Set security features to principal's requirements. Reset security features at practical completion of the contract works.

3.6 **OPERATING INSTRUCTIONS AND MAINTENANCE PROCEDURES**
Provide operating instructions for the garage doors and associated opening equipment. Provide a list of all components requiring regular maintenance.

Completion

3.7 **ENSURE**
Ensure all elements are free of marks or blemishes, with all moving parts working fully and freely.

3.8 **REPLACE**
Replace damaged, cracked or marked elements.

3.9 **LEAVE**
Leave work to the standard required by following procedures.

3.10 **REMOVE**
Remove all debris, unused materials and elements from the site.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4601 GLAZING

1. GENERAL

This section deals with the supply and glazing of glass into external and internal joinery on or off site, and other specialty glasswork (e.g. shower and bath screens, glass balustrade panels and mirrors).

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC B1/AS1	Structure, 7.0 Glazing
NZBC F2/AS1	Hazardous building materials, 1.0 Glazing
NZBC F4/AS1	Safety from falling, 1.0 Barriers in buildings
NZS 3604	Timber framed buildings
NZS 4223.1	Glazing in buildings - The selection and installation of glass in buildings
NZS 4223.3	Glazing in buildings - Human impact safety requirements
NZS 4223.4	Glazing in buildings - Dead, wind and snow loading
AS/NZS 2208	Safety glazing materials in building
AS/NZS 4666	Insulating glass units
AS/NZS 4667	Quality requirements for cut-to-size and processed glass

2. PRODUCTS

2.1 GLASS

Processed glass to AS/NZS 4667, thickness to NZS 4223 parts 1, 3 and 4 unless otherwise specified:

Clear float glass:	Clear annealed transparent float glass
Patterned glass:	Translucent, annealed, rolled glass with a decorative pattern on one surface.
Wired glass:	With 13 mm square welded, treated steel wire mesh in the centre.
Laminated glass:	Grade A safety glazing material to AS/NZS 2208 with PVB or CIP resin interlayer.
Toughened glass:	Grade A safety glazing material to AS/NZS 2208.
Tinted float glass:	Body tinted float glass

Special glass, thickness to NZS 4223 parts 1, 3 and 4 unless otherwise specified:

Solar float glass:	Coated glass and low-E glass made from float glass
Insulating glass units (IGU's):	To AS/NZS 4666 and IGU Manufacturer's Association (IGUMA) requirements.

2.2 TEMPORARY PROTECTION FILM

Factory applied UV resistant film to protect the glass from construction damage.

2.3 MIRROR GLASS

Float mirror glass to NZS 4223.1, clause 101.2.2.2: (b) Silvering quality (selection S), with silver and copper plating and 2 coats of protective paint.

2.4 SAFETY MIRROR GLASS

Float mirror glass with silver plating and vinyl backing, safety glazing material to AS/NZS 2208.

2.5 GLASS SCREENS

Proprietary shower/bath screens, formed to shape before toughening, complete with matching hardware.

Components, aluminium glazing

2.6 GLAZING TAPE AND GASKETS

Single/double sided pressure sensitive self-adhesive low/medium/high density foam tapes/butyl tapes selected to suit the glazing detail to window manufacturers' requirements.

- 2.7 **SETTING BLOCKS**
Santoprene/Neoprene, 80-90 Shore A hardness, set at quarter points or to detail, to support the weight of glass panes.
- Components, mirrors**
- 2.8 **MIRROR ADHESIVE**
Adhesive mirror-mastic and double-sided adhesive tape.
3. **EXECUTION**
- 3.1 **GLAZING GENERALLY**
To NZS 4223.1 and for human impact safety glazing to NZS 4223.3.
To AS/NZS 4666 for IGU's.
- Application aluminium**
- 3.2 **INSTALL GLASS TO ALUMINIUM FRAMES**
Install glass to NZS 4223.1.
- Bead glaze to 105.9 Glazing with beads.
- Channel glaze to 105.10 Glazing in grooves
- 3.3 **INSTALL SAFETY GLASS**
To NZS 4223.3, as modified by NZBC F2/AS1.
- Application mirrors**
- 3.4 **MIRRORS, SCREW FIXED**
Fix with proprietary countersunk-head screws, fitted with black neoprene washers with fine-threaded upstands to receive chrome plated dome screw covers.
- 3.5 **MIRRORS, CHANNEL MOUNTED**
Fix with proprietary mounting channels, to the channel manufacturer's requirements.
- 3.6 **MIRRORS, ADHESIVE FIXED**
Fix with adhesive mirror-mastic and double-sided adhesive tape.
- Application miscellaneous**
- 3.7 **INSTALL GLASS BALUSTRADES**
Confirm/design and carry out installation to requirements of NZBC B1/AS1: 7.0 Glazing, NZBC F2/AS1: Glazing and NZBC F4/AS1: Safety from falling: 1.0 Barriers in buildings.
- 3.8 **INSTALL GLASS SCREENS**
Install shower and bath screens and doors to manufacturer's requirements. Fix wall channel with silicone sealant.
- Finishing**
- 3.9 **SAFETY**
After glazing indicate the presence of transparent glasses, with whiting, tape or signs compatible with the glass type.
- 3.10 **MANIFESTATIONS**
To comply with NZS 4223.3, 303.1. Manifestations (making glass visible)
- 3.11 **TRADE CLEAN**
Clean off or remove safety indicators and any temporary protection film at completion of the building.
4. **SELECTIONS**

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4701 THERMAL INSULATION

1. GENERAL

This section deals with materials installed, laid, hung or fitted as thermal insulation.

1.1 RELATED SECTIONS

Refer to CONCRETE for insulation under concrete slabs.

Refer to WRAPS, UNDERLAYS AND DPC for building wraps and roofing underlays.

Refer to ROOFING sections for roofing underlays.

1.2 DOCUMENTS

Documents referred to in this section are:

AS 1366.3	Rigid cellular plastic sheets for thermal insulation - Rigid cellular polystyrene - Moulded (RC/PS - M)
NZS 3602	Timber and wood-based products for use in building
NZS 4218	Energy efficiency – Small building envelope
AS/NZS 4534	Zinc and zinc/aluminium-alloy coatings on steel wire

1.3 ABBREVIATIONS

The following abbreviations are used throughout this part of the specification:

BIB	Building Insulation Blanket
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2. PRODUCTS

2.1 WIRE NETTING

Galvanized hexagonal 50 mm mesh from 1 mm steel wire to AS/NZS 4534.

2.2 REFLECTIVE FOIL

Aluminium foil laminated with thermo-setting adhesives to kraft paper incorporating inert fibre reinforcing.

2.3 REFLECTIVE FIRE RETARDANT FOIL

Aluminium foil laminated with thermo-setting adhesives to kraft paper incorporating inert fibre reinforcing.

2.4 PERFORATED REFLECTIVE FOIL

Aluminium foil laminated with thermo-setting adhesives to kraft paper incorporating inert fibre reinforcing, perforated to avoid trapping of moisture.

2.5 PERFORATED REFLECTIVE FIRE RESISTANT FOIL

Aluminium foil laminated with thermo-setting adhesives to kraft paper incorporating inert fibre reinforcing, perforated to avoid trapping of moisture and with a non scuff surface.

2.6 POLYTHENE FILM

Single layer polyethylene film complete with adhesive pressure-sensitive tape required by the polythene film manufacturer.

2.7 GLASS FIBRE THERMAL INSULATING PADS

Glass fibres bonded with a thermosetting resin to form a rectangular insulating pad.

2.8 GLASS FIBRE THERMAL BLANKET (BIB)

Glass fibres bonded with a thermosetting resin to form a flexible blanket roll.

2.9 POLYESTER FIBRE THERMAL INSULATING PADS

Polyester fibres bonded together to form a rectangular insulating pad.

2.10 POLYESTER FIBRE THERMAL BLANKET (BIB)

Polyester fibres bonded together to form a flexible blanket roll.

2.11 WOOL FIBRE THERMAL BLANKET (BIB)

Wool fibres bonded with a polymer fibre to form a flexible blanket roll.

- 2.12 **CELLULAR PLASTIC RIGID BOARD (EPS)**
Expanded polystyrene foam board manufactured from fire retardant grade resin.
- 2.13 **NAILS, NETTING AND PAPER**
Galvanized steel clouts, 25 mm gauge.
- 2.14 **NAILS, SUB-SHEATHING**
Galvanized 30 mm x 2.5 mm flat head nails to the board manufacturer's requirements.
- 2.15 **TAPES**
Proprietary plastic tape, stapled across framing to retain insulation in unlined wall and ceiling locations.
- 2.16 **ADHESIVE TAPE**
Pressure sensitive adhesive tape.
- 3. EXECUTION**
- 3.1 **STORAGE**
Accept materials undamaged and dry and store in a location that protects them from the weather and damage. Avoid distortion, stretching, puncturing and damage to edges of sheet materials. Do not use damaged sheets.
- 3.2 **HANDLING**
Wear protective clothing as necessary and when handling, avoid delamination or distortion of the rectangular form. Maintain full thickness unless compression is an installation system requirement.
- 3.3 **INSPECTION**
Before starting installation of blankets and pads, check that the location and framing are free from moisture, that the cavities are not interconnected and that mesh, building papers and vapour barriers are in place.
- 3.4 **INSTALL INSULATION**
Lay, install, fit and fix to NZBC H1/AS1: 2.0 and to the insulation manufacturer's requirements. Install in housing to NZS 4218.
- 3.5 **WIRE NETTING TO SUBSTRATE**
Lay at right angles across the rafters/roof joists. Pull tight and temporarily fix. Tie edges of netting together with galvanized wire clips.
- 3.6 **LAY WIRE NETTING**
Lay at right angles across the purlins with enough slack to allow insulation to retain its nominal thickness between. Tie edges of netting together with galvanized wire clips.
- 3.7 **LAY FOIL ROOF INSULATION**
Lay horizontally starting at the gutter line with succeeding sheets in true alignment and lapping 150 mm. Carefully scribe around and fit neatly to all penetrations. Keep dry and clean until covered in.
- 3.8 **LAY FOIL ROOF INSULATION AS VAPOUR BARRIER**
Lay horizontally starting at the gutter line with succeeding sheets in true alignment and lapping 150 mm. Carefully scribe around and fit neatly to all penetrations. Fully seal all laps and all penetrations with adhesive tape. Keep dry and clean until covered.
- 3.9 **FIX POLYTHENE FILM VAPOUR BARRIER**
Fit and fix between insulation and lining with joints lapped and sealed with pressure-sensitive tape.
- 3.10 **INSTALL PERFORATED FOIL FLOOR INSULATION**
Lay across the substrate members in true alignment, lapped 150 mm with a sag of 100 mm between and laps in full contact. Cut over nogs and ensure a tight, neat fit of all

foil edges to the adjacent member. Keep foil clean and dry and free of any sawdust and shavings until flooring is laid. Lay flooring as soon as possible after fixing.

- 3.11 **FIT GLASS FIBRE THERMAL INSULATING PADS**
Friction fit insulating pads in place to completely fill the whole of the cavities. Carefully scribe cut insulating pads slightly oversize to maintain friction fit to each other, to smaller spaces and around penetrations. Leave no gaps between, and maintain full thickness of the insulating pads over the whole of the installation. Do not cover vents and leave a 150 mm gap around recessed light fittings and metal flues.
- 3.12 **FIT GLASS FIBRE THERMAL INSULATING BLANKET**
BIB application:
Lay blanket in the same direction and over the mesh/vapour barrier, firmly butting edges together. Carefully scribe cut blanket to maintain firmly butted edges and ends. Maintain full thickness of the blanket over the whole installation except where detailed otherwise.
- 3.13 **CLEAN UP**
Clean up as the work proceeds, so no spare offcuts or any other matter or item remain behind claddings or linings.
- 3.14 **CHECK FOILS**
Ensure foils are dry, clean, bright, undamaged and free of debris before being covered.
- 3.15 **CHECK WALL WRAPS AND ROOF UNDERLAYS**
Ensure these are dry, clean, undamaged and free of debris before being covered.
- 3.16 **CHECK VAPOUR BARRIERS**
Ensure these form one homogeneous sheet vapour barrier and remain as such throughout the ensuing construction process.
- 3.17 **LEAVE**
Leave work to the standard required by following procedures.
- 3.18 **REMOVE**
Remove debris, unused materials and elements from the site.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

4801 FLASHINGS

1. GENERAL

This section deals with the fabrication and installation of flashing systems not forming part of a proprietary system.

1.1 RELATED WORK

Refer to ~ for ~

Documents

1.2 DOCUMENTS REFERRED TO

Documents referred to in this section are:

Code of practice	NZ metal roof and wall cladding
NZBC	B2/AS1 Durability
NZBC	E2/AS1 External moisture
AS/NZS 2728	Prefinished/prepainted sheet metal products for interior/exterior building applications – Performance requirements
AS 3566	Self-drilling screws for the building and construction industries - General requirements and mechanical properties
NZS 3604	Timber framed buildings

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

Requirements

1.3 QUALIFICATIONS

Work to be carried out by tradesmen experienced, competent and familiar with the materials and techniques specified.

1.4 VERIFY DIMENSIONS

Verify dimensions against site measurements prior to fabrication.

Standards of performance

1.5 DURABILITY REQUIREMENTS

Design and install the flashings appropriate for the durability applications in accordance with NZBC B2/AS1. Clause 3.2 requires that all hidden elements have at least the same durability as that of the element that covers it. Refer to B2/AS1 Table 1: Durability Requirements of Nominated Building Elements and NZBC E2/AS1 Table 20 Material selection.

1.6 COMPATIBILITY REQUIREMENTS

Each flashing material shall be selected in accordance with NZBC E2/AS1 Table 20 to minimise corrosion. Refer to either NZS 3604 Clause 4.2 or AS/NZS 2728 for the relevant exposure conditions. For compatibility of materials in contact and subject to run-off, refer to NZBC E2/AS1 table 21 and 22.

1.7 DESIGN

For flashings where there are no specific details or drawings, provide a full size mock up of the flashing to integrate components into the weathertight system. Co-ordinate with the trades affected by the installation.

2. PRODUCTS

2.1 FLASHING MATERIALS

Acceptable materials for flashings are described in NZBC External Moisture E2/AS1 Clause 4.0. Material, grade and colour as detailed and scheduled. Ensure that materials used for flashings are compatible with the building and cladding materials and their fixings. Fabricate flashings from a ductile grade of metal designed for lateral strength by

folding, stiffening or ribbing on external edges, having a maximum un-stiffened width of 300 mm.

2.2 FIXINGS

Rivets, screws, nails and cleats to be compatible with the materials being fastened. Fasteners complying with the corrosion requirements of AS 3566 are suitable for use with ZINCALUME® steel products. Use only low carbon non-conductive sealing washers.

2.3 JOINTS - SEALANTS

Neutral curing silicone rubber sealant that is acetic acid free with low resistance to compression and be-able to withstand large temperature variations.

2.4 JOINTS - SOLDER

Eutectic solder of 60% tin/40% lead using a suitable proprietary flux.

3. EXECUTION

Conditions

3.1 DELIVERY

Keep flashings dry in transit. Take delivery of flashings in an undamaged condition. Reject all damaged materials.

3.2 STORAGE

Store materials and accessories on a level, firm base, in dry conditions, well ventilated, out of direct sunlight and completely protected from weather and damage. Ensure storage areas are away from current work areas. Cover to keep dry until fixed.

3.3 HANDLING

Avoid distortion and contact with potentially damaging surfaces/substances. Do not drag flashings across each other, or across other surfaces. Protect edges, corners and surfaces from damage.

3.4 SUBSTRATE

Do not commence work until the substrate is of the standard required by the installer for the specified flashings, level and in true alignment.

3.5 PROTECT

Protect surfaces, window and door joinery, and finishes already in place, from the possibility of damage during the installation process.

3.6 CONFIRM LAYOUT

Before commencing work confirm the proposed installation of the flashings and expansion joints and other visual considerations of the finished work.

3.7 CO-ORDINATE INSTALLATION

Co-ordinate installation of flashings with associated trades.

Application

3.8 INSTALLATION

Install flashings in accordance with NZ Metal Roof and Wall Cladding Code of Practice and in compliance with NZBC E2/AS1 4.0 Flashings. For very high wind zones and where the pitch of the roof is below 10 degrees the flashing joint laps shall be sealed with sealant at each end of the lap to prevent the ingress of water.

Form hem on vertical upstands of hidden flashings to prevent capillary action. Refer to NZBC E2/AS1 Table 7 for general dimensions of flashings.

3.9 FIXINGS

Fix flashings with fasteners appropriate to the situation. For fixing flashings with proprietary brackets or clips ensure they are aligned to allow for movement and are compatible with the flashing material.

Fix screws with the shank perpendicular to the surface of the flashing with the washer fitted firmly against the flashing. Screws to be compatible with the flashing material.

Rivets 'blind' or 'pop' are to be sealed when used. Aluminium rivets are compatible with zinc or AZ coated steel. Monel and stainless steel rivets can be used to fix galvanized steel flashings. Minimum diameter of rivet to be used is 4.0 mm. Drill hole 1 mm larger than the rivet size. Seal head of rivet with neutral cured silicone.

3.10 JOINTING - SEALANTS

Clean surfaces to be lapped using a solvent ensuring all traces of the solvent are removed with a clean rag. Apply sealant by gun in a continuous bead of approximately 5 mm diameter. Width of sealant when compressed should not exceed 25 mm. Sealant joints shall be mechanically fixed for strength. Refer to NZ Metal Roof and Wall Cladding Code of Practice for details.

3.11 JOINTING - SOLDER

Solder joints in galvanized steel and non-ferrous metals when specified with lead/tin solder. Clean joint ensuring it is dry and free of grease immediately prior to applying a proprietary flux. Lap the flashing 25 mm in the direction of the water flow and fasten the lap with rivets or screws at 50 mm centres. Completely sweat the joint to avoid leaving any flux residue. Wash down the joint to remove any trace of flux.

3.12 FINAL INSPECTION

A final inspection by the installer to take place after completion of the flashing work. Any defects or subsequent damage to be made good.

Completion

3.13 PROTECT

Protect new work from damage.

3.14 REPLACE

Replace all damaged or marked elements.

3.15 LEAVE

Leave work to the standard required for following procedures.

3.16 REMOVE

Remove debris, unused materials and elements from the site.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

GENERALLY TO SUIT CLADDING MANUFACTURERS SPECIFICATIONS AND SITUATION.

5101G GIB® PLASTERBOARD LININGS

1. GENERAL

This section deals with the supply, fixing and jointing of GIB® plasterboard linings and accessories to timber and steel framed walls and ceilings to form standard, bracing, fire-rated, wet area, impact resistant and sound insulation systems.

Related work

1.1 RELATED SECTIONS

Refer to GIB ULTRALINE® PLUS LINING SYSTEM for GIB Ultralite® PLUS plasterboard linings.

Documents

1.2 DOCUMENTS REFERRED TO

Documents referred to in this section are:

AS/NZS 2588	Gypsum plasterboard
AS/NZS 2589	Gypsum linings - Application and finishing
NZS 3604	Timber framed buildings

BRANZ technical paper P21: A wall bracing test and evaluation procedure

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

1.3 ABBREVIATIONS

The following abbreviations are used throughout this part of the specification:

FRR	Fire resistance rating
IIC	Impact insulation class
STC	Sound transmission class

1.4 MANUFACTURER'S DOCUMENTS

Manufacturer's and supplier's documents which refer to work in this section are:

General:	GIB® Site Guide (May 2006)
Wet areas:	GIB Aqualine® Wet Area Systems (October 2002 v2)
Bracing:	GIB® Bracing Systems (March 2006)
Ceilings:	GIB® Rondo® Metal Ceiling Batten Systems
Accessories:	GIB-Cove® GIB® Goldline™ Platinum Tape-on Trims GIB® UltraFlex high impact corner mould

Copies of the above literature are available at

Web: www.gib.co.nz
Telephone: 0800 100 442

Requirements

1.5 NO SUBSTITUTIONS

Substitutions are not permitted to any specified GIB® systems, GIB® system components, GIB® plasterboard, associated GIB® products or GIB® accessories.

1.6 INSTALLER WORK SKILLS AND QUALIFICATIONS

GIB® plasterboard fixers and plasterers to be experienced competent workers, familiar with GIB® plasterboard lining systems installation and finishing techniques. Submit evidence of experience on request. For example:

- National Certificate of Interior Systems; or
- Contractor membership of the Association of Wall and Ceiling Industries New Zealand (AWCINZ)

Performance

- 1.7 **INSPECTIONS AND ACCEPTANCE**
 Allow for inspection of the finished plasterboard surface:
 - before applying sealer and
 - before applying finish coatings or decorative papers,
 so that after assessment of the type and/or angle of illumination and its effect on the completed decorative treatment, group approval and acceptance of the surface can be given.
- 1.8 **BRACING REQUIREMENTS**
 Provide braced wall systems using bracing rated plasterboard sheet to meet the requirements of NZS 3604 when tested to BRANZ technical Paper P21: A wall bracing test and evaluation procedure. Refer to drawings for location and type.
2. **PRODUCTS**
- Materials**
- 2.1 **GIB® PLASTERBOARD**
 Gypsum plaster core encased in a face and backing paper formed for standard and water resistance use to AS/NZS 2588. Refer to SELECTIONS for location, type, thickness and finish.
- GIB® Standard plasterboard
 GIB Ultralite® high quality surface plasterboard
 GIB Braceline® wall bracing plasterboard
 GIB Aqualine® wet area plasterboard
- 2.2 **CORNICE**
 GIB-Cove® plasterboard cornice. Refer to SELECTIONS for profile and size.
- Components**
- 2.3 **CEILING BATTENS**
 GIB® Rondo® metal ceiling battens, batten joiners and perimeter channel.
- 2.4 **SCREWS**
 GIB® Grabber® drywall screws.
- 2.5 **NAILS**
 GIB® Nails (gold passivated).
 Size: 30 mm, 40 mm
- 2.6 **METAL ANGLE TRIMS**
 GIB® galvanized steel slim angle trims.
- 2.7 **CONTROL JOINTS**
 GIB® Rondo® P35 control joints.
- 2.8 **TAPE ON TRIMS AND EDGES**
 GIB® Goldline™ tape-on paper tape and galvanized steel trims and edges or GIB® UltraFlex high impact corner mould.
- Accessories**
- 2.9 **ADHESIVE**
 Timber frame: GIBFix® Wood Bond wallboard adhesive.
 Timber frame LOSP treated: GIBFix® All-Bond wallboard adhesive.
 Steel frame: GIBFix® All-Bond wallboard adhesive.
- 2.10 **JOINTING COMPOUND**
 Bedding compound: GIB Tradeset®, GIB Lite Blue®, GIB Promix® All Purpose, GIB® AquaMix, GIB Plus 4®

Finishing compound: GIB ProMix® All Purpose GIB ProMix® Lite, GIB® All Purpose and GIB Plus 4®, GIB® Topcoat
Cove: GIB-Cove® Bond

- 2.11 JOINTING TAPE
GIB® paper jointing tape.
- 2.12 ACOUSTIC SEALANT
GIB Soundseal® acoustic sealant.

Finishes

3. EXECUTION

Conditions

- 3.1 STORAGE
Store GIB® plasterboard sheets and accessories in dry conditions stored indoors out of direct sunlight in neat flat stacks on either an impervious plastic sheet or clear of the floor with no sagging and avoiding damage to ends, edges and surfaces. Reject damaged material. Refer to GIB® Site Guide (May 2006).
- 3.2 LEVELS OF PLASTERBOARD FINISH
Provide the selected plasterboard surfaces to the pre decorative levels of finish specified in AS/NZS 2589. Refer to GIB® Site Guide (May 2006).
- 3.3 CONFIRM LEVELS OF PLASTERBOARD FINISH ACCEPTANCE
Before commencing work, agree in writing upon the surface finish assessment procedure necessary to ensure that the levels of finish specified, along with the effect of the type and/or angle of illumination on them, are obtained and are acceptable.

Do not apply decorative treatment until it is agreed in writing by the contractor, subcontractors and decorator that the required plasterboard level of finish has been achieved.

"Levels of plasterboard finish" is a tool for specifying the required quality of finish when installing and flush stopping GIB® plasterboard **prior** to the application of a range of decorative finishes under various lighting conditions. Refer to GIB® Site Guide (May 2006).

- 3.4 SUBSTRATE
Do not commence work until the substrate is plumb, level and to the standard required by the sheet manufacturer's requirements. Refer to GIB® Site Guide (May 2006).
- 3.5 TIMBER FRAME MOISTURE CONTENT
Maximum allowable moisture content to AS/NZS 2589 for timber framing at lining: 18% or less for plasterboard linings. Refer to GIB® Site Guide (May 2006).
- 3.6 PROTECTION
Protect surfaces; cabinetwork, fittings, equipment and finishes already in place from the possibility of water staining and stopping damage. Refer to GIB® Site Guide (May 2006).

Application

- 3.7 INSTALL CEILING BATTENS
Install to GIB® Rondo™ Ceiling Batten Systems.
- 3.8 LINING WALLS AND CEILINGS GENERALLY
Form to GIB® Site Guide (May 2006). Ensure bulk insulation thickness shall not exceed that of the wall framing.
- 3.9 FORM WET AREA SYSTEMS
Form to GIB Aqualine® Wet Area Systems (October 2002 v2).

- 3.10 **FORM BRACING SYSTEMS**
Form to GIB® Bracing Systems (March 2006).
- 3.11 **FORM CONTROL JOINTS**
Form control joints to GIB Ultraline® PLUS Lining System book (February 2006) and GIB® Site Guide (May 2006)
- 3.12 **INSTALL COVES**
Install to GIB-Cove® literature using GIB-Cove® Bond.
- 3.13 **INSTALL TAPE-ON TRIMS**
Install to GIB® Goldline™ Tape-on trims literature and/or GIB® Ultraflex high impact corner mould literature.

Finishing

- 3.14 **FINISHING GENERALLY**
To GIB® Site Guide (May 2006) and AS/NZS 2589.

Completion

- 3.15 **REPLACE**
Replace damaged sheets or elements.
- 3.16 **CLEAN DOWN**
Clean down completed surfaces to remove irregularities and finally sand down with fine paper to the sheet manufacturer's requirements, to leave completely smooth and clean.
- 3.17 **REMOVE**
Remove debris, unused materials and elements from the site.
- 3.18 **LEAVE**
Leave work to the standard required by following procedures.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

Plasterboard

5201 INTERIOR DOORS

1. GENERAL

This section deals with the supply and installation of interior doors.

1.1 RELATED SECTIONS

Refer to GLAZING for glass type and thickness

1.2 DOCUMENTS

Documents referred to in this section are:

NZS 3602	Timber and wood-based products for use in building
NZS 3604	Timber framed buildings
NZS 3610	Specification form profiles of mouldings and joinery

2. PRODUCTS

2.1 TIMBER

To NZS 3602.

2.2 PROFILES, FACINGS, SCRIBERS AND ARCHITRAVES

Traditional profiles to NZS 3610. Proprietary profiles and special profiles as detailed.
Pencil radius corners of profiled schedules for paint finish.

2.3 INTERIOR DOORS, TIMBER VENEER

Solid/hollow core doors as scheduled complete with matching 6 mm clashing strip to both sides and to the exposed edge of cavity slider doors.

2.4 INTERIOR CAVITY SLIDER

Solid/hollow core door hung within a proprietary cavity slider frame and complete with brand-matched sliding door gear.

2.5 DOOR HINGES

Size and gauge to carry door. 3 hinges per door.

2.6 INTERIOR SLIDING DOOR GEAR

To suit door/sash size and glazed weight and as detailed.

2.7 INTERIOR SLIDING-FOLDING DOOR GEAR

Bi-fold pattern to suit size and weight of doors and as detailed.

3. EXECUTION

3.1 SITE MEASURE

Confirm framed openings on site for dimension, plumb and straightness prior to fabrication or ordering of timber joinery. Confirm lintel head and sill deflection for sliding or bi-fold door systems is within the manufacturer's specified tolerances. Provide not less than 10 mm unless otherwise required.

3.2 EXECUTION GENERALLY

Manufacture to the methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

3.3 FACTORY FIT HARDWARE

Factory fit the following where specified: -
- Hinges

3.4 FACTORY FINISHING

Before delivery to site: -

- Brace square and provide protection to assemblies during delivery to site. Where factory glazed, indicate the presence of transparent glasses with whiting, tape or signs compatible with the glass type.

Internal doors

- 3.5 **INTERNAL JOINERY FRAMES**
Fabricate as detailed. Wedge and rigidly fix in place without distortion, plumb, and true to line and face. Pre drill for fixings through frame. Countersink and plug frames scheduled for clear finish.
- 3.6 **INTERNAL DOOR FRAMES, SOLID REBATED**
Fabricate as detailed. Hang doors to operate freely on hinges, sliding, or bi-fold gear and to the door manufacturer's requirements. Pre drill for fixings through frame. Countersink and plug frames scheduled for clear finish. Fit hardware.
- 3.7 **INTERNAL DOOR LINERS**
Heads and jambs finished minimum 18 mm, with 10 mm planted door stops. Width to match width of lined walls. Hang doors on hinges, sliding, or sliding-folding gear to the door manufacturer's requirements and to operate freely. Countersink and plug frames scheduled for clear finish. Fit hardware.
- 3.8 **INTERNAL DOOR LINERS, EXTENDED**
Heads and jambs finished 30 mm, rebated for wall linings and extended a minimum of 10 mm. 10 mm planted door stops. Hang doors on hinges, sliding and bi-fold gear to the door manufacturer's requirements and to operate freely. Countersink and plug frames scheduled for clear finish. Fit hardware.
- 3.9 **INTERNAL CAVITY SLIDERS**
Install in accordance with the door manufacturer's requirements, allowing for removal of top trim for maintenance.

Completion

- 3.10 **CHECK**
Check and adjust operation of all sashes, doors, hardware and furniture.
- 3.11 **TEMPORARY PROTECTION**
On completion remove any temporary protection and leave ready for following work.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

5502 JOINERY FIXTURES

1. GENERAL

This section deals with fabrication, including off site finishing and installation of cabinetwork and joinery items, fitting out of specialty spaces and cupboards and fabrication and installation of timber staircases.

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC D1/AS1	Access routes, 4.0 Stairways
AS/NZS 1859.2	Reconstituted wood based panels - Dry processed fibreboard
AS/NZS 1860.1	Particleboard flooring - Specifications
NZS 3602	Timber and wood-based products for use in building

2. PRODUCTS

2.1 TIMBER BOARDS AND FRAMES

Carefully sawn to minimise the inherent warping, twisting and bowing of the selected species and to give a finish suitable for clear finishing.

2.2 PARTICLEBOARD

Urea-formaldehyde resin bonded medium density particleboard to AS/NZS 1860.1.

2.3 MEDIUM DENSITY FIBRE BOARD

Urea-formaldehyde resin bonded wood fibre sheet to AS/NZS 1859.2.

2.4 MEDIUM DENSITY FIBRE BOARD, PRINTED

Urea-formaldehyde resin bonded wood fibre sheet to AS/NZS 1859.2 with a dry stamping foil of polyester film with barrier and adhesive layers impregnated with a decorated photogravure print.

2.5 MEDIUM DENSITY FIBRE BOARD, MELAMINE

Urea-formaldehyde resin bonded wood fibre sheet to AS/NZS 1859.2 overlaid both sides with melamine resin impregnated sheet.

2.6 MEDIUM DENSITY FIBRE BOARD, WOOD VENEER

Urea-formaldehyde resin bonded wood fibre sheet to AS/NZS 1859.2 overlaid with natural wood veneer.

2.7 BACKING BOARD

Urea-formaldehyde resin bonded very fine wood fibre sheet to AS/NZS 1859.2.

2.8 PRE-FINISHED BACKING BOARD

Urea-formaldehyde resin bonded fine wood fibre sheet to AS/NZS 1859.2, veneered one side with melamine sheet.

2.9 BENCHTOPS

As detailed on the drawings and as required for specified fittings and appliances.

2.10 CARCASE CONNECTORS

One-piece steel, straight deep-cut thread, fibre board screws with press fit plastic trim cap or tight joint connectors.

2.11 CARCASE FASTENERS

Knock down type centric sphere zinc alloy connectors with connecting bolts, sleeves and dowels, to suit each particular fastening location.

2.12 BUTT HINGES

Butt, broad butt, flush butt or overlay, steel, zinc-plated steel, stainless steel, or brass, to suit the location, or as detailed.

- 2.13 **CONCEALED HINGES**
All-metal zinc alloy with automatic spring and screw-fixed. Plastic button door stops.
- 2.14 **DRAWER RUNNERS**
Single action under mounted or side mounted powder coated runners or groove mounting type, precision running ball-mounted single-stage extension, bright steel finish system.
- 2.15 **GLUES AND ADHESIVES**
As approved by the manufacturer for the timber, timber product, or pre-finished timber product joint being used.
- 2.16 **LIGHT DUTY COATING SYSTEM**
Single pack, clear or pigmented nitro-cellulose or pre-catalysed lacquer.
- 2.17 **MEDIUM DUTY COATING SYSTEM**
Two pack, clear or pigmented acid catalysed coating.
- 2.18 **HEAVY DUTY COATING SYSTEM**
Two pack, clear or pigmented polyurethane coating.
- 3. EXECUTION**
- 3.1 **JOINERY FIXTURES GENERALLY**
Execution to include those methods, practices and processes contained in the current syllabus for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs). Take responsibility for the completed joinery fixtures including fittings included within fixtures and the on site installation.
- 3.2 **SITE MEASURE**
Site check and confirm dimensions after wall linings have been fixed. Verify positions of electric power outlets, wiring to light fittings included in joinery fixtures, water supplies and waste pipe locations.
- 3.3 **FABRICATION QUALITY**
Carry out machining within the practices required for the particular timber, wood product or pre-finished wood product being used. Machine drill and cut holes and recesses and form joints to the componentry manufacturer's requirements. Ensure work is accurate, square and true to line and face.
- 3.4 **FABRICATE JOINERY FIXTURES**
Carry out jointing, dowelling and other operations necessary for the proper assembly of the fittings as detailed, with fixings concealed unless otherwise detailed. Use glue joints where provision for shrinkage is not required, with contact surfaces, glueing and pressure all applied to the glue manufacturer's requirements. Locate and drive connectors and fasteners to the bolt manufacturer's requirements. Scribe fit adjustable shelves with 4 shelf pins and locate force fit pin holes at 50 mm maximum centres in solid cheeks. Hang doors on concealed hinges.
- 3.5 **MAKE CUT OUTS FOR APPLIANCES AND FITTINGS**
Obtain fitting templates from the appliances and other fittings to be installed within joinery fixtures and bench tops. Ensure appliances and fittings can be installed with the required tolerances and clearances. Where bench tops are being provided under other work sections, provide templates and confirm dimensions to others.
- 3.6 **FABRICATE DRAWERS**
Construct drawers as detailed, using proprietary metal section drawer runners. Fit drawers with 3 mm clearance into the drawer space.
- 3.7 **FABRICATE TIMBER STAIRS**
To NZBC D1/AS1: 4.0 Closed type, unless detailed otherwise. House and wedge treads and risers 15 mm into strings, all glued, wedged and blocked. Form nosing overhangs of 25 mm by splaying risers forward to finish flush with the front of the treads. Fabricate and

install the handrails and balustrading as detailed, complete with associated metal componentry and hardware.

3.8 TRANSIT AND DELIVERY

Load, transport and unload fittings without distortion or damage and keep covered to protect from the weather. Do not deliver fittings until floor, wall and ceiling surfaces are in place and the fittings can be placed in their final location.

3.9 INSTALL JOINERY FIXTURES

Scribe fit on site and install level, square, plumb and true to line and face.

3.10 WARDROBE AND COAT CUPBOARD

Fit out with 300 mm wide melamine faced board shelf, on ex 25 mm scotia bead to back and ends. Exposed edges clashed to match. Fit a selected white powder-coated aluminium coat rail to the front edge of the shelf. Shelf heights as shown on the drawings.

3.11 STORAGE CUPBOARD

Fit out with 5 full depth melamine faced board shelves of thickness to suit span supported on ex 25 mm beads along back and ends. Exposed edges clashed to match. Shelf heights as shown on the drawings.

3.12 LINEN CUPBOARD

Fit out with 2 full depth 19 mm x 70 mm timber slat shelves on ex 25 mm scotia bead along ends. Shelf heights as shown on the drawings.

3.13 COATING SYSTEM, PREPARATION

- Fill timber defects with proprietary wood filler. (e.g. cracks, holes, etc)
- Sand timber to a smooth even finish using 180 grit paper.
- Remove all sanding dust using air guns and tack rags.
- Ensure substrate is free from dust, grease, dirt and other contaminants.
- Ensure moisture content of the timber is less than 15% immediately before commencing coating operations.

3.14 COATING SYSTEM, APPLICATION

To coating manufacturer's requirements.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

6201 TILING

1. GENERAL

This section deals with the supply and setting of ceramic tiles to walls and floors, over concrete, masonry and lined timber substrates.

1.1 DOCUMENTS

Documents referred to in this section are:

AS 2358 Adhesives - For fixing ceramic tiles
AS 3740 Waterproofing of wet areas within residential buildings
AS 3958.1 Ceramic tiles, 3958 - Guide to the installation of ceramic tiles
BS 6431 Ceramic floor and wall tiles
BRANZ Good practice guide Tiling

1.2 QUALIFICATIONS

Carry out tiling work using competent tilers, experienced with the materials and techniques specified.

1.3 ADHESIVES COMPATIBILITY

Adhesives selected for use on proprietary substrates or waterproof membranes to have documented compatibility approval from the respective manufacturers.

1.4 SAMPLES

Submit samples of the tiles specified, sufficient to show the pattern and the range of colour finish.

2. PRODUCTS

2.1 TILES

To BS 6431, parts 1 to 23 inclusive. Refer to SELECTIONS for type and location.

2.2 TILE ADHESIVE

To AS 2358.

2.3 GROUT

Cement based, compressible and to suit the particular location and use.

2.4 MOVEMENT CONTROL JOINT SEALANT

To BRANZ Good practice guide: Tiling, section 5.0, Detailing.

3. EXECUTION

3.1 HANDLING AND STORAGE

Take delivery of packets of tiles undamaged and dry. Handle tiles with care to avoid chipping, soiling and damage. Store on hard level standings in non-traffic, non work areas that are enclosed, clean and dry.

3.2 CHECK TILES

Check tiles to ensure that they are as specified, from the same batch, of a consistent colour and pattern and sufficient to complete the work. Reject tiles that vary widely in colour or pattern. Reject tiles that are damaged.

3.3 CONFIRM LAYOUT

Before commencing work confirm the proposed layout of tiles and expansion joints and other visual considerations of the finished work.

3.4 SETTING OUT

Before commencing the setting out confirm the number and location of cut tiles. Minimise in number with no cut tiles less than half size and only at the perimeter of the work.

- 3.5 **SUBSTRATE**
Ensure that all services and accessories are in place and located to suit the tile layout, with the substrate required for tiling work. Commencement of the work means the substrate and environment are accepted by the tile layer as satisfactory.
- 3.6 **TEMPERATURE**
Do not carry out tiling where the ambient temperature is below 5°C, or onto a substrate with a temperature higher than 40°C.
- 3.7 **TILING GENERALLY**
Prepare surfaces and carry out the tiling work in accordance with AS 3958, part 1, as modified by BRANZ Good practice guide: Tiling.
- 3.8 **CONCRETE FLOORS PREPARATION**
Remove from the surfaces all contaminants such as paints, oils, release and curing compounds. Remove all projections, unevenness and loose material to leave a clean, dust and dirt-free surface.

Remove all existing finishes down to the concrete. If the exposed concrete finish is not suitable then scabble the surface to expose the coarse aggregate.
- 3.9 **LAYING SHEET WATERPROOFING MEMBRANE**
Install to manufacturers requirements and to BRANZ Good tiling practice, 7.0
Waterproofing interior wet areas.
- 3.10 **APPLYING LIQUID WATERPROOFING MEMBRANE**
Apply the selected liquid waterproof membrane system to the membrane manufacturer's requirements and in accordance with AS 3740 and to BRANZ Good tiling practice, 7.0
Waterproofing interior wet areas.
- 3.11 **INSTALL WATERPROOFING MEMBRANE**
Install waterproofing membrane between the tile adhesive and the substrate. Reinforce all junctions of the waterproofing membrane to BRANZ Good tiling practice; 7.0
Waterproofing interior wet areas. Unless otherwise specified or shown on the drawings, install waterproof membranes as follows: -

Unenclosed shower cubicle
To 1800 mm above floor and 300 mm above shower rose.
To at least 1500 mm from shower rose.
To the floor within 1500mm of the shower rose.

Bath with a shower over and no shower screen
To 1500 mm from the shower rose and top edge.
To 1800 mm above base of bath.
To the floor within 1500mm of the shower rose.

Bath with shower over and a screen for the shower
To 1800 mm height around sides of bath.

Bath
To 150 mm minimum around the sides and along walls horizontally 150 mm minimum.

Splashback to a vanity
To 300 mm minimum up wall behind the vanity.
To the floor level at least twice the width of the vanity and 500 mm min beyond it at each end.
- 3.12 **LAYING CEMENT SCREED**
Apply a proprietary cement slurry bond coat over the whole of the floor to the tile manufacturer's requirements. Mix and place a 40 mm thick mortar bed over the bond coat and firmly tamp, screed and compact to the required level. Form screeds with a deviation from plane of not more than 5 mm over 3 metres.

In waterproofed areas where the cement screed has been laid over the waterproofing membrane, prepare the screed surface by applying a further waterproof coating before laying tiles.

3.13

FALLS

Form screeds in areas where water is used in significant amounts with a deviation from plane of not more than 5 mm over 3 metres. Unless otherwise specified form screeds with the following falls:

- | | |
|----------------|---|
| 1 : 40 minimum | For tiled decks which also act as a roof |
| 1 : 40 minimum | For paving over ground |
| 1 : 40 minimum | For shower bases |
| 1 : 40 | For shower bases for people with disabilities |
| 1 : 50 minimum | For commercial kitchens |

3.14

TILE FIXING GENERALLY

Apply adhesive, prepare and fix tiles by the method required by the adhesive manufacturer and tap them firmly into place.

3.15

TILE FIXING, CONCRETE, CEMENT-BASED ADHESIVE, THICK BED

Apply and float thick bed cement-based adhesive to a maximum 6 mm bed thickness to the tile manufacturer's requirements. Rib surface with a notched trowel, press tiles and beat it into place with 3 mm joints, and to obtain required coverage of adhesive on the back of each tile.

3.16

TILE FIXING, CONCRETE, CEMENT-BASED ADHESIVE, THIN BED

Apply and float thin bed cement-based adhesive to a minimum 3 mm bed thickness to the tile manufacturer's requirements. Rib surface with a notched trowel, press tiles and beat it into place with 3 mm joints, and to obtain required coverage of adhesive on the back of each tile.

3.17

TILE FIXING, RIGID SHEET LININGS

Refer to 3801 CARPENTRY for the installation of rigid sheet linings.

Prime the surface after the curing of any waterproof membrane. Spread adhesive to a uniform minimum thickness of 3 mm and rib it with a notched trowel to the tile manufacturer's requirements. Press tiles and beat it into place to obtain the required coverage by adhesive on the back of each tile.

3.18

GROUTING

Remove spacers. Prepare joints, mix and apply proprietary grout and finish off to the grout manufacturer's requirements. Grout to finish uniform in colour, smooth and without voids, pinholes or low spots.

3.19

MOVEMENT CONTROL JOINTS

Minimum width of 6 mm, carried through tile and bedding. Where substantial movement is anticipated, carry through the rigid sheet to the structure. Install joints over expansion joints in structure, at junctions between different backgrounds, where abutting other materials, at storey heights horizontally and 3.0 metres vertically, at internal corners and at junctions with floors and columns.

Ensure joints are clean, formed, filled, and the sealant inserted to the sealant manufacturer's requirements.

3.20

CLEAN

Upon completion of setting and grouting, thoroughly sponge and wash the tiles to leave clean and free of blemish. Finally polish tiles with a clean dry cloth.

3.21

REMOVE

Remove unused materials from the site.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

6501 CARPETING

1. GENERAL

This section deals with the supply and installation of woven or tufted carpet on underlay.

1.1 DOCUMENTS

Documents referred to in this section are:

AS/NZS 2455.1 Textile floor coverings - Installation practice - General

The New Zealand Carpet Manufacturers' Association Conditions of Warranty and Installation Guide

1.2 QUALIFICATIONS

Carpet layers to be experienced competent workers, familiar with the materials and the techniques specified and with AS/NZS 2455.1.

2. PRODUCTS

2.1 UNDERLAY

Refer to SELECTIONS for brand/type.

2.2 CARPET

Refer to SELECTIONS for brand/type and location.

2.3 BINDER BARS

Anodised aluminium section with fluted face.

2.4 DIVIDER STRIPS

Hardwood strips 20 mm x 15 mm or as specified. Refer to SELECTIONS for type and size.

2.5 EDGE GRIPPER

Timber/plywood with steel grippers to carpet manufacturer's requirements.

2.6 STAIR NOSINGS

Refer to SELECTIONS for type.

Accessories

2.7 ADHESIVE, UNDERLAY

To AS/NZS 2455.1, clause 1.5.3. and underlay manufacturer's requirements.

2.8 ADHESIVE, CARPET

To AS/NZS 2455.1, clause 1.5.3. and carpet manufacturer's requirements.

2.9 TAPE

To carpet manufacturer's requirements.

3. EXECUTION

3.1 COMPLY

Comply with the requirements of the carpet manufacturer including preparation of and procedures over the various substrates.

3.2 SUBSTRATE

Before starting work inspect the substrate to ensure it will allow work of the required standard and that all fittings and fixtures around which the carpet is to be scribed, are in place.

3.3 PROTECTION

Protect adjoining work surfaces and finishes during installation and make good any damage to same.

- 3.4 **TAPE**
Tape for binding and seaming to be the type and width required by AS/NZS 2455.1 to suit the specified carpet and the standard of performance required.
- 3.5 **LAYOUT**
Plan the carpet layout so that: -
- seams run lengthways
- traffic runs along the seam
- light from windows is not across the seam
- pile faces away from the main natural light source.
- 3.6 **TEMPERATURE**
Acclimatise carpet to a room temperature above 15°C through the whole of the installation.
- 3.7 **STORAGE**
Keep carpet dry and protected from damage, sharp bending or folding.
- 3.8 **PREPARE FLOOR SURFACE**
Prepare floors for laying to AS/NZS 2455.1 requirements.
- 3.9 **INSTALLATION, UNDERLAY**
Installation to AS/NZS 2455.1. Lay at right angles to the carpet direction.
- 3.10 **FIX TRIMS**
Fix binder bars, carpet to carpet bars, and trims to all junctions with other materials and to carpet edges, to AS/NZS 2455.1. Ensure that all junctions with other materials are neatly formed, with bars and trims securely fastened to the substrate, 20 mm from each end and at maximum 100 mm centres.
- 3.11 **TAKE AWAY**
Take away from the site all plant and all materials not used, leaving finished floor clean and without blemish.
- 3.12 **CLEAN**
On completion thoroughly vacuum the finished carpet.
- 4. SELECTIONS**

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

6701 PAINTING AND PAPERHANGING

1. GENERAL

This section deals with decorative coating and sealing work on prepared surfaces and with the supply and application of paper-backed wallpaper.

1.1 DOCUMENTS

Documents referred to in this section are:

OSH Guidelines for the management and removal of asbestos

Health and Safety in Employment Act 1992

1.2 MANUFACTURER'S MANUALS

Refer to the paint manufacturer's manuals and follow their preparation, sequence and application requirements applying to each system. Ensure all paint coats in any system are supplied by the same manufacturer.

1.3 QUALIFICATIONS

Carry out work using competent and experienced painters and paperhangers.

1.4 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety in Employment Act 1992 and if elimination or isolation is not possible, then minimise the hazards in this work.

Minimise hazards when carrying out the following:

- Treating or removing lead based paint.
- Burning off paint.
- Sanding off paint.
- Using solvent based paint removers.

1.5 CONTROL SAMPLES

Prepare samples of the finished work as scheduled, including preparation and colour as specified. Obtain approval of the appearance before proceeding. Refer to SELECTIONS for requirements.

2. PRODUCTS

2.1 PAINT

To the paint manufacturer's standards for exterior and/or interior primers, undercoats, sealers, stains, clear coatings, solvent-borne and water-borne paints.

2.2 GAP FILLERS

Linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

3. EXECUTION

3.1 INSPECT

Inspect surfaces for painting and report to the owner any that will not, after the preparatory work laid down by the paint manufacturer, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting and/or paperhanging work to proceed.

3.2 PROTECT

Cover up adjoining surfaces and areas liable to damage or over-painting.

3.3 REMOVE HARDWARE

Remove hardware and door/window furniture and replace on completion. Do not paint over permanently attached hinges, or any hardware items which cannot be removed. Refer to SELECTIONS for type and location.

- 3.4 **PRIMING AND SEALING**
Ensure that priming and sealing work needed before or during construction is carried out when required.
- 3.5 **ENVIRONMENTAL CONDITIONS**
Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of the paint manufacturer.
- 3.6 **SELECTIONS**
Confirm all selections, colours and finishes for both paint and wallpaper with the owner, before commencing work.
- 3.7 **ASBESTOS**
Removal of coatings containing asbestos: conform with the requirements set out in the OSH Guidelines for the management and removal of asbestos.

Preparation and painting of surface materials containing asbestos: conform with the recommendations and requirements of the paint manufacturer.
- 3.8 **SHARP EDGES, CRACKS AND HOLES**
Repair as required by the paint manufacturer.
- 3.9 **PREPARE SURFACES**
Prepare surfaces to be coated as required by the paint manufacturer. Make good all damage and defects.
- 3.10 **PAINT APPLICATION**
Apply paint by brush and/or roller to suit the location of the coating and to the paint manufacturer's requirements. Do not spray on site without express permission.
- 3.11 **DEFECTIVE WORK**
Correct defective work immediately. Recoating to follow the selected paint system's requirements.
- 3.12 **SCUFF BETWEEN COATS**
Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.
- 3.13 **FINISHED PAINT SURFACES**
Finished paint surfaces to show uniformity of gloss and colour, with the correct thickness for each coat, and freedom from painting defects. Ensure finished work is clean and free of any disfigurement.
- 3.14 **CONFIRM WALLPAPER**
Confirm that all rolls of each pattern are from the same batch.
- 3.15 **WALLPAPER INSTALLATION**
Seal or size walls. Use only full length drops, completely glued, pattern matched and hung vertically without bubbles or visible butt joints. Scribe cut paper onto surrounding trim.
- 3.16 **CLEAN**
Clean adjoining surfaces, glass and fittings of any paint contamination.
- 3.17 **REPLACE**
Replace hardware without damage to the hardware or the adjoining surfaces.
- 3.18 **TAKE AWAY**
Take away from the site unused painting materials and equipment.
4. **SELECTIONS**

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

7101 HOT AND COLD WATER SYSTEM

1. GENERAL

This section relates to potable water supply connection to the project, and the installation of hot and cold water supply pipework, hot water cylinders and isolation valves.

Related work

1.1 RELATED SECTIONS

Refer to SANITARY FIXTURES, TAPWARE AND ACCESSORIES for sanitary fixtures and tapware selections.

1.2 DOCUMENTS

Documents referred to in this section are:

NZBC B2/AS1	Durability
NZBC G12/VM1	Water supplies
NZBC G12/AS1	Water supplies
NZBC H1/AS1	Energy Efficiency
AS/NZS 2642.2	Polybutylene pipe fittings Polybutylene pipe systems - Polybutylene (PB) pipe for hot and cold water applications
AS/NZS 2642.3	Polybutylene pipe systems - Mechanical jointing fittings for use with polybutylene pipes for hot and cold water applications
AS 2492	Cross Linked Polyethylene (PE-X) pipe for hot and cold water applications
AS/NZS 2537	Mechanical joining fittings for use with cross-linked Polyethylene (PE-X) fittings for hot and cold water applications
AS/NZS 3500.5	National plumbing and drainage – Domestic installations
NZS 3501	Specification for copper tubes for water, gas and sanitation
NZS 4305	Energy efficiency domestic type hot water systems
NZS 4602	Low pressure copper thermal storage electric water heaters
NZS 4606.3	Storage water heaters - Specific requirements for water heaters with composite shells
NZS 4607	Installation of thermal storage electric water heaters: valve-vented systems
NZS 4617	Tempering (3-port mixing) valves
DIN 8077	Polypropylene (PP-R) Pipe dimensions
DIN 8078	Polypropylene (PP-R) Pipes Types 1, 2 & 3, General Quality Requirements and Testing.

Plumbers, Gasfitters and Drainlayers Act 1976

1.3 QUALIFICATIONS

Plumbers to be experienced competent workers, familiar with the materials and the techniques specified. Carry out all work under the direct supervision of a plumber registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

Warranties

1.4 WARRANTY

Warrant this work under normal environmental and use conditions against failure of materials and execution.

Warranty period: 2 years

Refer to the PRELIMINARIES AND GENERAL section for the required form of warranty agreement and details of when completed warranty must be submitted.

2. PRODUCTS

2.1 COPPER PIPE

To NZS 3501 complete with copper-alloy compression fittings or crox type joints and seal ring compression joints complete with fittings and accessories brand matched to the pipe

manufacturer's requirements with durability to NZBC/AS1 Durability, Table 1 and NZBC G12/AS1 Water supplies Table 1.

- 2.2 **uPVC PIPE**
Complete with fittings and accessories brand matched to the pipe manufacturer's requirements with durability to NZBC B2/AS1 Durability, Table 1 and NZBC G12/AS1 Water supplies Table 1.
- 2.3 **POLYBUTYLENE PIPE**
Polybutylene tubing to AS/NZS 2642.1, AS/NZS 2642.2 and AS/NZS 2642.3 complete with fittings and accessories brand-matched with durability to NZBC B2/AS1 Durability, table 1 and NZBC G12/AS1 Water supplies table1.
- 2.4 **POLYETHYLENE PIPE**
To AS/NZS 4130 Series 1 complete with fittings and accessories brand matched to the pipe manufacturer's requirements with durability to NZBC B2/AS1 Durability, table 1 and NZBC G12/AS1 Water supplies table1.
- 2.5 **POLYPROPYLENE RANDOM WATER PIPE**
Polypropylene pipes to DIN 8077 and DIN 8078 complete with fusion welded fittings and accessories brand-matched to the pipe manufacturer's requirements with durability to NZBC B2/AS1 Durability, table 1 and NZBC G12/VM1.
- 2.6 **CROSS LINKED POLYETHYLENE PIPE**
Cross Linked Polyethylene Pipe to AS 2492 and fittings to AS2537 with a minimum pressure capability of 1200 kPa complete with fittings and accessories brand matched to the pipe manufacturer's requirements with durability to NZBC B2/AS1 Durability, table 1 and NZBC G12/VM1.
- 2.7 **WATER METER**
To the requirements of the network utility operator.
- 2.8 **VALVES**
Pressure reducing or limiting valve, filter, non-return valve, cold water expansion valve, pressure relief or temperature valve, pressure relief valve and isolating valves to NZBC G12/AS1: Water supplies.
- 2.9 **TEMPERING VALVE**
Tempering valve to NZS 4617 to NZBC G12/AS1: Water supplies.
- 2.10 **TANKS**
Pre-formed black polyethylene or stainless steel tank, complete with access opening and lid and overflow tray.

Materials - hot water heating appliances

- 2.11 **GAS HOT WATER HEATER, CONTINUOUS FLOW TYPE**
Continuous flow unit with an integral gas burner and flue to NZS 4305.

Components

- 2.12 **INSULATION**
Pre-formed pipe sections complete with bends and fittings, with fixing tape to the manufacturer's requirements and to NZBC H1/AS1.
- 2.13 **PROTECTIVE TAPE**
Plasticised PVC tape system with primer, mastic fixing and outer coating.

3. EXECUTION

- 3.1 **HANDLE AND STORE**
Handle and store pipes, fittings and accessories to avoid damage. Store on site, under cover on a clean level area, stacked to eliminate movement and away from work in progress.

Store tapware in a shelved, dry and securely locked area. Retain tapware in the manufacturer's original packaging, complete with all fixings and installation instructions. Label each unit separately with its space/fixture number to match.
- 3.2 **EXECUTION GENERALLY**
Generally carry out the whole of this work and tests to NZBC G12/VM1 or G12/AS1: Water supplies.
- 3.3 **CORE HOLES AND SLEEVES**
Review location and fit core holes and sleeves as needed throughout the structure in conjunction with the boxing, reinforcing and placing of concrete. Strip core holes and make good after installation of pipework.
- 3.4 **CONCEAL**
Conceal pipework within the fabric of the building unless detailed otherwise. Satin finish chrome plate exposed work, complete with matching ferrule at the surface penetration.
- 3.5 **CORROSION**
Separate all metals subject to electrolytic action from each other and from treated timber, concrete and other lime substances by space, painting of surfaces, taping, or separator strips.
- 3.6 **THERMAL MOVEMENT**
Accommodate movement in pipes resulting from temperature change by the layout of the pipe runs, by expansion joints and by sleeving through penetrations.
- 3.7 **PIPE SIZE**
Flow rates to each outlet to be no less than those given in NZBC G12/VM1 or G12/AS1: Water supplies, table 3, Acceptable flow rates to sanitary fixtures. Pipe size as determined in table 4, Tempering valve and nominal pipe diameters.
- 3.8 **ELECTROLYTIC ACTION**
Avoid electrolytic action by eliminating contact or continuity of water between dissimilar metals.
- 3.9 **EXCAVATE**
Excavate for the water main to a firm, even trench base in straight runs. Allow to backfill.
- Application - jointing**
- 3.10 **JOINTING COPPER PIPE**
Braze pipe, fit alloy compression fittings, crox type joints and seal ring compression joints to NZBC G12/AS1: Water supplies.
- 3.11 **JOINTING UPVC PIPE**
Solvent welded joints using spigots and sockets, flanged joints and seal ring compression joints to NZBC G12/AS1: Water supplies.
- 3.12 **JOINTING POLYBUTYLENE PIPE**
Aluminium clamped, seal ring compression or push fit "O" ring seal jointing to pipe system manufacturer's requirements.
- 3.13 **JOINTING POLYETHYLENE PIPE**
Seal ring compression joints and electrofusion to NZBC G12/AS1: Water supplies.
- 3.14 **JOINTING POLYPROPYLENE PIPE**
Fusion weld joints to manufacturer's requirements.

Application – pipework installation

- 3.15 **WATER SUPPLY CONNECTION**
Arrange with the network utility operator for a connection to the water main and from there through a water meter and gate valve. Provide back flow prevention to NZBC G12/AS1: Water supplies.
- 3.16 **POTABLE WATER SUPPLY PIPEWORK INSTALLATION**
From connection point, run pipes complete with all fittings, support and fixing, joins and install to manufacturers specifications. Size the pipes and branches in straight runs to deliver the acceptable flow rate to NZBC G12/VM1 or G12/AS1: Water supplies, table 3, Acceptable flow rates to sanitary fixtures at each outlet. Allow for the expected concurrent use of adjoining fixtures and size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Pipework support spacing to be firmly fixed and buffered to eliminate noise and hammer, with preformed tee-connection take-offs and branches, with machine made 3 diameter bends, complete with necessary valves and fittings. Conceal pipework and pressure test before the wall linings are fixed.
- 3.17 **HOT WATER PIPEWORK**
Use a take-off spigot to give separate branches to each fitting, lay out pipes with support spacing to NZBC G12/VM1 or G12/AS1: Water supplies, table 7 Water supply pipework support spacing. Fix firmly and buffer to eliminate noise and hammer, with preformed tee-connection take-offs and branches, and preformed 3 diameter bends, complete with all necessary valves and fittings.

Lag all pipes with rigid insulation to the manufacturer's requirements and G12/VM1 or G12/AS1: Water supplies.
- 3.18 **EQUIPOTENTIAL BONDING**
Earth metallic water supply pipe and metallic sanitary fixtures to NZBC G12/AS1: Water supplies: 9.0.
- 3.19 **IN LINE FILTER**
Install an in line filter immediately adjacent to the main isolating valve at the point of entry to the building, in an accessible position to allow for easy cleaning.

Application - hot water systems

- 3.20 **INSTALLING HOT WATER PIPE INSULATION**
Insulate all hot water pipes to NZBC H1/AS1 Energy Efficiency, AS/NZS 3500.5, 3.11.7 Insulation of piping and to the insulation manufacturer's instructions. Cut insulation sections tight between timber framing and tight between the webs of steel studs.
- 3.21 **INSTALL GAS HOT WATER HEATER, CONTINUOUS FLOW TYPE**
Install where shown complete with all the necessary fittings to the cylinder manufacturer's requirements and in accordance with NZBC G12/AS1: 6.10. Install flue in accordance with the manufacturer's details and requirements.
- 3.22 **PENETRATIONS**
Provide and fit collars and escutcheon plates to match the pipework at all penetrations through constructions.

Installation – valves

- 3.23 **INSTALLING BELOW GROUND ISOLATING VALVE**
Install all below ground items such as main isolating valves and water metres in preformed concrete pits or approved equivalent.
- 3.24 **INSTALLING APPLIANCE ISOLATING VALVES - CONCEALED**
Install isolating valves for appliances in accessible positions. Locate in adjacent cupboards and position to allow for easy connection and operation.

Completion

- 3.25 LABEL
Label all pipework with permanent adhesive markers at 3 metre minimum intervals.
- 3.26 CLEAN IN LINE FILTER
Clean all in line filters on completion of works.
- 3.27 REPLACE
Replace damaged or marked elements.
- 3.28 LEAVE
Leave work to the standard required by following procedures.
- 3.29 REMOVE
Remove debris, unused materials and elements from the site.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

7103 SANITARY FIXTURES, TAPWARE & ACCESSORIES

1. GENERAL

This section deals with the supply and installation of sanitary fixtures, tapware and sanitary accessories.

Related work

1.1 RELATED SECTIONS

Refer to GLAZING for frameless shower and bath screens not included in this section.
Refer to ELECTRICAL for electrical connection of accessories.
Refer to HOT AND COLD WATER SYSTEM for hot water cylinders.
Refer to SANITARY PLUMBING for above ground, non pressure sanitary plumbing.

Documents

1.2 DOCUMENTS REFERRED TO

Documents referred to in this section are:

NZBC E3/AS1	Internal moisture
NZBC F2/AS1	Hazardous building materials
NZBC G1/AS1	Personal hygiene
	2.0 Fixture construction and installation
	3.0 Location of sanitary fixtures
	4.0 People with disabilities
NZBC G12/VM1	Water supplies
NZBC G12/AS1	Water supplies
NZBC G13/AS1	Foul water - sanitary plumbing
AS/NZS 1730	Washbasins
AS/NZS 2023	Baths for ablutionary purposes
AS/NZS 3500.2	Plumbing and drainage - sanitary plumbing and drainage
NZS 3662	Performance of showers for bathing
AS/NZS 3718	Water supply – tapware
NZS 4223	Code of practice for glazing in buildings – human impact safety requirements

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

Requirements

1.3 QUALIFICATIONS

Plumbers to be experienced competent workers, familiar with the materials and the techniques specified. Carry out all work under the direct supervision of a plumber registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

1.4 SAMPLES

Submit samples on request of nominated tapware, along with the relevant manufacturers' technical literature for review.

1.5 SUPPLIER

A specialist in the supply of tapware, and employing experienced architectural representatives available to assist during the course of the installation.

1.6 SUBMIT A SUPPLIER'S SCHEDULE

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2. PRODUCTS

2.1 SANITARY FIXTURES

Refer to SELECTIONS for product selection.

2.2 TAPWARE
Refer to SELECTIONS for product selection.

2.3 SANITARY ACCESSORIES
Refer to SELECTIONS for product selection.

3. EXECUTION

Conditions – sanitary fixtures

- 3.1 DELIVERY
Only deliver to the site fixtures or fittings that can be immediately unloaded into suitable storage or be placed for direct installation.
- 3.2 STORAGE AND HANDLING
Take delivery of and store components complete with protective casings and coverings in areas that are enclosed, clean and dry and where no work is being done. Remove protection only to the extent that will allow installation.
- 3.3 QUALITY STANDARDS
Installation work to comply with NZBC G1/AS1, NZBC G12/VM1, NZBC G12/AS1, NZBC G13/AS1 and the fixture manufacturer's requirements.
- 3.4 SUBSTRATE
Ensure substrate and fixings will allow work of the specified standard.
- 3.5 CO-ORDINATION
Do not proceed if the points of supply and drainage services do not match the points of the fixtures without force or distortion.
- 3.6 INSTALLATION REQUIREMENTS
Install to NZBC G1/AS1, NZBC G12/VM1, NZBC G12/AS1, NZBC G13/AS1, NZBC E3/AS1 and to the fixture manufacturer's installation requirements for each component.
- 3.7 PROVIDE SUPPORT
Confirm fixing points needed for each unit and provide solid noggings at each fixing bracket location.

Conditions - tapware

- 3.8 RETAIN
Retain tapware in the manufacturer's original packaging and ensure that units are complete with fixings and installation instructions. Label each unit separately with its fitting name and space number.
- 3.9 STORE
Store tapware packages in a shelved, dry and securely locked area. Provide supervision when the secure area is unlocked and packages and cartons are being distributed; signing off each package from the schedule as released.

Conditions – sanitary accessories

- 3.10 RETAIN
Retain fixtures, fittings and hardware in the manufacturer's original packaging and ensure that units are complete with associated fixings and installation instructions. Label each unit separately to match the submitted and approved schedule.
- 3.11 PACKAGE
Package fixtures, fittings and hardware units required in clear plastic and label each to match the drawings and the submitted schedule. Place packages in cartons selected for 'level', 'location', and/or 'sector' and label the packages and the cartons similarly.

- 3.12 **STORE**
Store items in a shelved, dry and securely locked area. Provide supervision when the secure area is unlocked and packages and cartons are being distributed; signing off each package from the schedule as released.

- 3.13 **INSPECTION**
Before starting the installation of proprietary items, check relevant spaces and wall and floor finishes for any condition that would not allow the proper installation of any unit. Do not proceed until such conditions have been remedied.

Application – sanitary fixtures

- 3.14 **INSTALLING VITREOUS CHINA FIXTURES**
Install to NZBC G1/AS1: Part 3, G12/AS1, G13/AS1 and AS/NZS 3500.2. Carry out preparatory and assembly work, including connections to supply and drainage services and the application of slurries and sealants in sequence. Fit the toilet pan in position, plumb, level, flush and rigid without stressing the attachment points of the component.
- 3.15 **INSTALLING WASHBASINS**
Install to NZBC G1/AS1, AS/NZS 1730. Set basins firmly to walls or vanities as detailed and to comply with NZBC E3/AS1. Connect through trap to the drainage system.
- 3.16 **INSTALLING VANITIES**
Install in accordance with the manufacturer's requirements. Seal top and upstand to wall surface to comply with NZBC E3/AS1.
- 3.17 **INSTALLING SHOWERS**
Install to NZBC G1/AS1 and to NZS 3662. Sit tray firmly in place as detailed, to levels shown and connect to drainage service, ready for following work. Lining materials and finishes to comply with NZBC E3/AS1.
- 3.18 **INSTALLING SHOWER CABINETS**
Install to NZBC G1/AS1 and to NZS 3662 and in accordance with cabinet manufacturer's details and requirements. Ensure that doors fit closely and accurately. Test for water egress around sides and base. Lining materials and finishes to comply with NZBC E3/AS1.
- 3.19 **INSTALLING SHOWER ENCLOSURES AND WALL LININGS**
Install in accordance with NZBC E3/AS1 and to the enclosure manufacturer's details and requirements.
- 3.20 **INSTALLING BATHS**
Install to NZBC G1/AS1. Set firmly in cradle with required points fully supported, level and flush. Connect to supply and drainage services.
- 3.21 **INSTALLING STAINLESS STEEL FIXTURES**
Carry out preparatory work and fit elements in position plumb, level, flush and rigid without stressing the attachment points in sequence. Connect to supply and drainage services.
- 3.22 **INSTALLING SINK BENCHES**
Install in accordance with manufacturer's/supplier's requirements. Connect to supply and drainage services.
- 3.23 **INSTALLING CISTERNS**
Fit firmly in place and connect the specified cisterns from the supply services through the flush pipes to the relative fixtures in the positions as detailed all plumb and level.

Application – tapware

- 3.24 **GENERAL**
Fit specified to AS/NZS 3718 in accordance with the manufacturer's requirements. Maintain safe water temperatures to comply with NZBC G12/AS1.

Installation – sanitary accessories

3.25 INSTALLING ACCESSORIES

Fit specified fittings firmly in place at required dimensions relative to floor and adjoining appliances, all plumb and level.

3.26 LOCATE

Locate units at heights and/or locations shown on the drawings, or as required to comply with NZBC G1/AS1. For any dimension not shown or known, request direction before proceeding.

3.27 CUTTING AND FITTING

Where cutting and fitting of the substrate is necessary for installing any unit, carry out this work before the painting or finishing of that surface. Remove any hardware when required for painting, placing it in the packaging or carton originally supplied and returning it to the secure store until ready for re-installation.

3.28 INSTALLING UNITS

Install each unit in accordance with the proprietary fixture manufacturer's requirements, using the templates and tools supplied or recommended by them. Set units level, plumb and true to line and required location, with moving parts and actions freely and easily operating. Do not make any modifications to supplied units.

3.29 INSTALLING BATH/ SHOWER SCREEN

Install to NZBC F2/AS1 and NZS 4223 and to the product manufacturer's requirements. Set units level, plumb and true to line and required location, with moving parts and actions freely and easily operating. Do not make any modifications to supplied units.

Completion

3.30 REPLACE

Replace damaged or marked elements.

3.31 PROTECTIVE COATINGS

Leave fixtures, fittings and accessories clean and unblemished with stickers and protective coatings removed, with supply and drainage connections and all parts fully operating and working. Leave the whole of this work free of blemishes, undamaged and to the standard of finish required for following work.

3.32 REMOVE

Remove debris, unused materials and elements from the site.

4. SELECTIONS

Refer to the NZBC G1/AS1 4.0 for requirements when specifying fittings and accessories for people with disabilities.

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

7201 GAS SYSTEM

1. GENERAL

This section relates to the fabrication, installation and operation of piping systems and appliances for low pressure natural gas. The section also includes the supply of gas appliances, except for gas water heaters supplied under WATER SYSTEM.

1.1 DOCUMENTS REFERRED TO

Documents referred to in this section are:

NZBC G10/AS1	Piped services (Gas)
NZBC G11/AS1	Gas as an energy source
NZS 5258	Gas distribution
NZS 5261	Gas Installation
AS/NZS 4129	Fittings for polyethylene pipes for pressure applications
AS/NZS 4130	Polyethylene (PE) pipes for pressure applications - Dimensions for series 2 pipes – gas (nominal outside diameter series)
AS/NZS 4130	Polyethylene (PE) pipes for pressure applications - Dimensions for series 3 pipes – gas (nominal inside diameter series)
AS 5601	Gas Installations
AS 4176	Polyethylene/aluminium and cross linked polyethylene/aluminium macrocomposite pipe systems for pressure applications
Electricity Regulations 1997	
Gas Regulations 1993	
Plumbers, Gasfitters and Drainlayers Act 1976	

1.2 REGULATIONS

Comply with the Gas Regulations, Electricity Regulations and other network utility operator's requirements. Give notices for inspections and carry out tests as required.

1.3 PRIMARY CONNECTION

Include for the cost of the primary gas connection, complete with excavation and backfilling.

1.4 QUALIFICATIONS

Gasfitters to be experienced competent craftsman gasfitters, or registered gasfitters working under the direction of a craftsman gasfitter, familiar with the materials and techniques specified.

1.5 AS-BUILT PLANS

Supply a 1:100 scale as-built plan of gas pipe runs, sizes, componentry and fittings at completion of the installation.

1.6 PIPING DESIGN

Design the piping system with pipe sizes to give a minimum pressure at any appliance inlet of 1.13 kPa for natural gas, when all appliances are in use; and with a maximum design pressure drop from meter outlet to any appliance of 80 Pa. All to NZS 5261 and AS 5601.

1.7 PRESSURE TEST

Pressure test the system for leakage to NZS 5261 before pipework is concealed by linings.

1.8 FINAL INSPECTION AND TEST

Submit the work for inspection and test and prove to the satisfaction of the gas retailer that the installation complies with all Acts and Regulations and has been tested for leakage and proved to be sound.

1.9 CERTIFICATION CERTIFICATE

Provide a Gasfitting Certification Certificate as required by Regulation 24 of the Gas Regulations 1993.

2. PRODUCTS

2.1 PIPEWORK GENERAL

Pipework requirements to NZS 5261, NZS 5261 Table 24 - Gas Pipework and AS 5601 Table 3.1 Consumer piping materials and duty limits.

2.2 COPPER PIPE

Complete with fittings to NZS 5261.

2.3 MACROCOMPOSITE PIPE

Polyethylene/aluminium and cross linked polyethylene/aluminium macrocomposite pipe systems for pressure applications to AS 4176.

2.4 POLYETHYLENE PIPE

Polyethylene pipes to AS/NZS 4130 Series two, or AS/NZS 4130 Series three. Fittings to AS/NZS 4129.

2.5 ISOLATING VALVES

Manual shut-off valves to NZS 5261.

2.6 METER

Primary meter to suit design load, supply pressure and pressure drop, supplied and installed by the network utility operator.

3. EXECUTION

3.1 GENERALLY

Carry out the whole of this work to the requirements of NZBC G10/AS1: Piped services (Gas); NZBC G11/AS1: Gas as an energy source and NZS 5261.

3.2 ARRANGE FOR MAINS CONNECTION

Arrange for the network utility operator to connect their distribution system to the primary meter, to NZS 5258.

3.3 METER INSTALLATION

Check the location of the meter enclosure with the owner. Recess or conceal as detailed. The metal frame of the meter acts as a thermal bridge. This may be overcome with the addition of 12 mm bitumen coated softboard of EPS installed to the back of the meter prior to installation. Advise the network utility operator or their agent of the location for the meter. Not all network utility operators install gas meters. Meters are owned by retailers or meter lease companies and installed by them or their agent.

3.4 INSTALL PIPING

Run the system, completely concealed, in the most suitable type of pipe for each part of the installation, bent, supported, jointed and complete with all fittings to NZS 5261. Confirm the type of pipe and its location. Label pipework to distinguish it from other services.

3.5 INSTALL GAS APPLIANCES

Fit and connect the gas appliances to NZS 5261, complete with isolation valves and flues where required and to the appliance manufacturer's requirements.

3.6 REPLACE

Replace damaged, cracked or marked components.

3.7 LEAVE

Leave the installation including appliances clean and in full working order.

3.8 REMOVE

Remove debris and unused materials from the site.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

7402 SANITARY PLUMBING

1. GENERAL

This section relates to above ground gravity flow sanitary plumbing.

Related work

1.1 RELATED SECTIONS

Refer to SANITARY FIXTURES, TAPWARE AND ACCESSORIES for sanitary fixtures tapware and accessories.

1.2 DOCUMENTS

Documents referred to in this section are:

NZBC G12/AS1	Water supplies
NZBC G13/AS1	Foul water - sanitary plumbing
AS 2887	Plastic waste fittings
AS/NZS 1260	PVC pipes and fittings for drain, waste and vent applications
AS/NZS 2032	Installation of PVC pipe systems
BS 1224	Electroplated coatings of nickel and chromium
	Plumbers, Gasfitters and Drainlayers Act 1976

1.3 QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

2. PRODUCTS

2.1 uPVC WASTE, DISCHARGE AND VENT PIPES

uPVC pipe to AS/NZS 1260 complete with fittings brand-matched to the pipe manufacturer's requirements.

2.2 EXPOSED PIPES AND TRAPS

Chrome plate on copper pipes and associated copper and brass fittings.
White polybutylene or PVC, including all associated fittings.

3. EXECUTION

3.1 EXECUTION GENERALLY

Carry out this work and complete all tests to AS/NZS 3500.2.

Carry out this work and complete all tests to NZBC G1/AS1: 2.0, 3.0 and G13/AS1.

3.2 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

3.3 INSTALL TRAPS, WASTE AND VENT PIPES

Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to AS/NZS 3500.2 /NZBC G13/AS1. Discharge wastes into the drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to all roof vents and vermin proof mesh to all untrapped waste pipes.

3.4 PENETRATIONS

At penetrations through constructions provide and fit collars and escutcheon plates to match pipework.

3.5 TEST

Test soil and waste disposal systems to ensure no leakage exists and leave in proper working order.

3.6 CLEAN UP

Remove labels and clean fittings. Remove unused materials from the site.

4.

SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

7403 DRAINAGE

1. GENERAL

This section relates to the supply and laying of gravity foul water, stormwater and field drains.

1.1 DOCUMENTS REFERRED TO

Documents referred to in this section are:

NZBC B1/AS1	Structure – general, 6.0 Drains
NZBC E1/AS1	Surface water 3.0 Drainage system materials and construction
NZBC G13/AS2	Foul Water – drainage
AS/NZS 1254	PVC pipes and fittings for storm and surface water applications
AS/NZS 1260	PVC pipes and fittings for drain, waste and vent applications
AS/NZS 2032	Installation of PVC pipe systems
AS/NZS 2033	Installation of Polyethylene pipe systems
AS/NZS 2566.1	Buried Flexible Pipelines - Structural Design
AS/NZS 2566.2	Buried Flexible Pipelines - Installation
AS/NZS 3500.2	Plumbing and drainage - Sanitary plumbing and drainage
AS/NZS 3500.3	Plumbing and drainage - Stormwater drainage
AS/NZS 4671	Steel reinforcing materials
AS/NZS 5065	Polyethylene and polypropylene pipes and fittings for drainage and sewerage applications
NZS 3107	Precast concrete drainage and pressure pipes
NZS 3104	Specification for concrete production
Plumbers, Gasfitters and Drainlayers Act 1976	

1.2 AS-BUILT DRAWINGS

Supply a 1:100 scale as-built drawing of drains and fittings to the territorial authority and to the owner on completion.

1.3 QUALIFICATIONS

Drainlayers to hold a current licence within the terms of the Plumbers Gasfitters & Drainlayers Act 1976 and be experienced, competent and familiar with the materials and techniques specified.

2. PRODUCTS

2.1 CONCRETE

17.5 MPa prescribed mix to NZS 3104.

2.2 REINFORCEMENT

Plain round and/or deformed steel bars, Grade 300 to AS/NZS 4671.

2.3 uPVC PIPES

uPVC Pipes bends, junctions, fittings and joints to AS/NZS 1254 and AS/NZS 1260.

2.4 POLYETHYLENE PIPES

Polyethylene pipes and fittings to AS/NZS 5065.

2.5 FIELD DRAINS

Plastic piping for field drains perforated (straight sections or coiled) with filter fabric to prevent silting of the pipe.

2.6 GULLY TRAPS

To NZBC G13/AS2: 3.3 Gully traps, complete with grating.

2.7 SURFACE WATER SUMP GRATINGS

Cast iron frame with lift-up grating.

- 2.8 **STRIP DRAIN CHANNEL**
Proprietary, modular, variable invert, PVC or precast concrete drainage channel sections and drainage sump, embedded in site concrete and fitted with selected metal gratings.
- 2.9 **INSPECTION COVERS**
Cast iron frame with screw-down cover.
- 2.10 **DRAINAGE AND FILLING MATERIALS**
Granular: Clean gravel or crushed stone or a blend of these. Particle size from minimum 7 mm to maximum 20 mm.
Selected: Fine grain soil or granular material suitable for bedding; excluding topsoil.
Ordinary: Top soil or other excavated materials.
3. **EXECUTION**
- 3.1 **EXCAVATE**
Excavate for drains to a firm even base with correct gradients set in straight runs.
- 3.2 **MANUFACTURER'S REQUIREMENTS**
All drainage installations to the pipe and fitting manufacturer's requirements.
- 3.3 **DRAINAGE GENERALLY**
Carry out drainage work and tests to AS/NZS 3500.2 (sanitary drainage) AS/NZS 3500.3 (stormwater drainage) as modified by NZBC B1/AS1: 6.0. Lay uPVC pipe systems to relevant sections of AS/NZS 2032, NZS 2566.1 and AS/NZS 2566.2. Lay polyethylene pipes and fittings to relevant sections of AS/NZS 2033 and NZS 2566.1.
- 3.4 **LAY FOUL WATER DRAINS**
Lay drains in straight runs to correct gradients, to discharge into the network utility operator's sewer. Set inspection fittings on a concrete base.
- 3.5 **INSTALL GULLY TRAPS**
Set on concrete 50 mm above the surrounding ground or paving and brought up to protect the top of the fitting. Trowel off.
- 3.6 **LAY STORMWATER DRAINS**
Confirm the required location of downpipes and finished ground levels before commencing pipework. Set downpipe bends in concrete with the concrete brought up to protect the top of the bend from damage. Lay drains in straight runs to correct gradients to discharge into the network utility operator's stormwater system.
- 3.7 **LAY SUBSOIL DRAINS**
Lay perforated piping firmly in a granular bed in straight runs to correct gradients, discharging into a cesspit. Carry the granular bed up over the pipes without disturbing them to a total depth of 300 mm and cover with geotextile fabric to the pipe manufacturer's requirements. Carry the high end of all lines up to the surface to allow for flushing out and finish with a protected removable cap.
- 3.8 **INSTALL STRIP DRAIN CHANNEL**
Excavate trench and form site concrete base to fall. Set interlocking channel sections, sumps and accessories in place, all in accordance with the channel manufacturer's requirements. Check falls and install gratings and covers.
- 3.9 **INSTALL STORMWATER INSPECTION CHAMBERS**
To NZBC E1/AS1, with a 75 mm fall across the chamber and with channels to form a cascade where necessary. Channel top should be 100 mm above the pipe soffit. Bench from channels at 1V on 10H. Benching should be made of 17.5 MPa concrete vibrated to smooth finish. Plastering is not allowed. Fit a cast iron cover and frame.
- 3.10 **INSTALL FOUL WATER INSPECTION CHAMBERS**
To NZBC G13/AS2, with ceramic channels to form a 75 mm fall across the chamber. Channel top should be 100 mm above the pipe soffit. Bench from channels 1V on 10H.

Benching should be made of 17.5 MPa concrete vibrated to smooth finish. Plastering is not allowed. Fit a cast iron cover and frame.

3.11 **SOAKHOLES OR TRENCHES**

Dispose of stormwater on site as shown on the drawings, by soakage, to suit local geology and soil structure; all as directed by the territorial authority.

3.12 **CONCRETE ENCASEMENT**

Concrete encase shallow drains and drains under driveways, on a 100 mm deep 17.5 MPa concrete bed reinforced with three 10 mm mild steel bars. Surround pipes with a polythene membrane to allow movement and encase in 100 mm 17.5 MPa concrete.

3.13 **FIELD TEST**

Field test drains for watertightness (UPVC to AS/NZS 2032 or AS/NZS 2566. 2 Appendix N) to the satisfaction of the territorial authority inspector.

3.14 **BACKFILL**

Backfill drain lines in 150 mm layers, well tamped but without disturbing the drains. Finish off with 150 mm of topsoil, slightly mounded above the finished ground line.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

7701 ELECTRICAL

1. GENERAL

This section deals with the wiring for power and lighting, electrical automation, VDI and security system complete with componentry and electrical and electrically-powered fittings, for domestic and small scale commercial installations.

1.1 RELATED WORK

Refer to HOT AND COLD WATER SYSTEM for electrical hot water system.

Documents

1.2 DOCUMENTS

Documents referred to in this section are:

NZBC F7/AS1	Warning systems, 3.1 Domestic smoke alarms
AS/NZS 1125	Conductors in insulated electric cables and flexible cord
AS/NZS 2293	Emergency evacuation lighting for buildings
AS/NZS 3000	Electrical installations – Australia/New Zealand Wiring Rules
AS/NZS 3008	Electrical installations - Selection of cables - Typical New Zealand installation conditions
AS/NZS 3086	Telecommunications installations – Integrated telecommunications cabling systems for small office/home office premises
AS/NZS 3100	Approval and test specification-general requirements for electrical equipment
AS/NZS 3190	Approval and test specification - Residual current devices (current-operated earth-leakage devices)
AS/NZS 3350	Safety of household and similar electrical appliances - General requirements
AS/NZS 3439.3	Low-voltage switchgear and controlgear assemblies - Particular requirements for low-voltage switchgear and controlgear assemblies intended to be installed in places where unskilled persons have access for their use - Distribution boards
AS 1670.6	Fire detection, warning, control and intercom systems – System design, installation and commissioning – Smoke alarms
AS 3786	Smoke alarms
NZS 4301.1	Intruder alarm systems – systems installed in clients premises
NZS 6401	Electric cables PVC insulated for working voltages up to and including 600/1000v
AS/NZS ISO/IEC 15018	Information technology-generic cabling for homes
Electricity Regulations 1997	
New Zealand electrical codes of practice (ECP)	

1.3 ABBREVIATIONS

The following abbreviations are used throughout this part of the specification:

MCB	multiple circuit breaker
RCCB	residual current-operated circuit breakers
RCBO	residual current-operated circuit breaker with over current protection
RCD	residual current device
PCB	printed circuit board
PTC	permit to connect
TPS	tough plastic sheathed
GLS	general lighting service
CFL	compact fluorescent lamp
ELV	extra low voltage
SIA	security integration architecture
LED	light emitting diode
LCD	liquid crystal display
VDI	voice, data, image
PIR	passive infrared

Requirements

- 1.4 **COMPLY**
Comply with the Electricity Regulations 1997, AS/NZS 3000, AS/NZS 3008.1.2 and the New Zealand electrical codes of practice for listed and prescribed work and with the utility network operator's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.
- 1.5 **QUALIFICATIONS**
Carry out work under the direct supervision of a holder of a practising licence under the Electricity Regulations 1997.
- 1.6 **QUALIFICATIONS - SECURITY SYSTEM**
Installation by an installer licensed under the Private Investigators and Security Guards Act. Installation of all security equipment to comply with NZS 4301 Intruder alarm system - systems installed in client's premises.
- 1.7 **CERTIFICATE OF COMPLIANCE**
Supply a certificate of compliance to the owner, as required by the Electricity Regulations 1997, and in particular, clauses 16, 34 and 35. The network utility operator is to inspect before the meter installation, listed work inspection, polarity check and supply becoming live.

Warranties

- 1.8 **MANUFACTURERS WARRANTY**
Warrant this system under normal environmental and use conditions against failure of materials and execution.

Materials: 1 year
Execution: 1 year

2. PRODUCTS

- 2.1 **MAINS SUPPLY, SINGLE PHASE**
Tough plastic sheathed neutral screened cable to NZS 6401 and AS/NZS 3008.1.2, with a minimum rating of 60 amps per phase. Include pilot cable where required by network utility company.
- 2.2 **CABLES**
Tough plastic sheathed copper conductors to NZS 6401, stranded above 1.0 mm², and to AS/NZS 3008.1.2. Minimum sizes as below. Increase sizes if the method of installation, thermal insulation, cable length or load will reduce the cable rating below that of the connected load, or produce an excessive voltage drop.
- Lighting circuits: Domestic: 1.0 mm² on 10 amp MCBs
Lighting circuits: Commercial: 1.5 mm² on 16 amp MCBs
Power circuits: 1.5 mm² on 16 amp MCBs for domestic and unenclosed or unfilled cavity construction
2.5 mm² on 16 amp MCBs for domestic insulated construction, or filled cavity
2.5 mm² on 20 amp MCBs for unenclosed or unfilled cavity construction
2.5 mm² on 16 amp MCBs for insulated construction, or filled cavity, or lengths over 30 metres
Range circuits: Single phase: 6 mm² on 32 amp MCBs
- Heat resistant cable for final connections to all heated appliances, and high temperature cable in ambient conditions may be above 35°C.
- 2.3 **METER BOX**
Proprietary manufactured, zinc plated powder coated metal case, or ABS plastic, with glazed panel door, weatherproof where mounted outdoors, and complete with meter mounting, main switch and fuse.

- 2.4 **DISTRIBUTION BOARD**
Flush surface mount boards manufactured to AS/NZS 3439.3 and installed in accordance with AS/NZS3000. Manufactured from engineering grade resin with a glow wire rating of 850°C, complete with neutral and earth busbars, and insulated comb phase bar. Distribution boards to have 20% spare capacity for future additions and alterations.
- 2.5 **CIRCUIT PROTECTION**
General requirements including main switch 63A or 100A. Residual current protection 30mA, ensure RCCBs' meet Type A and comply with AS/NZS 3190. MCBs to 4.5kA or 6kA rated.
- 2.6 **WALL BOXES**
Standard grid size or equivalent to be manufactured from plastic or metal, with 2 or more gang size to be metal, all screw fixed.
- 2.7 **SWITCH UNITS**
Single pole switches to be sixteen amp minimum rated, double pole or intermediate to be 10 amp minimum rated. All switches to be 230 volt a.c. polycarbonate flushplate units. Refer to drawings/schedules for number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2 way units.
- 2.8 **SWITCHED SOCKET UNITS**
10 amp, 230 volt flat 3 pin socket outlets fitted with safety shutters and manufactured to AS/NZS 3100, AS/NZS 3112 and AS/NZS 3133, single or multi gang as detailed.
- 2.9 **SMOKE ALARMS**
To AS 3786. A wired 230 volt ionised smoke detector type.
- 2.10 **SURGE PROTECTION**
Protection for the homes appliances with medium surge protection devices fitted to the switchboard. For variable electronic equipment fit fine surge protection to switched socket outlets.
- 2.11 **CEILING ROSES**
White plastic mounting base with screwed cover. Terminal type. Cylindrical section TPS for suspended fittings.
- 2.12 **BATTEN HOLDERS**
Standard white plastic bayonet cap, with cap angled where wall mounted. Brass liners.
- 2.13 **DOOR BELL SYSTEM**
Complete with transformer for mounting on distribution board.
- 2.14 **DATA WIRING**
To AS/NZS 3086. Cables and RJ45 connectors Telepermitted to PTC225 standards. Category 7 rated or higher cable.
- 2.15 **TV CABLING**
Co-axial cable and outlets.
- 2.16 **TV AERIAL**
Aerial suitable for both VHF and UHF reception of all local free-to-air broadcast channels.
- 2.17 **LIGHT FITTINGS**
Fluorescent and High Intensity Discharge fittings with low loss control gear and power factor corrected to 0.90 minimum. Control gear suitable for dimming if this is required. All fittings complete with lamps; Incandescent GLS lamps pearl, coiled-coil 240v rated, bayonet cap; Fluorescent triphosphor 2700K; CFL; halogen ELV 12v dichroic reflector with cover glass unless detailed otherwise.

- 2.18 **SPACE HEATERS**
Fixed wired room heaters for controlled displacement of warm air, and compliant with AS/NZS 3350. Flush or surface mount, fitted with safety cut-outs.
- 2.19 **EXHAUST FANS**
Ceiling or Wall mounted exhaust fans for controlled replacement of surrounding air, and compliant with AS/NZS 3350, externally ducted.
- 2.20 **HEATED TOWEL RAILS**
Fixed wired heated towel warmers, double insulated, IPX4 splash-proof, compliant with AS/NZS 3350, scratch resistant powdercoated or chrome finish.
- 2.21 **OUTDOOR SWITCHES & SOCKETS**
Using materials with superior UV protection, impact strength, and addition chemical resistance when compared with interior polycarbonate fittings. Weather protected, switches to IP56 minimum, and sockets to IP53 minimum. Sockets fitted with safety shutters behind socket pins, and all products able to be padlocked off or on.
- Security System**
- 2.22 **CONTROL PANEL**
Control panel system with a minimum of one installer code, one master code, 6 zones minimum and 6 user codes. The installer to select codes to suit installation.
- 2.23 **DETECTORS**
There are two main types of detectors:
 - Standard passive infrared sensors: Install in stable environments with no wind flow and no direct bright sunlight.
 - Passive infrared/ microwave sensors: Install in area where environmental stability is an issue.
- 2.24 **AUDIBLE DEVICES**
Internal sirens can be either a 12V Pizeo Siren or a Horn speaker with a sound pressure level of no less than 95Db.

 External siren can be either a stainless steel design or have hardened plastic casing. Both designs to be fully weatherproof but not limited to IP66 Rating. The siren box to contain a strobe diffuser in either blue or red. The siren shall contain a horn speaker, 12v speaker or an electronic siren. The external siren box to have both a cover and rear wall tamper mechanism.
- 2.25 **CABLING**
Security alarm wiring to NZS 4301 for installation.
Security alarm wiring to NZS/AS 1125 for cables.
Security alarm wiring to be multi stranded and not single stranded.
- 2.26 **PERIPHERALS**
Fit anti-tamper devices to detectors, control panels and equipment housings, programmed to give a tamper indication when the system is unset and a tamper alarm when the system is set.

 Standard keypad manufactured of moulded hardened plastic with either a LED or LCD screen, to match the style of the wiring accessories in diameter, colour and aesthetics.
- 2.27 **COMMUNICATIONS**
Digital dialler to be built into the PCB of all control panels, with the options for both monitoring and remote dial in windows based software. Digital dialler to comply with all the industry standard communication formats including contact I.D and SIA, and NZ Telepermit certification.

 Remote software able to upload / download programming changes and or history events and change status of the security alarm with the ability to be turned off if required.

3. EXECUTION

3.1 MAIN SUPPLY

Lay underground mains to the network utility operator's requirements. Excavate trench, install cable and marker tape and backfill.

3.2 METER BOX

Fit to meter box manufacturer's and network utility operator's requirements. Recess into external wall in sheltered area and flash to weatherproof to NZBC E2/AS1 fig 69. Arrange for meter installation and connection.

3.3 DISTRIBUTION BOARD

Fit to AS/NS 3000 and board manufacturer's requirements. Recess into wall or surface mount and ensure fire containment properties of the enclosure are maintained.

3.4 CIRCUIT PROTECTION

Install MCBs at distribution board to AS/NZS3000 to protect each final sub circuit.

3.5 EARTH BONDS

Bond together and to earth all plumbing fittings not adequately isolated, to AS/NZS 3000, the Electricity Regulations 1997 and the fitting manufacturer's requirements.

3.6 MAIN EARTH

Provide a plastic toby box or UPVC tube to contain and protect the earth pin. Fix the connecting earth wiring closely and securely against wall surfaces.

3.7 EARTH LEAKAGE PROTECTION

Install RCD protection to AS/NZS 3000.

3.8 DOMESTIC INSTALLATIONS

Install 30mA RCD protection at the distribution board for all final sub circuits to control socket outlets and lighting except for fixed or stationary cooking equipment.

3.9 HIGH RISK AREA INSTALLATIONS

Install 30mA RCDs at the distribution board for areas not covered in Domestic installations, or using fixed wired RCD protected socket outlets in areas that may represent increased risk of electric shock to the user:

- Wet areas: bathrooms, laundries, kitchens.
- Near pools and water features.
- Where intended for use with cleaning equipment.
- Hand-held tools subject to movement in use, i.e. work-shops, garages.

3.10 SET-OUT

The position of outlets and equipment shown on drawings is indicative of requirements. Confirm documents and site conditions are not in conflict with other services or features. Resolve conflicts and discrepancies before proceeding with work affected. Confirm on site the exact location, disposition and mounting heights of all outlets, fittings, equipment, penetrations, and use of exposed wiring. Fix outlet items level, plumb and in line.

3.11 CABLING

Install wiring systems to AS/NZS 3000.3. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member. Install cable in conduits where required to pass through concrete or underground. In walls run cabling horizontally and vertically in straight lines. In ceilings either run cabling along ceiling framing or attached to catenary wires. Clip cabling to ceiling framing/catenary wires.

3.12 CABLING CIRCUITS

Install all circuits with the appropriately rated cable and circuit protection. Install with a maximum of 8 light switch units or 4 double or single switched socket units on any circuit. Minimum 2 lighting circuits per floor. Separate circuits for all electric heating appliances. Kitchen sockets to be on at least two different circuits.

- 3.13 **WALL BOXES**
Mount flush in cavity construction size to fit products selected. Fix vertically mounted wall boxes to studs. Fix horizontally mounted switched socket outlet wall boxes to solid blocking or noggs. Fix switch panel wall boxes to solid blocking.
- 3.14 **SWITCH AND SOCKET UNITS**
Fit all single and double switch units, all sockets to the following heights (to the centre of the unit) unless shown otherwise on the drawings.
Switch Units: 1000 mm
Socket Units: 150 mm above work benches
400 mm elsewhere

Mount light switches and switch socket outlets vertically and socket units horizontally. Label all switch units that control electrical equipment or special lighting circuits by colour filled engraving on the switch.
- 3.15 **ISOLATING SWITCHES**
Locate isolating switches in positions as confirmed by the owner, when not specifically shown on the drawings.
- 3.16 **LIGHT FITTINGS**
Install light fittings in locations and at heights specified and confirmed by the owner, in accordance with the fitting manufacturer's requirements.
- 3.17 **EXTRA LOW VOLTAGE LIGHTING**
Where remote transformers are used for ELV lamps, connect transformer to lamp with minimum 2.5 mm² conductor. Ensure voltage drop in transformer and conductor does not exceed 0.8 volts. Lamps 50 watt or greater to be wired no more than one lamp per transformer. Locate as close as practicable to the lamp. Ensure transformers and rear of light fittings are adequately ventilated and clear of any thermal insulation.
- 3.18 **TELEPHONE WIRING**
Install telephone cable to telephone outlet positions shown on the drawings. Install in conduit for outlets on masonry surface. Fix and connect outlets to NZ Telecom requirements and terminate wiring at incoming terminal block.
- 3.19 **DATA WIRING**
Install data wiring to outlet positions shown on the drawings. Install in conduit for outlets on masonry surface.
- 3.20 **TV AERIAL AND CABLING**
Fix aerial, run cabling concealed below the roof and fit outlets where shown on the electrical drawings. Ensure the system is suitable for high quality reception of all VHF and UHF channels - Sky TV installation practices minimum. Cable penetrations through the cladding to be weatherproofed to comply with NZBC E2/AS1.
- 3.21 **SPACE HEATERS**
Install to the heater manufacturer's requirements, and to AS/NZS 3000. Fit neatly and without damage to surrounding finishes. Ensure control switches and thermostats are fitted to appliance, or otherwise connect to a control switch located adjacent to the heater and a remote thermostat.
- 3.22 **SMOKE ALARMS**
Install Type 1 domestic smoke alarm system to NZBC F7/AS1 3.1, AS 1670.6 and to the alarm manufacturer's requirements. Fit neatly and without damage to the surrounding finish.
- 3.23 **SURGE PROTECTION**
Install surge protection devices to manufacturer's requirements and in accordance with AS/NZS 3000. When fitting medium protection at the switchboard, protect the device by a dedicated MCB.

- 3.24 **ELECTRIC POWERED FITTINGS AND EQUIPMENT**
Install and wire fittings and equipment to individual fittings and equipment manufacturer's requirements. Refer to the drawings for required layouts and locations for equipment. Refer to SELECTIONS for schedules of fittings.
- 3.25 **BATHROOM ELECTRICAL FIXTURES**
Install all electrical fixtures. Connect the following bathroom and toilet electrical items:
- Heated towel rails: Install to manufacturers requirements and installed in accordance with AS/NZS 3000 and the NZBC G9/AS1
 - Mirror demisters: Locate centrally above the wash hand basin(s). Connect wiring to room lighting unless specified otherwise.
 - Exhaust fans: Install exterior ducted fans to manufacturer requirements. Installed in accordance with AS/NZS 3000 and the NZBC. G4/AS1.
- 3.26 **OUTDOOR/EXTERIOR SERVICES**
Install all wiring systems in accordance with AS/NZS 3000.3 and in accordance with the manufacturer's recommendations:
- Provide circuits and connections for exterior installations, including ELV 12/24 Volt path lighting and electronic irrigation systems. Refer to drawings for connection points. Where underground, ensure appropriate protection, such as thickness of sheathing, conduit, depth of cabling, and proximity to other services.
- Use the appropriate rated fittings for power control and power supply. Weather protected switches to IP56, and sockets to IP53 as a minimum. Install to manufacturer's specifications using recommended fittings and sealants to maintain the products integrity.
- Earth leakage protection to be provided for in areas where there is increased risk to human safety in the form of either RCDs' at the distribution board, or socket outlet. RCDs' are recommended for visible awareness of protection.
- Security System**
- 3.27 **SECURITY SYSTEM**
- Install to the system manufacturer's requirements, control panel, detectors and associated equipment fitted neatly and without damage to surrounding finishes. Installation of security equipment to NZS 4301.1 Intruder alarm system. All 230v mains power connections to the security panel are to be in accordance with AS/NZS 3100. The 230V power is to be switched using a PDL single gang Isolator switch or similar.
- 3.28 **COMPLETION**
Leave installation operating correctly, with equipment clean and all lamps operational.
4. **SELECTIONS**
- REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

8101 RETAINING WALLS

1. GENERAL

This section relates to the supply and erection of proprietary, fabricated, retaining wall systems.

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC E1/AS1	Surface water, 3.0 Drainage system materials and construction
AS 2439.1	Perforated Plastics Drainage and Effluent Pipes and Fittings
AS/NZS 1254	PVC Pipes and fittings for Stormwater and Surface Water applications
AS/NZS 4671	Steel reinforcing materials
NZS 3104	Specification for concrete production
NZS 3602	Timber and wood-based products for use in building
NZS 3605	Timber piles and poles for use in buildings

1.2 QUALIFICATIONS

Carry out retaining wall work using competent, experienced people, familiar with the materials and techniques specified.

2. PRODUCTS

2.1 CONCRETE

Prescribed mix to NZS 3104, minimum 17.5 MPa. Maximum aggregate size 10 mm.

Timber retaining walls

2.2 TIMBER ELEMENTS

Radiata pine, to NZS 3602, table 1A, Requirements for wood-based building components to achieve a 50-year durability performance.

2.3 TIMBER POLES

Radiata pine, selected in accordance with NZS 3605, treated H5 to NZS 3602 table 1A, Requirements for wood-based building components to achieve a 50-year durability performance and to NZS 3605 for cross-section, length, straightness and strength branding. Do not put cut ends into ground. Treat all cut ends or notches with a liberal brush coat of copper naphthenate or equivalent wood preservative before sealing with a bituminous sealer.

General

2.4 FIELD RELIEF DRAINS

Perforated plastic piping with filter fabric over.

2.5 FIXINGS AND BOLTS

Hot dipped galvanized steel.

2.6 FILTER FABRIC

High density polyethylene or polypropylene mesh.

2.7 DRAINAGE MATERIAL

Free draining crushed stone, 7 mm to 20 mm in size.

2.8 BACKFILLING MATERIAL

To NZBC E1/AS1: 3.9.5.

3. EXECUTION

3.1 STORAGE

Take delivery of retaining wall elements in protected pallets, undamaged and dry. Store on level hard standings, protect from damage and keep dry until laid.

Timber retaining walls

3.2 ERECT TIMBER CRIB WALLS

Excavate, form base for and erect in accordance with the crib wall manufacturer's requirements and standard details.

3.3 ERECT DRIVEN TIMBER POLE WALLS

Excavate, drive poles, and erect planks; all in accordance with the pole wall manufacturer's requirements and standard details. Drive poles small end down. Install timber rails with staggered joints. All rail joints close butted at poles.

Set-out tolerances

From pole centre line:	Maximum 20 mm from centre line
Misalignment:	Maximum 25 mm at ground level and/or top
Minimum back slope:	3 degrees back slope from vertical

3.4 ERECT DRILLED TIMBER POLE WALLS

Excavate, drill to required depth, and set in concrete in pre-drilled holes, and erect planks; all in accordance with the pole wall manufacturer's requirements and standard details. Place poles butt end down. Install timber rails with staggered joints. All rail joints close butted at poles.

Set-out tolerances

From pole centre line:	Maximum 60 mm from centre line
Misalignment:	Maximum 20 mm at retaining face
Minimum back slope:	3 degrees back slope from vertical
Drill diameter:	Pole butt end diameter + 100 mm
Min concrete encasement:	25 mm over the timber pole

Accessories

3.5 SUBSOIL RELIEF DRAINS

Lay perforated DN 100 PVC pipe (made from DN 100 PVC Stormwater pipe to AS/ NZS 1254 class SN 4) or DN 110 corrugated coil HDPE subsoil drainage pipe to stiffness requirements of AS 2439.1 class 200 or equivalent, firmly in a granular bed in straight runs to correct gradients, discharging into a cesspit. Carry a free draining granular bed up and over the pipes without disturbing them, to a total depth of 300 mm. Cover with filter fabric, to the pipe manufacturer's requirements. Carry the high end of all lines up to the surface in capped, solid PVC to provide for flushing out.

3.6 BACKFILLING

Compact backfilling in 150 mm loose layers, using a suitable vibrating roller, until no further compaction is discernible. Top with 150 mm of clean topsoil.

3.7 TAKE AWAY

Take away from the site plant and material not used.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

8202 INTERLOCKING PAVING

1. GENERAL

This section deals with the supply and laying of kerbing and concrete or clay interlocking pavers.

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC E1/AS1	Surface water
AS/NZS 4455	Masonry units and segmental pavers
NZS 3104	Specification for Concrete production
NZS 3116	Concrete segmental paving
NZS 3604	Timber framed buildings

1.2 QUALIFICATIONS

Carry out all paving work using experienced, competent pavers, familiar with the materials and techniques specified.

1.3 CONCRETE DRIVES AND PATHS

Refer to CONCRETE for type/mix.

2. PRODUCTS

2.1 CONCRETE KERBING

Pre-cast concrete kerb blocks.

2.2 CONCRETE

Prescribed mix to NZS 3104 (except where specified otherwise):

Haunching concrete:	17.5 MPa
Infill concrete:	20 MPa.

2.3 FOOTPATH CROSSINGS

Refer to CONCRETE for materials.

2.4 INTERLOCKING CONCRETE PAVING BLOCKS

To NZS 3116 for materials, design shape and dimensions, skid resistance, physical condition; and with a compressive strength of 40 MPa.

2.5 INTERLOCKING CLAY PAVERS

Clay paver bricks dried and fired to AS/NZS 4455 for materials and dimensions, skid resistance and transverse strength.

Compressive strength: 45 MPa.

2.6 BASECOURSE

General basecourse: GAP 40

Dressing grade: GAP 20

2.7 BEDDING SAND

Hard, durable, angular particles to NZS 3116 and to the grading limits of table 4.

2.8 STABILISED BEDDING SAND

Hard, durable, angular particles to NZS 3116 and to the grading limits of table 4, with 5% Portland cement added and well mixed.

2.9 JOINTING SAND

Hard, durable, angular particles, with no pumice particles, and to NZS 3116 and to the grading limits of table 5.

2.10 SEALER

A clear, low viscosity urethane prepolymer liquid.

3. EXECUTION

3.1 STORAGE

Take delivery of pavers in protected pallets, undamaged and dry. Store on level hard standing, protect from damage and keep dry until laid.

3.2 RELATIVE LEVELS

Confirm that proposed finished paving levels conform with NZS 3604, clause 7.5.2.1, Finished floor levels and foundation edge construction in relation to any adjoining habitable floor levels, and that proposed levels and falls comply with NZBC E1/AS1. Where any discrepancy exists, obtain the owner's approval in writing before confirming adjustments to paving levels with the territorial authority.

3.3 INSPECTION

Before starting paving work inspect the area to ensure that kerbing, edge restraints, drainage, surface water sumps, channels, basecourse and all other services are in place to correct falls and are of a standard to allow paving work of the required standard.

3.4 PLANT

Use the correct and all necessary plant to place the paving efficiently and to ensure the required work standard.

3.5 PROTECT ADJOINING WORK

Protect adjoining work at all stages.

3.6 CONSTRUCT KERBING

Excavate for and set concrete kerb blocks in place in concrete haunching, to line and levels shown. Lay kerbs straight to grade, alignment and level. Curves to sweep evenly without kinks, flats or angles. Form right-angle bends using purpose-made corner blocks.

Box for and pour cast in situ concrete channels, with construction joints every 4.5 metres maximum. Allow haunching and channel concrete to cure before making good the adjoining basecourse.

3.7 INSTALL EDGE RESTRAINT

Excavate for and set paver soldier course in concrete haunching to levels shown. Allow concrete to cure before making good the adjoining basecourse.

3.8 BASECOURSE WORK

Lay GAP 40 basecourse to a minimum thickness of 200 mm. Compact in layers less than 100 mm. Top up with GAP 20 as required and compact.

3.9 PREPARATION FOR INTERLOCKING PAVERS

Loose lay sand using screeds over the prepared basecourse to a depth dependent on the sand and its water content to give a nominal compacted thickness of 30 mm. Compact to give a uniform density and thickness. Check the finished level over a small area using paving and then correct the total area before proceeding. Screed the compacted surface to finish completely level.

3.10 INTERLOCKING PAVING

Determine/confirm set out and paving pattern with owner.

Set up string lines in 2 directions at 5 metre centres maximum to ensure joint lines are straight and square. Lay whole pavers first within the string line grid with joint widths in the range of 2 mm to 3 mm over 90% of the work and a maximum to minimum of 1 mm to 4 mm. Using a masonry saw, cut and lay closures to perimeter areas and around penetrations. Compact paving in 2 passes at right angles with a standard plate compactor of 60 to 120 kg static weight and 10-24 KN centrifugal force.

After compaction, spread joint-filling sand dry over the surface and broom in to fill all joints completely. Compact again. Inspect after 3 days and if necessary broom in more sand and compact. Inspect at weekly intervals until 2 such inspections show no loss or settlement of joint sand. Remove any remaining surface sand.

- 3.11 **CUTTING INTERLOCKING PAVERS**
Ensure all cuts are neat and tidy and made with a diamond-tipped saw blade. No paver dimension less than half. Adjust pattern to suit.
- 3.12 **SURFACE TOLERANCES FOR INTERLOCKING PAVING**
Set the final surface of the paving within plus or minus 10 mm of the design level, provided that the surface level is 5 mm minimum above drainage channels or gully entries and continuously graded towards them. Maximum deviation from a 3 metre straightedge: 8 mm and without ponding.
- 3.13 **APPLY SEALER**
After compaction and placing of jointing sand, clean all paving, remove all marks and stains and apply acrylic sealer to the sealer manufacturer's requirements.

General

- 3.14 **CONSTRUCT FOOTPATH CROSSING**
Refer to the drawings for the size and location of the new footpath crossing. Protect existing footpath paving, road kerbs and crossings throughout the works, providing a temporary crossing as required by the territorial authority.
- Cut back and remove existing footpath paving and road kerbs. Excavate for and form the new footpath crossing to the territorial authority's requirements. Crossing to provide a smooth transition from the roadway to the site boundary, with grades at the road gutter allowing all vehicles access without coming into contact with the road or crossing surface. Reform road kerbs and footpaths.
- Repair any damage to existing crossings, footpaths or road kerbs on completion of the works.
- 3.15 **TAKE AWAY**
Take away from the site any plant and material not used.
- 3.16 **PROTECTION**
Protect the completed work from damage and the dropping of other materials. Do not use the completed work as a building platform or for material storage.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

8301 LANDSCAPING

1. GENERAL

This section deals with the supply and installation of soft landscaping including plants, shrubs, trees and lawn areas and associated irrigation systems.

1.1 DOCUMENTS

Documents referred to in this section are:
NZS 3604 Timber framed buildings

1.2 QUALIFICATIONS

Carry out all work using competent, experienced landscapers.

2. PRODUCTS

2.1 SUPPORTING STAKES

Rough sawn timber, 50 mm x 50 mm and/or 20 mm x 20 mm. Length to suit tree or plant size.

2.2 WEED STOP SHEET

Biodegradable weed suppressant matting or woven construction stabilised polypropylene fabric.

2.3 TIES

Hessian webbing.

2.4 TREES, SHRUBS, PLANTS

As selected. Best nursery stock, healthy and vigorous with well developed root systems in balance with the amount of foliage growth, well branched and symmetrically shaped and all tagged with the grower's own tag. Reject all root bound plants or those with badly spiralling root systems. Refer to SELECTIONS for type and size.

2.5 TOPSOIL

Good quality loam of workable consistency, free of pernicious weeds, clay lumps and solid matter exceeding 25 mm dimension. pH value to be between 6.5 and 7.5, with an humus content greater than 50%.

2.6 GRASS, SOWN

Certified mixture of grass seed to suit local site conditions, with a high germination rate; fungicide and bird-repellent treated. Confirm the proposed grass mix with the owner.

2.7 PLANT MIX

Thoroughly mixed medium of 60% compost and 40% bark, pumice and fertiliser by volume.

2.8 MULCH

As selected. Submit mulch sample for review by architect and/or landscape architect prior to installation. Refer to SELECTIONS for type.

2.9 FERTILISER

Pre-plant, slow release, non-burning complete NPK (nitrogen, phosphate, potassium) of 3:3:2 ratio with added micro-nutrients, iron, sulphur and magnesium. Add gypsum, blood and bone and potash where required by soil composition or plant type.

2.10 HERBICIDES

Post-emergence selective chemical to control broadleaf weeds and/or a non-selective chemical. Submit for review by the architect and/or the landscape architect the proposed chemical and area of use.

2.11 LAWN IRRIGATION SYSTEM

uPVC pipe system, complete with all tees, bends, jointers, gate valves, filter and automatic timer equipment operating at 24 volts.

3. EXECUTION

3.1 RELATIVE LEVELS

All proposed finished landscaping levels to conform to NZS 3604, section 6.14, Prevention of dampness and section 7.5.2 Finished floor levels and foundation edge construction, in relation to any adjoining habitable floor levels.

Maintain the required cover over any buried services.

3.2 DELIVERY

Only deliver material that can be immediately placed in its final location. Plant plants no later than 3 days after delivery, keeping the rootball moist.

3.3 WEED CONTROL

Spray all planting areas including areas to be grassed which contain weed growth with a non-selective herbicide. Apply to the herbicide manufacturer's requirements, in dry, still air conditions.

3.4 EXISTING SERVICES

Confirm locations of all services in the area of the work.

3.5 GENERAL PREPARATION

Ensure areas to be planted are clean, ready to be worked and clear of any continuing work by other trades.

3.6 SITING

Position plants in locations and quantities shown on the drawings. Layout and spacing to conform with drawings.

Trees, shrubs and plants

3.7 PREPARATION FOR PLANTING

Excavate planting holes to twice the diameter and 1.5 times the depth of the root ball. Where the depth exceeds the depth of the topsoil, carry on down into the subsoil a further 150 mm, breaking it up and mixing in peat or a clay-killer bark before replacing. In clay soils, scarify the sides of holes. Place plant mix to support the root ball at a level to allow the top to finish flush with surrounding ground.

3.8 PLANTING LARGE TREES AND SHRUBS

Drive two plumb stakes, located to avoid wind contact with the tree or shrub at opposite sides of the planting hole. Keeping the root ball intact, place the plant plumb, with the best side facing into the prevailing wind. Backfill in 150 mm layers, using rod or fingers to evenly firm without compaction to a level that will allow the top of the rootball to finish flush with surrounding ground. When completed, firm plant in by heeling. Tie plants at $\frac{2}{3}$ the height of the main stem, leaving enough play for a small amount of natural movement. Water in immediately after planting to saturation level in surrounding soil, and thoroughly wet all foliage.

3.9 PLANTING OF SMALL AND MEDIUM PLANTS

Maintaining the rootball form, place plant plumb. Backfill without compaction before firming the plant with the ball of the hand. Water in immediately after planting to the saturation level of surrounding soil.

3.10 TOPSOIL IN BEDS

Remove sub-standard soil and replace with 200 mm of plant mix and lightly compact by heeling. Excavate planting holes to twice the diameter and 1.5 times the depth of the root ball.

Grass

- 3.11 **LAYING GRASS, SOWN**
Replace unsatisfactory soil with 150 mm of topsoil. Rotary hoe in two directions to a depth of 150 mm. Rake level and smooth, with run-offs to drainage outlets. Apply selective herbicide. Spread pre-plant fertiliser at the required rate for lawn. Spread grass seed at half the required rate in each of two directions at right angles using a spreader. Lightly rake in and roll. Water deeply and keep moist without any water run-off until germination is complete. Continue watering as necessary. Delay initial cut until the growth is a minimum of 100 mm and then only cut down to 50 mm.

Irrigation

- 3.12 **INSTALLING LAWN IRRIGATION SYSTEM**
Lay uPVC pipe for building in where the system runs under paving. Excavate for and set the pipe system a minimum of 175 mm under the lawn surface and adjacent landscaped areas. From the water supply through a filter and gate valves lay out pipe to supply pop-up sprinklers and connect them to the system manufacturer's requirements. Pressure test the system before covering up. Backfill with clean topsoil.

General

- 3.13 **CLEAN UP**
Clean up around all trees, shrubs, beds and lawns. Remove all surplus soil, unused materials and plants, from the site.
- 3.14 **PRE-EMERGENCE HERBICIDE SPRAY**
After completion of planting and soil spreading, spray all areas of planting with herbicide. Prevent spray contact with foliage and cover these areas to the spray manufacturer's requirements.
- 3.15 **MAINTENANCE**
Carry out all watering, weeding, cultivating, controlling of insects, fungal and other diseases. Repair broken stakes and ties and replace trees, shrubs and plants that die.

4. SELECTIONS

REFER TO 1013A ADDENDUM OF MATERIALS AND FINISHES

CARTERS Manufacturing

Producer Statement : Page 1

Job: FO000596

Client: PENNY HOMES LTD

Site:

080356

Description:
Building Consent No.:

Phone:

N: 4

BUTLER
LOT 33 PRINCE PLACE
TAUPO

Phone:

MiTek 20/20 - Engineering 4.4 Gamma1.3 (build 1597-8)

MiTek New Zealand Ltd.

Printed: 09:12:22 23 May 2008

PRODUCER STATEMENT MiTek 20/20™ TRUSS DESIGN PROGRAM

Certification of MiTek 20/20™ Truss Design Program

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents of the New Zealand Building Code to satisfy the requirements of the Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details

Roof Truss

Timber Group:

MSG45STD

Pitch:

25.000 deg

Std Overhang:

600 mm

Roof

Ceiling

Wind

Material: Galv Iron .5mm

Material: Standard

Area: Medium (37.0 m/s)

Dead Load: 0.210 kPa

Dead Load: 0.200 kPa

Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20

Restraints: 900 mm centres

Restraints: 400 mm centres

Live Load: Q_{ur} = 0.250 kPa

Q_c = 1.000 kN

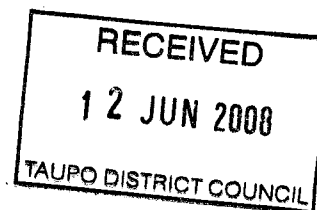
These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, Txx = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
EN1	1	6000	25.000	900	J1A	1	2477	25.000	900	T7A	1	2477	25.000	900
T12	1	4000	25.000	900	J1B	1	2477	25.000	900	T8	1	5000	25.000	900
T6	1	4000	25.000	900	J1C	1	2477	25.000	900	TR1	1	7755	25.000	900
T9	1	5000	25.000	900	J1D	1	2477	25.000	900	V1	1	3233	25.000	900
TG1	1	7755	25.000	900	T1	1	4745	25.000	900	V2	1	2133	25.000	900
CJ1	1	2877	25.000	900	T10	2	2477	25.000	900	V3	1	2683	25.000	900
CJ1A	1	2877	25.000	900	T11	1	4000	25.000	900	V4	1	1600	25.000	900
CJ1B	1	2877	25.000	900	T11A	1	4000	25.000	900	V5	1	700	25.000	900
CT1	7	6000	25.000	900	T2	1	4745	25.000	900	*HB1	1	2852	18.249	900
CT2	1	2877	25.000	900	T3	2	4745	25.000	900	*HB2	2	3481	18.249	900
ET1	1	4714	25.000	900	T3A	1	4745	25.000	900	*HB3	1	3559	18.249	900
ET1A	1	4714	25.000	900	T4	2	8600	25.000	900	*R1	10	1800	25.000	900
ET2	1	4000	25.000	900	T4A	4	8600	25.000	900	*R2	1	7200	25.000	900
ET3	2	1905	25.000	900	T4B	1	8600	25.000	900	*R3	2	5200	25.000	900
ET4	1	4000	25.000	900	T5	1	4000	25.000	900	*R4	1	6200	25.000	900
J1	1	2477	25.000	900	T7	1	2477	25.000	900					

Total quantity : 71



The computer design input has been carried out by:

Name of Computer Operator: Hilton FAMILTON

Qualifications and Title: Truss Detailer

Signed:

CARTERS

A Division of Carter Holt Harvey

Dated: Friday, 23 May 2008

See Page 2 for
Dimensions and
Lintel Statement



FINAL LAYOUT

CARTERS

MANUFACTURING

Cnr Spa Rd / Totara St
Taupo
Ph (07) 377 6911

JOB No FO000596

Client: PENNY HOMES LTD
Job Name: BUTLER
Address: LOT 33 PRINCE PLACE
TAUPO

Pitch: 25
Roof Material: LIGHT
Soffit Overhang: 600 mm
Wind Area: MEDIUM
Snow Load: 0 kPa

Trusses And Rafters At 900 Centres
Unless Stated Otherwise.

This layout is to be read in conjunction
with the Architectural plans.

DRAWN BY HILTON

DATE 23/05/2008 PAGE 2 of 2

These lintels have been sized using
the GANGLAM 05/2005 and
FLITCH BEAM 01/2001
selection manuals as provided by
MiTek NZ Ltd.

HYSPAN and HY90 lintels have been
sized using designIT v2.14NZ software or
selection manuals, HYSPAN Edition 2
and HY90 Edition 1, as provided by
CHH futurebuild.

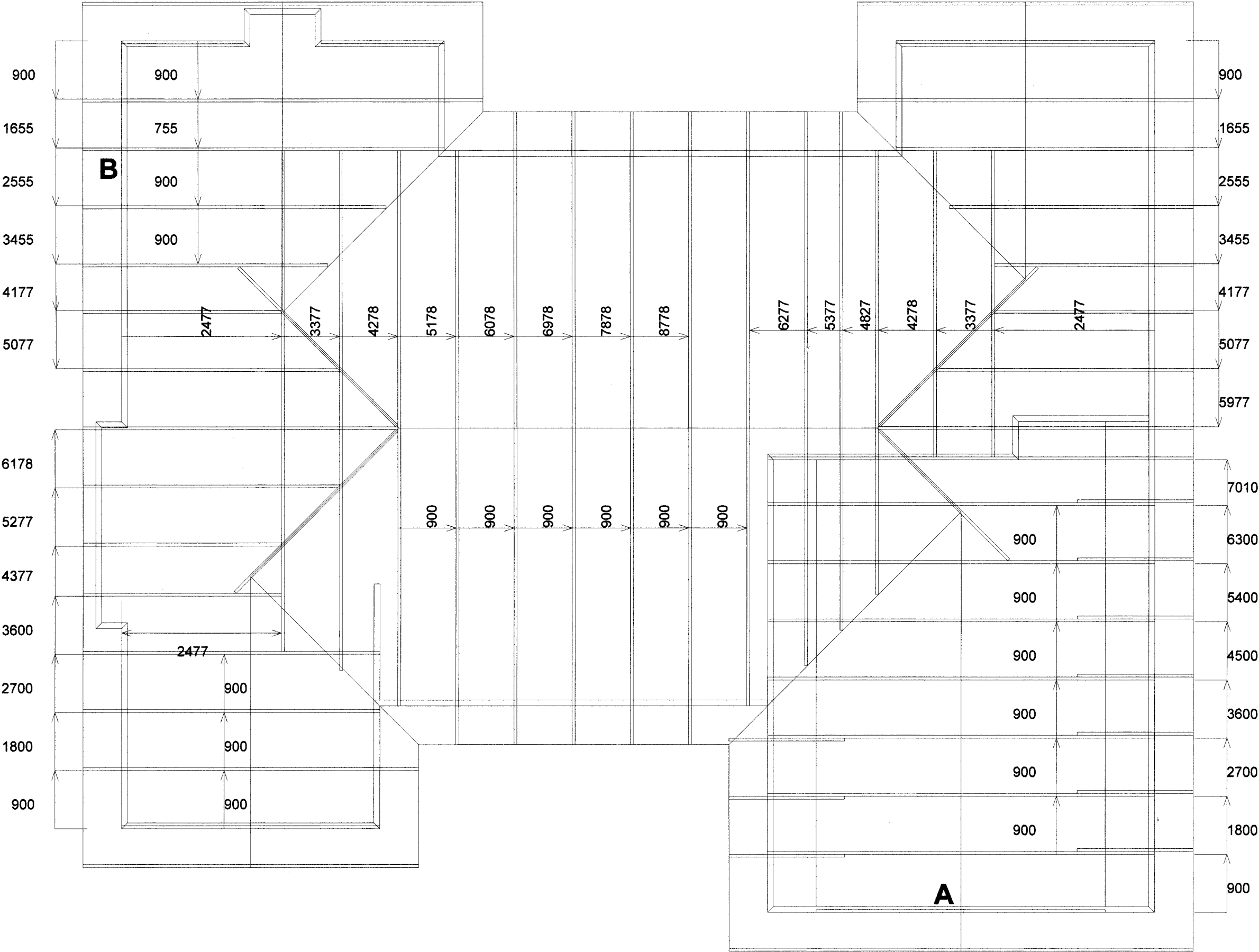
Unless otherwise stated all lintels are
to be selected as per NZS3604 1999.

All walls shown on this layout are
considered to be load bearing.

LINTEL	SIZE	LENGTH
A	300X90 HY 90	4840mm
B	240X90 HY 90	2815mm



See Page 1 for
Truss Layout and
Fixings



Job: FO000596

Client: PENNY HOMES LTD
Phone:

Site:

Description:

Building Consent No.:

MiTek 20/20 - Engineering 4.4 Gamma1.3 (build 1597.8)

BUTLER
LOT 33 PRINCE PLACE
TAUPO

Phone:

Printed: 15:01:12 03 Jun 2008

PRODUCER STATEMENT**MiTek 20/20™ TRUSS DESIGN PROGRAM****Certification of MiTek 20/20™ Truss Design Program**

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents of the New Zealand Building Code to satisfy the requirements of the Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details**Roof Truss**

Timber Group:

MSG45STD

Roof

Pitch:

25.000 deg

Std Overhang:

600 mm

Ceiling

Wind

Material: Galv Iron .5mm

Material:

Standard

Dead Load: 0.210 kPa

Dead Load:

0.200 kPa

Area:

Medium (37.0 m/s)

Restraints: 900 mm centres

Restraints:

400 mm centres

Pressure Coeff:

Cpe = varies; Cpi = -0.30, 0.20

Live Load: Q_r = 0.250 kPaQ_c = 1.000 kN

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, ~~xxx~~ = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
EN1	1	4000	25.000	900	J1A	1	2477	25.000	900	T7A	1	2477	25.000	900
T12	1	6000	25.000	900	J1B	1	2477	25.000	900	T8	1	5000	25.000	900
T6	1	4000	25.000	900	J1C	1	2477	25.000	900	TR1	1	7755	25.000	900
T9	1	5000	25.000	900	J1D	1	2477	25.000	900	V1	1	3233	25.000	900
TG1	1	7755	25.000	900	T1	1	4745	25.000	900	V2	1	2133	25.000	900
CJ1	1	2877	25.000	900	T10	2	2477	25.000	900	V3	1	2683	25.000	900
CJ1A	1	2877	25.000	900	T11	1	4000	25.000	900	V4	1	1600	25.000	900
CJ1B	1	2877	25.000	900	T11A	1	4000	25.000	900	V5	1	700	25.000	900
CT1	7	6000	25.000	900	T2	1	4745	25.000	900	*HB1	1	2852	18.249	900
CT2	1	2877	25.000	900	T3	2	4745	25.000	900	*HB2	2	3481	18.249	900
ET1	1	4714	25.000	900	T3A	1	4745	25.000	900	*HB3	1	3559	18.249	900
ET1A	1	4714	25.000	900	T4	2	8600	25.000	900	*R1	10	1800	25.000	900
ET2	1	4000	25.000	900	T4A	4	8600	25.000	900	*R2	1	7200	25.000	900
ET3	2	1905	25.000	900	T4B	1	8600	25.000	900	*R3	2	5200	25.000	900
ET4	1	4000	25.000	900	T5	1	4000	25.000	900	*R4	1	6200	25.000	900
J1	1	2477	25.000	900	T7	1	2477	25.000	900					

Total quantity : 71

TAUPO DISTRICT COUNCIL

AS AMENDED

05 JUN 2008

TAUPO DISTRICT COUNCIL

Amendments are to be read in conjunction with issued approved conditions and endorsements.

The computer design input has been carried out by:

Name of Computer Operator:

Hilton Farnilton

Qualifications and Title:

Truss Detailer

Signed:

CARTERS

A Division of Carter Holt Harvey

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PROVISIONS OF THE BUILDING ACT
AND ITS REGULATIONS AND ARE
TO BE RETAINED ON THE JOB IN
GOOD ORDER AND PRODUCED UPON
REQUEST

Dated: Tuesday, 3 June 2008

[illegible]

MANUFACTURING

JOB No **FO000596**



Pitch: 25°
 Roof Material: LIGHT
 Soffit Overhang: 600 mm
 Wind Area: MEDIUM
 Snow Load: 0 kPa

DATE 23/05/2008	PAGE 1 of 2
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Coast Hanger

CT 200

Multi Grips

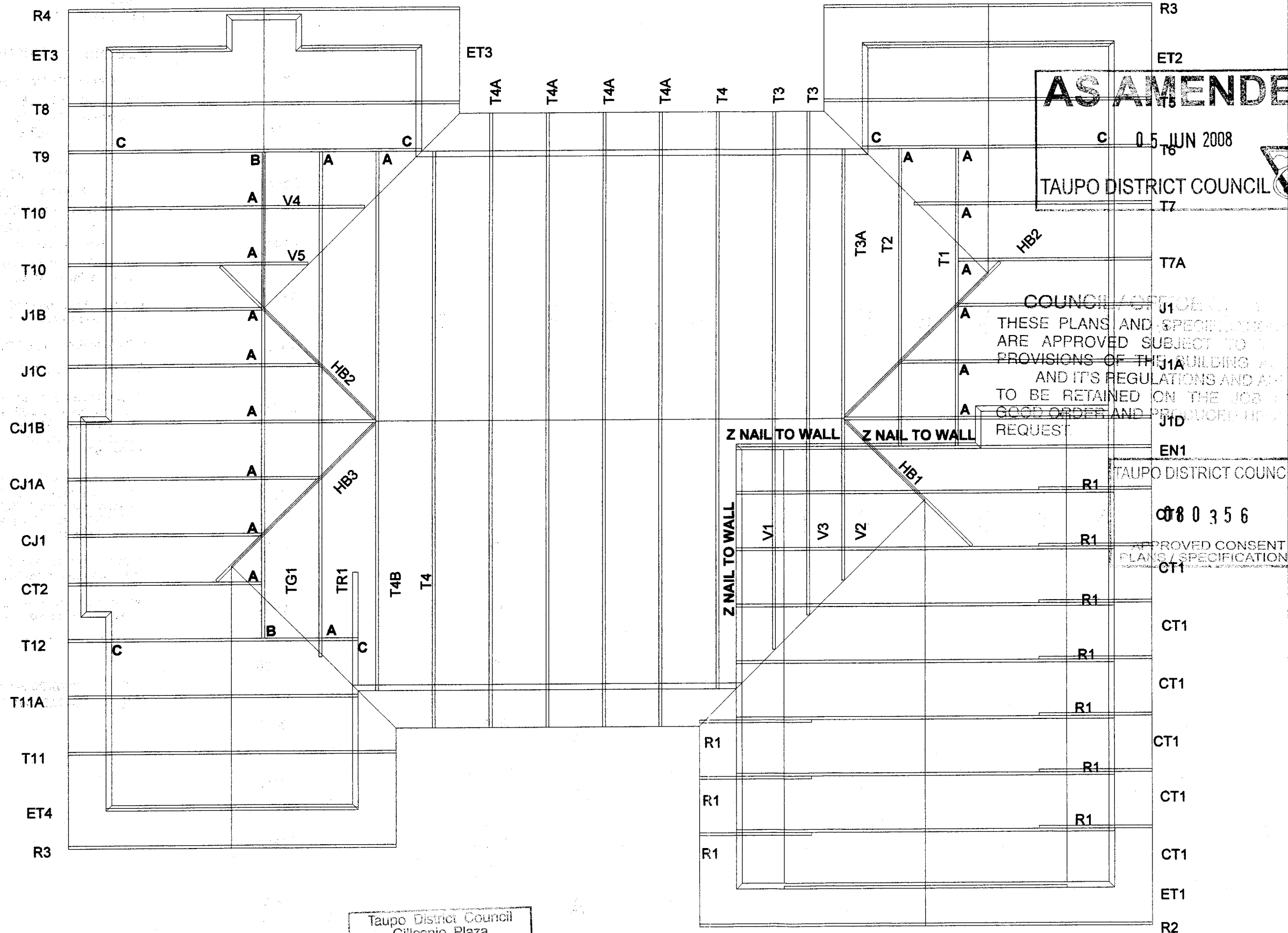
ail on plate



No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS Manufacturing.



**See Page 2 for
Dimensions and
Lintel Statement**



Received by at

2015年12月15日



MANUFACTURING

JOB No **FO000596**

Pitch: 25
Roof Material: LIGHT
Soffit Overhang: 600 mm
Wind Area: MEDIUM
Snow Load: 0 kPa

This layout is to be read in conjunction with the Architectural plans.

DATE 23/05/2008 | PAGE 2 of 2

HYSPAN and HY90 lintels have been sized using designIT v2.14NZ software or selection manuals, HYSPAN Edition 2 and HY90 Edition 1, as provided by CHH futurebuild.

All walls shown on this layout are considered to be load bearing.



**See Page 1 for
Truss Layout and
Fixings**

Operational Building Process - A426972

SPECIFIC CONDITIONS/NOTES BUILDING CONSENT

APPROVED CONSENT
PLANS / SPECIFICATIONS

**THE FOLLOWING COMPONENTS ARE
REQUIRED TO BE INSPECTED AND
APPROVED WHERE APPLICABLE**

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

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

If not already existing, a permanently surfaced vehicle crossing to Council standards is required. Before the crossing is done the Roding Division of Council is to inspect the ground conditions and give its approval of same. Failure to do this will result in a refusal to issue a Code Compliance Certificate for the work.

All buildings and associated works are to be kept clear of public drains in accordance with the Taupo District Council policy, unless a relaxation has been given by the Services Engineer. Refer to P.I.M.

All AS/NZS 3500:2:2: under slab plumbing to be inspected and tested with as-built supplied before pipe work is covered up.

All plumbing and drainage work to comply with the Building Code of NZ, in particular Clauses G1, G4, G12, G13 & E1. Also AS/NZS 3500:2003 – Residential & Low Rise Commercial.

All surface water from Buildings, paved areas and site work is to be disposed of on site or connected to stormwater services if provided. If driveways fall toward the boundary Strip Drains may be required

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

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REQUEST.

Please ensure that all relevant components are inspected and control staff before progressing to the next stage and all conditions/notes are complied with.

Inspection Bookings. (Please provide 24 hours notice.)

Property plans - A427698

PLUMBING AND DRAINAGE NOTES:

ALL PLUMBING AND DRAINAGE TO BE INSTALLED AND TESTED BY A REGISTERED TRADESPERSON IN ACCORDANCE WITH NZBC G13/AS1, E1/AS1 AND AS/NZS3500 WHERE APPLICABLE

CHECK ALL PIPE AND DRAIN DIAMETERS, AND GRADIENTS ON SITE

CHECK LOCATION OF EXISTING FIXTURES, DRAINS AND SOAKHOLES ON SITE. REUSE WHERE POSSIBLE AND ACCEPTABLE

Amendments are to be read in conjunction with issued approved conditions and endorsements.

PRINCE PLACE

AMENDED PLANS

27 MAY 2008

Date Processed:

TOWNPLANNING INFORMATION:

Site Area: 671m²
Floor Area: 179.66m²
Driveway: 38m²
Eaves >600mm: 1.92m²

Site Coverage: 181.58m²/671 = 27.06% (<30%)
Plot Ratio: 181.58m²/671 = 27.06% (<40%)
Total Coverage: 219.58m²/671 = 32.72% (<50%)

Max Fill Depth in sideyard: 0.5m
Max Cut Depth in sideyard: 0.5m

Max Fill Depth in building envelope: 1.0m
Max Cut Depth in building envelope: 0.2m

Max Earthworks Disturbance: 266.5m²/671 = 39.7%

NOTES

Wind Zone = MEDIUM
Eq Zone = A
—Lined weatherboards direct fixed to framing.
—Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE	
BUTLER RESIDENCE	
TITLE:	
DRAWN BY:	JTDESIGN
FIRST ISSUED:	11 APRIL 2008
LAST AMENDMENT	23/05/08

DRAWING: SITE & DRAINAGE PLAN

AMENDED

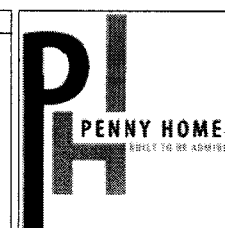
AMENDED

SCALE: 1:100

23/05/08

DATE: 23/05/08

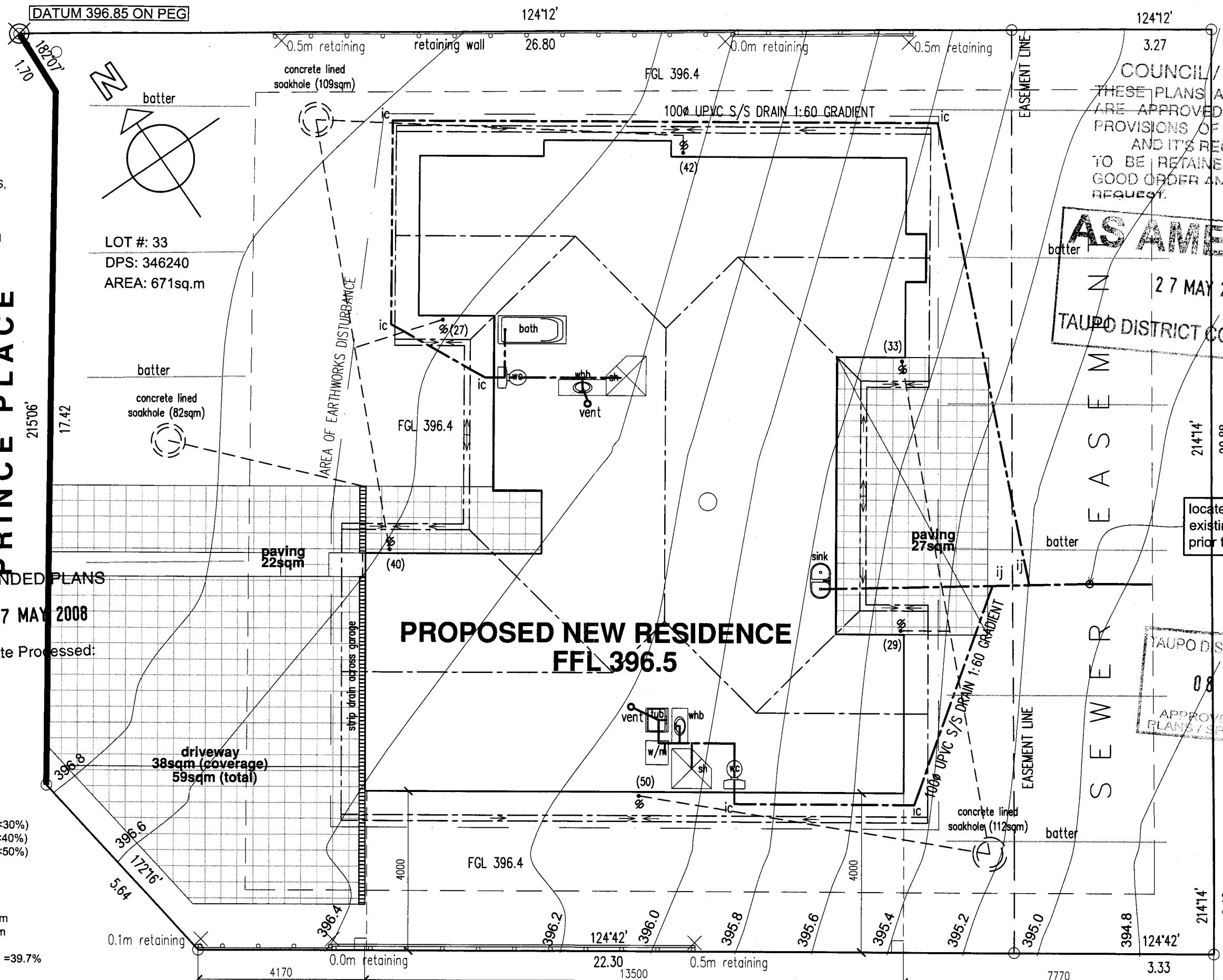
AMENDMENT
>MOVE HOUSE 1m NORTH-EAST
>CHANGE ROOFING FROM LONGRUN TO COLORTILE



Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

SHEET 1 OF 12

All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE



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AS AMENDED
27 MAY 2008
TAUPO DISTRICT COUNCIL

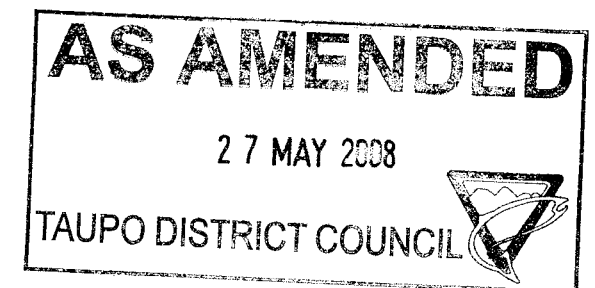
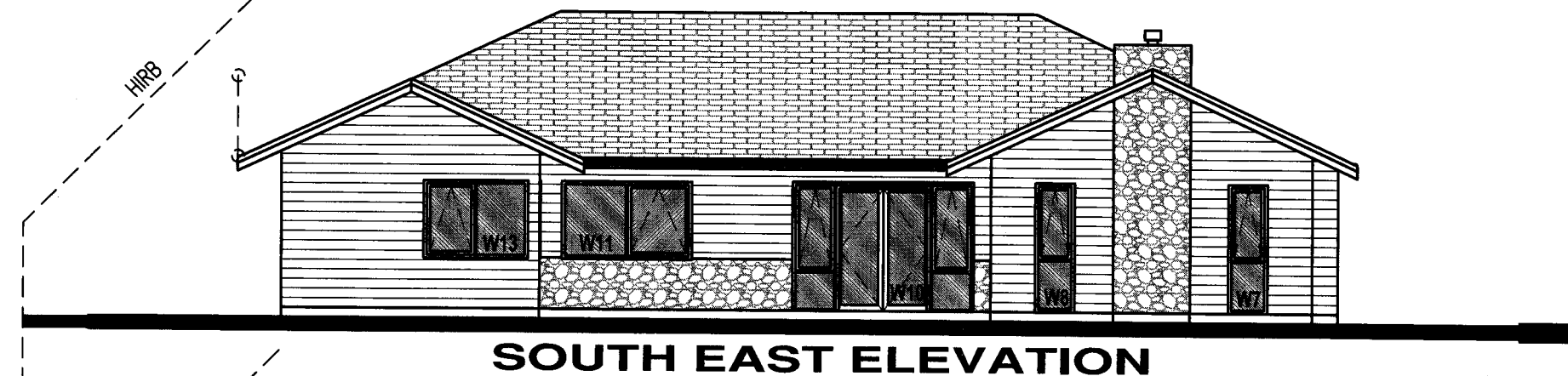
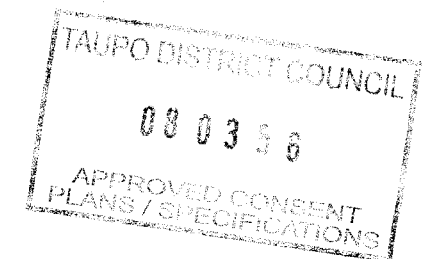
locate and connect into existing s/s (check depth & fall prior to house construction)

TAUPO DISTRICT COUNCIL
08 03 56
APPROVED CONSENT
PLANS / SPECIFICATIONS

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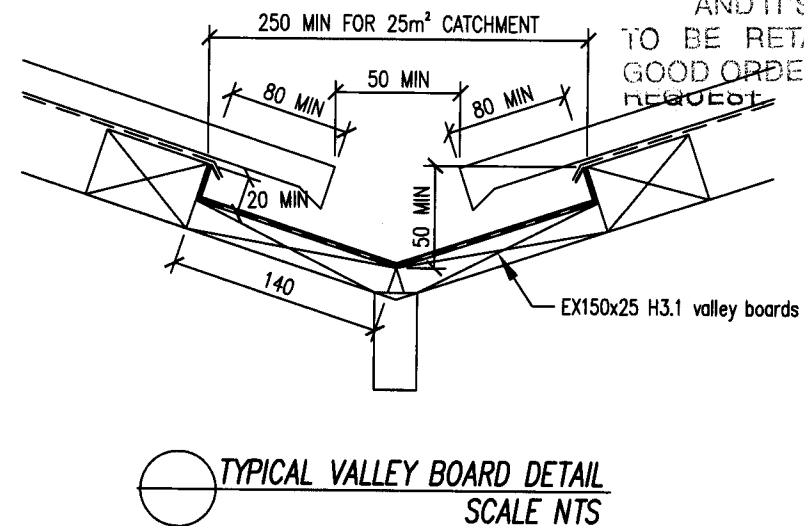
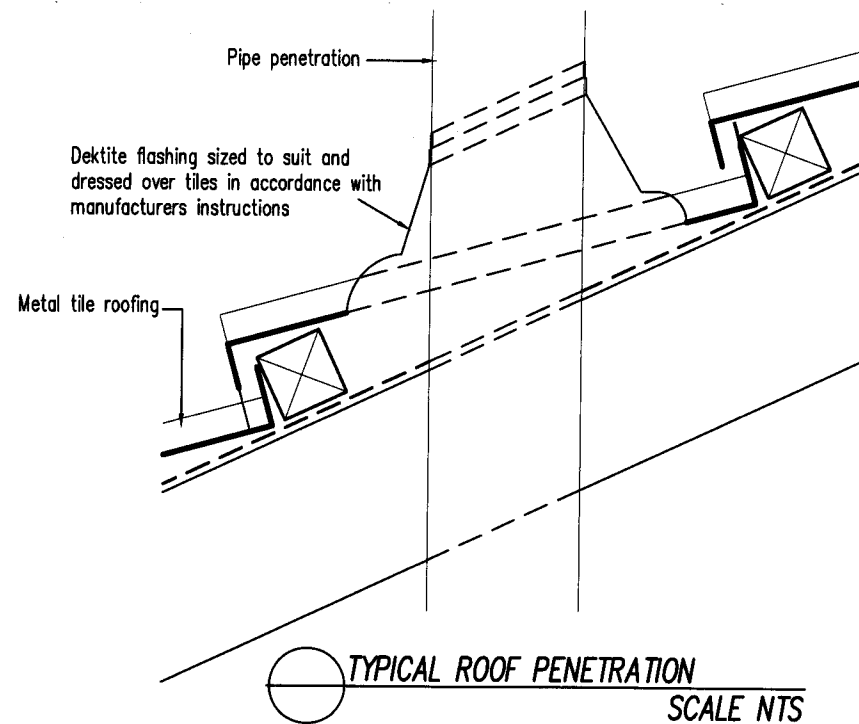


AMENDED PLANS

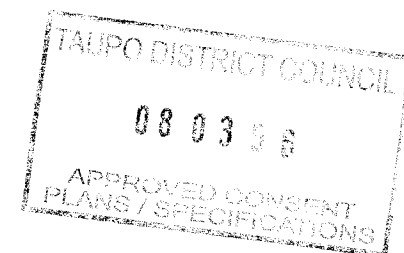
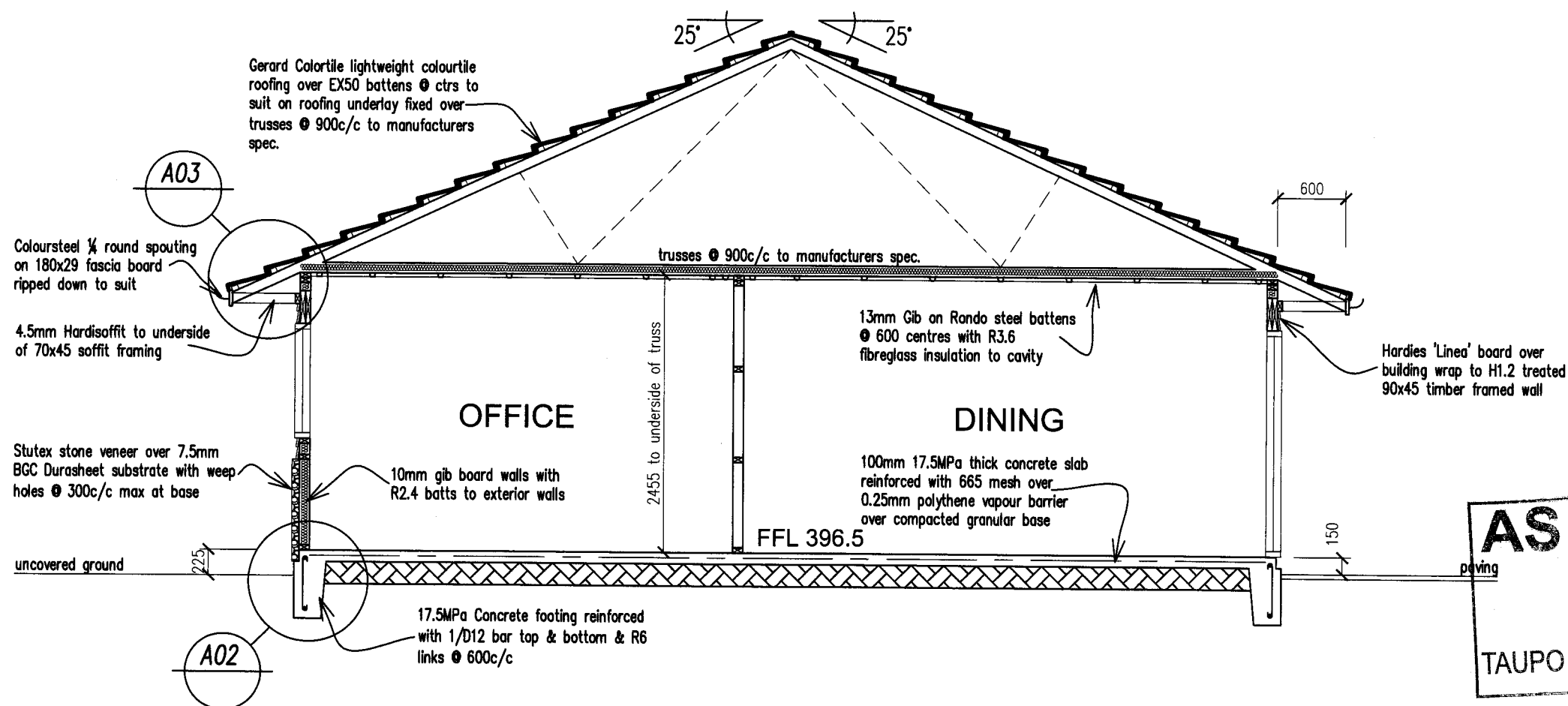
27 MAY 2008

Date Processed:

NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE TITLE: BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: 23/05/08	DRAWING: ELEVATIONS SCALE: 1:100 DATE: 23/05/08 AMENDMENT >MOVE HOUSE 1m NORTH-EAST >CHANGE ROOFING FROM LONGRUN TO COLORTILE AMENDED 23/05/08	PH PENNY HOMES	© Copyright Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz SHEET 4 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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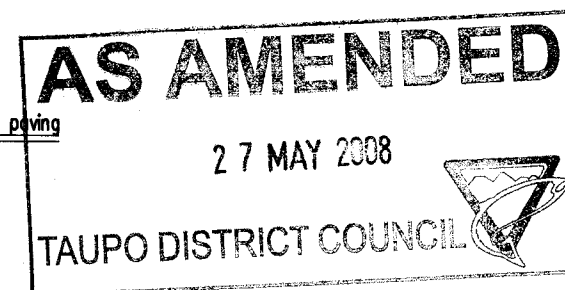
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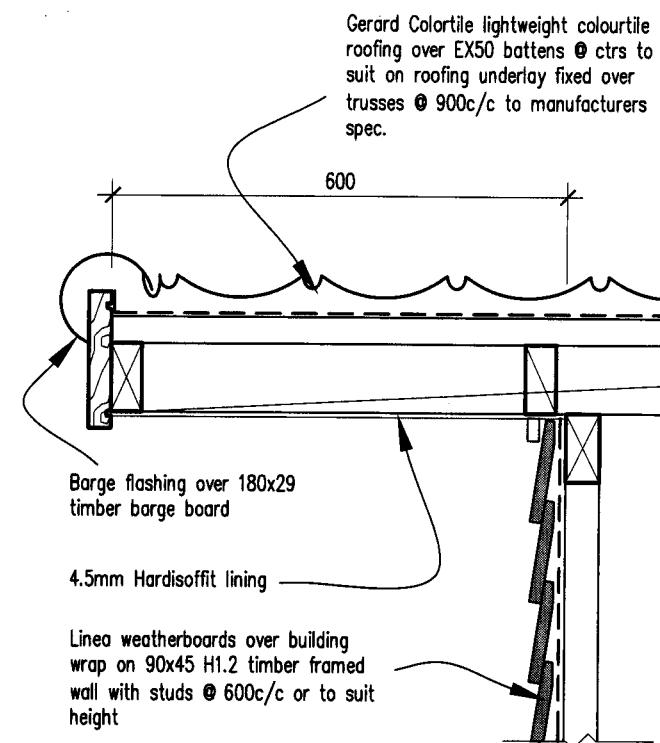
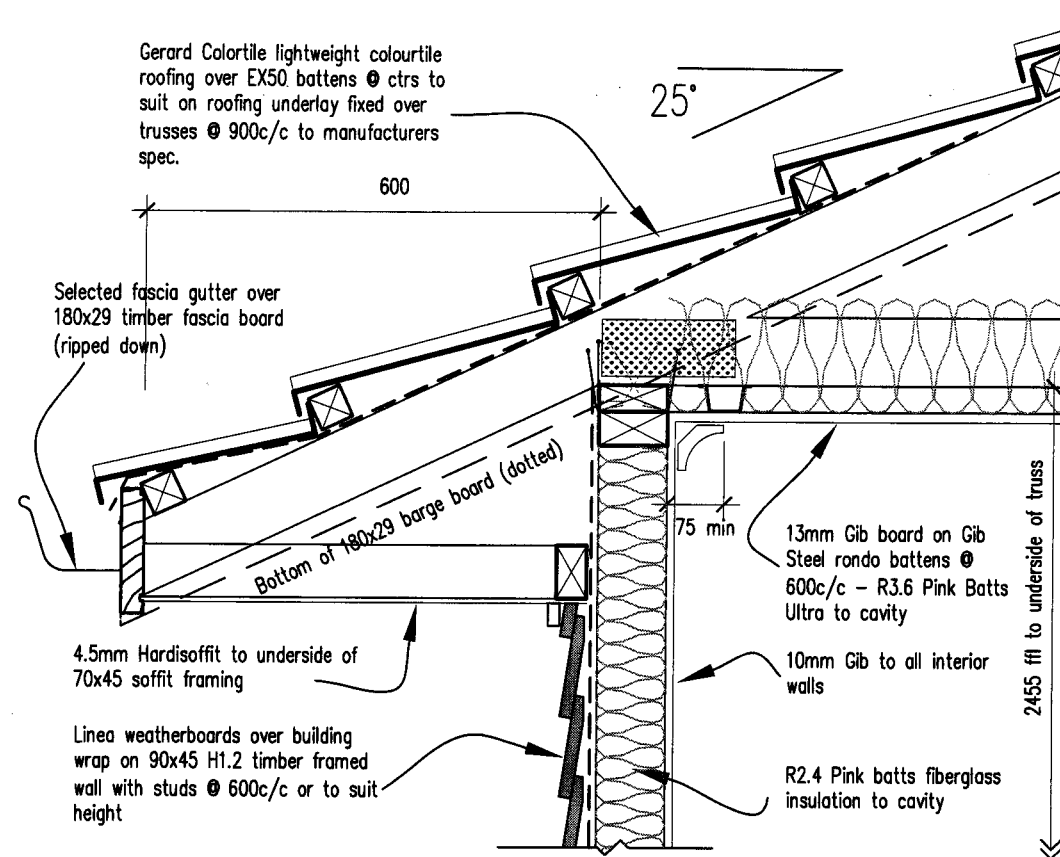
AMENDED PLANS

27 MAY 2008

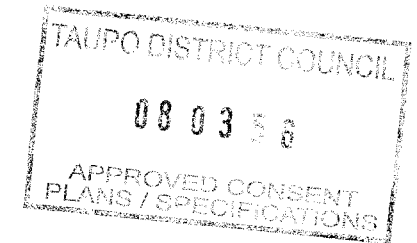
Date Processed:



NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE TITLE: BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: 23/05/08	DRAWING: CROSS SECTION A-A SCALE: 1:50 DATE: 23/05/08 AMENDMENT >MOVE HOUSE 1m NORTH-EAST >CHANGE ROOFING FROM LONGRUN TO COLORTILE AMENDED 23/05/08	DATE: 23/05/08 AMENDMENT >MOVE HOUSE 1m NORTH-EAST >CHANGE ROOFING FROM LONGRUN TO COLORTILE	PH PENNY HOMES	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	© Copyright SHEET 6 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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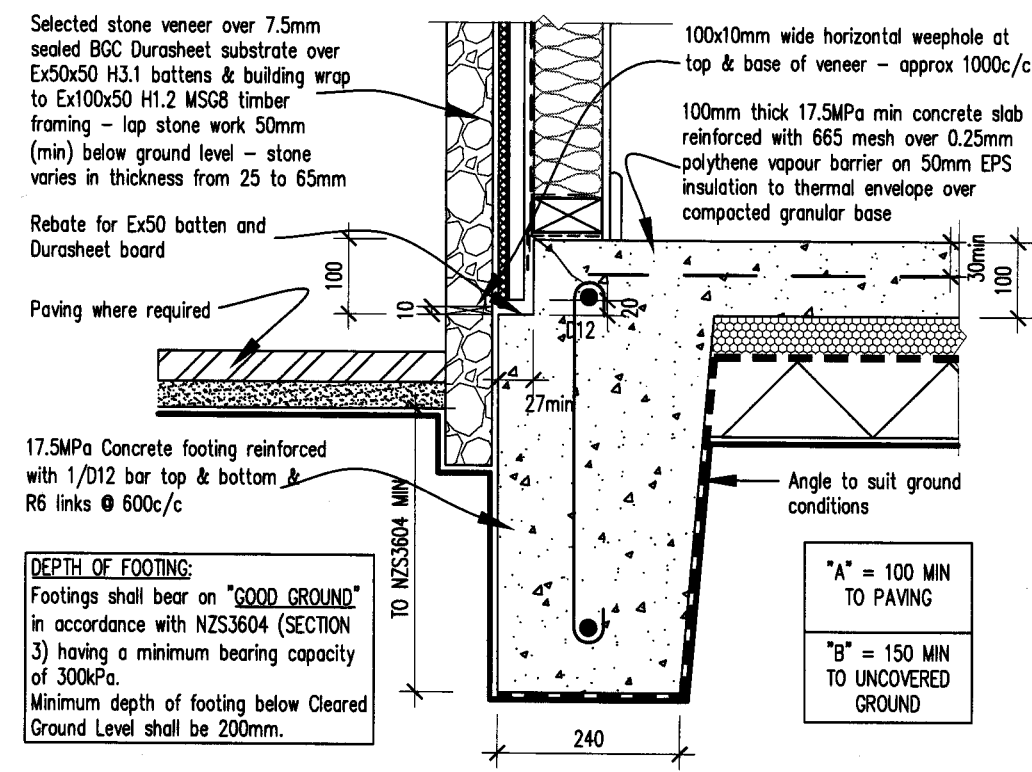
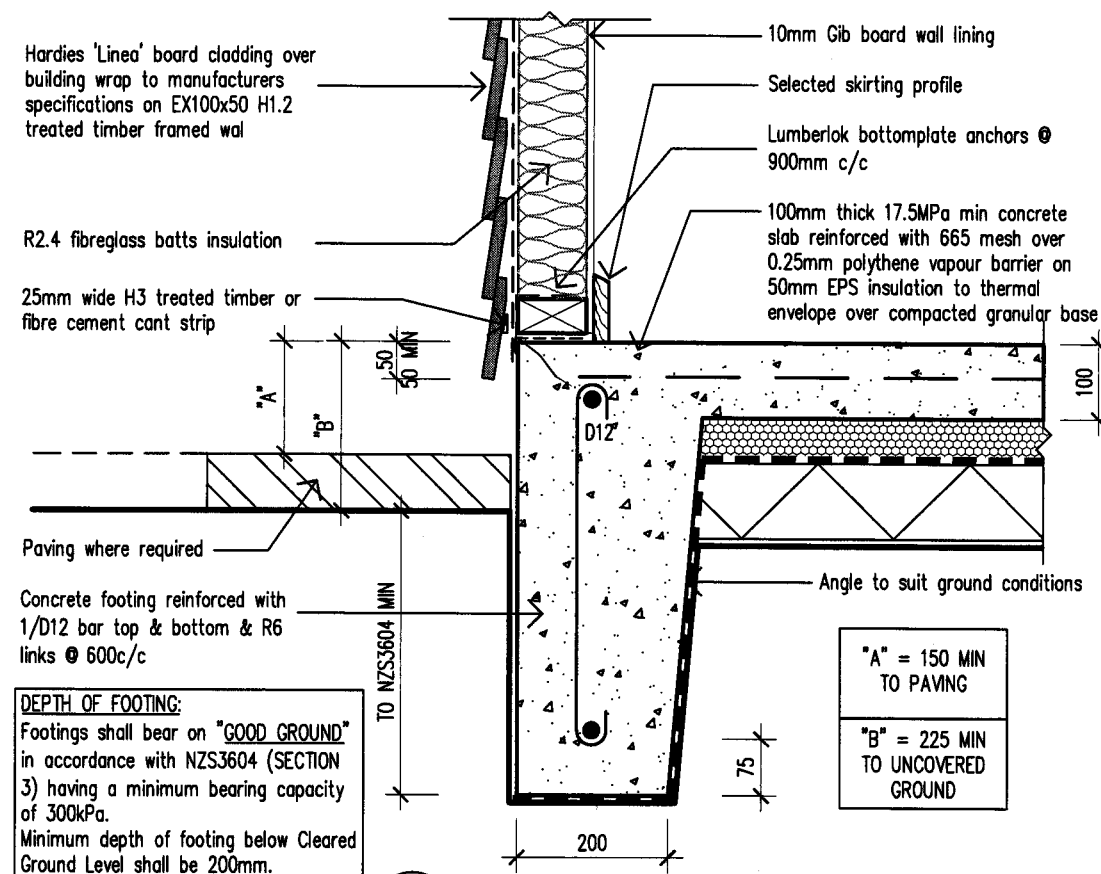
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AMENDED PLANS

27 MAY 2008

Date Processed:



AS AMENDED
27 MAY 2008
TAUPO DISTRICT COUNCIL

NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

TITLE:

BUTLER RESIDENCE

DRAWN BY:	JTDESIGN
FIRST ISSUED:	11 APRIL 2008
LAST AMENDMENT	23/05/08

DRAWING:

CONSTRUCTION DETAILS

SCALE: 1:

DATE:	23/05/08
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	AMENDMENT
	>MOVE HOUSE 1m NORTH-EAST
	>CHANGE ROOFING FROM LONGRUN TO COLORTILE

AMENDED

23/05/08

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email: john@pennyhomes.co.nz

SHEET
7
OF 12

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By Contractor Before Commencement Of Any Work E&OE

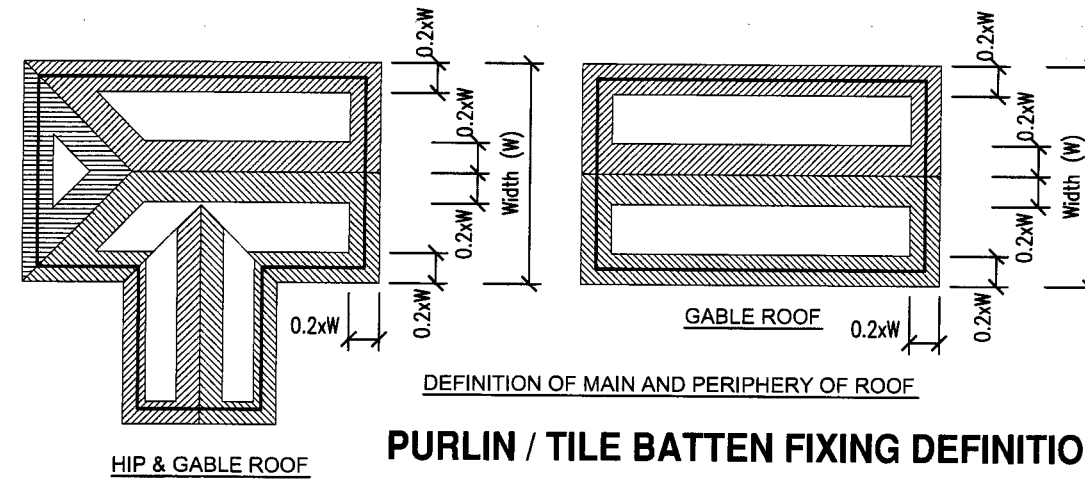
AMENDED PLANS

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PURLIN / TILE BATTEN FIXING DEFINITION

PURLIN/BATTEN FIXING REQUIREMENTS:

REFER TO DIAGRAM FOR DEFINITION OF MAIN AND PERIPHERY ROOF AREAS.

Refer to NZS3604:1999 Table 10.9 for purlin sizing and fixing requirements -Table 10.10 and Lumberlok Purlin & Batten Fixing Chart for Fixing Options.

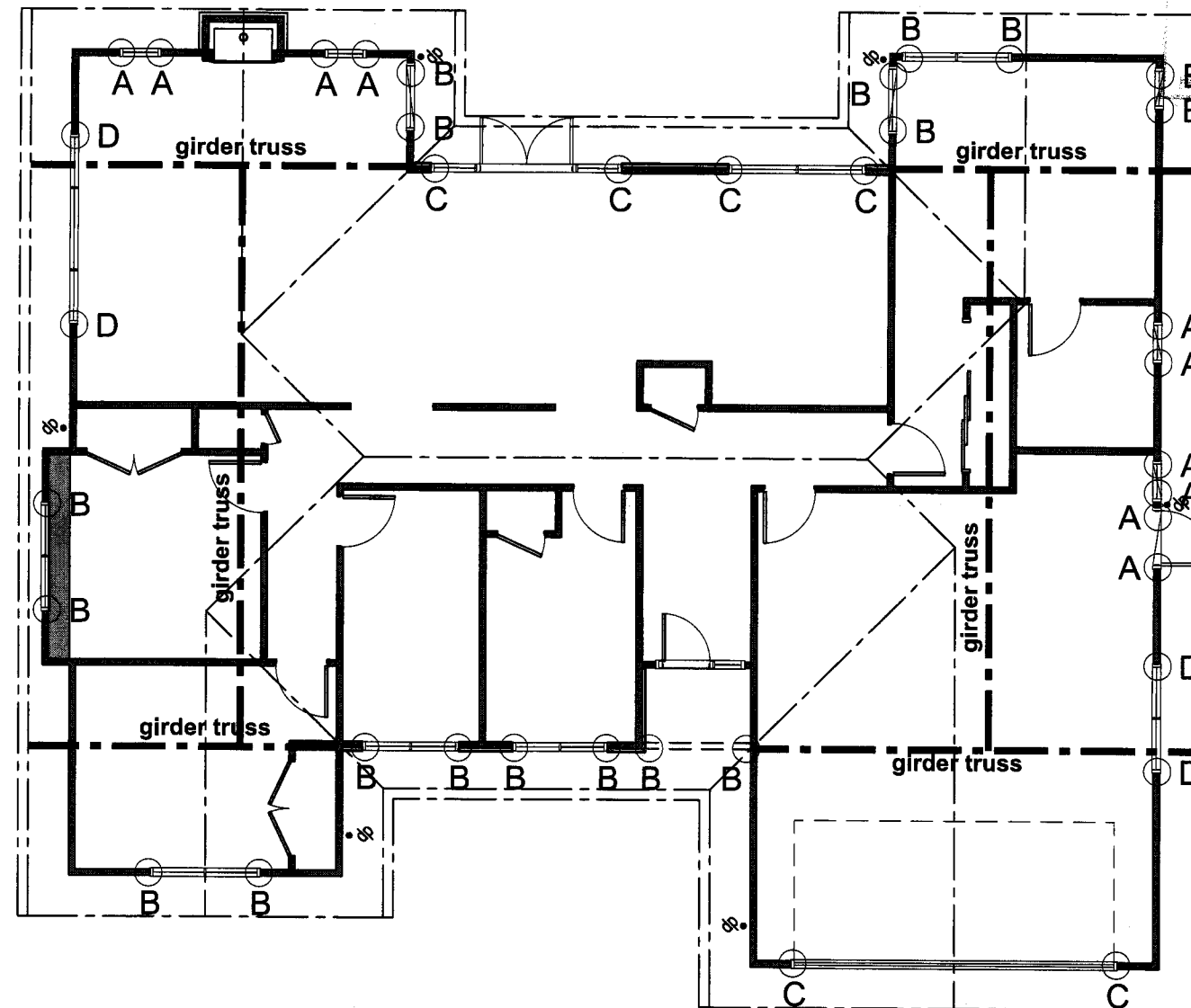
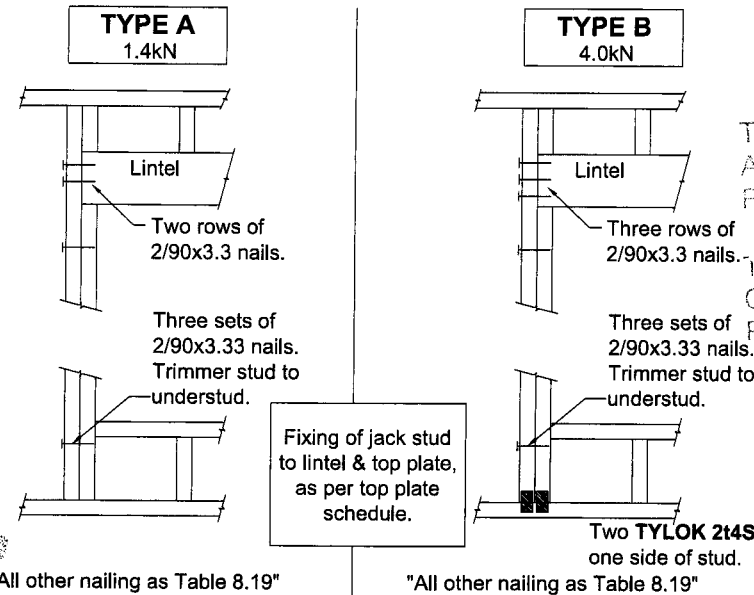
MAIN ROOF AREA (M) FIXING REQUIREMENT FROM TABLES = 0.5kN

ACHIEVE 0.7kN MAIN ROOF PURLIN FIXINGS WITH 2/100x3.75 SKEWED NAILS or 2/90x3.15 POWER DRIVEN NAILS IN ACCORDANCE WITH LUMBERLOK PURLIN & BATTEN FIXING CHART.

PERIPHERY ROOF AREA (P) FIXING REQUIREMENT FROM TABLES = 0.7kN

ACHIEVE 0.7kN MAIN ROOF PURLIN FIXINGS WITH 2/100x3.75 SKEWED NAILS or 2/90x3.15 POWER DRIVEN NAILS IN ACCORDANCE WITH LUMBERLOK PURLIN & BATTEN FIXING CHART.

LINTEL FIXING TYPES



LINTEL FIXING REQUIREMENTS

LINTELS ARE TO INCORPORATE FIXINGS IN ACCORDANCE WITH LUMBERLOK LINTEL FIXING SCHEDULE. LUMBERLOK LINTEL FIXINGS ARE ALTERNATIVE SOLUTION TO NZS3604 TABLE 8.14

FOR FIXINGS OUTSIDE OF THE LINTEL FIXING CHART THEN FIXINGS SHALL BE IN ACCORDANCE WITH LINTEL MANUFACTURERS TABLES AND DIAGRAMS (EG. GANGLAM, GANG-NAIL FLITCH BEAM, OR ENGINEERS DESIGN)

$\bar{A}$ = TYPE A LUMBERLOK FIXING	$\bar{GA}$ = GANGLAM TYPE A FIXING
$\bar{B}$ = TYPE B LUMBERLOK FIXING	$\bar{GB}$ = GANGLAM TYPE B FIXING
$\bar{C}$ = TYPE C LUMBERLOK FIXING	$\bar{GC}$ = GANGLAM TYPE C FIXING
$\bar{D}$ = TYPE D LUMBERLOK FIXING	$\bar{GD}$ = GANGLAM TYPE D FIXING
	$\bar{GE}$ = GANGLAM TYPE E FIXING
$\bar{FB}$ = GANGNAIL FLITCH BEAM FIXING	$\bar{GF}$ = GANGLAM TYPE F FIXING
	$\bar{GG}$ = GANGLAM TYPE G FIXING

NOTE:

- ★ Lintels accepting Girder trusses for ALL load cases use: Fixing type C where contributory area = 10m² Fixing type D where contributory area = 20m²
- ★ All cases require the requirement of design. Refer to Lintel Fixing Diagrams and Tables attached in specification for Ganglam and Flitch Beam fixing types mentioned in the table above.

27 MAY 2008

TAUPO DISTRICT COUNCIL



NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

BUTLER RESIDENCE

DRAWN BY: JTDESIGN
FIRST ISSUED: 11 APRIL 2008
LAST AMENDMENT: 23/05/08

LINTEL FIXING PLAN

AMENDED

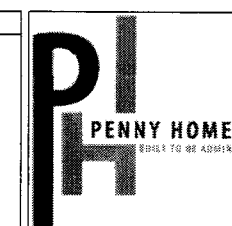
AMENDED

SCALE: 1:100

23/05/08

DATE: 23/05/08

AMENDMENT
MOVE HOUSE 1m NORTH-EAST
CHANGE ROOFING FROM LONGRUN TO COLORTILE



Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

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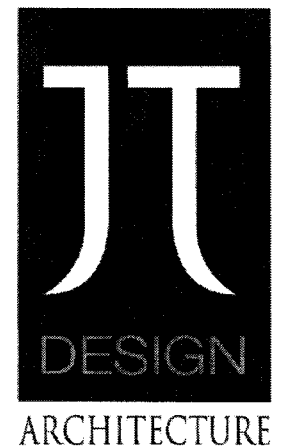
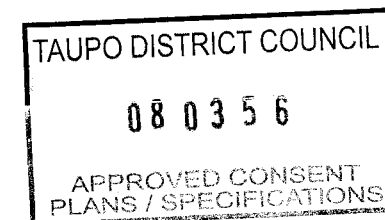
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***PROPOSED NEW RESIDENCE
LOT 33 PRINCE PLACE
TAUPO***

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TO BE RETAINED ON THE JOB IN
GOOD ORDER AND PRODUCED UPON
REQUEST.

Owner/Builder to note special conditions under which
the consent is issued.



PLUMBING AND DRAINAGE NOTES:

ALL PLUMBING AND DRAINAGE TO BE INSTALLED AND TESTED BY A REGISTERED TRADESPERSON IN ACCORDANCE WITH NZBC G13/AS1, E1/AS1 AND AS/NZS3500 WHERE APPLICABLE

CHECK ALL PIPE AND DRAIN DIAMETERS, AND GRADIENTS ON SITE

CHECK LOCATION OF EXISTING FIXTURES, DRAINS AND SOAKHOLES ON SITE. REUSE WHERE POSSIBLE AND ACCEPTABLE

TOWNPLANNING INFORMATION:

Site Area: 671m²
Floor Area: 179.66m²
Driveway: 38m²
Eaves >600mm: 1.92m²

Site Coverage: 181.58m²/671 = 27.06% (<30%)
Plot Ratio: 181.58m²/671 = 27.06% (<40%)
Total Coverage: 219.58m²/671 = 32.72% (<50%)

Max Fill Depth in sideyard: 0.5m
Max Cut Depth in sideyard: 0.5m

Max Fill Depth in building envelope: 1.0m
Max Cut Depth in building envelope: 0.2m

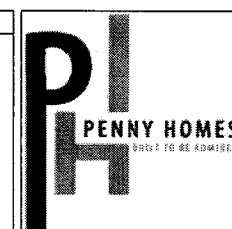
Max Earthworks Disturbance: 266.5m²/671 = 39.7%

NOTES
Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE	
TITLE: BUTLER RESIDENCE	
DRAWN BY: JTDESIGN	
FIRST ISSUED: 11 APRIL 2008	
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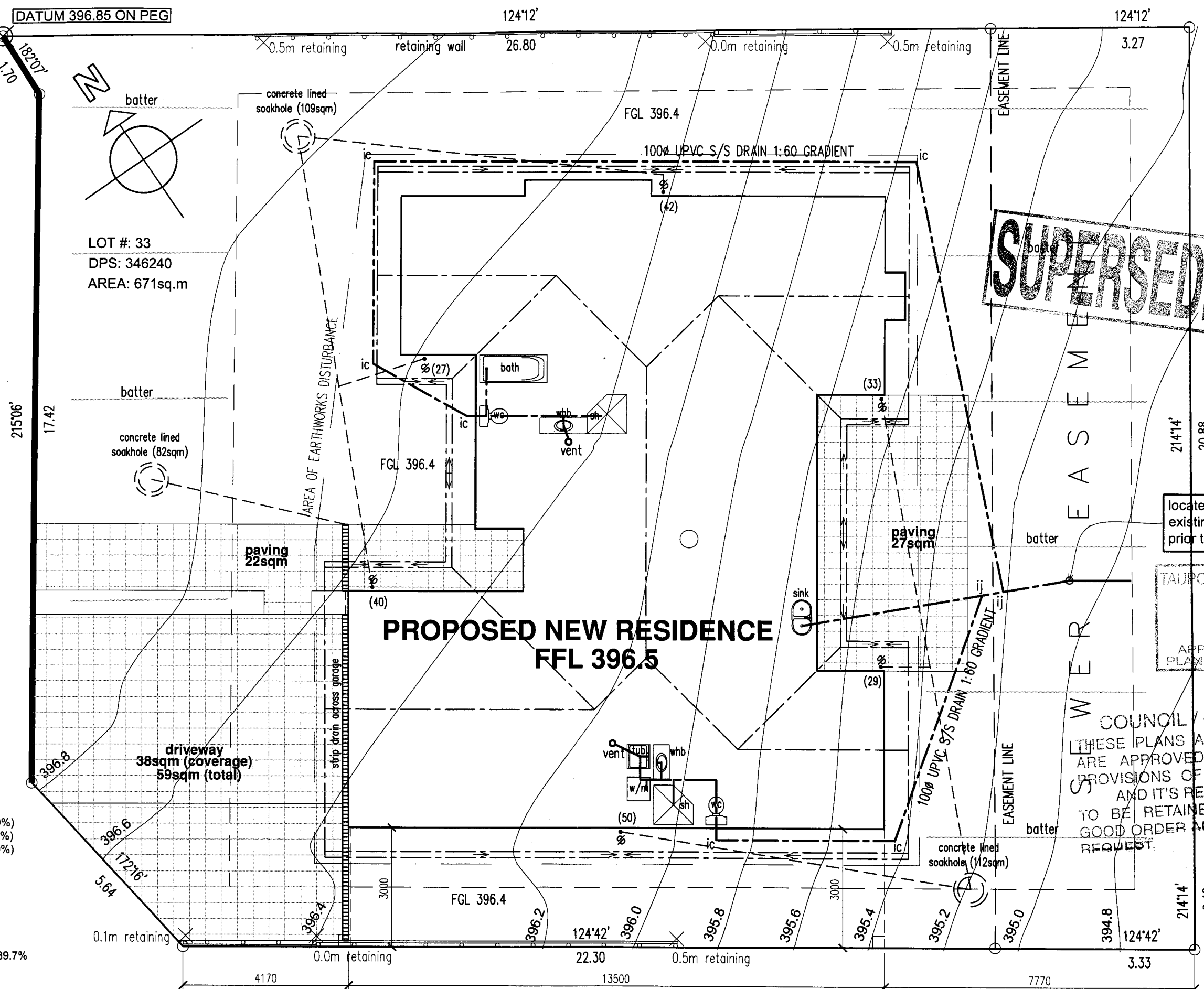
DRAWING: SITE & DRAINAGE PLAN	
SCALE: 1:100	
DATE: -/-/-	
AMENDMENT: -/-	
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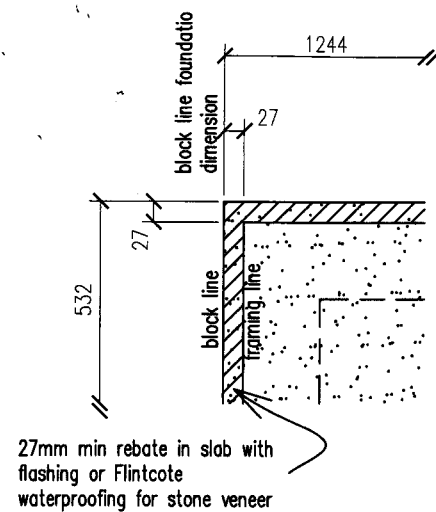
DATE: -/-/-	
AMENDMENT: -/-	



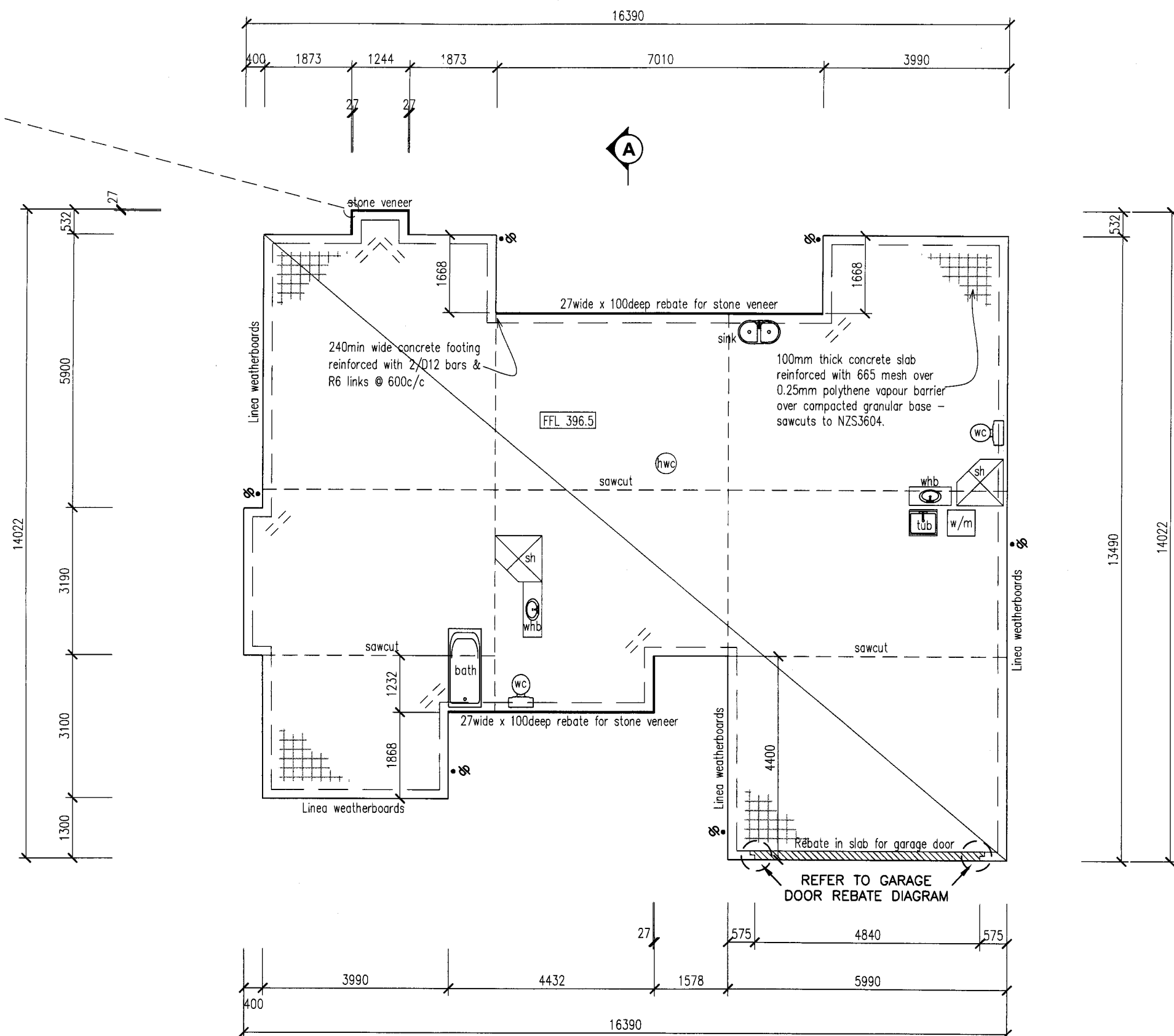
Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	
SHEET 1 OF 12	
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PRINCE PLACE





STONE VENEER DETAIL
SCALE 1:10



FOUNDATION PLAN NOTES:

- 1) Confirm roof point loads from girder trusses on 'PRENAIL TRUSS PLAN' and provide 300sq min x 300min deep pad thickening below.
- 2) Check Engineers design for any special slab thickenings before construction where applicable.
- 3) 5mm framing overhang required from foundation line for Linea weatherboards direct fixed to framing.
- 4) No framing overhang required from foundation line for Stone veneer cladding over 20mm drained cavity.
- 5) Locations of each cladding as shown.

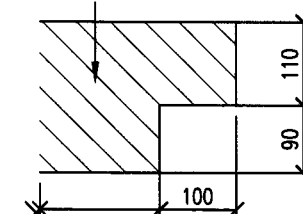
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25MM DEEP REBATE
(SHADED)

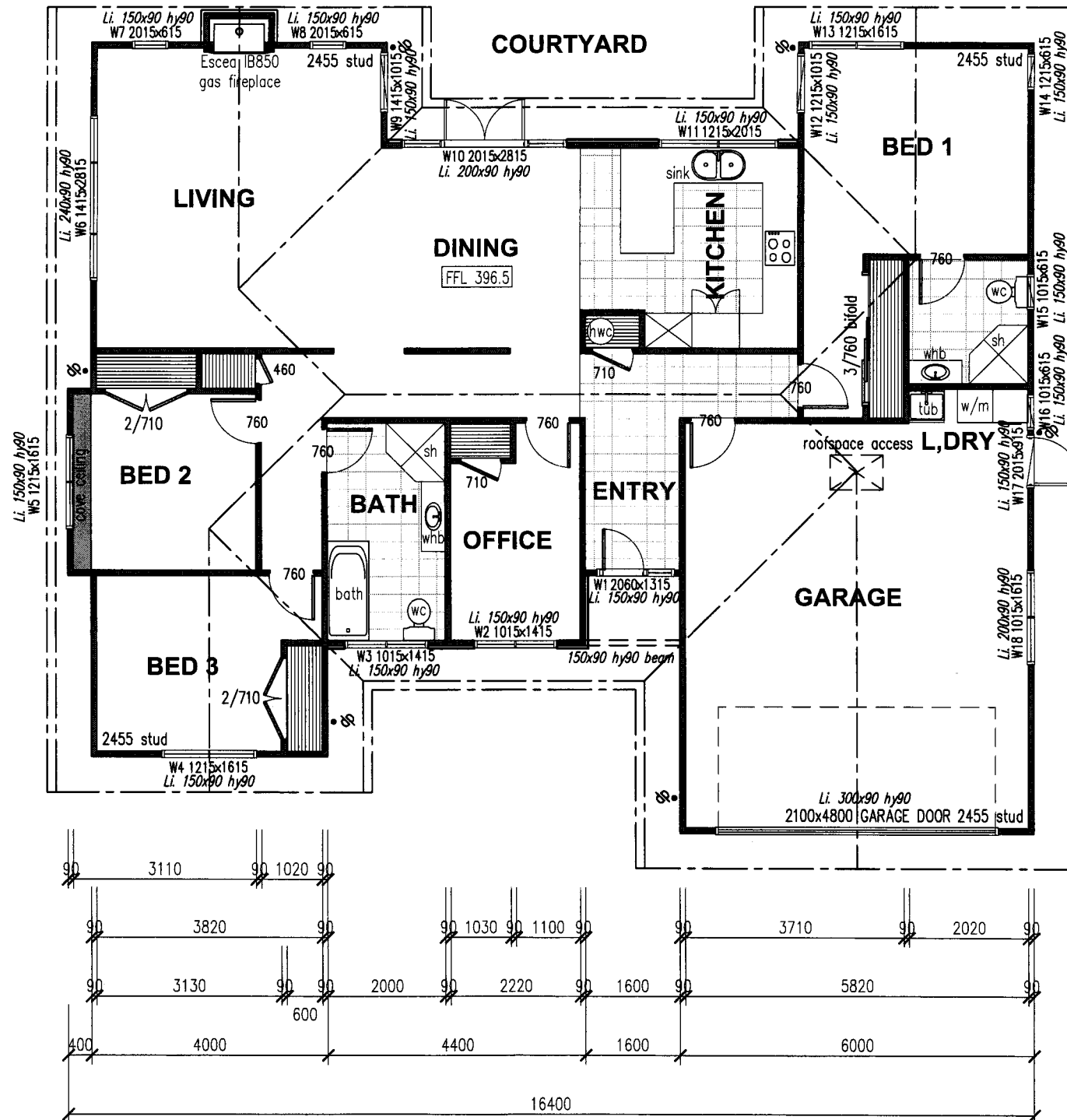


RECESS WIDTH
GARAGE DOOR REBATE DIAGRAM
NOT TO SCALE

NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: -/-/-	DRAWING: FOUNDATION PLAN SCALE: 1:100 DATE: -/-/- AMENDMENT: -/-/- CONSENT COPY 11/04/08	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz SHEET 2 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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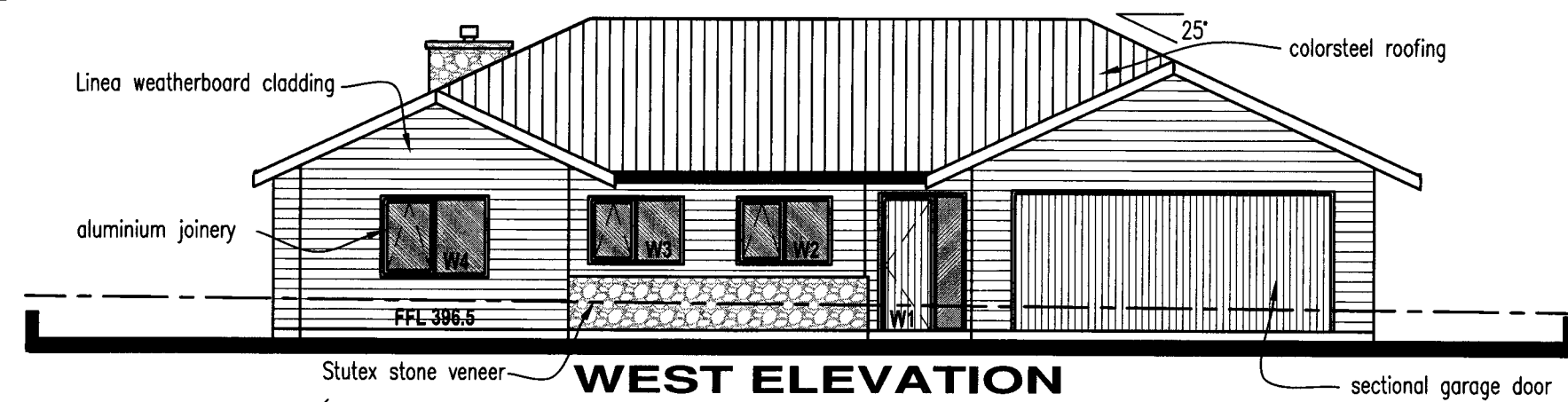


- FLOOR PLAN NOTES:**
- 1) Window dimensions given are rough opening, additional 15mm for packers & flashing tapes except garage door.
 - 2) Stud height measured to underside of truss.
 - 3) Shaded area shows coved ceilings.
 - 4) All dimensions to framing.
 - 5) Ex150x40 top plate packer to garage & living room perimeter only. Alternative Ex100x50

002 Floor Area
N: 179.66 sqm

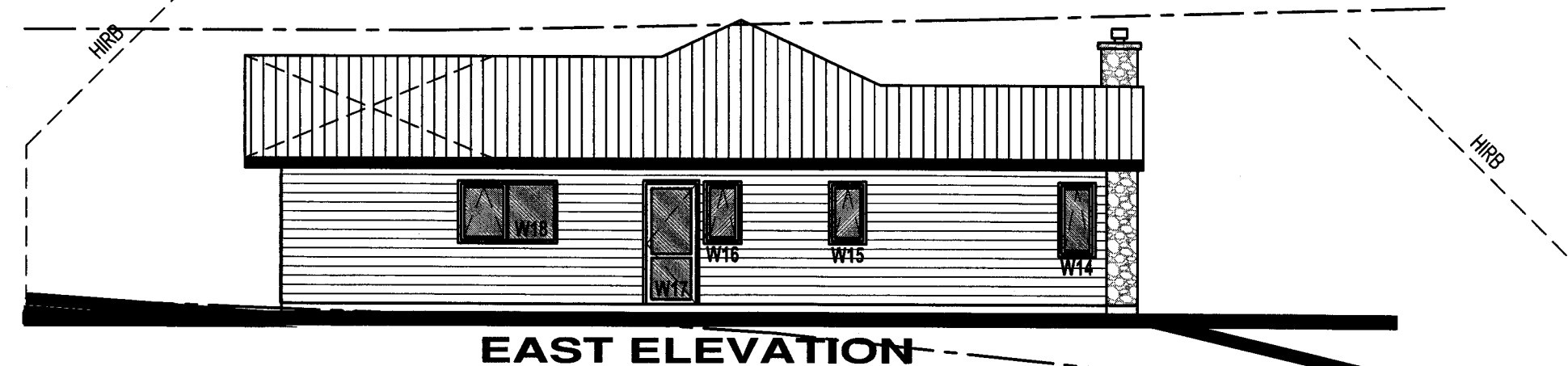
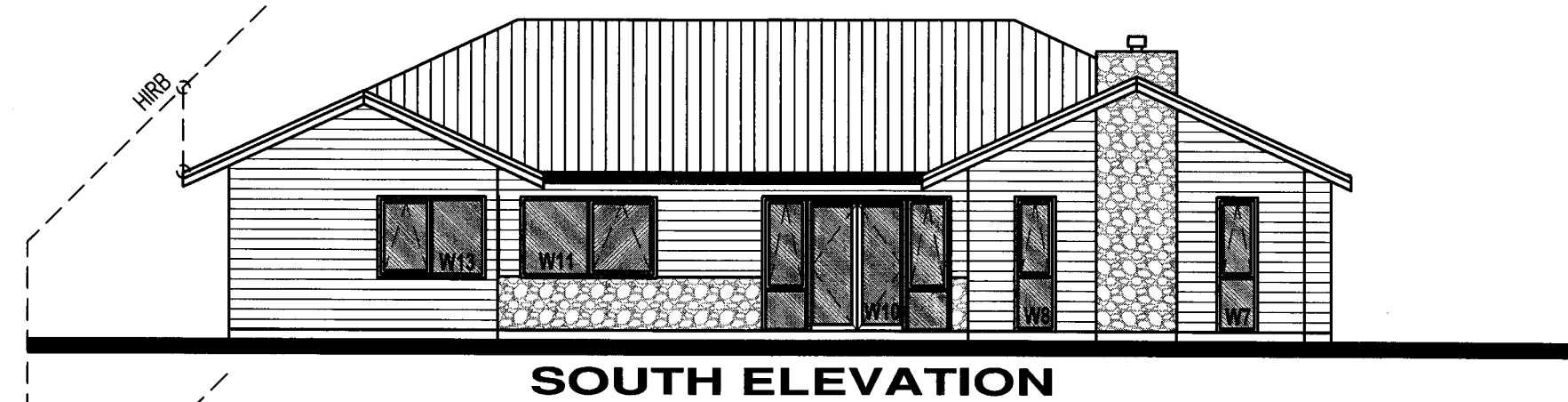


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SUPERSEDED



NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE TITLE: BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: -/-	DRAWING: ELEVATIONS CONSENT COPY 11/04/08	SCALE: 1:100 DATE: -/-/- AMENDMENT: -/-	PH PENNY HOMES Penny Homes Ltd	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	© Copyright SHEET 4 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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NOTE:

Check kitchen appliance positions and types before installation with finalised kitchen plan.

Check positions and types of all fittings prior to installation.

Legend.

Distribution Board

Meter Box

Sensor Light

Recessed Down Light

Wall Mounted Light

Ceiling Mounted Light

Sealed Combination
Extractor & Light

Double Power Outlet

Power Outlet

Earth Leakage point

Heated Towel Rail

Phone Outlet

Light Switch

TV Outlet

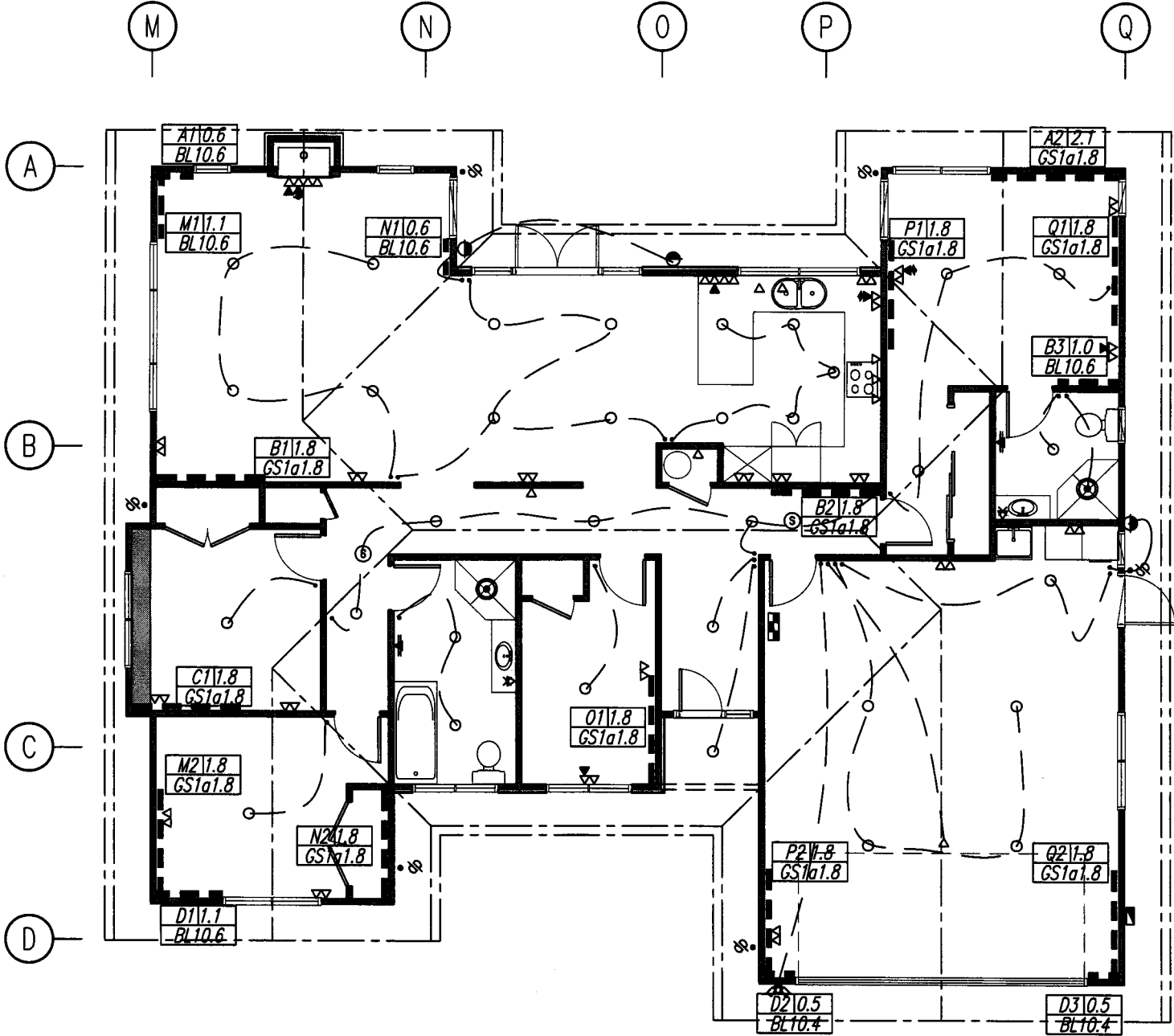
Smoke Alarm

Bracing Symbol

Brace Number

Brace Length

Brace Type



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NOTES

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Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

TITLE:
BUTLER RESIDENCE

DRAWN BY: JTDESIGN
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DRAWING:
BRACING & ELECTRICAL PLAN

SCALE:
1:100

DATE:
--/--

AMENDMENT:
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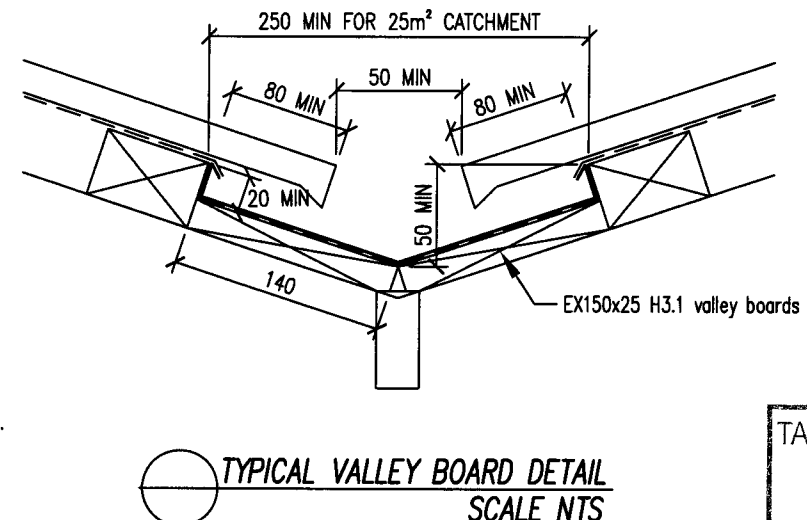
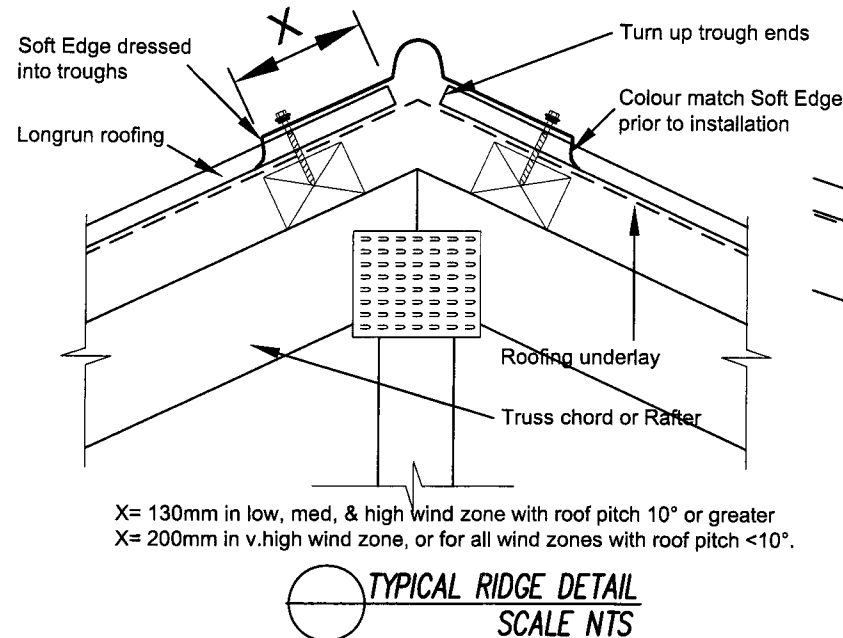
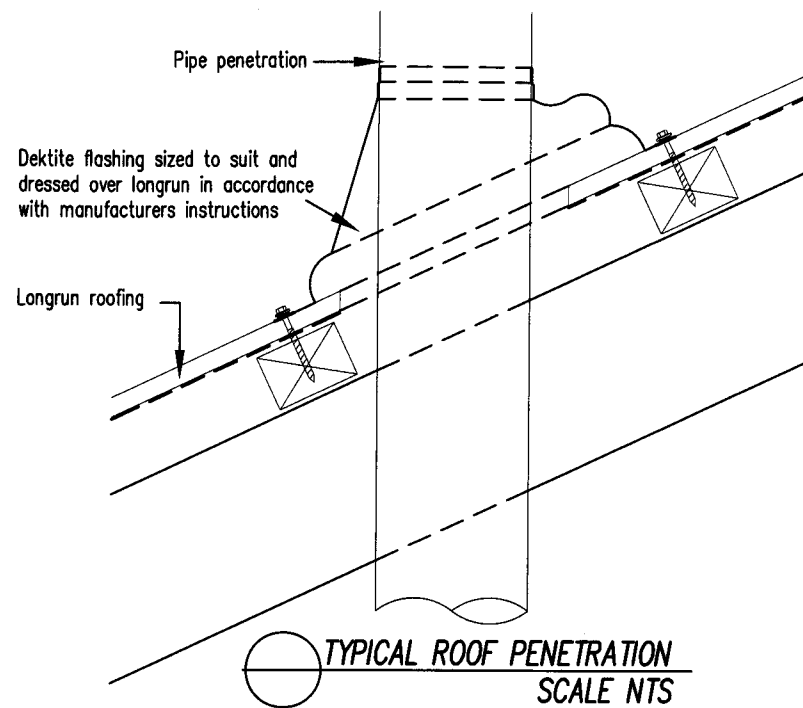
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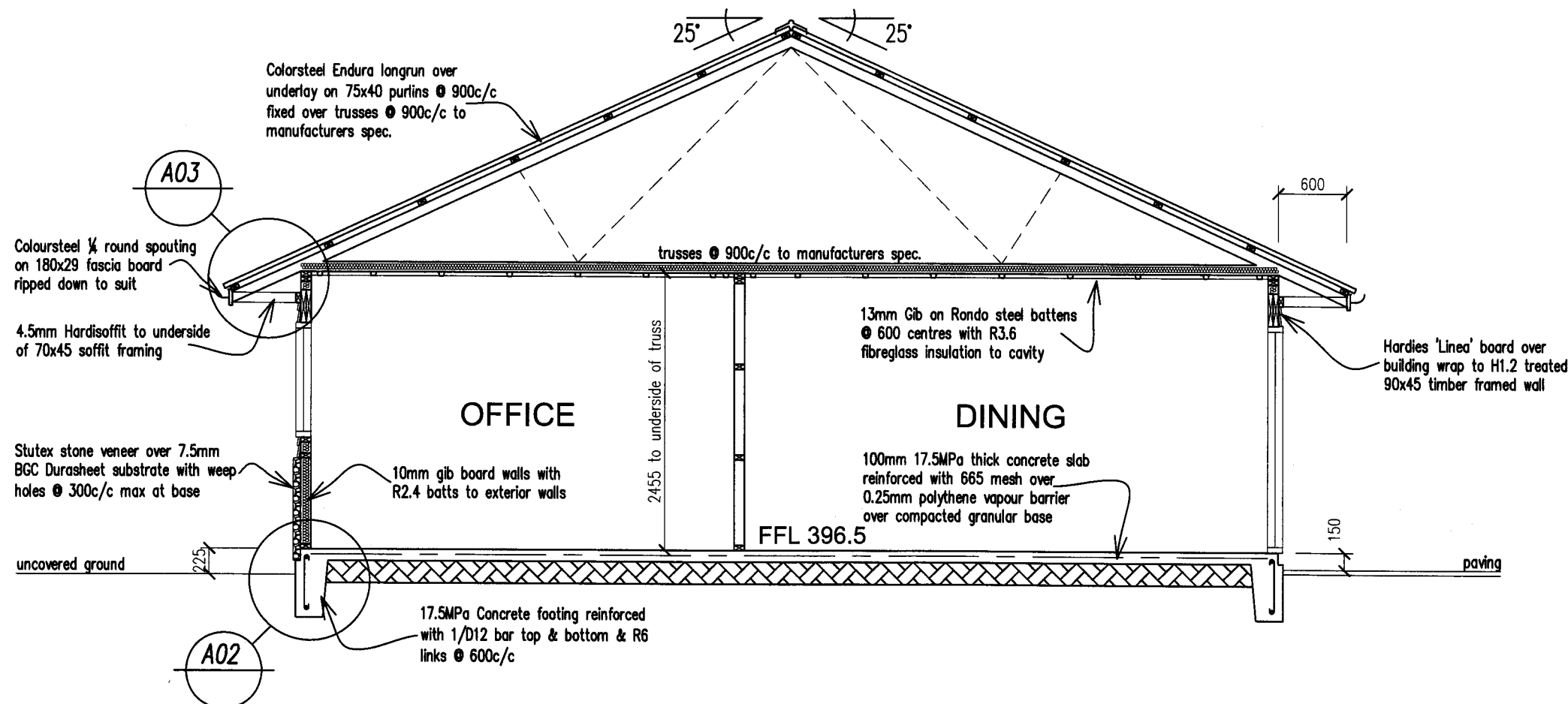
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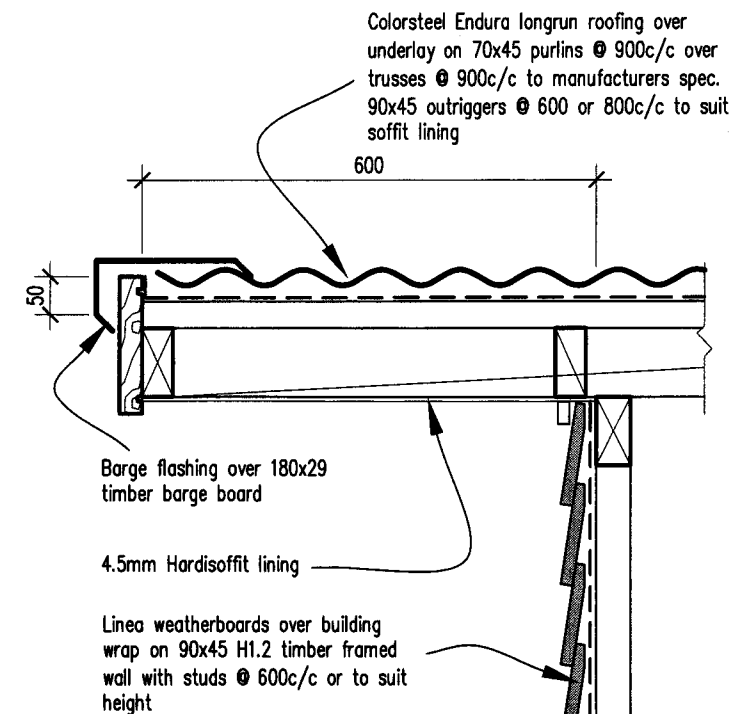
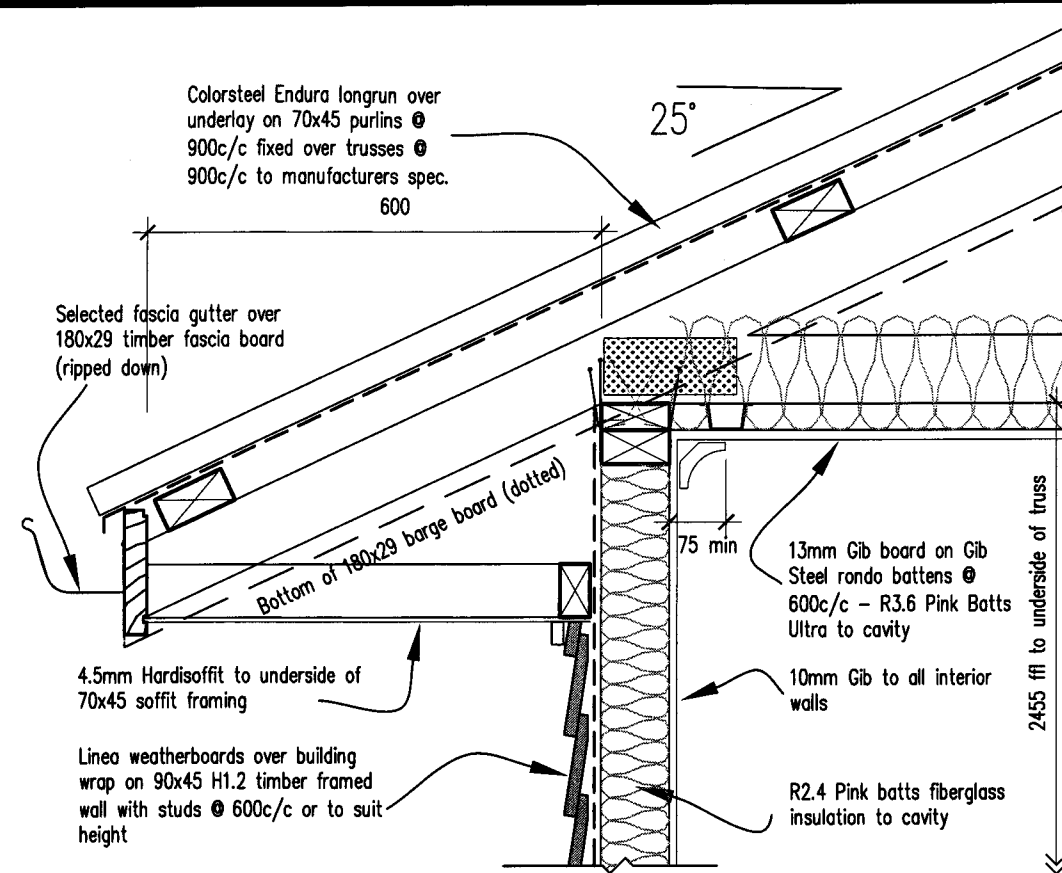


CROSS SECTION A-A

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SUPERSEDED

NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE TITLE: BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: -/-/-	DRAWING: CROSS SECTION A-A SCALE: 1:50 DATE: -/-/- AMENDMENT: -/-/- CONSENT COPY 11/04/08	© Copyright	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz SHEET 6 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work
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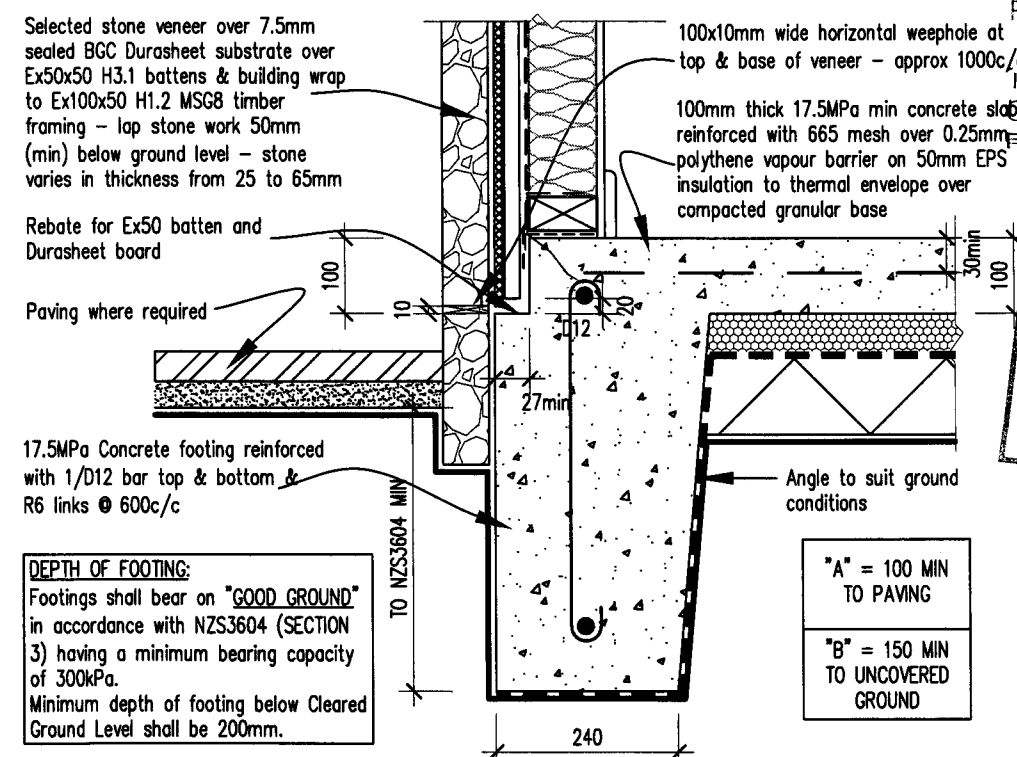
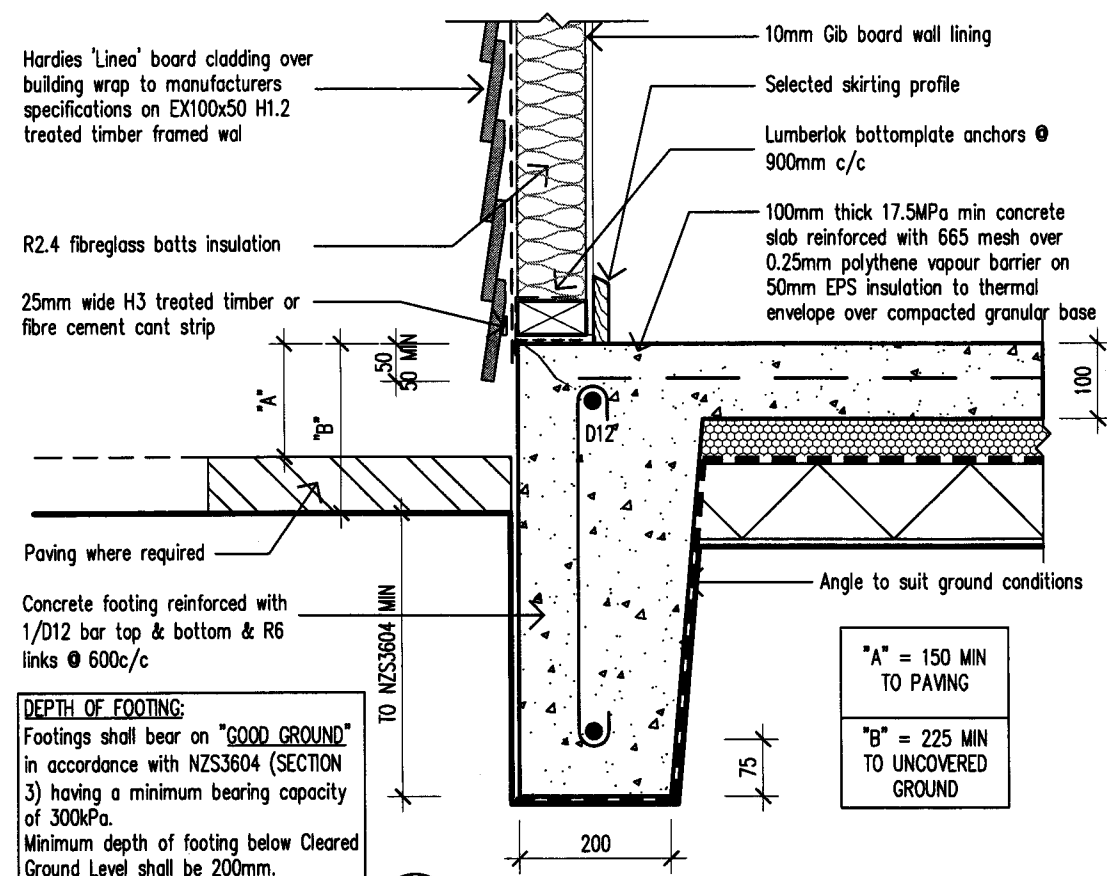


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SUPERSEDED

NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

TITLE:

BUTLER RESIDENCE

DRAWN BY:	JTDESIGN
FIRST ISSUED:	11 APRIL 2008
LAST AMENDMENT	-/-/-

DRAWING:

CONSTRUCTION DETAILS

SCALE:
1:10

DATE:

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AMENDMENT

**TYPICAL FOOTING DETAIL WITH STONE
VENEER CLADDING SCALE 1:10**

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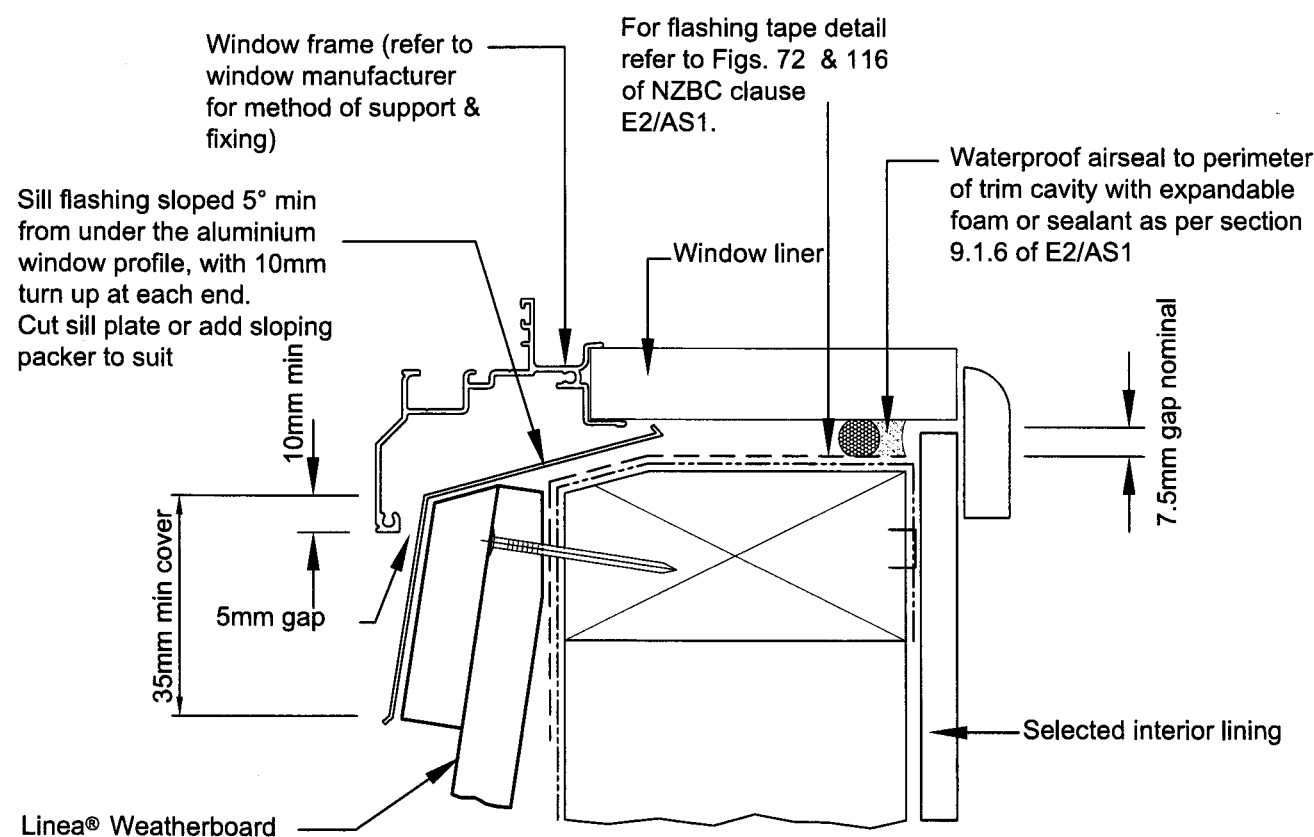
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General notes for materials selection

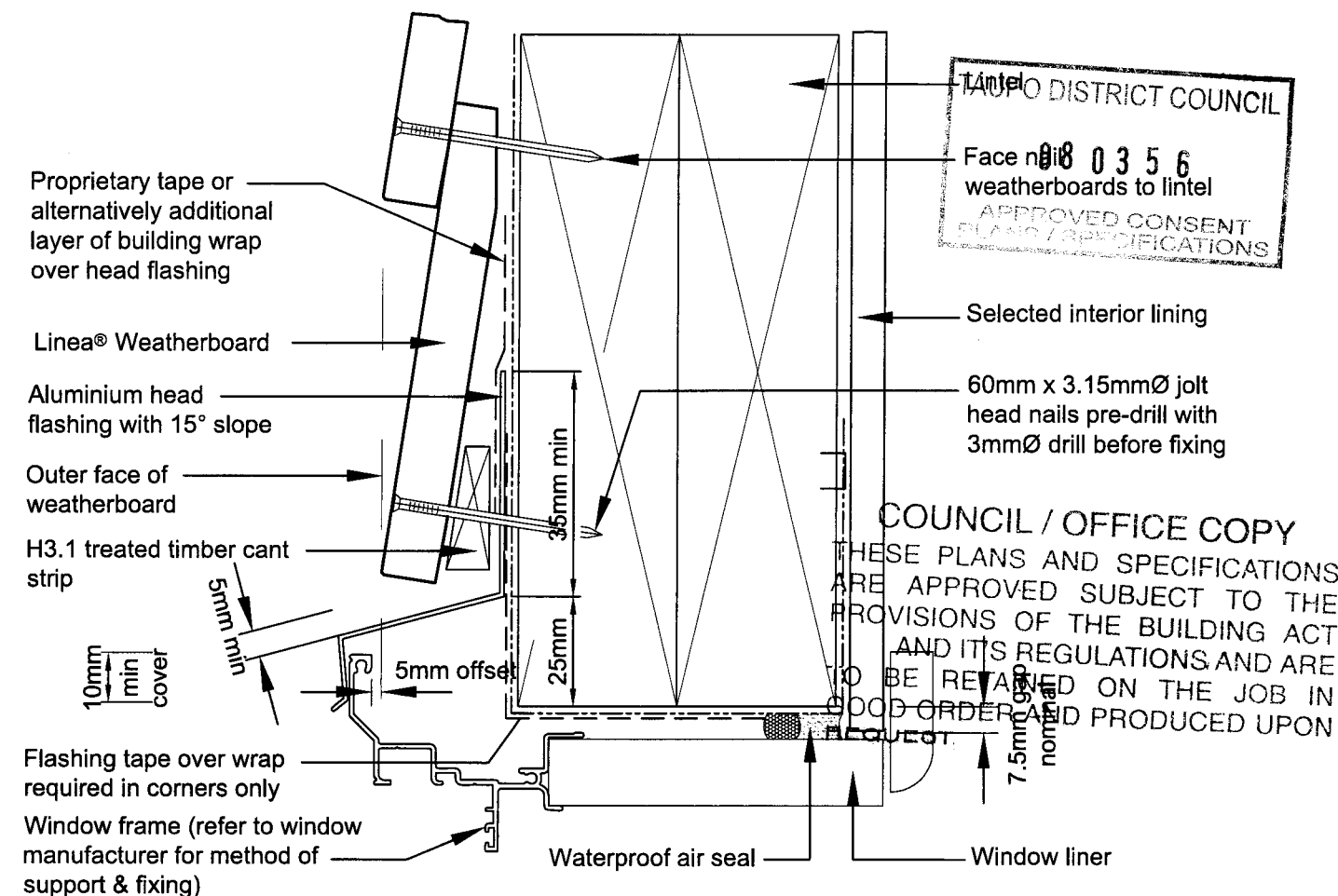
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 & table 20 of NZBC clause E2/AS1.
2. Building wrap must comply with acceptable solution NZBC clause E2/AS1 & NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap & other materials with which it comes into contact as per table 21 of NZBC clause E2/AS1.

Refer to the manufacturer or supplier for technical information for these these materials.

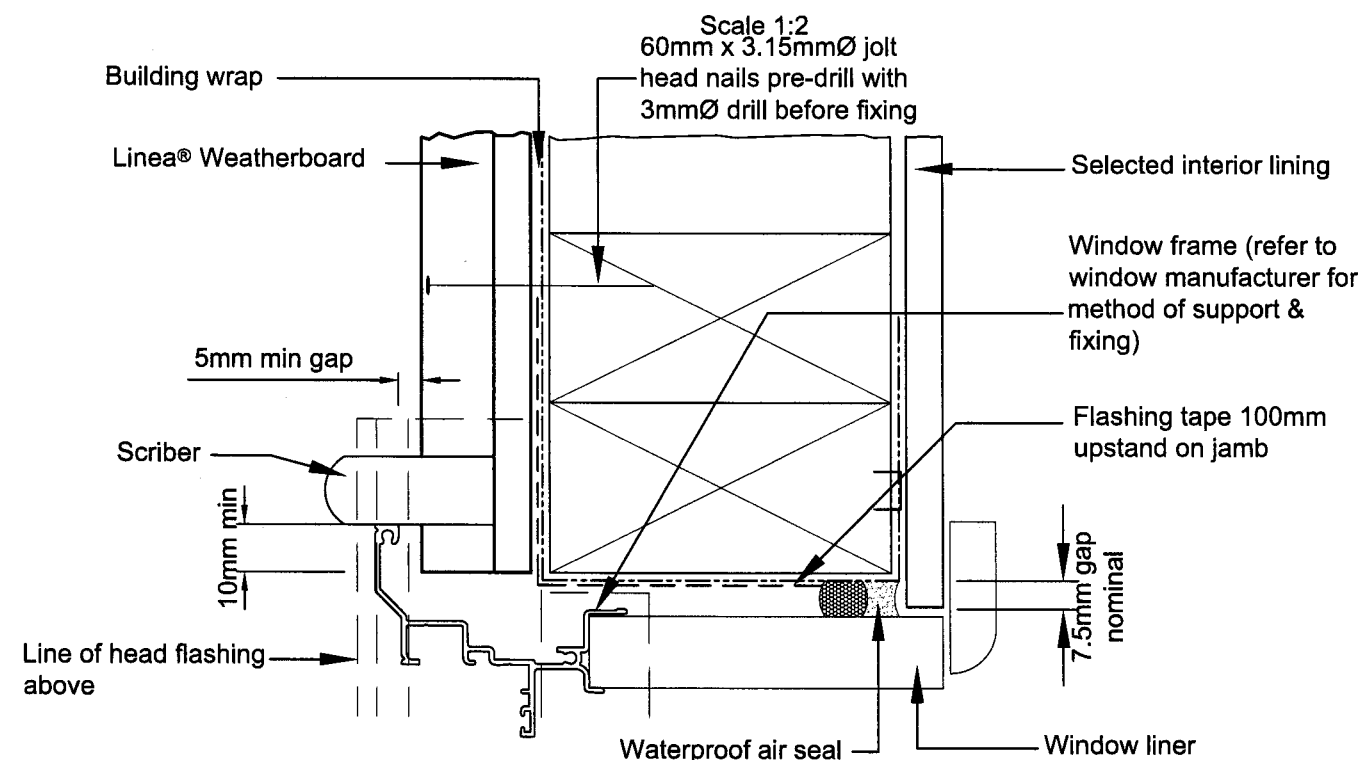


DIRECT FIX WINDOW SILL WITHOUT FACINGS

Scale 1:2



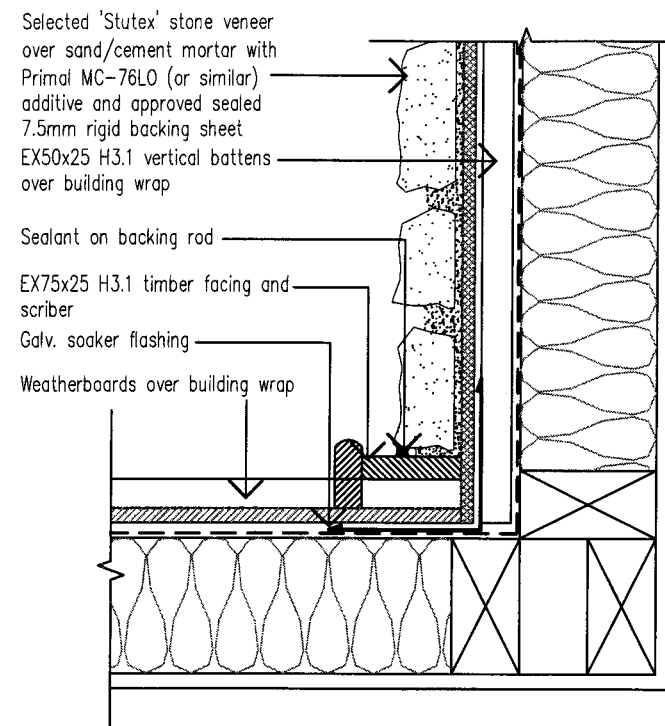
DIRECT FIX WINDOW HEAD WITHOUT FACINGS



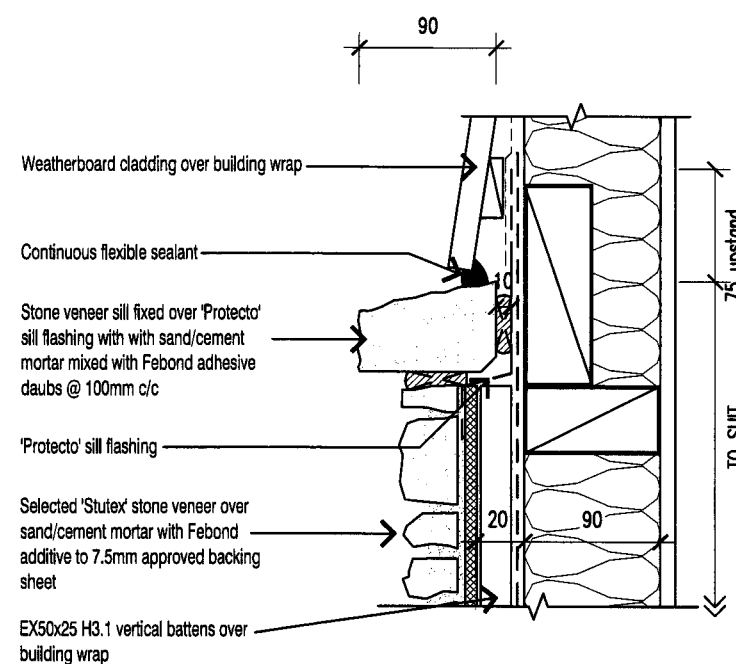
DIRECT FIX WINDOW JAMB WITHOUT FACINGS

Scale 1:2

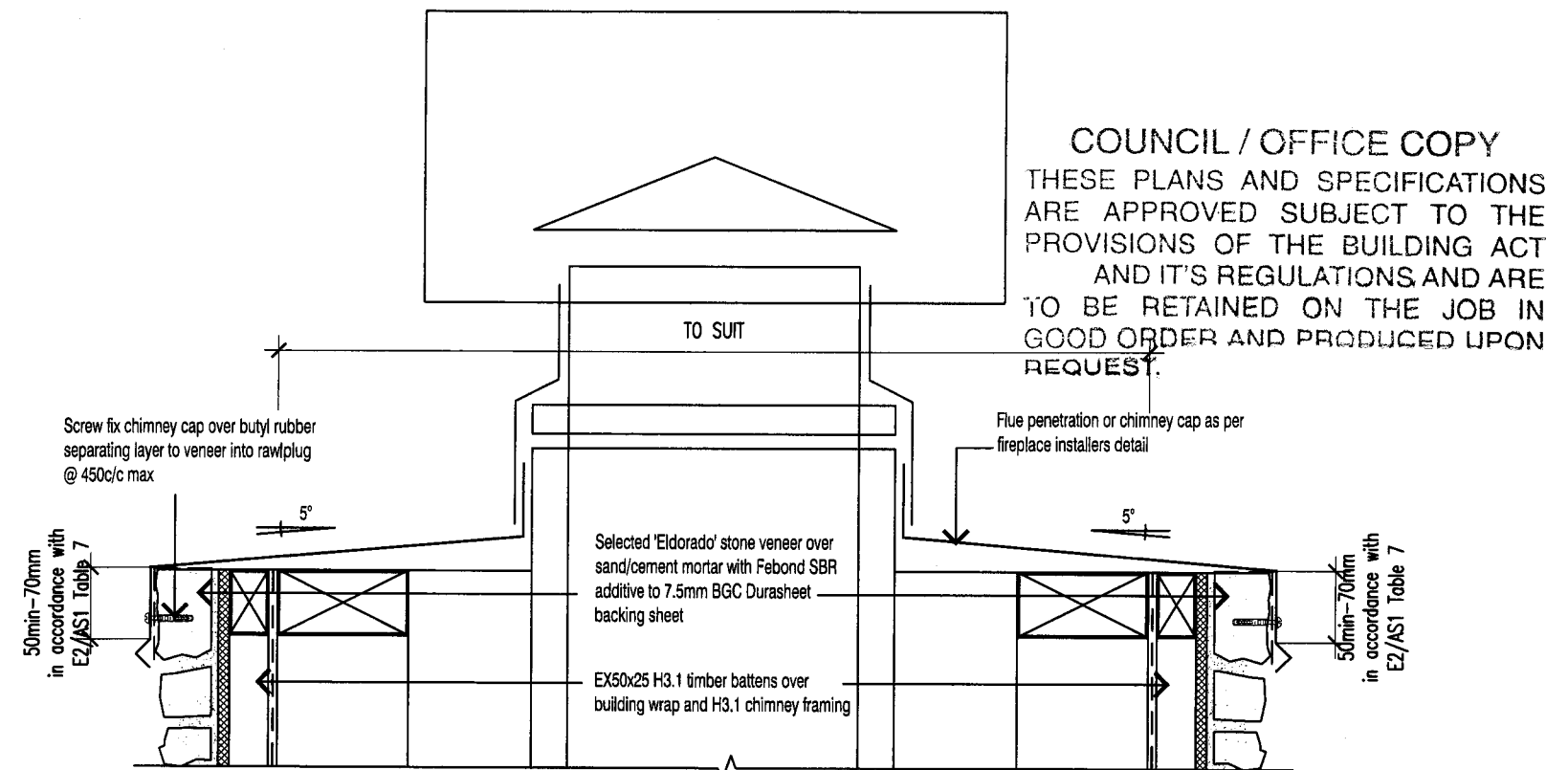
NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE TITLE: BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: -/-	DRAWING: LINEA WINDOW DETAILS SCALE: 1:2 DATE: --/-- AMENDMENT: --/-- CONSENT COPY 11/04/08	© Copyright Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz SHEET 8 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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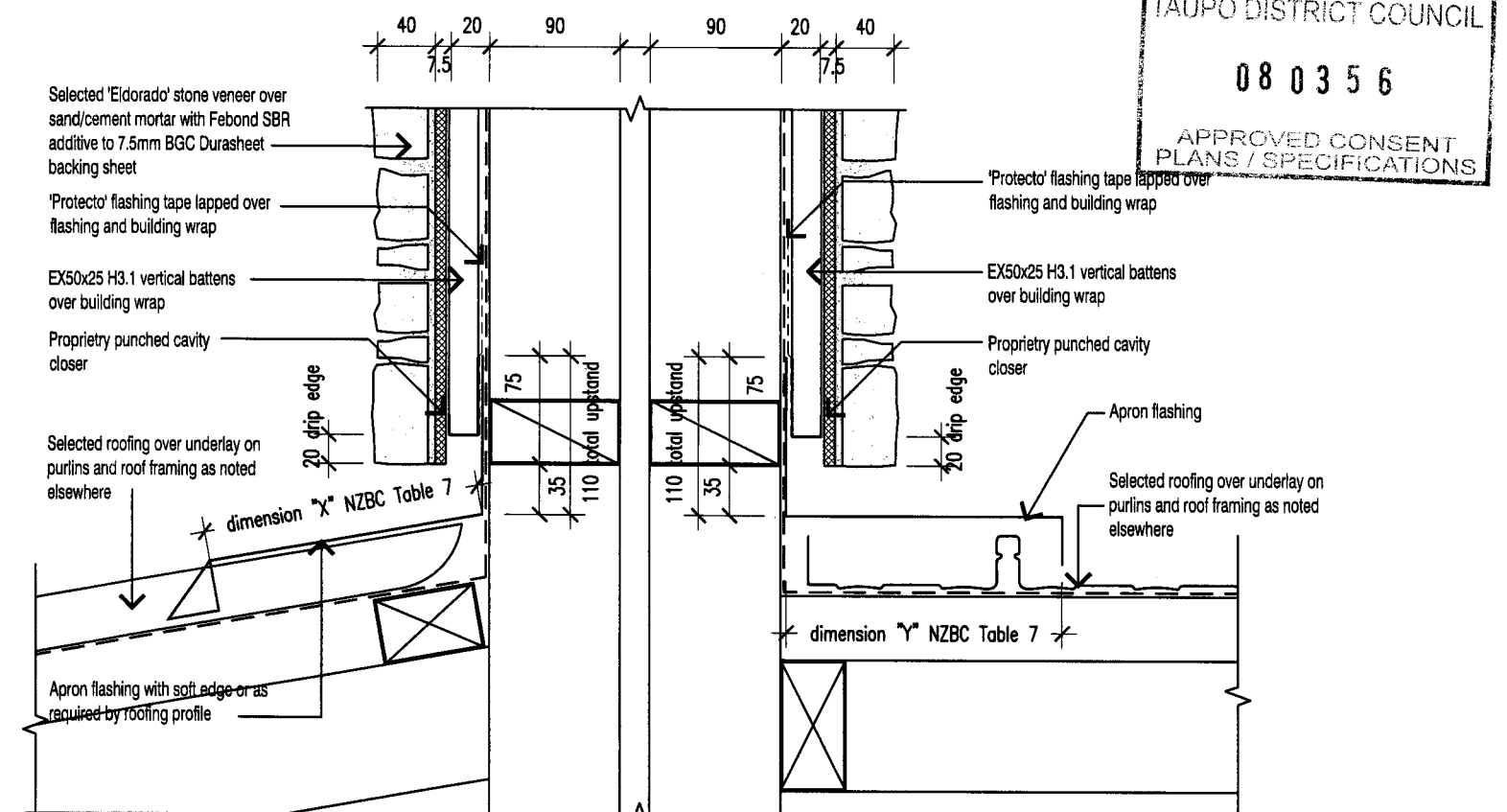
INT. CORNER STUTEX TO W/B's



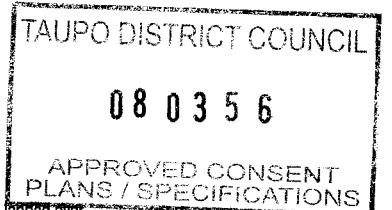
HORIZ. JOINT WITH W/B's



CHIMNEY CAP DETAIL



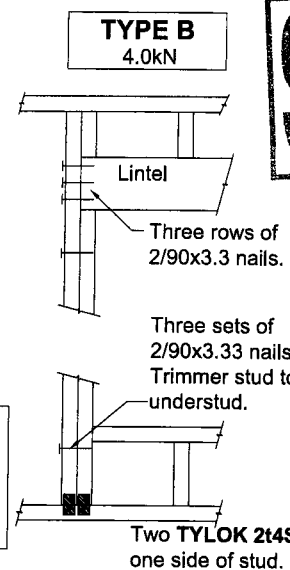
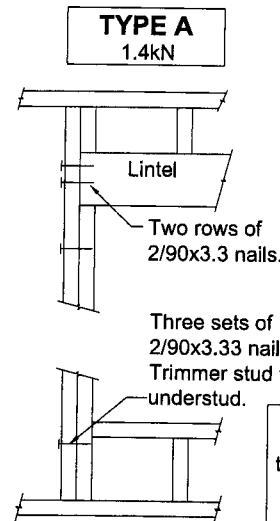
ROOF ABUTMENT DETAIL
LONGRUN ROOFNIG



NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE TITLE: BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: -/-	DRAWING: STONE VENEER DETAILS SCALE: NTS DATE: --/--/-- CONSENT COPY 11/04/08	AMENDMENT 11/04/08	PENNY HOMES	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	© Copyright SHEET 9 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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LINTEL FIXING TYPES

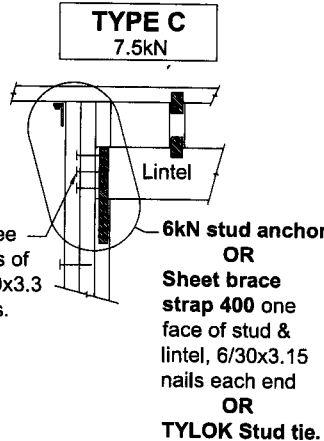
SUPERSEDED



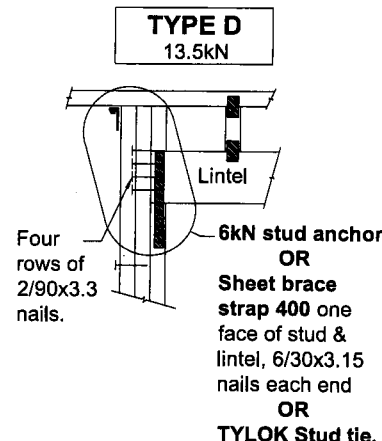
Fixing of jack stud to lintel & top plate, as per top plate schedule.

"All other nailing as Table 8.19"

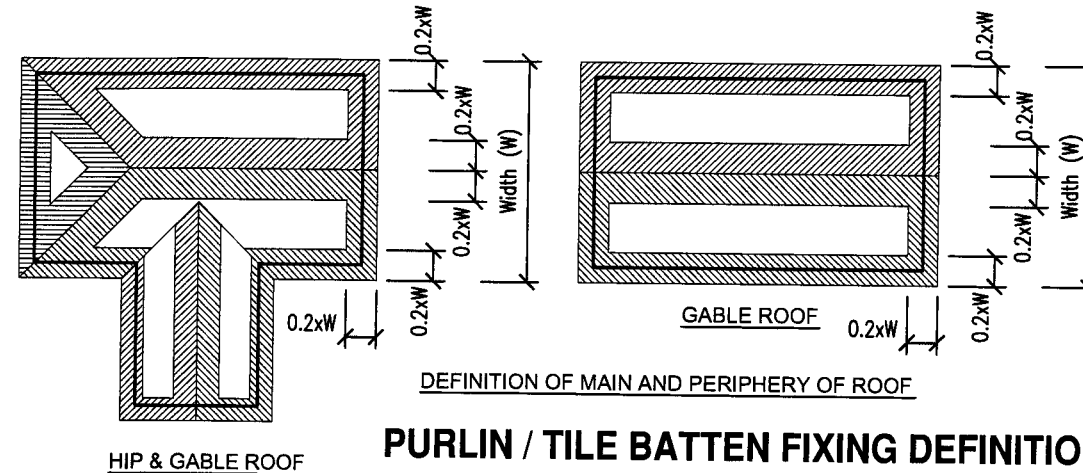
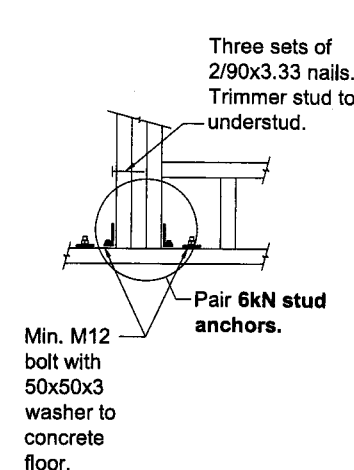
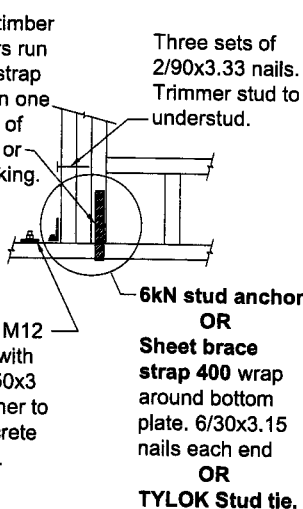
"All other nailing as Table 8.19"



"All other nailing as Table 8.19"



"All other nailing as Table 8.19"



PURLIN/BATTEN FIXING REQUIREMENTS:

REFER TO DIAGRAM FOR DEFINITION OF MAIN AND PERIPHERY ROOF AREAS.

Refer to NZS3604:1999 Table 10.9 for purlin sizing and fixing requirements -Table 10.10 and Lumberlok Purlin & Batten Fixing Chart for Fixing Options.

MAIN ROOF AREA (M) FIXING REQUIREMENT FROM TABLES = 0.7kN

ACHIEVE 0.7kN MAIN ROOF PURLIN FIXINGS WITH 2/100x3.75 SKEWED NAILS or 2/90x3.15 POWER DRIVEN NAILS IN ACCORDANCE WITH LUMBERLOK PURLIN & BATTEN FIXING CHART.

PERIPHERY ROOF AREA (P) FIXING REQUIREMENT FROM TABLES = 1.1kN

ACHIEVE 1.8kN PERIPHERY ROOF PURLIN FIXINGS WITH 1/100x3.75 SKEWED NAILS or 1/90x3.15 POWER DRIVEN NAILS + 1/80x10gauge LUMBERLOK BLUESCREW IN ACCORDANCE WITH LUMBERLOK PURLIN & BATTEN FIXING CHART.

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LINTEL FIXING REQUIREMENTS

LINTELS ARE TO INCORPORATE FIXINGS IN ACCORDANCE WITH LUMBERLOK LINTEL FIXING SCHEDULE. LUMBERLOK LINTEL FIXINGS ARE ALTERNATIVE SOLUTION TO NZS3604 TABLE 8.14

FOR FIXINGS OUTSIDE OF THE LINTEL FIXING CHART THEN FIXINGS SHALL BE IN ACCORDANCE WITH LINTEL MANUFACTURERS TABLES AND DIAGRAMS (EG. GANGLAM, GANG-NAIL FLITCH BEAM, OR ENGINEERS DESIGN)

$\bar{A}$ = TYPE A LUMBERLOK FIXING	$\bar{GA}$ = GANGLAM TYPE A FIXING
$\bar{B}$ = TYPE B LUMBERLOK FIXING	$\bar{GB}$ = GANGLAM TYPE B FIXING
$\bar{C}$ = TYPE C LUMBERLOK FIXING	$\bar{GC}$ = GANGLAM TYPE C FIXING
$\bar{D}$ = TYPE D LUMBERLOK FIXING	$\bar{GD}$ = GANGLAM TYPE D FIXING
	$\bar{GE}$ = GANGLAM TYPE E FIXING
$\bar{FB}$ = GANGNAIL FLITCH BEAM FIXING	$\bar{GF}$ = GANGLAM TYPE F FIXING
	$\bar{GG}$ = GANGLAM TYPE G FIXING

NOTE:

- ★ Lintels accepting Girder trusses for ALL load cases use:
Fixing type C where contributory area = 10m²
Fixing type D where contributory area = 20m²
All cases outside this require specific design.
- ★ Refer to Lintel Fixing Diagrams and data sheets attached for specification for Ganglam and Flitch Beam fixing types mentioned in the table above.

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NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE	DRAWING: LINTEL FIXING PLAN	SCALE: 1:100	DATE: --/--	AMENDMENT: --/--
	BUTLER RESIDENCE	CONSENT COPY			
	DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: -/-				
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STUD TOP PLATE FIXING OPTIONS

FIXING TYPE A

0.7kN

2/90x3.33 plain steel wire nails driven vertically into stud.

FIXING TYPE B

1.7kN

2/90x3.33 plain steel wire nails driven vertically into stud, plus single TYLOK 2T4 plate.

FIXING TYPE C

2.7kN

2/90x3.33 plain steel wire nails driven vertically into stud, plus pair TYLOK 2T4 plate.

FIXING TYPE D

6.0kN

2/90x3.33 plain steel wire nails driven vertically into stud, plus TYLOK Stud tie.
OR
Sheet brace strap 400 with 6/30x3.15 nails each stud face.
OR
2/90x3.33 plain steel wire nails driven vertically into stud, plus 6kN Stud Anchor.

TYLOK 2T4

TYLOK STUD TIE
OR
STRAP BRACE 400

6KN STUD ANCHOR.

ALTERNATIVE
FIXING TYPE D

6kN GANGNAIL
STUD STRAP

VALLEY GUTTERS:
EX150x25 H3.1 TREATED RAD. PINE
VALLEY BOARDS SUPPORTING 250mm
MIN. WIDE COLOURSTEEL VALLEY
GUTTER

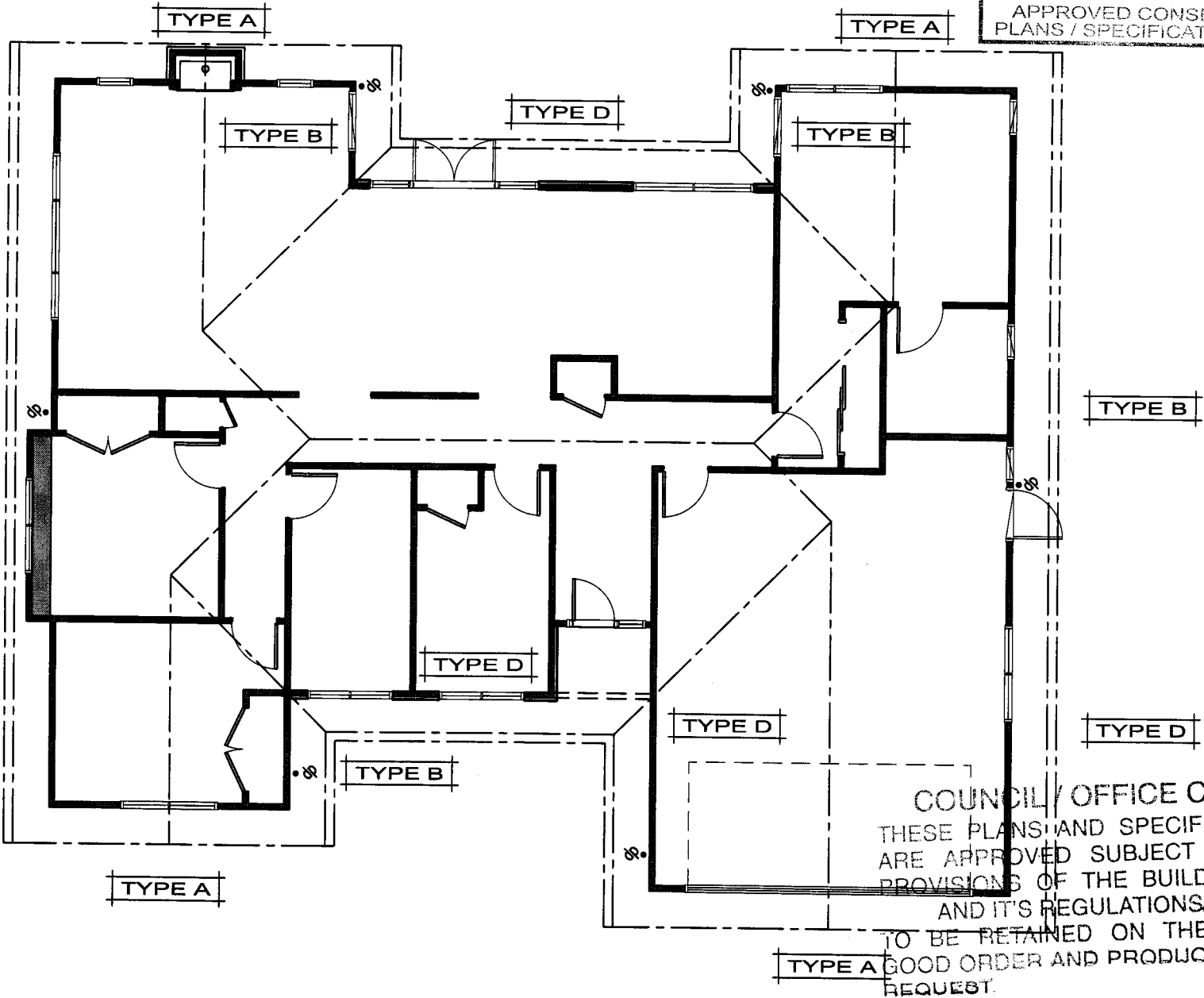
TRUSS TO TOP PLATE FIXING:
TRUSS TO TOP PLATE FIXINGS TO BE IN
ACCORDANCE WITH TRUSS AND FRAME
MANUFACTURERS DETAILS.
GIRDER TRUSS FIXING ARE TO BE
SPECIFIED BY TRUSS MANUFACTURER.

ROOF BRACING:
LIGHT WEIGHT HIPPED ROOF SHALL BE
BRACED WITH A MINIMUM OF 3x HIP OR
VALLEY RAFTERS TO EACH RIDGE LINE.
LIGHT WEIGHT GABLE ROOFS SHALL BE
BRACED WITH ROOF PLANE BRACES AT
A RATE OF 1 PER 50sq.m ROOF AREA.
>>HIP OR VALLEY RAFTERS THAT RUN
FROM WALL TO RIDGE MAY BE
COUNTED AS A ROOF PLANE BRACE.

TOP PLATES AND FIXINGS TO STUDS:
TOP PLATES ARE TO BE 90X45 IN
ACCORDANCE WITH NZS3604:1999 OR TO
TIMBER MANUFACTURERS SPECIFICATIONS.
TOP PLATES FIXINGS TO STUDS:
eg. TYPE B
TOP PLATE TO STUD CONNECTION TO BE IN
ACCORDANCE WITH PLAN AND LUMBERLOK
FIXING TABLES.

BOTTOM PLATES:
BOTTOM PLATES ARE TO BE SIZED IN
ACCORDANCE WITH NZS3604:1999 OR TO
TIMBER MANUFACTURERS
SPECIFICATIONS.
BOTTOM PLATE FIXINGS TO CONCRETE:
BOTTOM PLATE TO STUD CONNECTION TO
COMPLY WITH NZS3604: 1990 table 8.19 AND
AS REQUIRED FOR LINTEL FIXINGS.
PROPRIETARY LUMBERLOK BOTTOM PLATE
ANCHORS AT 0.9m CTRS TO EXTERNAL
WALLS.
or
M12 ANCHOR BOLTS @ 1.4m CTRS SET NOT
LESS THAN 75mm INTO CONCRETE TO
EXTERNAL WALLS.
M12 ANCHOR BOLTS @ 1.4m CTRS SET NOT
LESS THAN 75mm INTO CONCRETE TO
INTERNAL WALLS.
ADDITIONAL FIXINGS AS REQUIRED FOR
BRACING ELEMENTS.

BOTTOM PLATES:
BOTTOM PLATES ARE TO BE SIZED IN
ACCORDANCE WITH NZS3604:1999 OR TO
TIMBER MANUFACTURERS SPECIFICATIONS.
BOTTOM PLATE FIXINGS TO TIMBER
FRAMED FLOOR:
BOTTOM PLATE TO STUD CONNECTION TO
COMPLY WITH NZS3604: 1990 table 8.19 AND
AS REQUIRED FOR LINTEL FIXINGS.
2/100x3.75 HAND DRIVEN NAILS @ 600 CTRS
TO EXTERNAL AND INTERNAL BRACING
WALLS.
or
3/90x3.15 POWER DRIVEN NAILS @ 600 CTRS
TO EXTERNAL AND INTERNAL BRACING
WALLS.
2/100x3.75 HAND DRIVEN NAIL @ 600 CTRS
TO EXTERNAL WALLS.
or
3/90x3.15 POWER DRIVEN NAIL @ 600 CTRS
TO INTERNAL WALLS.
ADDITIONAL FIXINGS AS REQUIRED FOR
BRACING ELEMENTS.



TAUPO DISTRICT COUNCIL
08 03 56
APPROVED CONSENT
PLANS / SPECIFICATION

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

NOTES
Wind Zone = MEDIUM
Eq Zone = A
-Lined weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

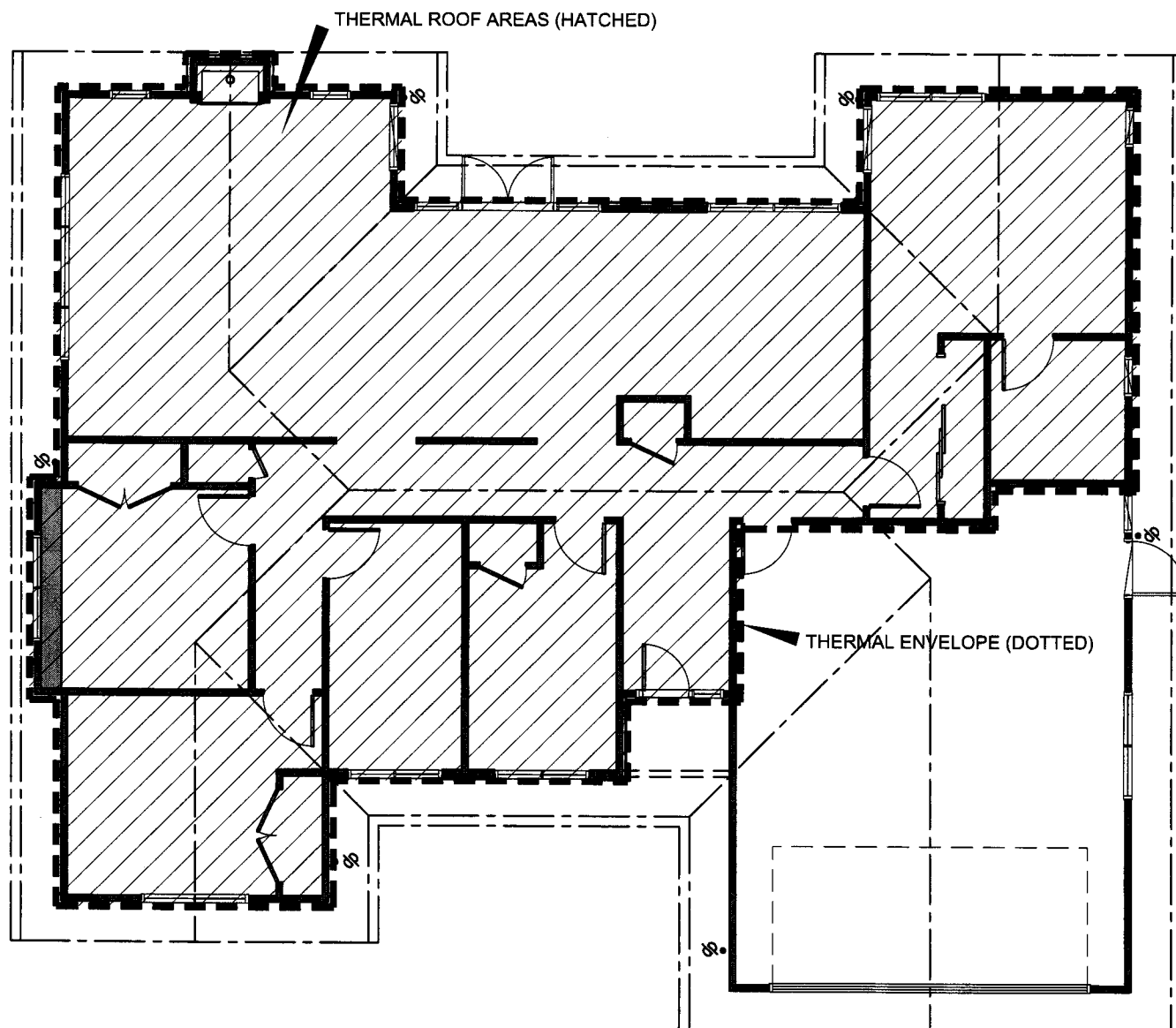
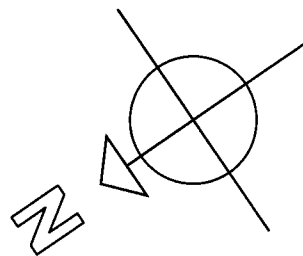
LOT 33 PRINCE PLACE
BUTLER RESIDENCE
DRAWN BY: JTDESIGN
FIRST ISSUED: 11 APRIL 2008
LAST AMENDMENT: -/-

DRAWING: STUD TO TOP PLATE FIXING PLAN
SCALE: 1:100
DATE: -/-/-
AMENDMENT: -/-/-

CONSENT COPY
11/04/08

Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

SHEET 11 OF 12
All Dimensions To Be Checked And Verified
By Contractor Before Commencement Of Any Work E&OE



CONCLUSION:

PROPOSED R-VALUES

COMPONENT	LOCATION	R-VALUE ACHIEVED	CONSTRUCTION
ROOF	(trussed roof)	3.40	Achieve with R3.6 insulation to House Insulation Guide pg 30 -Use Pink Batts R3.6 ceiling insulation.
WALLS	(timber framed with linea board)	2.10	Achieve with R2.4 insulation to House Insulation Guide pg 68 -Use Pink Batts R2.4 wall insulation.
	(timber framed with stone veneer)	2.00	Achieve with R2.4 insulation to House Insulation Guide pg 64 -Use Pink Batts R2.4 wall insulation.
FLOOR	(std slab on ground)	1.30	Achieve R1.3 to House Insulation Guide pg 89
GLAZING	(double glazed areas)	0.26	Achieve R0.26 with std double glazing

Refer to BRANZ House Insulation Guide 3rd Edition

INSULATION CALCULATION BASIC DATA AND DETERMINATION OF METHOD

This Calculation is valid for Zone 3 only

PROJECT: Lot 33 PRINCE PLACE, TAUPŌ

BASIC DATA TABLE:

WALL & GLASS AREAS					
LINE #	WALL	WALL AREA (m²)	GLASS AREA (m²)		
1	N	35.35	7.17		
2	S	37.81	2.68		
3	W	40.26	7.75		
4	E	40.26	12.56		
TOTAL AREAS					
5	N,S,W,E	153.68	30.16	19.63	<30%
6	S,W,E ONLY	118.33	22.99	19.43	<30%
PERIMETER (m)					
7	ROOF AREA	136.50	N/A		
8	SLAB FLR AREA or	136.50	61.60	2.22	
9	SUSPENDED FLR	0.00	1.00	0.00	
10	SKYLIGHT AREA	0.00	N/A	<1.2m²	
11	LEADLIGHT AREA	0.00	N/A	<2.6m²	

CONCLUSION:

DO CALCULATIONS COMPLY WITH SCHEDULE METHOD? Y/N? Y Use Schedule Method

NOTE:
REFER TO FULL INSULATION CALCULATIONS
IN SPECIFICATION

NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

TITLE:

BUTLER RESIDENCE

DRAWN BY: JTDESIGN
FIRST ISSUED: 11 APRIL 2008
LAST AMENDMENT: -/-/-

DRAWING:

INSULATION PLAN

SCALE:
1:100

DATE:
--/--/--

AMENDMENT

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11/04/08

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Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

SHEET
12
OF 12

All Dimensions To Be Checked And Verified
By Contractor Before Commencement Of Any Work E&OE

PROPERTY ADDRESS: A Prince Place

CONSENT NO: 080356

BUILDERS NAME: Permy Simon

PLUMBER / DRAINLAYERS NAME: Paul Lacey

REGISTRATION NUMBER:

(tick) ☒ Passed

(cross) ☒ Failed

(dash) ☐ Not Applicable

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

GENERAL

Approved building consent documents on site ☒

Conditions of consent (if any) are met ☒

DRAINAGE

As per the approved plans ☒

Appropriate materials being used ☒

Correct location, type, sizes, cover, and gradients ☒

Adequate support and protection where required ☒

Under test ☒

As built provided ☒

PLUMBING

As per the approved plans ☐

Appropriate materials being used ☐

Adequate support and protection where required ☐

Correct fittings used ☐

Inspection Notes

fittings as plan

Additional notes, observations and site instructions:

(weather conditions, next inspection, discussions with builder, etc)

Fog / wet

*prefloor drainage & wastes in place - fittings as plan
on test AS Built Provided - ok to proceed - Phosphate*

OUTCOME OF INSPECTION

Further Inspection Required
(cannot continue to next stage) ☐

Approved
(can continue to next stage) ☒

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

prefloor drainage & wastes for new dwelling

Inspector:

John Inder

Date:

28-5-08



Application for Amendment to Building Consent

04 JUN 2008

Received by S.H. at 11:40

Note: This application must be accompanied by two of the relevant drawings from the issued building consent and two copies of the documents with the proposed amendments clearly highlighted on both copies

Amended plan# (if required)

080356A

Existing consent number

BC080356

The Building [project location]

Street address of building

4 Prince Place
Taupo

The Project

Description of amended work

Added covered trusses to garage.

Value of amendment (GST inclusive)

Does the amendment alter the Project value

☐ Yes

\$

(new value)

☒ No

Are there any other amendments to systems for which a compliance schedule has been issued? ☐ Yes ☐ No

The Owner

Owner & Agent details [note: owner details required in all cases]

Owner [if also agent, tick box ☒

Business: Penny Homes Ltd.

Address: PO Box 708, Taupo

Phone (day): 07 3770154

Cell phone: 0274 909028

Fax: 07 3770155

email: justin@pennyhomes.co.nz

Correspondence to: ☒ owner ☐ or agent

Agent

Business name: _____

Contact person: _____

Address: _____

Phone (day): _____

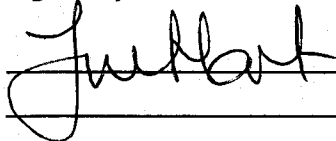
Cell phone: _____

Fax: _____

email: _____

Signatures

Signed by the owner



OR

Signed by the agent

[on behalf of or with the authority from the owner]

Notes to applicant

This application is to gain consent for minor changes which could arise from on-site problems and re-arrangement of facilities including reductions in the scope of the original consent. Proposals will not meet this criteria if they fall outside the space of the original consent or need more than minor changes to the existing conditions.

An amendment may cover:

A beam that needs to be included due to on-site problems

Wall construction changes

Removal or reduction of sanitary fixtures

Installation of an additional window

A room that needs widening slightly

Amended plans are accepted at the discretion of Council. A full consent will be required if it becomes apparent that the submitted plans do not meet the above criteria.

Office use only

Comment

Approving Officer

Date

Building

A-T

5/6/8

Plumbing & Drainage

Other

Fee Payables:

[GST Inclusive]

Administration Fee \$85.00

Processing Fee \$100.00

Total Payable \$185.00

Please note that extra processing work and inspections that may be required will be charged for at the rates applicable at the time of application.

AMENDED PLANS PROCESSING ASSESSMENT CHECKLIST

Name: BULTER.

Application Number:

080356

Address: 1 PRINCE PLACE.

Project:

AMENDMENT

APPROVED CONSENT
PLANS / SPECIFICATIONS

(tick) ✓ Passed (cross) ✗ Failed (dash) Not Applicable (not applicable to job / not required to be considered for compliance)	
Project Information Memorandum - Heritage Status - Resource Consents/RMA - Section 75 building over 2 or more allotments - Section 72 natural hazards - Development contributions - Lake Taupo Catchment area restrictions	☒ Notes (Reason for Decision) NOT REQUIRED AS INTERIM ALTS ONLY.
Territorial Authority - Change of use to section 114 - Alteration to existing building section 112 - Intended life - Waiver or modification of NZBC section 67	☒ Notes (Reason for Decision) AS PER ORIGINAL CONSENT DOCUMENTS
Exterior - Is the site suitable for constructing this building - Access to building complying with D1 - Ground levels - Pool fencing compliant with F4 & FOSP Act	☒ Method(s) of Compliance / Reason for Decision D.T.R.
Exterior Wall Claddings - Approved cladding system - Correct flashings details/ locations & types - Correct protective paint system if needed - Solid plaster as per E2	☐ ..
Roof - Approved type for location and slope - Correct type and location of flashings - Penetrations identified and flashed accordingly - Valleys & ridges shown and details correct - Fixings identified and correct - Downpipes number, location and sizing correct - Overflow relief for spouting/gutters as required - Chimney height, materials and flashings	☐ ..
Exterior Decks & Stairs - Handrails/barriers as per F4 - Appropriate durability of fixings and timbers - Exterior steps stairs & ramps designed to D1	☐ ..
Timber Sub-floor - Vents provided and correct location and sizing - Access to sub-floor provided - Correct timbers and connections provided - Correct bracing designed and located correctly	☐ ..
Windows - Correct locations, type and sizes shown - Glazing complies with F5 - Ventilation	☐ ..
Foundations - Appropriate type/system/materials being used - Sizes and reinforcing correct	☐ ..

Floors • Approved type/system being used • Correct member sizes and location being used • Correct FRR (system/type, penetrations etc) • Acoustics to G6 with sufficient details	☐	Method(s) of Compliance / Reason for Decision ''
External Walls • Approved type/system being used • Correct member sizes/locations • Correct materials for proposed location/use	☐	''
Roof Framing • Approved type/system being used • Full and correct details of member sizes/locations • Correct materials for proposed location/use	☒	CHANGE TO TRUSS SYSTEM WITHIN GARAGE AS PER MANU CERT PLANS SUPPLIED.
Interior • Appropriate floor plan (visual awareness etc) • Appropriate ventilation systems • Adequate lighting provided (natural and artificial) • Kitchen(s) provided & compliant with G3 • Sufficient toilet(s) provided and compliant with G1 • Stairs & barriers • Smoke alarms • Wet area protection • Means of egress • Wall bracing identified / ceiling diaphragms	☐	AS PER ORIGINAL CONSENT DOCUMENTS.
Hot & Cold Water Supplies • Adequate and correct type/system • Appropriate materials to be used • Correct type & location of fittings, HWC etc	☐	D.T.D
Foulwater & Drainage • ORG 100mm below floor level - AS3500 • Gully dish/waste pipes in correct locations • Vents provided, located & sized correctly • Sufficient soakholes and appropriate location • Approved type/system (including disposal) • Approved materials • Correct location and sizing of pipes	☐	''
Internal Wall Linings • Appropriate type/system/materials to be used • Correct FRR (type, penetrations, fixings etc) shown • Correct acoustics complying with G6 shown	☐	''
Insulation • Approved insulation complying with H1 • Specific thermal design to H1	☐	''
Solid Fuel Heaters • Approved make/model • Correct location, seismic restraints & clearances	☐	''
Accessible Facilities • Appropriate routes & hardware • Grab rails to ramps and stairs • Correct signage	☐	''
Retaining Walls • Design • Specification • Safety from falling if applicable	☐	''

Building Systems • Appropriate fire alarm system specified/shown • Emergency lighting provided • Exit signage provided • Egress door hardware • Pressurisation/extraction system certified • Fire safety system plans • Mechanical access provided & certified	☒	Method(s) of Compliance / Reason for Decision
Compliance Schedule • Systems listed • Inspection, maintenance and reporting schedules provided	☒	Notes (Reason for Decision)
Producer Statement • Producer statement checksheet completed • Approved author	☒	
New Zealand Fire Service Commission • Alternative solutions etc to Design Unit	☒	
External Consultants • Approved • Within competencies • Appropriate agreement • Transfer documents	☒	Details of External Consultant Use
☐ Consent Suspended (Details as noted)		

☒ **Consent/Certificate Approved**

A building consent/certificate of acceptance can be issued subject to the conditions as listed below and/or noted on the approved building consent plans.

A-T

(Processing Officer)

Date:

5/6/8

AMENDED PLAN PROCESSING

- ☒ Check PIM if applicable
- ☒ Sort plans and stamp accordingly
 - ✓ Council / Applicant copies
 - ✓ Consent number
 - ✓ As amended

- ☒ Stamp consent envelope
- ☒ Apply label to the cover page of both sets of plans.

AMENDED

Amendments are to be read in conjunction with issued approved conditions and endorsements.

- ☒ Process plans & specifications checking for compliance with the NZBC
- ☒ Initial application form, note comments (if any) and date
- ☒ Initial consent envelope and complete costings
- ☐ If further info is required, contact agent, change status on computer to FRI with notes, write notes on envelope and put a blue sticker on envelope and file on top shelf in designated area.
- ☒ Council copy of approved amended plans to original consent envelope.
- ☒ Applicant copy of approved amendments to pink envelope.
- ☒ Diary entry
- ☒ Change status on computer
- ☒ Send pink envelope to admin staff.

Approved Signatory Sign Off (refer Policy Manual 5.4)

- ☒ all relevant checks have been made and compliance is demonstrated and the reasons recorded,
- ☐ work undertaken by external consultants has been completed correctly and in accordance with the Council's quality management system and the contractors have worked within their competencies
- ☒ consent can be issued

A-T

Approved Signatory

5/6/8

Date

- ☒ Send consent envelope to admin staff for issuing.

Plan of trusses and rafters - amended - A426974

PLUMBING AND DRAINAGE NOTES:

ALL PLUMBING AND DRAINAGE TO BE INSTALLED AND TESTED BY A REGISTERED TRADESPERSON IN ACCORDANCE WITH NZBC G13/AS1, E1/AS1 AND AS/NZS3500 WHERE APPLICABLE

CHECK ALL PIPE AND DRAIN DIAMETERS, AND GRADIENTS ON SITE

CHECK LOCATION OF EXISTING FIXTURES, DRAINS AND SOAKHOLES ON SITE. REUSE WHERE POSSIBLE AND ACCEPTABLE

Amendments are to be read in conjunction with issued approved conditions and endorsements.

TOWNPLANNING INFORMATION:

Site Area: 671m²
Floor Area: 179.66m²
Driveway: 38m²
Eaves >600mm: 1.92m²

Site Coverage: $181.58m^2/671 = 27.06\%$ (<30%)
Plot Ratio: $181.58m^2/671 = 27.06\%$ (<40%)
Total Coverage: $219.58m^2/671 = 32.72\%$ (<50%)

Max Fill Depth in sideyard: 0.5m
Max Cut Depth in sideyard: 0.5m

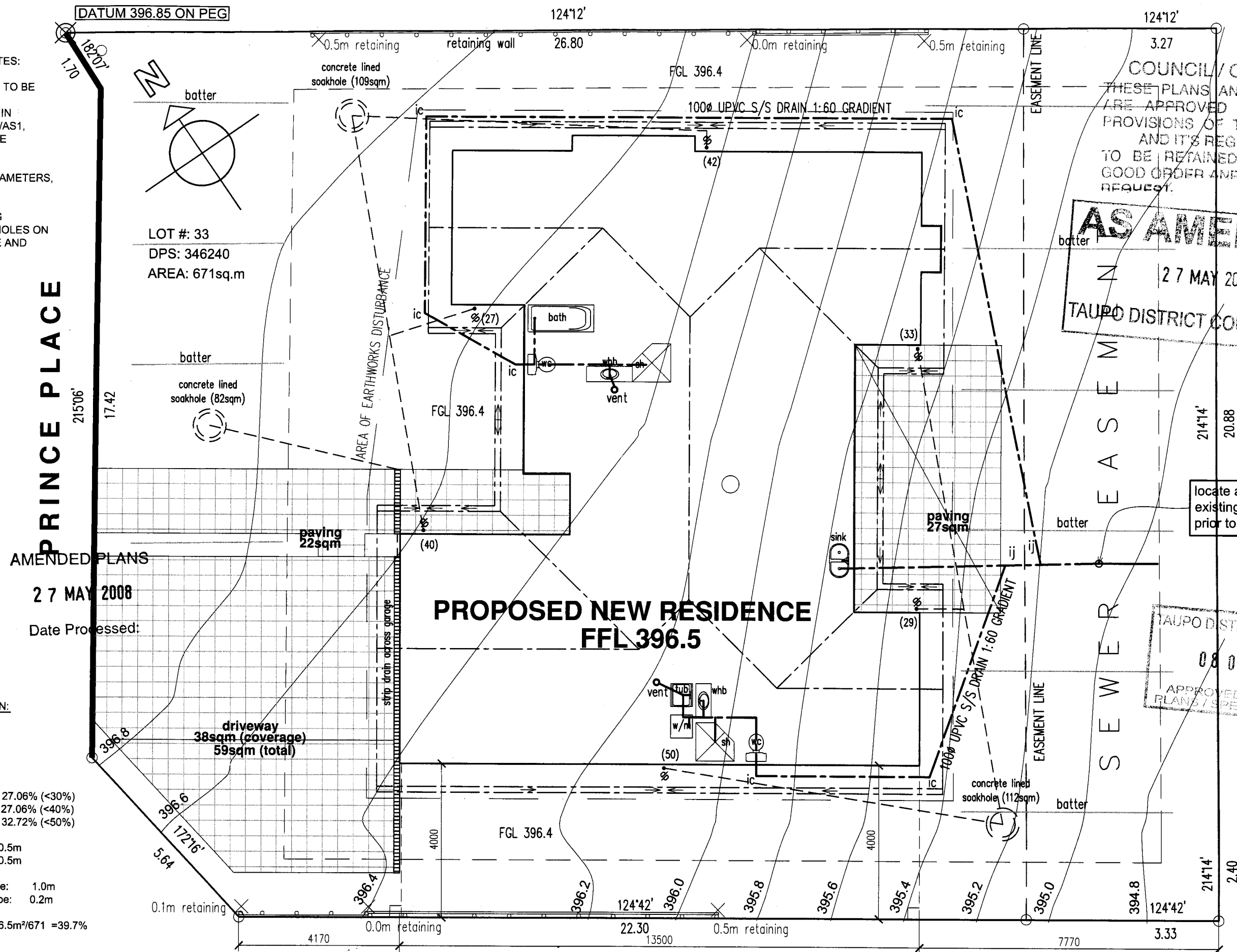
Max Fill Depth in building envelope: 1.0m
Max Cut Depth in building envelope: 0.2m

Max Earthworks Disturbance: $266.5m^2/671 = 39.7\%$

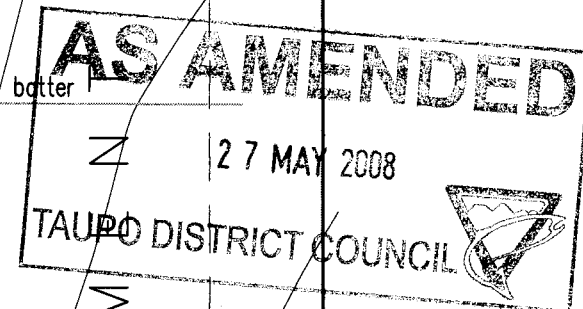
NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Lined weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

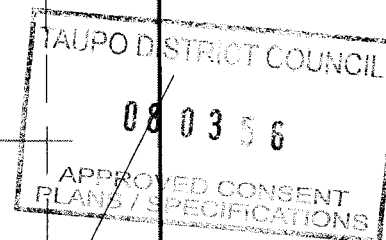
LOT 33 PRINCE PLACE BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: 23/05/08	AMENDED 23/05/08	AMENDED 23/05/08	SCALE: 1:100 DATE: 23/05/08 AMENDMENT: MOVE HOUSE 1m NORTH-EAST >CHANGE ROOFING FROM LONGRUN TO COLORTILE	PENNY HOMES	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	SHEET 1 OF 12 E&OE
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REQUEST.



locate and connect into
existing s/s (check depth & fall
prior to house construction)

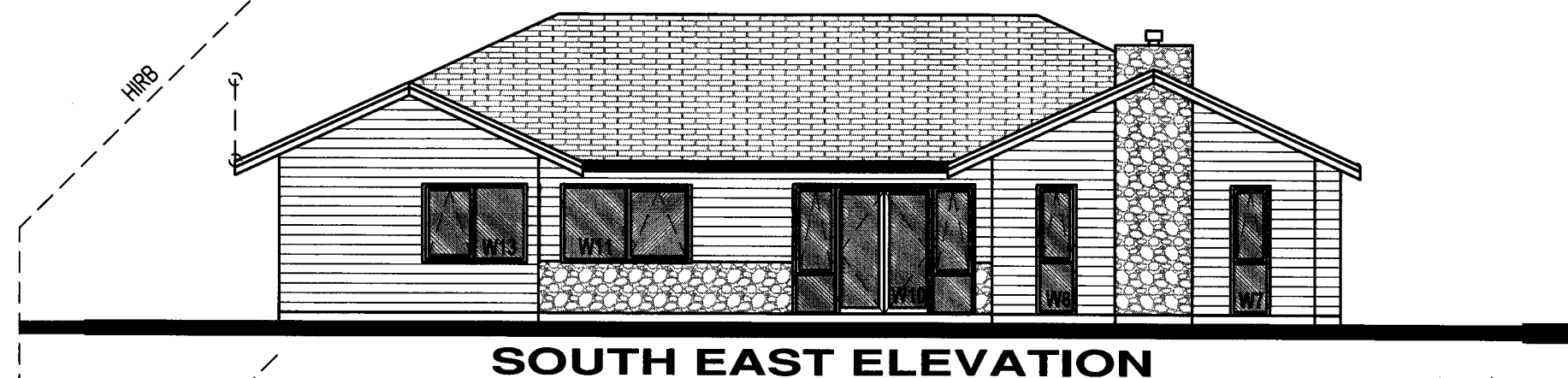




NORTH EAST ELEVATION



NORTH WEST ELEVATION

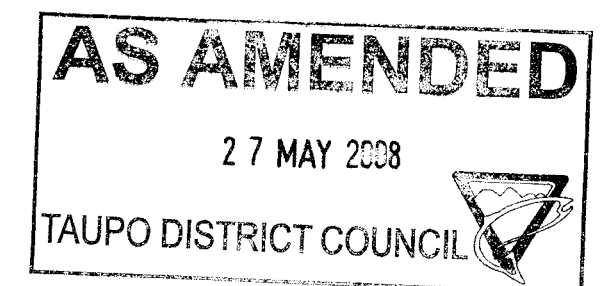
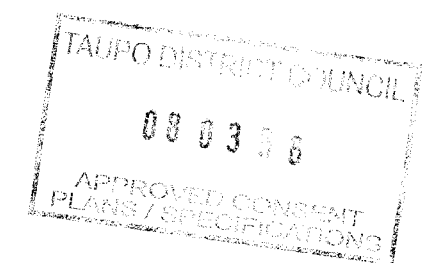


SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

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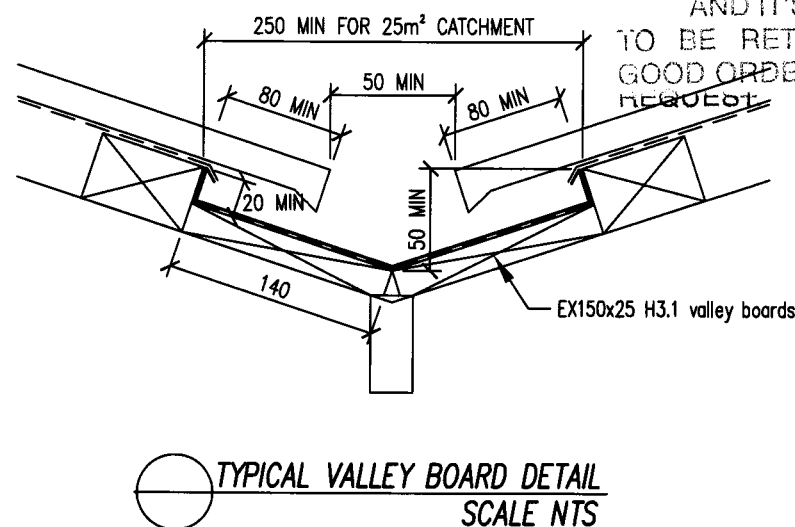
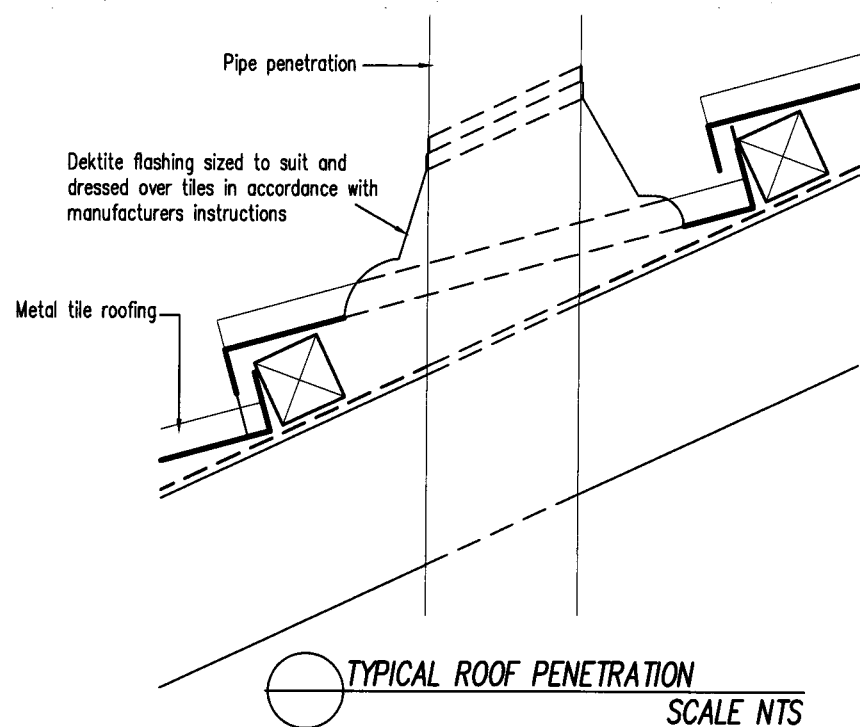


AMENDED PLANS

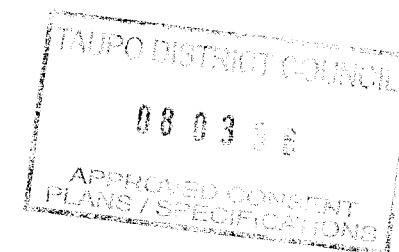
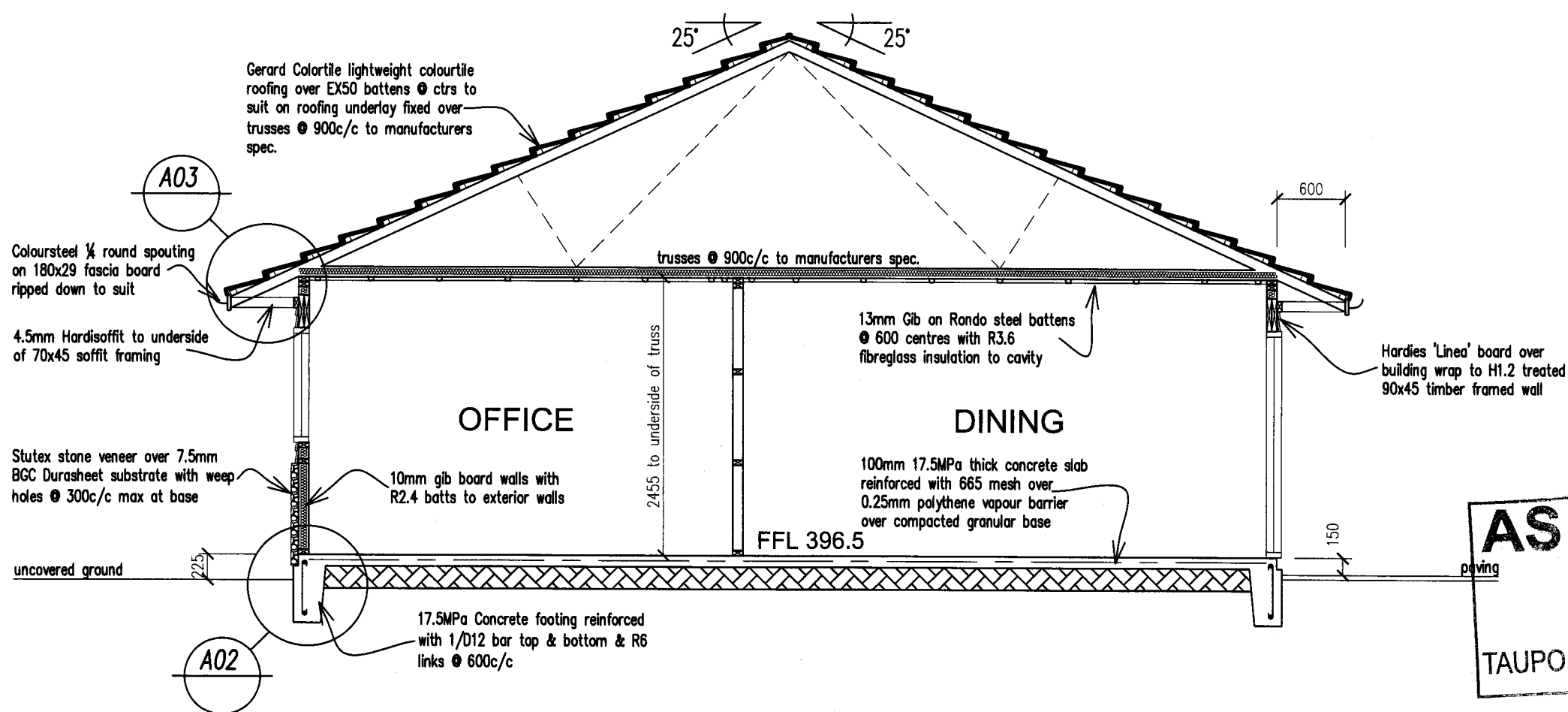
27 MAY 2008

Date Processed:

NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE TITLE: BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: 23/05/08	DRAWING: ELEVATIONS SCALE: 1:100 DATE: 23/05/08 AMENDMENT MOVE HOUSE 1m NORTH-EAST CHANGE ROOFING FROM LONGRUN TO COLORTILE AMENDED 23/05/08	PH PENNY HOMES DESIGN TO BE ADVISED	© Copyright Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz SHEET 4 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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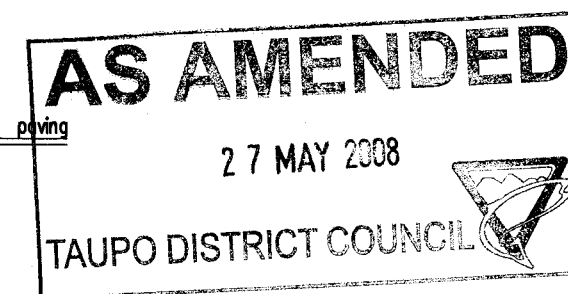
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AMENDED PLANS

27 MAY 2008

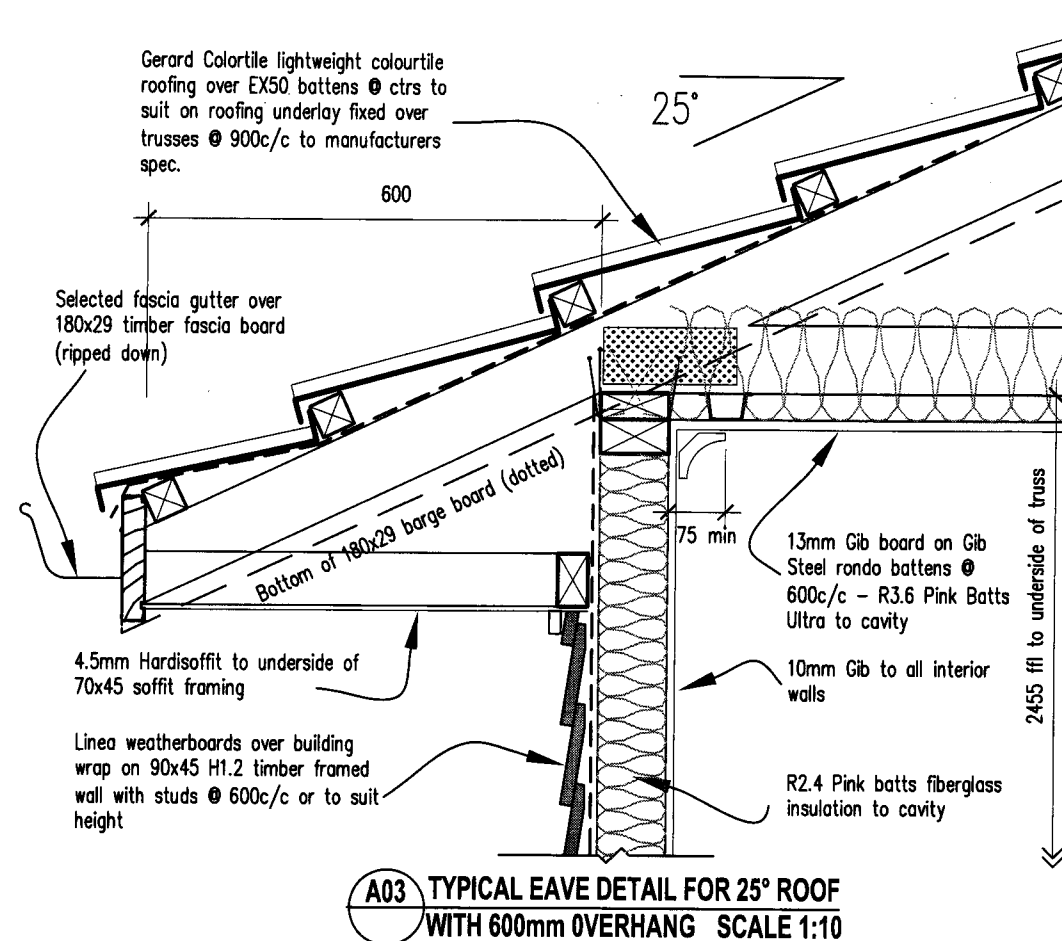
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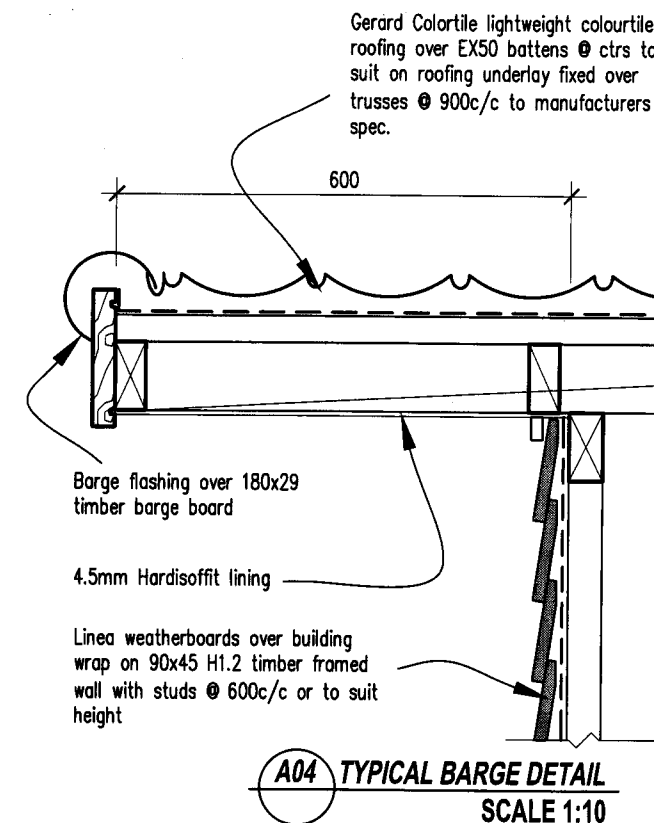
CROSS SECTION A-A

NOTES Wind Zone = MEDIUM Eq Zone = A —Linea weatherboards direct fixed to framing. —Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE		DRAWING: CROSS SECTION A-A	SCALE: 1:50	DATE: 23/05/08	AMENDMENT MOVE HOUSE 1m NORTH-EAST CHANGE ROOFING FROM LONGRUN TO COLORTILE	PH PENNY HOMES DESIGN TO BE APPROVED	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	SHEET 6 OF 12
	TITLE: BUTLER RESIDENCE		AMENDED						
	DRAWN BY: JTDESIGN		AMENDED 23/05/08						
	FIRST ISSUED: 11 APRIL 2008								
	LAST AMENDMENT 23/05/08								
All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE									

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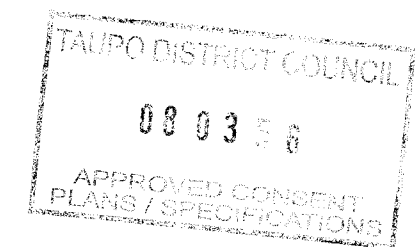


A03 TYPICAL EAVE DETAIL FOR 25° ROOF WITH 600mm OVERHANG SCALE 1:10

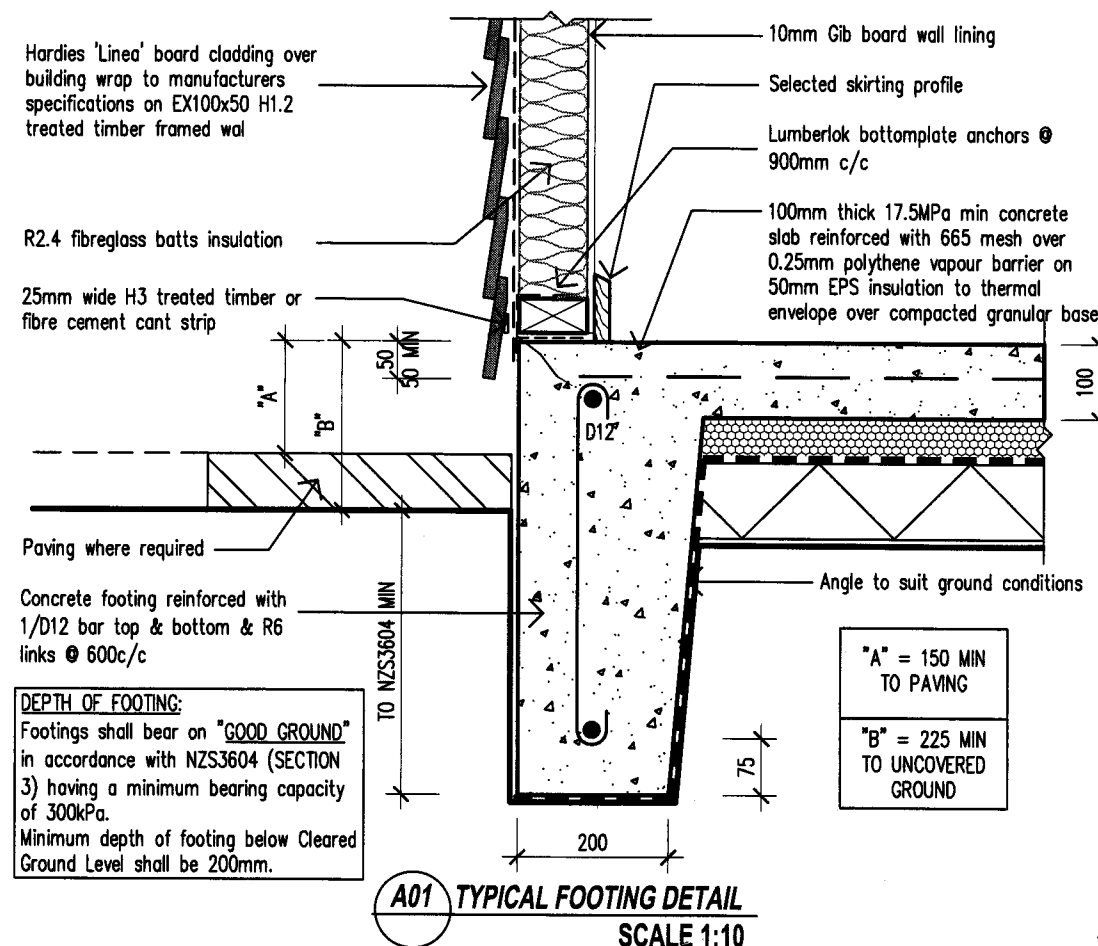


A04 TYPICAL BARGE DETAIL SCALE 1:10

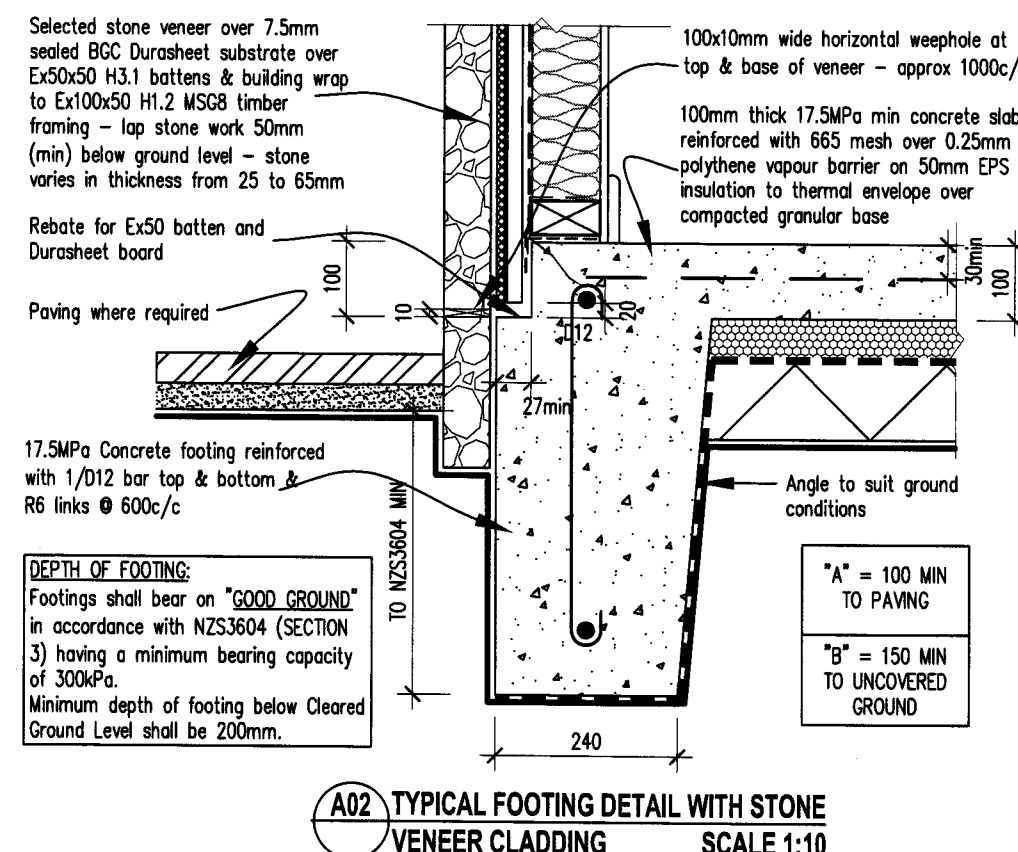
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AMENDED PLANS
27 MAY 2008
Date Processed:



A01 TYPICAL FOOTING DETAIL SCALE 1:10



A02 TYPICAL FOOTING DETAIL WITH STONE VENEER CLADDING SCALE 1:10

AS AMENDED
27 MAY 2008
TAUPO DISTRICT COUNCIL

NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: 23/05/08	DRAWING: CONSTRUCTION DETAILS SCALE: 1:10 DATE: 23/05/08 AMENDED 23/05/08	AMENDMENT MOVE HOUSE 1m NORTH-EAST CHANGE ROOFING FROM LONGRUN TO COLORTILE	PENNY HOMES	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	© Copyright SHEET 7 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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AMENDED PLANS

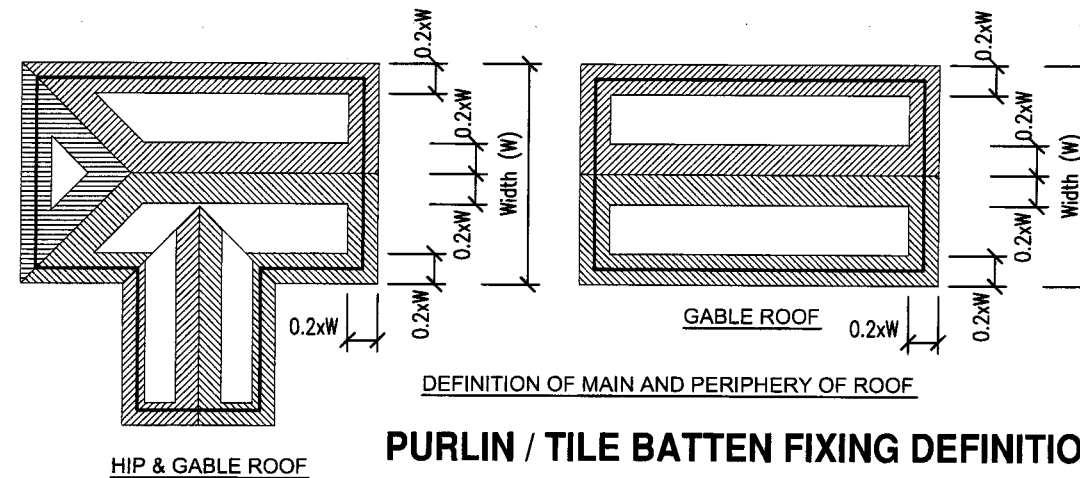
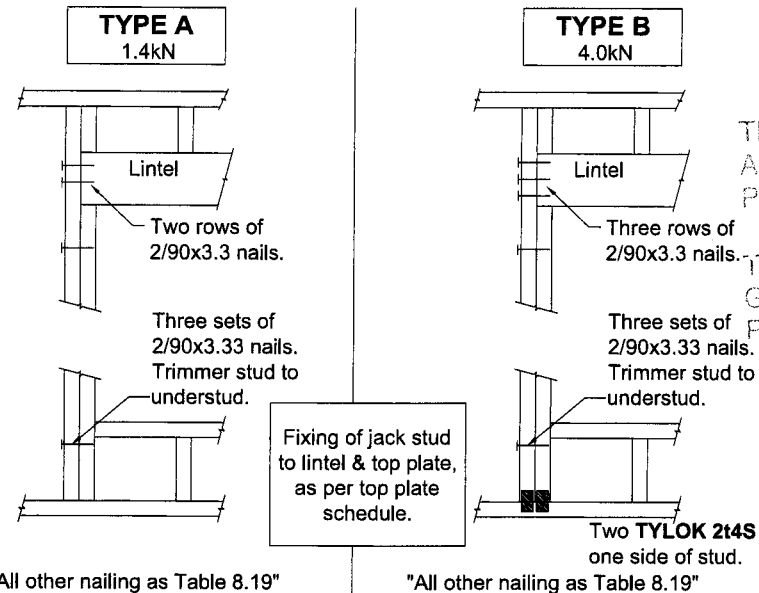
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LINTEL FIXING TYPES



PURLIN / TILE BATTEN FIXING DEFINITION

PURLIN/BATTEN FIXING REQUIREMENTS:

REFER TO DIAGRAM FOR DEFINITION OF MAIN AND PERIPHERY ROOF AREAS.

Refer to NZS3604:1999 Table 10.9 for purlin sizing and fixing requirements -Table 10.10 and Lumberlok Purlin & Batten Fixing Chart for Fixing Options.

MAIN ROOF AREA (M) FIXING
REQUIREMENT FROM TABLES = 0.5kN

ACHIEVE 0.7kN MAIN ROOF PURLIN FIXINGS WITH 2/100x3.75 SKEWED NAILS or 2/90x3.15 POWER DRIVEN NAILS IN ACCORDANCE WITH LUMBERLOK PURLIN & BATTEN FIXING CHART.

PERIPHERY ROOF AREA (P) FIXING
REQUIREMENT FROM TABLES = 0.7kN

ACHIEVE 0.7kN MAIN ROOF PURLIN FIXINGS WITH 2/100x3.75 SKEWED NAILS or 2/90x3.15 POWER DRIVEN NAILS IN ACCORDANCE WITH LUMBERLOK PURLIN & BATTEN FIXING CHART.

LINTEL FIXING REQUIREMENTS

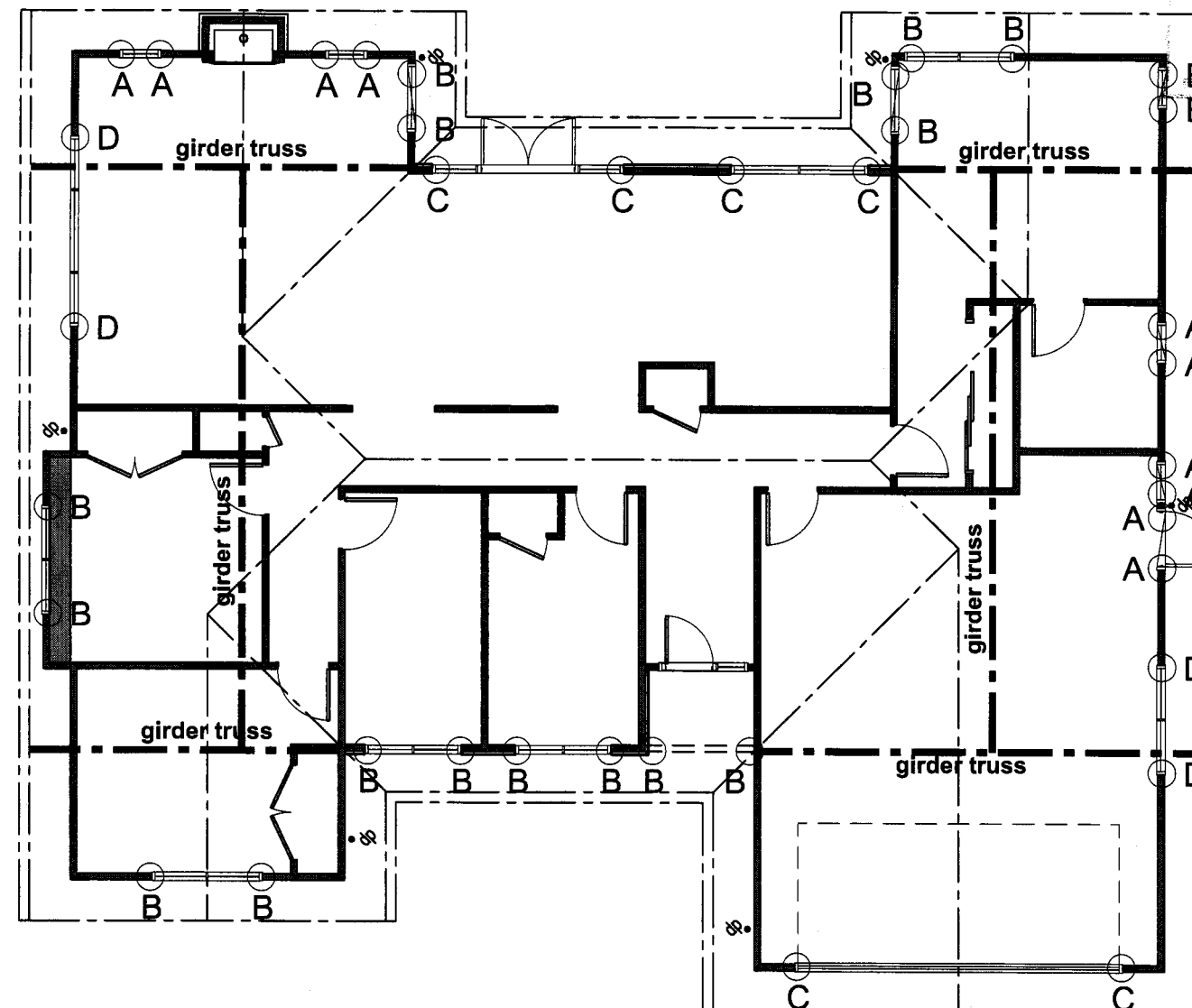
LINTELS ARE TO INCORPORATE FIXINGS IN ACCORDANCE WITH LUMBERLOK LINTEL FIXING SCHEDULE. LUMBERLOK LINTEL FIXINGS ARE ALTERNATIVE SOLUTION TO NZS3604 TABLE 8.14

FOR FIXINGS OUTSIDE OF THE LINTEL FIXING CHART THEN FIXINGS SHALL BE IN ACCORDANCE WITH LINTEL MANUFACTURERS TABLES AND DIAGRAMS (EG. GANGLAM, GANG-NAIL FLITCH BEAM, OR ENGINEERS DESIGN)

$\bar{A}$ = TYPE A LUMBERLOK FIXING	$\bar{GA}$ = GANGLAM TYPE A FIXING
$\bar{B}$ = TYPE B LUMBERLOK FIXING	$\bar{GB}$ = GANGLAM TYPE B FIXING
$\bar{C}$ = TYPE C LUMBERLOK FIXING	$\bar{GC}$ = GANGLAM TYPE C FIXING
$\bar{D}$ = TYPE D LUMBERLOK FIXING	$\bar{GD}$ = GANGLAM TYPE D FIXING
	$\bar{GE}$ = GANGLAM TYPE E FIXING
$\bar{FB}$ = GANGNAIL FLITCH BEAM FIXING	$\bar{GF}$ = GANGLAM TYPE F FIXING
	$\bar{GG}$ = GANGLAM TYPE G FIXING

NOTE:

- ★ Lintels accepting Girder trusses for ALL load cases use:
Fixing type C where contributory area = 10m²
Fixing type D where contributory area = 20m²
- ★ All cases outside of the chart require specific design.
Refer to Lintel fixing diagrams and data sheets attached in Specification for Ganglam and Flitch Beam fixing types mentioned in the table above.



AS AMENDED
27 MAY 2008
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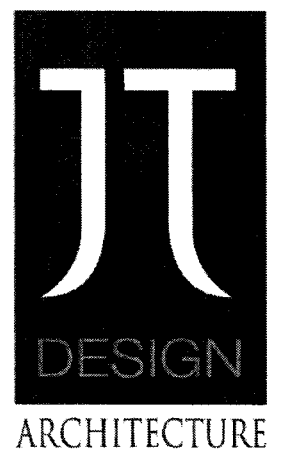
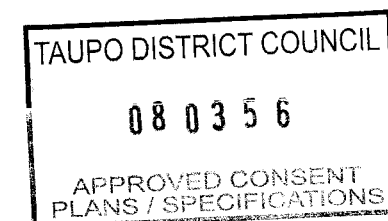
NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: 23/05/08	DRAWING: LINTEL FIXING PLAN SCALE: 1:100 DATE: 23/05/08 AMENDMENT >MOVE HOUSE 1m NORTH-EAST >CHANGE ROOFING FROM LONGRUN TO COLORTILE AMENDED 23/05/08	PENNY HOMES Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	SHEET 10 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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***PROPOSED NEW RESIDENCE
LOT 33 PRINCE PLACE
TAUPO***

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REQUEST.

Owner/Builder to note special conditions under which
the consent is issued.



PLUMBING AND DRAINAGE NOTES:

ALL PLUMBING AND DRAINAGE TO BE INSTALLED AND TESTED BY A REGISTERED TRADESPERSON IN ACCORDANCE WITH NZBC G13/AS1, E1/AS1 AND AS/NZS3500 WHERE APPLICABLE

CHECK ALL PIPE AND DRAIN DIAMETERS, AND GRADIENTS ON SITE

CHECK LOCATION OF EXISTING FIXTURES, DRAINS AND SOAKHOLES ON SITE. REUSE WHERE POSSIBLE AND ACCEPTABLE

PRINCE PLACE

TOWNPLANNING INFORMATION:

Site Area: 671m²
Floor Area: 179.66m²
Driveway: 38m²
Eaves >600mm: 1.92m²

Site Coverage: 181.58m²/671 = 27.06% (<30%)
Plot Ratio: 181.58m²/671 = 27.06% (<40%)
Total Coverage: 219.58m²/671 = 32.72% (<50%)

Max Fill Depth in sideyard: 0.5m
Max Cut Depth in sideyard: 0.5m

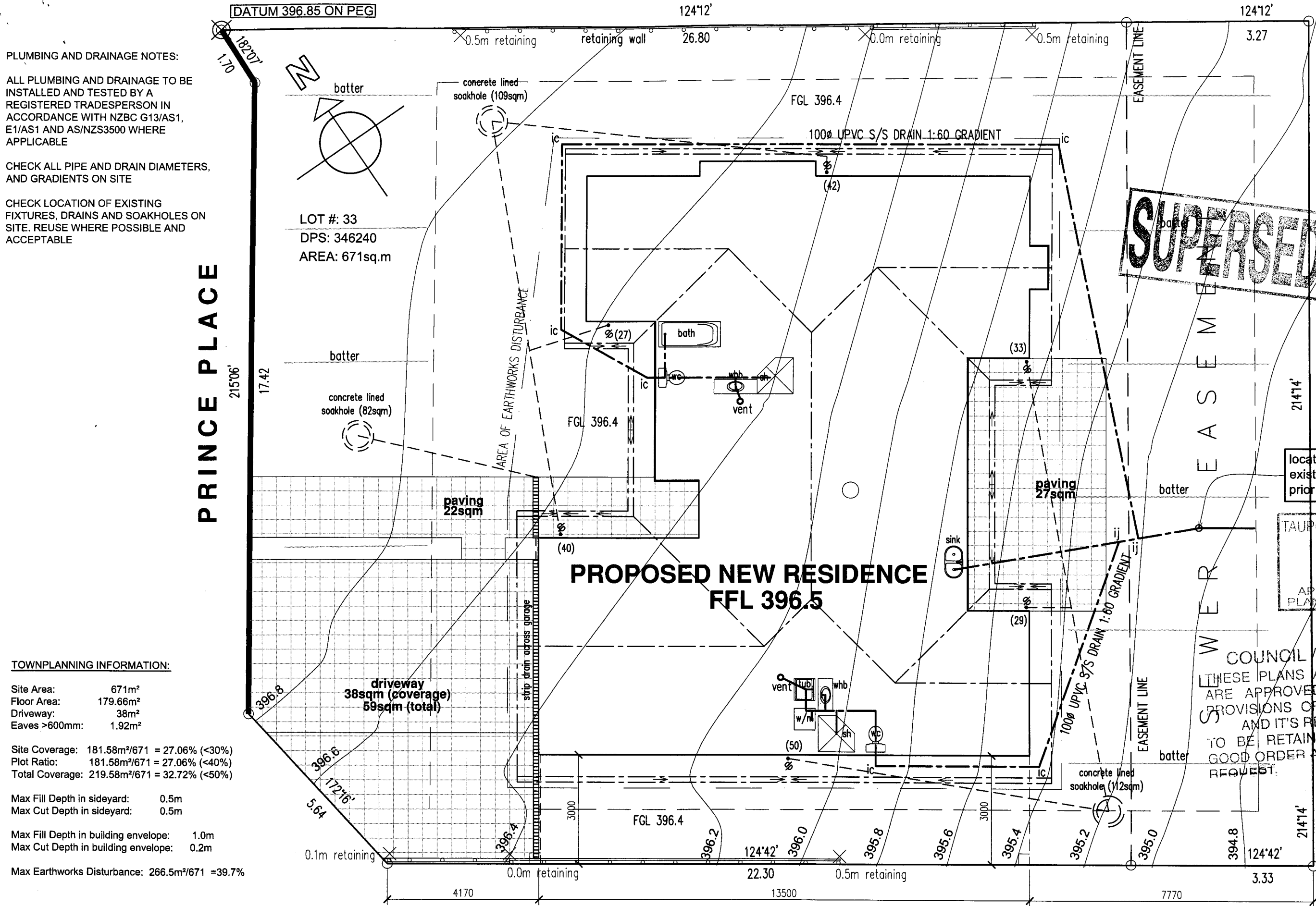
Max Fill Depth in building envelope: 1.0m
Max Cut Depth in building envelope: 0.2m

Max Earthworks Disturbance: 266.5m²/671 = 39.7%

NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE		DRAWING: SITE & DRAINAGE PLAN		SCALE: 1:100	DATE: --/--	AMENDMENT: --/--	 Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	SHEET 1 OF 12
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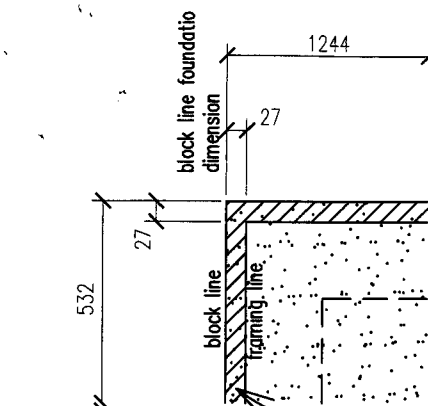
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locate and connect into existing s/s (check depth & fall prior to house construction)

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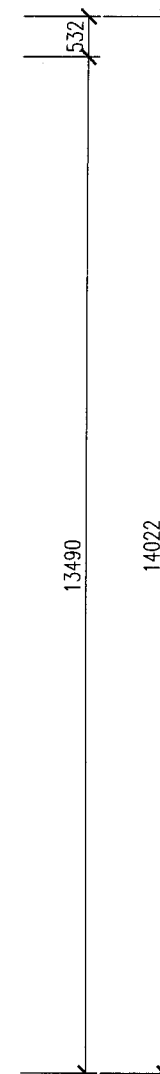
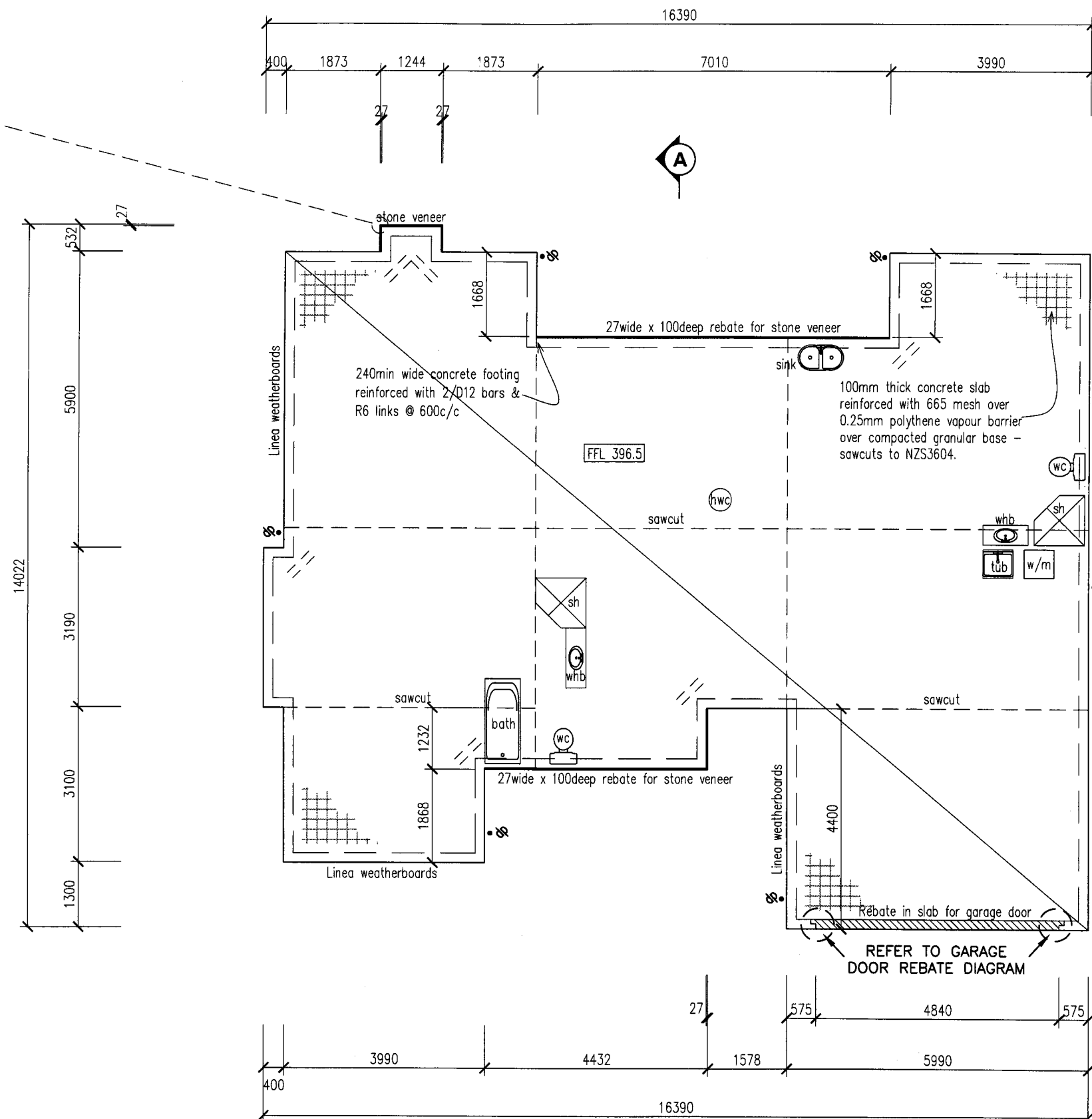
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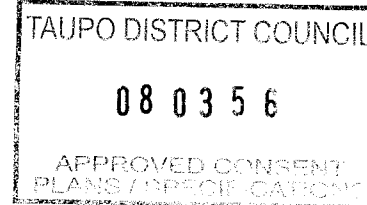
27mm min rebate in slab with flashing or Flintcote waterproofing for stone veneer

STONE VENEER DETAIL
SCALE 1:10

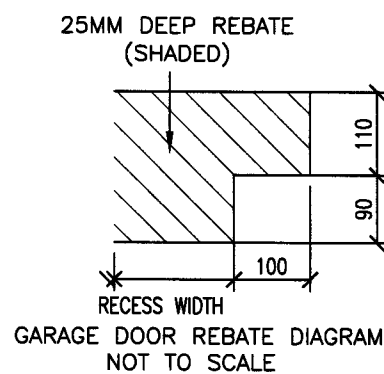


FOUNDATION PLAN NOTES:

- 1) Confirm roof point loads from girder trusses on 'PRENAIL TRUSS PLAN' and provide 300sq min x 300min deep pad thickening below.
- 2) Check Engineers design for any special slab thickenings before construction where applicable.
- 3) 5mm framing overhang required from foundation line for Linea weatherboards direct fixed to framing.
- 4) No framing overhang required from foundation line for Stone veneer cladding over 20mm drained cavity.
- 5) Locations of each cladding as shown.



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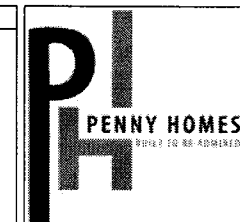


NOTES
Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

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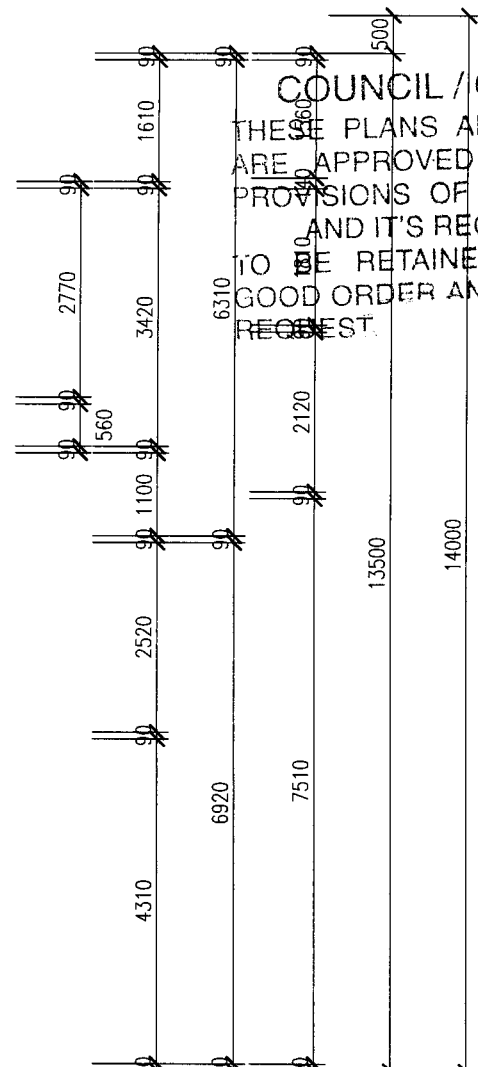
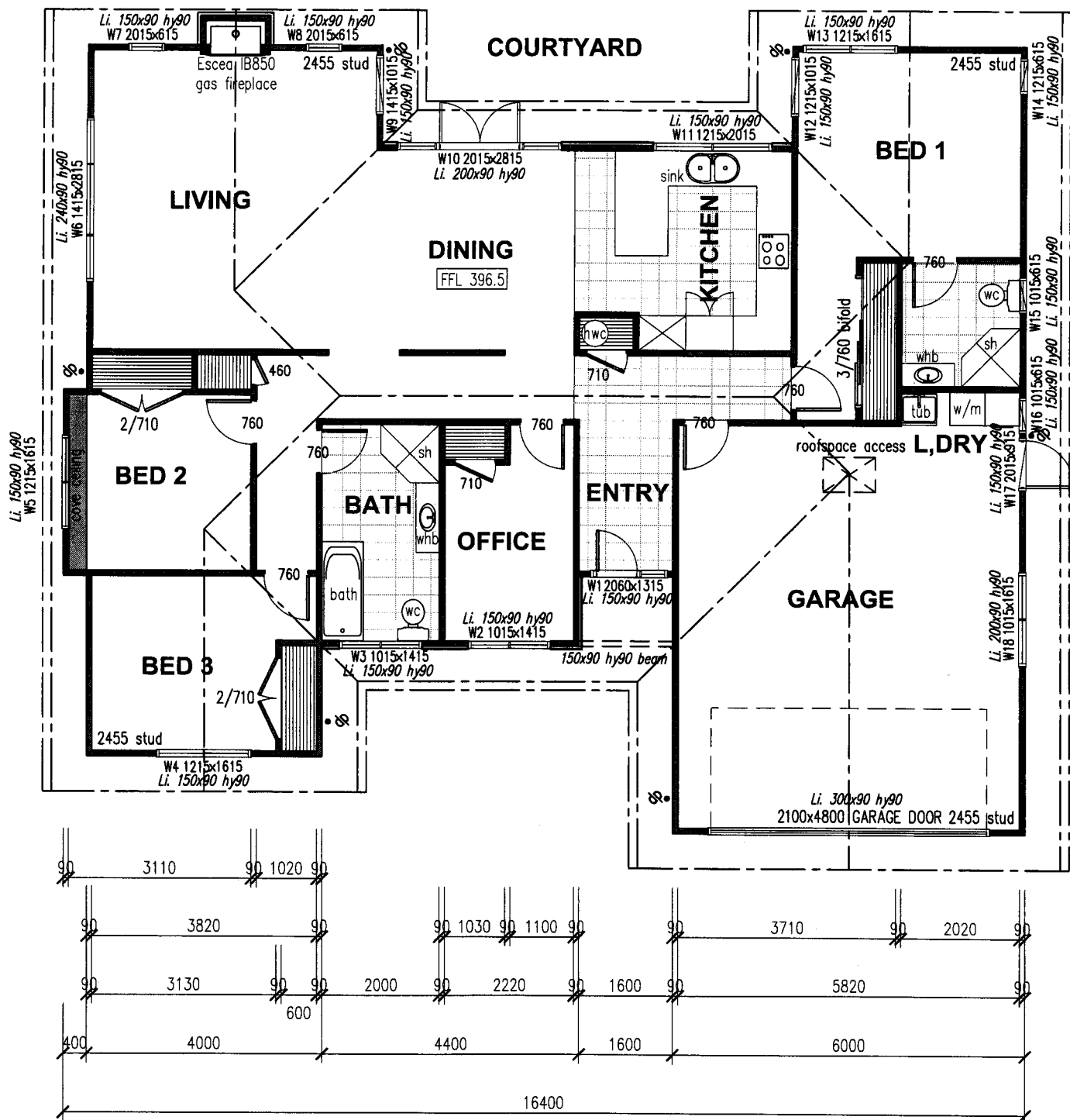
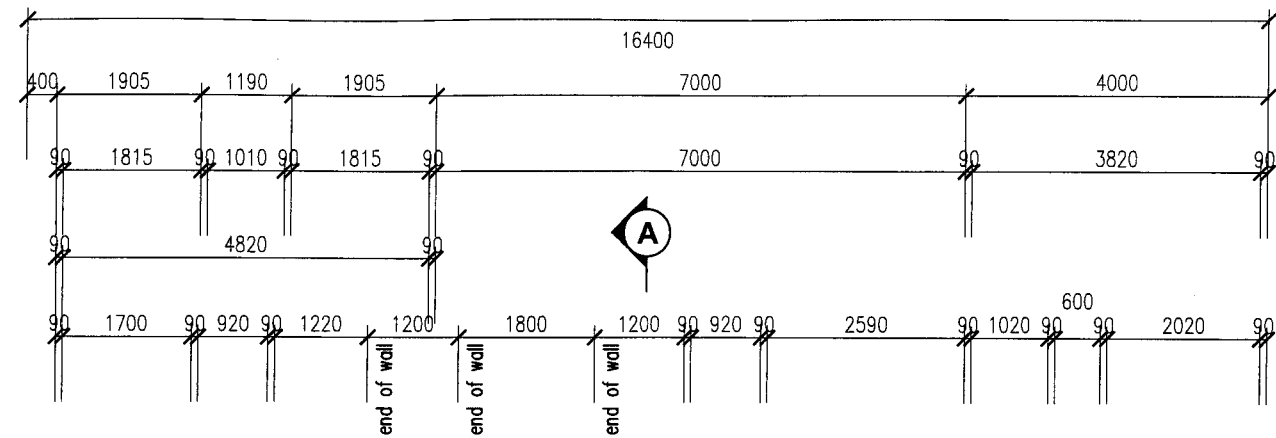
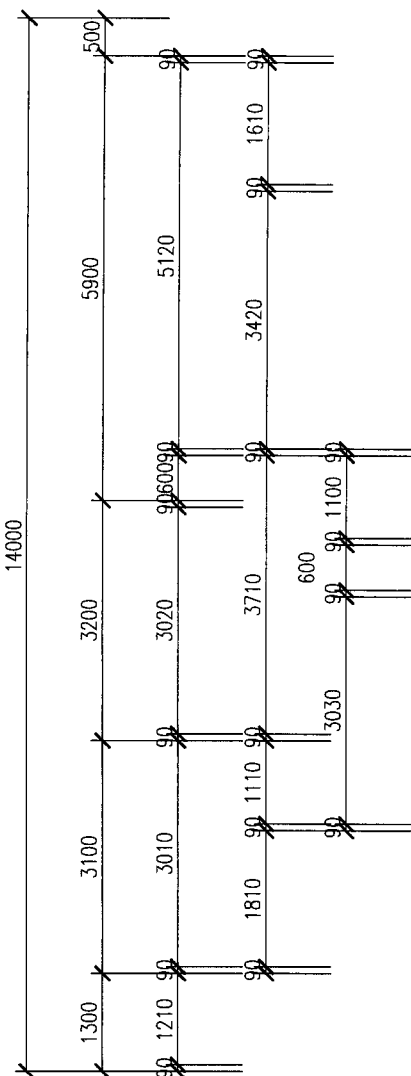
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002	Floor Area
	N: 179.66 sqm



FLOOR PLAN NOTES:

- 1) Window dimensions given are rough opening, additional 15mm for packers & flashing tapes except garage door.
- 2) Stud height measured to underside of truss.
- 3) Shaded area shows coved ceilings.
- 4) All dimensions to framing.
- 5) Ex150x40 top plate packer to garage & living room perimeter only. Alternative Ex100x50

NOTES
Wind Zone = MEDIUM
Eq. Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

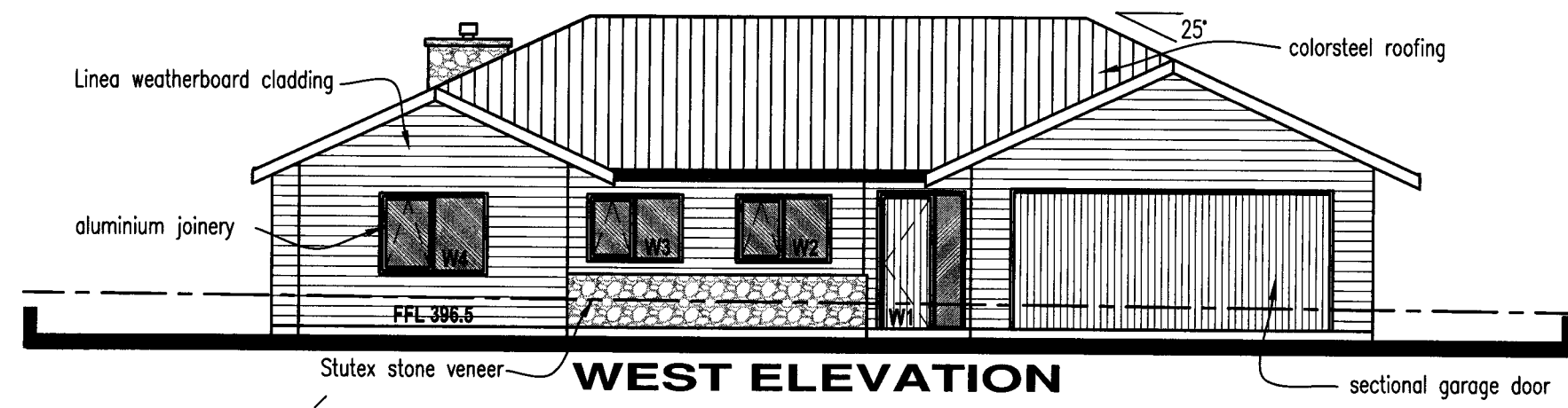
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DRAWING: FLOOR PLAN
SCALE: 1:100
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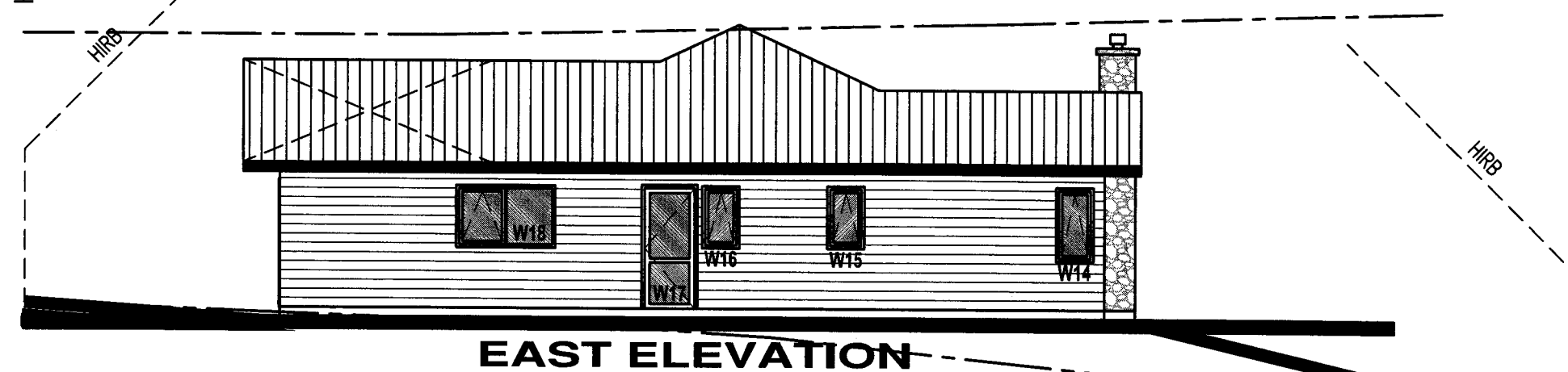
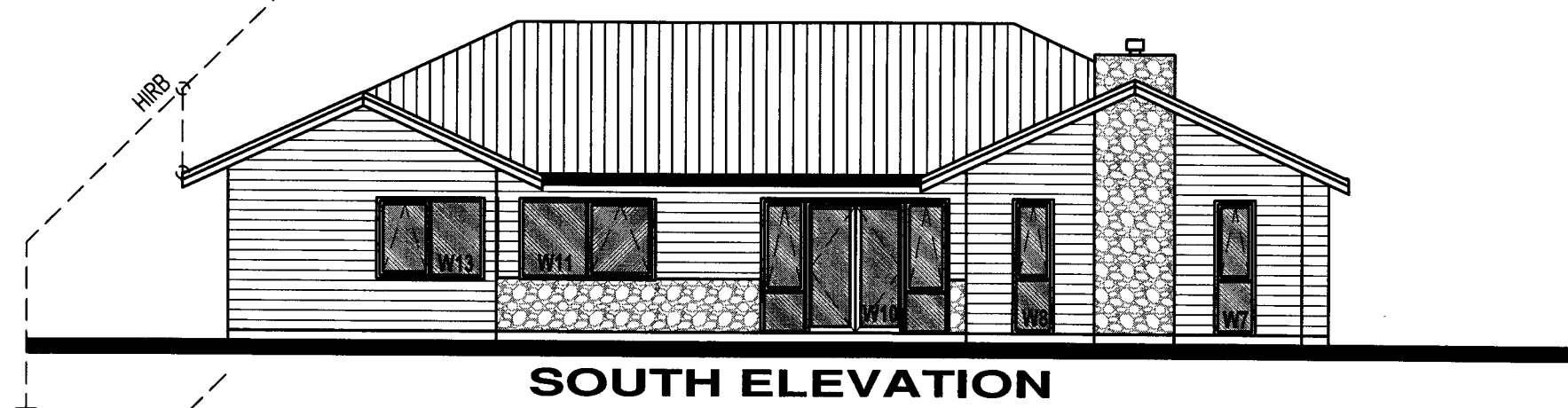


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SUPERSEDED



NOTES
Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

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NOTE:

Check kitchen appliance positions and types before instalation with finalised kitchen plan.

Check positions and types of all fittings prior to installation.

Legend.

Distribution Board

Meter Box

Sensor Light

Recessed Down Light

Wall Mounted Light

Ceiling Mounted Light

Sealed Combination Extractor & Light

Double Power Outlet

Power Outlet

Earth Leakage point

Heated Towel Rail

Phone Outlet

Light Switch

TV Outlet

Smoke Alarm

Bracing Symbol

Brace Number

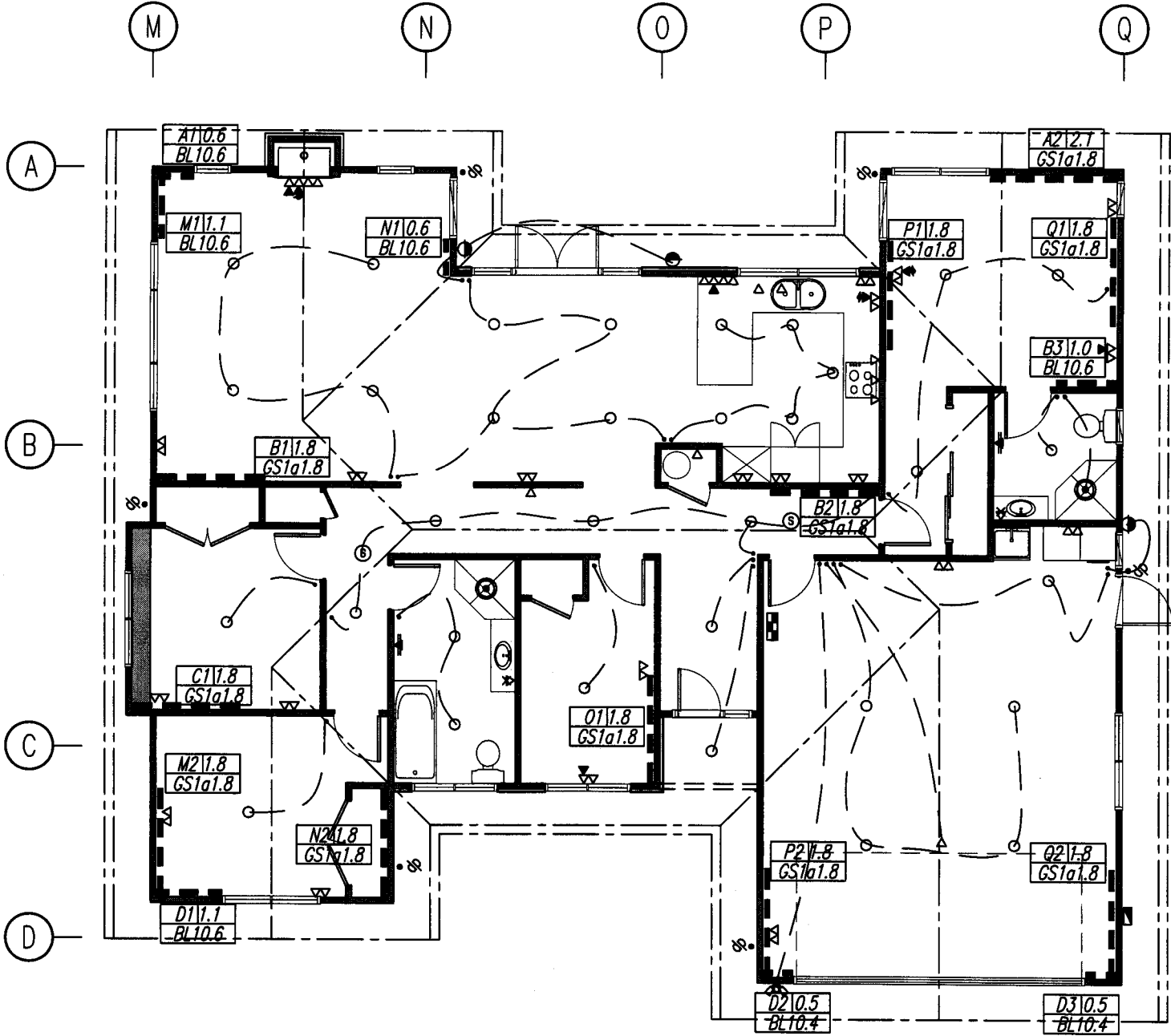
Brace Length

Brace Type

B1

3.0

GIB1



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NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

BRACING & ELECTRICAL PLAN

SCALE: 1:100

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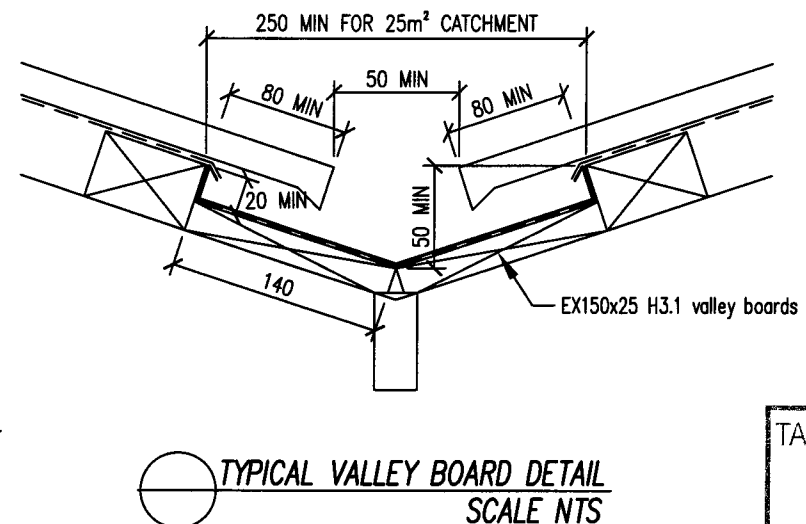
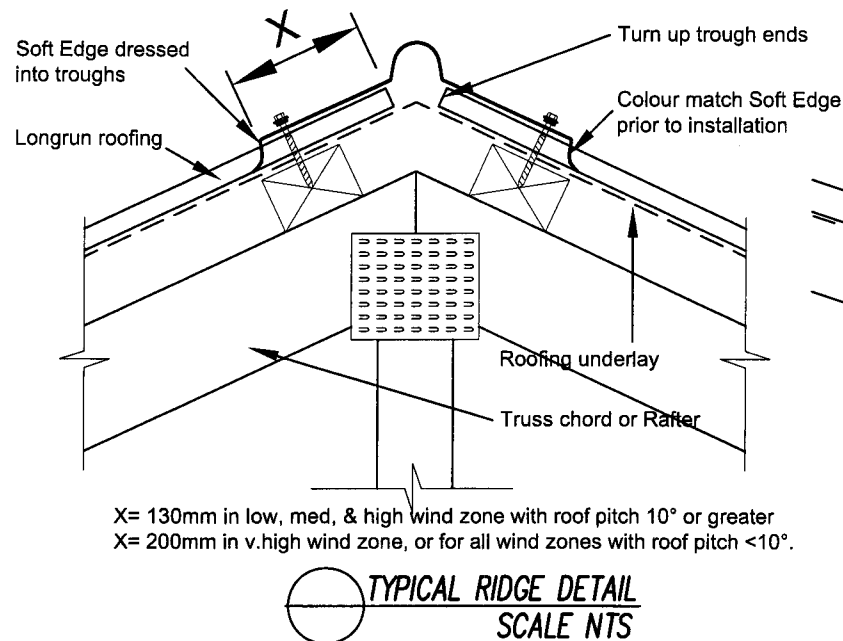
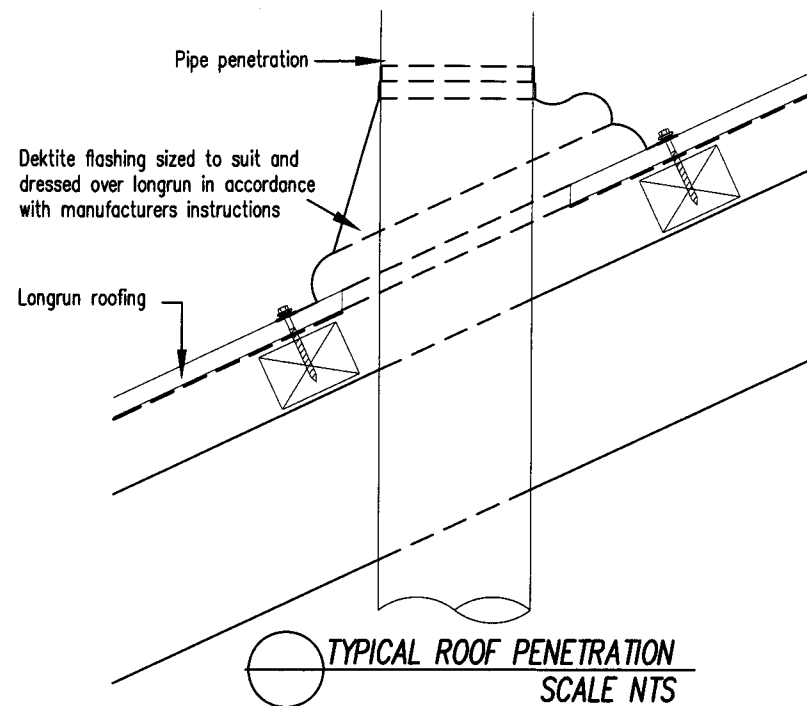
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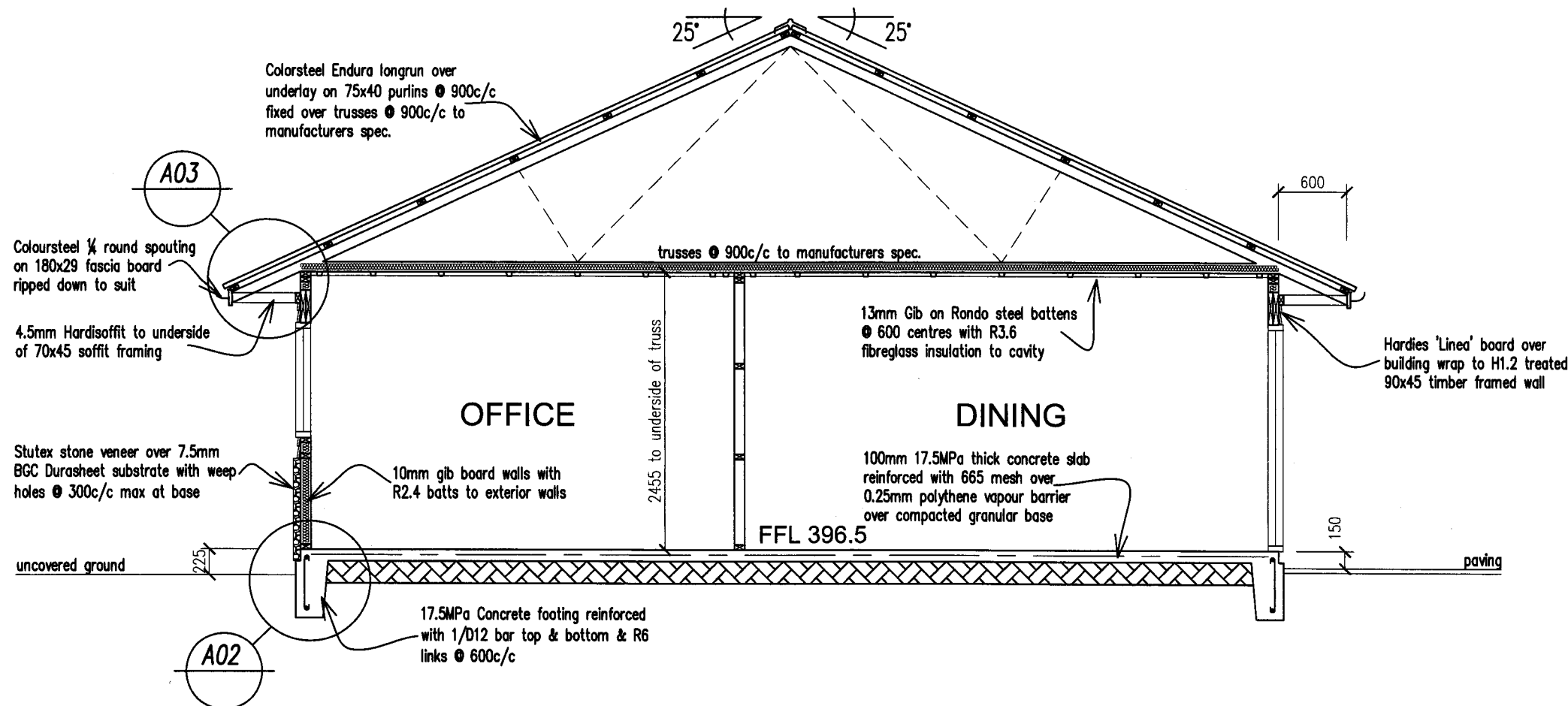
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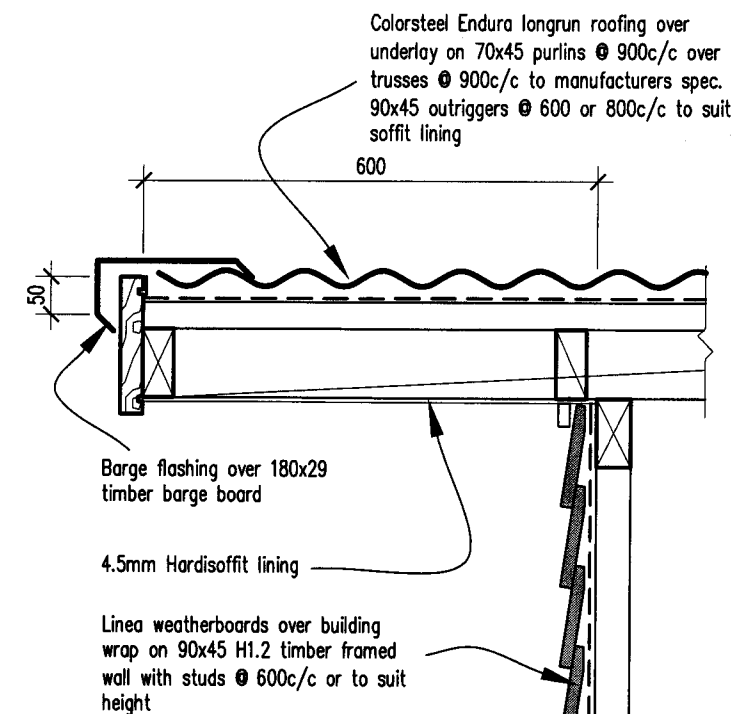
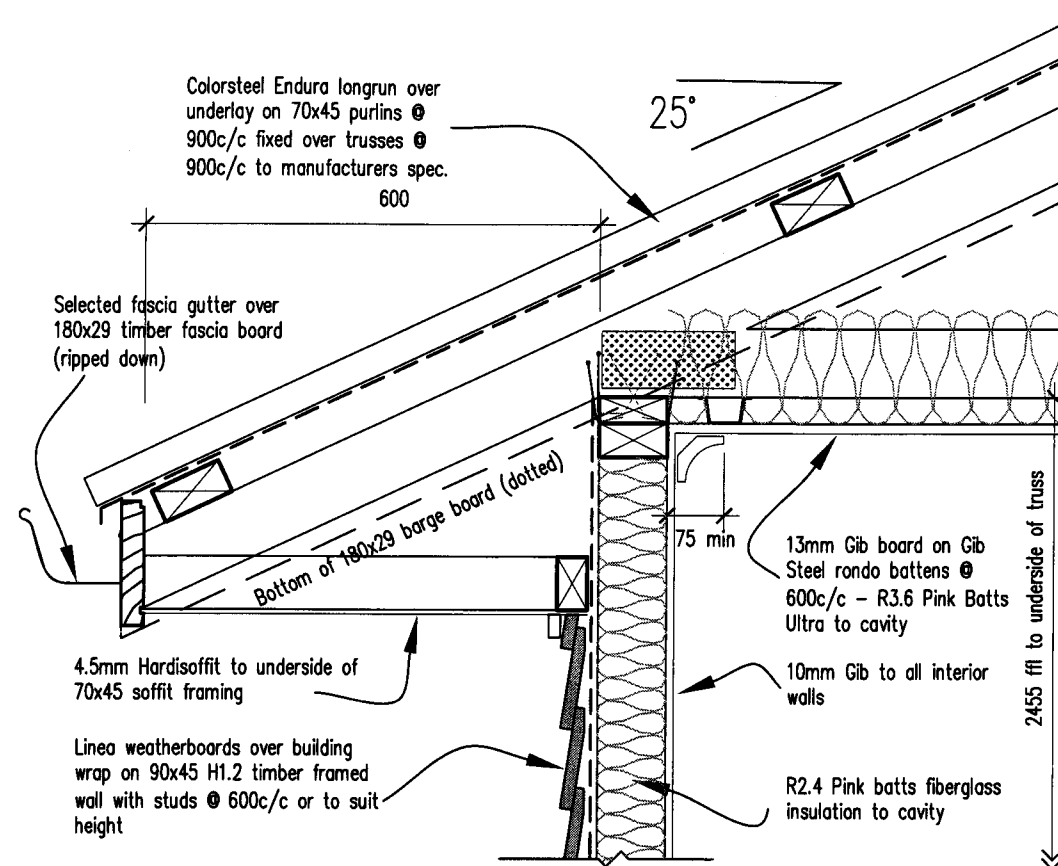
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SUPERSEDED

CROSS SECTION A-A

NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE BUTLER RESIDENCE DRAWN BY: JTDESIGN FIRST ISSUED: 11 APRIL 2008 LAST AMENDMENT: -/-	DRAWING: CROSS SECTION A-A CONSENT COPY 11/04/08	SCALE: 1:50 DATE: -/-/- AMENDMENT: -/-	PH PENNY HOMES	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	© Copyright SHEET 6 OF 12 All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE
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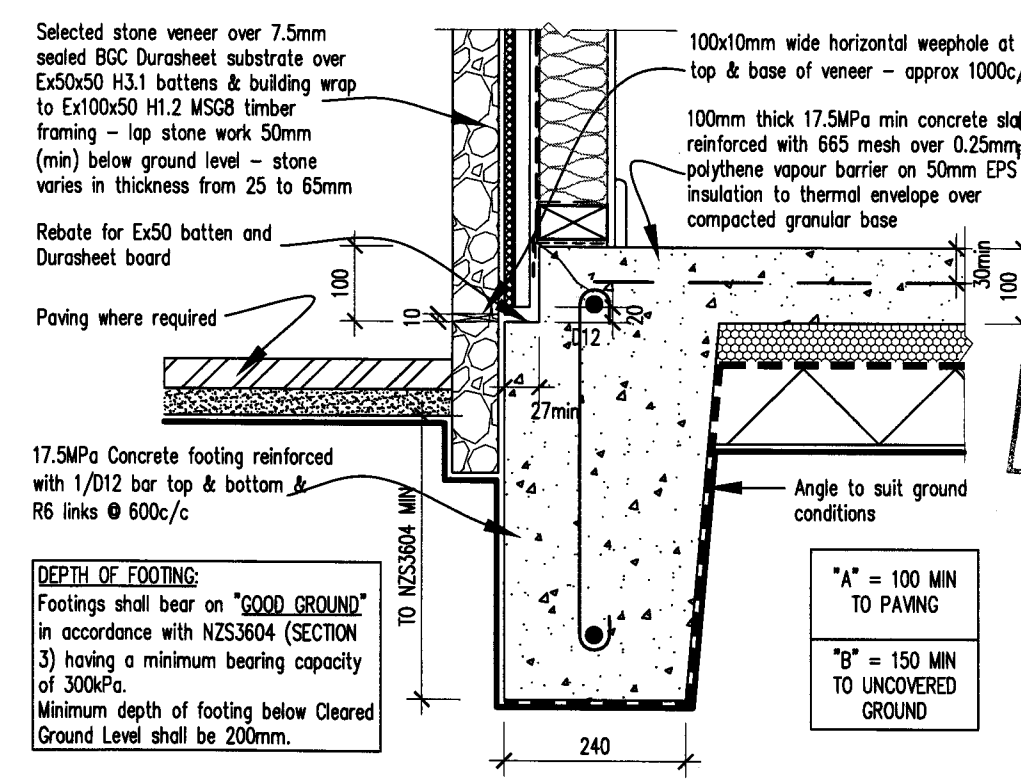
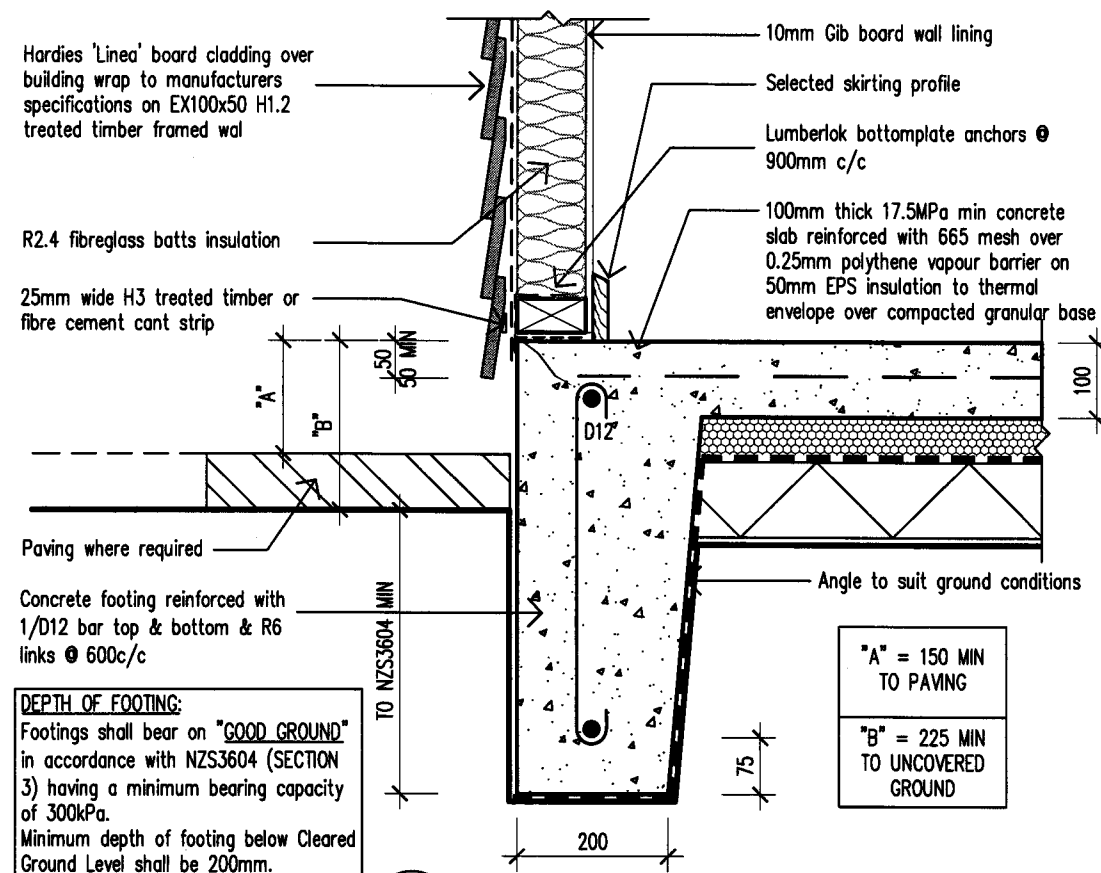


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NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

TITLE:

BUTLER RESIDENCE

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CONSTRUCTION DETAILS

SCALE:

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DATE:

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1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 & table 20 of NZBC clause E2/AS1.
2. Building wrap must comply with acceptable solution NZBC clause E2/AS1 & NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap & other materials with which it comes into contact as per table 21 of NZBC clause E2/AS1.

Proprietary tape or alternatively additional layer of building wrap over head flashing

Linea® Weatherboard

Aluminium head flashing with 15° slope

Outer face of weatherboard

H3.1 treated timber cant strip

5mm min

10mm min cover

5mm offset

25mm

35mm min

Flashing tape over wrap required in corners only

Window frame (refer to window manufacturer for method of support & fixing)

Waterproof air seal

Window liner

7.5mm gap

7.5mm normal

Lintel

Face n^o 18 0356 weatherboards to lintel

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Selected interior lining

60mm x 3.15mmØ jolt head nails pre-drill with 3mmØ drill before fixing

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Window frame (refer to window manufacturer for method of support & fixing)

Sill flashing sloped 5° min from under the aluminium window profile, with 10mm turn up at each end. Cut sill plate or add sloping packer to suit

10mm min

35mm min cover

5mm gap

For flashing tape detail refer to Figs. 72 & 116 of NZBC clause E2/AS1.

Window liner

Waterproof airseal to perimeter of trim cavity with expandable foam or sealant as per section 9.1.6 of E2/AS1

7.5mm gap nominal

Selected interior lining

Linea® Weatherboard

Scale 1:2
60mm x 3.15mmØ jolt
head nails pre-drill with
3mmØ drill before fixing

Building wrap

Linea® Weatherboard

5mm min gap

Scriber

10mm min

Line of head flashing above

Selected interior lining

Window frame (refer to window manufacturer for method of support & fixing)

Flashing tape 100mm upstand on jamb

7.5mm gap nominal

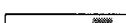
Waterproof air seal

Window liner

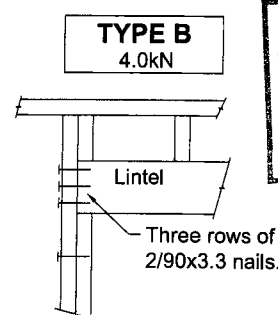
NOTES Wind Zone = MEDIUM Eq Zone = A -Linea weatherboards direct fixed to framing. -Stone veneer over 20mm drained cavity system.	LOT 33 PRINCE PLACE	DRAWING: LINEA WINDOW DETAILS SCALE: 1:2	DATE: --/--/-- AMENDMENT: --/--		Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	SHEET 8 OF 12
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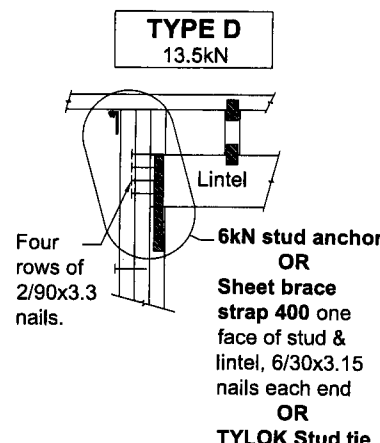
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Three sets of
2/90x3.33 nails.
Trimmer stud to
—understud.

Two **TYLOK 2t4S**
one side of stud.

"All other nailing as Table 8.19"

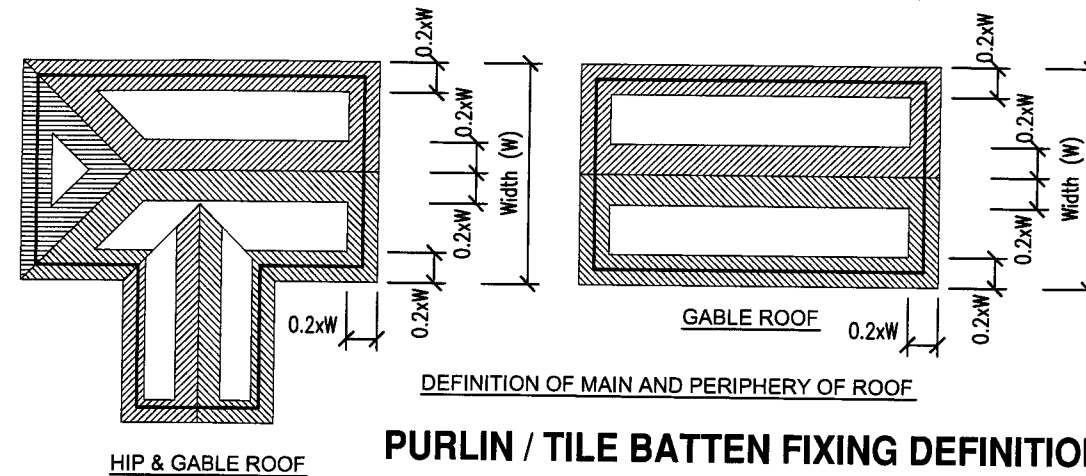


"All other piling as Table 8.19"

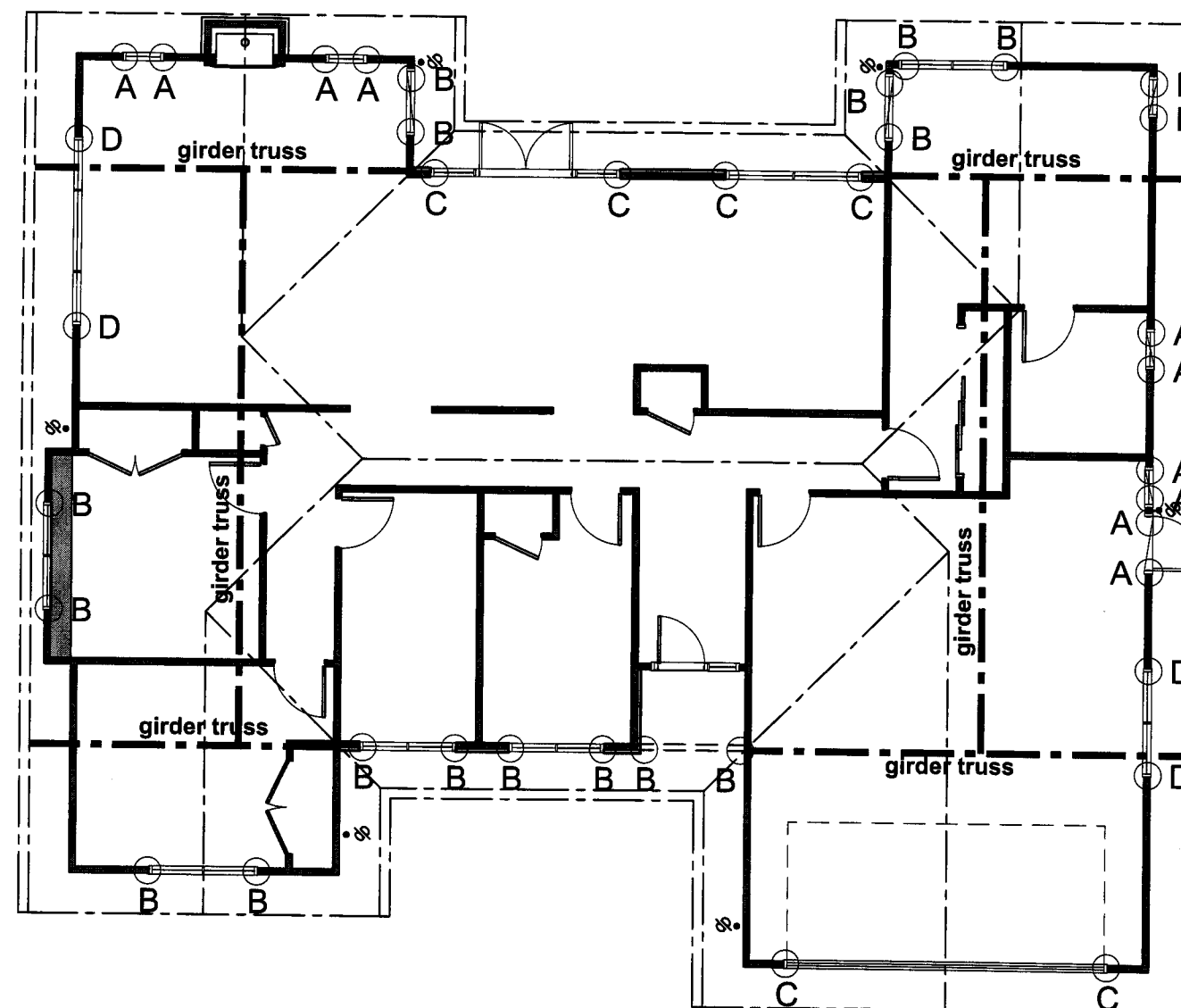
Three sets of
2/90x3.33 nails.
Trimmer stud to
—understud.

Min. M12 bolt with 50x50x3 washer to concrete floor.

Pair 6kN stud anchors.



PURLIN / TILE BATTEN FIXING DEFINITION



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PLANS / SPECIFICATIONS

LINTELS ARE TO INCORPORATE FIXINGS IN ACCORDANCE WITH LUMBERLOK LINTEL FIXING SCHEDULE. LUMBERLOK LINTEL FIXINGS ARE ALTERNATIVE SOLUTION TO NZS3604 TABLE 8.14

FOR FIXINGS OUTSIDE OF THE LINTEL FIXING CHART THEN FIXINGS SHALL BE IN ACCORDANCE WITH LINTEL MANUFACTURERS TABLES AND DIAGRAMS (EG. GANGLAM, GANG-NAIL FLITCH BEAM, OR ENGINEERS DESIGN)

$\overline{A}$ = TYPE A LUMBERLOK FIXING	$\overline{GA}$ = GANGLAM TYPE A FIXING
$\overline{B}$ = TYPE B LUMBERLOK FIXING	$\overline{GB}$ = GANGLAM TYPE B FIXING
$\overline{C}$ = TYPE C LUMBERLOK FIXING	$\overline{GC}$ = GANGLAM TYPE C FIXING
$\overline{D}$ = TYPE D LUMBERLOK FIXING	$\overline{GD}$ = GANGLAM TYPE D FIXING
	$\overline{GE}$ = GANGLAM TYPE E FIXING
$\overline{FB}$ = GANGNAIL FLITCH BEAM FIXING	$\overline{GF}$ = GANGLAM TYPE F FIXING
	$\overline{GG}$ = GANGLAM TYPE G FIXING

★ Lintels accepting Girder trusses for ALL load cases use:
 Fixing type C where contributory area = 10m²
 Fixing type D where contributory area = 20m²
 ★ All cases outside this require specific design.
 ★ Refer to Lintel fixing diagrams and details attached in specification
 for Ganglax and Fitch Beam fixing types mentioned in the table above.

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

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

TITLE: **BUTLER RESIDENCE**

DRAWN BY:	JTDESIGN
FIRST ISSUED:	11 APRIL 2008
LAST AMENDMENT	-/-/-

DRAWING:

LINTEL FIXING PLAN

CONSENT COPY

11/04/08

SCALE:
1:100

DATE:
--/--

AMENDMENT

PH PENNY HOME
HOW TO BE AHEAD

Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

All Dimensions To Be Checked And Verified
By Contractor Before Commencement Of Any Work **E&OE**

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10
OF 12

STUD TOP PLATE FIXING OPTIONS

FIXING TYPE A

0.7kN

2/90x3.33 plain steel wire nails driven vertically into stud.

FIXING TYPE B

1.7kN

2/90x3.33 plain steel wire nails driven vertically into stud, plus single TYLOK 2T4 plate.

FIXING TYPE C

2.7kN

2/90x3.33 plain steel wire nails driven vertically into stud, plus pair TYLOK 2T4 plate.

FIXING TYPE D

6.0kN

2/90x3.33 plain steel wire nails driven vertically into stud, plus TYLOK Stud tie.
OR
Sheet brace strap 400 with 6/30x3.15 nails each stud face.
OR
2/90x3.33 plain steel wire nails driven vertically into stud, plus 6kN Stud Anchor.

TYLOK 2T4

TYLOK STUD TIE
OR
STRAP BRACE 400

6kN STUD ANCHOR.

ALTERNATIVE
FIXING TYPE D

6kN GANGNAIL
STUD STRAP

VALLEY GUTTERS:
EX150x25 H3.1 TREATED RAD. PINE VALLEY BOARDS SUPPORTING 250mm MIN. WIDE COLOURSTEEL VALLEY GUTTER

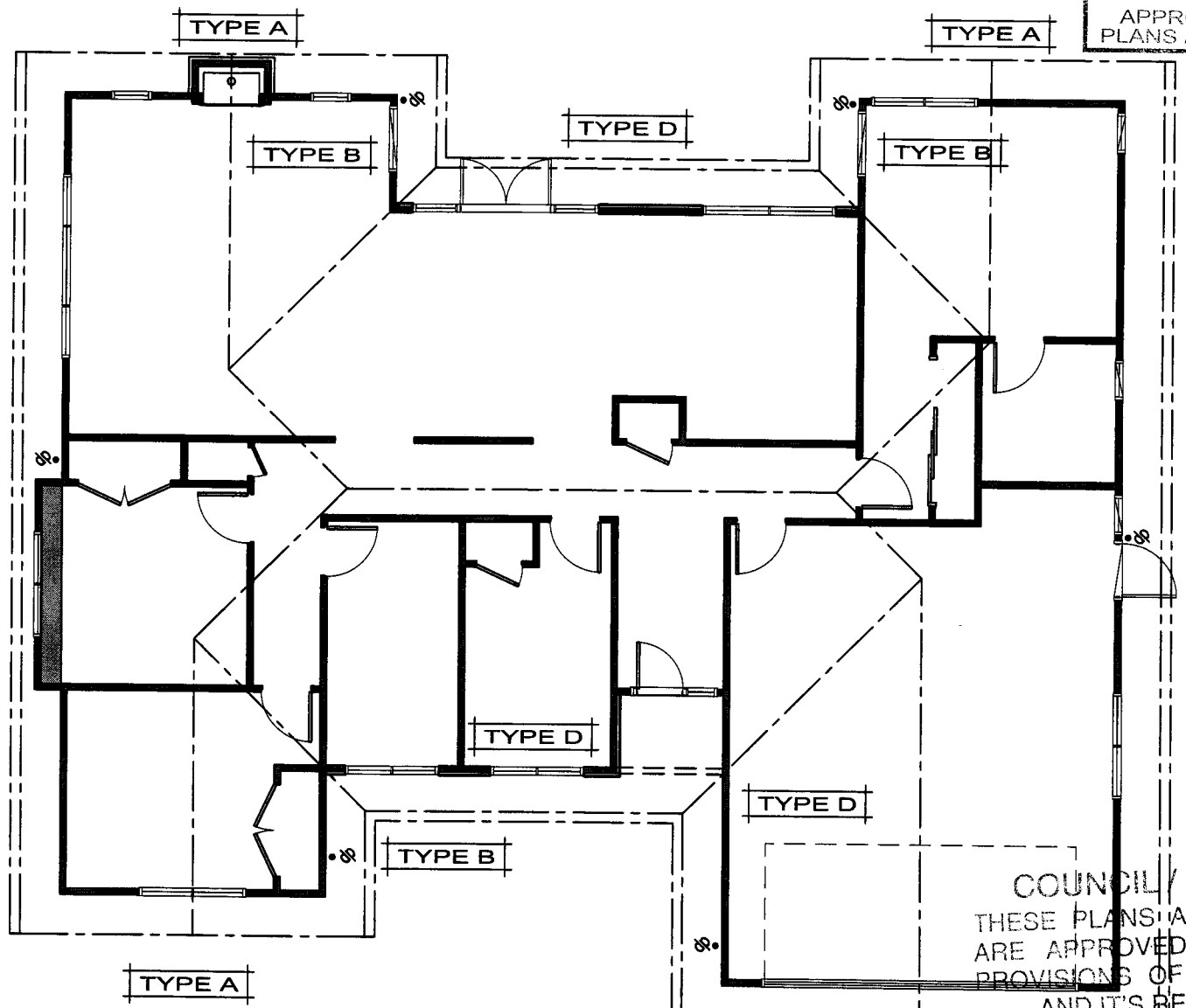
TRUSS TO TOP PLATE FIXING:
TRUSS TO TOP PLATE FIXINGS TO BE IN ACCORDANCE WITH TRUSS AND FRAME MANUFACTURERS DETAILS.
GIRDER TRUSS FIXING ARE TO BE SPECIFIED BY TRUSS MANUFACTURER.

ROOF BRACING:
LIGHT WEIGHT HIPPED ROOF SHALL BE BRACED WITH A MINIMUM OF 3x HIP OR VALLEY RAFTERS TO EACH RIDGE LINE.
LIGHT WEIGHT GABLE ROOFS SHALL BE BRACED WITH ROOF PLANE BRACES AT A RATE OF 1 PER 50sq.m ROOF AREA.
>HIP OR VALLEY RAFTERS THAT RUN FROM WALL TO RIDGE MAY BE COUNTED AS A ROOF PLANE BRACE.

TOP PLATES AND FIXINGS TO STUDS:
TOP PLATES ARE TO BE 90x45 IN ACCORDANCE WITH NZS3604:1999 OR TO TIMBER MANUFACTURERS SPECIFICATIONS.
TOP PLATES FIXINGS TO STUDS:
eg. TYPE B
TOP PLATE TO STUD CONNECTION TO BE IN ACCORDANCE WITH PLAN AND LUMBERLOK FIXING TABLES.

BOTTOM PLATES:
BOTTOM PLATES ARE TO BE SIZED IN ACCORDANCE WITH NZS3604:1999 OR TO TIMBER MANUFACTURERS SPECIFICATIONS.
BOTTOM PLATE FIXINGS TO CONCRETE:
BOTTOM PLATE TO STUD CONNECTION TO COMPLY WITH NZS3604: 1990 table 8.19 AND AS REQUIRED FOR LINTEL FIXINGS.
PROPRIETARY LUMBERLOK BOTTOM PLATE ANCHORS AT 0.9m CTRS TO EXTERNAL WALLS.
or
M12 ANCHOR BOLTS @ 1.4m CTRS SET NOT LESS THAN 75mm INTO CONCRETE TO EXTERNAL WALLS.
M12 ANCHOR BOLTS @ 1.4m CTRS SET NOT LESS THAN 75mm INTO CONCRETE TO INTERNAL WALLS.
ADDITIONAL FIXINGS AS REQUIRED FOR BRACING ELEMENTS.

BOTTOM PLATES:
BOTTOM PLATES ARE TO BE SIZED IN ACCORDANCE WITH NZS3604:1999 OR TO TIMBER MANUFACTURERS SPECIFICATIONS.
BOTTOM PLATE FIXINGS TO TIMBER FRAMED FLOOR:
BOTTOM PLATE TO STUD CONNECTION TO COMPLY WITH NZS3604: 1990 table 8.19 AND AS REQUIRED FOR LINTEL FIXINGS.
2/100x3.75 HAND DRIVEN NAILS @ 600 CTRS TO EXTERNAL AND INTERNAL BRACING WALLS.
or
3/90x3.15 POWER DRIVEN NAILS @ 600 CTRS TO EXTERNAL AND INTERNAL BRACING WALLS.
2/100x3.75 HAND DRIVEN NAIL @ 600 CTRS TO EXTERNAL WALLS.
or
3/90x3.15 POWER DRIVEN NAIL @ 600 CTRS TO INTERNAL WALLS.
ADDITIONAL FIXINGS AS REQUIRED FOR BRACING ELEMENTS.



TAUPO DISTRICT COUNCIL
08 03 56
APPROVED CONSENT
PLANS / SPECIFICATION

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

NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

TITLE:
BUTLER RESIDENCE

DRAWN BY: JTD/DESIGN
FIRST ISSUED: 11 APRIL 2008
LAST AMENDMENT: -/-/-

DRAWING:
STUD TO TOP PLATE FIXING PLAN

SCALE:
1:100

DATE:
--/--/--

AMENDMENT
--/--/--

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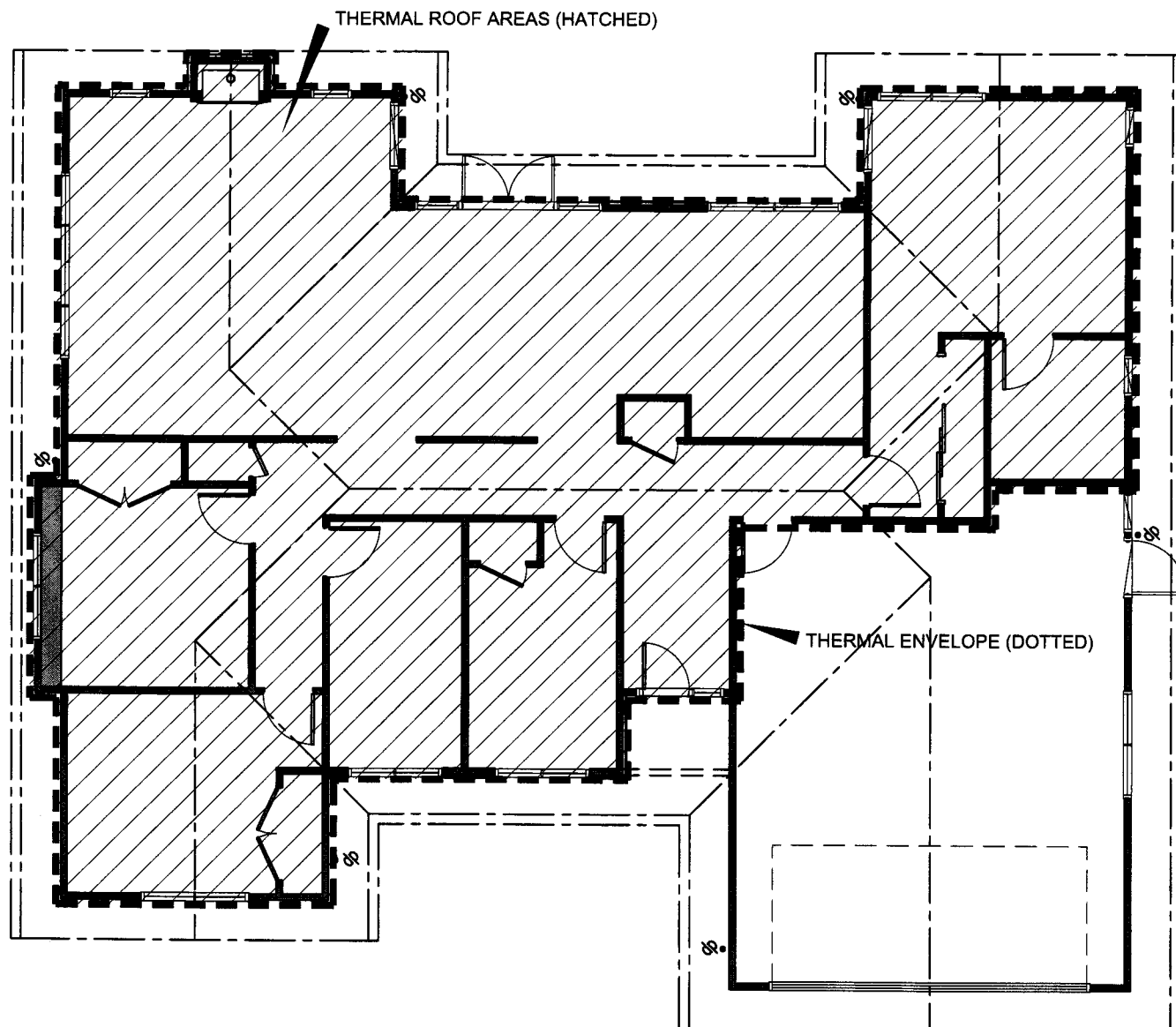
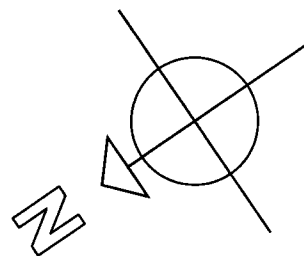
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Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

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All Dimensions To Be Checked And Verified
By Contractor Before Commencement Of Any Work E&OE



CONCLUSION:

PROPOSED R-VALUES

COMPONENT	LOCATION	R-VALUE ACHIEVED	CONSTRUCTION
ROOF	(trussed roof)	3.40	Achieve with R3.6 insulation to House Insulation Guide pg 30 -Use Pink Batts R3.6 ceiling insulation.
WALLS	(timber framed with linea board)	2.10	Achieve with R2.4 insulation to House Insulation Guide pg 68 -Use Pink Batts R2.4 wall insulation.
	(timber framed with stone veneer)	2.00	Achieve with R2.4 insulation to House Insulation Guide pg 64 -Use Pink Batts R2.4 wall insulation.
FLOOR	(std slab on ground)	1.30	Achieve R1.3 to House Insulation Guide pg 89
GLAZING	(double glazed areas)	0.26	Achieve R0.26 with std double glazing

Refer to BRANZ House Insulation Guide 3rd Edition

INSULATION CALCULATION BASIC DATA AND DETERMINATION OF METHOD

This Calculation is valid for Zone 3 only

PROJECT: Lot 33 PRINCE PLACE, TAUPŌ

BASIC DATA TABLE:

WALL & GLASS AREAS					
LINE #	WALL	WALL AREA (m ²)	GLASS AREA (m ²)		
1	N	35.35	7.17		
2	S	37.81	2.68		
3	W	40.26	7.75		
4	E	40.26	12.56		
TOTAL AREAS		(m ²)	(m ²)	%	
5	N,S,W,E	153.68	30.16	19.63	<30%
6	S,W,E ONLY	118.33	22.99	19.43	<30%
		(m ²)	PERIMETER (m)	RATIO	
7	ROOF AREA	136.50	N/A		
8	SLAB FLR AREA or	136.50	61.60	2.22	
9	SUSPENDED FLR	0.00	1.00	0.00	
10	SKYLIGHT AREA	0.00	N/A	<1.2m ²	
11	LEADLIGHT AREA	0.00	N/A	<2.6m ²	

CONCLUSION:

DO CALCULATIONS COMPLY WITH SCHEDULE METHOD? Y/N? Y Use Schedule Method

NOTE:
REFER TO FULL INSULATION CALCULATIONS
IN SPECIFICATION

NOTES

Wind Zone = MEDIUM
Eq Zone = A
-Linea weatherboards direct fixed to framing.
-Stone veneer over 20mm drained cavity system.

LOT 33 PRINCE PLACE

TITLE:

BUTLER RESIDENCE

DRAWN BY: JTDESIGN
FIRST ISSUED: 11 APRIL 2008
LAST AMENDMENT: -/-/-

DRAWING:

INSULATION PLAN

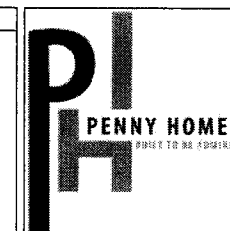
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CONSENT COPY

11/04/08

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PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

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All Dimensions To Be Checked And Verified
By Contractor Before Commencement Of Any Work E&OE

File Ref:	
TAUPO DISTRICT COUNCIL	
Received	13 JUN 2008
Serial No.	



11 June 2008

**Please find attached a cheque for \$500 being the Deposit
Fee for a Resource Consent Application for our client
Jarden Properties Limited (Our Ref 2008-168), the property
address being Docherty Drive, Taupo.**

Please forward a receipt for this payment.

**Thank you,
Pauline Jenkins**

**cheal.co.nz
info@cheal.co.nz**

**P. 07 378 6405 F. 07 378 6447
Level 1, 4 Horomatangi St, PO Box 165, Taupo**



034259

OUR REF 2008-168L1

Taupo District Council
Gillespie Plaza

13 JUN 2008

Received by SM at 4.28



engineers • surveyors • planners

11 June 2008

CHEQUE RECEIVED

Principal Planner: Consents
Taupo District Council
72 Lake Terrace
TAUPO

ATTENTION: HEATHER WALLIS

DELIVERED

Dear Heather

**PENNY HOMES LIMITED : DOCHERTY DRIVE, TAUPO
APPLICATION FOR RESOURCE CONSENT FOR LAND USE**

Please find enclosed an Application for Resource Consent to construct a 165m, 1.2m high rock retaining wall along the boundary of Lot 39 DP388922 and Lots 31 to 35 DP 399822. We include the following information:

- Cheque for \$500.00 being Council's fee
- Form 9 Resource Consent Form
- Development Contributions Information Form
- Report containing an Assessment of Environmental Effects
- Location Plan
- Aerial Photo
- Site Plan and Retaining Wall Cross Section
- Site Photos
- Certificate of Titles for Lot 39 DP 388922 and Lots 31 to 35 DP 399822
- Consent Notice 7578032.4
- As Built Drawing No. AU 01 2

Please place this proposal before the appropriate Council Planner for approval at your earliest convenience.

Should you have any queries, please do not hesitate to contact us.

Yours sincerely

PAULINE JENKINS
ENVIRONMENTAL PLANNER
Email: paulinej@cheal.co.nz

cheal.co.nz
info@cheal.co.nz

P. 07 378 6405 F. 07 378 6447
Level 1, 4 Horomatangi St, PO Box 165, Taupo

People You Can Trust



www.taupo.govt.nz

Postal address
Private Bag 2005
Taupo, New Zealand

Ph: 07-376 0899
Fax: 07-378 0114

Form 9 Resource Consent Form

Application for Resource
Section 88 and the Fourth Schedule,
Resource Management Act 1991

Date received _____

Consent number _____

FOR OFFICE USE ONLY

File No: _____

APPLICATION DETAILS

This form is to be used for an application as required under Section 88 of the Resource Management Act 1991 and must be accompanied by the fee listed on the schedule provided, together with plans and other supporting information.

I/We Jarden Properties Limited (c/- Penny Homes Limited)
(full name of applicant)

The location of the proposed activity is as follows (include legal description)

(street address and/or legal description of application site)

Description of the proposed activity

Land Use Consent is sought for earthworks to construct a retaining rock wall along the boundaries of Lots 32 to 35 and Lot 39 DP 388922.

(continue on a separate sheet if necessary)

Have you applied for a Project Information Memorandum (PIM) or a building consent for this project?

If so, what is the BC/PIM number?

----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

Postal address of applicant

PO Box 708, Taupo 3351

Telephone

Mobile

Facsimile

E-mail

Consultant/Representative and address for service (if different)

Cheal Consultants, PO Box 165, Taupo 3351

Telephone 07 378 6405

Mobile

Facsimile 07 378 6447

(N.B. Please note, that all correspondence will be sent to the identified address for service)

E-mail

paulinej@cheal.co.nz

SIGNATURE

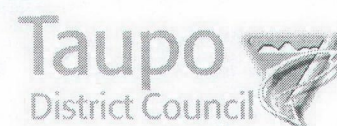
I/We hereby certify that, to the best of my/our knowledge and belief, the information given in this application is true and correct. I/We undertake to pay all actual and reasonable application costs incurred by the Taupo District Council.

Signature(s) _____

Date 11 /06 /2008

RESOURCE MANAGEMENT ACT 1991

RESOURCE CONSENT CHECKLIST



www.taupo.govt.nz

All Applications

1. Activity Status – Controlled, Restricted Discretionary Discretionary, Non-Complying Where more than one activity status, the more stringent status applies.	Restricted Discretionary	
	✓ or N/A	
	Applicant Check	Council Check
2. Completed application form*: (Form 9) Ensure all personal details are completed, signed & dated	✓	
3. Application Fee: Deposit Payable: \$ 500 *	✓	
4. Completed Development Contribution Information Form*		
5. 4x Copies of Landuse Applications / 5x Copies of Subdivision Full Set of Plans (min. 4x full sets + 1x reduced A4 set)*	✓	
Plans to scale: 1:50, 1:100, 1:200* (Photos can be used to support)		
All plans are referenced with a unique plan No. & dated		
Site Plan showing: - Accurate Lot and Certificate of Title boundaries* - Legal Description on plans* - Day lighting - North point* - Any existing buildings* - Any Protected Trees (incl. dripline) - Parking & On-site Manoeuvring - Access Arrangements – pedestrian & vehicle - Landscaping (including identification of plant species) & fencing – existing & proposed. - Significant features – waahi tapu, archaeological, heritage, topographical - Ground levels referenced to Moturiki Datum* (sea level) - On sloping sites – Contours including heights referenced to Moturiki Datum (sea level) - Location of Service connections / Pipes through property** - Existing easements / rights of ways / covenants / building line restrictions**		
Floor Plan showing: - Areas dedicated to each activity on the site (internal & external)*		
Elevations showing: - Appearance of any building* - Photographs may be used but should also be supported by scale plans		
Other Plans (where relevant) showing: - Signage – wording, dimensions, method of attachment - Location and area of hazardous substances storage - Car parking provision		
6. Certificate of Title: Current – less than 3 months old*	✓	
Attached details of any restrictions – Building Line, Covenants, Consent Notices, Easements*	✓	

* Mandatory Information

** Application to be provided to Development Engineer once received by Council

7. Assessment of Environmental Effects – appropriate to the scale of the proposal	Submitted	Required
Cover Letter*	✓	
Examples:		
- Amenity + character		
- Traffic Generation		
- Noise		
- Signage		
- Relevant District Plan Rules not met		
8. Written Approvals of Affected Persons: <u>Unconditional</u>	Obtained	Required
Proposal Outlined on the prescribed form		
Signed plans & elevations – Clear signatures, printed name, address & date		
Specified Owner or Occupier – where different (i.e. tenant) both signatures are required		
All Owners or authorised representative to sign on behalf of Specified Owner or Occupier (including Trustees).		
9. Tangata Whenua Consultation:		
Relevant Iwi & Hapu identified?		
Views sought & addressed?		
- if not, written explanation given why		
Details of consultation for land affected by or adjoining land containing an archaeological site or site of significance to Maori, or site/item listed in the Heritage Register		
10. Consultation with Other Parties:		
Council Asset Managers		
Environment Waikato		
NZ Historic Places Trust		
Department of Conservation		
Transit New Zealand		
Other (Please list):		
11. Expert Assessments:	Submitted	Required
Geotechnical*		
Traffic Engineer		
Landscape		
Arborist		
Cultural		
Other (i.e. Geothermal*)		
12. Other Consents Required:	Submitted	
Building Consent		
Liquor License		
Environment Waikato / Environment Bay of Plenty		
Other (Please list):		✓

DISCLAIMER - The completion of this form does not comprise any type of Council approval under the RMA. Nor does the completion of the form in any way prevent Council from making a request pursuant to Section 92 of the Resource Management Act 1991 for additional information required for processing the application.

* Mandatory Information

* Application to be provided to Development Engineer once received by Council

Development Contributions Information Form

Residential Applications

The following form will need to be completed when you apply for a resource consent, building consent or service connection to allow for the calculation of your development contribution:

COUNCIL REFERENCE **(If known)**

BC or RM

General Details

1. Where is the development - address?

Docherty Drive, Taupo

Lots 31 to 35 DP 388922 and Lot 39 DP 388922

2. What is the name, address and contact phone number for service?

Cheal Consultants Limited

P O Box 165

Taupo 3351

Attention: Pauline Jenkins

Telephone: 07 378 6405

Fax: 07 378 6447

Email: paulinej@cheal.co.nz

3. What type of consent(s) is being applied for? Please tick

Subdivision

Land Use – no subdivision

Building Consent

Service connection

☐
☒
☐
☐

Please explain the nature of the work or activity that will be taking place.

To develop a 165m rock retaining wall along the front Docherty Drive boundary

Existing development

4. What is the existing land use? Please tick

Residential private

home/apartment

Residential commercial

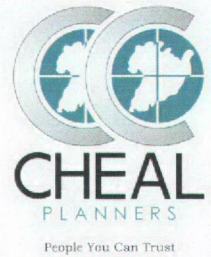
accommodation

Mixture of uses

☒
☐
☐

5. How many titles (existing) does this development affect?

Six



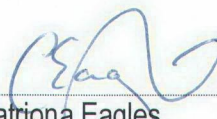
**JARDEN PROPERTIES LIMITED
c/- PENNY HOMES LIMITED
Docherty Drive, Taupo**

**Application for Resource Consent
under Section 88 of the
Resource Management Act 1991
Land Use**

Prepared by:


Pauline Jenkins
Environmental Planner

Reviewed and
Approved for
Release by:


Catriona Eagles
Planning Manager

Date: 5 June 2008
Reference: 2008-168AP1
Status: Final

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info@cheal.co.nz

P. 07 378 6405 F. 07 378 6447
Level 1, 4 Horomatangi St, PO Box 165, Taupo

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Appendices –

1. Location Plan
2. Aerial Photo
3. Site Plan and Retaining Wall Cross Section
4. Site Photos
5. Certificates of Title
6. Consent Notice
7. As Built Drawing No. AU 01 2.

APPLICATION DETAILS

Consent Authority: Taupo District Council

The Applicant: Jarden Properties c/o Penny Homes Limited

Address for Service: Cheal Consultants Limited, PO Box 165, Taupo 3351

Address for Invoice: PO Box 708, Taupo 3351

Site Details:

Street Address: Docherty Drive, Taupo

Legal Description: Lot 39 DP 388922 and Lots 31 to 35 DP 388922

Certificates of Titles: 355676; 355668; 355669; 355670; 355670; 355671; 355672

Area: 867m²; 1,137m²; 671m²; 671m²; 694m²; 827m²

Zoning: Residential

Activity for which Consent is Sought:

Land Use Consent is sought for earthworks to construct a retaining rock wall along the boundaries of Lots 31 to 35 and Lot 39 DP 388922.

The proposed activity is considered a **Restricted Discretionary** Activity under the District Plan.

1. INTRODUCTION

The subject site comprises of six properties front the North West side of Docherty Drive from the intersection with Jarden Mile. The proposal is to construct a 1.2m rock retaining wall on the boundary of five allotments, Lots 35 to 35 and Lot 39 DP 388922, fronting Docherty Drive. For the reader's convenience, reference within this Application to the subject site is with regards to all six Certificates of Title (46 Jarden Mile and 2 to 6 Prince Place). Individual allotments will be referenced according to their legal description.

Resource Consent is required as this proposal will infringe the maximum earthworks within the building setback as stated in the District Plan. It is also noted that easements are registered for sewer and stormwater disposal along the boundary of the subject site, but not within the 200mm segregation strip. The rock retaining wall will be located on the front 700mm of the subject site fronting Docherty Drive.

2. SITE DESCRIPTION

The subject site is located at the intersection of Jarden Mile with Docherty Drive and continues up Docherty Drive to the north. The subject site slopes gently up and away from Docherty Drive. Temporary bunds have been established around the circumference of each allotment to ensure that stormwater flows are kept within the individual allotment boundaries. These also assist in containing any runoff within the subject boundaries. The project manger has also installed shade cloth to further protect the road and neighbouring allotment from sediment runoff should the area between the bunds and boundary develop runoff in a storm event. It is noted that the installation of the bunds are a part of a Consent Notice placed on each Certificate of Title. Each individual allotment is marketed by Penny Homes for future development and one of the five allotments is currently being developed.

Four sewer manholes and one water toby are present within the 3m services easement located at the front of the subject sites Docherty Drive boundary. A segregation strip vested in Taupo District Council is located along the boundary of the subject site. Please refer to the attached photographs and location map for further information.

3. DESCRIPTION OF PROPOSAL

It is proposed to construct a 165m 1.2m high rock retaining wall, starting at the intersection of Jarden Mile with Docherty Drive (at 46 Jarden Mile) and continuing up Docherty Drive to the north along boundary of the subject site (2 to 6 Prince Place). It is proposed to be located within the first 700mm of the boundary of the subject site and involves a maximum of 1.2m of fill within the front building setback. The earthworks will flatten off at the 5m building setback point and taper towards the rear of the site. It is intended that the finished ground level will be the new natural ground level. It is noted that the proposed location of the rock retaining wall will be within a 3m services easement that supplies sewer and water to the subject site. At two points the rock wall will cover the entire width of the easement, this will occur at the beginning of the rock retaining wall on Lot 39 (allowing for a vehicle entrance) and at the end of the rock retaining wall on Lot 31 (following the boundary of the site). Please refer to the attached Site Plan the further information regarding the location of the proposed rock retaining wall.

It is proposed to raise and reset the four existing sewer manholes and water toby that are sited within the existing front Docherty Drive boundary to the finishing height of the retaining wall; 1.2m above the existing ground level. The existing bunds will also be redeveloped as per the requirements of the Consent Notice to ensure that the road and neighbouring properties continue to be protected in the event of storm events from stormwater and runoff. For further information please find attached:

- A copy of the Consent Notice;
- A Site Plan showing the extent and location of the proposed rock retaining wall; and
- The retaining wall cross section.

4. PHYSICAL DETAILS OF THE PROPOSAL

4.1 Water

A public main runs along Jarden Mile and a water toby for Lot 39 DP 388922 (46 Jarden Mile) exists at the corner of Jarden Mile and Docherty Drive. The water toby is currently located 100mm within the Lot 39 boundary at the corner of Jarden Mile. It is proposed to relocate, raise and reset the water toby to allow for the development of the rock retaining wall and enable Taupo District Council service provision. Please refer to the attached As Built services plan for the location of the water toby and main.

4.2 Effluent Disposal

A public sewer main exists along the corner of Jarden Mile and Docherty Drive and continues up Docherty Drive. It is proposed to raise and reset the four manholes that exist along the 165m length of the proposed rock retaining wall. Please refer to the attached As Built Services Plan for the locations of the sewer man holes.

4.3 Stormwater

Existing bunds are proposed to be reinstated as per the attached Consent Notice to ensure that stormwater is retained on the subject site.

4.5 Vehicle Crossings and Access

The proposed rock retaining wall allows for a vehicle crossing to be developed for Lot 39 at Jarden Mile. The location of the crossing was secured as part of the original Subdivision Consent.

4.6 Earthworks

A maximum of 1.2m vertical ground alteration are proposed as part of the proposed rock retaining wall within the front building setback of the subject site. The earthworks will flatten off at the 5m building setback point and taper towards the rear of the site. Please refer to the attached retaining wall cross section for further information.

It is not envisaged that these works will have any effect that is more than minor, nor will they be out of character with what is considered the norm for such a development.

5. STATUTORY CONSIDERATIONS

Resource Management Act 1991

Part II – Purpose and Principles

Section 5 – Purpose

The Application is not contrary to the purpose of the Resource Management Act 1991. As detailed later in this report the proposal demonstrates the sustainable development and use of the subject property whilst any actual or potential adverse effects on the environment have been avoided, remedied or mitigated.

Section 88 – Making an Application

It is considered that the Application meets all the requirements of Section 88. The assessment of effects is proportionate to the scale of potential effects that may be attributed to the proposal in accordance with Section (2)(b).

Section 104 – Consideration of Applications

The proposal is not contrary either to the Waikato Regional Policy Statement or the Regional Plan. An assessment of the proposal's consistency with the Policies, Objectives and Performance Standards of the relevant District Plans is provided in Section 6 and 8 of this report. Effects of the proposal are detailed in Section 7 of this report and are considered to be minor.

The proposal is a Restricted Discretionary Activity and therefore can be considered for granting.

Section 104C – Particular Restrictions for Restricted Discretionary Activities

The proposed land use activity is considered to be a **Restricted Discretionary Activity**. Council must therefore restrict its discretion to the effects of non compliance as identified by the assessment criteria.

The only infringement of the proposed activity will be the transgression of earthworks in the Minimum Building Setback Performance Standard.

6. RELEVANT PERFORMANCE STANDARDS

6.1 District Plan

4a.1.4:

Any activity which does not comply with any one part of performance standard 4a.3.5 and/or one of the development control performance standards for permitted activities, including (where a standard contains more than one control) on part thereof is a restricted discretionary activity, with Council's discretion being restricted to only the matters on non compliance specified in that standard.

The proposal is a Restricted Discretionary Activity and therefore Council's discretion is restricted to matters of non-compliance specified below and can be considered for granting.

Performance Standard	Compliance	Comment
4a.3.4 – Minimum Building Setback: <i>i. 5m front boundary</i> <i>ii. 1.5m all other boundaries</i> <i>iii. 0m common wall boundaries.</i>	☒	This will be complied with as per the original Subdivision Consent per allotment within the subject site.
4a.3.5 – Maximum Earthworks: <i>i. 1.5m vertical ground alteration in a new face of cut and/or fill</i> <i>ii. 50% disturbance of the allotment at any one time while redeveloping</i> <i>iii. 0.5m vertical ground alteration within the minimum building setback requirement</i>	☒ ☒ ☒	No more than 1.2m of vertical ground alteration will occur within the building setbacks as part of this proposal on the subject site. No more than 50% of disturbance will occur on the subject site as part of this proposal. The maximum vertical ground alteration within the minimum building setback requirement will be 1.2m within the front boundary with Jarden Mile and along Docherty Drive of the subject site.
4a.3.6 – Maximum Noise: <i>i. The noise level arising from any activity measured within the boundary of any residential environment site or the notional boundary of any rural environment site, other than from the site where the noise is generated, shall not exceed the following limits::</i> • 7:00am – 7:00pm: 50 dBA L_{eq} • 7:00pm – 10:00pm: 45 dBA L_{eq} • 10:00pm – 7:00am: 40 dBA L_{eq} and 70 dBA L_{max} <i>ii. To be measured in accordance with New Zealand Standard NZS 6801:1999 Acoustics Measurement of Environmental Sound, and assessed in accordance with New Zealand Standard NZS 6802:1991 Acoustics Assessment of Environmental Sound.</i> <i>iii. All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 Acoustics Construction Noise.</i>	☒	The maximum noise levels will be complied with as part of this proposal.

Performance Standard	Compliance	Comment
4a.3.12 – Stormwater: <i>i. All stormwater to be disposed of onsite.</i> <i>ii. Exception: Stormwater from impermeable surfaces can be disposed of via a primarily or secondary stormwater drainage system within an area identified on the Planning Maps as a Stormwater Disposal Area, provided Council authorisation has been given.</i> <i>iii. Exception: Omori, Kuratau, Pukawa and Whareroa Stormwater Disposal Systems (shown on Planning Maps) – roof water may be disposed of to the street system.</i>	☒	Bunds to retain stormwater flow will continue to be utilised upon each allotment of the subject site as per the attached Consent Notice.

These infringements are shown clearly on the attached Retaining Wall Cross Section and Site Plan.

7. ASSESSMENT OF ENVIRONMENTAL EFFECTS

7.1 General Assessment

This application for Resource Consent is for earthworks within the minimum building setback to build a 165m rock retaining wall at Lot 39 and Lot 32 to 35 DP 388922. The proposed 1.2m high rock retaining wall will be 700mm wide and is proposed to be located along the subject sites boundary to Jarden Mile and Docherty Drive. Existing sewer mains (and manholes) along the subject sites existing boundary and are protected by a 3m easement in favour on Taupo District Council. The subject site slopes gently towards the road and front boundary. Stormwater bunds have been created within each allotment as per a Consent Notice, to retain any stormwater flow and runoff within the allotment boundaries.

The location of the proposed rock retaining wall will be directly along the boundary of the subject site with Docherty Drive. The proposed rock retaining wall will be 700mm and this will encroach on the 3m sewer main easement as marked on the attached location plan. Council will retain its 3m easement but in reality will be able to utilise 2.2m of easement in which to access the existing sewer main. While this is not ideal, Council can still access the sewer for repairs. While the location of the proposed rock retaining wall may be a hindrance to the Council, to assist the Council in locating the existing manholes in the future it is proposed to raise and reset all four existing manholes to the final height of the retaining wall (1.2m above the existing ground level). Therefore, the effect of the proposal on Council's ability to service the main in the future is less than minor.

While the proposed rock retaining wall infringes the District Plan's maximum vertical ground alteration within the minimum building setback requirement, it will assist in improving the amenity and character of the development. The amenity in the surrounding environment is established by a subdivision and land uses for new dwellings. As per the attached photographs, the current allotments are at varying degrees of completeness. Lot 33 is the only allotment that foundations and work on a house has been started. A green shade cloth surrounds the subject site offering further protection to the road from runoff in a storm event. The current subject site does not add to the amenity of the surrounding environment.

It is proposed that the finished ground level will become the new natural ground level. While the proposed 1.2m fill being retained by the rock retaining wall infringes the maximum earthworks within the front boundary setback rule, the natural ground level rises towards Prince Place and the fill will lessen until the two merge approximately 10m from the retaining wall boundary. The resulting ground levels will be no higher than the surrounding properties to the north, west and south. With reference to Lot 39, no change in ground level will occur within the boundary setback adjoining Lot 38 (The Pheasant Tail). This is because the proposed rock retaining wall dog legs to the north to allow for the accessway to Lot 39. The accessway at Lot 39 will create a buffer between these two allotments. No change in ground level will occur between the allotments within the subject site. The retaining wall at the boundary will therefore allow for a level lawn and garden. A buffer exists between the site and the properties to the east (towards Lake Taupo) created by Docherty Drive and to the south by Jarden Mile. A reserve buffer also exists between Lot 31 and neighbours to the north. The incremental height proposed by the subdivision is similar to many other properties in this area due to this area being on a gradual hill, and therefore will not result in higher buildings and is considered in keeping with the character of the area. Therefore, no parties are considered affected by the proposal.

The proposed rock retaining wall will have a dual purpose; to improve the appearance of the subject site; and to assist in retaining soil on site. While the bunds onsite protect the surrounding environment from overland flow during a storm event, the slope has seen soil runoff from each allotment towards their respective road boundary. The proposed rock retaining wall will reduce the slope and assist in each allotment retaining its soil. This in turn will prevent soil runoff from the property onto Docherty Drive, Jarden Mile and neighbouring properties.

The effect during construction on the surrounding environment will be a small amount of noise and vibration that complies with the Standards of the District Plan. It is noted that the construction will involve temporary works of up to two weeks. During the construction of the rock retaining wall exposure of soil could potentially create dust nuisance affects on neighbouring allotments. Any dust created from the earthworks will be contained onsite with sprinkler systems. Should the existing bunds and proposed rock wall not contain all of the runoff, hay bales will be used to prevent it from spilling onto neighbouring allotments and the road. It is proposed to regrass the exposed soil as soon as possible after the proposed development. As such no effect will be generated from the proposed earthworks on neighbouring allotments, or the road.

7.2 Positive Effects

As noted above this proposal will have a number of positive effects that will improve the existing situation. These positive effects are:

- The addition of a rock retaining wall will improve the appearance of the subject site and the residential character of the surrounding area;
- The proposal will continue to prevent run-off being spilled onto surrounding allotments and the road; and
- The development of the subject site in keeping with that which exists in the surrounding environment.

7.3 Specific Assessment Criteria

4a.2 Residential Environment

1. General Criteria

The earthworks and retaining wall will not impact negatively upon the amenity and character of the residential environment or any of the adjoining properties, nor cause conflict between existing activities. Several properties in the surrounding environment (please refer to the attached photographs) have retaining walls constructed on the street boundary. The proposal is consistent with the character that of the surrounding area and will improve the relationship of the site to the surrounding area.

12. Earthworks

The existing site slopes gently towards the road and the proposed rock retaining wall will raise the level of the existing ground level at the boundary to reflect the level which predominantly exists on site.

While the finished ground level may give the impression that future buildings are extended above natural ground level, the ground level of possible future building platforms will not change from this proposal. The finished ground level will also reflect the contour of adjoining sites to the north and south of the subject site. Any creation of dust will be mitigated by onsite sprinkler systems and hay bales will be utilised to contain any access storm water flow or runoff on the subject site. It is proposed to regrass the site as soon as possible after the construction of the rock retaining wall and its associated earthworks. The subject site is not adjacent to any reserves or foreshore protection areas. The proposal is consistent with the character and will improve the amenity of the site and the surrounding area.

14. Stormwater

No additional private connections on the storm water reticulation system are proposed. Bunds will continue to be utilised around the parameter of each allotment as per the requirements of the Consent Notice. As noted above, any creation of dust will be mitigated by onsite sprinkler systems and hay bales will be utilised to contain any access storm water flow or runoff on the subject site.

8. RELEVANT POLICIES AND OBJECTIVES

8.1 District Plan

3a.2 Residential Environment

The Objectives and Policies stated under Section 3a.2 of the District Plan are as follows:

Objective 3a.2.1 –

The maintenance and enhancement of the character and amenity of the Residential Environment

The proposed development is neither contrary to Objective 3a.2.1, nor is it inconsistent with the underlying Policies. The scale and nature of the proposal, particularly in relation to density, is well suited to the surrounding residential environment.

9. CONSULTATION

The only aspect of non compliance with the Provisions of the District Plan is the transgression of the maximum vertical ground alteration within the minimum building setback requirement. We note that 4 Prince Place was purchased recently under the understanding that the rock retaining wall would be installed in the future. Given this, it is considered that the new owner of the property will not be adversely affected by the proposed land use development. The proposal does not increase or create any new adverse affects; it in fact improves the existing situation. No consultation is considered necessary.

10. NON NOTIFICATION

Resource Management Act 1991 - Section 93

Section 93(1)(b) of the Resource Management Act provides for applications to be made without public notice where the adverse effects of the activity on the environment will be minor. In this instance, it has been demonstrated that the adverse effect of the proposal will be less than minor. As such, the Application should be processed on a non notified basis.

11. CONCLUSION

Resource Consent is sought to construct the 165m rock retaining wall along the boundary of the subject site. It is proposed to raise and reset four sewer manholes that exist along the boundary to the subject site. The rock retaining wall will improve the character and amenity that already exists on site and has been established in the surrounding environment.

The proposed land use is not contrary to the Policies and Objectives of either of the District Plans. The proposal's only non compliance with the Performance Standards and rules of the District Plan is a transgression of the maximum earthworks in the building setback standard. There are no adverse environmental effects, nor are there any parties considered affected by this transgression. The proposal is considered to be consistent with the existing character and amenity of the surrounding environment.

As noted above this proposal will have a number of positive effects that will improve the existing situation. These positive effects are:

- The addition of a rock retaining wall will improve the appearance of the subject site and the residential character of the surrounding area;
- The proposal will continue to prevent run-off being spilled onto surrounding allotments and the road; and
- The development of the subject site in keeping with that which exists in the surrounding environment.

We certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991 and that the Applicant has a legal obligation to comply with any conditions imposed should the Application be approved.

Attached is the \$500.00 lodgement fee for a Non Notified Subdivision Consent.

Name [on behalf]:

**PAULINE JENKINS
CHEAL CONSULTANTS LIMITED**

Signature [on behalf]:



Aerial Photo Docherty Drive



Photo 2 – View of existing subject site looking north towards Lot 32. The proposed rock retained wall would be located behind the shade cloth.



Photo 1 – View of Lot 39 on the corner of Jarden Mile and Docherty Drive – note the shade cloth is not the boundary (view of neighbouring retaining wall in the background to the left).

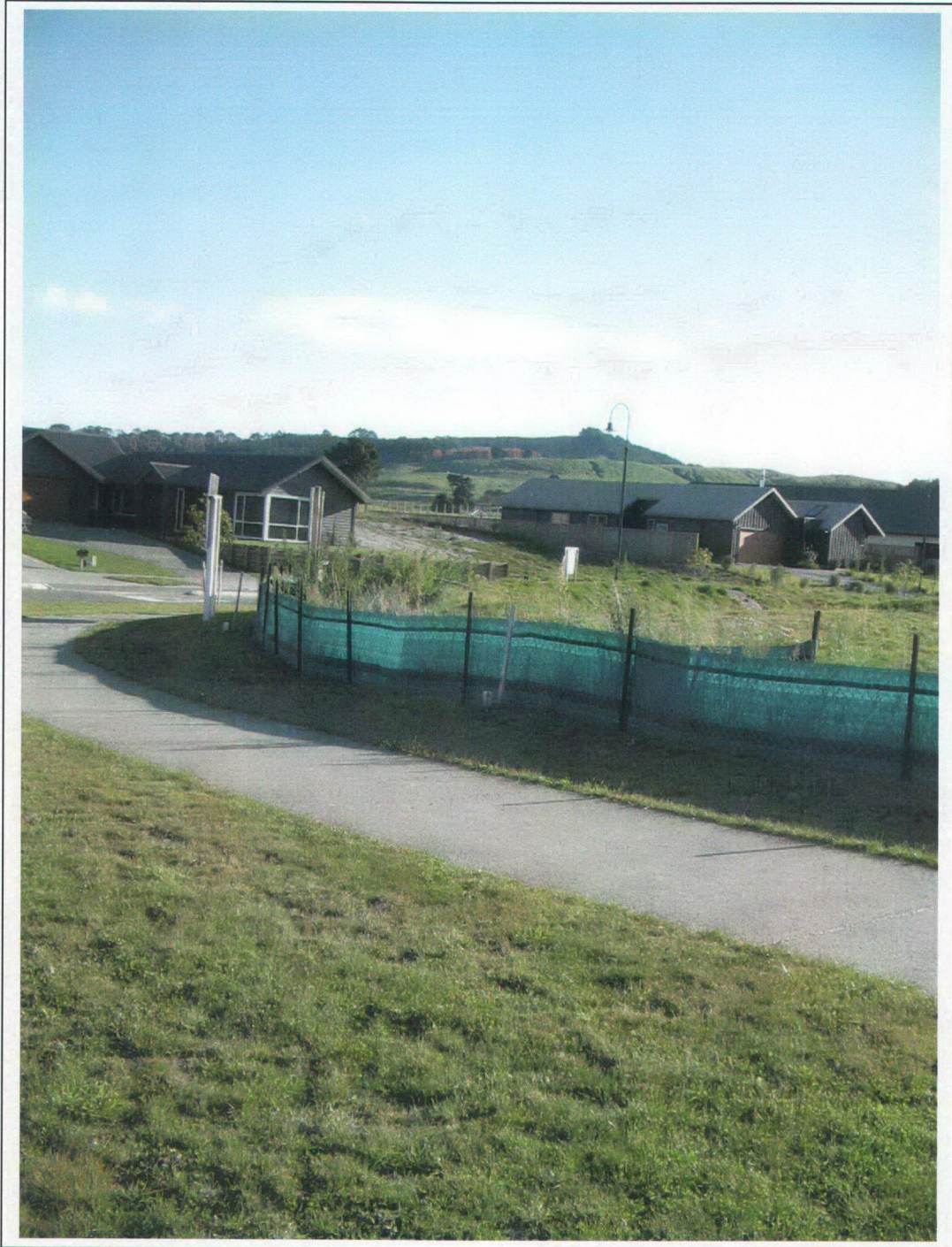


Photo 3 – View from the north to the south of the subject site along Docherty Drive.

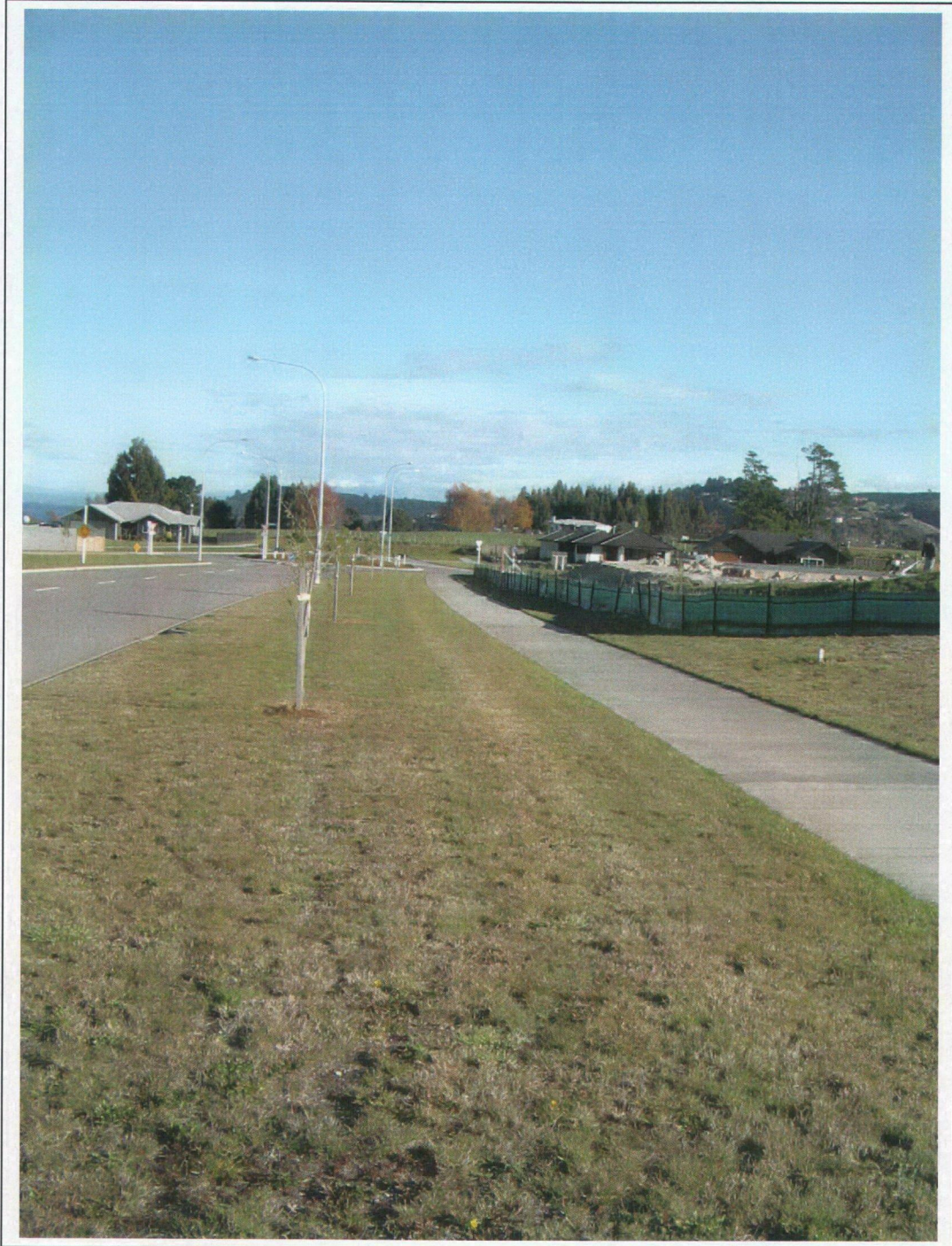


Photo 4 – View of Lot 31 where the proposed rock retaining wall (the shade cloth bisects Lot 31)

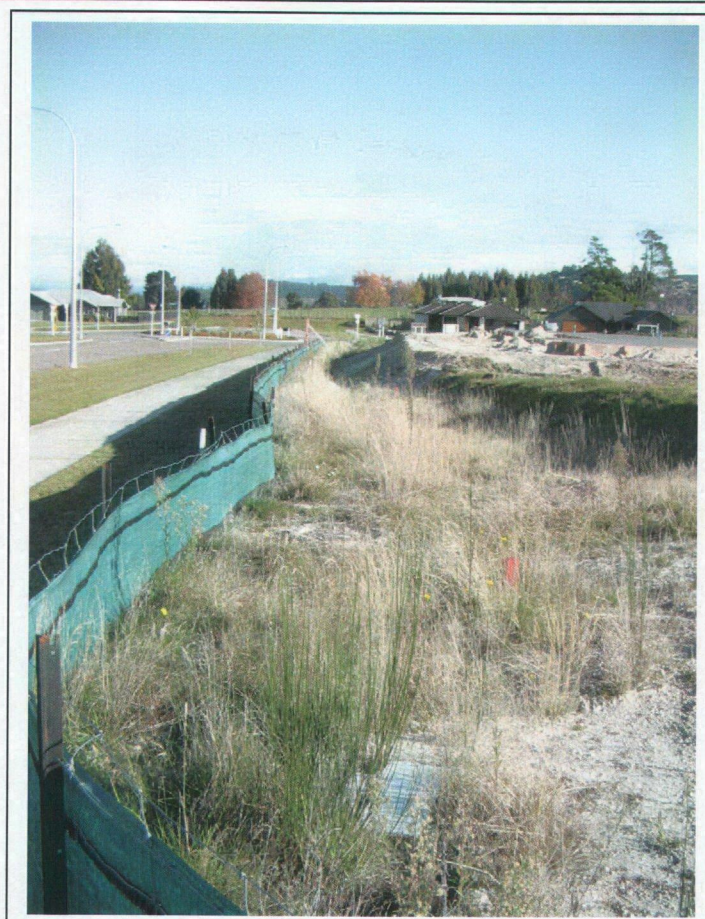
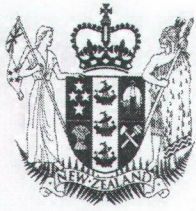


Photo 4 – View from north to south down the existing easement and boundary of the subject site



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Prior References

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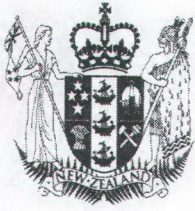
Estate Fee Simple
Area 867 square metres more or less
Legal Description Lot 39 Deposited Plan 388922

Proprietors

Jarden Properties Limited

Interests

Land Covenant in Transfer 6413364.9 - 10.5.2005 at 9:00 am
Fencing Agreement in Deed 6413364.10 subject to Section 6(2) Fencing Act 1978 - 10.5.2005 at 9:00 am
7455537.1 Encumbrance to Jarden Properties Limited - 10.7.2007 at 9:00 am
7578032.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.10.2007 at 9:00 am
7578032.5 Encumbrance to Jarden Properties Limited - 16.10.2007 at 9:00 am
Land Covenant in Transfer 7578032.6 - 16.10.2007 at 9:00 am
Subject to a right (in gross) to drain sewage over part marked X on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.8 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.8 are subject to Section 243 (a) Resource Management Act 1991



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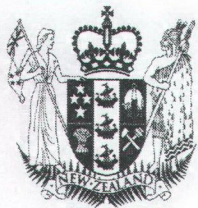
Prior References
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Estate Fee Simple
Area 1137 square metres more or less
Legal Description Lot 31 Deposited Plan 388922

Proprietors
Jarden Properties Limited

Interests

Land Covenant in Transfer 6413364.9 - 10.5.2005 at 9:00 am
Fencing Agreement in Deed 6413364.10 subject to Section 6(2) Fencing Act 1978 - 10.5.2005 at 9:00 am
7455537.1 Encumbrance to Jarden Properties Limited - 10.7.2007 at 9:00 am
7578032.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.10.2007 at 9:00 am
7578032.5 Encumbrance to Jarden Properties Limited - 16.10.2007 at 9:00 am
Land Covenant in Transfer 7578032.6 - 16.10.2007 at 9:00 am
Subject to a right (in gross) to drain water over parts marked AD and AG on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.7 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.7 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to drain sewage over parts marked AC and AD on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.8 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.8 are subject to Section 243 (a) Resource Management Act 1991



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Date Issued 16 October 2007

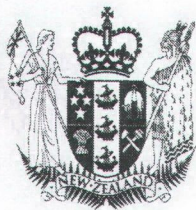
Prior References
190070

Estate Fee Simple
Area 671 square metres more or less
Legal Description Lot 32 Deposited Plan 388922

Proprietors
Jarden Properties Limited

Interests

Land Covenant in Transfer 6413364.9 - 10.5.2005 at 9:00 am
Fencing Agreement in Deed 6413364.10 subject to Section 6(2) Fencing Act 1978 - 10.5.2005 at 9:00 am
7455537.1 Encumbrance to Jarden Properties Limited - 10.7.2007 at 9:00 am
7578032.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.10.2007 at 9:00 am
7578032.5 Encumbrance to Jarden Properties Limited - 16.10.2007 at 9:00 am
Land Covenant in Transfer 7578032.6 - 16.10.2007 at 9:00 am
Subject to a right (in gross) to drain sewage over part marked AB on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.8 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.8 are subject to Section 243 (a) Resource Management Act 1991



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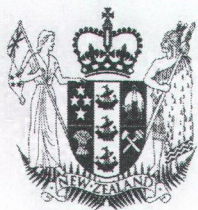
Prior References
190070

Estate Fee Simple
Area 671 square metres more or less
Legal Description Lot 33 Deposited Plan 388922

Proprietors
Wayne Ronald Butler and Lorna Daphne Butler

Interests

Land Covenant in Transfer 6413364.9 - 10.5.2005 at 9:00 am
Fencing Agreement in Deed 6413364.10 subject to Section 6(2) Fencing Act 1978 - 10.5.2005 at 9:00 am
7455537.1 Encumbrance to Jarden Properties Limited - 10.7.2007 at 9:00 am
7578032.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.10.2007 at 9:00 am
7578032.5 Encumbrance to Jarden Properties Limited - 16.10.2007 at 9:00 am
Land Covenant in Transfer 7578032.6 - 16.10.2007 at 9:00 am
Subject to a right (in gross) to drain sewage over part marked AA on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.8 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.8 are subject to Section 243 (a) Resource Management Act 1991



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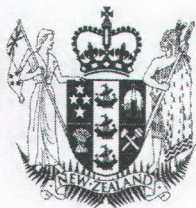
Prior References
190070

Estate Fee Simple
Area 694 square metres more or less
Legal Description Lot 34 Deposited Plan 388922

Proprietors
Jarden Properties Limited

Interests

Land Covenant in Transfer 6413364.9 - 10.5.2005 at 9:00 am
Fencing Agreement in Deed 6413364.10 subject to Section 6(2) Fencing Act 1978 - 10.5.2005 at 9:00 am
7455537.1 Encumbrance to Jarden Properties Limited - 10.7.2007 at 9:00 am
7578032.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.10.2007 at 9:00 am
7578032.5 Encumbrance to Jarden Properties Limited - 16.10.2007 at 9:00 am
Land Covenant in Transfer 7578032.6 - 16.10.2007 at 9:00 am
Subject to a right (in gross) to drain sewage over part marked Z on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.8 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.8 are subject to Section 243 (a) Resource Management Act 1991



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Prior References

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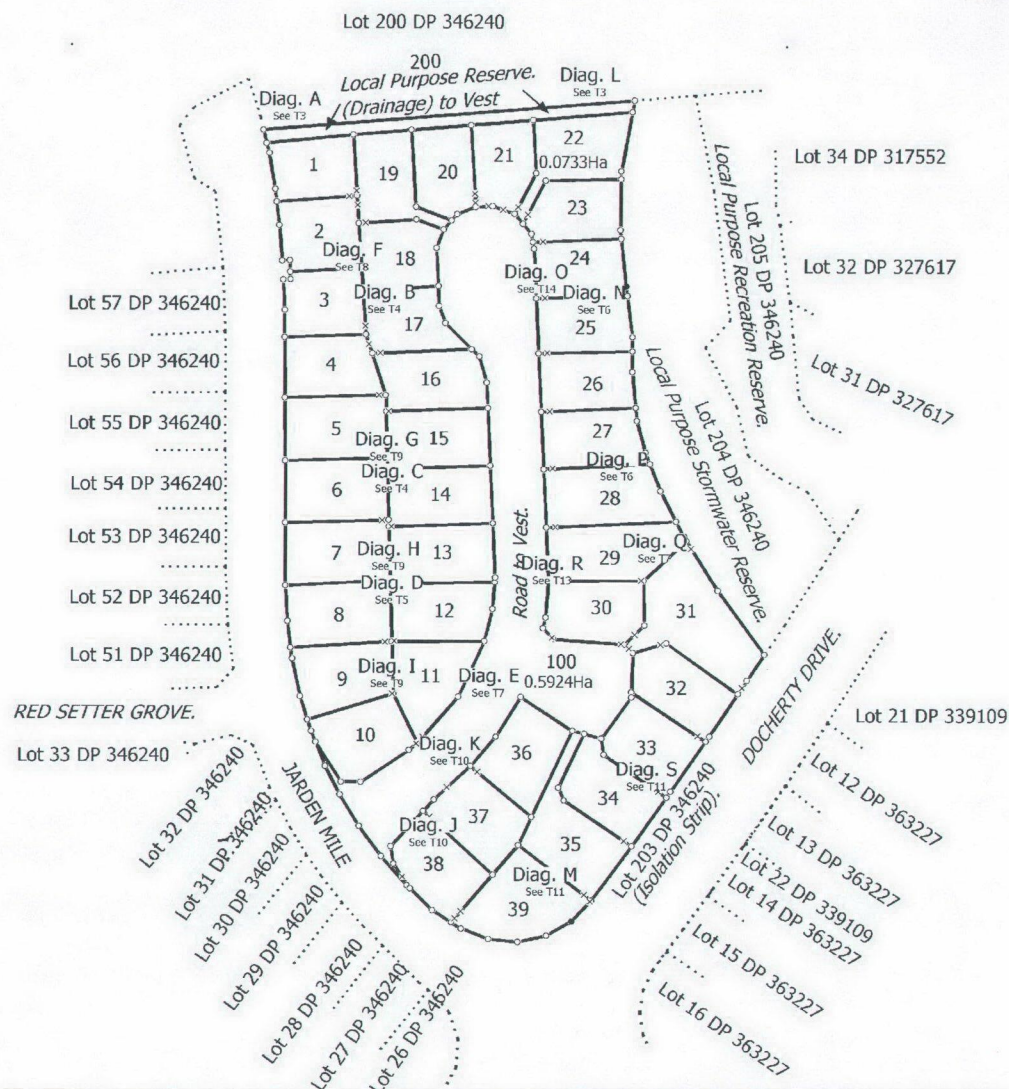
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Area 827 square metres more or less
Legal Description Lot 35 Deposited Plan 388922

Proprietors

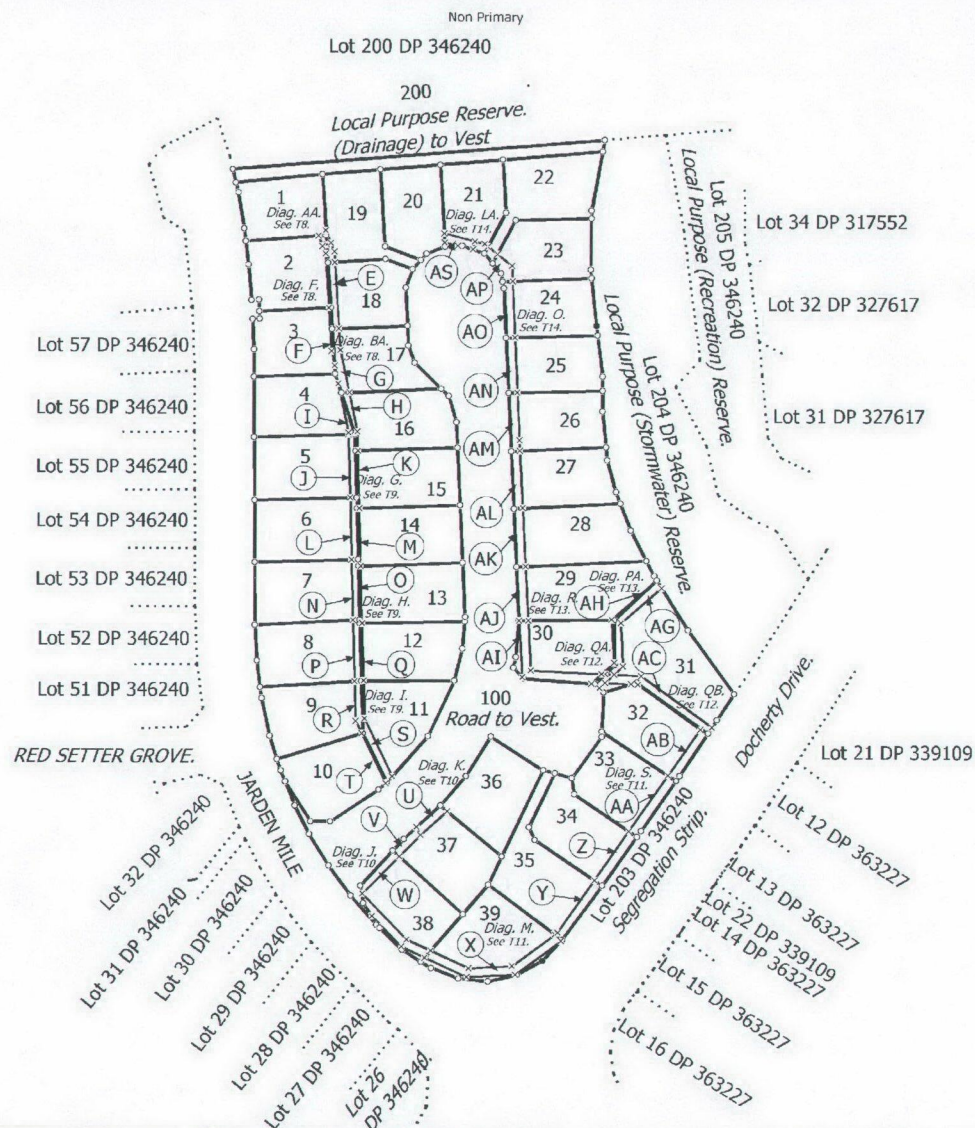
Jarden Properties Limited

Interests

Land Covenant in Transfer 6413364.9 - 10.5.2005 at 9:00 am
Fencing Agreement in Deed 6413364.10 subject to Section 6(2) Fencing Act 1978 - 10.5.2005 at 9:00 am
7455537.1 Encumbrance to Jarden Properties Limited - 10.7.2007 at 9:00 am
7578032.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.10.2007 at 9:00 am
7578032.5 Encumbrance to Jarden Properties Limited - 16.10.2007 at 9:00 am
Land Covenant in Transfer 7578032.6 - 16.10.2007 at 9:00 am
Subject to a right (in gross) to drain sewage over part marked Y on DP 388922 in favour of Taupo District Council created by Easement Instrument 7578032.8 - 16.10.2007 at 9:00 am
The easements created by Easement Instrument 7578032.8 are subject to Section 243 (a) Resource Management Act 1991



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Land District: South Auckland

Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

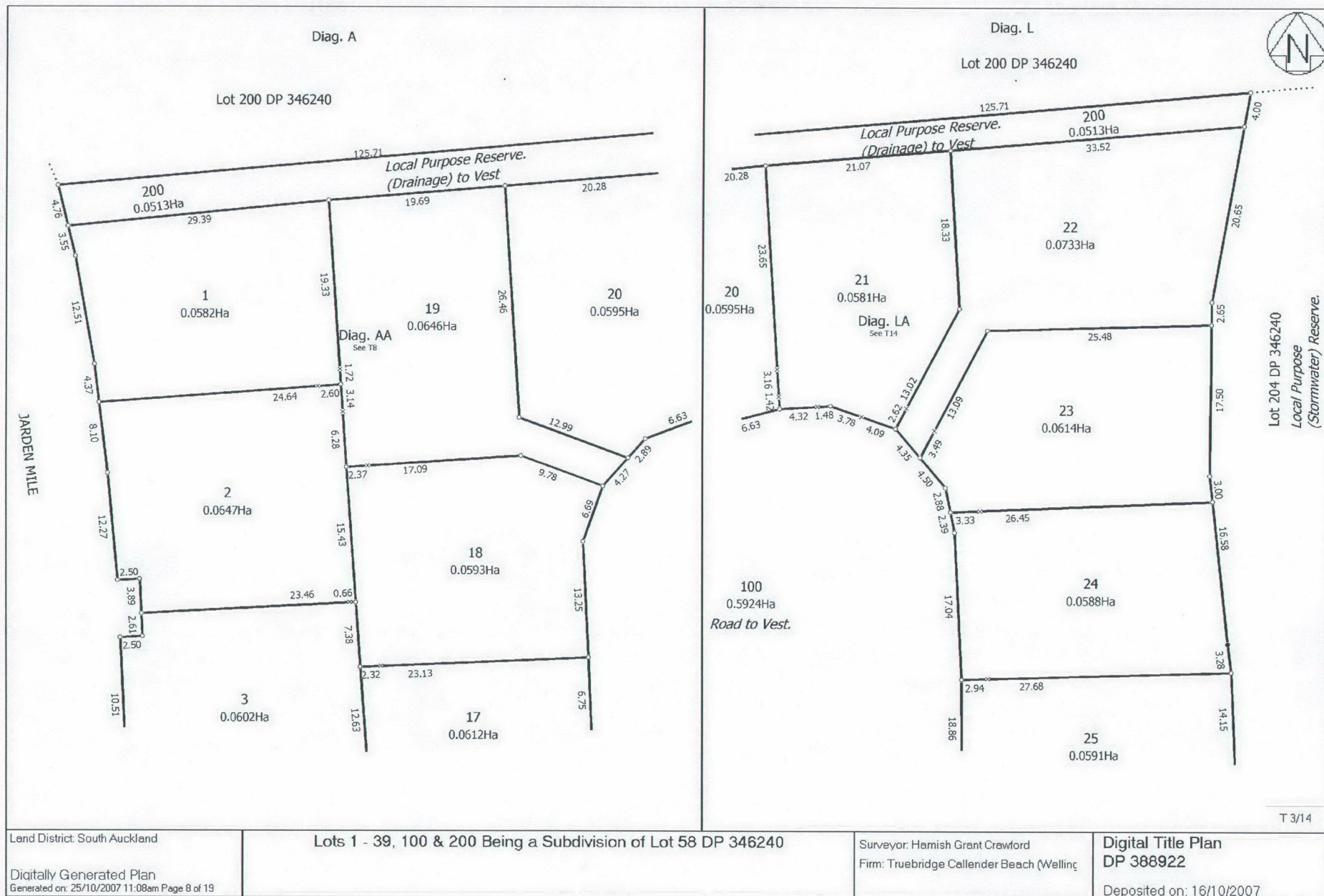
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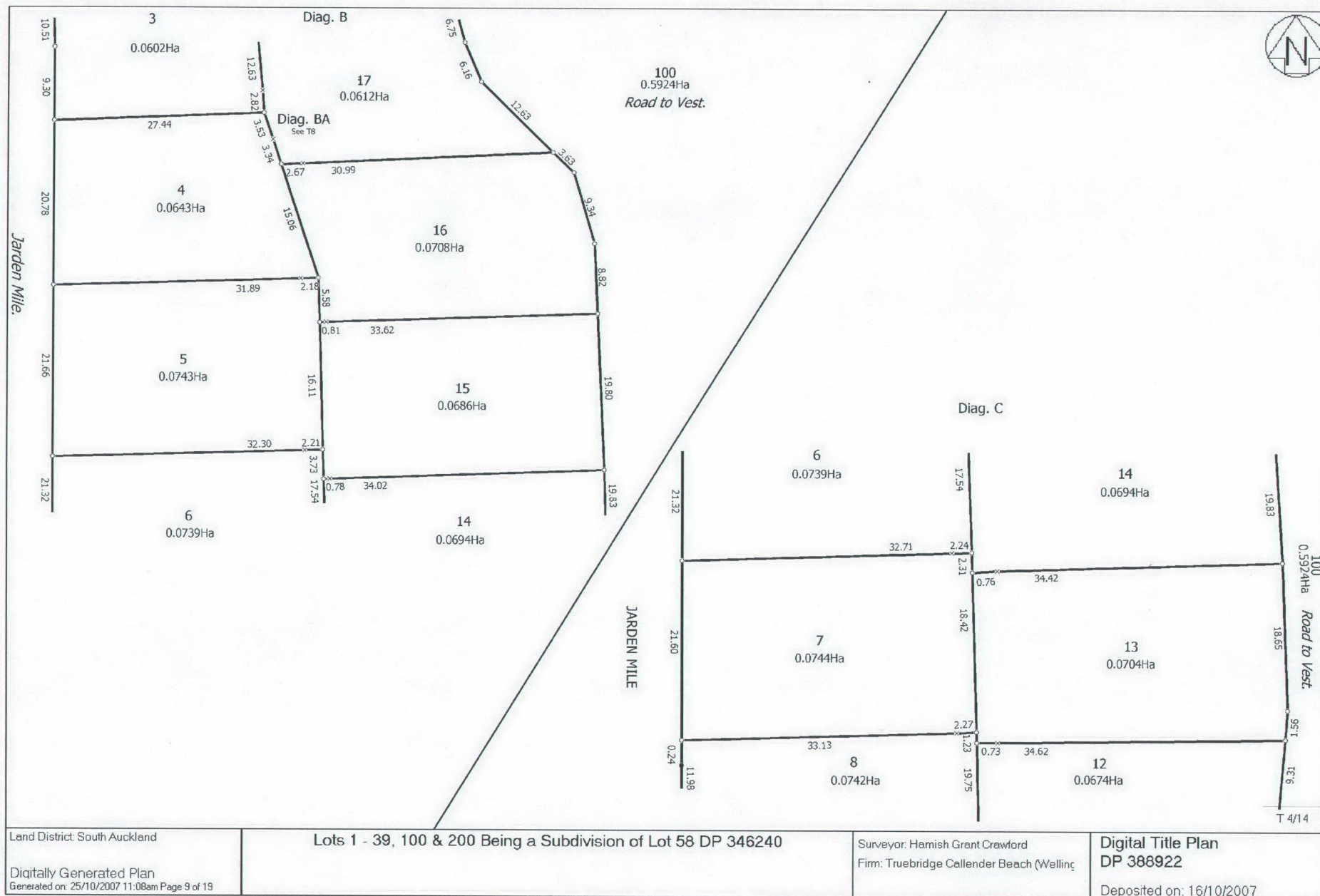
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Firm: Truebridge Callender Beach (Wellington)

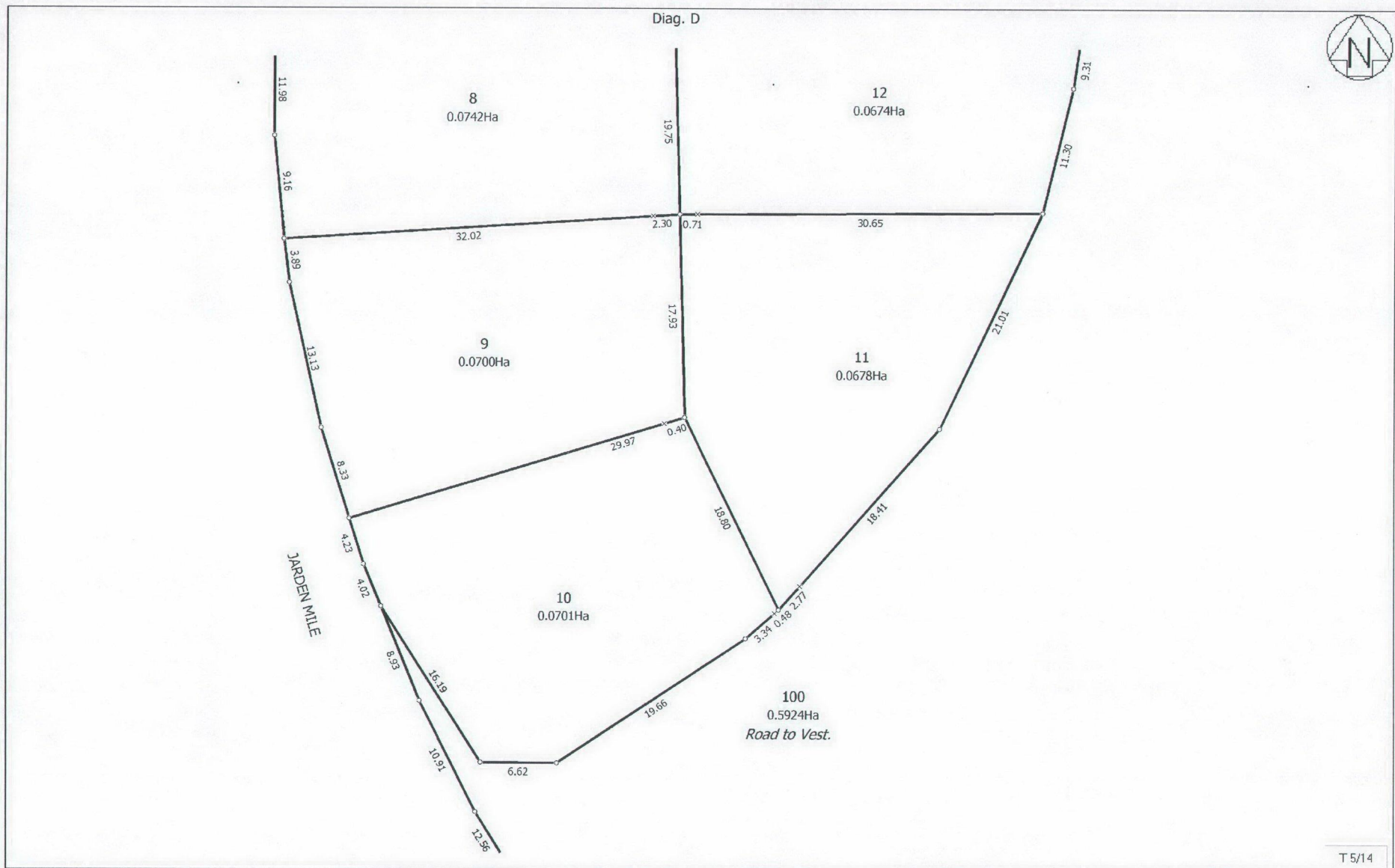
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DP 388922

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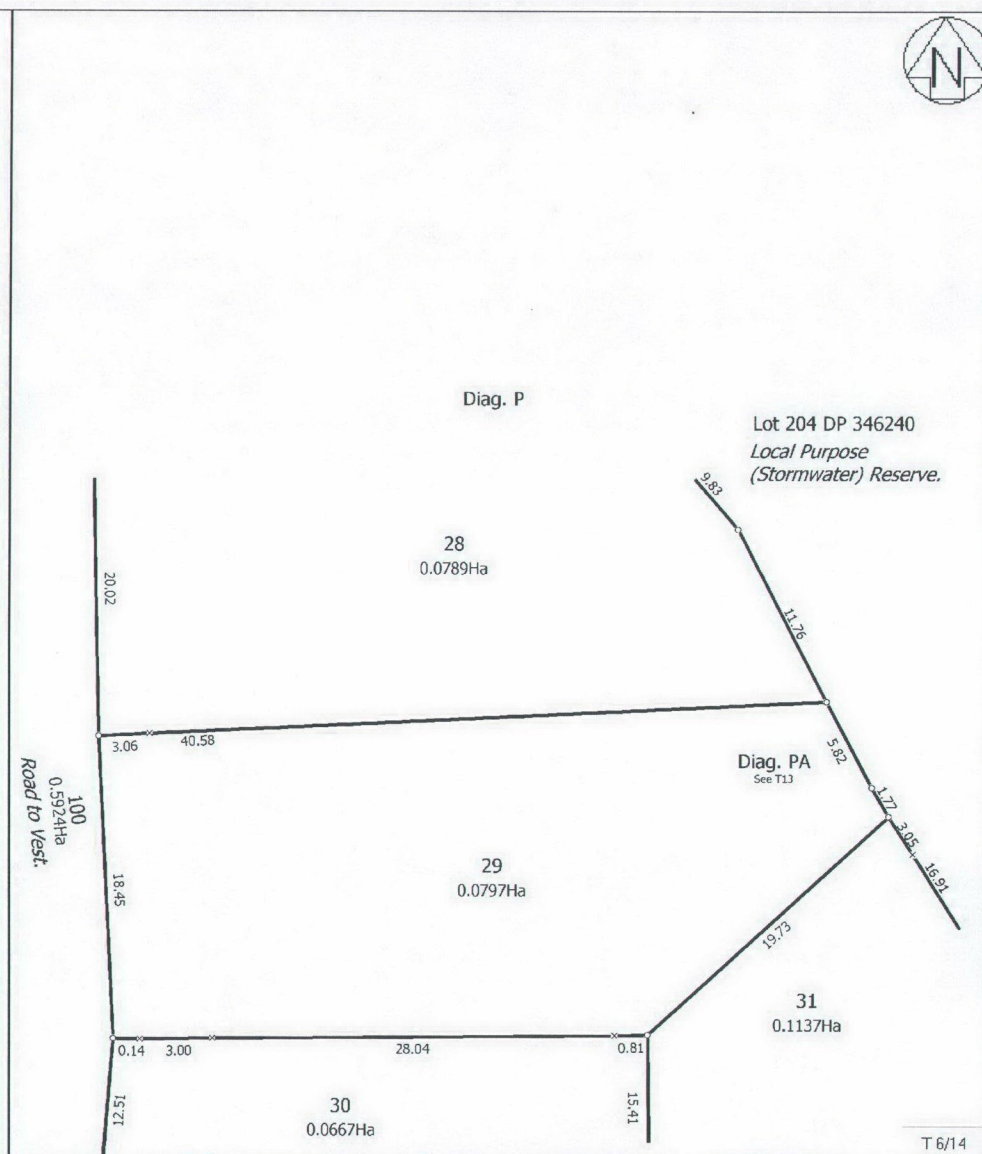
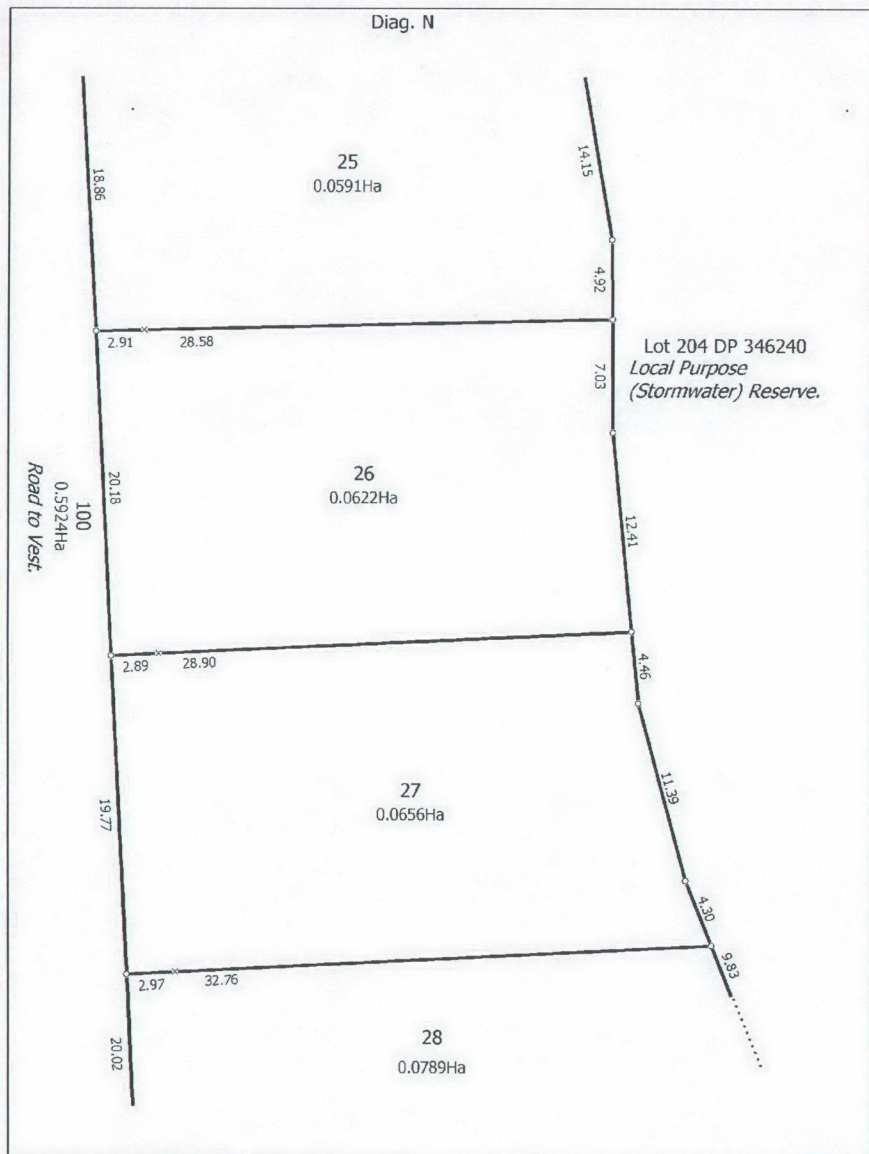






Land District: South Auckland Digitally Generated Plan Generated on: 25/10/2007 11:08am Page 10 of 19	Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240	Surveyor: Hamish Grant Crawford Firm: Truebridge Cellender Beach (Wellington)	Digital Title Plan DP 388922 Deposited on: 16/10/2007
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Land District: South Auckland

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Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

Surveyor: Hamish Grant Crawford

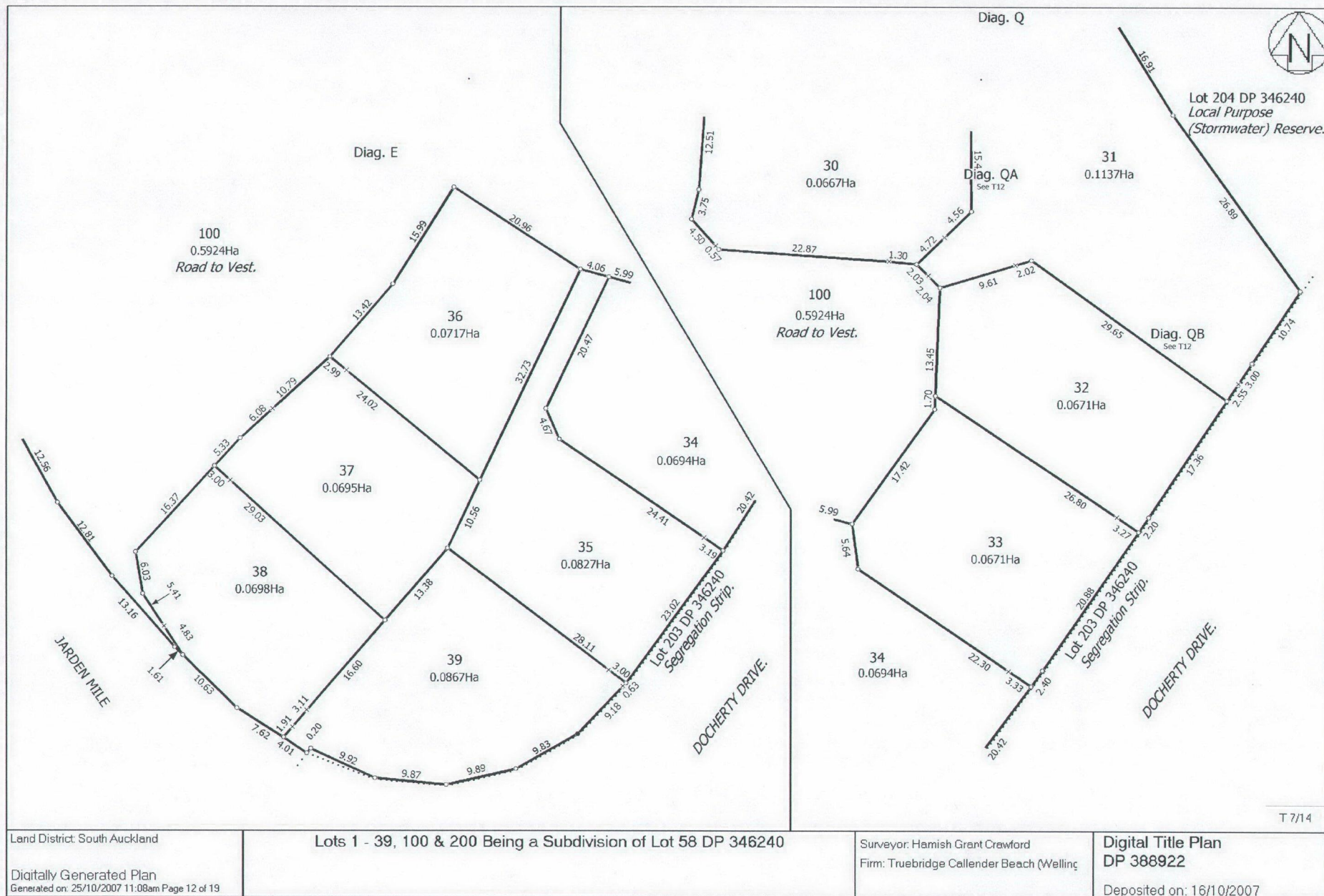
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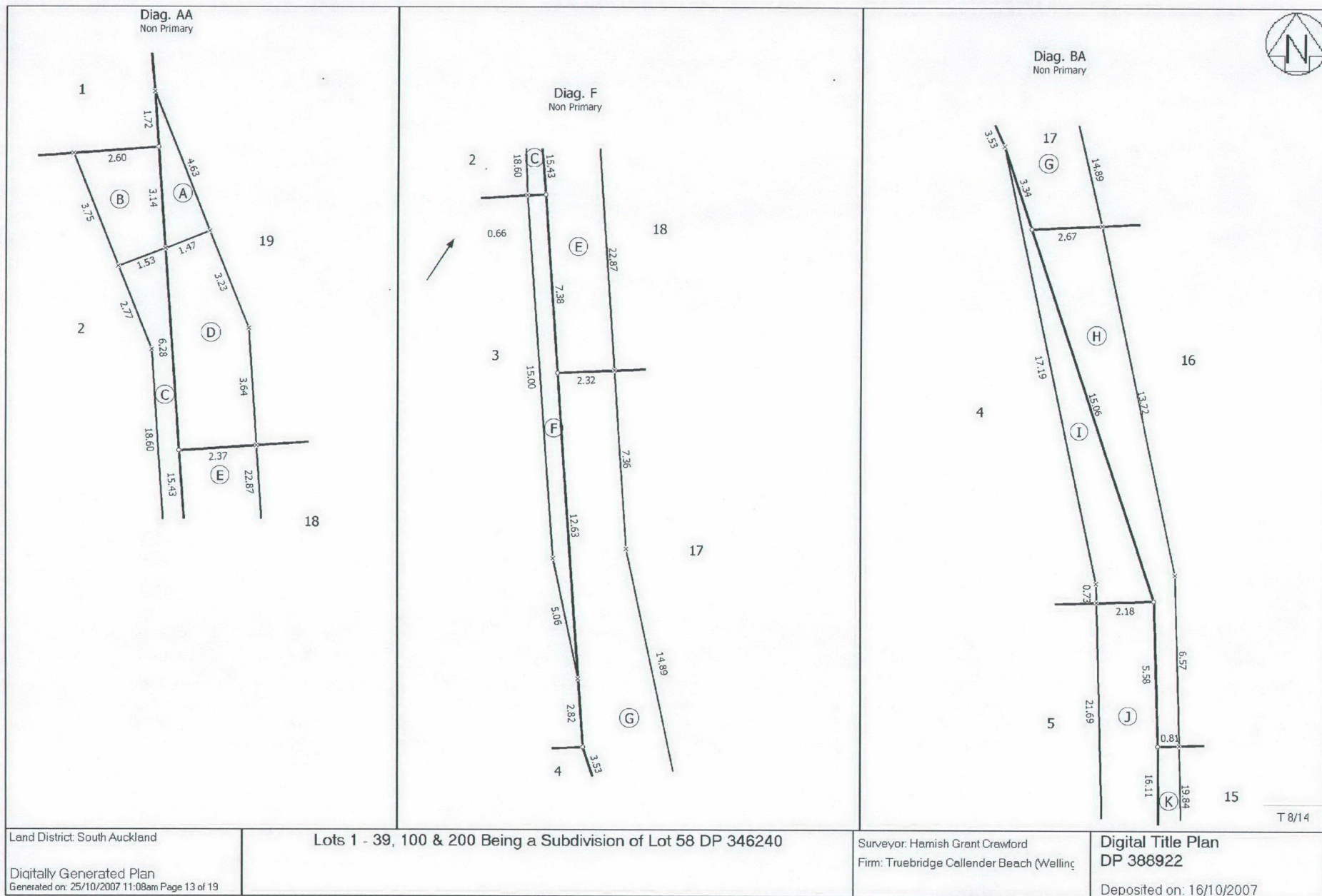
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DP 388922

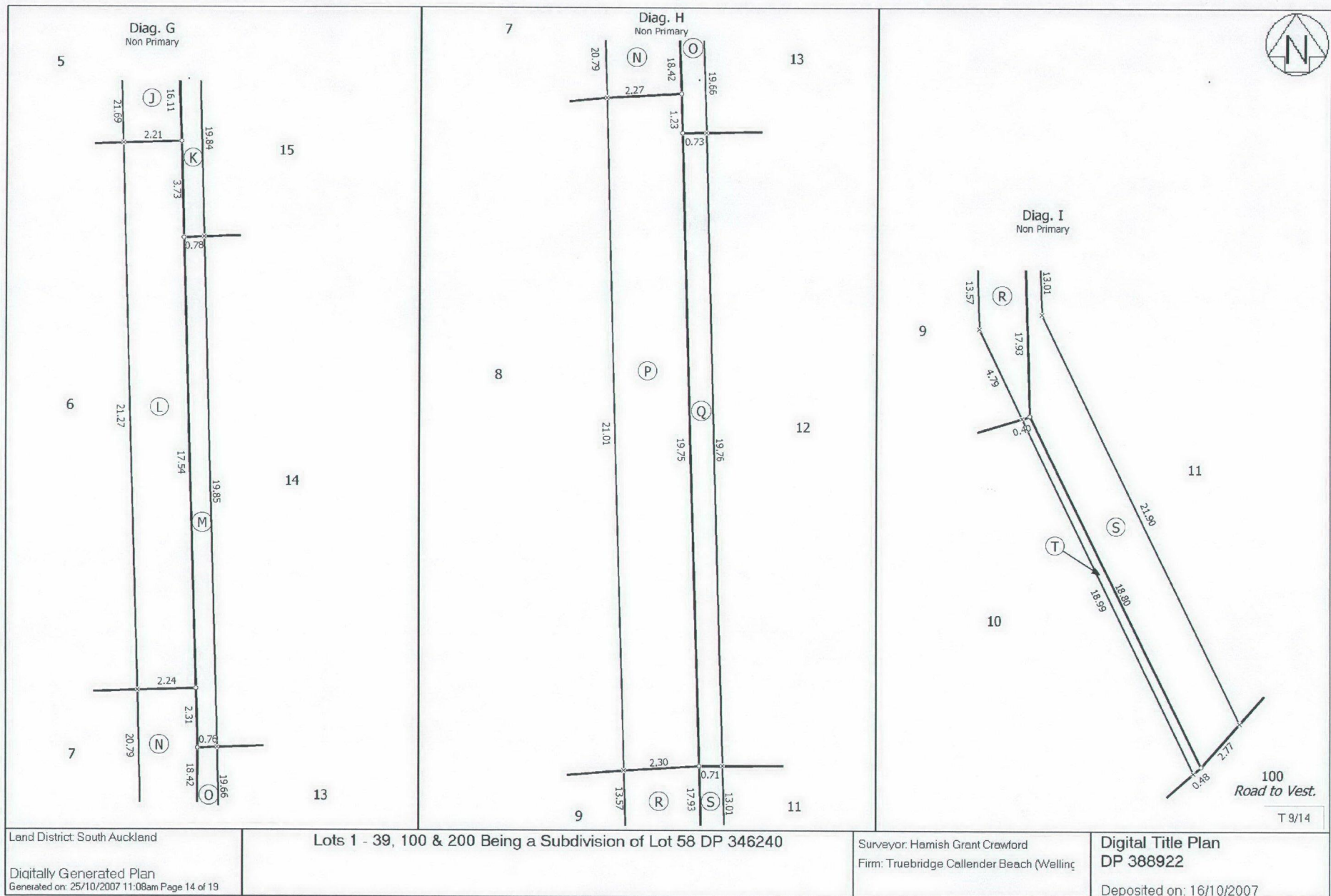
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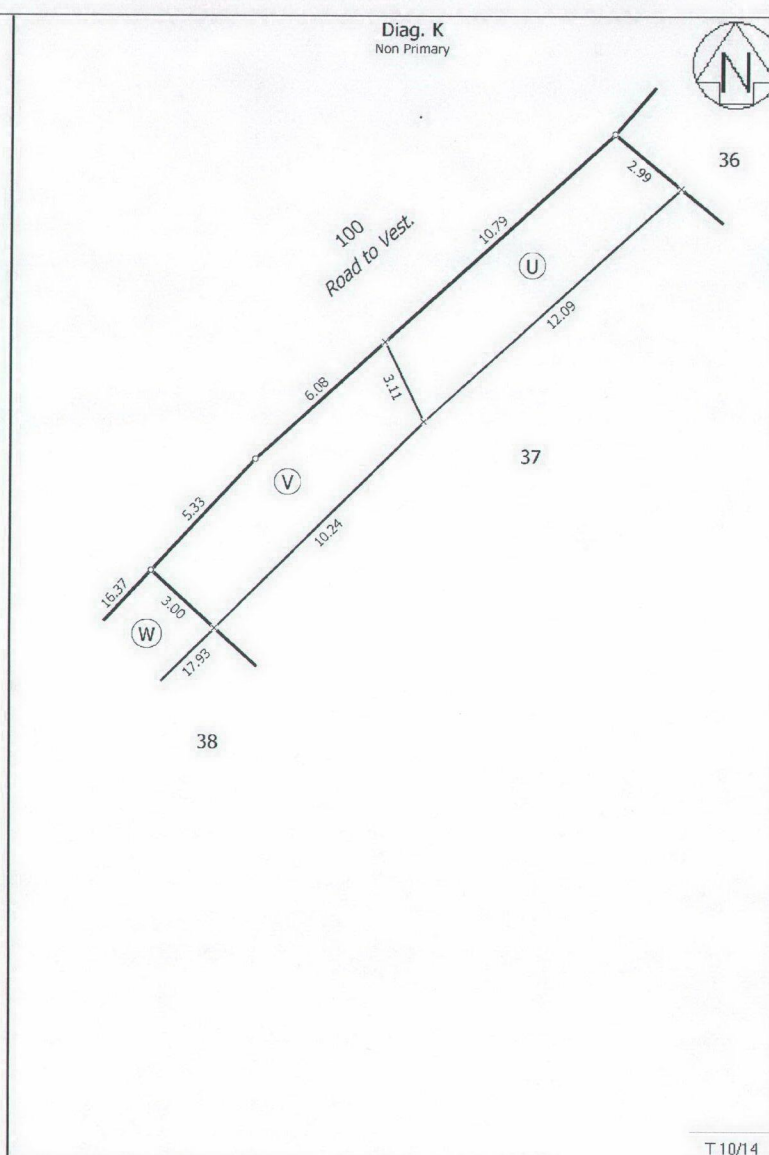
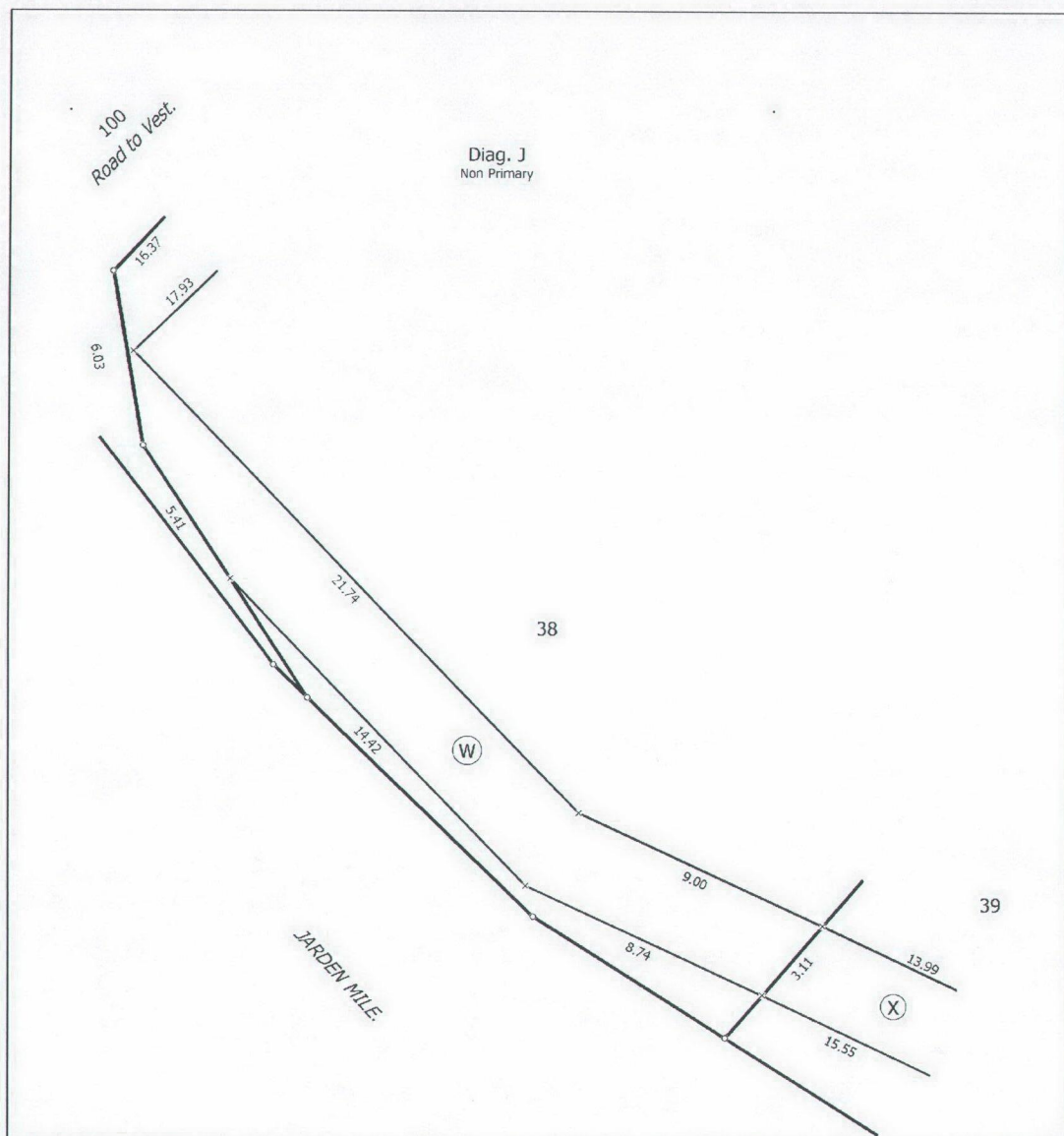
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Land District: South Auckland

Digitally Generated Plan
Generated on: 25/10/2007 11:08am Page 15 of 19

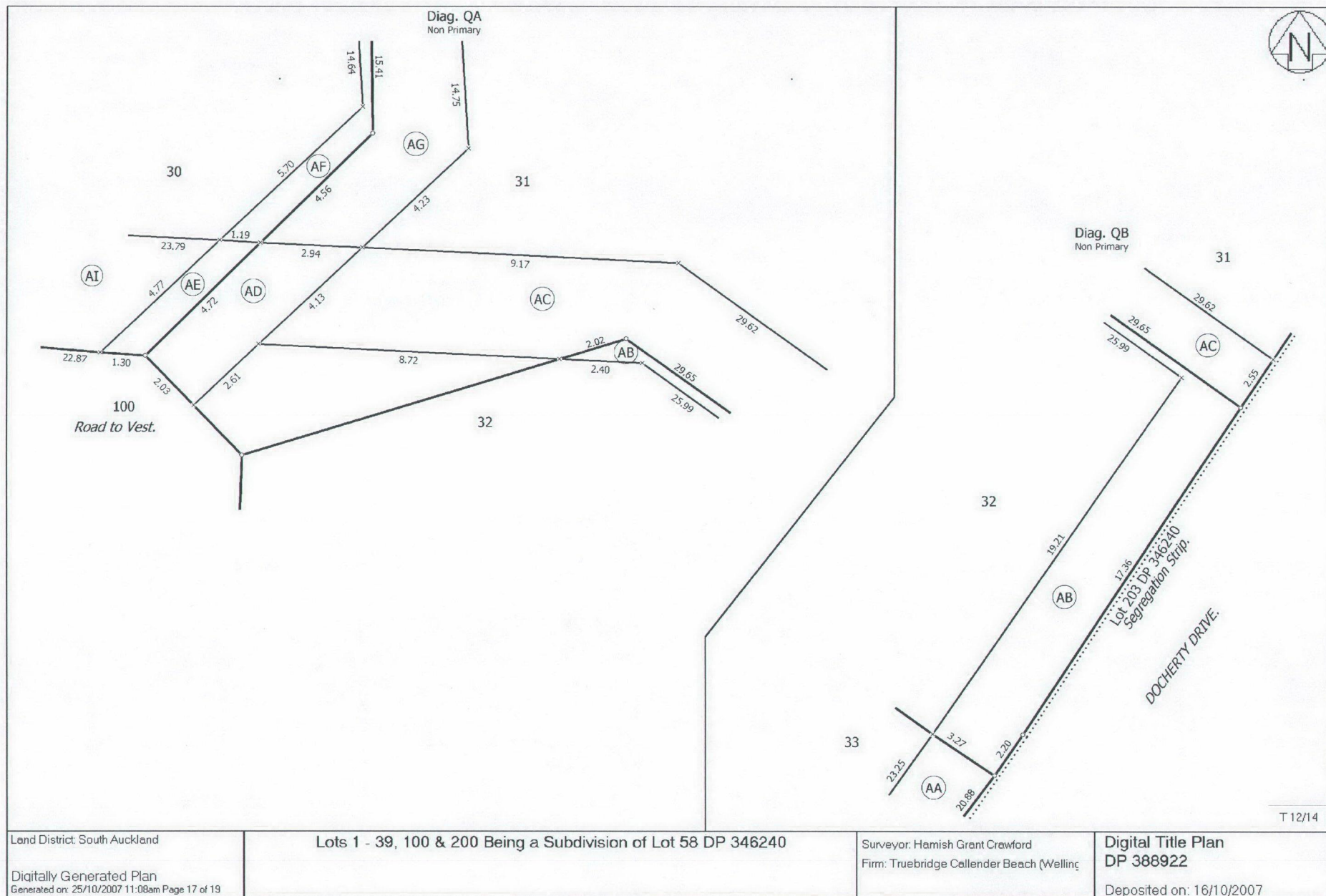
Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

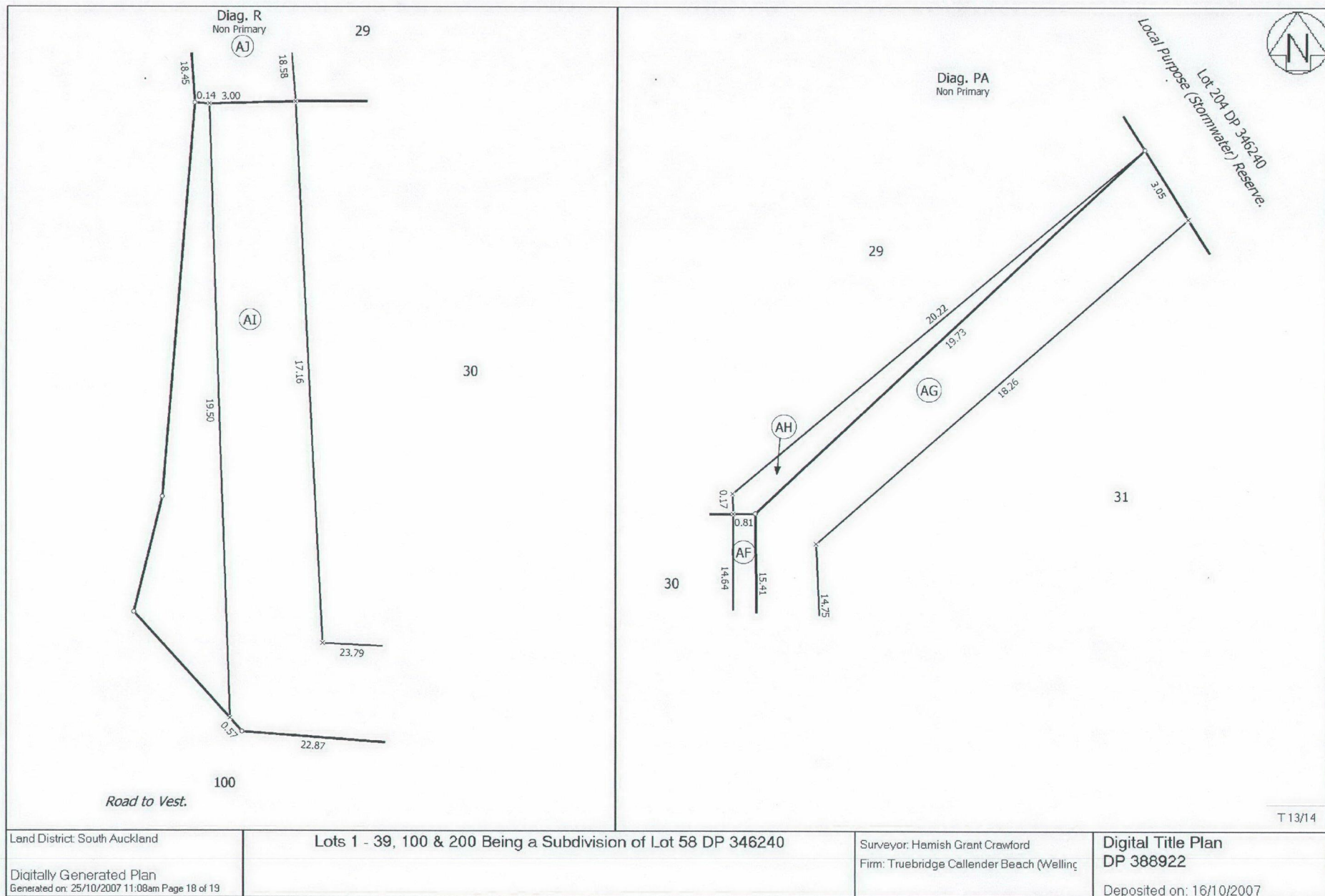
Surveyor: Hamish Grant Crawford
Firm: Truebridge Callender Beach (Wellington)

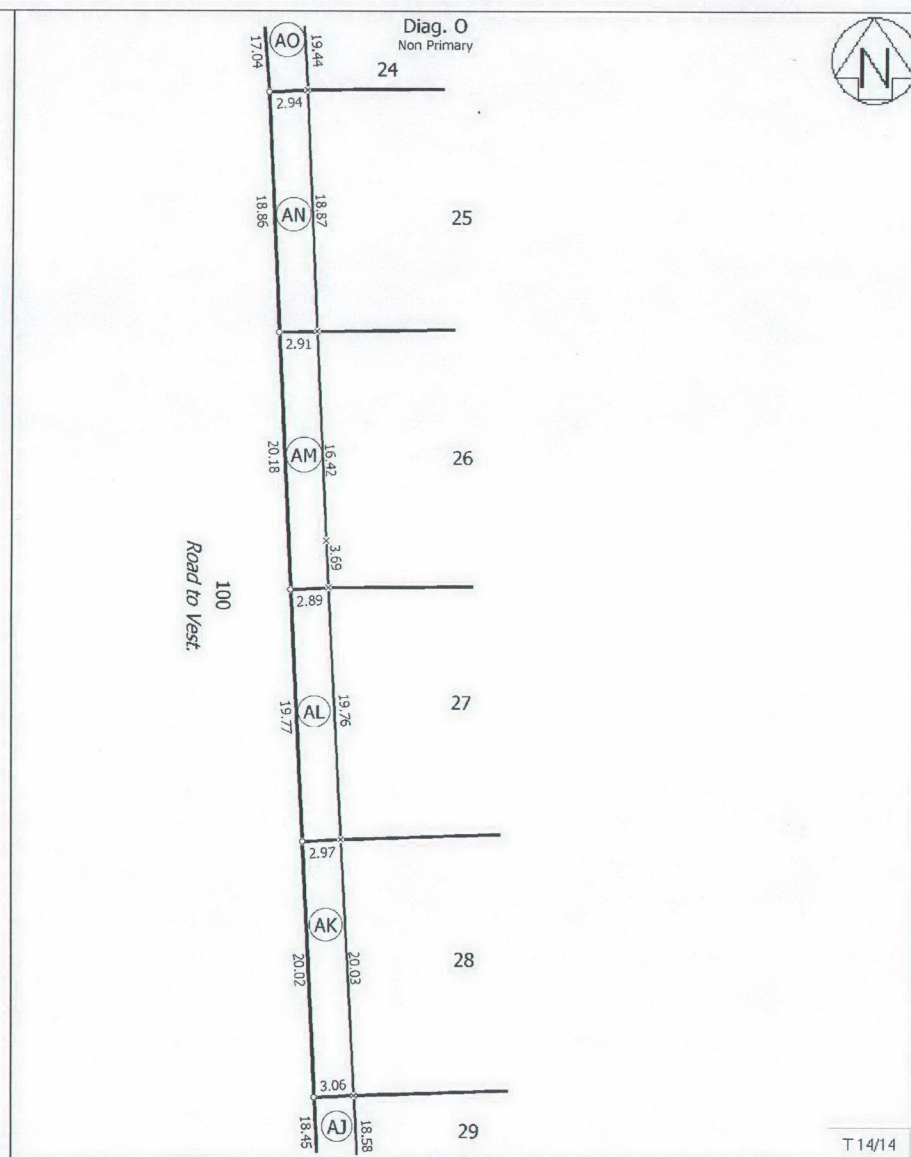
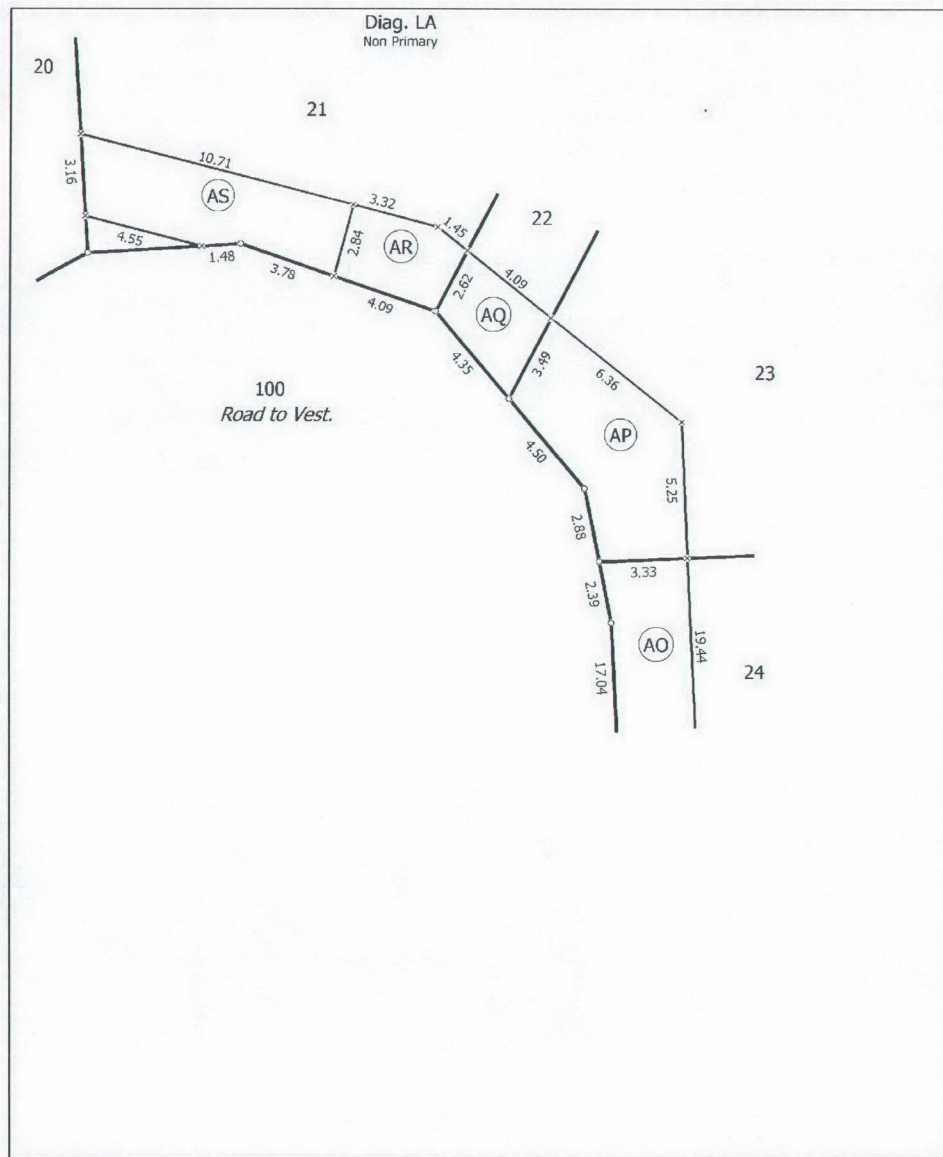
Digital Title Plan
DP 388922

Deposited on: 16/10/2007

T 10/14







Land District: South Auckland
Digitally Generated Plan
Generated on: 25/10/2007 11:08am Page 19 of 19

Lots 1 - 39, 100 & 200 Being a Subdivision of Lot 58 DP 346240

Surveyor: Hamish Grant Crawford
Firm: Truebridge Callender Beach (Wellington)

Digital Title Plan
DP 388922
Deposited on: 16/10/2007

T 14/14

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

SOUTH AUCKLAND



EI 7578032.8 Easement

Cpy - 01/01, Pgs - 005, 16/10/07, 10:41



DocID: 511778370

Grantor

Surname(s) must be

JARDEN PROPERTIES LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

TAUPO DISTRICT COUNCIL

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this **2nd** day of **October** 2007.

Attestation

Signed by the Grantor
Jarden Properties Limited
by its Directors

Director

Director

Signature [common seal] of Grantor

Signed in my presence by the Grantor

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

Signed by the Grantee
Taupo District Council
by affixing its common seal in the presence of:

Chief Executive

Manager

Signature [common seal] of Grantee

Signed in my presence by the Grantee

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

CHIEF EXECUTIVE OFFICER

HIS WORSHIP THE MAYOR.

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY



Easement instrument

Dated

2 October 2007

Page

1

of

4

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
See continuation of Schedule A			

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [varied] [negated] [added to] or [substituted] by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc**Easement**

Dated

2 October 2007

Page

2

of

4

Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Schedule A

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right to Drain Sewage	'C' on DP 388922	Lot 2 DP 388922 CFR 355639	In Gross
	'D' on DP 388922	Lot 19 DP 388922 CFR 355656	
	'E' on DP 388922	Lot 18 DP 388922 CFR 355655	
	'F' on DP 388922	Lot 3 DP 388922 CFR 355640	
	'G' on DP 388922	Lot 17 DP 388922 CFR 355654	
	'H' on DP 388922	Lot 16 DP 388922 CFR 355653	
	'I' on DP 388922	Lot 4 DP 388922 CFR 355641	
	'J' on DP 388922	Lot 5 DP 388922 CFR 355642	
	'K' on DP 388922	Lot 15 DP 388922 CFR 355652	
	'L' on DP 388922	Lot 6 DP 388922 CFR 355643	
	'M' on DP 388922	Lot 14 DP 388922 CFR 355651	
	'N' on DP 388922	Lot 7 DP 388922 CFR 355644	
	'O' on DP 388922	Lot 13 DP 388922 CFR 355650	
	'P' on DP 388922	Lot 8 DP 388922 CFR 355645	
	'Q' on DP 388922	Lot 12 DP 388922 CFR 355649	
	'R' on DP 388922	Lot 9 DP 388922 CFR 355646	
	'S' on DP 388922	Lot 11 DP 388922 CFR 355648	
	'T' on DP 388922	Lot 10 DP 388922 CFR 355647	

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

2 October 2007

Page

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of

4

Pages

(Continue in additional Annexure Schedule, if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
	'V' on DP 388922	Lot 37 DP 388922 CFR 355674	In Gross
	'W' on DP 388922	Lot 38 DP 388922 CFR 355675	
	'X' on DP 388922	Lot 39 DP 388922 CFR 355676	
	'Y' on DP 388922	Lot 35 DP 388922 CFR 355672	
	'Z' on DP 388922	Lot 34 DP 388922 CFR 355671	
	'AA' on DP 388922	Lot 33 DP 388922 CFR 355670	
	'AB' on DP 388922	Lot 32 DP 388922 CFR 355669	
	'AC', 'AD' on DP 388922	Lot 31 DP 388922 CFR 355668	
	'AE', 'AI' on DP 388922	Lot 30 DP 388922 CFR 355667	
	'AJ' on DP 388922	Lot 29 DP 388922 CFR 355666	
	'AK' on DP 388922	Lot 28 DP 388922 CFR 355665	
	'AL' on DP 388922	Lot 27 DP 388922 CFR 355664	
	'AM' on DP 388922	Lot 26 DP 388922 CFR 355663	
	'AN' on DP 388922	Lot 25 DP 388922 CFR 355662	
	'AO' on DP 388922	Lot 24 DP 388922 CFR 355661	
	'AP' on DP 388922	Lot 23 DP 388922 CFR 355660	
	'AQ' on DP 388922	Lot 22 DP 388922 CFR 355659	
	'AR' on DP 388922	Lot 21 DP 388922 CFR 355658	

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

2 October 2007

Page

4

of

4

Pages



(Continue in additional Annexure Schedule, if required.)

The rights and powers implied in these easements by the Land Transfer Regulations 2002 are varied and added to as follows:

- 1 The Grantee shall alone determine both the nature of the easement facility and where, how and when it is to be laid along the stipulated course or in the stipulated area and the agreement of the Grantor is not required to any of these.
- 2 No breach of the terms of this easement by the Grantee shall entitle the Grantor to cancel or revoke this easement.
- 3 The Grantee is not compelled to drain sewage along the stipulated course or in the stipulated area.
- 4 Any rights or immunities from liability or powers or remedies which the Grantee may have by statute or at common law are not affected by this grant and the Grantee shall have those rights or immunities and may exercise those powers or remedies independently of this grant.
- 5 The exercise of any rights or powers conferred on the Grantee by this instrument shall not entitle the Grantor to the payment of compensation under the provisions of any enactment or at law but nothing in this Clause 5 shall operate as a waiver of the Grantor's rights or remedies if the Grantee breaches any of the provisions of this instrument.
- 6 The Grantor will not place any soakholes or structure (other than a boundary fence) along or over the stipulated course or the stipulated area nor will it permit any vegetation to grow in or around the stipulated course or the stipulated area if such vegetation is capable of damaging or obstructing or interfering with the easement facility. The Grantee has the right to remove any such structure or vegetation from the stipulated course or the stipulated area if it, acting reasonably, believes such structure or vegetation will cause damage to or obstruct or interfere with the easement facility.
- 7 The Grantee will give to the Grantor reasonable notice of the Grantee's intention to enter on to the stipulated course or stipulated area (but may enter on to the stipulated course or stipulated area at any time without notice in the case of an emergency).
- 8 The words 'Subject to its rights pursuant to this easement' is added to the commencement of clause 10(3) in Schedule 4 of the above Regulations (**the Regulations**).
- 9 The words 'the dominant land or' are deleted from clause 10 (3) of the Regulations.
- 10 The paragraph 'provided the cost of any repair or maintenance of the easement facility which is necessary because of any act or omission of the Grantor shall be recoverable from the Grantor as a liquidated debt' is added to the end of clause 11(3) of the Regulations.

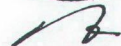
If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



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

Search Copy




R.W. Muir
Registrar-General
of Land

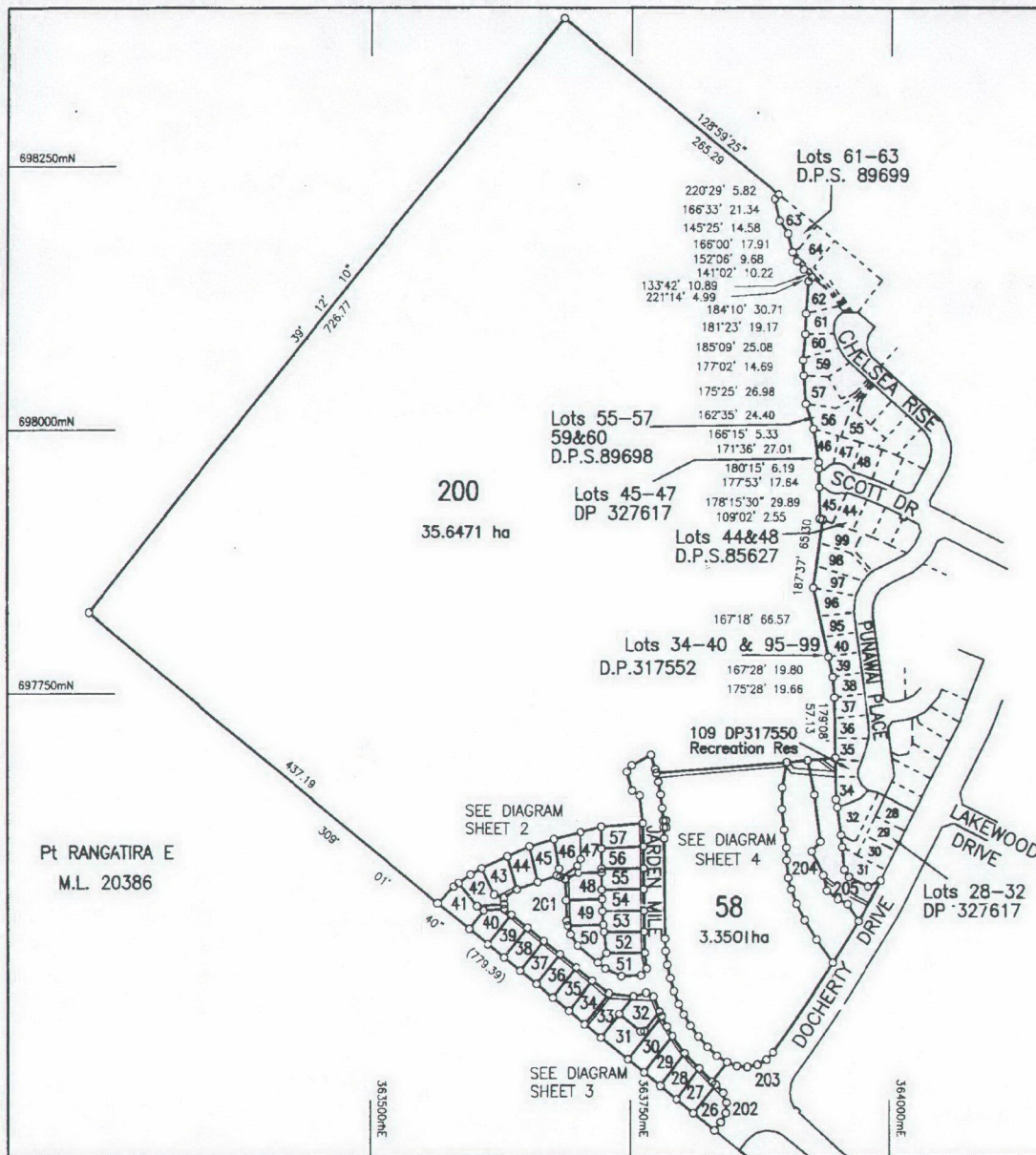
Identifier 190073
Land Registration District South Auckland
Date Issued 10 May 2005

Prior References
160942

Estate	Fee Simple
Area	30 square metres more or less
Legal Description	Lot 203 Deposited Plan 346240
Purpose	Local Purpose Reserve (Isolation Strip)

Proprietors
Taupo District Council

Interests
Subject to the Reserves Act 1977



LT 346240 (Title Plan)

Copy - 01/01 - Page - 004.04/03/08.97.50



Trace 51127.118



Approvals

REGISTERED PROPRIETOR

I hereby certify that this plan was approved by Taupo District Council pursuant to Section 223 of the Resource Management Act 1991 on the 27th day of November 2005 Subject to the granting or reserving of the easements set out in the Memorandum hereon.

A. P. P. P.
Authorised Officer

Lots 201-205 to vest in Taupo District Council.

NEW CERTIFICATES OF TITLE ALLOCATED

LOT 26:190038 LOT 39:190051 LOT 52:190064
LOT 27:190039 LOT 40:190052 LOT 53:190065
LOT 28:190040 LOT 41:190053 LOT 54:190066
LOT 29:190041 LOT 42:190054 LOT 55:190067
LOT 30:190042 LOT 43:190055 LOT 56:190068
LOT 31:190043 LOT 44:190056 LOT 57:190069
LOT 32:190044 LOT 45:190057 LOT 58:190070
LOT 33:190045 LOT 46:190058 LOT 59:190071
LOT 34:190046 LOT 47:190059 LOT 60:190072
LOT 35:190047 LOT 48:190060 LOT 61:190073
LOT 36:190048 LOT 49:190061 LOT 62:190074
LOT 37:190049 LOT 50:190062 LOT 63:190075
LOT 38:190050 LOT 51:190063

CLASS OF SURVEY: 1

Total Area 43.6830 ha

Comprised in C.T. 160942

I, Ian Murray Prentice being a person entitled to practise as a licensed cadastral surveyor, certify that:
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Wellington this 9th day of December 2004. Signature *M. Prentice*

Field book p Traverse Book p
Reference Plans DPs 43154, 55, 56, 85626, 27, 87277, 88848, 90937, 38, 39, 40, 92461, 317550, 317552, 317989,
Examined Correct

Approved as to Survey By

Land Information New Zealand on 07/10/2005

Deposited By Land Information New Zealand

on 10/11/2005

Cad Ref 03-266
Received 15/10/2005
Instructions

DP346240

LAND DISTRICT SOUTH AUCKLAND
TERRITORIAL AUTHORITY TAUPU DISTRICT

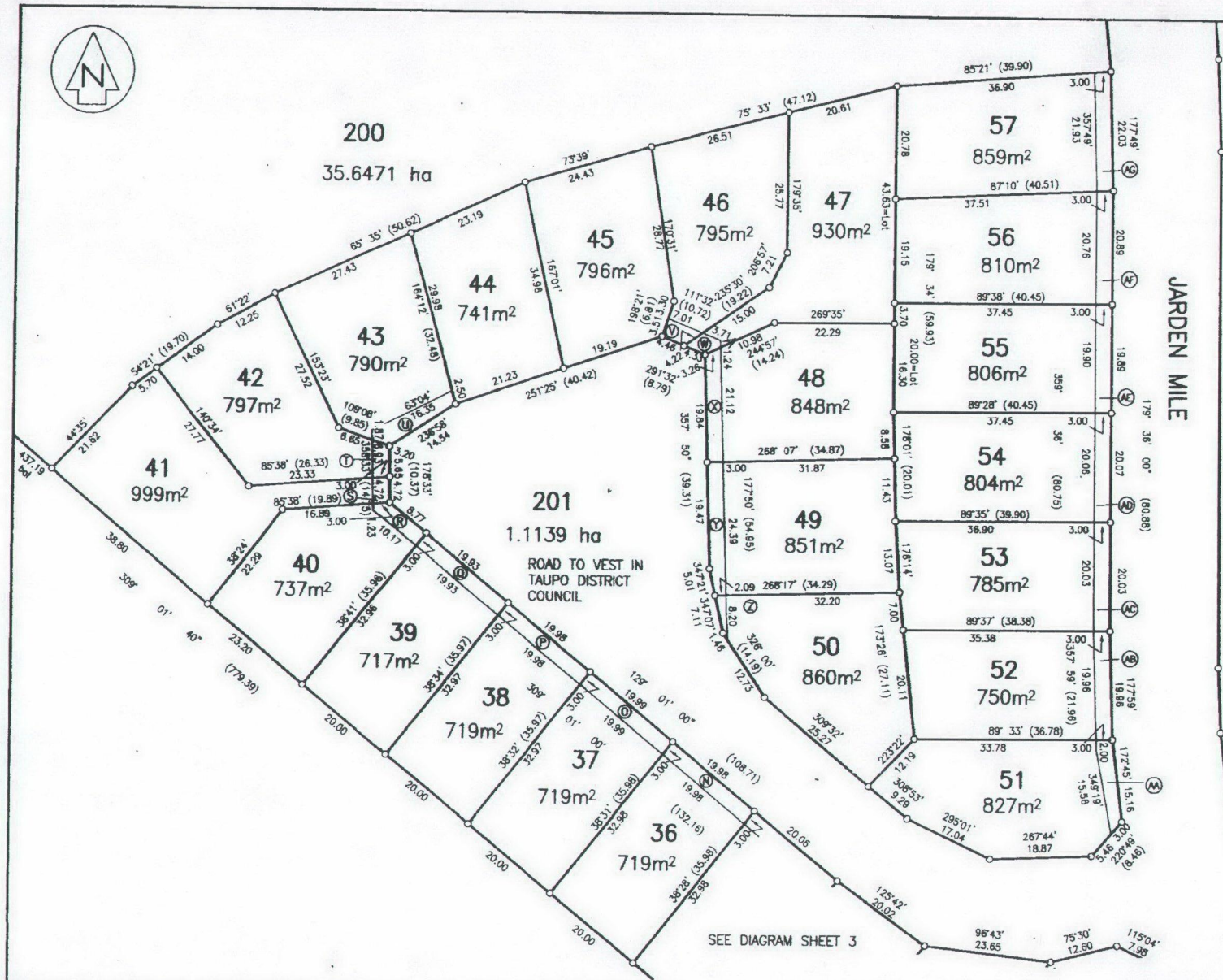
LOTS 26-58 & 200-205 BEING
SUBDIVISION OF LOT 132 DP 339109

Surveyed by **TCB** **THURGOOD COLLIER BEACH LTD**
Scale 1:3000 Date NOVEMBER 2004

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.

SHEET 1 OF 4

APPROVED LMB3/16 DOSU FORM 915



LAND DISTRICT SOUTH AUCKLAND
TERRITORIAL AUTHORITY TAUPO DISTRICT

DIAGRAM SHEET

Surveyed by **TCS** THOMSON CALLEDRE BEACH LTD
Scale 1:500 Date NOVEMBER 2004

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.

SHEET 2 OF 4

Approvals

Total Area

Comprised in

I, Ian Murray Prentice being a person entitled to practice as a licensed cadastral surveyor, certify that:
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002/2 and the Survey-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Wellington this 9 day

of December 2004. Signature *M. Prentice*

Field book p Traverse Book p

Reference Plans SEE SHEET 1

Examined Correct

Approved as to Survey By

Land Information New Zealand on 02/03/2005

Deposited By Land Information New Zealand

on 10/05/2005

Cad Ref 03-200
Received 15/02/06
Instructions

DP346240

APPROVED LMB3/16 DCSJ FORM 015

TAUPO DISTRICT COUNCIL

CONSENT NOTICE

SECTION 221 RESOURCE MANAGEMENT ACT 1991

Subdivider: Jarden Properties Limited
Subdivision: Stage 9 - Lot 58, Deposited Plan 346240
Location: Acacia Bay, Taupo
Plan Number: DP 388922

TAKE NOTICE that a resource consent subdivision has been granted to the subdivider pursuant to sections 93, 94, 104, 104B, 108, 220, 221 and 405 of the Resource Management Act 1991 on the basis that this consent notice is registered on the titles to Lots 1-39 inclusive on Deposited Plan 388922.

TAKE FURTHER NOTICE that all perspective registered proprietors, lessees or occupiers of Lots 1-39 inclusive on Deposited Plan 388922 that:

- (a) All future driveways that slope towards a public road shall have a slot drain or stormwater catch-pit installed within the lot immediately adjacent to the public road boundary and connected back into a soakhole within the lot boundary.
- (b) All residential lots shall be formed, or a bund, constructed, to individually and independently store (without allowing for soakage), and then dispose of stormwater within the lot boundaries for a one in ten year rainfall event of one hour duration. These measures shall remain in place until the issue of the Code of Compliance Certificate for any new dwellings that are constructed on each residential lot.

TO: The District Land Registrar
South Auckland Registry

For registration please

C221 7578032.4 Certificate

Cpy - 01/01, Pgs - 001, 16/10/07, 10:51



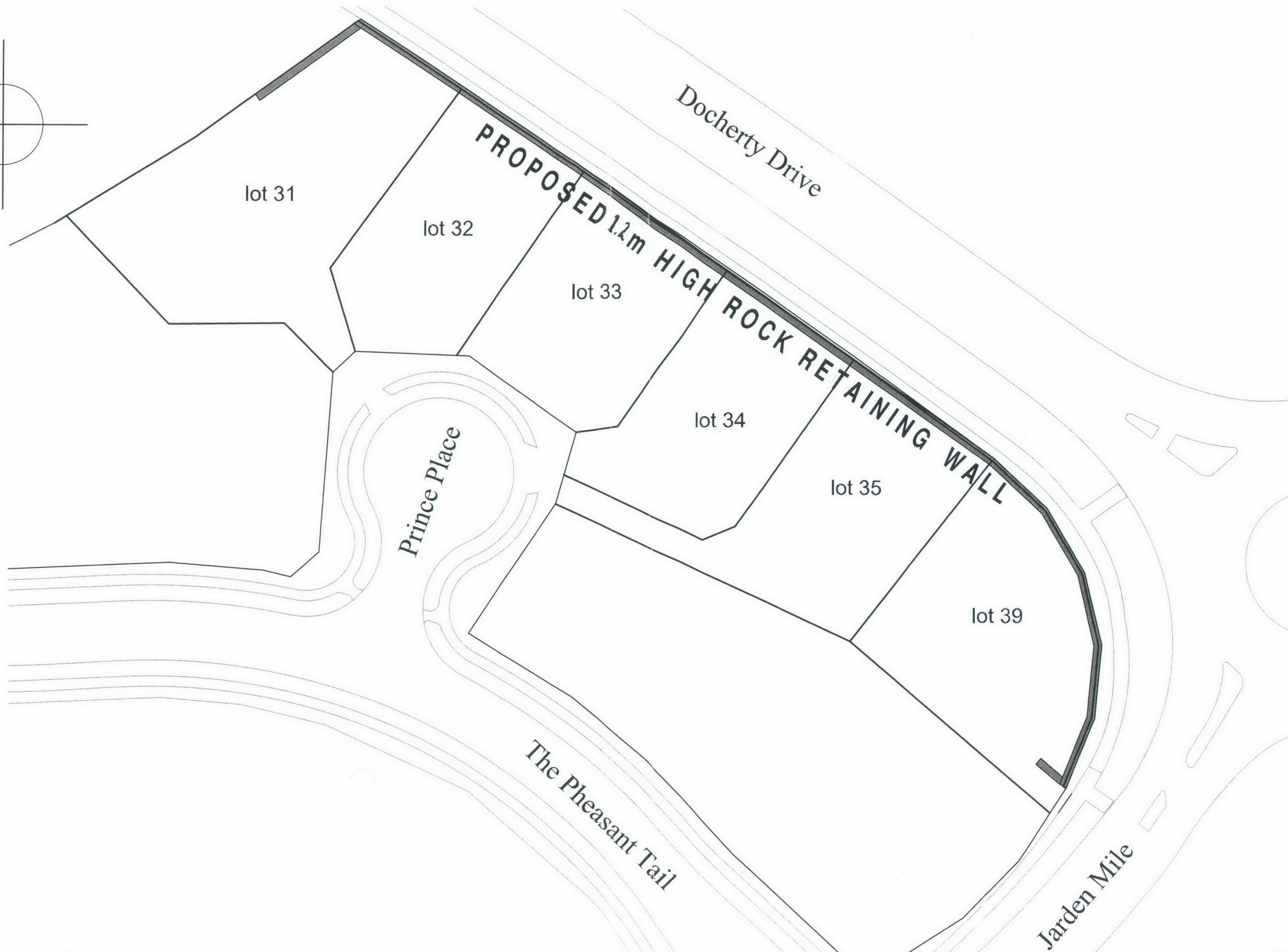
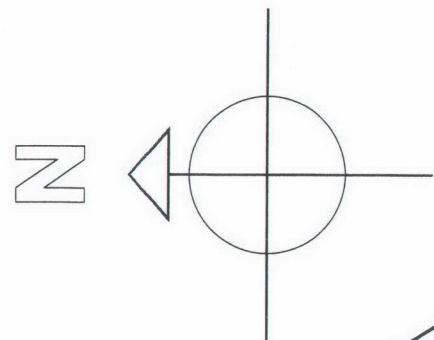
DocID: 511778959

Dated this 4 day of October 2007.

Signed:

Manager - Resource Consents
Taupo District Council

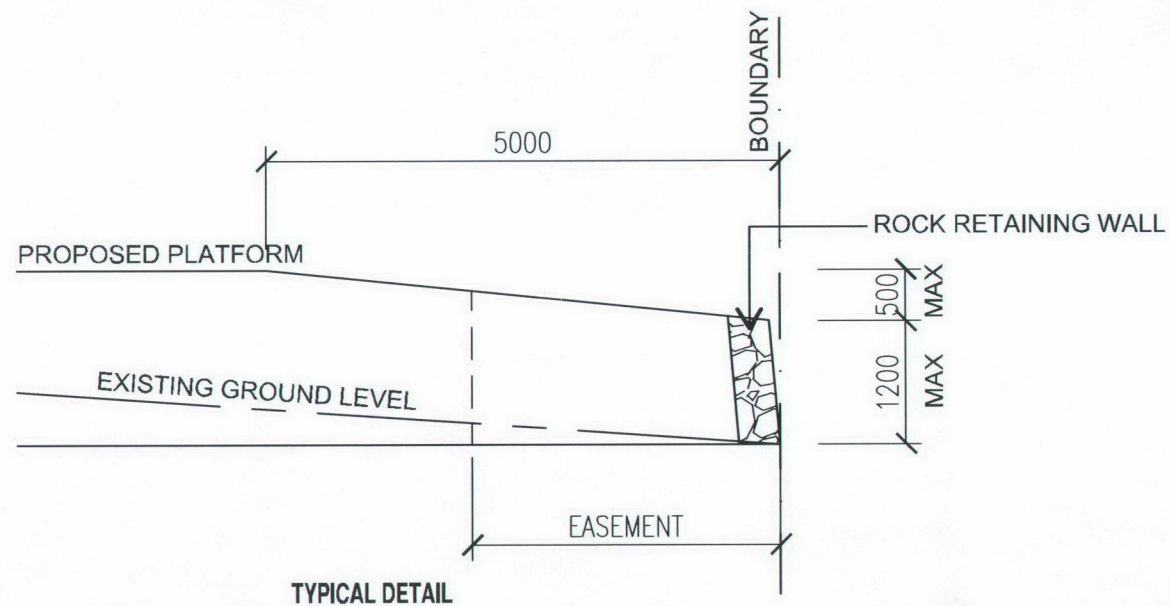
Site plan - A344845



© Copyright

NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL	DRAWING:	SITE PLAN	SCALE:	1:500	DATE:	--/--	AMENDMENT	-/-	PH PENNY HOMES PO BOX 708 TAUPŌ	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	SHEET 1 OF -
	TITLE:	LOTS 31-35 & 39 ASHBROOK										
	DRAWN BY:	JTDESIGN										
	FIRST ISSUED:	DATE										
	LAST AMENDMENT	-/-										
All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE												

Retaining wall cross section - A344846

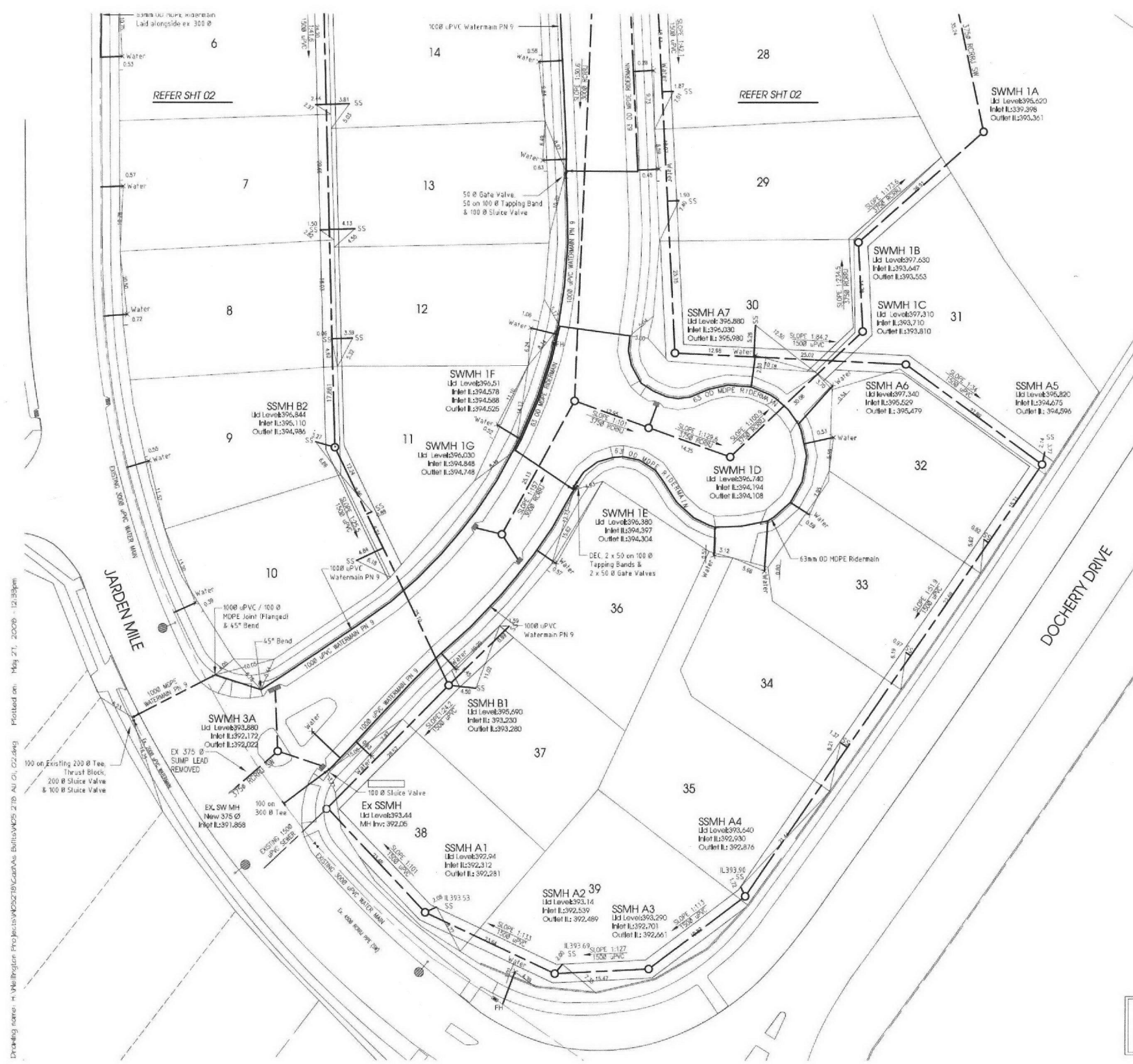


NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL TITLE: LOTS 31-35 & 39 ASHBROOK DRAWN BY: JTDESIGN FIRST ISSUED: DATE LAST AMENDMENT -/-	DRAWING: RETAINING WALL CROSS SECTION	SCALE: 1:50	DATE: -/-/-	AMENDMENT -/-		Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	© Copyright SHEET 2 OF -
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All Dimensions To Be Checked And Verified
 By Contractor Before Commencement Of Any Work E&OE

As built - A344848

Plotting on: May 27, 2008 - 12:39pm
Drawing name: H:\Wellington Projects\W05278\Bentwood Estate\Bentwood Estate 278 AU 01.dwg
Drawing name: H:\Wellington Projects\W05278\Bentwood Estate\Bentwood Estate 278 AU 01.dwg



AMENDMENTS

ISSUE	DATE	REVISION
1	JUNE 07	AS BUILT
2	MAY 08	WATER AS BUILT AMENDED

NOTES

1. ALL WORK AND MATERIALS TO COMPLY WITH TAUPU DISTRICT COUNCIL PERFORMANCE STANDARDS.
2. CO-ORDINATES AND ELEVATIONS ARE IN METERS OF GEODETIC DATUM 2000 BAY OF PLEIN COAST.
3. CONCRETE PIPES ARE CLASS 4 RCP.
4. SEWERS MAINS ARE 150mm uPVC 100.
5. ALL MANHOLES ARE 1000mm DIA.
6. ALL SSMH RAMP LEADS ARE 2000 DIA RCP.
7. ALL DOUBLE RAMP LEADS ARE 2000 DIA RCP.

LEGEND:

1. LATERAL DIMENSIONS

**BRENTWOOD ESTATE
STAGE 9 SUBDIVISION
JARDEN MILE
TAUPO**

Prepared For
Jarden Properties Ltd

**STORMWATER, SEWERAGE &
WATER - AS BUILTS**

Sht. 1 of 2

**Cardno
TCB**

10 GARDEN STREET, WELLINGTON TEL (04) 478 0442 FAX (04) 478 0416
PO BOX 1340, AUCKLAND TEL (09) 524 7041 FAX (09) 523 1344
HAMILTON TEL (07) 876 0007 FAX (07) 876 0000
NEW ZEALAND TEL (06) 876 0007 FAX (06) 876 0000
WELLINGTON TEL (04) 478 0442 FAX (04) 478 0416
TEL (04) 478 0442 FAX (04) 478 0416

MH	NORTHINGS	EASTINGS
SMWH 1A	697537.943	363926.017
SMWH 1B	697519.637	363905.484
SMWH 1C	697504.877	363906.217
SMWH 1D	697484.116	363884.457
SMWH 1E	697488.917	363871.021
SMWH 1F	697493.365	363858.844
SMWH 1G	697471.282	363846.859
SMWH 2A	697559.279	363861.541
SMWH 3A	697435.466	363809.945
SSMH A1	697406.984	363834.260
SSMH A2	697398.937	363855.658
SSMH A3	697399.712	363871.107
SSMH A4	697411.646	363886.937
SSMH A5	697482.916	363935.803
SSMH A6	697499.421	363913.317
SSMH A7	697501.327	363875.368
SSMH A8	697581.795	363871.198
SSMH A9	697641.045	363868.492
SSMH A10	697647.937	363860.047
SSMH B1	697446.319	363836.091
SSMH B2	697485.653	363819.390
SSMH B3	697584.471	363816.712
SSMH B4	697612.464	363810.825
SSMH B5	697646.128	363808.601

AS BUILT

JUNE 2007

SCALE 1:250@A1 & 1:500@A3

PROJECT	DRAWING NO.	REVISION
W05 278	AU 01	2

ENVIRONMENTAL PLANNING ASSESSMENT LANDUSE CONSENT

Lodged: 13/06/08 **Lodgement Fee:** 500.00 **Activity Status:**

APPLICANT NAME: Penny Homes Limited

ADDRESS/LEGAL DESCRIPTION: 46 Jarden Mile & 2-6 Prince Place, Taupo

DESCRIPTION OF ACTIVITY: Building a rock retaining wall

Site Plan	Y	Elevations	Y	Floor Plans		Location Plan	Y
4 Copies		CT	Y	Copy sent to DE	Y	Copy sent to DC	Y

PDP Environment: Residential TDP Zone: SRA?

PROPOSED DISTRICT PLAN REQUIREMENTS

PERFORMANCE STANDARDS					PARKING LOADING & ACCESS REQUIREMENTS				
COMPLIANCE					COMPLIANCE				
(If FI is required then please detail below)	Y	N	AEE OK?	92	(If FI is required then please detail below)	Y	N	AEE OK?	92
Max Building Height	Y				Number of parks sufficient for the activities undertaken on site	NA			
Daylighting	Y				Parks provided – onsite, have manoeuvring space, appropriate layout, marked and sealed	NA			
Building Coverage	Y				Are parks in access or front yard	NA			
Total Coverage	Y				Is reversal onto streets required	NA			
Plot Ratio	Y				Loading Spaces (e.g. Industrial/School etc)	NA			
Min Building Setback	Y				Sight distance – check this (depends on road type and speed)	NA			
Max Vehicle Movements	NA				Separation between Xing and Intersections Main Road (depends on road type and speed)	NA			
Max Signage	NA				Separation between two crossings of at least 3m & max width 6m	NA			
Max Earthworks		N			Min formed carriage way is wide enough (depends on # of users)	NA			
Stormwater	Y								
Max Noise	Y								

Further Information Required:

TRANSITIONAL DISTRICT PLAN REQUIREMENTS

COUNTY?

BOROUGH?

ZONE:

COMPLIANCE					COMPLIANCE				
	Y	N	AEE OK?	92		Y	N	AEE OK?	92
Activities List Rule Identified as:					Min Building Setback (Rural – all types)				
Max Building Height (Industrial & Rural - all zones)									

SPECIFIC ENVIRONMENT REQUIREMENTS

TOWN CENTRE ENVIRONMENT ONLY					RURAL ENVIRONMENT ONLY				
COMPLIANCE					COMPLIANCE				
	Y	N	AEE OK?	92		Y	N	AEE OK?	92
3m Landscaping Strip					Rural Effects Area Radius				
Shop Frontage					Nominal Allotments				
Verandahs					Planted Tree Vegetation				
Vehicle Crossings (no new)					Water Supply (Ash Filter)				

DISTRICT WIDE REQUIREMENTS

COMPLIANCE					COMPLIANCE				
	Y	N	AEE OK?	92		Y	N	AEE OK?	92
Hot Ground	Y				Subsidence See Geothermal Hazard Map	Y			
Flood Hazard	Y				Landslide Hazard Area	Y			
Fault Hazard Lines	Y				Surface of the Water	Y			
High Voltage Power Lines	Y				Archaeological or Historical Site (See Sch 7)	Y			
Foreshore Protection	Y				Existing Consents – Check Financial Conditions	Y			
Notable/Amenity Trees	Y				EW – Land/Air/Water Discharges to or Withdrawal from				
Landscape/Natural Values (OLMA/LAMA)	Y				EW Consent (Wastewater)				
Hazardous Substances (Contaminated Sites)	Y				Certificate of Title – Check Consent Notices etc	Y			
Network Utilities (Powerlines Masts etc)	Y				Designated Site	Y			

Is the AEE sufficient to process the application?
Affected Parties Sign-off provided from:

Yes

No

Owners

Occupiers

Extras Required

Owners Approval Match Rates (If postal of owners different from physical)

(Choose one of the following)

Sec 88 Rejected		Sec 88 only Accepted	
Section 88 Accepted, 92 requires further info		Sec 88 & 92 Accepted	x

Notes:

Memo to DC's officer - A345617

MEMORANDUM

<u>TO</u>	Development Contributions Officer
<u>FROM</u>	(PLANNER)
<u>SUBJECT</u>	PROPOSED LANDUSE: RM080183

Development Contributions info form attached:

Please find attached correspondence as received for the above application for you comment and/or calculation.

Please note that under the Resource Management Act 1991 we have 10 working days to deal with this. Therefore your comment is **required by: 01/07/08**

Thank you.

<u>TO</u>	Environmental Consents Co-ordinator
<u>FROM</u>	Development Contributions Officer

Development Contribution required: NO

Comments:

Landuse consent asking consent to construct a 165m 1.2, high tock retaining wall along the boundary of lot 39 DP388922 and lots 31 to 35 DP399822.

Assessed by: Stacey Cox

Date: 17/06/08

Reviewed by: Abi Milnes

Date: 18/06/08

**REPORT TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES
LANDUSE CONSENT – RESTRICTED DISCRETIONARY ACTIVITY**

APPLICANT: JARDEN PROPERTIES LIMITED
LOCATION: 2, 3, 4, 5, AND 6 PRINCE PLACE AND 46 JARDEN MILE,
TAUPO
LEGAL DESCRIPTION: LOT 39 DP 388922, LOT 35 DP 388922, LOT 34 DP
388922, LOT 33 DP 388922, LOT 32 DP 388922 and LOT
31 DP 388922
VALUATION NO: 0730048800

SCHEDULE

PERFORMANCE STANDARD

TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT
Rule:
4a.3.5 Earthworks
iii. 0.5m vertical ground
alteration within the minimum
building setback requirement.

CONSENT

To build a rock retaining wall which
requires fill of up to 1.5m being 1m
greater than permitted in the 5m front
building setback and the 1.5m building
setback of Lot 31 along the north-
eastern boundary.

**PURSUANT TO SECTIONS 93 & 94A-D TAUPO DISTRICT COUNCIL DETERMINED
THAT THE PROPOSAL BY JARDEN PROPERTIES LIMITED TO UNDERTAKE
EARTHWORKS TO CONSTRUCT A RETAINING ROCK WALL WHICH REQUIRES
DEPTH OF CUTS GREATER THAN 0.5M WITHIN THE MINIMUM BUILDING SETBACK
IS DEEMED NOT TO REQUIRE PUBLIC NOTIFICATION OR SERVICE FOR THE
FOLLOWING REASONS:**

- The proposed activity will have no more than minor adverse environmental effects on the surrounding and wider environment for the following reasons:
 - Any dust nuisance created from the earthworks will be controlled by sprinklers, therefore amenity of adjoining properties will be maintained. Hay bales will also be used to contain runoff.
 - Construction is temporary, approximately 2 weeks.
 - The contour of the sites will reflect that of adjoining properties and will not detract from the amenity and character of the surrounding environment
 - The finished ground level will be the new natural ground level of the subject sites. Building facades will not be below natural ground level and will not create a character that is inconsistent with the surrounding environment. There are no fences proposed to be built along the boundaries of these sites.

- There is approximately 40m of separation from the retaining wall to the properties located on the adjacent side of Docherty Drive, which provides sufficient mitigation.
- The areas to be filled are within the minimum building setback and therefore no buildings could be located in this elevated portion without first obtaining resource consent
- There are no wider effects or effects of a special nature that would warrant notification in this instance.
- No parties are considered affected for the reasons given above.

EVALUATION UNDER SECTION 104 AND 104C OF THE RESOURCE MANAGEMENT ACT 1991:

Proposal

The applicant is proposing to build a 1.2m high rock retaining wall along the south-eastern boundary of Lots 31, 32, 33, 34 and 35 Prince Place and along the south-western boundary of Lot 39 Jarden Mile. The retaining wall will also be located approximately 5m along the north-eastern boundary of Lot 31.

Earthworks (fill) of up to 1.5m in height will be undertaken as part of the proposal to ensure stability of the wall. The retaining wall is to be located 3.5m off the south-eastern boundary of the subject sites. The retaining wall is 0.7m wide, and therefore the 1.5m fill will be for a distance of 0.8m within the 5m front building setback.

The proposal is able to comply with the consent notices registered on the Certificate of Title regarding stormwater.

The retaining wall will not be located within the Taupo District Council easement which is located adjacent to the retaining wall.

Site and Surrounding Area Description

The rock retaining wall is to be located adjacent to Docherty Drive and along the south-eastern boundaries of Lots 31, 32, 33, 34 and 35 Prince Place and along the south-western boundary of Lot 39 Jarden Mile. Subject sites do not have vehicular access onto Docherty Drive.

There is one dwelling currently being constructed at Lot 33 Prince place. Lots 31, 32, 34 and 35 Prince Place are currently vacant and Lot 39 Jarden Mile is also vacant. Building consents for Lots 34 and 35 have been lodged with Taupo District Council.

The surrounding area is residential with a mixture of single and two storey dwellings. Properties located on the south-eastern side of Docherty Drive have vehicular access via March Brown Place. There is a similar retaining wall approximately 100m to the north-east on the same side of the Docherty Drive as the proposed retaining wall.

Plan Requirements

Under the Taupo District Plan the site is located within the Residential Environment. Docherty Drive segregation strip (R379) adjoins the south-eastern boundary of the lots. The applicant is proposing to build a 1.2m high rock retaining wall along the south-eastern boundaries of Lots 31, 32, 33, 34 and 35 Prince Place and along the south-western boundary of Lot 39 Jarden Mile. Performance Standard 4a.3.5 iii permits 0.5m depth of cut within the minimum building setback, the proposal exceeds this by 1m as the fill proposed

is 1.5m. The proposal complies with all other bulk and location requirements of the Taupo District Plan. As such, the proposal shall be considered as a **Restricted Discretionary Activity**.

Overall, this proposal shall be considered as a **Restricted Discretionary Activity**.

The relevant assessment criteria relating to Performance Standard 4a.3.5 iii of the Taupo District Plan requires the application to be evaluated with reference to the adverse effects of non-compliance as follows:

Earthworks

- i. The extent to which the earthworks will change the ground level of the site, including the relationship of the site to adjacent reserves, and foreshore protection areas, and adjacent sites.*
- ii. The degree to which the finished ground levels reflect the contour of adjoining the sites.*
- iii. The degree to which the earthworks will enable building facades to be extended below natural ground level and result in buildings that are more visually dominant off-site and inconsistent with the character of the Environment.*
- iv. Detraction from the amenity of adjoining allotments in terms of such matters as noise and dust occurring as a result of the earthworks, and the resulting impact on the use of these allotments.*
- v. Potential for the creation of a nuisance effect for residents within the area.*
- vi. Time period for which soil will be exposed.*
- vii. Proposed methods and timing for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including:
 - planned rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation*
- viii. Whether there are any Archaeological sites, and the potential effect of the earthworks on these sites.*

Objectives and Policies

Under the Residential Environment the following Objective and Policies of the Taupo District Plan are considered relevant to the proposal. Docherty Drive segregation strip (R379) adjoins the south-eastern boundary of the lots.

Objective 3a.2.1 "The maintenance and enhancement of the character and amenity of the Residential Environment".

Relevant Policies

- i. Maintain and enhance the character and amenity of the Residential Environment by controlling the bulk, location and nature of activities, to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.*
- iii. Encourage a wide range of appropriate activities and development within the Residential Environment while ensuring any adverse effects are avoided, remedied or mitigated.*

The proposal is consistent with the relevant Objectives and Policies of the Taupo District Plan. The proposal is able to maintain the amenity and character of the Residential Environment as the wall including its height is in-keeping with the immediate and

surrounding area. The proposed wall is similar in style and size as the retaining wall located approximately 100m north-east.

Assessment

A 1.2m high retaining wall and fill of up to 1.5m has been proposed to be constructed along the south-eastern boundaries adjacent to Docherty Drive of Lots 31, 32, 33, 34 and Prince Place and the south-western boundary of Lot 39 Jarden Mile. Approximately 5m of the retaining wall will also be located along the north-eastern boundary of Lot 31. The proposed earthworks will not change the ground level of the subject sites nor will it change the ground level of the adjacent Council Road Reserve or properties in the surrounding area. The contour of the subject sites will be similar in height and appearance. There are no dwellings proposed, therefore building facades will not be extended below natural ground level and the finished ground level will become the new natural ground level of the subject sites. Construction of the retaining wall will take approximately 2 weeks. During that time any dust created from the earthworks will be contained with sprinklers and hay bales will be used to prevent runoff. Given these measures including the temporary nature of the earthworks the amenity of adjoining allotments will be maintained. Any nuisance effects for residents in the area during construction are considered to be minor. There are no known Archaeological sites on any of the subject sites.

Earthworks had been previously proposed within a Taupo District Council easement. However, this was changed due to engineering concerns. As the proposed retaining wall has been moved out of the easement area Councils Development Engineer has not proposed any conditions.

Under section 104(3)(b) of the Act the effects on parties who have given their written approval to the proposal must be disregarded. No parties have been considered affected for the reasons given above.

Other Matters For Consideration

There are no relevant structure plans or other policy documents considered to be relevant to the assessment of this proposal.

Conclusion

It is concluded that the relevant assessment criteria of the Taupo District Plan are not compromised and therefore the Policies and Objectives will be met. Accordingly, the proposal will meet the purpose and principles of the Resource Management Act 1991.

RECOMMENDATION:

PURSUANT TO SECTIONS 104, 104C AND 108 OF THE RESOURCE MANAGEMENT ACT 1991, TAUPO DISTRICT COUNCIL GRANTS RESOURCE CONSENT BY WAY OF A NON-NOTIFIED APPLICATION TO UNDERTAKE EARTHWORKS TO CONSTRUCT A RETAINING ROCK WALL WHICH REQUIRES DEPTH OF CUTS GREATER THAN 0.5M WITHIN THE MINIMUM BUILDING ON THE PROPERTY DESCRIBED AS 46 JARDEN MILE, TAUPO, BEING LOT 39 DP 388922, LOT 35 DP 388922, LOT 34 DP 388922, LOT 33 DP 388922, LOT 32 DP 388922 and LOT 31 DP 388922.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:

- a. The application prepared by Cheal Consultants, dated 11 June 2008, and formally received by Taupo District Council on 13 June 2008.
 - b. The further information provided by Cheal Consultants, received on 18/09/2008 and 6/11/2008.
 - c. The plans prepared by Penny Homes Limited, undated, and referenced as "Retaining Wall Cross Section" and "Site Plan" and stamped 'approved' following the issue of this consent.
2. The consent holder shall be responsible for the cost of repairing any damage to footpaths, kerbs or the berm as a result of earthworks or construction activity. Council may elect to carry out the repair work and invoice the consent holder, or alternatively, by arrangement with Council, the consent holder may undertake the repair work themselves (at their cost) to the satisfaction of Council. All such repair work shall be carried out within two weeks of the damage occurring.
 3. All work shall comply with Taupo District Council's Code of Practice for Development of Land (August 2001).
 4. In accordance with Section 36 (1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.

Advice Notes:

1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.
2. Subject to any legal requirements of the Police, Historic Places Act 1993, Antiquities Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

Report Prepared By:

Report Reviewed By:

**Kendall Goode
GRADUATE ENVIRONMENTAL CONSENTS
PLANNER**

**Heather Wallis
PRINCIPAL PLANNER RESOURCE CONSENTS**

RESOURCE CONSENT
LANDUSE CONSENT – RESTRICTED DISCRETIONARY ACTIVITY

APPLICANT: JARDEN PROPERTIES LIMITED
LOCATION: 2, 3, 4, 5, AND 6 PRINCE PLACE AND 46 JARDEN MILE,
TAUPO
LEGAL DESCRIPTION: LOT 39 DP 388922, LOT 35 DP 388922, LOT 34 DP
388922, LOT 33 DP 388922, LOT 32 DP 388922 and LOT
31 DP 388922
VALUATION NO: 0730048800

SCHEDULE

PERFORMANCE STANDARD

TAUPO DISTRICT PLAN
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Rule:
4a.3.5 Earthworks
iii. 0.5m vertical ground
alteration within the minimum
building setback requirement.

CONSENT

To build a rock retaining wall which
requires fill of up to 1.5m being 1m
greater than permitted in the 5m front
building setback and the 1.5m building
setback of Lot 31 along the north-
eastern boundary.

The proposal as described above and in the application is granted under Sections 93, 94, 104 and 104C of the Resource Management Act 1991. The following conditions are imposed under Section 108 of the Act and must be complied with in exercising this resource consent.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants, dated 11 June 2008, and formally received by Taupo District Council on 13 June 2008.
 - b. The further information provided by Cheal Consultants, received on 23/07/2008 and 6/11/2008.
 - c. The plans prepared by Penny Homes Limited, undated, and referenced as "Retaining Wall Cross Section" and "Site Plan" and stamped 'approved' following the issue of this consent.
2. The consent holder shall be responsible for the cost of repairing any damage to footpaths, kerbs or the berm as a result of earthworks or construction activity. Council may elect to carry out the repair work and invoice the consent holder, or alternatively, by arrangement with Council, the consent holder may undertake the repair work

themselves (at their cost) to the satisfaction of Council. All such repair work shall be carried out within two weeks of the damage occurring.

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 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.
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GRANTED ON 18 NOVEMBER 2008 BY WAY OF DELEGATED AUTHORITY DATED 7TH SEPTEMBER 2006 TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES, PURSUANT TO SECTION 34A OF THE RESOURCE MANAGEMENT ACT 1991.

**David Greaves
PLANNING MANAGER: ENVIRONMENTAL SERVICES**

from agent 24/06/2008 (FI) - A350087

From: Pauline Jenkins <PaulineJ@cheal.co.nz>
Sent: Tuesday, 24 June 2008 3:20 p.m.
To: Kendall Goode
Subject: 08/168 Further information request from TDC

Good Afternoon Kendell

As per our telephone discussion this afternoon, please find our response to your queries with regard to the proposed Penny Homes Rock Retaining Wall.

It is proposed to develop the rock retaining wall similar to the existing rock retaining walls that exist along Docherty Drive. This process will involve dropping rocks with a 400mm to 600mm circumference onto the edge of a cut along the boundary. Smaller rocks will then be dropped into the spaces created by the larger rocks. Soil will be used to fill the remaining space finish off the rock retaining wall. Please refer to the retaining wall cross section with regard to the angle of the rock retaining wall.

If you have any further queries please do not hesitate to contact me.

Kind regards
Pauline

Pauline Jenkins
Environmental Planner

PaulineJ@cheal.co.nz



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Application Acceptance 24/06/2008 - A350093

24 June 2008

Cheal Consultants
P O Box 165
Taupo

ATTN: Pauline Jenkins

File Number:
qA56776

Dear Pauline

**PROCESSING OF RESOURCE CONSENT APPLICATION: RM 080183
JARDEN PROPERTIES LIMITED - 46 JARDEN MILE, TAUPU**

Your application for resource consent for the proposal at the above address was lodged with Taupo District Council on 13 June 2008.

Having checked the application for content required under Section 88 of the Resource Management Act 1991, the application has been formally received.

I will now assess this application for content under Section 92 of the Resource Management Act 1991. Should you have any queries please call me on 07 376 0775.

I acknowledge receipt of your \$500 lodgement fee, and advise that an invoice will be issued following the Taupo District Council Decision.

Yours sincerely



Kendall Goode
Graduate Environmental Consents Planner



To agent - application acceptance 24/06/2008 - A350098

From: Kendall Goode
Sent: Tuesday, 24 June 2008 4:16 p.m.
To: 'Pauline Jenkins'
Subject: Application Acceptance 24/06/2008 - RM:080183 - Penny Homes Retaining wall
Attachments: Application Accpetance 24_06_2008.pdf

Hi Pauline

Please find attached a copy of the acceptance letter for RM:080183, the original will follow in the post.

If you have any questions feel free to contact me.

Regards Kendall

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

24 June 2008

Cheal Consultants
P O Box 165
Taupo

ATTN: Pauline Jenkins

File Number:
qA56776

Dear Pauline

**PROCESSING OF RESOURCE CONSENT APPLICATION: RM 080183
JARDEN PROPERTIES LIMITED - 46 JARDEN MILE, TAUPU**

Your application for resource consent for the proposal at the above address was lodged with Taupo District Council on 13 June 2008.

Having checked the application for content required under Section 88 of the Resource Management Act 1991, the application has been formally received.

I will now assess this application for content under Section 92 of the Resource Management Act 1991. Should you have any queries please call me on 07 376 0775.

I acknowledge receipt of your \$500 lodgement fee, and advise that an invoice will be issued following the Taupo District Council Decision.

Yours sincerely



Kendall Goode
Graduate Environmental Consents Planner



site photo - A351922



M E M O R A N D U M

<u>TO</u>	Kendall Goode Environmental Consents Planner
<u>CC</u>	
<u>FROM</u>	Roger Stokes Manager - Development Engineering
<u>DATE</u>	11 November 2008
<u>FILE #</u>	RM 080183
<u>SUBJECT</u>	Lots 31 – 35 & 39 Prince Place, Jarden Mile Taupo Penny Homes Limited Land Use Consent.

Kendall,

The revised proposal where they have relocated the rock wall to be clear of the sewer easement is acceptable to me without further conditions.

If you have any queries give me a call.

Regards

Roger Stokes

Further information request RM:080183 - docherty drive - A353649

From: Kendall Goode
Sent: Tuesday, 1 July 2008 12:33 p.m.
To: 'Pauline Jenkins'
Subject: Further information request RM:080183 - docherty drive

Hi Pauline

Please provide the following information under Section 92A of the Resource Management Act 1991.

Council's development engineer has assessed the proposal and has recommended two conditions which relate to aspects of your proposal eg earth bunds and manhole lid raising. The engineer has also made the following comment:

The stability of the rock wall is in question especially with regard to potential excavation of a trench to gain access to the sewer pipe, should this be required. There is no reinforcement of the rock wall to prevent a collapse, especially now the depth to the sewer pipe will be in excess of 2.2m. Further information is required that can address this.

Given this comment from the engineer please provide further information which satisfies how the rock wall would retain its stability should a trench be required to gain access to the sewer pipe. This information may need to be provided in written and diagrammatic form.

In accordance with Section 92A (1) you must, within 15 working days (**being 22 July 2008**) either

1. provide this information, or
2. advise the Council in writing that the information will be provided and a date for its provision, or
3. advise Council in writing that the information will not be provided.

Please be advised that under Section 92A (3) of the Resource Management Act, Council may decline the application if the above timeframes are not met or the information is not provided, and Council considers that it has insufficient information to enable it to determine the application.

I will continue to process this application when this information is received.

Regards Kendall

Kendall Goode
Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL
Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

further info enquiry 02/07/2008 - A354349

From: Kendall Goode
Sent: Wednesday, 2 July 2008 11:01 a.m.
To: 'Pauline Jenkins'
Subject: RE: Request To Council : RE Further information request RM:080183 - docherty drive

Hi Pauline

Stephen Direct number at TDC is (07) 376 0755

email: sboyd@taupo.govt.nz

OR you could contact Roger Stokes on

(07) 376 0776

rstokes@taupo.govt.nz

either way one of them should be able to help out your client, Roger will be in this afternoon around 1pm apparently so they could try him anytime after that.

cheers Kendall

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

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Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

From: Pauline Jenkins
[<mailto:PaulineJ@cheal.co.nz>]
Sent: Wednesday, 2 July 2008 10:44 a.m.
To: Kendall Goode
Subject: Request To Council : RE Further information request RM:080183 - docherty drive

Hi Kendell

I have spoken with the client (Justin O'Callaghan of Penny Homes) and he was hoping to contact the Engineer involved.

Are you able to fwd through the Engineer's contact details so I can fwd them onto Justin?

Thank you for your help.

Pauline Jenkins

From: Kendall Goode [<mailto:kgoode@taupo.govt.nz>]
Sent: Tuesday, 1 July 2008 12:33 p.m.
To: Pauline Jenkins
Subject: Further information request RM:080183 - docherty drive

Hi Pauline

Please provide the following information under Section 92A of the Resource Management Act 1991.

Council's development engineer has assessed the proposal and has recommended two conditions which relate to aspects of your proposal eg earth bunds and manhole lid raising. The engineer has also made the following comment:

The stability of the rock wall is in question especially with regard to potential excavation of a trench to gain access to the sewer pipe, should this be required. There is no reinforcement of the rock wall to prevent a collapse, especially now the depth to the sewer pipe will be in excess of 2.2m. Further information is required that can address this.

Given this comment from the engineer please provide further information which satisfies how the rock wall would retain its stability should a trench be required to gain access to the sewer pipe. This information may need to be provided in written and diagrammatic form.

In accordance with Section 92A (1) you must, within 15 working days (**being 22 July 2008**) either

1. provide this information, or
2. advise the Council in writing that the information will be provided and a date for its provision, or
3. advise Council in writing that the information will not be provided.

Please be advised that under Section 92A (3) of the Resource Management Act, Council may decline the application if the above timeframes are not met or the information is not provided, and Council considers that it has insufficient information to enable it to determine the application.

I will continue to process this application when this information is received.

Regards Kendall

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

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email to engineer - A355023

From: Kendall Goode
Sent: Wednesday, 2 July 2008 10:58 a.m.
To: Stephen Boyd
Subject: Client wants to contact you about RM080183 retaining wall

Importance: High

Hi Stephen

How are you??

Pauline form cheals emailed me this morning asking for your contact details as her client (penny homes) would like to talk to you.

i have given them to her and thought i would also let you know that they are tying to contact you as well.

It is that retaining wall on docherty drive out by Jarden mile, if you have no idea what i am on about you can call me on 07 376 0775.

thanks heaps

kendall

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

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from agent 02/07/2008 - A355024

From: Pauline Jenkins <PaulineJ@cheal.co.nz>
Sent: Wednesday, 2 July 2008 10:44 a.m.
To: Kendall Goode
Subject: Request To Council : RE Further information request RM:080183 - docherty drive

Hi Kendell

I have spoken with the client (Justin O'Callaghan of Penny Homes) and he was hoping to contact the Engineer involved.

Are you able to fwd through the Engineer's contact details so I can fwd them onto Justin?

Thank you for your help.

Pauline Jenkins

From: Kendall Goode [<mailto:kgoode@taupo.govt.nz>]
Sent: Tuesday, 1 July 2008 12:33 p.m.
To: Pauline Jenkins
Subject: Further information request RM:080183 - docherty drive

Hi Pauline

Please provide the following information under Section 92A of the Resource Management Act 1991.

Council's developmentengineer has assessed the proposal and has recommended two conditions which relate to aspects of your proposal eg earth bunds and manhole lid raising. The engineer has also made the following comment:

The stability of the rock wall is in question especially with regard to potential excavation of a trench to gain access to the sewer pipe, should this be required. There is no reinforcement of the rock wall to prevent a collapse, especially now the depth to the sewer pipe will be in excess of 2.2m. Further information is required that can address this.

Given this comment from the engineer please provide further information which satisfies how the rock wall would retain its stability should a trench be required to gain access to the sewer pipe. This information may need to be provided in written and diagrammatic form.

In accordance with Section 92A (1) you must, within 15 working days (**being 22 July 2008**) either

1. provide this information, or
2. advise the Council in writing that the information will be provided and a date for its provision, or
3. advise Council in writing that the information will not be provided.

Please be advised that under Section 92A (3) of the Resource Management Act, Council may decline the application if the above timeframes are not met or the information is not provided, and Council considers that it has insufficient information to enable it to determine the application.

I will continue to process this application when this information is received.

Regards Kendall

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

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retaining wall to stay on hold 18/09/2008 - A393009

From: Pauline Jenkins <PaulineJ@cheal.co.nz>
Sent: Thursday, 18 September 2008 4:11 p.m.
To: Kendall Goode
Subject: FW: 08/168 Penny Homes - Retaining Wall - On hold

Hi Kendall

I managed to catch up with Justin from Penny Homes.
They have not yet decided the best way to proceed and wish the application to be kept on hold until they have reached a decision.
Please refer any future correspondence to Rob Marshall from this point on.

Kind regards
Pauline Jenkins

Pauline Jenkins
Environmental Planner

paulinej@cheal.co.nz
DDI : 07 376 1282



Planning Excellence Project Award Winners 2008

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New Zealand

Planning Institute®

Te Kokiringa Taumata

Chasing up consent with Thea - A406122

From: Thea de Petris <Thead@cheal.co.nz>
Sent: Monday, 6 October 2008 8:32 a.m.
To: Kendall Goode
Subject: RE: 080183 Retaining wall

Hi Kendall

Tried giving you a ring but your not there. Yep so Rob is one of our company directors. He tends to be very busy so hard to get a hold of.

His email is robm@cheal.co.nz

Direct dial is 376 1485.

I am out all day but please feel free to ring my on 0274 127 145.

Ta.

Thea DePetrus
Planning Coordinator

TheaD@cheal.co.nz



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From: Kendall Goode [<mailto:kgoode@taupo.govt.nz>]
Sent: Monday, 6 October 2008 8:22 a.m.
To: Thea de Petris
Subject: RM:080183 Retaining wall

Hi Thea,

How was your weekend? I was trying to get hold of you last week to ask if you had a Rob Marshall working at Cheals, just that before Pauline left she said i should direct any information to him but im not sure if he works with you or if he works for Penny Homes.

I'm just trying to catch up with him as this consent has been on hold since July.

Thanks Kendall.

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775

fax: 07 378 0114

e-mail: kgoode@taupo.govt.nz

web: <http://www.taupo.govt.nz>

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This e-mail has been scanned and cleared by MailMarshal <http://www.marshalssoftware.com>

From Agent: New Retaining Wall Plans - A419281

From: Rob Marshall <RobM@cheal.co.nz>
Sent: Tuesday, 4 November 2008 11:18 a.m.
To: Kendall Goode
Subject: Emailing: New retaining wall plans
Attachments: New retaining wall plans.pdf

<<New retaining wall plans.pdf>>

Hi Kendall,

As per our discussion this morning, please find attached the new plans for the Docherty Drive (Jarden Properties) application (RM 080183).

These plans replace the two Penny Homes plans lodged with the original application. All other aspects of the application remain unchanged.

Thanks for your urgency in completing this application.

Looking forward to getting this one off both our plates.

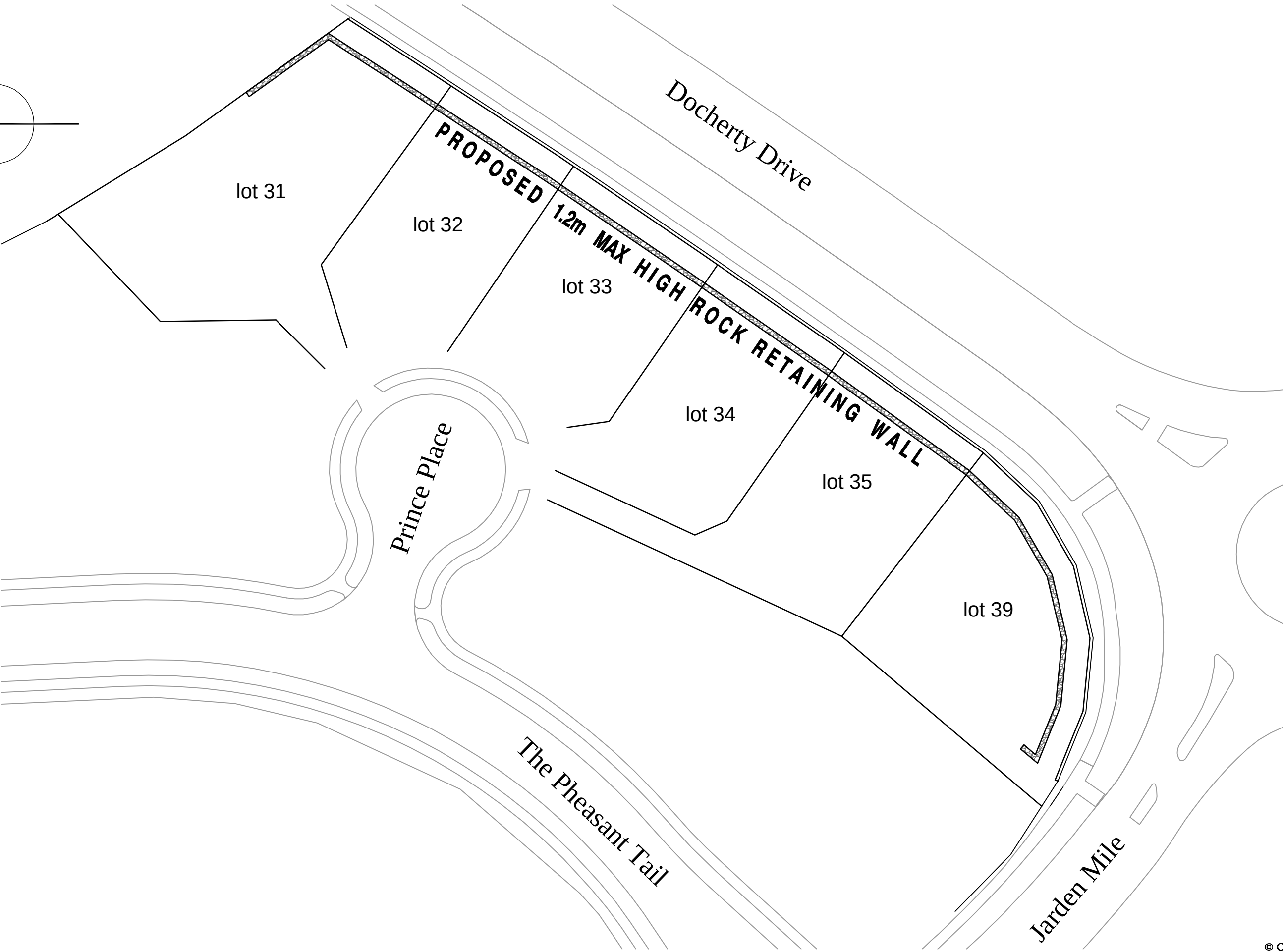
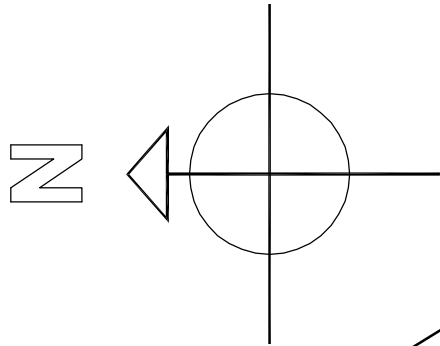
Cheers.

Rob.

The message is ready to be sent with the following file or link attachments:

New retaining wall plans

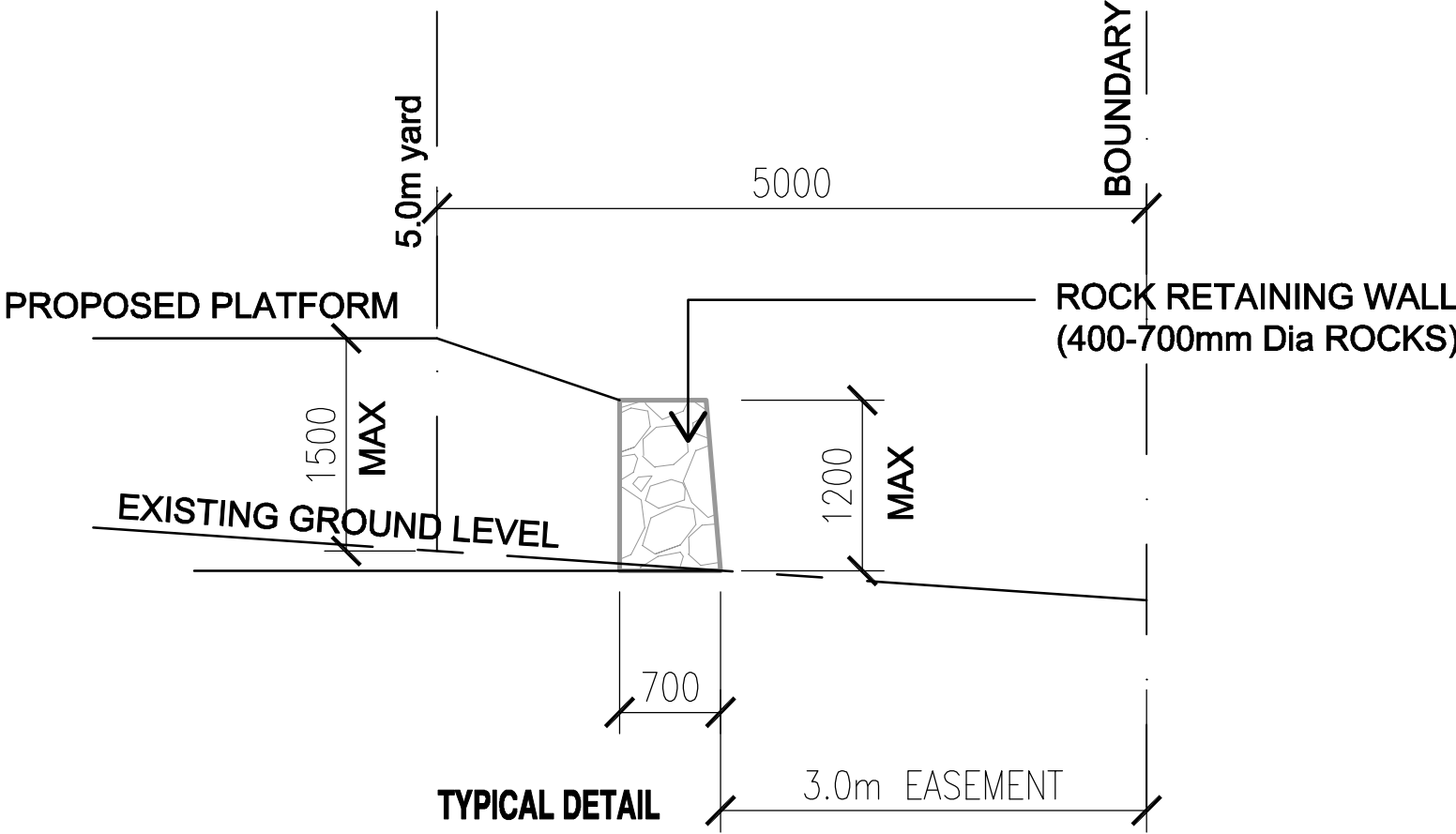
Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL	DRAWING:	SITE PLAN	SCALE:	1:500	DATE:	--/--/--	AMENDMENT	--/--/--	PH PENNY HOMES SOILT TO BE ADMIRER Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz SHEET 1 OF -
	TITLE:		LOTS 31-35 & 39 ASHBROOK							
	DRAWN BY:		JTDESIGN							
	FIRST ISSUED:		DATE							
	LAST AMENDMENT		--/--/--							

All Dimensions To Be Checked And Verified
By Contractor Before Commencement Of Any Work

E&OE



NOTES
Wind Zone = MEDIUM
Eq Zone = A

PROPOSED RETAINING WALL
TITLE:
LOTS 31-35 & 39 ASHBROOK
DRAWN BY: JTDESIGN
FIRST ISSUED: DATE
LAST AMENDMENT -/-/-

DRAWING:
RETAINING WALL CROSS SECTION

SCALE:
1:50

DATE:
--/--/--

AMENDMENT
-/-/-



Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

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SHEET 2
OF -
All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work **E&OE**

reply to new retaining wall plans - A419288

From: Kendall Goode
Sent: Tuesday, 4 November 2008 1:24 p.m.
To: 'Rob Marshall'
Subject: RE: Emailing: New reataining wall plans

Thanks for that Rob,

Roger informed me that he has spoken to regarding the easements and outlined what needed to be done for the retaining wall to go ahead.

If you have any questions or require additional information I'm more than happy to help.

Kind regards
Kendall

Kendall Goode
Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL
Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

-----Original Message-----

From: Rob Marshall [<mailto:RobM@cheal.co.nz>]
Sent: Tuesday, 4 November 2008 11:18 a.m.
To: Kendall Goode
Subject: Emailing: New reataining wall plans

<<New reataining wall plans.pdf>>
Hi Kendall,

As per our discussion this morning, please find attached the new plans for the Docherty Drive (Jarden Properties) application (RM 080183).

These plans replace the two Penny Homes plans lodged with the original application. All other aspects of the application remain unchanged.

Thanks for your urgency in completing this application.

Looking forward to getting this one off both our plates.

Cheers.

Rob.

The message is ready to be sent with the following file or link attachments:

New reataining wall plans

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From agent: amended retaining wall plans - A419290

From: Rob Marshall <RobM@cheal.co.nz>
Sent: Thursday, 6 November 2008 9:04 a.m.
To: Kendall Goode
Subject: Emailing: Final retaining wall plans
Attachments: Final retaining wall plans.pdf

<<Final retaining wall plans.pdf>>
Hi Kendall,

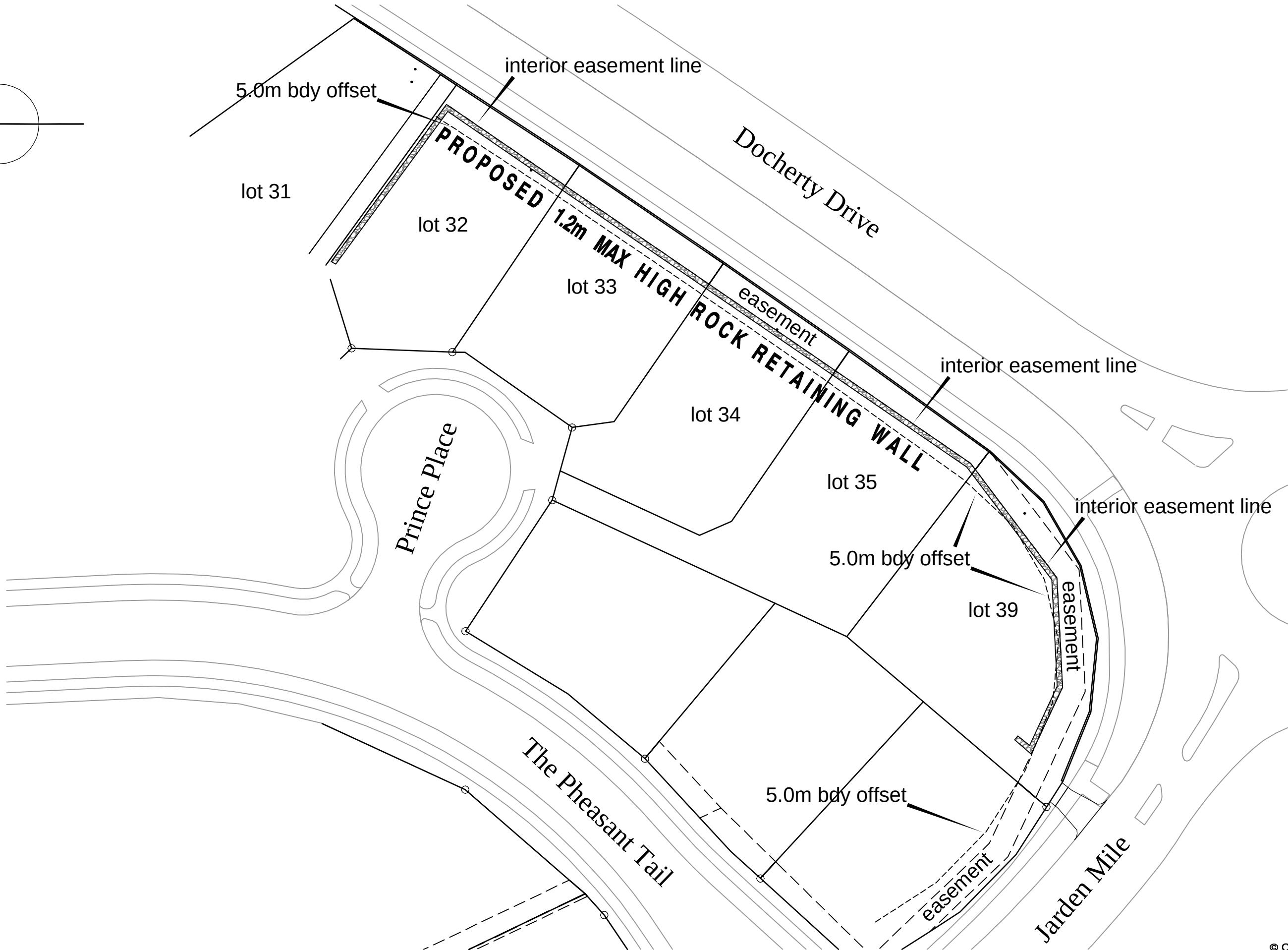
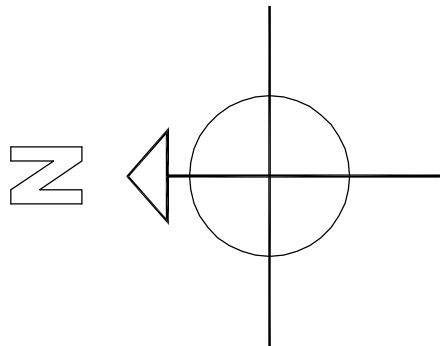
Please find attached the final retaining wall plans. These reflect the exact location of the easement relative to the wall. Let me know if you have any questions. Thanks again for your help.

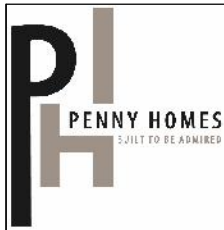
Rob.

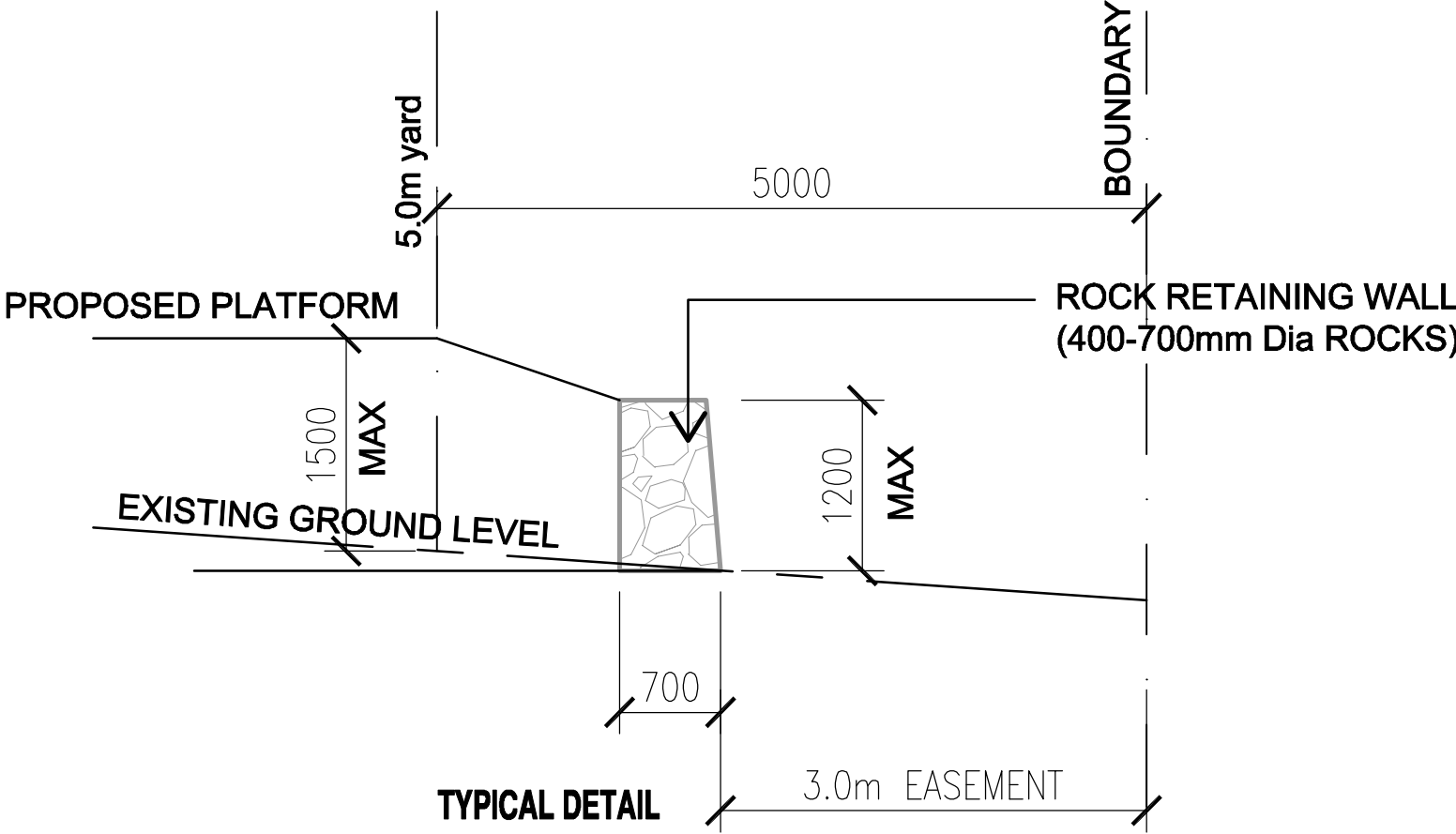
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Final retaining wall plans

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NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL	DRAWING:	SITE PLAN	SCALE:	1:500	DATE:	--/--/--	AMENDMENT	--/--	 Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE	SHEET 1 OF -
	TITLE:	LOTS 31-35 & 39 ASHBROOK									
	DRAWN BY:	JTDESIGN									
	FIRST ISSUED:	DATE									
	LAST AMENDMENT	--/--									



NOTES
Wind Zone = MEDIUM
Eq Zone = A

PROPOSED RETAINING WALL
TITLE:
LOTS 31-35 & 39 ASHBROOK
DRAWN BY: JTDESIGN
FIRST ISSUED: DATE
LAST AMENDMENT -/-/-

DRAWING:
RETAINING WALL CROSS SECTION

SCALE:
1:50

DATE:
--/--/--

AMENDMENT
-/-/-



Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

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SHEET 2
OF -
All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work **E&OE**

Engineering comment on amended plans - A419292

From: Roger Stokes
Sent: Thursday, 6 November 2008 11:15 a.m.
To: Kendall Goode
Subject: RE: NEW PLANS SHOWING EASEMENT

Hi Kendall,
this looks better, though the typical cross-section (plan 2) shows the boundary setback as 3m. Since the easement setback varies it is sometimes more than 3m. Thus they need to change the 3m label to say something like: 3-5m Easement (Varies)

This would make the plans consistent and I could agree without conditions in that case.

Can you ask them to make this small but important change please?

thanks

Roger Stokes
Manager - Development Engineering
Infrastructure Services

TAUPO DISTRICT COUNCIL
Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0776
fax: 07 376 0728
mobile: 0274 884 333
e-mail: rstokes@taupo.govt.nz
web: <http://www.taupo.govt.nz>

-----Original Message-----

From: Kendall Goode
Sent: Thursday, 6 November 2008 9:09 a.m.
To: Roger Stokes
Subject: NEW PLANS SHOWING EASEMENT
Importance: High

Kendall Goode
Graduate Environmental Consents Planner Environmental Services

TAUPO DISTRICT COUNCIL
Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

-----Original Message-----

From: Rob Marshall [<mailto:RobM@cheal.co.nz>]
Sent: Thursday, 6 November 2008 9:04 a.m.
To: Kendall Goode
Subject: Emailing: Final retaining wall plans

<<Final retaining wall plans.pdf>>

Hi Kendall,

Please find attached the final retaining wall plans. These reflect the exact location of the easement relative to the wall. Let me know if you have any questions. Thanks again for your help.

Rob.

The message is ready to be sent with the following file or link attachments:

Final retaining wall plans

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

from agent: will make minor changes to plans - A419294

From: Rob Marshall <RobM@cheal.co.nz>
Sent: Thursday, 6 November 2008 11:52 a.m.
To: Kendall Goode
Subject: RE: Emailing: Final retaining wall plans

Hi Kendall,

I'll make this change by hand on the plan and get it back to you this afternoon. Thanks.

Rob.

Rob Marshall
Director

robm@cheal.co.nz
Mobile : 0272833969

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-----Original Message-----

From: Kendall Goode [<mailto:kgoode@taupo.govt.nz>]
Sent: Thursday, 6 November 2008 11:23 a.m.
To: Rob Marshall
Subject: RE: Emailing: Final retaining wall plans

Hi Rob,

I sent these amended plans through to Roger to have a look at and he has made the following comment,

"the typical cross-section (plan 2) shows the boundary setback as 3m.
Since the easement setback varies it is sometimes more than 3m. Thus they need to change the 3m label to say something like: 3-5m Easement (Varies)"

This would therefore make the plans consistent.

As soon as this is undertaken I should be able to take it off hold and get onto finishing the report.

Have a nice day,

Kind regards
Kendall

Kendall Goode
Graduate Environmental Consents Planner Environmental Services

TAUPO DISTRICT COUNCIL
Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

-----Original Message-----

From: Rob Marshall [<mailto:RobM@cheal.co.nz>]

Sent: Thursday, 6 November 2008 9:04 a.m.

To: Kendall Goode

Subject: Emailing: Final retaining wall plans

<<Final retaining wall plans.pdf>>

Hi Kendall,

Please find attached the final retaining wall plans. These reflect the exact location of the easement relative to the wall. Let me know if you have any questions. Thanks again for your help.

Rob.

The message is ready to be sent with the following file or link attachments:

Final retaining wall plans

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From agent: FINAL RETAINING WALL PLANS 6/11/2008 - A419295

From: Rob Marshall <RobM@cheal.co.nz>
Sent: Thursday, 6 November 2008 12:02 p.m.
To: Kendall Goode
Subject: FW: PDF Final Retaining Wall Plans
Attachments: 08-168_Final Retaining Wall Plans_RSM_081106.pdf

This time. HOPEFULLY.

Rob.

Rob Marshall
Director

robm@cheal.co.nz
Mobile : 0272833969



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From: Trudy Harding
Sent: Thursday, 6 November 2008 11:59 a.m.
To: Rob Marshall
Subject: PDF Final Retaining Wall Plans

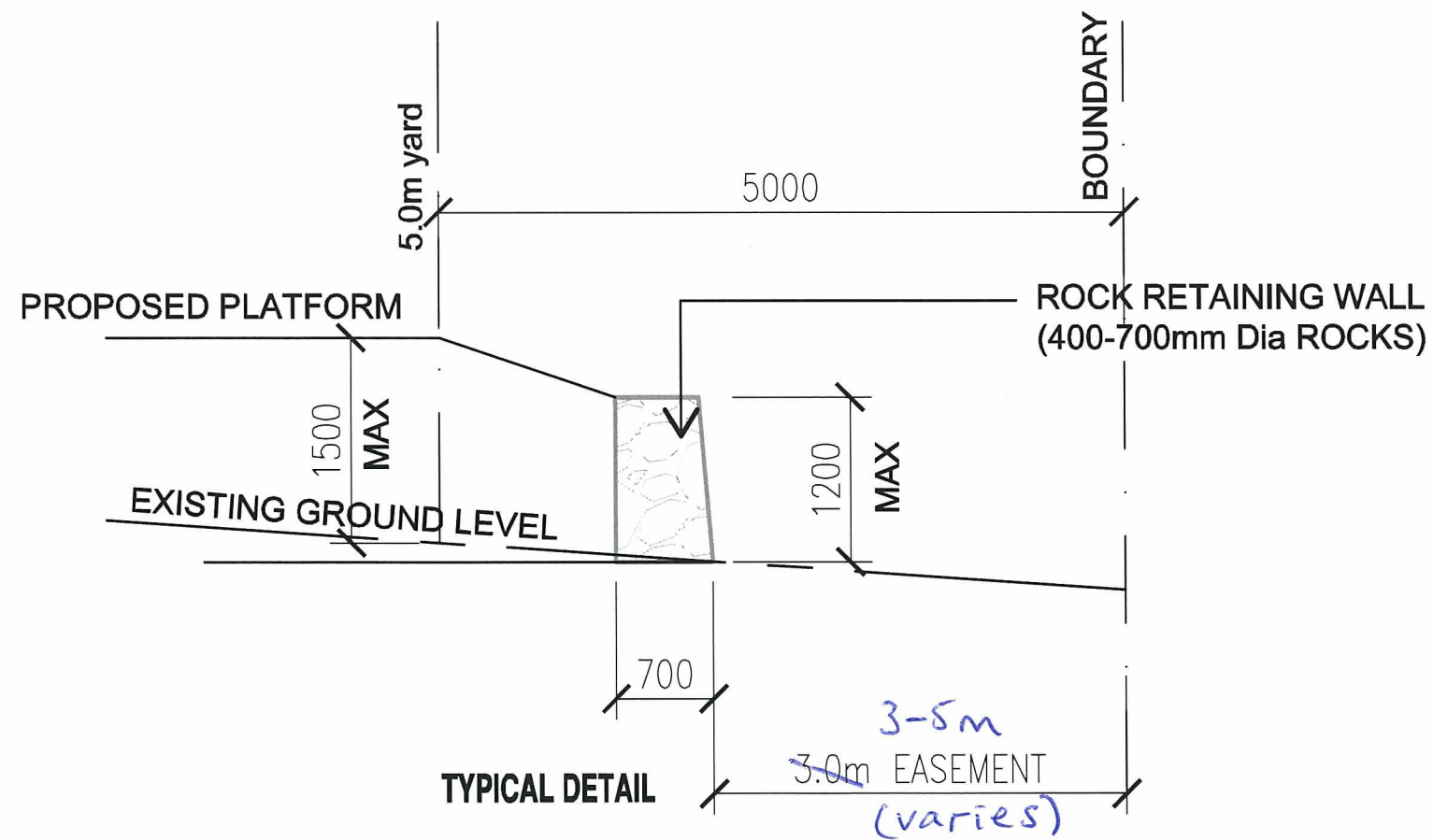
Trudy Harding
Receptionist / Secretary

trudyh@cheal.co.nz



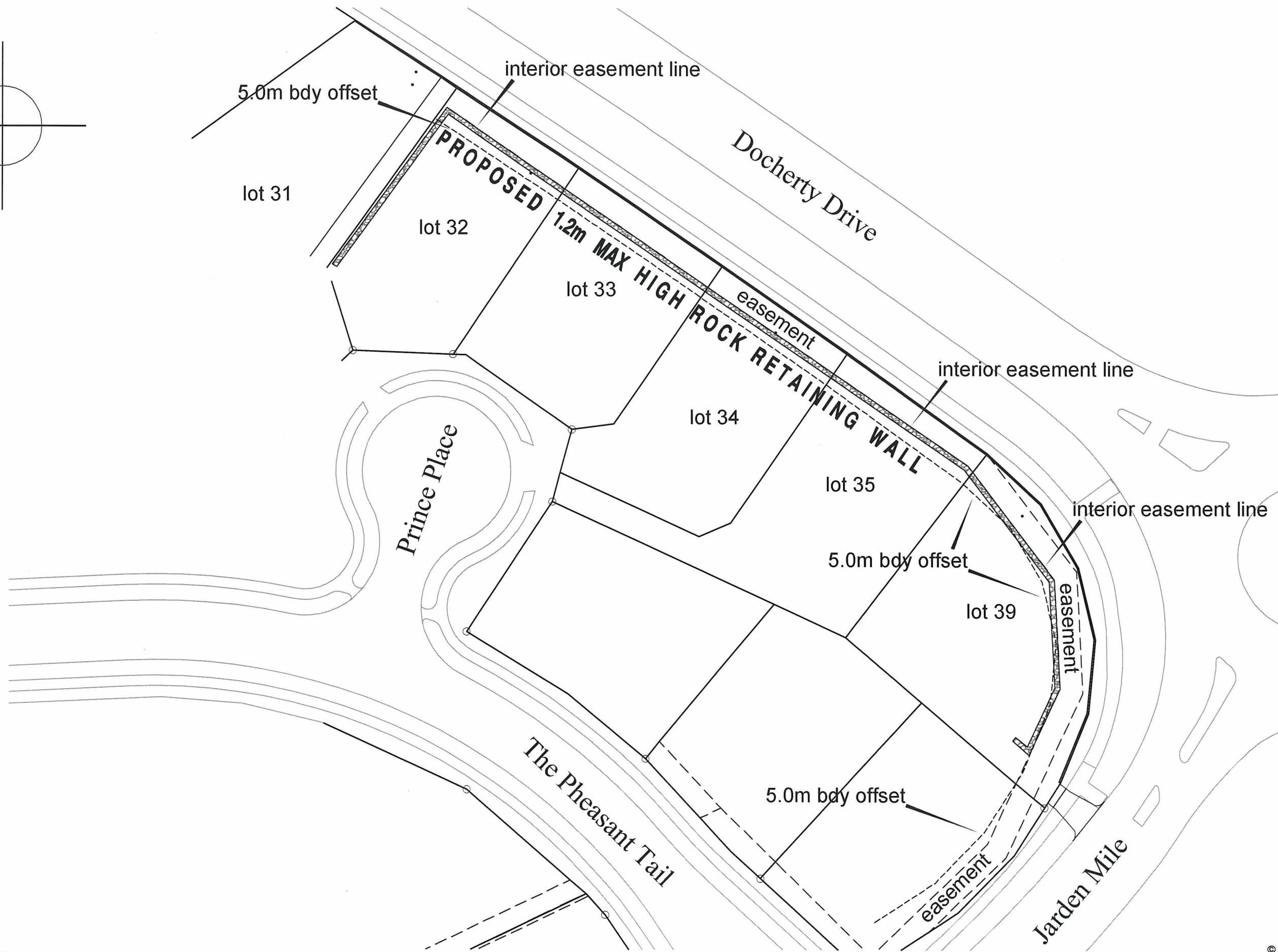
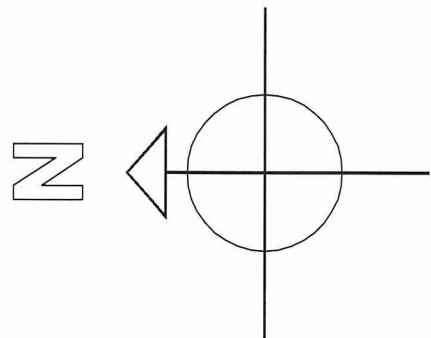
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	TITLE: LOTS 31-35 & 39 ASHBROOK						
	DRAWN BY: JTDESIGN						
	FIRST ISSUED: DATE						
	LAST AMENDMENT: --/--/--						

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	TITLE: LOTS 31-35 & 39 ASHBROOK							PO Box 708, Taupo	OF -
	DRAWN BY: JTDESIGN								
	FIRST ISSUED: DATE								
	LAST AMENDMENT: --/--/--								
							All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work	E&OE	

Comment from Development Engineer - A419307

From: Roger Stokes
Sent: Thursday, 6 November 2008 12:12 p.m.
To: Kendall Goode
Subject: RE: PDF Final Retaining Wall Plans

Hi Kendall,
This is now acceptable without engineering conditions.

Regards

Roger Stokes

Manager - Development Engineering
Infrastructure Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0776
fax: 07 376 0728
mobile: 0274 884 333
e-mail: rstokes@taupo.govt.nz
web: <http://www.taupo.govt.nz>

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

Rob Marshall
Director

robm@cheal.co.nz
Mobile : 0272833969

From: Kendall Goode
Sent: Thursday, 6 November 2008 12:08 p.m.
To: Roger Stokes
Subject: FW: PDF Final Retaining Wall Plans

amended plan :)

From: Rob Marshall [<mailto:RobM@cheal.co.nz>]
Sent: Thursday, 6 November 2008 12:02 p.m.
To: Kendall Goode
Subject: FW: PDF Final Retaining Wall Plans

This time. HOPEFULLY.

Rob.



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From: Trudy Harding
Sent: Thursday, 6 November 2008 11:59 a.m.
To: Rob Marshall
Subject: PDF Final Retaining Wall Plans

Trudy Harding
Receptionist / Secretary

trudyh@cheal.co.nz



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To agent - amend plans - A419308

From: Kendall Goode
Sent: Thursday, 6 November 2008 11:23 a.m.
To: 'Rob Marshall'
Subject: RE: Emailing: Final retaining wall plans

Hi Rob,

I sent these amended plans through to Roger to have a look at and he has made the following comment,

"the typical cross-section (plan 2) shows the boundary setback as 3m. Since the easement setback varies it is sometimes more than 3m. Thus they need to change the 3m label to say something like: 3-5m Easement (Varies)"

This would therefore make the plans consistent.

As soon as this is undertaken I should be able to take it off hold and get onto finishing the report.

Have a nice day,

Kind regards
Kendall

Kendall Goode
Graduate Environmental Consents Planner Environmental Services

TAUPO DISTRICT COUNCIL
Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

-----Original Message-----

From: Rob Marshall [<mailto:RobM@cheal.co.nz>]
Sent: Thursday, 6 November 2008 9:04 a.m.
To: Kendall Goode
Subject: Emailing: Final retaining wall plans

<<Final retaining wall plans.pdf>>
Hi Kendall,

Please find attached the final retaining wall plans. These reflect the exact location of the easement relative to the wall. Let me know if you have any questions. Thanks again for your help.

Rob.

The message is ready to be sent with the following file or link attachments:

Final retaining wall plans

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Plans sent to Development Engineer - A419311

From: Kendall Goode
Sent: Thursday, 6 November 2008 12:08 p.m.
To: Roger Stokes
Subject: FW: PDF Final Retaining Wall Plans
Attachments: 08-168_Final Retaining Wall Plans_RSM_081106.pdf

amended plan :)

Kendall Goode
Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL
Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

From: Rob Marshall [<mailto:RobM@cheal.co.nz>]
Sent: Thursday, 6 November 2008 12:02 p.m.
To: Kendall Goode
Subject: FW: PDF Final Retaining Wall Plans

This time. HOPEFULLY.

Rob.

Rob Marshall
Director

robm@cheal.co.nz
Mobile : 0272833969



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From: Trudy Harding
Sent: Thursday, 6 November 2008 11:59 a.m.

To: Rob Marshall
Subject: PDF Final Retaining Wall Plans

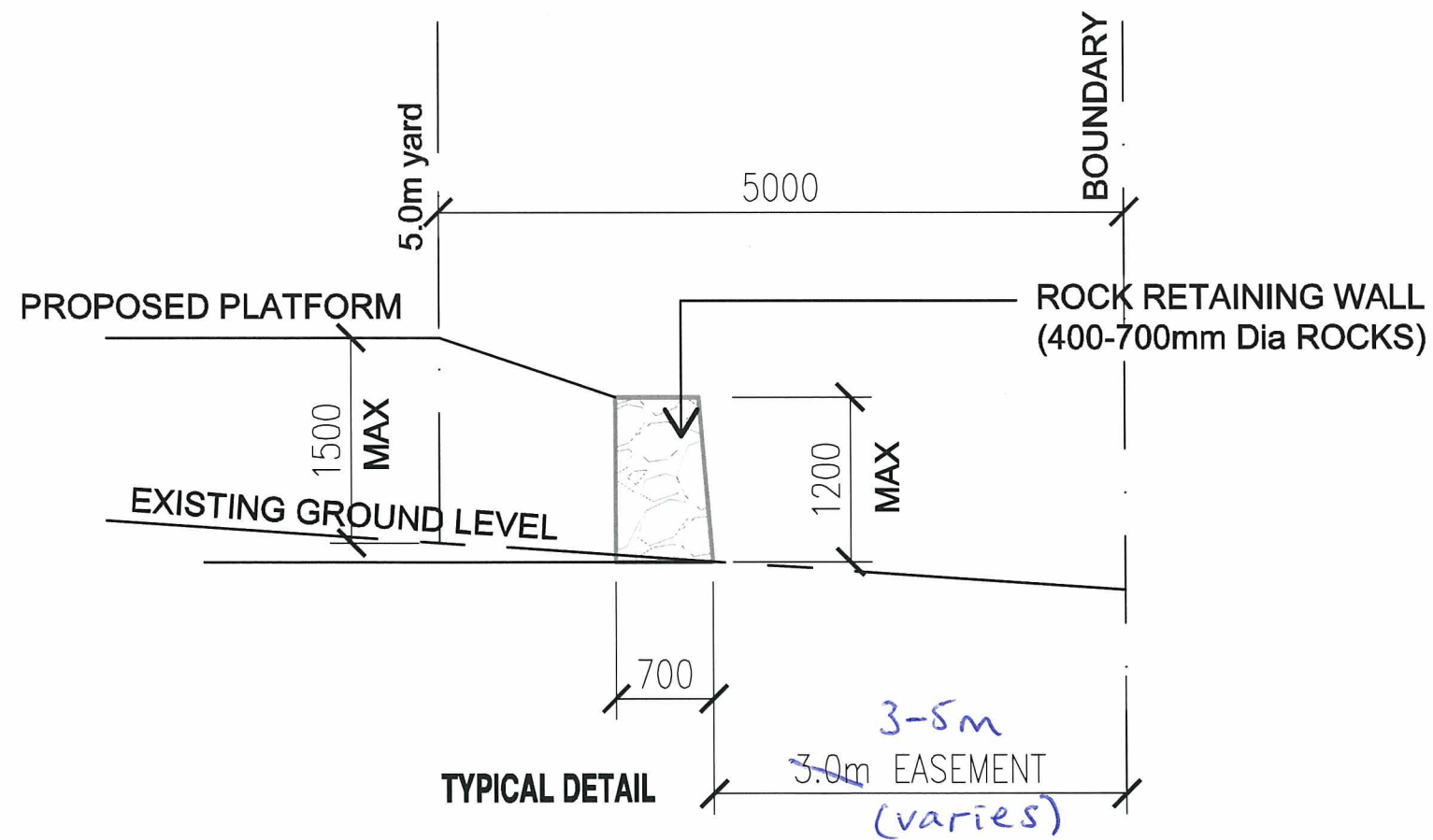
Trudy Harding
Receptionist / Secretary

trudyh@cheal.co.nz

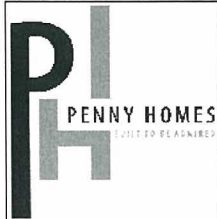


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	RETAINING WALL CROSS SECTION			1:50	--/--/--	--/--/--
	TITLE:					
	LOTS 31-35 & 39 ASHBROOK					
	DRAWN BY:	JTDESIGN				
	FIRST ISSUED:	DATE				
	LAST AMENDMENT	-/-/-				



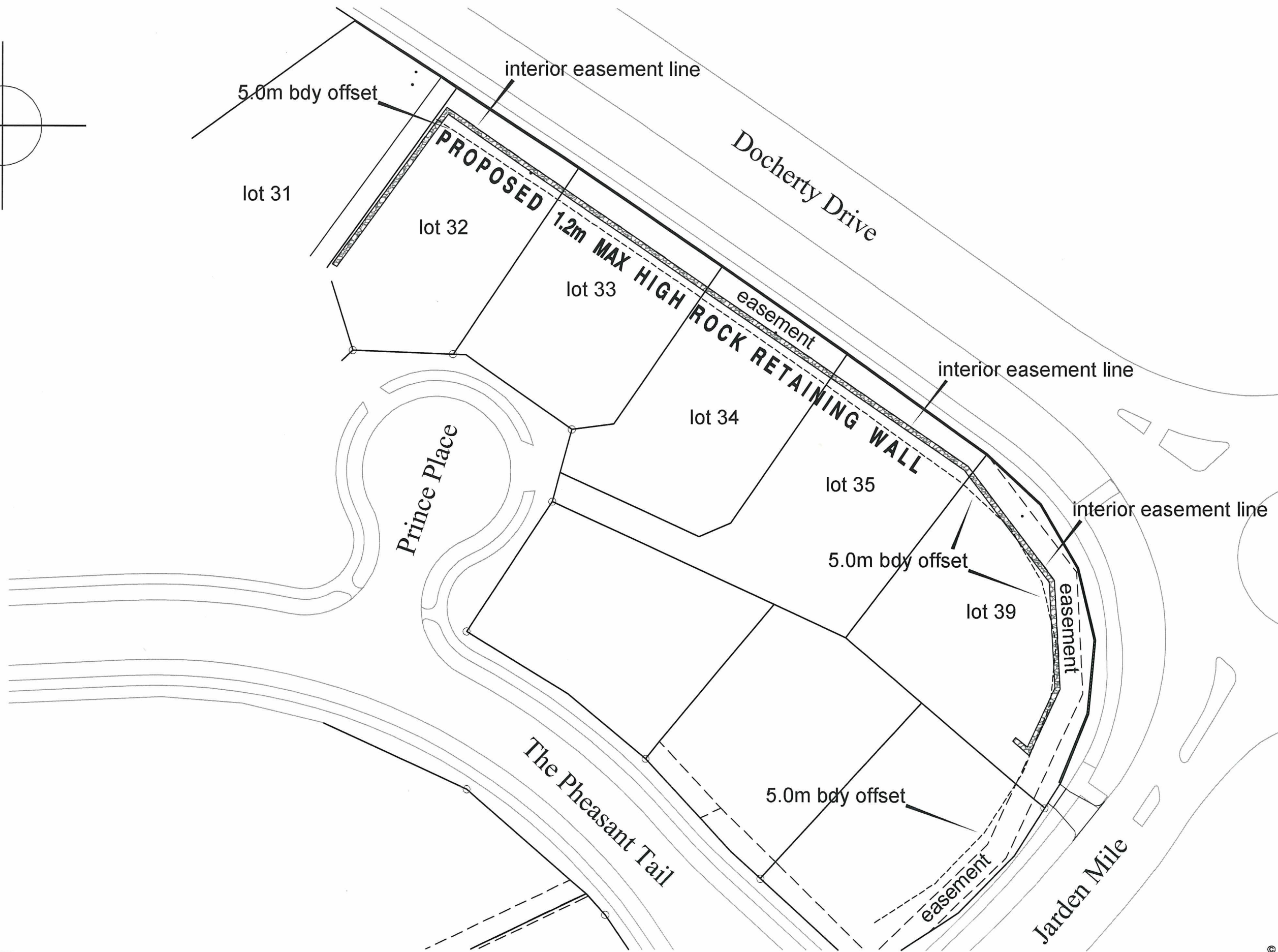
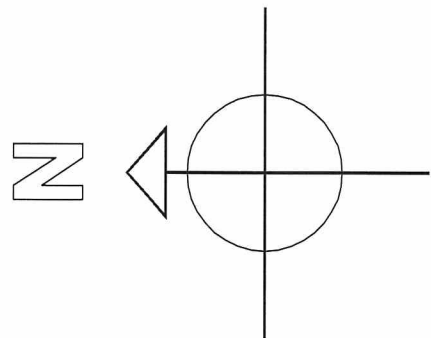
Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

SHEET
2
OF -

All Dimensions To Be Checked And Verified
By Contractor Before Commencement Of Any Work

E&OE

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NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL	DRAWING: SITE PLAN	SCALE: 1:500	DATE: --/--/--	AMENDMENT: --/--/--	PH PENNY HOMES JUST TO BE ASSURED	Penny Homes Ltd	SHEET 1	
	TITLE: LOTS 31-35 & 39 ASHBROOK							PO Box 708, Taupo	OF -
	DRAWN BY: JTDESIGN								
	FIRST ISSUED: DATE								
	LAST AMENDMENT: --/--/--								
							All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work	E&OE	

Plan sent to Development Engineer - A419312

From: Kendall Goode
Sent: Tuesday, 4 November 2008 11:24 a.m.
To: Roger Stokes
Subject: FW: Emailing: New reataining wall plans
Attachments: New reataining wall plans.pdf

Kendall Goode
Graduate Environmental Consents Planner Environmental Services

TAUPO DISTRICT COUNCIL
Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

-----Original Message-----

From: Rob Marshall [<mailto:RobM@cheal.co.nz>]
Sent: Tuesday, 4 November 2008 11:18 a.m.
To: Kendall Goode
Subject: Emailing: New reataining wall plans

<<New reataining wall plans.pdf>>
Hi Kendall,

As per our discussion this morning, please find attached the new plans for the Docherty Drive (Jarden Properties) application (RM 080183).

These plans replace the two Penny Homes plans lodged with the original application. All other aspects of the application remain unchanged.

Thanks for your urgency in completing this application.

Looking forward to getting this one off both our plates.

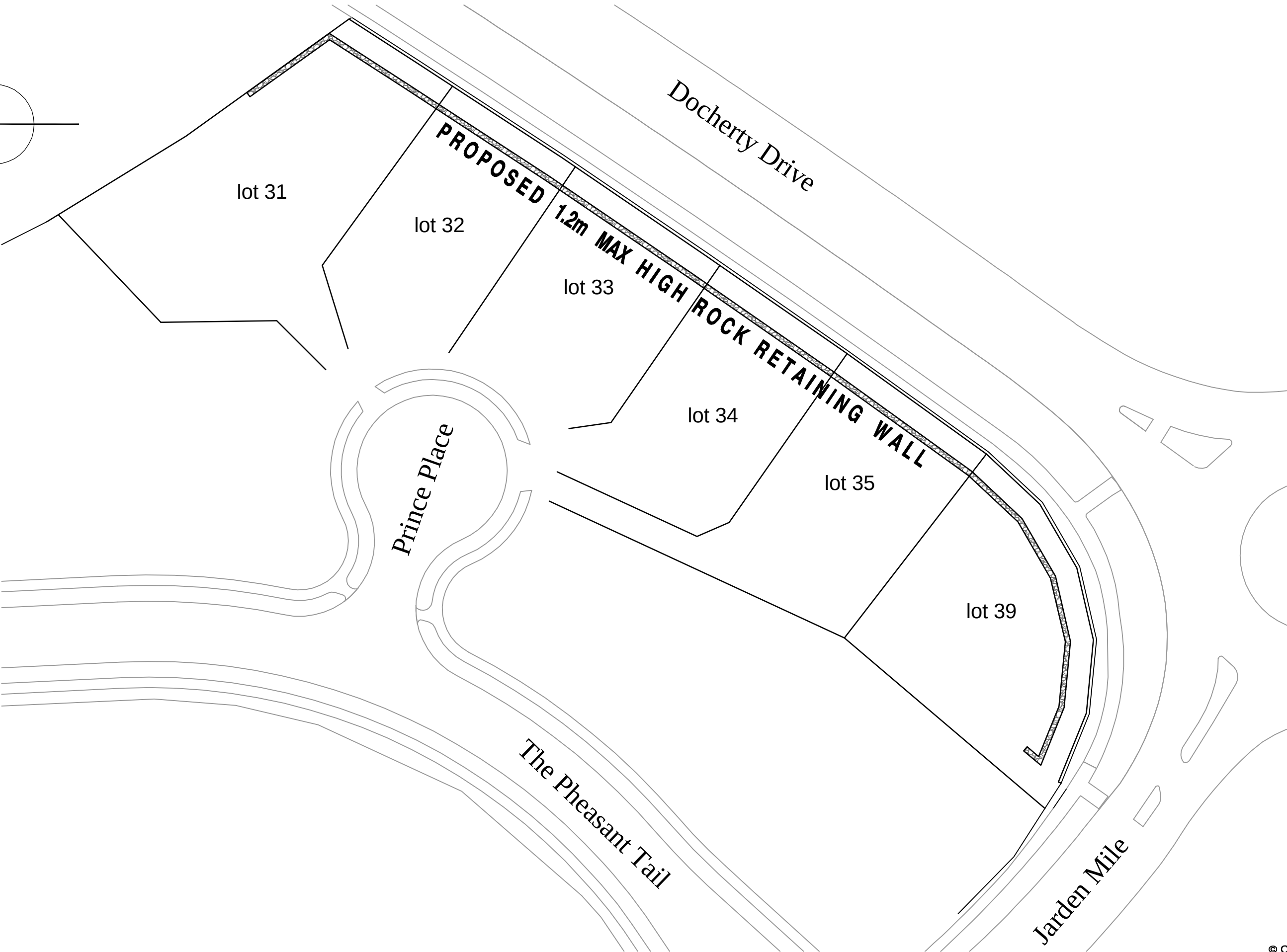
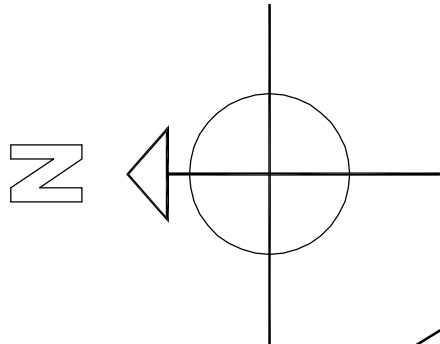
Cheers.

Rob.

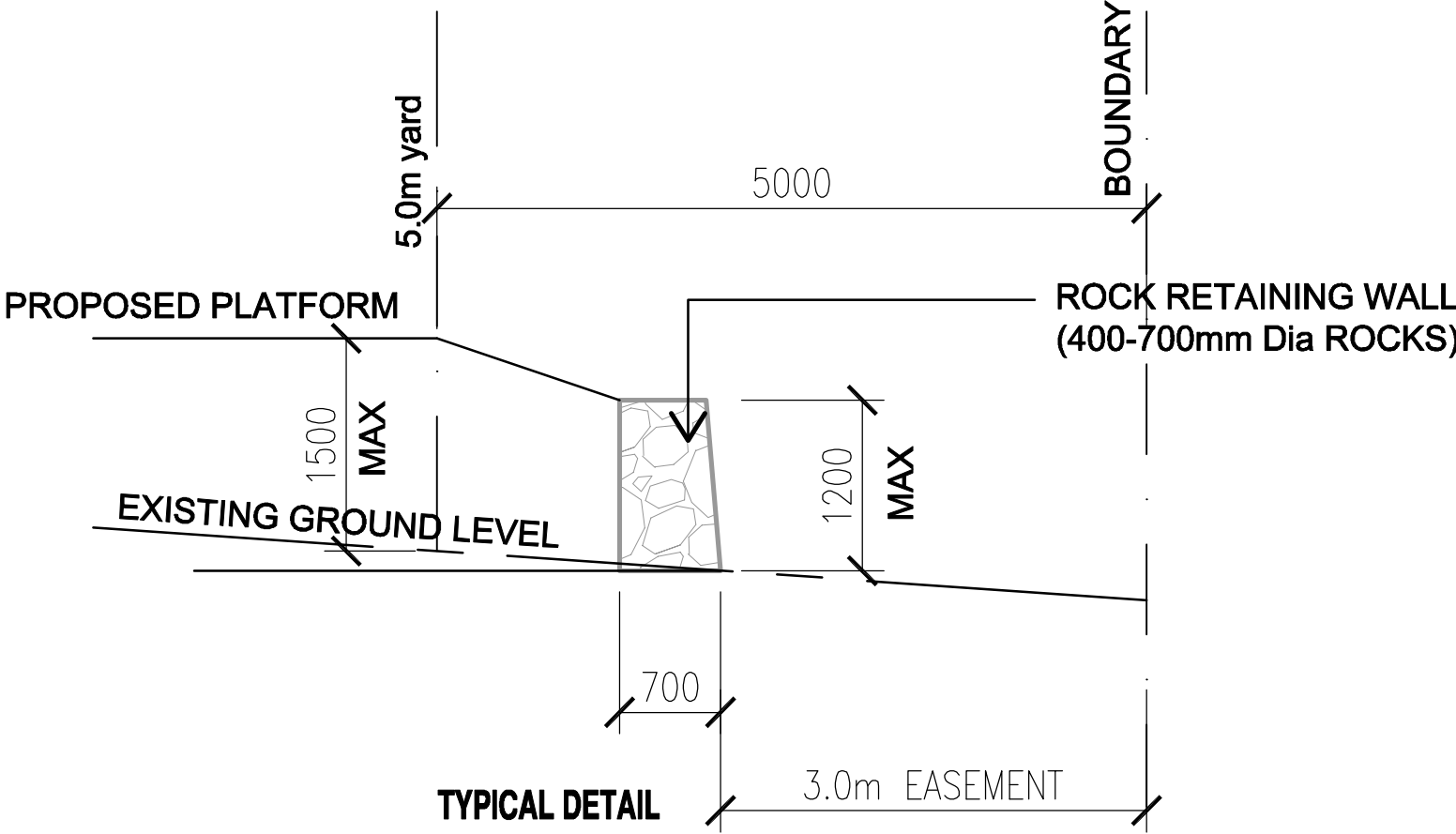
The message is ready to be sent with the following file or link attachments:

New retaining wall plans

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL	DRAWING:	SITE PLAN	SCALE:	1:500	DATE:	--/--/--	AMENDMENT	--/--/--	 Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE	SHEET	1	OF	-
	TITLE:	LOTS 31-35 & 39 ASHBROOK												
	DRAWN BY:	JTDESIGN												
	FIRST ISSUED:	DATE												
	LAST AMENDMENT	--/--/--												



NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL	DRAWING:	SCALE:	DATE:	AMENDMENT	PH PENNY HOMES SUIT TO BE ADMIRER	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	© Copyright SHEET 2 OF -
	TITLE:	RETAINING WALL CROSS SECTION	1:50	--/--/--	-/-/-			
	LOTS 31-35 & 39 ASHBROOK							
	DRAWN BY: JTDESIGN							
	FIRST ISSUED: DATE						All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work	E&OE
	LAST AMENDMENT -/-/-							

Landuse (signed copy) - A422666

**REPORT TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES
LANDUSE CONSENT – RESTRICTED DISCRETIONARY ACTIVITY**

APPLICANT: JARDEN PROPERTIES LIMITED
LOCATION: 2, 3, 4, 5, AND 6 PRINCE PLACE AND 46 JARDEN MILE,
TAUPO
LEGAL DESCRIPTION: LOT 39 DP 388922, LOT 35 DP 388922, LOT 34 DP
388922, LOT 33 DP 388922, LOT 32 DP 388922 and LOT
31 DP 388922
VALUATION NO: 0730048800

SCHEDULE

PERFORMANCE STANDARD

TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT
Rule:
4a.3.5 Earthworks
iii. 0.5m vertical ground
alteration within the minimum
building setback requirement.

CONSENT

To build a rock retaining wall which
requires fill of up to 1.5m being 1m
greater than permitted in the 5m front
building setback and the 1.5m building
setback of Lot 31 along the north-
eastern boundary.

**PURSUANT TO SECTIONS 93 & 94A-D TAUPO DISTRICT COUNCIL DETERMINED
THAT THE PROPOSAL BY JARDEN PROPERTIES LIMITED TO UNDERTAKE
EARTHWORKS TO CONSTRUCT A RETAINING ROCK WALL WHICH REQUIRES
DEPTH OF CUTS GREATER THAN 0.5M WITHIN THE MINIMUM BUILDING SETBACK
IS DEEMED NOT TO REQUIRE PUBLIC NOTIFICATION OR SERVICE FOR THE
FOLLOWING REASONS:**

- The proposed activity will have no more than minor adverse environmental effects on the surrounding and wider environment for the following reasons:
 - Any dust nuisance created from the earthworks will be controlled by sprinklers, therefore amenity of adjoining properties will be maintained. Hay bales will also be used to contain runoff.
 - Construction is temporary, approximately 2 weeks.
 - The contour of the sites will reflect that of adjoining properties and will not detract from the amenity and character of the surrounding environment
 - The finished ground level will be the new natural ground level of the subject sites. Building facades will not be below natural ground level and will not create a

character that is inconsistent with the surrounding environment. There are no fences proposed to be built along the boundaries of these sites.

- There is approximately 40m of separation from the retaining wall to the properties located on the adjacent side of Docherty Drive, which provides sufficient mitigation.
- The areas to be filled are within the minimum building setback and therefore no buildings could be located in this elevated portion without first obtaining resource consent
- There are no wider effects or effects of a special nature that would warrant notification in this instance.
- No parties are considered affected for the reasons given above.

EVALUATION UNDER SECTION 104 AND 104C OF THE RESOURCE MANAGEMENT ACT 1991:

Proposal

The applicant is proposing to build a 1.2m high rock retaining wall along the south-eastern boundary of Lots 31, 32, 33, 34 and 35 Prince Place and along the south-western boundary of Lot 39 Jarden Mile. The retaining wall will also be located approximately 5m along the north-eastern boundary of Lot 31.

Earthworks (fill) of up to 1.5m in height will be undertaken as part of the proposal to ensure stability of the wall. The retaining wall is to be located 3.5m off the south-eastern boundary of the subject sites. The retaining wall is 0.7m wide, and therefore the 1.5m fill will be for a distance of 0.8m within the 5m front building setback.

The proposal is able to comply with the consent notices registered on the Certificate of Title regarding stormwater.

The retaining wall will not be located within the Taupo District Council easement which is located adjacent to the retaining wall.

Site and Surrounding Area Description

The rock retaining wall is to be located adjacent to Docherty Drive and along the south-eastern boundaries of Lots 31, 32, 33, 34 and 35 Prince Place and along the south-western boundary of Lot 39 Jarden Mile. Subject sites do not have vehicular access onto Docherty Drive.

There is one dwelling currently being constructed at Lot 33 Prince place. Lots 31, 32, 34 and 35 Prince Place are currently vacant and Lot 39 Jarden Mile is also vacant. Building consents for Lots 34 and 35 have been lodged with Taupo District Council.

The surrounding area is residential with a mixture of single and two storey dwellings. Properties located on the south-eastern side of Docherty Drive have vehicular access via March Brown Place. There is a similar retaining wall approximately 100m to the north-east on the same side of the Docherty Drive as the proposed retaining wall.

Plan Requirements

Under the Taupo District Plan the site is located within the Residential Environment. Docherty Drive segregation strip (R379) adjoins the south-eastern boundary of the lots. The

applicant is proposing to build a 1.2m high rock retaining wall along the south-eastern boundaries of Lots 31, 32, 33, 34 and 35 Prince Place and along the south-western boundary of Lot 39 Jarden Mile. Performance Standard 4a.3.5 iii permits 0.5m depth of cut within the minimum building setback, the proposal exceeds this by 1m as the fill proposed is 1.5m. The proposal complies with all other bulk and location requirements of the Taupo District Plan. As such, the proposal shall be considered as a **Restricted Discretionary Activity**.

Overall, this proposal shall be considered as a **Restricted Discretionary Activity**.

The relevant assessment criteria relating to Performance Standard 4a.3.5 iii of the Taupo District Plan requires the application to be evaluated with reference to the adverse effects of non-compliance as follows:

Earthworks

- i. The extent to which the earthworks will change the ground level of the site, including the relationship of the site to adjacent reserves, and foreshore protection areas, and adjacent sites.*
- ii. The degree to which the finished ground levels reflect the contour of adjoining the sites.*
- iii. The degree to which the earthworks will enable building facades to be extended below natural ground level and result in buildings that are more visually dominant off-site and inconsistent with the character of the Environment.*
- iv. Detraction from the amenity of adjoining allotments in terms of such matters as noise and dust occurring as a result of the earthworks, and the resulting impact on the use of these allotments.*
- v. Potential for the creation of a nuisance effect for residents within the area.*
- vi. Time period for which soil will be exposed.*
- vii. Proposed methods and timing for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including:*
 - planned rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation*
- viii. Whether there are any Archaeological sites, and the potential effect of the earthworks on these sites.*

Objectives and Policies

Under the Residential Environment the following Objective and Policies of the Taupo District Plan are considered relevant to the proposal. Docherty Drive segregation strip (R379) adjoins the south-eastern boundary of the lots.

Objective 3a.2.1 "The maintenance and enhancement of the character and amenity of the Residential Environment".

Relevant Policies

- i. Maintain and enhance the character and amenity of the Residential Environment by controlling the bulk, location and nature of activities, to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.*

iii. Encourage a wide range of appropriate activities and development within the Residential Environment while ensuring any adverse effects are avoided, remedied or mitigated.

The proposal is consistent with the relevant Objectives and Policies of the Taupo District Plan. The proposal is able to maintain the amenity and character of the Residential Environment as the wall including its height is in-keeping with the immediate and surrounding area. The proposed wall is similar in style and size as the retaining wall located approximately 100m north-east.

Assessment

A 1.2m high retaining wall and fill of up to 1.5m has been proposed to be constructed along the south-eastern boundaries adjacent to Docherty Drive of Lots 31, 32, 33, 34 and Prince Place and the south-western boundary of Lot 39 Jarden Mile. Approximately 5m of the retaining wall will also be located along the north-eastern boundary of Lot 31. The proposed earthworks will not change the ground level of the subject sites nor will it change the ground level of the adjacent Council Road Reserve or properties in the surrounding area. The contour of the subject sites will be similar in height and appearance. There are no dwellings proposed, therefore building facades will not be extended below natural ground level and the finished ground level will become the new natural ground level of the subject sites. Construction of the retaining wall will take approximately 2 weeks. During that time any dust created from the earthworks will be contained with sprinklers and hay bales will be used to prevent runoff. Given these measures including the temporary nature of the earthworks the amenity of adjoining allotments will be maintained. Any nuisance effects for residents in the area during construction are considered to be minor. There are no known Archaeological sites on any of the subject sites.

Earthworks had been previously proposed within a Taupo District Council easement. However, this was changed due to engineering concerns. As the proposed retaining wall has been moved out of the easement area Councils Development Engineer has not proposed any conditions.

Under section 104(3)(b) of the Act the effects on parties who have given their written approval to the proposal must be disregarded. No parties have been considered affected for the reasons given above.

Other Matters For Consideration

There are no relevant structure plans or other policy documents considered to be relevant to the assessment of this proposal.

Conclusion

It is concluded that the relevant assessment criteria of the Taupo District Plan are not compromised and therefore the Policies and Objectives will be met. Accordingly, the proposal will meet the purpose and principles of the Resource Management Act 1991.

RECOMMENDATION:

PURSUANT TO SECTIONS 104, 104C AND 108 OF THE RESOURCE MANAGEMENT ACT 1991, TAPO DISTRICT COUNCIL GRANTS RESOURCE CONSENT BY WAY OF A NON-NOTIFIED APPLICATION TO UNDERTAKE EARTHWORKS TO CONSTRUCT A RETAINING ROCK WALL WHICH REQUIRES DEPTH OF CUTS GREATER THAN 0.5M WITHIN THE MINIMUM BUILDING ON THE PROPERTY DESCRIBED AS 46

JARDEN MILE, TAUPO, BEING LOT 39 DP 388922, LOT 35 DP 388922, LOT 34 DP 388922, LOT 33 DP 388922, LOT 32 DP 388922 and LOT 31 DP 388922.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants, dated 11 June 2008, and formally received by Taupo District Council on 13 June 2008.
 - b. The further information provided by Cheal Consultants, received on 18/09/2008 and 6/11/2008.
 - c. The plans prepared by Penny Homes Limited, undated, and referenced as "Retaining Wall Cross Section" and "Site Plan" and stamped 'approved' following the issue of this consent.
2. The consent holder shall be responsible for the cost of repairing any damage to footpaths, kerbs or the berm as a result of earthworks or construction activity. Council may elect to carry out the repair work and invoice the consent holder, or alternatively, by arrangement with Council, the consent holder may undertake the repair work themselves (at their cost) to the satisfaction of Council. All such repair work shall be carried out within two weeks of the damage occurring.
3. All work shall comply with Taupo District Council's Code of Practice for Development of Land (August 2001).
4. In accordance with Section 36 (1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.

Advice Notes:

1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.
2. Subject to any legal requirements of the Police, Historic Places Act 1993, Antiquities Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

Report Prepared By:



**Kendall Goode
GRADUATE ENVIRONMENTAL CONSENTS
PLANNER**

Report Reviewed By:



**Heather Wallis
PRINCIPAL PLANNER RESOURCE CONENTS**

RESOURCE CONSENT
LANDUSE CONSENT – RESTRICTED DISCRETIONARY ACTIVITY

APPLICANT: JARDEN PROPERTIES LIMITED
LOCATION: 2, 3, 4, 5, AND 6 PRINCE PLACE AND 46 JARDEN MILE,
TAUPO
LEGAL DESCRIPTION: LOT 39 DP 388922, LOT 35 DP 388922, LOT 34 DP
388922, LOT 33 DP 388922, LOT 32 DP 388922 and LOT
31 DP 388922
VALUATION NO: 0730048800

SCHEDULE

PERFORMANCE STANDARD

TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT
Rule:
4a.3.5 Earthworks
iii. 0.5m vertical ground
alteration within the minimum
building setback requirement.

CONSENT

To build a rock retaining wall which
requires fill of up to 1.5m being 1m
greater than permitted in the 5m front
building setback and the 1.5m building
setback of Lot 31 along the north-
eastern boundary.

The proposal as described above and in the application is granted under Sections 93, 94, 104 and 104C of the Resource Management Act 1991. The following conditions are imposed under Section 108 of the Act and must be complied with in exercising this resource consent.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants, dated 11 June 2008, and formally received by Taupo District Council on 13 June 2008.
 - b. The further information provided by Cheal Consultants, received on 23/07/2008 and 6/11/2008.
 - c. The plans prepared by Penny Homes Limited, undated, and referenced as "Retaining Wall Cross Section" and "Site Plan" and stamped 'approved' following the issue of this consent.
2. The consent holder shall be responsible for the cost of repairing any damage to footpaths, kerbs or the berm as a result of earthworks or construction activity. Council may elect to carry out the repair work and invoice the consent holder, or alternatively, by arrangement with Council, the consent holder may undertake the repair work

themselves (at their cost) to the satisfaction of Council. All such repair work shall be carried out within two weeks of the damage occurring.

3. All work shall comply with Taupo District Council's Code of Practice for Development of Land (August 2001).
4. In accordance with Section 36 (1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.

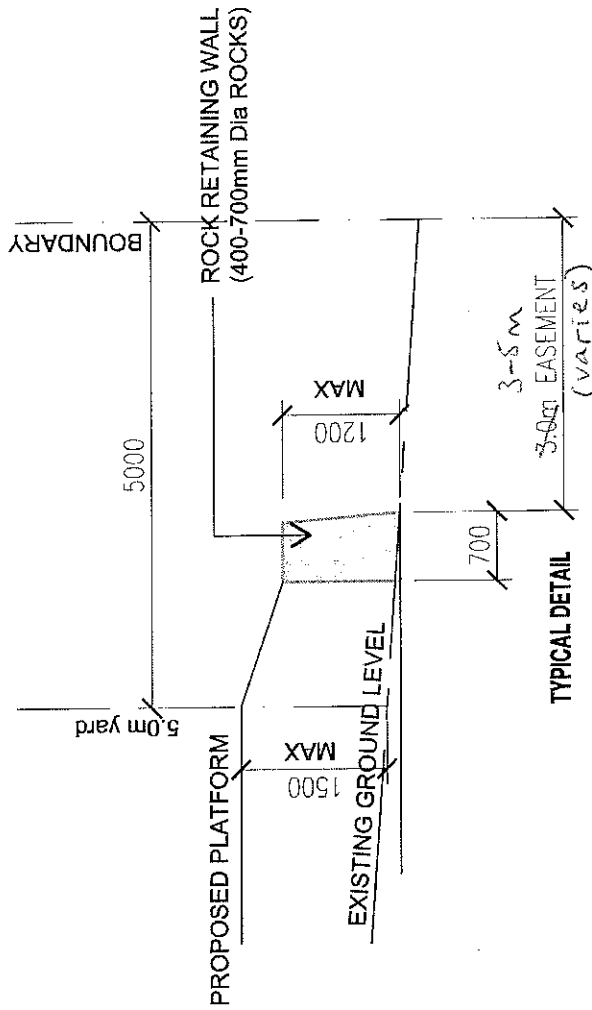
Advice Notes:

1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.
2. Subject to any legal requirements of the Police, Historic Places Act 1993, Antiquities Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

GRANTED ON 18 NOVEMBER 2008 BY WAY OF DELEGATED AUTHORITY DATED 7TH SEPTEMBER 2006 TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES, PURSUANT TO SECTION 34A OF THE RESOURCE MANAGEMENT ACT 1991.

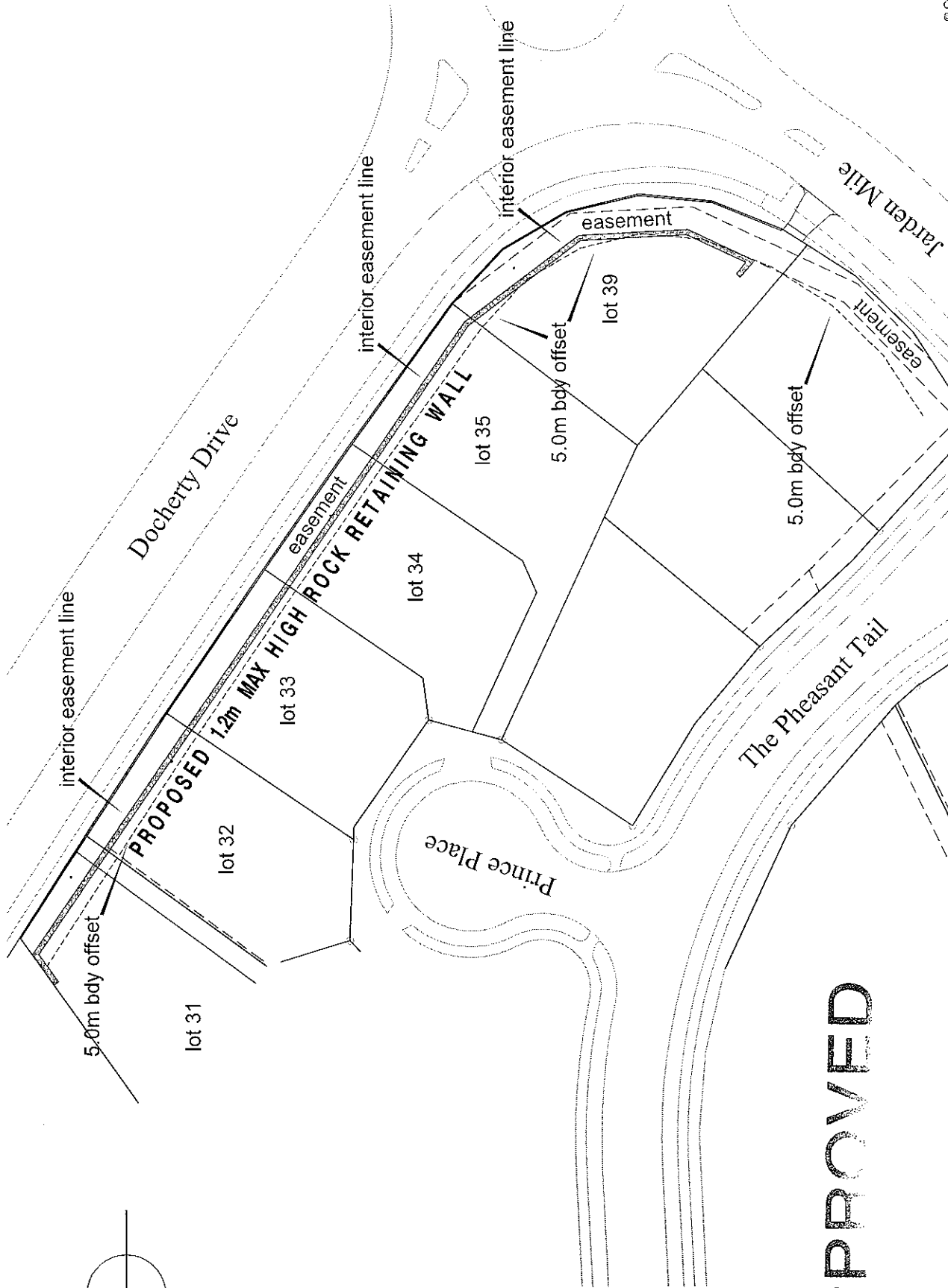
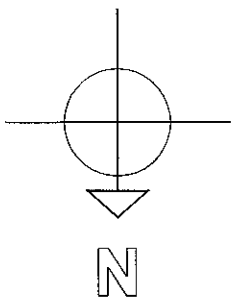


David Greaves
PLANNING MANAGER: ENVIRONMENTAL SERVICES



APPROVED

NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL	DRAWING: RETAINING WALL CROSS SECTION	SCALE: 1:50	DATE: --/--/--	AMENDMENT --/--						
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PENNY HOMES LTD PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz		SHEET 2 OF -									
All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work											



APPROVED

NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL		DRAWING:	SITE PLAN		SCALE: 1:500	DATE: -/-/-	AMENDMENT: -/-/-	P PENNY HOMES LTD PENNY HOMES LTD PENNY HOMES LTD	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	SHEET 1 OF -
	TITLE: LOTS 31-35 & 39 ASHBROOK		DRAWN BY: JTD/DESIGN		DATE: -/-/-		LAST AMENDMENT: -/-/-				
All Dimensions To Be Checked And Verified E&OE By Contractor Before Commencement Of Any Work											

Consent Decision 18/11/2008 - A422671

From: Kendall Goode
Sent: Tuesday, 18 November 2008 4:07 p.m.
To: 'Rob Marshall'
Subject: Consent Decision RM080183 - retaining wall
Attachments: Landuse (signed copy).pdf

Hi Rob,

Please find attached a copy of the Consent Decision for the aforementioned site. The original will follow in the post.

Pursuant to Section 357 of the Resource Management Act 1991, the applicant/s may, within 15 days of receiving this decision, object in writing to Council in respect of their decision. Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.

Should you have any queries please do not hesitate to contact me.

Kind regards,
Kendall

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
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e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

**REPORT TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES
LANDUSE CONSENT – RESTRICTED DISCRETIONARY ACTIVITY**

APPLICANT: JARDEN PROPERTIES LIMITED
LOCATION: 2, 3, 4, 5, AND 6 PRINCE PLACE AND 46 JARDEN MILE,
TAUPO
LEGAL DESCRIPTION: LOT 39 DP 388922, LOT 35 DP 388922, LOT 34 DP
388922, LOT 33 DP 388922, LOT 32 DP 388922 and LOT
31 DP 388922
VALUATION NO: 0730048800

SCHEDULE

PERFORMANCE STANDARD

TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT
Rule:
4a.3.5 Earthworks
iii. 0.5m vertical ground
alteration within the minimum
building setback requirement.

CONSENT

To build a rock retaining wall which
requires fill of up to 1.5m being 1m
greater than permitted in the 5m front
building setback and the 1.5m building
setback of Lot 31 along the north-
eastern boundary.

**PURSUANT TO SECTIONS 93 & 94A-D TAUPO DISTRICT COUNCIL DETERMINED
THAT THE PROPOSAL BY JARDEN PROPERTIES LIMITED TO UNDERTAKE
EARTHWORKS TO CONSTRUCT A RETAINING ROCK WALL WHICH REQUIRES
DEPTH OF CUTS GREATER THAN 0.5M WITHIN THE MINIMUM BUILDING SETBACK
IS DEEMED NOT TO REQUIRE PUBLIC NOTIFICATION OR SERVICE FOR THE
FOLLOWING REASONS:**

- The proposed activity will have no more than minor adverse environmental effects on the surrounding and wider environment for the following reasons:
 - Any dust nuisance created from the earthworks will be controlled by sprinklers, therefore amenity of adjoining properties will be maintained. Hay bales will also be used to contain runoff.
 - Construction is temporary, approximately 2 weeks.
 - The contour of the sites will reflect that of adjoining properties and will not detract from the amenity and character of the surrounding environment
 - The finished ground level will be the new natural ground level of the subject sites. Building facades will not be below natural ground level and will not create a

character that is inconsistent with the surrounding environment. There are no fences proposed to be built along the boundaries of these sites.

- There is approximately 40m of separation from the retaining wall to the properties located on the adjacent side of Docherty Drive, which provides sufficient mitigation.
- The areas to be filled are within the minimum building setback and therefore no buildings could be located in this elevated portion without first obtaining resource consent
- There are no wider effects or effects of a special nature that would warrant notification in this instance.
- No parties are considered affected for the reasons given above.

EVALUATION UNDER SECTION 104 AND 104C OF THE RESOURCE MANAGEMENT ACT 1991:

Proposal

The applicant is proposing to build a 1.2m high rock retaining wall along the south-eastern boundary of Lots 31, 32, 33, 34 and 35 Prince Place and along the south-western boundary of Lot 39 Jarden Mile. The retaining wall will also be located approximately 5m along the north-eastern boundary of Lot 31.

Earthworks (fill) of up to 1.5m in height will be undertaken as part of the proposal to ensure stability of the wall. The retaining wall is to be located 3.5m off the south-eastern boundary of the subject sites. The retaining wall is 0.7m wide, and therefore the 1.5m fill will be for a distance of 0.8m within the 5m front building setback.

The proposal is able to comply with the consent notices registered on the Certificate of Title regarding stormwater.

The retaining wall will not be located within the Taupo District Council easement which is located adjacent to the retaining wall.

Site and Surrounding Area Description

The rock retaining wall is to be located adjacent to Docherty Drive and along the south-eastern boundaries of Lots 31, 32, 33, 34 and 35 Prince Place and along the south-western boundary of Lot 39 Jarden Mile. Subject sites do not have vehicular access onto Docherty Drive.

There is one dwelling currently being constructed at Lot 33 Prince place. Lots 31, 32, 34 and 35 Prince Place are currently vacant and Lot 39 Jarden Mile is also vacant. Building consents for Lots 34 and 35 have been lodged with Taupo District Council.

The surrounding area is residential with a mixture of single and two storey dwellings. Properties located on the south-eastern side of Docherty Drive have vehicular access via March Brown Place. There is a similar retaining wall approximately 100m to the north-east on the same side of the Docherty Drive as the proposed retaining wall.

Plan Requirements

Under the Taupo District Plan the site is located within the Residential Environment. Docherty Drive segregation strip (R379) adjoins the south-eastern boundary of the lots. The

applicant is proposing to build a 1.2m high rock retaining wall along the south-eastern boundaries of Lots 31, 32, 33, 34 and 35 Prince Place and along the south-western boundary of Lot 39 Jarden Mile. Performance Standard 4a.3.5 iii permits 0.5m depth of cut within the minimum building setback, the proposal exceeds this by 1m as the fill proposed is 1.5m. The proposal complies with all other bulk and location requirements of the Taupo District Plan. As such, the proposal shall be considered as a **Restricted Discretionary Activity**.

Overall, this proposal shall be considered as a **Restricted Discretionary Activity**.

The relevant assessment criteria relating to Performance Standard 4a.3.5 iii of the Taupo District Plan requires the application to be evaluated with reference to the adverse effects of non-compliance as follows:

Earthworks

- i. The extent to which the earthworks will change the ground level of the site, including the relationship of the site to adjacent reserves, and foreshore protection areas, and adjacent sites.*
- ii. The degree to which the finished ground levels reflect the contour of adjoining the sites.*
- iii. The degree to which the earthworks will enable building facades to be extended below natural ground level and result in buildings that are more visually dominant off-site and inconsistent with the character of the Environment.*
- iv. Detraction from the amenity of adjoining allotments in terms of such matters as noise and dust occurring as a result of the earthworks, and the resulting impact on the use of these allotments.*
- v. Potential for the creation of a nuisance effect for residents within the area.*
- vi. Time period for which soil will be exposed.*
- vii. Proposed methods and timing for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including:*
 - planned rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation*
- viii. Whether there are any Archaeological sites, and the potential effect of the earthworks on these sites.*

Objectives and Policies

Under the Residential Environment the following Objective and Policies of the Taupo District Plan are considered relevant to the proposal. Docherty Drive segregation strip (R379) adjoins the south-eastern boundary of the lots.

Objective 3a.2.1 "The maintenance and enhancement of the character and amenity of the Residential Environment".

Relevant Policies

- i. Maintain and enhance the character and amenity of the Residential Environment by controlling the bulk, location and nature of activities, to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.*

iii. Encourage a wide range of appropriate activities and development within the Residential Environment while ensuring any adverse effects are avoided, remedied or mitigated.

The proposal is consistent with the relevant Objectives and Policies of the Taupo District Plan. The proposal is able to maintain the amenity and character of the Residential Environment as the wall including its height is in-keeping with the immediate and surrounding area. The proposed wall is similar in style and size as the retaining wall located approximately 100m north-east.

Assessment

A 1.2m high retaining wall and fill of up to 1.5m has been proposed to be constructed along the south-eastern boundaries adjacent to Docherty Drive of Lots 31, 32, 33, 34 and Prince Place and the south-western boundary of Lot 39 Jarden Mile. Approximately 5m of the retaining wall will also be located along the north-eastern boundary of Lot 31. The proposed earthworks will not change the ground level of the subject sites nor will it change the ground level of the adjacent Council Road Reserve or properties in the surrounding area. The contour of the subject sites will be similar in height and appearance. There are no dwellings proposed, therefore building facades will not be extended below natural ground level and the finished ground level will become the new natural ground level of the subject sites. Construction of the retaining wall will take approximately 2 weeks. During that time any dust created from the earthworks will be contained with sprinklers and hay bales will be used to prevent runoff. Given these measures including the temporary nature of the earthworks the amenity of adjoining allotments will be maintained. Any nuisance effects for residents in the area during construction are considered to be minor. There are no known Archaeological sites on any of the subject sites.

Earthworks had been previously proposed within a Taupo District Council easement. However, this was changed due to engineering concerns. As the proposed retaining wall has been moved out of the easement area Councils Development Engineer has not proposed any conditions.

Under section 104(3)(b) of the Act the effects on parties who have given their written approval to the proposal must be disregarded. No parties have been considered affected for the reasons given above.

Other Matters For Consideration

There are no relevant structure plans or other policy documents considered to be relevant to the assessment of this proposal.

Conclusion

It is concluded that the relevant assessment criteria of the Taupo District Plan are not compromised and therefore the Policies and Objectives will be met. Accordingly, the proposal will meet the purpose and principles of the Resource Management Act 1991.

RECOMMENDATION:

PURSUANT TO SECTIONS 104, 104C AND 108 OF THE RESOURCE MANAGEMENT ACT 1991, TAPO DISTRICT COUNCIL GRANTS RESOURCE CONSENT BY WAY OF A NON-NOTIFIED APPLICATION TO UNDERTAKE EARTHWORKS TO CONSTRUCT A RETAINING ROCK WALL WHICH REQUIRES DEPTH OF CUTS GREATER THAN 0.5M WITHIN THE MINIMUM BUILDING ON THE PROPERTY DESCRIBED AS 46

JARDEN MILE, TAUPO, BEING LOT 39 DP 388922, LOT 35 DP 388922, LOT 34 DP 388922, LOT 33 DP 388922, LOT 32 DP 388922 and LOT 31 DP 388922.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants, dated 11 June 2008, and formally received by Taupo District Council on 13 June 2008.
 - b. The further information provided by Cheal Consultants, received on 18/09/2008 and 6/11/2008.
 - c. The plans prepared by Penny Homes Limited, undated, and referenced as "Retaining Wall Cross Section" and "Site Plan" and stamped 'approved' following the issue of this consent.
2. The consent holder shall be responsible for the cost of repairing any damage to footpaths, kerbs or the berm as a result of earthworks or construction activity. Council may elect to carry out the repair work and invoice the consent holder, or alternatively, by arrangement with Council, the consent holder may undertake the repair work themselves (at their cost) to the satisfaction of Council. All such repair work shall be carried out within two weeks of the damage occurring.
3. All work shall comply with Taupo District Council's Code of Practice for Development of Land (August 2001).
4. In accordance with Section 36 (1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.

Advice Notes:

1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.
2. Subject to any legal requirements of the Police, Historic Places Act 1993, Antiquities Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

Report Prepared By:



**Kendall Goode
GRADUATE ENVIRONMENTAL CONSENTS
PLANNER**

Report Reviewed By:



**Heather Wallis
PRINCIPAL PLANNER RESOURCE CONENTS**

RESOURCE CONSENT
LANDUSE CONSENT – RESTRICTED DISCRETIONARY ACTIVITY

APPLICANT: JARDEN PROPERTIES LIMITED
LOCATION: 2, 3, 4, 5, AND 6 PRINCE PLACE AND 46 JARDEN MILE,
TAUPO
LEGAL DESCRIPTION: LOT 39 DP 388922, LOT 35 DP 388922, LOT 34 DP
388922, LOT 33 DP 388922, LOT 32 DP 388922 and LOT
31 DP 388922
VALUATION NO: 0730048800

SCHEDULE

PERFORMANCE STANDARD

TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT
Rule:
4a.3.5 Earthworks
iii. 0.5m vertical ground
alteration within the minimum
building setback requirement.

CONSENT

To build a rock retaining wall which
requires fill of up to 1.5m being 1m
greater than permitted in the 5m front
building setback and the 1.5m building
setback of Lot 31 along the north-
eastern boundary.

The proposal as described above and in the application is granted under Sections 93, 94, 104 and 104C of the Resource Management Act 1991. The following conditions are imposed under Section 108 of the Act and must be complied with in exercising this resource consent.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants, dated 11 June 2008, and formally received by Taupo District Council on 13 June 2008.
 - b. The further information provided by Cheal Consultants, received on 23/07/2008 and 6/11/2008.
 - c. The plans prepared by Penny Homes Limited, undated, and referenced as "Retaining Wall Cross Section" and "Site Plan" and stamped 'approved' following the issue of this consent.
2. The consent holder shall be responsible for the cost of repairing any damage to footpaths, kerbs or the berm as a result of earthworks or construction activity. Council may elect to carry out the repair work and invoice the consent holder, or alternatively, by arrangement with Council, the consent holder may undertake the repair work

themselves (at their cost) to the satisfaction of Council. All such repair work shall be carried out within two weeks of the damage occurring.

3. All work shall comply with Taupo District Council's Code of Practice for Development of Land (August 2001).
4. In accordance with Section 36 (1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.

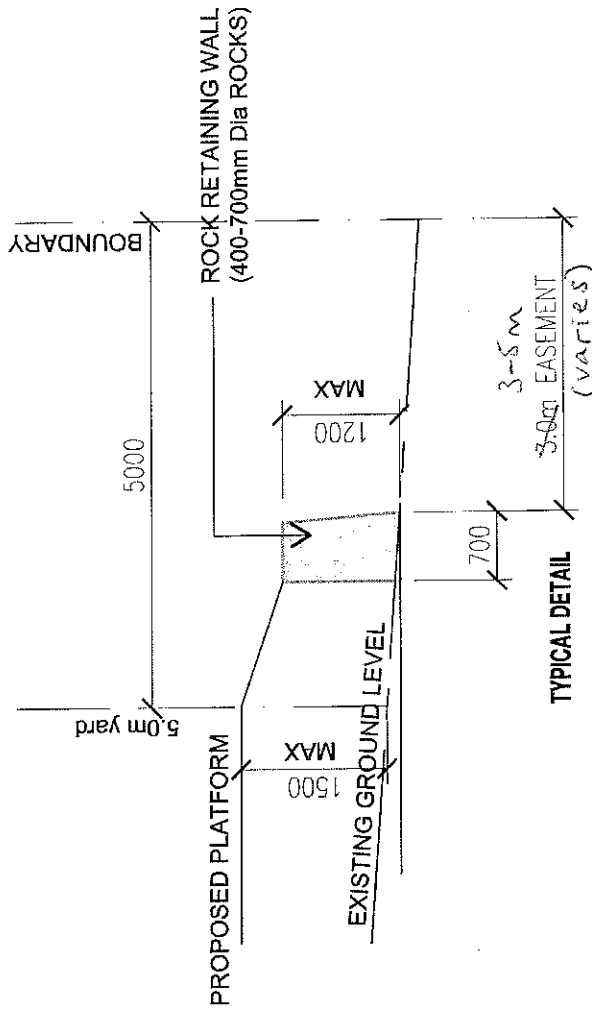
Advice Notes:

1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.
2. Subject to any legal requirements of the Police, Historic Places Act 1993, Antiquities Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

GRANTED ON 18 NOVEMBER 2008 BY WAY OF DELEGATED AUTHORITY DATED 7TH SEPTEMBER 2006 TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES, PURSUANT TO SECTION 34A OF THE RESOURCE MANAGEMENT ACT 1991.

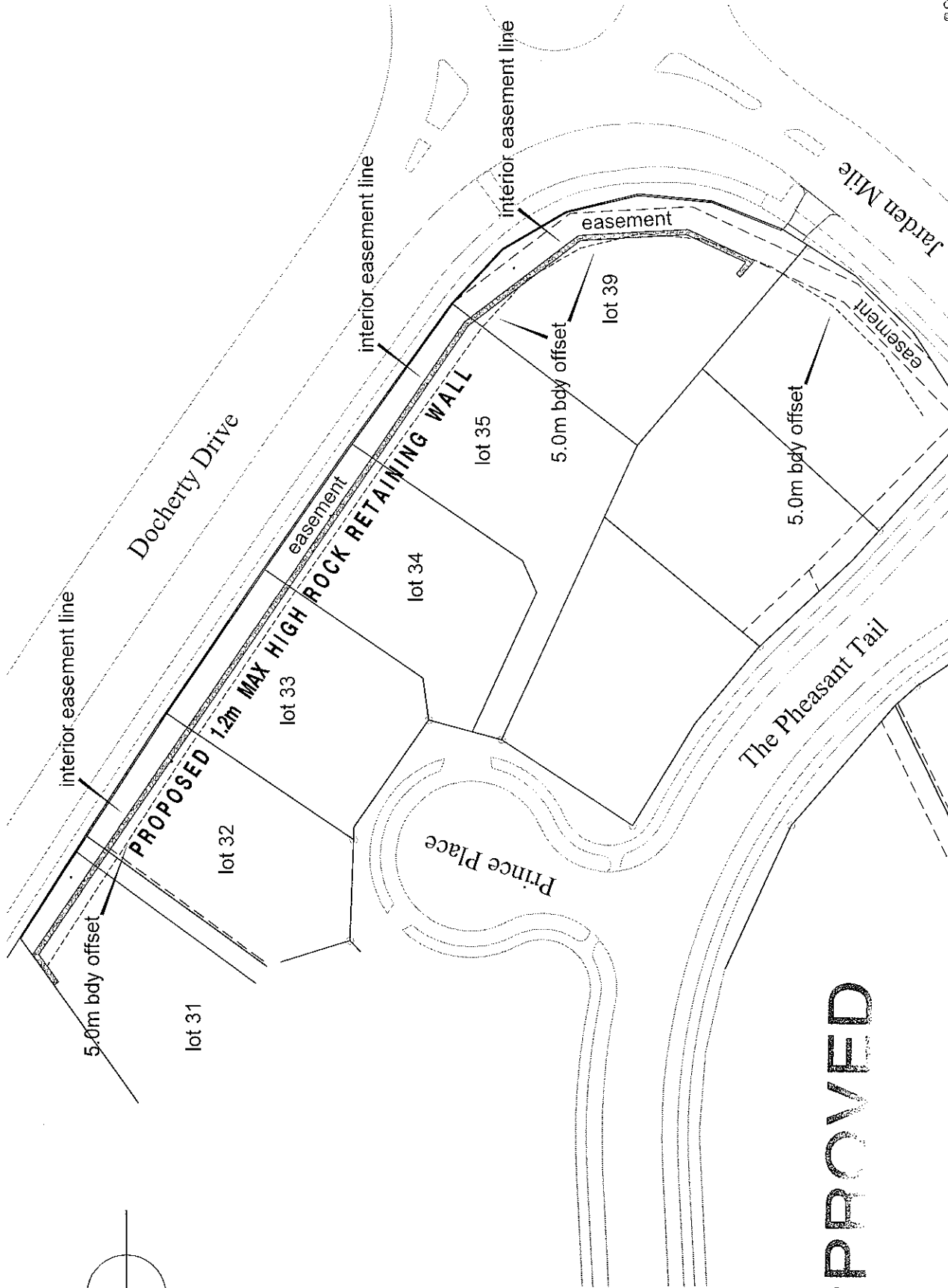
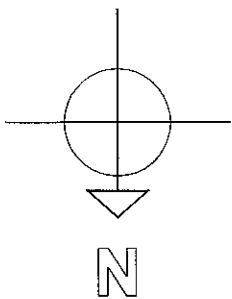


David Greaves
PLANNING MANAGER: ENVIRONMENTAL SERVICES



APPROVED

NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL	DRAWING: RETAINING WALL CROSS SECTION	SCALE: 1:50	DATE: --/--/--	AMENDMENT --/--	PENNY HOMES LTD PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	SHEET 2 OF -
	TITLE LOTS 31-35 & 39 ASHBROOK						PENNY HOMES LTD



NOTES Wind Zone = MEDIUM Eq Zone = A	PROPOSED RETAINING WALL	DRAWING:	SITE PLAN	SCALE: 1:500	DATE: -/-/-	AMENDMENT: -/-/-	P PENNY HOMES LTD PENNY HOMES LTD PENNY HOMES LTD	Penny Homes Ltd PO Box 708, Taupo ph(07) 377 0154 fax(07) 377 0155 email: john@pennyhomes.co.nz	SHEET 1 OF -
	TITLE: LOTS 31-35 & 39 ASHBROOK DRAWN BY: JTD FIRST ISSUED: DATE LAST AMENDMENT: -/-/-								
All Dimensions To Be Checked And Verified E&OE By Contractor Before Commencement Of Any Work									

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comment from development engineer (new plan 18/11/2008 FINE) - A422701

From: Roger Stokes
Sent: Tuesday, 18 November 2008 9:30 a.m.
To: Kendall Goode
Subject: RE: RM080183 Jarden Properties Limited
Attachments: image001.jpg

Hi Kendall,

I'm not sure what they've changed other than gone back to the Plan 2 original cross-section plan I objected to earlier before they modified it. Plan 2 is not typical for Lot 39 particularly and I won't endorse it as the dimensions could be misleading. The toe of the wall there is significantly more than 3m from the front boundary, and indeed makes the top of the wall fully at their '5m yard setback'. The first plan correctly shows the situation on Lot 39.

They could fix this by changing Plan 2 to show the toe set back from the boundary as varying between 3m-4.5m (approx).

Regards

Roger Stokes

Manager - Development Engineering
Infrastructure Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0776
fax: 07 376 0728
mobile: 0274 884 333
e-mail: rstokes@taupo.govt.nz
web: <http://www.taupo.govt.nz>

From: Kendall Goode
Sent: Tuesday, 18 November 2008 7:53 a.m.
To: Roger Stokes
Subject: FW: RM080183 Jarden Properties Limited

Hey Roger could you please have a quick look at this and get back to me asap its on day 20 but they have amended the plan again...

thanks kendall

Kendall Goode

Graduate Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0775
fax: 07 378 0114
e-mail: kgoode@taupo.govt.nz
web: <http://www.taupo.govt.nz>

From: Rob Marshall [<mailto:RobM@cheal.co.nz>]
Sent: Tuesday, 18 November 2008 7:38 a.m.
To: Emma Ensor
Cc: Kendall Goode
Subject: RE: RM080183 Jarden Properties Limited

Thanks Emma,

I have checked with the applicant and they advise me that this was an error on their part and they had meant to include lot 31 in the plan as per the original application. Can you please accept this attached plan (sheet 1) as a replacement for the previous sheet 1. The attachment has sheet 1 and sheet 2, but please disregard sheet 2. I trust this addresses the s92 request. Thanks a lot for your help.

Rob.

Rob Marshall
Director

robm@cheal.co.nz

Mobile : 0272833969



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From: Emma Ensor [<mailto:eensor@taupo.govt.nz>]

Sent: Monday, 17 November 2008 12:36 p.m.

To: Rob Marshall

Cc: Kendall Goode

Subject: RM080183 Jarden Properties Limited

Hi Rob,

Please find attached a further information request relating to the retaining wall at Docherty Drive. I am sending this on-behalf of Kendall. A paper copy will be sent by post shortly.

from Emma

Emma Ensor

Senior Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0766
fax: 07 378 0114
e-mail: eensor@taupo.govt.nz
web: <http://www.taupo.govt.nz>

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Development Engineer Comment (new plan FINE 18/11/2008) - A422705

From: Roger Stokes
Sent: Tuesday, 18 November 2008 9:39 a.m.
To: Kendall Goode
Subject: RE: RM080183 Jarden Properties Limited
Attachments: image001.jpg

Hi Kendall

Sorry, further to my reply a few minutes ago I now note Rob's comments below about the re-submitted plan only being Page 1 and to re-use page 2 from the earlier version. If you use the earlier Page 2 for the 'Approved' set you can disregard my earlier comments (though why they couldn't update it when they re-did the plan set I'm not sure).

Thanks

Roger Stokes

Manager - Development Engineering
Infrastructure Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

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Taupo Mail Centre
Taupo 3352
New Zealand

ph: 07 376 0776
fax: 07 376 0728
mobile: 0274 884 333
e-mail: rstokes@taupo.govt.nz
web: <http://www.taupo.govt.nz>

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thanks kendall

Kendall Goode

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Rob Marshall
Director

robm@cheal.co.nz
Mobile : 0272833969



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Sent: Monday, 17 November 2008 12:36 p.m.

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Cc: Kendall Goode

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Environmental Services

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Final Site Plan (do not use elevation correct elevation in previous email recieved
6/11/2008) - A422710

From: Rob Marshall <RobM@cheal.co.nz>
Sent: Tuesday, 18 November 2008 7:38 a.m.
To: Emma Ensor
Cc: Kendall Goode
Subject: RE: RM080183 Jarden Properties Limited
Attachments: retaining wall plan lodged - final.pdf

Thanks Emma,

I have checked with the applicant and they advise me that this was an error on their part and they had meant to include lot 31 in the plan as per the original application. Can you please accept this attached plan (sheet 1) as a replacement for the previous sheet 1. The attachment has sheet 1 and sheet 2, but please disregard sheet 2. I trust this addresses the s92 request. Thanks a lot for your help.

Rob.

Rob Marshall
Director

robm@cheal.co.nz
Mobile : 0272833969



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Sent: Monday, 17 November 2008 12:36 p.m.
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Subject: RM080183 Jarden Properties Limited

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from Emma

Emma Ensor

Senior Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

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ph: 07 376 0766

fax: 07 378 0114

e-mail: eesor@taupo.govt.nz

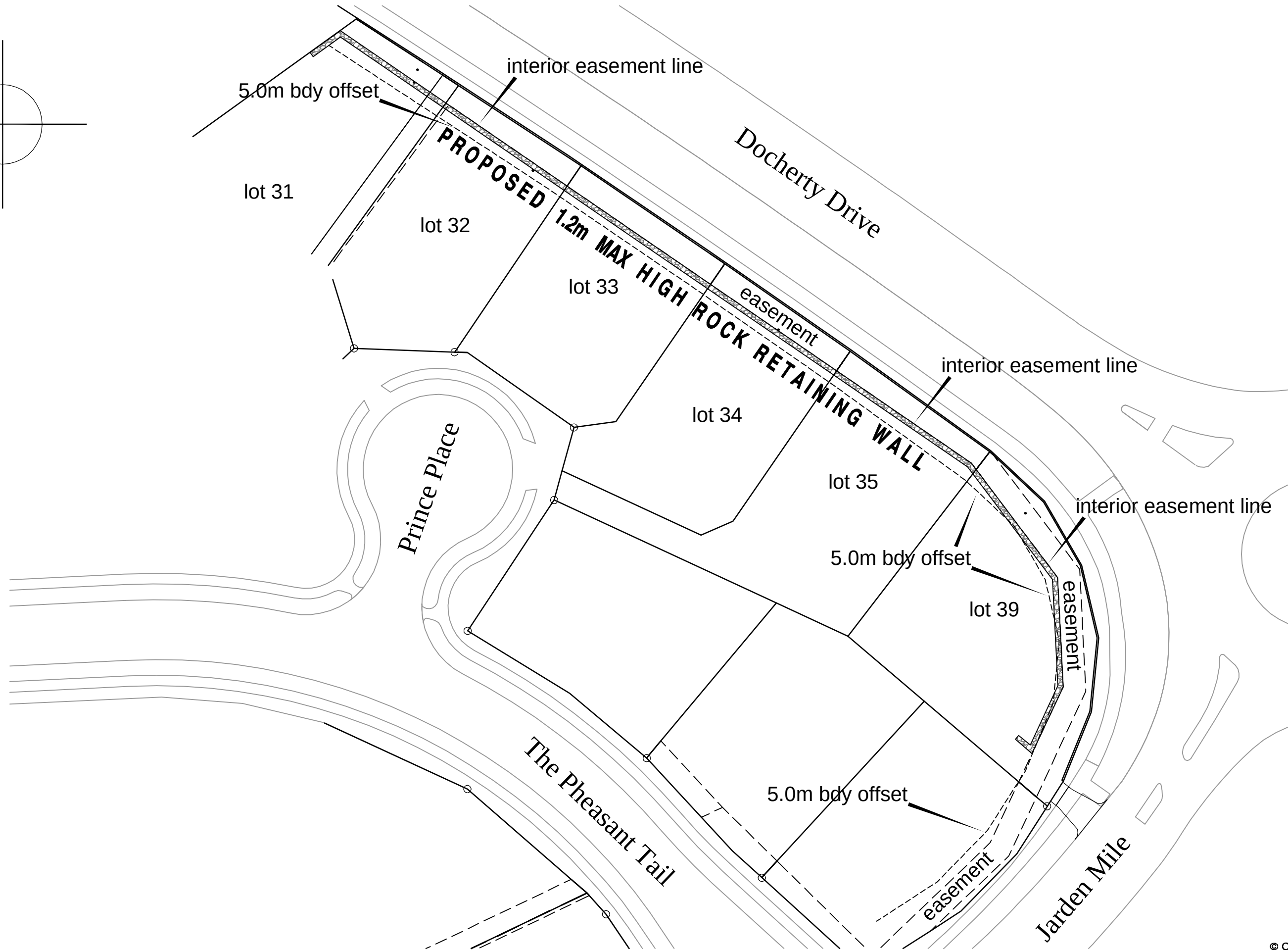
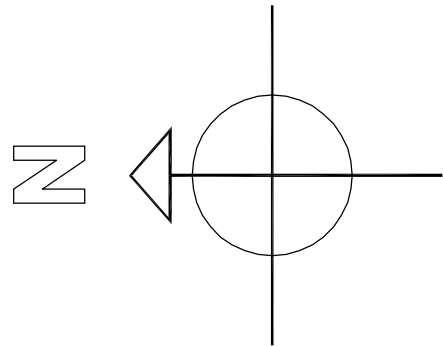
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NOTES
Wind Zone = MEDIUM
Eq Zone = A

PROPOSED RETAINING WALL
TITLE:
LOTS 31-35 & 39 ASHBROOK
DRAWN BY: JTDESIGN
FIRST ISSUED: DATE
LAST AMENDMENT -/-/-

DRAWING: **SITE PLAN**

SCALE:
1:500

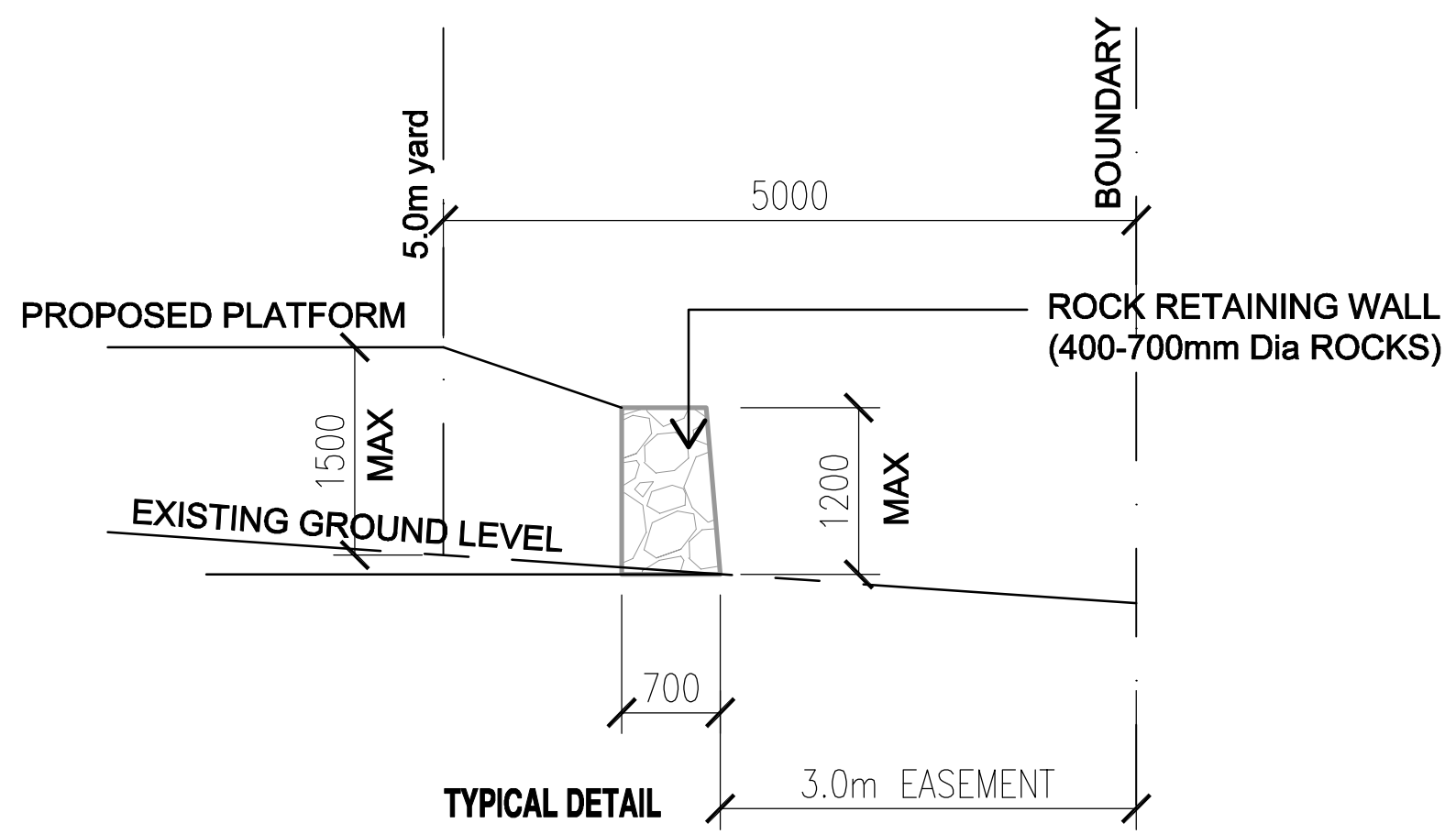
DATE:
-/-/-

AMENDMENT
-/-/-



Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz

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SHEET 1
OF -
All Dimensions To Be Checked And Verified By Contractor Before Commencement Of Any Work E&OE



NOTES
Wind Zone = MEDIUM
Eq Zone = A

PROPOSED RETAINING WALL
TITLE:
LOTS 31-35 & 39 ASHBROOK
DRAWN BY: JTDESIGN
FIRST ISSUED: DATE
LAST AMENDMENT -/-/-

DRAWING:
RETAINING WALL CROSS SECTION

SCALE:
1:50

DATE:
--/--/--

AMENDMENT
-/-/-



Penny Homes Ltd
PO Box 708, Taupo
ph(07) 377 0154 fax(07) 377 0155
email: john@pennyhomes.co.nz
All Dimensions To Be Checked And Verified
By Contractor Before Commencement Of Any Work

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SHEET 2
OF -
E&OE

S92 letter 17/11/2008 - A422711

From: Emma Ensor
Sent: Monday, 17 November 2008 12:36 p.m.
To: 'robm@cheal.co.nz'
Cc: Kendall Goode
Subject: RM080183 Jarden Properties Limited
Attachments: 1347_001.pdf

Hi Rob,

Please find attached a further information request relating to the retaining wall at Docherty Drive. I am sending this on-behalf of Kendall. A paper copy will be sent by post shortly.

from Emma

Emma Ensor

Senior Environmental Consents Planner
Environmental Services

TAUPO DISTRICT COUNCIL

Gillespie Plaza
22 Heuheu Street, Taupo

Private Bag 2005
Taupo Mail Centre
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New Zealand

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web: <http://www.taupo.govt.nz>

17 November 2008

Cheal Consultants
Po Box 165
TAUPO 3351

Attn: Rob Marshall

Dear Rob

**PROCESSING OF RESOURCE CONSENT APPLICATION: RM 080183
JARDEN PROPERTIES LIMITED - 46 JARDEN MILE, TAUPO**

Please provide the following information under Section 92A of the Resource Management Act 1991, this information is required to continue to process the application.

Earthworks:

Reason for request: The application has stated that earthworks are to occur along the south eastern boundary of lots 32, 33, 34, 35 and the south-western boundary of Lot 39. However, as the retaining wall is located along the north-eastern boundary of Lot 32 also it is unclear if earthworks over 0.5m will be occurring within the minimum building setback along this boundary also.

Request: Please confirm in writing if earthworks greater than 0.5m will occur within the minimum building setback along the north-eastern boundary of Lot 32 so that this can also be included into the report. If the earthworks are greater than 0.5m, then please detail the vertical ground alteration amounts.

In accordance with Section 92A (1) you must, within 15 working days of this request, being 8 December 2008

1. provide this information, or
2. advise the Council in writing that the information will be provided and a date for its provision,
or
3. advise Council in writing that the information will not be provided.

Please be advised that under Section 92A (3) of the Resource Management Act, Council may decline the application if the above timeframes are not met or the information is not provided, and Council considers that it has insufficient information to enable it to determine the application.

I will process this application when this information is received. Should you have any queries please call me on (07) 376 0775.

Yours sincerely



Kendall Goode
Graduate Environmental Consents Planner



Land use consent to applicant (20-11-08) - A423215

20 November 2008

Catriona Eagles
Cheal Consultants
PO Box 165
TAUPO 3351

Dear Catriona

**LAND USE CONSENT (RESTRICTED DISCRETIONARY ACTIVITY) APPLICATION: RM 080183
JARDEN PROPERTIES LIMITED – 2, 3, 4, 5 & 6 PRINCE PLACE & 46 JARDEN MILE, TAUPO**

I wish to advise that on the 18 November 2008 the Taupo District Council granted consent with regard to your application to build a rock retaining wall and the consent certificate is enclosed. Please note that this consent lapses five years after the date of commencement unless the consent is given effect to before the end of that period.

The consent holder is advised that this resource consent relates to the proposal outlined in the application. Should the proposal alter in terms of character, intensity or scale, then the consent authority and affected neighbours are required to be advised of any variation and is subsequently required to assess the proposal under the Resource Management Act 1991.

Please note that all archaeological sites are protected under the Historic Place Act whether or not they have been recorded or registered. If evidence of any historic site is found on the property, the Act requires that the Historic Places Trust be advised of the situation.

Pursuant to Section 357 of the Resource Management Act 1991, the applicant/s may, within 15 days of receiving this decision, object in writing to Council in respect of their decision. Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.

Please also note that this Resource Consent is issued subject to conditions. You should read the consent document carefully and take time to ensure that you fully understand the conditions and limitations of the consent. Failure to abide by the conditions of the consent places you, the Consent Holder, in breach of the Resource Consent, and liable to enforcement action.

As Consent Holder, you are also responsible for the actions or omissions of any Contractors/Subcontractors, Consultants or other agents employed during the course of the exercise of this consent. You should ensure that any such persons are aware of the conditions of this consent, in order to avoid any compliance issues.

To partially cover the cost involved in the monitoring of this consent you have been charged a non-refundable fee of \$100. The cost of processing your application was \$1,450.85; therefore, the balance owing is \$950.85 [\$1,450.85 - \$500.00]. An invoice is also enclosed.

Yours sincerely

Dale Rutgers
Environmental Consents Officer