

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

The Registrar General of Land
South Auckland Land Registry

IN THE MATTER

of a Consent Notice pursuant to Section
221 of the Resource Management Act 1991

and

IN THE MATTER

of a subdivision Consent pursuant to
Sections 105, 108, 220, and 221 of the
Resource Management Act 1991

PURSUANT to section 252(1)(a) of the Local Government Act 1974, I, GAVIN JOHN ION, Acting Chief Executive of THE WAIKATO DISTRICT COUNCIL, hereby certify that by way of delegated authority conferred on Council Officers under Section 34(4) of the Resource Management Act 1991 the following Notice should be registered on the Certificate of Title for Lots 1 to 5 on Deposited Plan S. 92342 comprised in Certificate of Titles 73A/438 to 73A/442 (South Auckland Registry).

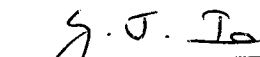
THE Owner of the land (as defined in the Resource Management Act 1991) shall, on a continuing basis, ensure that:

1. The vegetative cover and planting of gully slopes be maintained to assist in the control of surface erosion.
2. The ponding of stormwater at the top of all slopes be prevented and there shall be no concentrated flows of stormwater such as discharges from stormwater pipes over the edge of gully slopes.
3. No fill, including inorganic or organic matter be placed over the gully edges.
4. The use of gully areas be restricted to uses compatible with soil conservation and erosion control.

DATED at Ngaruawahia this 14th day of

May

2002



GAVIN JOHN ION
Acting Principal Administrative Officer
HJF2051303G\FILE 70 01 020

II

The Decision

C1062

FILE

70 01 020

10 April 2001

Cate Gallichan

R D Wiffin
CKL Surveys
P O Box 171
HAMILTON

Dear Sir/Madam

APPLICATION TO CHANGE OR CANCEL CONDITIONS OF CONSENT: R & L INGRAM, KAINUI ROAD, TAUPIRI

You are advised of the following decision on your application, which has been made pursuant to a delegated authority by the Development Planner.

"Pursuant to sections 34(4) and 127 of the Resource Management Act 1991 the Waikato District Council under delegated authority consents to amend conditions of subdivision consent 7001020 granted on 19 December 2000. The conditions of consent shall now read as follows; *(amendments are shown in italics)*

That pursuant to sections 34(4), 105(1) (b) and (c), 108 and 220 of the Resource Management Act 1991 the Waikato District Council under delegated authority grants subdivision consent for a discretionary activity under the Waikato District Plan, a non-complying activity under Plan Change 7 to the Waikato District Plan and a discretionary activity under Plan Change 8 to the Waikato District Plan to create two Rural House Lots, one Surplus House Lot and two Rural Lots as Stage One and a boundary relocation as Stage Two on a site legally described as Pt Lot 229 DP 10464 Psh of Komakorau comprised in Certificate of Title 246/49, Pt Allot 15, Allot 229E and Pt Allot 229 Psh of Komakorau comprised in Certificate of Title 303/47 and Lot 1 and Pt Lot 2 DP 34566 Psh of Komakorau comprised in Certificate of Title 897/117, South Auckland Land Registry, subject to the following conditions:

Applies to both Stages

- 1 The Land Transfer plans to give effect to this Resource Consent shall be generally consistent with the approved plans (C1062:S4 Stage 1) prepared by CKL Surveys Limited submitted with application 70 01 020 and received by Council on 7 August 2000 *and the approved plans (C1062:S5 Stage 2) prepared by CKL Surveys Limited and received by Council on 22 February 2001.* Copies are attached.

STAGE 1

The following conditions relate to Lots 1 to 7 inclusive (or are matters relevant to the whole subdivision:

PLANNING

- 2 *That the easements shown as A and B on the approved plan are duly granted and reserved.*

RESERVES

- 3 That pursuant to Section 108 of the Resource Management Act 1991, a reserve contribution of \$2,250.00 (Two Thousand Two Hundred and Fifty Dollars), inclusive of GST, shall be paid to Council in lieu of vesting land.

ROADING

- 4 The existing house entrance to *right-of-way "B"* at Rural Area Property Identification (RAPID) number 436 Kainui Road shall be upgraded to sealed standard residential vehicle entrance located as indicated on the application plan and constructed in accordance with WDC plan No. TSG-E3 to the satisfaction of Council.
- 5 The removal of vegetation shall be carried out on the berms on the south side of the *entrance to right-of-way "B"* at Rural Area Property Identification (RAPID) number 436 Kainui Road, to achieve sight distances of 130 metres, in accordance with District Plan Section 36, Diagram R1, to the satisfaction of Council.
- 6 The road boundary of Lot 1 shall be realigned as required so that it is no closer than 5 metres from the edge of road seal, and the land outside the realigned boundary shall be vested in Council as Road Reserve to the satisfaction of Council.
- 7 Lot 3 shall be provided with a sealed standard commercial vehicle entrance located as indicated on the application plan, and constructed in accordance with WDC plan No. TSG-E2 to the satisfaction of Council.
- 8 The boundary on the western corner of Lot 3 shall be realigned to the existing fence, and the land outside the realigned boundary shall be vested in Council as Road Reserve to the satisfaction of Council.
- 9 The proposed right-of-way 'A', providing access to Lots 7 and 4 shall be designed and constructed in accordance with the minimum specifications set out in WDC plan No. 4105 to the satisfaction of Council. Right-of-way 'A' is to be located 14 metres north east of the existing steel gate.
- 10 Right-of-way 'A' shall be provided with a sealed standard commercial vehicle entrance located 14 metres north east of the existing steel gate adjacent to the boundary and constructed in accordance with WDC plan No. TSG-E2 to the satisfaction of Council.
- 11 The existing entrance to Lot 7 at Rural Area Property Identification (RAPID) number 426 Kainui Road is to be *permanently closed to vehicular traffic. The existing entrance shall be permanently fenced and the water table reinstated across the entrance* to the satisfaction of Council.
- 12 *That Lot 2 be provided with a sealed standard residential vehicle entrance located to achieve minimum sight distances of 200 metres to the south, and 130 metres to the north, in accordance with District Plan Section 36, Diagram R1, and constructed in accordance with WDC plan No. TSG-E3 to the satisfaction of Council.*

- 13 The proposed right-of-way 'B' shall be designed and constructed in accordance with the minimum specifications set out in WDC plan No. 4105 to the satisfaction of Council.
- 14 The existing entrance to Lot 5 shall be upgraded to a sealed standard residential vehicle entrance located as indicated on the application plan, and constructed in accordance with WDC plan No. TSG-E3 to the satisfaction of Council.
- 15 The removal of the hedge and vegetation shall be carried out on the berms on the north west side of the entrance to Lot 5, to achieve sight distances of 130 metres, in accordance with District Plan Section 36, Diagram R1, to the satisfaction of Council.
- 16 The existing entrance to Lot 6 shall be upgraded to a sealed standard heavy commercial vehicle entrance located as indicated on the application plan, and constructed in accordance with WDC plan No. TSG-E1 to the satisfaction of Council.
- 17 Two 6 metre x 6 metre boundary splays shall be taken at the intersection of Dawson and Kerie Roads.
- 18 Pursuant to section 108(2)(a) of the Resource Management Act 1991 a roading fee of \$7,378.00 (Seven Thousand and Three Hundred Seventy Eight dollars), inclusive of GST, shall be paid to the Council for the additional Lots. This is based on a Uniform Roading Fee of \$3,689.00 (Three Thousand Six Hundred and Eighty Nine dollars), inclusive of GST, for each additional lot. Should the Roading fee not be paid within 12 months the quantum shall be adjusted annually by the Cost Construction Index.
- 19 *Two producer statements shall be submitted to Council. The first shall cover the design, including drainage of the right-of-way, and the second shall cover the construction of the right-of-way. In addition the Confirmation form ROW-01 and Confirmation form ROW-02 shall be completed and submitted to Council, prior to issuing of the S.224 certificate.*
- 20 *That the easement document shall make provision for the ongoing maintenance of right-of-way "B" to the satisfaction of Council.*

UTILITIES

- 21 Drainage requirements shall be met as outlined in the Waikato Regional Council report 628657 dated 28 August to the satisfaction of Council. Written confirmation from Waikato Regional Council that the work has been carried out to their satisfaction shall be provided to Waikato District Council.
- 22 The effluent fields for dwellings on Lots 1, 5 and 7 shall be located and if necessary relocated to ensure that each dwelling has an independent effluent disposal system located at least 1.5m within the boundaries of their respective Lots. To ensure compliance with this a 1:200 plan of the effluent field shall be submitted to the satisfaction of Council.
- 23 *Confirmation shall be provided to the satisfaction of Council that a potable domestic water supply is available to the dwellings located on Lots 1 and 5.*

STAGE TWO

PLANNING

- 24 That the easements shown as A and B on the approved plan are duly granted and reserved.
- 25 A section 224 (c) certificate for Stage One shall be obtained prior to Council signing a section 224 (c) certificate for Stage Two.
- 26 Pursuant to Section 221 of the Resource Management Act 1991, a Consent Notice shall be prepared by the Council's solicitors at the applicant's expense to ensure compliance with condition 28 (a) to (d) inclusive on a continuing basis by the subdividing land owner and subsequent owners of Lots 1, 2, 3, 4 and 5.

Upon the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991 or at such earlier time may be required, the Consent Notice pursuant to section 221 of the Resource Management Act will be issued. The consent notices will specify condition 21 (a) to (d) inclusive to be registered against the Certificate of Title for Lots 1, 2, 3, 4 and 5.

- 27 The consent holder shall implement the approved screen planting plan (Ref: CGC Ltd letter and plan submitted for application 70 01 020 and received by Council 2 October 2000) prior to the section 224 (c) being approved by Council.

UTILITIES

- 28 That:-
- (a) Vegetative cover and planting of gully slopes shall be maintained to assist in the control of surface erosion
 - (b) Ponding of stormwater at the top of all slopes shall be prevented and there shall be no concentrated flows of stormwater such as discharges from stormwater pipes, over the edge of gully slopes
 - (c) No fill, including inorganic or organic matter shall be placed over the gully edges
 - (d) The use of gully areas shall be restricted to uses compatible with soil conservation and erosion control.

The owners and all subsequent owners of proposed Lots 1 to 5 shall be advised of the above conditions in 24 (a) to (d).

ROADING

- 29 The proposed right-of-way 'A', providing access to Lots 3, 4 and 5 shall be designed and constructed in accordance with the minimum specifications set out in WDC plan No. 4105 to the satisfaction of Council. Right-of-way 'A' shall be located 14 metres north east of the existing steel gate.

- 30 The proposed right-of-way 'B' providing access to Lots 1 and 2 shall be designed and constructed in accordance with the minimum specifications set out in WDC plan No. 4105 to the satisfaction of Council.

Advisory Note:

- 1 When Building Consents are applied for the following matters will need to be addressed in any applications:
 - i For some building sites a Registered Engineer may be required to confirm that ground conditions are suitable for building.
 - ii For some sites a registered engineer may be required to design a suitable effluent disposal system.
 - iii Any effluent disposal systems for Lots 1 to 5 inclusive will need to be located as far as practicable from the gully edge.
 - iv Any stormwater will need to be collected and piped to the bottom of the gully or to soakholes located as far as practicable from the gully edge.

The reasons for this decision are:

- 1 The proposal satisfies the requirements of section 127 of the Resource Management Act 1991, and the tests of Section 127(3) of the Resource Management Act 1991 can be met:
 - (i) The adverse effect of the activity after the change of condition will continue to be minor,

and

 - (ii) The degree of adverse effect of the activity is likely to be unchanged or decreased as a result of the changes to condition 1.
- 2 The integrity of the consent conditions for the subdivision under consent 70 01 020 is unaffected by the proposed changes to the above conditions of consent."

A Lapsing of Consents

Your attention is drawn to section 125 of the Resource Management Act 1991. A summary of that section is that subject to section 357 and 358 a resource consent lapses on the expiry of two years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless

- (a) The consent is given effect to, before the end of that period:
- or
- (b) An application is made to Council up to three months after the expiry of that period which meets the criteria specified in section 125.

B Compliance with Conditions

Please note that unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

C Changes to Conditions

Your attention is drawn to section 127 of the Resource Management Act 1991 which enables an application to be made at any time to Council to change or cancel any condition of this consent on the grounds that a change in circumstances has caused the condition to become inappropriate or unnecessary and the other specified criteria of Section 127 can be met.

D Review of Decision on non-notified application

Your attention is drawn to section 357(2) of the Resource Management Act 1991. This section provides that there is a right of objection to Council in respect of this decision. Section 357(5) requires:

Any such objection shall be made by notice in writing to the Council, setting out the reasons for the objection, within 15 working days after the decision or requirement being notified to that person, or within such further time as may in any case be allowed by the consent of the Council.

E Right of Appeal

Your attention is drawn to the Resource Management Act 1991 sections 120 and 121 and also Resource Management Regulations 1991/170 Clause 10 and Part VI. Some key provisions to note are as follows:

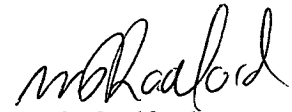
- i You may appeal against the decision of the Council by lodging a Notice of Appeal in the prescribed form with the Registrar of the Environment Court and with the Council within 15 working days of the receipt by you, or the person who filed the application on your behalf, of the Council's decision. The address of the Environment Court is as follows:

The Registrar
Environment Court
P O Box 5027
Wellington

- ii The appeal must be in the form prescribed by the Resource Management (Forms) Regulations 1991/170 or to like effect. The regulations may be purchased from the Government Printing Office. The form is identified as Form '7' in the regulations.
- iii A filing fee of \$55.00 GST inclusive must accompany every document by which appeal proceedings are commenced.
- iv Regulation 11 of the Resource Management (Forms) Regulations 1991/170 sets out important information as to the persons upon whom the appeal must be served and the time when service must take place. It is essential that these provisions be adhered to. Failure to do so may result in your appeal being struck out.

If you are in any doubt as to the procedures to be followed it is strongly recommended that you consult a lawyer.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'mRadford'.

Marie Radford
CUSTOMER FIRST

APPLICATION PLAN

01062/55

Sheet 1 of 2 Sheets

Applicant R.E. & L.B. Ingram

Comprised in C'sT 246/49, 303/347, 897/117

LOCAL AUTHORITY Waikato District

LAND DISTRICT South Auckland

SCALE: 1:3000 Date July 2000

TOTAL AREA: 66.2621 ha

This application plan has been prepared to meet the requirements of Sec. 219 Resource Management Act 1991.

REGISTERED SURVEYOR

Approved by the Waikato District Council under Sec. 105 of the Resource Management Act 1991, at a meeting held on the _____ day of _____ 19__ subject to the conditions in Resolution No. _____

AUTHORISED OFFICER

Schedule of Proposed Easement

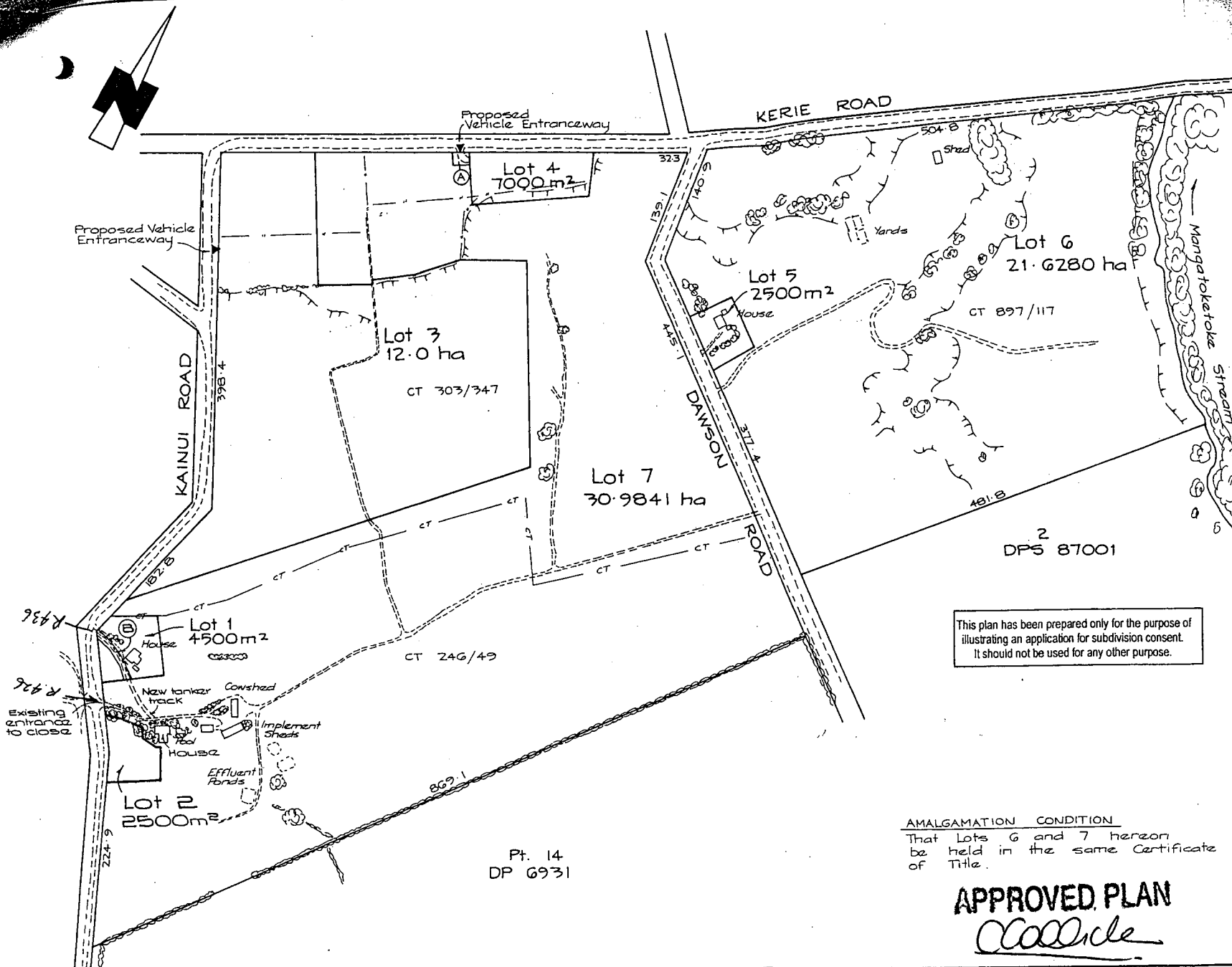
Purpose	Servient Tenement	Shown	Dominant Tenement
Right of Way	Lot 7 hereon	(A)	Lot 4 hereon
	Lot 1 hereon	(B)	Lot 7 hereon

Amended 22.11.00
Amended 13.12.00

NOTES

- Changes may occur to the layout of the proposal shown as a result of Resource Consent Conditions
- Areas and dimensions on this plan may be subject to change following field survey.

The copyright and intellectual property rights for the information shown on this plan remain the property of CKL Surveys Ltd



AMALGAMATION CONDITION

That Lots 6 and 7 hereon be held in the same Certificate of Title.

APPROVED PLAN

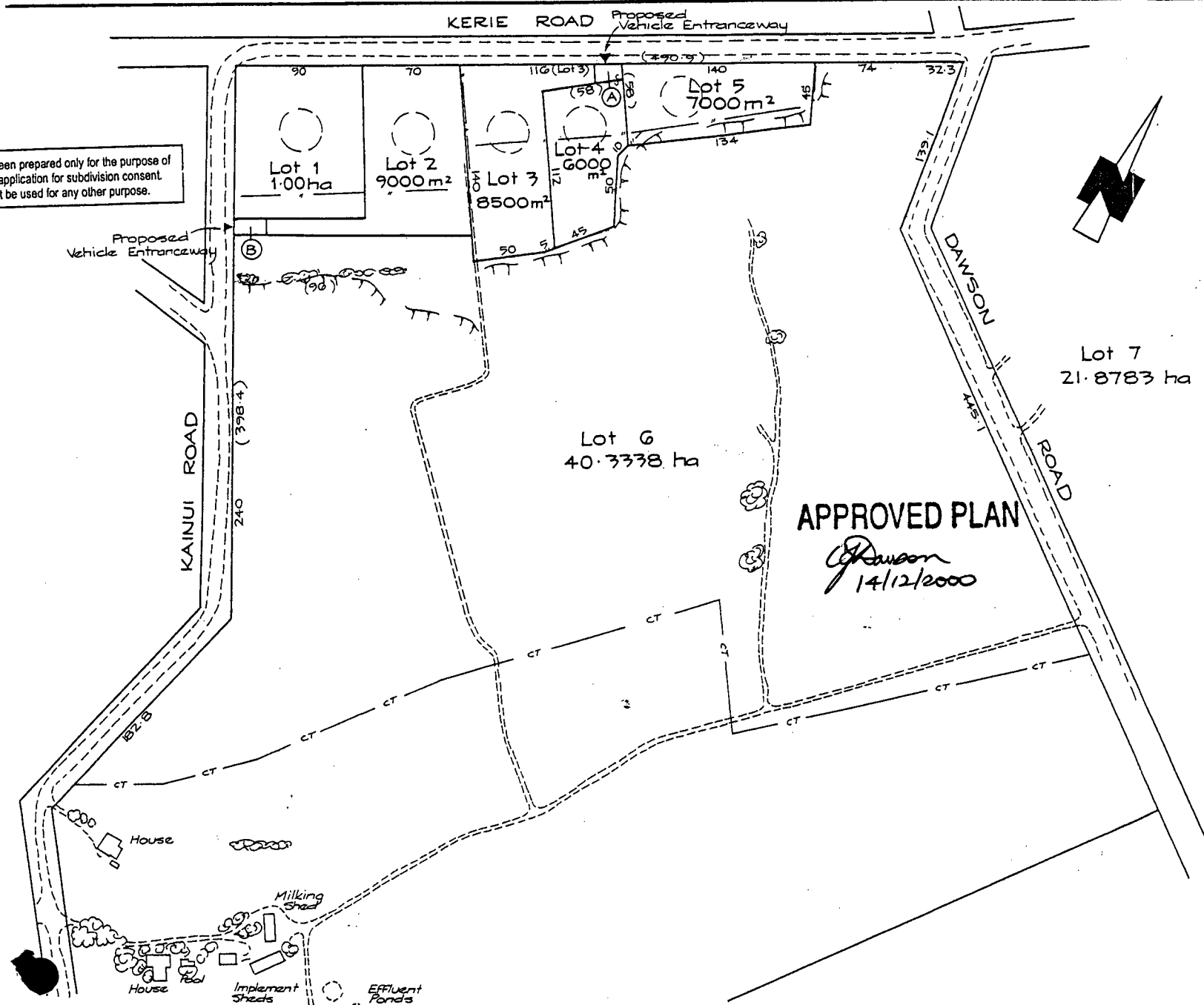
CKL Surveys



Land & Engineering Surveyors
Land Development Consultants
Resource Management Consultants
Members of The Consulting Surveyors of N.Z.

PROPOSED SUBDIVISION OF PT. LOT 15
DP 6931, LOT 1 & PT. LOT 2 DP 34566 &
PT. ALLOT. 229 PARISH OF KOMAKORAU (DP 10464)

This plan has been prepared only for the purpose of illustrating an application for subdivision consent. It should not be used for any other purpose.



APPLICATION PLAN

C1062 52

Sheet 2 of 2 Sheets

Applicant R.E. & L.B. Ingram

Comprised in CST 246/49, 303/347, 897/117

LOCAL AUTHORITY Waikato District

LAND DISTRICT South Auckland

SCALE: 1:2000 Date July 2000

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REGISTERED SURVEYOR

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AUTHORISED OFFICER

Schedule of Proposed Easements

Purpose	Servient Tenement	Shown	Dominant Tenement
Right of Way	Lot 4 hereon	(A)	Lots 3 & 5 hereon
Right of Way	Lot 2 hereon	(B)	Lot 1 hereon

REDUCED COPY

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CKL SURVEYS LTD

Land & Engineering Surveyors
Land Development Consultants
Resource Management Consultants

Members of The Consulting Surveyors of N.Z.

PROPOSED SUBDIVISION OF PT. LOT 15
DP 6931, LOT 1 & PT. LOT 2 DP 34566 &
PT. ALLOT. 229 PARISH OF KOMAKORAU (DP 10464)

APPLICATION PLAN C1062:55

Sheet 1 of 2 Sheets

Applicant R.E. & L.B. Ingram

Comprised in C'sT 246/49, 303/347, 897/117

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LAND DISTRICT South Auckland

SCALE: 1:3000 Date July 2000

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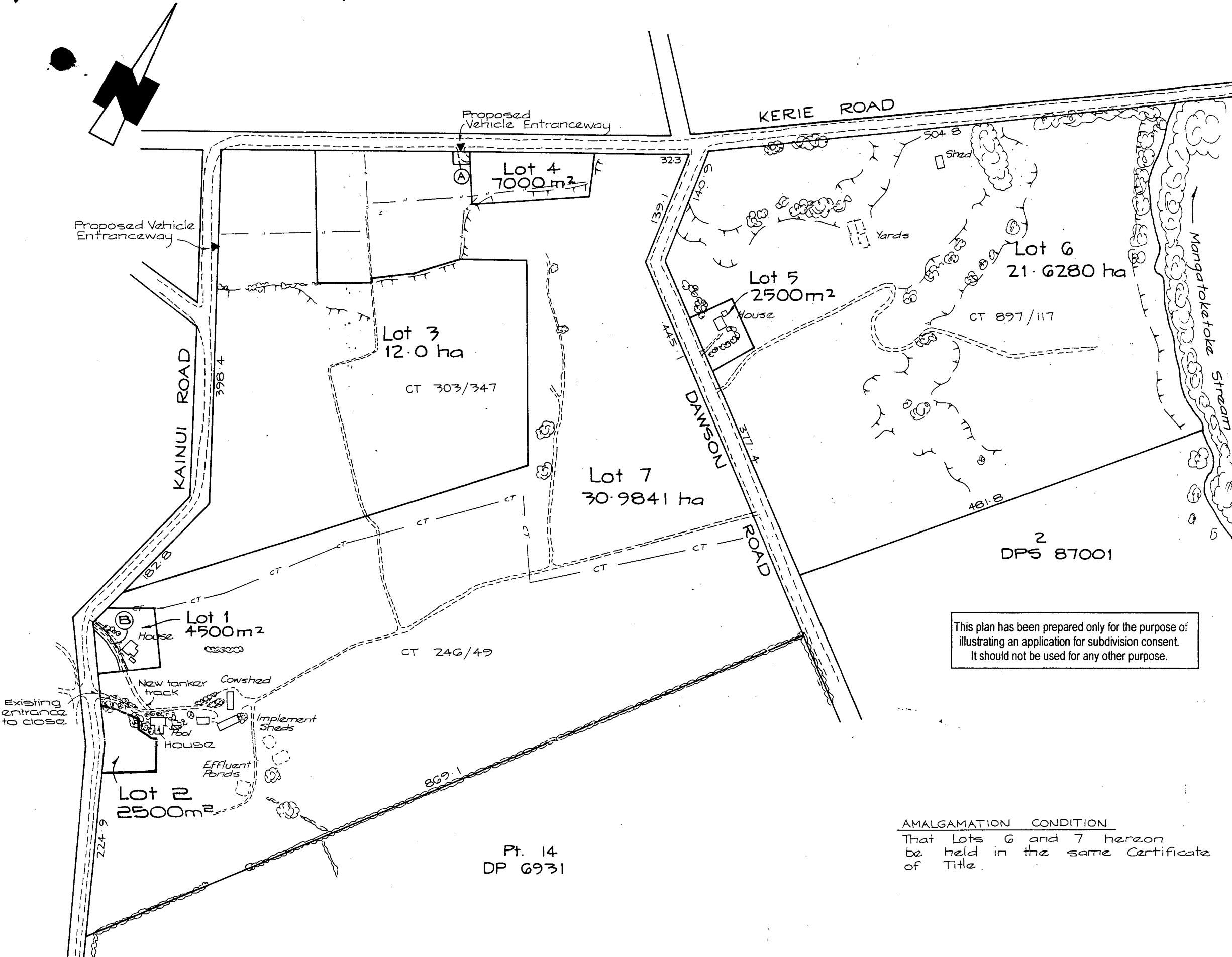
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**CKL SURVEYS**
LIMITED

Land & Engineering Surveyors
Land Development Consultants
Resource Management Consultants

Members of The Consulting Surveyors of N.Z.

PROPOSED SUBDIVISION OF PT. LOT 15
DP 6931, LOT 1 & PT. LOT 2 DP 34566 &
PT. ALLOT. 229 PARISH OF KOMAKORAU (DP 10464)

**APPLICATION
PLAN**

C1062:54

Sheet 1 of 5 Sheets

Applicant _____

R.E. & L.B. Ingram

Comprised in C&T 246/49, 303/347,

897/117

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	Lot 7 hereon	②	Lot 2 hereon

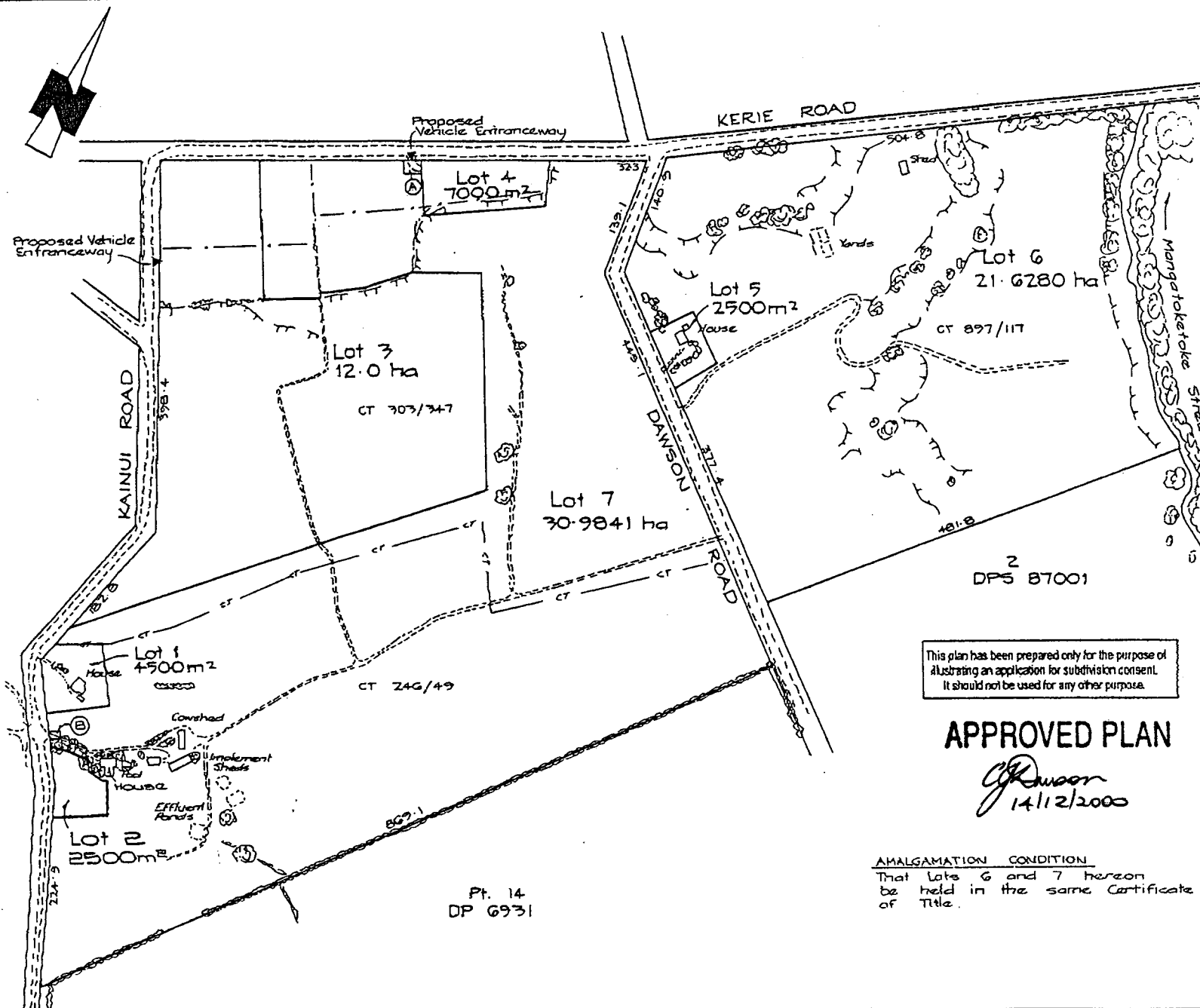
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APPROVED PLAN

J. Dawson
14/12/2000

AMALGAMATION CONDITION

That Lots 6 and 7 hereon
be held in the same Certificate
of Title.

PROPOSED SUBDIVISION OF PT. LOT 15
DP 6931, LOT 1 & PT. LOT 2 DP 34566 &
PT. ALLOT. 229 PARISH OF KOMAKORAU (DP 10464)

**CKL SURVEYS**

Land & Engineering Surveyors
Land Development Consultants
Resource Management Consultants

Members of The Consulting Surveyors of NZ

AUCKLAND

COROMANDEL

Applicant R.E. & L.B. Ingram
Comprised in C'sT 246/49, 303/347, 897/117
LOCAL AUTHORITY Waikato District
LAND DISTRICT South Auckland
SCALE: 1:3000 Date July 2000
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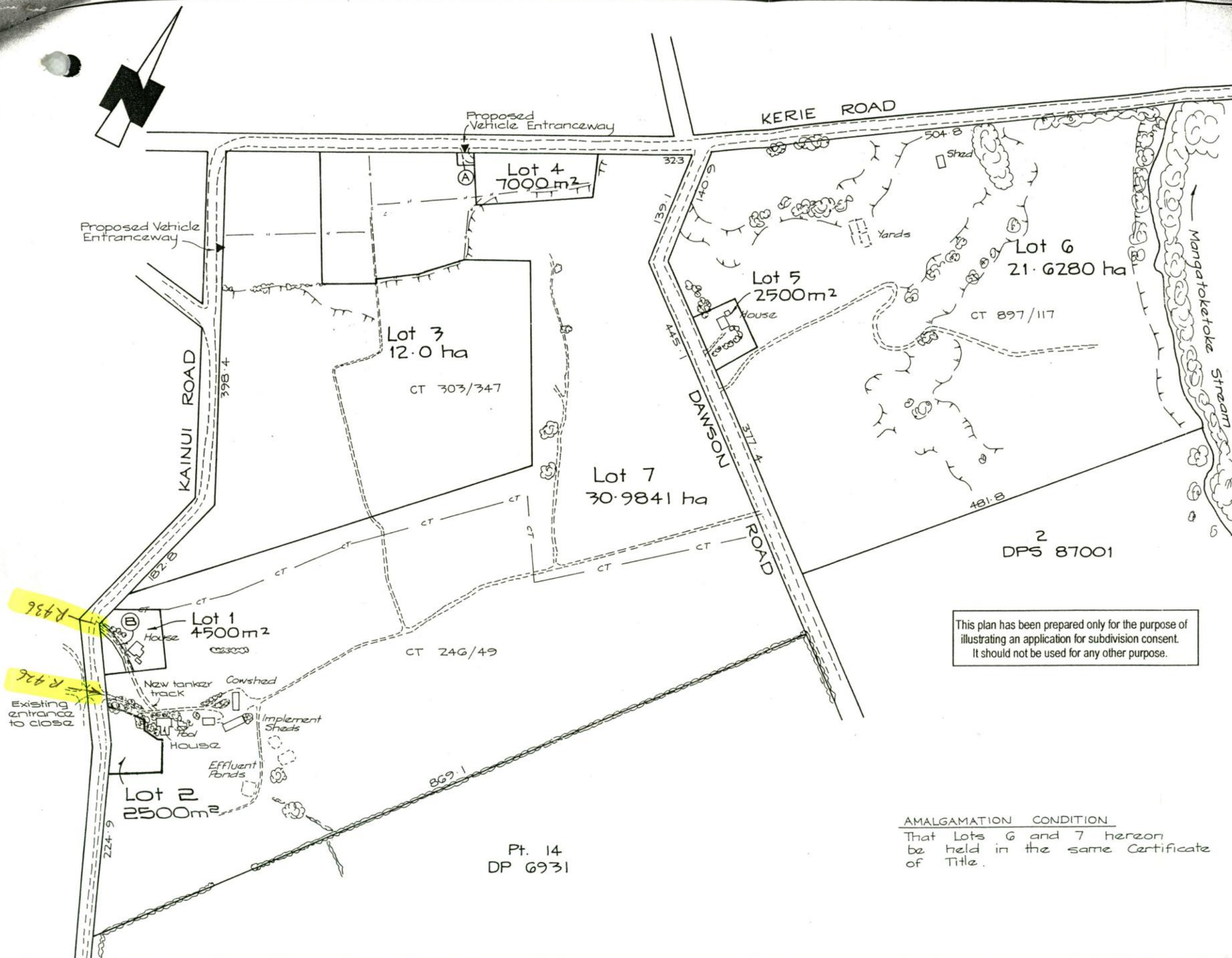
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That Lots 6 and 7 hereon be held in the same Certificate of Title.

LANDSCAPE ASSESSMENT

FOR

PROPOSED SUBDIVISION

- KAINUI ROAD, TAUPIRI

PREPARED BY

David Clayton-Greene

CGC LTD – LANDSCAPE COMPANY

12 SEPTEMBER 2000

LANDSCAPE ASSESSMENT

TO: Waikato District Council

APPLICANTS: Rex and Louise Ingram
426 Kaimai Road
Taupri

SITE ADDRESS: Cnr of Kerie and Kainui Roads

ADDRESS FOR
SERVICE: CGC Ltd
P O Box 8119
Cherrywood
Tauranga

Attention: David Clayton-Greene

DATE: 12 September 2000

LANDSCAPE ASSESSMENT

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- 3.0 METHODOLOGY**
- 4.0 THE PROPOSAL**
- 5.0 LANDSCAPE CHARACTER**
- 6.0 OUTSTANDING LANDSCAPES**
- 7.0 ACTUAL AND POTENTIAL EFFECTS**
- 8.0 LANDSCAPE RECOMMENDATIONS
AND MITIGATION MEASURES PROPOSED**
- 9.0 SUMMARY**

APPENDICES:

- APPENDIX ONE - SITE LOCATION MAP
- APPENDIX TWO - LANDSCAPE PLAN

LANDSCAPE ASSESSMENT

1.0 INTRODUCTION

This report has been prepared as required by the fourth schedule of the Resource Management Act 1991 as an assessment of the visual effects of the proposed subdivision of a rural block on the corner of Kainui and Kerie Roads (refer to Appendix One - Location Map)

It describes the existing landscape and visual characteristics of the site and surrounding area. It identifies the actual and potential effects of the proposal and the mitigation measures required to eliminate and reduce these effects.

An archaeological assessment and consultation with adjoining landowners is not included as part of this assessment.

2.0 DISTRICT PLAN CRITERIA

The proposal is non complying under the Waikato District Council's District Plan.

3.0 METHODOLOGY

A site survey was undertake on the 7th of September 2000. It included a walk over the site and viewing the site from Kainui, Kerie and Dawson Roads.

4.0 THE PROPOSAL

The proposal is to seek approval to subdivide an existing farm block of approximately 44.3 ha into 6 lots . Lots 1 – 5 inclusive, being small lifestyle blocks of between 7000m² to 1 ha. Lot 6, the residual balance of approx 40.3 ha, remaining as farmland with the existing dwelling and associated sheds. Lot 1 is a corner site adjoining Kainui and Kerie Roads while Lots 2 – 5 inclusive all adjoin Kerie Road. Lot 6 is located between Kainui and Dawson Road.

LANDSCAPE ASSESSMENT

5.0 LEGAL DESCRIPTION

The property is the proposed subdivision of PT Lot 15, DP 6931, Lot 1, PT Lot DP34566, PT ALLOT 229 Parish of Komakorau (DP 10464)

6.0 LANDSCAPE CHARACTER

The area is predominately low lying pasture that rises to a small knoll on Lot 1 and flattens out to small plateau on which Lots 2 – 5 are located



PHOTO ONE- Looking North towards Lots 1-5

An existing dwelling and associated farm buildings including a cow shed is located on Lot 6 on a small knoll and overlooks the farm. This is currently occupied by the applicants.

The site is presently grazed with dairy cows and covered in pasture with few trees, however scattered barberry hedges are a feature of the surrounding landscape. Two

LANDSCAPE ASSESSMENT

solitary, semi-mature gum trees are located within Lot 6 adjacent to a recently planted shelterbelt of alders.



PHOTO TWO- Existing gums and recently planted shelter belt in foreground.

The existing dwelling on Lot 6 has well established gardens and trees in the environs surrounding the house with a good mixture of New Zealand natives and exotics.

The existing properties along Kerie Road also have well established garden areas with hedgerows and poplars along the Kerie Road boundary.

The adjoining land to the Northeast on the other side of Dawson Road has some well established totara and pine plantations especially in the low lying paddocks adjoining the stream.

High tension power lines are located within the site and towards the western boundary.

LANDSCAPE ASSESSMENT

7.0 ACTUAL AND POTENTIAL EFFECTS

This proposal is seeking to utilise the natural contours of the site to create building platforms, all of which will have excellent views over the low lying farmland to the East / Southeast with the distant Kaimai ranges as a backdrop.

The development will create a small cluster of dwellings that will be of higher density to the adjoining areas of rural land to the South / Southeast. However it is of similar density to the dwellings on the opposite side of Kerie Road to the North/ Northwest.

The construction of any dwellings on high ground always needs to be carefully considered to avoid excessive silhouetting, a factor that is relevant to this proposal.

Care also needs to be taken when developing Lot 1 as it will be visible from the West.

The existing barberry hedge along the Kerie Road frontage adjoining Lots 1 – 4 offers good screenage and should be retained or replaced with a more appropriate ornamental species such as Olearia which then could be extended along Lot 5's boundary. (Refer to Appendix 2- Landscape Plan) and used to define the lot boundaries.

While the existing topography is well suited for building, some earthworks will be necessary to construct building platforms and driveways. The steeper ground on Lots 1 & 2 will require greater cuts thereby increasing the potential for visual scarring from batters.

The main effects therefore will be:

- High density of dwellings
- Silhouetting against skyline, making dwellings more visible from a greater distance from adjoining properties.
- Visual scarring from earthworks
- Visibility from Kerie and Kaimai Road

LANDSCAPE ASSESSMENT

8.0 MITIGATION MEASURES

Any changes that occur within a landscape facilitate changes to the visual appearance of the landscape, be they minor or major. This proposal is no exception. However the subdivision is not large and the resulting impact relatively minor. The close proximity of the neighbouring dwellings on the other side of the road has already established a small community and this proposal will enhance and strengthen that.

The use of boundary hedges along Kerie Road will provide a backdrop for the properties which when combined with the development of the gardens around each house effectively reduce any silhouetting.



PHOTO THREE- Existing hedge along the Kerie Road boundary.

LANDSCAPE ASSESSMENT

Care needs to be taken on Lots 1 and 2 to avoid siting dwellings on the knolls to ensure that they retain a low profile.

Tree planting is proposed on the embankments in Lot 6 beneath Lots 1 – 5 and along the road frontages to provide a framework planting that links these properties into the surrounding farmland and reflects the existing plantings along Kerie Road. This will further screen the properties.

Use of hedges within each lot will define boundaries and retain the rural character of the site.

Any bare earth cuts should be grassed and steep batters should be rounded off into natural contours to blend into the surrounding landscape.

LANDSCAPE ASSESSMENT

9.0 SUMMARY

The proposal is located within a rural dairy farming area and as such there is considerable open pasture. There are also a substantial number of dwellings and associated farm buildings, either individually located or set in small clusters within the adjoining neighbouring landscape.

Future development to the west of the site will see the establishment of the Northern motorway on the other side of Kaimai Road.

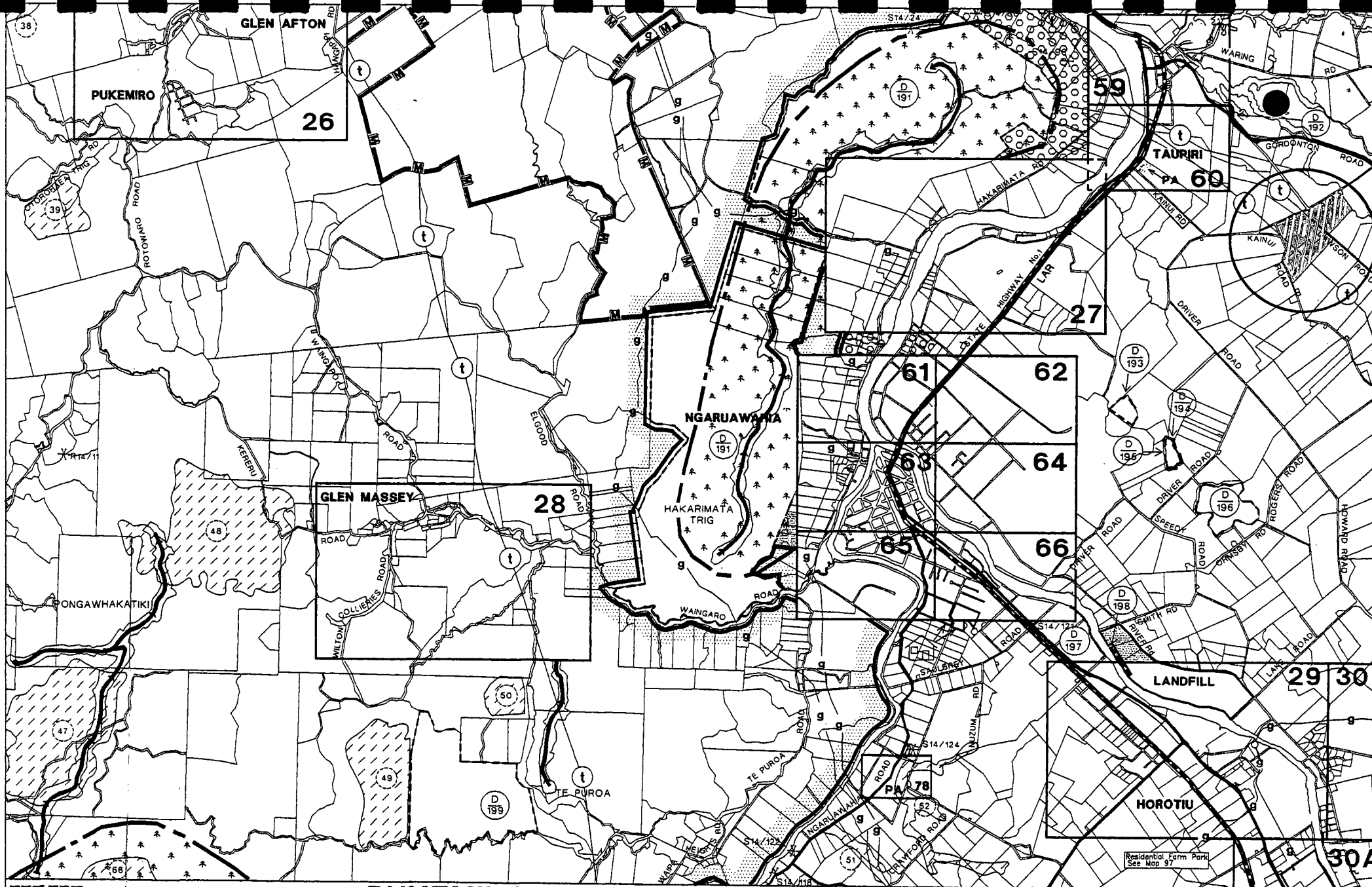
It is my opinion that this proposal is consistent with the development and growth of the area. The visual effects it will create are minor and can be well mitigated.

David Clayton-Greene

12 September 2000

LANDSCAPE ASSESSMENT

APPENDIX ONE



**WAIKATO
DISTRICT
PLAN**

PUKEMIRO, GLEN MASSEY, TAUPIRI NGARUAWAHIA

Scale 1:50000



May 2000

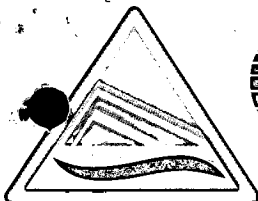
	7	8
9	10	11
13	14	

10

Residential Farm Park
See Map 9

LANDSCAPE ASSESSMENT

APPENDIX TWO



CKL SURVEYS LIMITED

Land & Engineering Surveyors
Land Development Consultants
Resource Management Consultants

Members of The Consulting Surveyors of N.Z.
ISO 9001 CERTIFIED

John J. Carter	MNZIS	Dip. Surv., Dip Bus Studies
Rod B. Keucke	MNZIS	Dip. Surv
David C. Latham	MNZIS	Dip. Surv., Dip Man. Studies
Gary R. Warner	MNZIS	Dip. Surv
Errol M. Balks	MNZIS	NZCE (Civil) B. Surv.

Auckland Office Manager Peter Burrows

29 September 2000

**Development and Environment Business Unit
Waikato District Council
Private Bag 544
NGARUAWAHIA**

Waikato District Council	
Mail R. 10/00SS	Referred to
RECD - 2 OCT 2000	
Copy to:	Instructions:
MAIL	

310 Tristram Street, P.O. Box 171
Hamilton, New Zealand
Telephone: (07) 839 2051
Facsimile: (07) 839 2052
Email: hn@cklsurveys.com

Our Ref: C1062

Attn: Chris Dawson

Dear Chris

Re: 70/01/020 – Further Information Request.

Further to your further information request received 17 August 2000 please find attached the following:

- Land Use Capability Report;
- Farm Economics Report;
- Landscape Assessment;
- Environment Waikato comments; and
- Objectives / Policies Assessment (Operative District Plan), Plan Change 8, Plan Change 7.

The following points are made in the information provided:

Land Use Capability Report:

- The area proposed for residential use ie: proposed Lots 1 – 5 of Stage 2 of the proposed development, has an elevated aspect and provides extensive views to the south, east and west. The clay soils are structurally suitable for housing and for containment of effluents, provided that the buildings and drainage areas do not intrude onto the steeper slopes to the south. All of this area is within the class IVE2 zone.

Farm Economics Report:

- The subdividing of four hectares of land (stage 2) located on Kerie Road will have minimal impact on the productivity of the balance of the holding. There is no adverse effect on the physical operation of the farm or on the potential for it to be combined

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with other land to the south. On a macro scale this proposal will have minimal effect on the district dairy production.

Landscape Assessment:

- The proposal is located within a rural dairy farming area and as such there is considerable open pasture. There are also a substantial number of dwellings and associated farm buildings, either individually located or set in small clusters within the adjoining neighbouring landscape.
- Future development to the west of the site will see the establishment of the northern motorway on the other side of Kainui Road.
- The proposal is consistent with the development and growth of the area. The visual effects it will create are minor and can be well mitigated.

Environment Waikato Comments:

- Drainage comments are made with respect to Stages 1 and 2 of the subdivision. The requirements for stage 1 are able to be bonded, subject to completion of stage 2.
- If Lots 6 and 7 were to remain in the same certificate of title, there would be no drainage requirements for stage 2 of the subdivision.
- Requirements include:
 - Existing private drains serving Lot 6 to be upgraded.
 - All trees, shrubs, and hedges to be removed within 7 metres of both sides of the drains.
 - Upgraded drains to be fenced.
 - Crossings along drains to be upgraded.
 - Appropriate gates to be provided.
- The requirements do not relate to potential effects on the environment being caused by the subdivision as proposed (particularly stage 2). It almost seems that the subdivision process is being used to place an obligation on the applicant to undertake upgrading works that in reality should be the responsibility of Environment Waikato.
- Any conditions imposed on consent that do not relate to avoiding, remedying or mitigating adverse effects on the environment caused by the subdivision as proposed would attract an objection pursuant to Section 357 of the Resource Management Act 1991.

Objectives / Policies Assessment:

- The subdivision as proposed is consistent with achieving the objectives and policies of the Operative District Plan, and Plan Changes 7 & 8.

Public Notification:

We acknowledge that Council Staff are unwilling to make decision on the application under delegated authority and that a hearing will be held to determine the application.

As discussed in the report submitted with the application for subdivision consent the proposed subdivision is simply giving effect to subdivision entitlements afforded to the three existing certificates of title subject to this application by the Operative District Plan and Proposed Plan Change 7.

Under the Operative District Plan the subdivision is a discretionary activity. The one identified area of non-compliance is sight visibility from the proposed entrance to Lots 1 & 2 (stage 2). This area of non-compliance will not result in adverse effects on neighbouring properties and written consents from these properties should not be required to be gained.

Plan Changes 7, 8 and 18 are all still in a proposed state and have yet to fully proceed through the statutory process prescribed by the First Schedule of the Resource Management Act 1991. As this is the case little weight can be placed on their provisions (other than to determine an activity category), particularly when considering public notification issues.

Other:

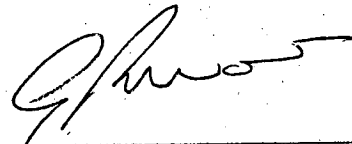
We trust that the attached information satisfactorily addresses the issues raised in your further information request and that the processing of the application can now proceed with a view to consent being granted.

Please contact us should you wish to discuss the above.

Yours faithfully
CKL SURVEYS LTD



**P.R Skilton
PLANNER**



**G Warner
DIRECTOR**

File No: 82 51 14
Document No: 628657
Enquiries to: Nicole Taylor

28 August 2000

Ingram

CKL Surveys Ltd
P O Box 171
Hamilton

Dear Sir or Madam:

R & E Ingram

We refer to your correspondence dated 17 August 2000 in respect of an application to subdivide a property in the vicinity of 426 Kainui Road, Taupiri.

Land drainage staff have inspected the proposed subdivision site and the following comments are relevant:

The proposed subdivision is to be undertaken in two stages with stage 1 being hypothetical, and illustrates the subdivision entitlements between the existing titles and the proposed Stage 2.

Comment and requirements are made on the proposed Stage 1 subdivision but the requirements can be Bonded until the completion of Stage 2

The parent Lots are within the Freshfield subdivision of the Taupiri drainage area and consist of two titles, one on either side of Dawson Road that both drain to the O'Hearn drain or the Mangatoketoke Stream.

In the Stage 1 subdivision, Lot 1, 2, 4, and 5 are on free draining land.

In the Stage 1 subdivision, parts of Lots 3, 6, & 7 require drainage.

In the Stage 1 subdivision, Lot 6 is served by the present Council drains.

In the Stage 1 subdivision, Lot 3 and 7 will need to be served by new Council drains and the existing network that serves these Lots will need to be upgraded.

In Stage 2 of the subdivision, Lots 1, 2, 3, 4, and 5 are all on elevated free draining land.

In stage 2 of the subdivision Lot 6 will require drainage and existing private drains from the O'Hearn drain to Dawson Road that serve Lot 6 are to be upgraded.

In stage 2 of the subdivision Lot 7 will continue to be served for land drainage by the present drainage network.

If Lot 6 and Lot 7 were to remain in the same Certificate of Title, there would be no drainage requirements for Stage 2 of the subdivision.

The Environment Waikato land drainage requirements for this proposed subdivision are:

Stage 1 Requirements

The existing drains that drain from Lots 3 and 7 to the O'Hearn drain within Lot 6 are to be upgraded to cope with 38mm of runoff over a 24-hour period.

All trees shrubs and hedges are to be removed from within seven metres of both sides of the drains to facilitate machine access for maintenance.

The upgraded drains are to be fenced along both sides with a suitable fence that will exclude stock from the drains.

All crossings along the drains are to be upgraded to cope with 38mm of runoff with a head difference across the culvert of not more than 50mm.

Appropriate gates (3.6m wide) are to be provided adjacent to the drains and along one side, in all lateral fences, to facilitate the movement of drain maintenance machinery.

Any lateral drains draining into the drain on the side where the gates in requirement 5 are provided, are to be culverted adjacent to the drain to facilitate the movement of drain maintenance machinery.

Upon completion, the drainage work, provision of access and fencing of drains is to be inspected by Environment Waikato drainage staff who shall confirm if the drainage requirements have been completed satisfactorily.

The above requirements for stage 1 can be bonded, subject to the completion of Stage 2.

Stage 2 Requirements

The existing private drains from the O'Hearn drain to Dawson Road that serve the proposed Lot 6 are to be upgraded to cope with 38mm of runoff over a 24-hour period.

All trees shrubs and hedges are to be removed from within seven metres of both sides of the drains to facilitate machine access for maintenance.

The upgraded drains are to be fenced along both sides with a suitable fence that will exclude stock from the drains.

All crossings along the drains are to be upgraded to cope with 38mm of runoff with a head difference across the culvert of not more than 50mm.

Appropriate gates (3.6m wide) are to be provided adjacent to the drains and along one side, in all lateral fences, to facilitate the movement of drain maintenance machinery.

Any lateral drains draining into the drain on the side where the gates in requirement 5 are provided, are to be culverted adjacent to the drain to facilitate the movement of drain maintenance machinery.

Upon completion, the drainage work, provision of access and fencing of drains is to be inspected by Environment Waikato drainage staff who shall confirm if the drainage requirements have been completed satisfactorily.

If Lot 6 and Lot 7 were to remain in the same Certificate of Title, there would be no drainage requirements for Stage 2 of the subdivision.

Should you wish to further discuss this matter, please do not hesitate to contact either Guy Russell or Phillip Ecclestone at our Hamilton office.

Yours faithfully



Nicole Taylor
Administration Officer
RESOURCE USE

Agricultural Business Associates



PO Box 14107

Hamilton

Phone 07 838 0477

Fax 07 838 0476

Suitability Assessment for a Proposed Subdivision - R & E Ingram- 426 Kainui Road, Taupiri with specific reference to Land Use Capability and Agricultural Economic Issues

1. Soils and Land Use Classification

1.1 Methodology

The site was inspected and soils were checked for soil type and against the Land Use Capability mapping and legend units.

The hill soils on this site are Kainui silt loams on reddish clays - rolling to moderately steep phase. The lower flats are generally Horotiu silt loams with some intermediate areas of Te Kowhai soils.

The usual problems of scale are evident in the Land Use Capability series, but despite this the physical inspection conducted, agrees very closely with the mapping units. To confirm the soils on this site against the mapped units a number of points within the area were sampled and checked.

1.2 Slope and aspect

The Kainui silt loams on reddish clays are classed as rolling and there are some steep areas on the southern slopes which are difficult to farm or build on. The proposed residential lots are generally forward of these steep areas and are gentle enough for residential use. (See the attached photographs.)

The rest of the property which is to be established as lots 6 & 7 is flat to easy rolling and is a very productive dairy unit.

1.3 Land Use Classification

The soils on the hills are classed as IVe2

These are described as strongly rolling on brown granular loams and clays overlying lithologies excluding basalt with a moderate to severe erosion hazard when cultivated. The accepted agricultural land use is for intensive grazing, occasional cropping and forestry.

The erosion potential is moderate to severe sheet and rill erosion when cultivated. In addition the soils are prone to pugging in winter especially under block grazing and they dry out in summer and are regarded as being lower producing in these two seasons.

The flats on the other hand are classed as IIw2.

Plots and terraces with organic soils formed from peat admixed with alluvium. It is claimed that there is a continuing slight wetness limitation that continues even after drainage.

Potential land use is regarded as intensive cropping, intensive grazing and production forestry.

While there is evidence of some organic patches the majority of the flats are Horotiu soils which are generally better than class IIw2 soils but the area is broken and does have random low and wet areas through it which predispose to the overall classification.

1.3 Potential suitability for food production

The Horotiu soils have a good potential for food production, but the Te Kowhai soils and the peaty patches are less well suited. All soils with high potential capability for food production are being retained in the larger lots under this proposal and will remain available for this use under this proposal. The proposal makes the better soils part of an enlarged title and it could be suggested that this improves the potential ability to retain these soils for that purpose under the proposal.

1.4 Land use suitability for subdivision

The area proposed for residential use i.e. proposed lots 1 - 5 of stage 2 of the proposed development, has an elevated aspect and provides extensive views to the south, east and west. The clay soils are structurally suitable for housing and for containment of effluents, provided that the buildings and drainage areas do not intrude onto the steeper slopes to the south. (Much of the desirable residential land in Hamilton city is located on similar soils.) All of this area is within the class IVe2 zone.

The land, while suitable for grazing and forestry is of lower value and suitability for intensive agriculture than the balance of the property. This makes the site well suited to more intensive residential holdings because the land features do provide some natural boundaries and very desirable views for potential home owners.

In my view the land is ideally suited to residential use.

2. Agricultural Economic Impact Report

2.1 Area

The current titles total 66.2621 ha.

2.2 General Background

This property was inspected on the 15 September 2000. The whole area is being farmed as a dairy unit with young stock grazed off the property. The farm is well managed and with production at almost 1000 kg of milksolids per hectare is within the top quartile for the area. The buildings and general maintenance are of a high standard and well looked after. The property is a credit to the owners.

2.3 Productive value of the site

As noted in the soils commentary the soils on the 5.5 ha of class IVE2 hill soils are of lower value and have a significantly lower level of production than the balance of the property. In approximate terms they could be gauged at approximately 75% of the per ha production compared with the balance of the farm. The lots proposed occupy 4.05 hectares of this strongly rolling brown granular clay loam soil. This land is the poorest on the property and does not have a high food producing capability.

There is no real opportunity to link with other productive units to the north because of the barrier posed by Kerie Rd and the fact that the two properties to the north are small titles now at approximately 12 ha each, of mostly class IVE2 land. This is complicated by the activities of Transit New Zealand in respect to the proposed new highway development the north and west of the property.

2.4 Best land use options

The proposed subdivision of this area into residential lots is not at the expense of better land use options. The redeploying of the other titles into larger lots will enhance the prospects for maintenance of the balance of the property in an agricultural activity despite the increasing spread of lifestyle and residential holdings. In my opinion this is consistent with the aims and objectives of the District Plan.

The balance of the property is reduced in size by 4.05 ha but on a proportion of the productive capability the effective reduction is equivalent to 3 ha of the better soils. On a proportion of the property this is equal to 4.5 % of its productive capability.

2.5 Viability on residual land area

The existing property as a dairy farm is viable as it stands and will remain so after the proposed change. The biggest factor affecting commercial viability for farms in the district is the debt service load. Provided this is moderate then properties of this size and production are effective family units.

The typical Waikato dairy unit used for farm monitoring by the Ministry of Agriculture is based on a property of 73 ha producing 52,000 kg of milksolids. This property is smaller but has a higher

level of productivity at 65,000 kg milksolids. The reduction of the area by approving this proposal will at most reduce the level of production to 62,000 kg.

If a milk price of \$3.50 is used rather than the current forecast in excess of \$4.00, then gross farm revenue net of stock purchases is more than \$220,000 and operating costs are typically 55% which leaves a gross margin of approximately \$100,000 to meet drawings, tax and debt service. While these figures vary seasonally on production levels and on the price paid for milk, the property is of a size that is reasonably robust. There is other similar land to the south and potential future amalgamations are not prejudiced by this proposal.

In general terms the smaller the land area, the greater the productivity per hectare required from a unit to provide an acceptable level of income for the farmer or grower concerned. This proposal leaves the most productive land in two significant titles and these two titles combined are more than adequate for an effective living to be made from farming.

2.6 Summary

The subdividing of four hectares of land located on Kerie Rd will have minimal impact on the productivity of the balance of the holding. There is no adverse effect on the physical operation of the farm or on the potential for it to be combined with other land to the south. On a macro scale this proposal will have minimal effect on the district dairy production.

For these reasons, my recommendation is that this development be approved.



Fred Phillips
Agricultural Consultant
September 2000

R & E Ingram



View to the north from Pt 1 to the class IVe2 area to be subdivided into lots 1 - 5



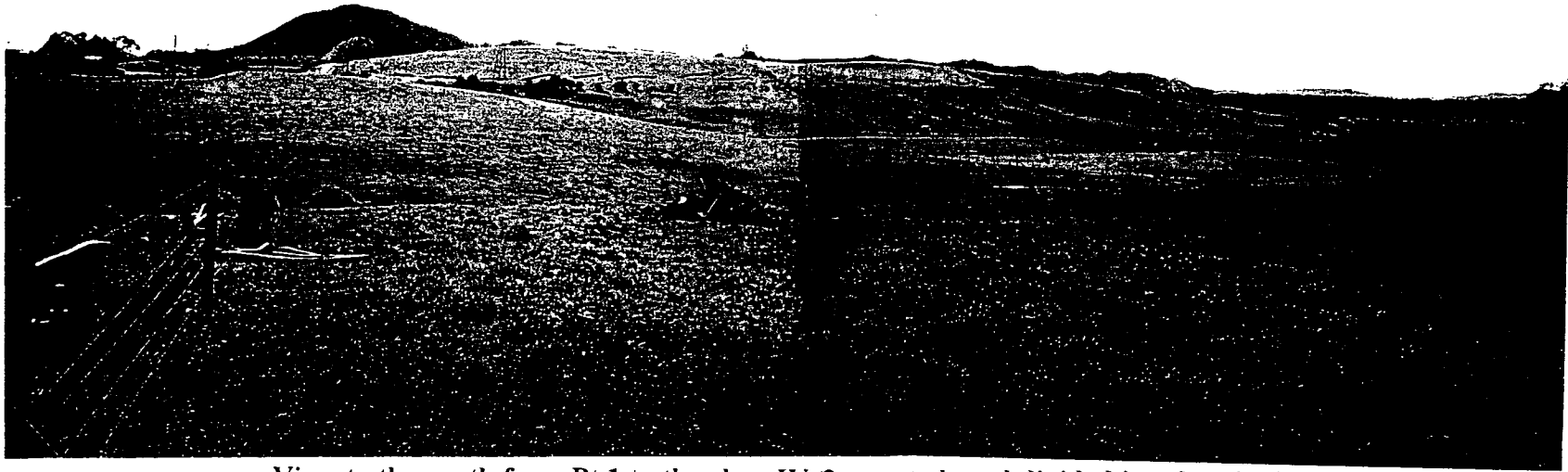
View from the east from Pt 2 showing the steeper, southerly faces of the class IVe2 soil. The class II soils are in the foreground.

Fredrick William Phillips

Qualifications and Experience

- Qualifications:** B.Ag.Sc, Massey University 1967
 Majors Marketing, Farm Management and Economics
 Dip Ag Eng (Hons) Lincoln 1969
 Majors Soil and Water Engineering
 Past member of the NZ Society of Soil Science
 Honary Life Member of the NZ Institute of Agricultural Science and member of NZ Society of Horticultural Science
- Expertise:** Agricultural Economics and Farm Management
 Soils, Drainage, Irrigation, Water Supply and Agricultural Waste Management
 Environmental Impact Assessment
 Project Management
 Strategic Business Management
- Employment** Began professional career as an Agricultural Adviser specialising in soil and water engineering with the then Department of Agriculture in Palmerston North.
- Shifted to Wanganui as the Sub-Regional Advisor in 1975. While in Wanganui, worked in association with the Ministry of Works and staff of the DSIR Soil Bureau, on the development of the Land Use Classification Project and the determination of the potential carrying capacities of the Central North Island soil sequences. Was a government nominee on the Rangitikei-Wanganui Catchment Board for 13 years with a close involvement with catchment protection work.
- Appointed Assistant Regional Manager of MAFTech North at Ruakura in 1987. This was to bring about the amalgamation of science and the advisory services in MAF and to develop the commercial operation of the organisation.
- In 1992 when science and consultancy was split into 14 different agencies, left MAF with two colleagues to establish Agricultural Business Associates, an agricultural consultancy practice in Hamilton.

R & E Ingram



View to the north from Pt 1 to the class IVe2 area to be subdivided into lots 1 - 5



View from the east from Pt 2 showing the steeper, southerly faces of the class IVe2 soil. The class II soils are in the foreground.

OBJECTIVES / POLICIES ASSESSMENT
Operative District Plan

Rural Zone		
Objective	Provision	Comment
9.1.1	To maintain the availability of, and the potential versatility of, the natural resources of land and soil (excluding minerals) in terms of their capability for the production of fuel food and fibre.	Stage 1 of subdivision utilises HQS. Stage 2 relocates titles to land classified as Class IV. Subdivision maintains the existing capability of High Quality Soils on the property to be used for the production of food, fuel and fibre.
9.1.2	To protect high quality soils so that their potential versatility is maintained in terms of their capability for the production of food, fuel and fibre.	Stage 2 of subdivision provides for the protection of high quality soils by relocating proposed lots to land that is not within the definition of high quality soils and by amalgamating all high quality soils into one certificate of title.
9.1.3	To ensure that the efficient extraction of mineral resources is not unduly compromised by other sensitive activities.	No aggregate extraction policy areas within 500m of subject property.
9.1.4	To ensure the efficient and effective management of the Districts physical resources of roading, land drainage and rural water supplies.	Subdivision will not impact on Districts physical resources.
9.1.5	To ensure intensive forms of farming, rural industries and commercial services do not adversely affect the environment.	Not Applicable
9.1.6	To ensure that the rural visual character and amenity values are maintained and enhanced.	Subdivision will result in the development of 5 additional dwellinghouses and associated buildings (stage 2) on a hill. Rural visual character in the area will change as a result of the subdivision. Any adverse effects on the rural visual character and amenity values of the area will be no more than minor and can be well mitigated.
9.1.7	To ensure urban consolidation of existing District urban areas is not compromised by interim development	Creation of additional lots will not compromise urban consolidation.
9.1.8	To ensure storage and disposal of waste associated with any activity does not create a public health risk.	Proposed lots in subdivision suitable for the on-site disposal of sewage.
9.1.9	To ensure that the intensification of rural land use does not adversely affect public health and safety.	Proposed lots will not create adverse effects on public health and safety.
9.1.10	To ensure that the intensification of land use does not increase the risk of land inundation.	Subdivision will not result in or accelerate inundation of neighbouring land.
9.1.11	To ensure that activities are not adversely affected by inundation.	Proposed lots not subject to inundation.
9.1.12	To ensure that rural industries and commercial services do not adversely affect traffic safety and the convenient use of state highways.	Not Applicable.
9.1.13	To enable the effective and efficient use	Not Applicable.

	of existing buildings and infrastructure on sites previously designated or used for rural industries and commercial services.	
9.1.14	To ensure that rural industries and commercial services are located in areas free from any natural hazard and coal mining subsidence.	Not Applicable.
9.1.15	To ensure that all land and building development associated with the establishment of rural industries or commercial services is designed and constructed to address the adverse effects of stormwater disposal, effluent disposal, and water supply or to offset the full costs of reticulated servicing.	Not Applicable.
9.1.16	To ensure that new lots created for commercial services are of sufficient size for the effective establishment of the proposed use.	Not Applicable.
9.1.17	To enable the Ruakura Agricultural Research Centre to function efficiently while maintaining the special amenity values within its area.	Not Applicable.
Policy	Provision	Comment
9.2.1	To minimise the amount of land taken out of productive use.	Subdivision will in 4.5 hectares of land being taken out of productive use. Number of lots being created does not exceed that anticipated and provided for by the Operative District Plan.
9.2.2	To minimise the extent to which the productive capability of land and soils (including high quality soils) is compromised within any lot.	Productive capability of soils not compromised by subdivision. Proposed Lots 1 – 5 (Stage 2) located on Class IV land.
9.2.3	To avoid, remedy or mitigate the effects of exploration, prospecting and extraction of minerals where they significantly compromise high quality soils	Not Applicable.
9.2.4	To minimise the extent to which the productive capability of soils is compromised and to ensure that any cumulative effects of subdivision do not adversely affect the quality and availability of the soils resource.	Subdivision will not compromise productive capability of soils or affect the quality or availability of the soil resource.
9.2.5	To promote the amalgamation of sites and the retention of large holdings, especially on high quality soils, and especially where there are a number of existing certificates of title with areas of about 4 hectares,	Stage 2 results in the creation of a large balance area (2 titles into one). Development associated with proposed Lots 1 – 5 not located on high quality soils.
9.2.6	To avoid sporadic forms of urban development which have adverse effects on major traffic routes, urban form, and the efficient provision of infrastructure.	Subdivision does not represent sporadic form of urban development.
9.2.7	To avoid potential adverse effects on State Highways from commercial	Not Applicable

	services	
9.2.8	To avoid or mitigate downstream effects of surface water runoff.	Stormwater collected via roof water collection and storage systems. Overflow discharged into ground. Downstream effects of surface water runoff negligible
9.2.9	To avoid, remedy or mitigate the visual and physical effects of tall or large buildings on the landscape and the overshadowing effect of trees on existing residences on adjacent properties in Rural Zones and on urban zoned land.	Visual effects controlled by development control provisions of Operative District Plan. Potential effects able to be mitigated.
9.2.10	To avoid the effects of light spillage and glare on neighbouring properties	Not Applicable
9.2.11	To avoid, remedy and mitigate risks to public health from waste storage and disposal systems.	Proposed Lotsuitable for on-site effluent disposal without risk to public health.
9.2.12	To avoid, remedy, or mitigate the adverse effects of development causing a reduction in the quality of: ▪ Roading resources and the consequent greater risk to public safety; ▪ Land drainage provided within drainage districts, and the consequent increased risk of inundation and reduced land productivity. ▪ Rural water supplies and the consequent greater risk to public health and reduced land productivity.	Subdivision will not result in a reduction in the quality of roading resources, land drainage or rural water supplies.
9.2.13	To avoid, remedy or mitigate the increased risks to public health and safety from the intensification of rural land use through: ▪ Significantly increased generation of road dust ▪ Significantly increased traffic generation ▪ Limitations on quality or availability of water supply.	Subdivision will not significantly increase road dust or traffic volumes or limit the quality or availability of water supply.
9.2.14	To avoid, remedy or mitigate the effects of increased stormwater runoff from any activity.	Stormwater collected via roof water collection and storage systems Overflow discharged into ground. Downstream effects of surface water runoff negligible
9.2.15	To avoid, remedy or mitigate the effects of flooding on any activity where land is subject to inundation.	Land subject to application not subject to inundation.
9.2.16	To allow flexibility in subdivision design provided that satisfactory building platforms, vehicular access, utility services, and other related provisions to assist with the commercial services can be achieved.	Not Applicable.
9.2.17	To recognise the New Zealand Logging	Not Applicable.

	Research Organisation, New Zealand Forest Code of Practice as a method of maintaining and enhancing natural resources and rural amenity values.	
9.2.18	To protect the Ruakura Agricultural Research Centre from a reduction of its area where this would adversely affect its function or significantly reduce its park like appearance.	Not Applicable.
9.2.19	To avoid the development of rural industries and commercial services on sites within any coal mining policy area.	Not Applicable.
9.2.20	To conserve special landscape features in any Residential Farm Park.	Not Applicable.
9.2.21	The locational and finite characteristics of minerals shall be recognised and mineral resources identified in the aggregate extraction policy area shall not be unduly compromised by the constraints of sensitive activities and associated subdivision occurring in proximity to the resource.	Not Applicable.
Section 36 – Strategic Routes, Roads and Vehicular Access		
Objective	Provision	Comment
36.1.1	To ensure safety for road users.	Subdivision will not compromise road safety.
36.1.2	To ensure the efficient and effective use of roads in the District.	Subdivision will not compromise road efficiency or effectiveness.
36.1.3	To ensure safe and efficient access to individual sites.	Safe and efficient access to proposed lots able to be provided assisted by the imposition of appropriate conditions on consent.
36.1.4	To ensure a balance between the needs of through traffic and the need to provide access to individual sites, taking into account the function of the road, as defined in the road hierarchy.	Kainui / Kerie / Dawson Road = Local Roads. Access function primary consideration.
36.1.5	To minimise adverse effects of the interaction between traffic/road systems and landuse/communities.	Subdivision will not cause adverse effects in this respect.
36.1.6	To provide for the safety and convenience of pedestrians and cyclists in urban residential subdivisions	Not Applicable
36.1.7	To enable utilisation of the road reserves without compromising traffic safety.	Not Applicable
Policy	Provision	Comment
36.2.1	To protect and improve the quality of roads.	Subdivision will not adversely affect road quality.
36.2.2	Where access to existing or new sites is required it should be designed to assist in reducing accident risks.	Proposed vehicle entranceways associated with the subdivision will not increase potential accident risks.
36.2.3	To reduce congestion and mitigate traffic hazards by ensuring a continuum of road usage between slow moving access traffic	Subdivision will not result in congestion on Kerie Road or in traffic hazards.

	and fast moving through traffic.	
36.2.4	To ensure traffic safety on strategic routes and District Arterial Roads, through minimum separation distances between intersections, between an intersection and an access, between accesses and minimum distance of sight line from an intersection and from an access.	Kainui, Kerie and Dawson Roads not a strategic route or a District Arterial Road.
36.2.5	To require on roads the alteration, replacement or removal of: ▪ Spot lights, security lights or floodlights. ▪ Vegetation, which is placed close to an intersection or access. ▪ Aerial distractions; and ▪ A proposed road or access which is parallel and close to a strategic route.	To be assessed by Council. Conditions may be necessary to achieve desired outcomes.
36.2.6	To encourage new residential and industrial zones to be served by roads which are not strategic roads.	Not Applicable.
36.2.7	To ensure that activities which attract, generate or rely on high volumes of traffic on sites with direct access to strategic routes do not cause a reduction in the safe, efficient and convenient use of these routes	Not Applicable.
36.2.8	To ensure that there are intersections on SH1 which provide convenient access to and from Huntly and Ngaruawahia in a safe and efficient manner.	Not Applicable.
36.2.9	To minimise the degree of severance for communities in the interest in parts of Huntly when improvements to SH1 are made.	Not Applicable.
36.2.10	To ensure that there are intersections on SH1 and 2 which provide convenient access to and from small settlements through which or near these roads pass.	Not Applicable.
36.2.11	To ensure that noise from new sections of strategic routes does not have significant adverse effect on nearby residents.	Not Applicable.
36.2.12	To ensure that the removal or residences, or the severance of residences and activities from communities of interest, be generally kept to a minimum.	Not Applicable.
36.2.13	To ensure that there is no disturbance to any waahi tapu sites or historic sites identified in the District Plan.	Not Applicable.
36.2.14	Ensure the safe, efficient and convenient movement of road and pedestrian traffic outside the Pa Zone at Turangawaewae.	Not Applicable.
36.2.15	To require a surface which is hard, dust-free and drained for private access to dwelling houses and access to other	Assume conditions will be imposed on consent in relation to land transport issues

	activities.	
36.2.16	To reduce the conflict between pedestrians/cyclists and vehicular traffic in urban residential subdivisions	Not Applicable.
36.2.17	To provide underlying zoning for roads	Not Applicable.
36.2.18	To improve amenity values in road reserves in towns and settlements.	Not Applicable.
36.2.19	To use airspace above the road in the Huntly Central Business Zone	Not Applicable.
36.2.20	To ensure activities on the road reserve do not compromise traffic activity and safety.	Not Applicable.
Section 42 – Subdivision		
Objective	Provision	Comment
42.1.1	To ensure that the subdivision of land creates allotments suitable for their intended use.	Proposed Lots suitable for their intended use for residential purposes and/or rural purposes.
42.1.2	To ensure that amalgamation of lots to form larger lots is encouraged.	Subdivision will result in the amalgamation of land currently held in separate certificates of title.
Policies	Provision	Comment
42.2.1	To ensure that adequate provision is made to service new allotments created by subdivisions.	Lot have the ability to be self sufficient with respect to water supply, stormwater disposal and sewage disposal. Lots able to be reticulated to electricity and telecommunications services.
42.2.2	To limit or refuse subdivisions where the land is unsuitable, or where activities are likely to exacerbate a natural hazard.	No development constraints on proposed lots that limit suitability for building activities.
42.2.3	That the design of subdivisions take into account topographical features and existing activities and buildings	Subdivision takes into account topographical features, existing activities and buildings.
42.2.4	To rationalise existing cadastral boundaries to achieve practical lot shapes and boundaries.	Not Applicable.
42.2.5	That each lot be assured of a satisfactory building platform.	Proposed lots suitable for building activities.

OBJECTIVES / POLICIES ASSESSMENT

Plan Change 7 & 18

Rural Zone

Objective	Provision	Comment
9.1.1	To maintain the potential, and life supporting capacity of the soil resource, whilst ensuring new lots are able to: ▪ Absorb stormwater runoff ▪ Accommodate household effluent disposal ▪ Maintain road safety ▪ Maintain the health and well being of people ▪ Reflect rural amenity values ▪ Retain community connection to their past ▪ Retain indigenous habitats ▪ Retain sediment from disturbed land	Proposed lots self sufficient with respect to stormwater and effluent disposal. Subdivision will not compromise road safety. Subdivision will not compromise health or well-being of people. Subdivision will not compromise rural amenity values. Subdivision will not compromise community connections to their past Earthworks undertaken on proposed Lots will provide for the retention of sediment from disturbed land. Assessed at building consent stage.
9.1.2	To retain rural land, particularly land containing high quality soils, in large holdings that maintain versatility and efficiency of use of the land in terms of the soils capability for the production of food, fuel, and fibre (including timber).	Proposed Lots 1 – 5 not located on high quality soils. High quality soils on property being amalgamated into larger balance lot.
Policy	Provision	Comment
9.2.1	To provide for subdivision of rural land into shapes and sizes that enable efficient use of land while retaining opportunities to use the soil resource now and in the future.	Subdivision layout enable efficient use of land while retaining opportunities for the soils resource to be used for productive agricultural purposes.
9.2.2	To ensure all new lots contain sufficient appropriate area: ▪ For the treatment and disposal of household effluent and stormwater runoff ▪ So that sediment resulting from building platforms, access and landscaping does not contaminate surface water; and ▪ So that significant levels of noise, dust, agrichemicals and odour can be contained within the boundaries of the lot.	Proposed lots have the ability to be self sufficient with respect to stormwater and effluent disposal. Sediment from access and building platforms able to be controlled to avoid contamination of surface water. Issues relating to noise, dust, agrichemicals and odour not relevant to proposed rural residential use of land.
9.2.4	To retain land containing high quality soils in appropriately shaped and sized lots that enable efficient use and development of the soil resource, now and in the future.	Retention of high quality soils on large lot enable the efficient use and development of the soils resource.

9.2.4A	To retain large holdings on high quality soils by limiting the opportunity to subdivide land containing high quality soils.	Subdivision potential of properties spent following this subdivision.
9.2.5	To promote amalgamation of land presently in small sites, and the retention of large holdings especially on high quality soils.	Balance land being amalgamated into one certificate of title.
Land Transport		
Objective	Provision	Comment
36.1.1	Development and maintenance of the land transport infrastructure in a way that avoids, remedies or mitigates adverse effects on the environment of the Waikato District, including the health and well being of the community.	See discussion under policies.
36.1.2	Any adverse effects of activities on the sustainable management of the land transport infrastructure are avoided, remedied or mitigated.	See discussion under policies.
Policy	Provision	Comment
36.2.1	Avoid, remedy, or mitigate adverse effects from the land transport infrastructure on the amenity values and natural and physical resources of the Waikato District.	Adverse effect on amenity values or natural and physical resources minor and able to be mitigated.
36.2.2	Ensure new roads and extensions to existing roads are consistent with the District roading hierarchy and that all subdivision and development of land incorporate provision for the connection of future stages of development to existing roads consistent with the roading hierarchy.	Not Applicable.
36.2.3	Require that all new or extended roads are appropriate and provide safe and convenient access and will avoid future inappropriate subdivision and development.	Not Applicable.
36.2.4	Maintain amenity values by encouraging high volumes of traffic and heavy vehicles to use national routes and arterial roads, and discouraging high volume and heavy traffic use of collector and local roads which serve rural areas, or pass through residential areas	Not Applicable.
36.2.5	Require all new roads and private ways to be designed and constructed to standards to mitigate adverse environmental effects and to enable safety and efficiency of vehicle movement including: (a) Urban roads and private ways to be sealed to an all-weather hard surface standard and having overhead	Assume conditions will be imposed on consent concerning land transport issues.

	lighting where appropriate. (b) Rural roads and private ways to be finished with an all-weather sealed or metalled surface appropriate to the expected volume of vehicle traffic. (c) Roads and private ways to have sufficient width to provide, where appropriate: - Carriageways capable of carrying two lanes of moving traffic except for very short local roads or private ways where potential traffic volumes are insufficient to warrant two lanes. - Public facilities, including pedestrian footpaths on one or both sides of the road as appropriate in urban situations - Above ground and subsurface public reticulated services - Street lighting - Drainage - Landscaping - Road side vehicle parking - Safety barriers and fences. (d) Vertical alignment such that inclines can be negotiated during all weather conditions and sight distances are adequate for road safety (e) Intersections to ensure adequate sight distances having regard to expected traffic volumes, speeds on approach roads, and other local features likely to influence safety at the intersection. (f) Cul-de-sacs to incorporate a turning head where light vehicles (cars) can turn without reversing, and larger vehicles after manoeuvring can enter and leave the cul-de-sac in a forward direction.	
36.2.6	Require all vehicle entrances connecting sites to public roads to be constructed between the kerb line and the property boundary in such a way as to minimise any adverse effect on the safety or convenience of users of public footpaths or road reserves.	Assume conditions will be imposed on consent in relation to land transport issues
36.2.7	Ensure that buildings in business areas ...	Not Applicable.
36.2.8	Enable use of public roads for a range of community activities.	Not Applicable.
36.2.9	Ensure that the cost of new roading, which is needed to provide access to new subdivision or development, is met by the developer, and that upgrading of existing roads that is needed is contributed to by	Not Applicable.

	the developer.	
36.2.10	Ensure that subdivision and development of land adjacent to public roads does not compromise the safe or efficient flow of traffic along these roads through increased entranceways, kerb-side vehicle parking, or location of access points and intersections.	Subdivision will not result in increased traffic that will compromise safe and efficient flow of traffic along Kainui, Kerie or Dawson Roads.
36.2.11	Provide for traffic control and directional signs and road marking on or adjacent to all road and rail facilities.	Traffic control, signs and road marking not required as part of subdivision.
36.2.12	Ensure that buildings, vegetation and activities do not reduce clear sight lines for trains and road vehicles at level rail crossings, or for vehicles at road intersections.	Not Applicable.
36.2.13	Avoid or mitigate any adverse effects from activities on the safe and efficient operation of roads, including glare, inappropriate direct lighting, smoke, discharges and shading onto the road, or inappropriate distractions.	Not Applicable.
36.2.14	Ensure that the location, design and number of signs visible from roads do not compromise the safety of road users.	Not Applicable.
36.2.15	Ensure that activities which generate a demand for vehicle parking, except in town centres, or which involve loading or unloading provide space within the activity site to accommodate manoeuvring, loading and unloading of vehicles as well as safe and convenient access onto roads.	Vehicle parking and manoeuvring for proposed lots able to be accommodated within each lot.
36.2.16	Ensure that the amenity for pedestrians and the retail character of Town Centres are retained.	Not Applicable.
36.2.17	Require vehicle entrances from roads to be constructed and maintained to standards appropriate to the level of service provided by the road in terms of road geometry, traffic volume, pedestrian traffic and local traffic speed.	Assume conditions will be imposed on consent in relation to land transport matters
36.2.18	Require appropriate facilities for vehicle parking, loading, unloading and storage of goods at mooring and boat facilities	Not Applicable.
36.2.19	Require new urban subdivisions ...	Not Applicable.
36.2.20	Where proposed allotments have access from a public road, require that access to be suitable for the safe and efficient carriage of vehicles, cyclists and pedestrians.	Locations of proposed vehicle entranceways suitable for the safe and efficient carriage of vehicles.

Change 8

Objective	Provision	Comment
42.1.1	To ensure that the subdivision of land creates allotments suitable for their intended use.	Proposed lots suitable for undertaking activities permitted in the rural zone.
42.1.2	To ensure that amalgamation of lots to form larger lots is encouraged.	Subdivision results in the creation of one large certificate of title.
Policy	Provision	Comment
9.2.22	To encourage the rationalisation of boundaries of existing allotments and the amalgamation of allotments into larger parcels particularly where their size and configuration are not well suited to permitted rural activities.	Stage 2 – boundary relocation. Subdivision layout provides for the amalgamation of high quality soils into two certificates of title
42.2.1	To ensure that adequate provision is made to service new allotments created by subdivisions.	Proposed lots able to be self sufficient with respect to water supply and stormwater and sewage disposal. Proposed lots able to be connected to electricity and telecommunications services.
42.2.2	To limit or refuse subdivisions where land is unsuitable, or where activities are likely to exacerbate a natural hazards.	No significant development constraints on land subject to subdivision consent application.
42.2.3	That the design of subdivisions takes into account topographical features and existing activities and buildings.	Subdivision takes into account topography, existing buildings and farming activities.
42.2.4	To rationalise existing cadastral boundaries to achieve practical lot shapes and boundaries and to result in some larger parcels of land.	Subdivision will result in some larger and smaller parcels of land.
42.2.5	That each lot be assured of a satisfactory building platform.	Proposed lots suitable for building activities.



**Waikato District
COUNCIL**
Your Community Partner

NGARUAWAHIA OFFICE

FAX NUMBER	839 2052	YOUR REF	C1062
		OUR REF	70 01 020
COMPANY	CKL Surveys Ltd	DATE	24 August 2000
ATTENTION	Peter Skilton	PAGE	1 OF 1
SENDER	Malcolm Brown (Development Engineer)		

RE & LB Ingram - Kainui Rd - Taupiri

Further to our further information notice of the 16 August 2000, could you please discuss the following vehicle entrance issues with your client?

- The proposed entrance into right-of-way "A" appears to be located too far south-west to provide forward visibility for vehicles turning right into the entrance. The exact location of this entrance is critical and will need to be determined on site. The curve warning/speed sign may also require relocating to provide sight lines.
- The existing house and dairy entrance at RAPID 426 Kainui Road has a restricted sight distance to the south of 63 metres. The speed environment for vehicles approaching from the south is 80km/hr, and a sight distance of 130 metres is required. The restriction is due to the road vertical curve to the south, and the relocation of the entrance to a more suitable location will need to be investigated.
- Location of the existing boundaries at the intersection of Dawson and Kerie Road, the western corner of Lot 1 and the corner by the house at RAPID 436 will need to be investigated. The application plan indicates that the road pavement is close to or within the lots concerned and areas to vest will need to be determined as part of the consent process.

Could you please discuss these issues with your client and advise. This application will remain suspended until these issues are resolved.

Regards

Malcolm Brown

DEVELOPMENT ENGINEER

CC

Chris Dawson
Planning Admin

FYI

Please suspend application

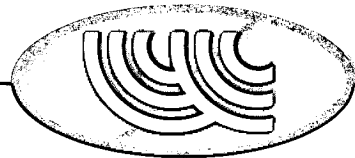
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Thank you.

NGARUAWAHIA 15 Galileo St, Ngaruawahia, NZ Ph (+64) 7 824 8633
DISTRICT OFFICE FAX (+64) 7 824 8091

HUNTLY 148 Main Street, Huntly, NZ
AREA OFFICE Ph (+64) 7 828 7551 or (+64) 7 828 7552
FAX (+64) 7 828 7035

HAMILTON 1 Clyde Street, Hamilton East, NZ. Ph (+64) 7 856 3198
AREA OFFICE FAX (+64) 7 856 5170

RAGLAN 7 Bow Street, Raglan, NZ Ph (+64) 7 825 8129
AREA OFFICE FAX (+64) 7 825 7054



**Waikato District
COUNCIL**
Your Community Partner

Your Ref:

FILE COPY

16 August 2000

Mr Peter Skilton
CKL Surveys Limited
P O Box 171
HAMILTON

In reply please quote:
RMA 70/01/020

If calling, please ask for:
Chris Dawson

Fax: 07 839 2052

Dear Peter

**FURTHER INFORMATION NOTICE – RMA 70/01/020, INGRAM, KAINUI ROAD,
TAUPIRI**

I acknowledge receipt of the subdivision application on 7 August 2000. Pursuant to section 92 of the Resource Management Act, Council requires the following further information in order to better understand the nature of the application:

1. The subdivision application is located within a drainage district administered by the Waikato Regional Council. I note that you have initiated consultation with Environment Waikato and look forward to a copy of their response on this development.
2. The development of Stage 2 of the subdivision will result in a significant amount of development being located on a prominent hill in the area. Please provide an assessment by an appropriately qualified landscape architect detailing the potential visual effects of this stage of the development and the manner in which these visual effects will be avoided, remedied or mitigated.
3. Provide a land use capability report for the area encompassed by Lots 1, 2, 3, 4 and 5 of Stage 2 of the proposed development. As a discretionary activity under Plan Change 8 Council is required to assess potential adverse effects on the environment of the development. No indication has been given as to the relevant land use capability of the area within the Rural Residential lots proposed as part of Stage 2 of the development.
4. Provide a farm management report detailing the manner in which the proposed subdivision will effect the potential for versatility of the natural resources of land and soil.
5. Provide an assessment of the proposed development against the Objectives and Policies of the Operative Waikato District Plan, Plan Change 8 and Plan Change 7.

The application will be suspended pending the receipt of the further information requested in items 1-5 above. A copy of the application has also been forwarded to Council's Roding and Utilities Departments for comment and they may respond separately to you regarding any information they require.

I also advise that Council's Development Planner has decided that the Hearings Committee will determine this application. Following the receipt of the above information a decision will be made as to whether the application will be publicly notified.

Please contact the writer if you have any questions in relation to this matter.

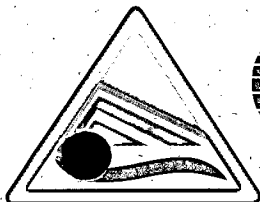
Yours sincerely

Chris Dawson
PLANNER
DEVELOPMENT AND ENVIRONMENT BUSINESS UNIT

Email – chris.dawson@waidec.govt.nz

cc – Malcolm Brown, Deidre Hills, Alistair Muirhead – Waikato District Council

1004996



CKL SURVEYS LIMITED

Land & Engineering Surveyors
Land Development Consultants
Resource Management Consultants

Members of The Consulting Surveyors of N.Z.
ISO 9001 CERTIFIED

John J. Carter	MNZIS	Dip. Surv., Dip Bus Studies
Rod B. Keucke	MNZIS	Dip. Surv
David C. Latham	MNZIS	Dip. Surv., Dip Man. Studies
Gary R. Warner	MNZIS	Dip. Surv
Errol M. Balks	MNZIS	NZCE (Civil) B. Surv.

Waikato District Council
08/0163
RECD - 7 AUG 2000 RECD
MAIL

310 Tristram Street, P.O. Box 171
Hamilton, New Zealand
Telephone: (07) 839 2051
Facsimile: (07) 839 2052
Email: hn@cklsurveys.com

02 August 2000

Chief Executive Officer
Waikato District Council
Private Bag 544
NGARUAWAHIHA

Our Ref: C1062

Dear Sir/Madam

**Re: R.E & L.B Ingram – Kainui Road, Taupiri
Application for Subdivision Consent**

Please find attached an application for subdivision consent pursuant to Section 88 of the Resource Management Act 1991.

A cheque for \$1000.00 being your fees for processing non-notified non-complying activity applications for subdivision consent is attached. The application is assigned a non-complying activity status under the provision of Plan Change 7.

Please contact us should any additional information be required.

Yours faithfully
CKL SURVEYS LTD

**P.R Skilton
PLANNER**

**G Warner
DIRECTOR**

BRANCH
OFFICES

44 Rickit Road, P.O. Box 126,
Te Awamutu.
Ph: (07) 871 6144
Fax: (07) 871 6181

123 Manukau Rd, Epsom
PO Box 99463, Newmarket, Auckland
Phone: (09) 623 8303
Fax: (09) 623 8334

Coromandel
Ph: (07) 866 8609



FORM 5

APPLICATION FOR RESOURCE CONSENT
UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

**TO: Chief Executive Officer
Waikato District Council
Private Bag 544
NGARUAWAHIA**

Our Ref. C1062

I RE & LB Ingram apply for the Resource Consent described below

1. Name and address of owners: **RE & LB Ingram, 426 Kainui Road, RD1 Taupiri**
2. Name and addresses of occupiers: **As Above**
3. Location: **Kainui Road**
4. Legal descriptions: **Pt Allot 229 Komakorau Psh (CT:246/49)
Lot 1 & Pt Lot 2 DP 34566 (CT: 897/117),
Pt Lot 15 DP 6931 (CT: 303/347)**
5. Type of resource consent sought: **Subdivision Consent**
6. Proposed activity: **Create 7 new Certificates of Title.**
7. Other resource consents necessary/applied for: **N/A**
8. Environmental impact assessment: **See Report and Accompanying Information**
9. Enclosed: **Report**
 - Appendix 1 – Certificate of Title and Location Map**
 - Appendix 2 – Application Plan C1062:S2 Sheet 1**
 - Appendix 3 – Application Plan C1062:S2 Sheet 2**
 - Appendix 4 – District Plan Assessment (Operative District Plan)**
 - Appendix 5 – District Plan Assessment (Changes 7 & 18)**

Signature: _____

**P.R Skilton (on behalf of applicant)
Planner**

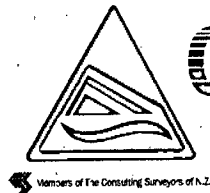
Date: _____

02/08/20

Phone Number (07) 839 2051

Fax number: (07) 839 2052

**Address for Service: C/- CKL Surveys
Registered Surveyors
PO Box 171
HAMILTON**



CKL SURVEYS

CKL Surveys Ltd

Our Reference	:	C1062
Date	:	2 August, 2000
Location	:	426 Kainui Road, Taupiri
Legal Description	:	Pt Lot 229 DP 10464 Psh of Komakorau (CT: 246/49) Pt Allot 15, Allot 229E and Pt Allot 229 Psh of Komakorau (CT: 303/347) Lot 1 & Pt Lot 2 DP 34566 Psh of Komakorau (CT: 897/117)
Client	:	R.E & L.B Ingram
Territorial Authority	:	Waikato District Council
Zoning	:	Rural Zone,
Proposal	:	To Create Seven New Certificates of Title
Activity Category	:	Discretionary Activity

1.0 Introduction:

1.0.1 There are three existing certificates of title subject to this application for subdivision consent, the date these titles were created and their land areas follow:

- CT: 246/49 – Created 24/11/1915, Land Area = 20.2342 hectares;
- CT: 303/347 – Created 12/04/1920, Land Area = 24.14965 hectares;
- CT: 897/117 – Created 27/02/1948, Land Area = 21.8783 hectares.

1.0.2 It is proposed to undertake a two stage subdivision.

1.0.3 Stage 1 will implement the subdivision rights afforded to the certificates of title via surplus house lot, rural house lot and rural lot rules contained in the Operative Waikato District Plan.

- 1.0.4 Stage 2 will relocate the titles created as Stage 1 to achieve the applicants desired subdivision layout.
- 1.0.5 Stage 1 of the subdivision is hypothetical only. It is not the applicant's intention that this stage will ever be implemented.
- 1.0.6 A copy of the certificates of title subject to this application and a location map are attached as Appendix 1.
- 1.0.7 Plan C1062:S2 (Sheet 1) illustrating the stage 1 subdivision proposal is attached as Appendix 2.
- 1.0.8 Plan C1062:S2 (Sheet 2) illustrating the stage 2 subdivision proposal is attached as Appendix 3.

2.0 Existing Certificates of Title:

2.1 CT: 246/49:

- 2.1.1 This title contains the applicants existing house, a cottage, cowshed and other buildings accessory to the use of the land for farming purposes.
- 2.1.2 The title has frontage to Kainui Road and Dawson Road. Primary vehicle access is gained from Kainui Road.
- 2.1.3 The land is connected to electricity and telecommunications services, sewage disposal is via septic tank, stormwater is disposed of to ground. The drainage pattern on the property consists of a number of overland drains which ultimately feed into the Mangatoketoke Stream.
- 2.1.4 The title is characterised by flat to gently undulating topography.

2.2 CT: 303/347:

- 2.2.1 This title is vacant of development.
- 2.2.2 The title has frontage to Kainui Road, Dawson Road and Kerie Road. Principal vehicle access is gained from Dawson Road.
- 2.2.3 The land is not connected to electricity or telecommunications services, although these services are available along the Kerie Road frontage of the title.
- 2.2.4 The title is characterised by an elevated portion of land near its northern boundary. A steep south facing bank provides the transition in topography. This elevated land is where the proposed subdivision layout of stage 2 will be given effect to.

2.3 CT: 897/117:

- 2.3.1 This title contains an existing house. The northeastern boundary of the property is formed by the Mangatoketoke Stream.
- 2.3.2 The title has frontage to Dawson Road and Kerie Road. Principal vehicle access is gained from Dawson Road.
- 2.3.3 The title is connected to electricity and telecommunication services. Sewage is disposed via septic tank. Stormwater is disposed of to ground.
- 2.3.4 The title is characterised by generally flat topography.

3.0 Subdivision Proposal:

3.1 Stage 1:

- 3.1.1 It is proposed to divide the three certificates of title into seven lots. The area of land associated with these lots and the means by which they are being created, is as follows:

- Lot 1 (Surplus House Lot) – 4500m²;
- Lot 2 (Rural House Lot) – 2500m²;
- Lot 3 (Rural Lot) – 12 Hectares;
- Lot 4 (Rural House Lot) – 7000m²;
- Lot 5 (Rural House Lot) – 2500m²;
- Lot 6 (Rural Lot) – 21.6280 Hectares;
- Lot 7 (Rural Lot) – 30.9841 Hectares.

- 3.1.2 It is proposed that for Stage 1 only Lots 6 and 7 will be amalgamated and held together in one certificate of title. This will provide for the relocation of Lot 5 in a complying manner. The amalgamation will be revoked following Stage 2 so that the land on the northeastern side of Dawson Road is held in a separate certificate of title. The amalgamation is hypothetical only and does not need confirmation as to its practicality from the District Land Registrar.

Vehicle Access:

- 3.1.2 Vehicle access for Lots 1, 5, 6, and 7 are existing. The required visibility of 200m from the Kainui Road entranceway for Lot 7 cannot be achieved.
- 3.1.3 A new vehicle entranceway will need to be constructed for proposed Lots 3 and 4. It is anticipated that conditions will be imposed on consent requiring this. As the proposed entranceways will also form the vehicle access for the Stage 2 subdivision there would be no objection to a condition of this nature.

3.1.4 The vehicle entranceways along Dawson Road serving Lots 5, 6 and 7 have been recently upgraded following recent Council works. We assume that these works were completed to Council standards and that no conditions requiring the upgrading of these vehicle entranceways will be imposed on consent.

3.1.5 The imposition of a requirement to construct a vehicle entranceway to Lot 2 would be strongly opposed. The location of Lot 2 is purely hypothetical only (ie: it will never exist). The applicants should not be required to construct a vehicle entranceway that will immediately become redundant following its construction.

Water Supply:

3.1.6 Water supply for the farm is currently gained from an existing bore on the property. This services the existing houses on Lots 1 and 7. As these houses will continue to remain in the same certificate of title following stage 2 there should be no requirement to provide an independent means of water supply for Lot 1.

3.1.7 Water supply for the house on Lot 5 is also gained from the main house bore. There is an unused bore on CT: 897/117 that could be used for water supply if this property was sold.

3.1.8 Lots 2 and 4 are able to be self-sufficient with respect to water supply from roof water collection and storage systems. There should be no requirement to provide a potable water supply for Lot 2 as this lot will not exist following the implementation of stage 2.

3.1.9 Lot 3 does not have an existing means of water supply. Following the relocation of the boundaries of Lot 3 in stage 2 the lot will be able to be self-sufficient with water supply via the installation of a roof water collection and storage system.

Stormwater Disposal:

3.1.10 The three certificates of title subject to this application are located within the Taupiri Drainage District. A copy of the application has been sent to Environment Waikato for their comment. When these comments are received they will be forwarded to Council.

3.1.11 The existing drainage regime serving the property will not be altered as a result of the subdivision.

Sewage Disposal:

3.1.12 Sewage from the existing houses on Lots 1, 5 and 7 is disposed of via septic tanks. There should be no requirement imposed to have the

drainage fields located inside the boundaries of these lots because following the completion of stage 2 they will not exist.

Electricity and Telecommunications:

3.1.13 Lots 1, 5 and 7 are reticulated to electricity and telecommunications services.

3.1.14 There should be no requirement placed on consent regarding the reticulation of these services to Lots 2 and 6 as they will not exist following the completion of stage 2.

3.2 Stage 2:

3.2.1 It is proposed to relocate the boundaries of Lots 1, 2, 3, 5, 6 and 7 to create the intended subdivision layout shown as Stage 2 on Plan C1062:S2 (Sheet 2). Stage 2 also sees the creation of a separate certificate of title for Lot 7 via the cancellation of the amalgamation condition.

3.2.2 The area of land associated with the relocated lots is as follows:

- Lot 1 – 1.0 Hectare;
- Lot 2 – 9000m²;
- Lot 3 – 8500m²;
- Lot 4 – 6000m²;
- Lot 5 – 7000m²;
- Lot 6 – 40.3338 Hectares; and
- Lot 7 – 21.8783 Hectares.

Vehicle Access:

3.2.3 Lots 1 and 2 will share a vehicle entranceway from Kainui Road. Easement B (right of way) over Lot 2 in favour of Lot 1 will need to be granted or reserved. This entranceway (existing farm gateway) is located approximately 60m from the intersection of Kainui Road with Kerie Road. There is visibility in excess of 200m to the south and approximately 120m to the north along Kainui Road.

3.2.4 Lots 3, 4 and 5 will share a vehicle entranceway (existing farm gateway) from Kainui Road. Easement A (right of way) over Lot 4 in favour of Lots 3 and 5 will need to be granted or reserved. From the boundary of the property with Kainui Road there is 200m visibility to the west and east. From road level the sight visibility to the west is significantly reduced (to approximately 160m) because of the undulating alignment of the road.

3.2.5 Lots 6 and 7 will utilise existing vehicle entranceways to Kainui Road (Lot 6) and Dawson Road (Lot 7).

Water Supply:

- 3.2.6 Lots 1 – 5 range in size from 6000m² to 1.3 hectares. These lots will be used solely for rural residential purposes, roof water collection and storage systems will therefore provide an adequate water supply.
- 3.2.7 The existing farm water supply (bore) will provide water for Lot 6.
- 3.2.8 The existing bore on CT: 897/117 will provide adequate water supply for Lot 7.

Stormwater Disposal:

- 3.2.9 Stormwater from Lots 1 – 5 will be collected and disposed of to ground or to the water table of Kerie Road. Comments from Environment Waikato concerning the land drainage issues associated with the subdivision layout will be forwarded to Council when received.

Sewage Disposal:

- 3.2.10 Lots 1 – 5 are all in excess of 2500m² in area. There are no constraints on these lots that would inhibit the on-site disposal of sewage in accordance with Environment Waikato rules as a permitted activity.
- 3.2.11 Sewage from the existing houses on Lots 6 and 7 will continue to be disposed via existing septic tank systems.

Electricity and Telecommunications:

- 3.2.12 Lots 6 and 7 are connected to electricity and telecommunications systems.
- 3.2.13 Electricity and telecommunication lines are available at the Kerie Road boundaries of Lots 1 – 5. It is anticipated that appropriate conditions will be imposed on consent regarding the provision of these services.

4.0 Waikato District Operative District Plan:

- 4.0.1 The three certificates of title subject to this application are located within the Rural Zone of the Waikato District Plan. An assessment of the proposed subdivision in relation to the operative subdivision provisions of the Rural Zone is attached as Appendix 4.
- 4.0.2 The assessment details that proposed Stage 1 of the subdivision complies with the subdivision provisions of the rural zone and can be assessed as a Discretionary Activity. Stage 2 of the subdivision also complies with the operative provisions relating to boundary relocations and can also be assessed as a Discretionary Activity.

- 4.0.3 There is one area of non-compliance associated with the proposed subdivision in relation to the specified standards and terms and assessment criteria for discretionary activity subdivisions. This non-compliance relates to the provision of 200m sight visibility from vehicle entranceways. The proposed entranceway to Lot 3 (Stage 1) and Lots 1 and 2 (Stage 2) has 120m visibility to the north. Because of the nature of the speed environment in this area it is maintained that the extent of this visibility provides a safe place for a vehicle entranceway to be located.

5.0 Plan Change 8 – Boundary Relocations:

- 5.0.1 The achievement of the proposed Stage 2 layout does not comply with the provisions of Rule 42.5.9 (c) 2 and 3. These areas of non-compliance are:

- Lot 3 (Stage 1) is proposed to be relocated to be Lot 1 (Stage 2). Thus a lot of 12 hectares in area is being relocated to create a lot less than 12 hectares in area.
- Lots 1 – 5 (Stage 2) are all less than 1.5 hectares in area and are abutting. There is not 40m separation between the proposed building platforms.

- 5.0.2 Because of these areas of non-compliance Stage 2 of the subdivision would be assessed as a discretionary activity. The following points are made with respect to the assessment criteria for discretionary activities under Plan Change 7:

- Boundary relocation and Rural Subdivision (Stage 2) will result in the creation of Lots 6 (40.3338 hectares) and 7 (21.8783 hectares). The subdivision will result in the creation of a certificate of title (Lot 6) that is larger than any of the three existing certificates of title that are subject to this application.
- Boundary relocation will result in 4.65 hectares of land being taken out of productive use. This land is topographically separated from the remainder of the farm and the creation of Lot 6 essentially mitigates against the loss of this land from productive purposes.

- 5.0.3 The requirement for separation distances between proposed Lots is made to ensure the maintenance of privacy between prospective landowners. There are a number of suitable building sites on the proposed lots and there is potential for proposed building sites to be located within 40m of each other. Concerns regarding privacy are able to be remedied via planting and fencing.

- 5.0.4 It is submitted that as the application plan of the subdivision shows there being less than 40m separation between potential building sites prospective purchasers will be aware of this situation and will make

their investment decisions accordingly. There is no need for Council intervention in relation to this issue via the imposition of landscaping or screening conditions on consent.

6.0 Plan Changes 7 and 18:

6.0.1 An assessment of the proposed subdivision under the provisions of Plan Changes 7 and 18 is attached as Appendix 5.

6.0.2 Stage 1 is able to be given effect to as a controlled activity. This is because all of the certificates of title subject to the application were created prior to December 1997 (it is noted however that none of these titles were approved pursuant to Section 224 of the Resource Management Act 1991)

6.0.3 There are two areas of non-compliance with the standards and terms for controlled activities, these are:

- Proposed Lots 1, 2 and 5 are less than 5000m² in area; and
- Proposed Right of Way A is less than 100m from other existing vehicle entranceways on Kerie Road.

6.0.4 These areas of non-compliance result in the application being assigned a restricted discretionary activity status provided that the additional provisions for all lots are complied with. Because the proposed subdivision involves creating additional lots with high quality soils these additional provisions are not complied with and the subdivision therefore attracts a non-complying activity status.

6.0.5 Stage 2 is automatically assigned a non-complying activity status because it involves the relocation of titles that if created would have had a creation date post December 1997.

6.1 Minimum Lot Size:

6.1.1 Lots 1, 2 and 5 are less than 5000m² in area. These lots are simply illustrating the existing subdivision entitlement and they will never be created. The size of these lots (while being able to be increased at will) is irrelevant in terms of the final subdivision layout that is proposed by Stage 2 of the subdivision.

6.2 Separation Distance from Other Vehicle Entranceways:

6.2.1 The proposed vehicle entranceway to service Lots 3, 4 and 5 (Stage 2) shown as right of way A is located less than 100m from other existing vehicle entranceways on Kerie Road.

6.2.2 Because of the alignment of Kerie Road there are few places along the road that provide the required sight visibility of 200m from proposed vehicle entranceways. There are no alternative places where an

entranceway could be provided that would enhance compliance with the separation distance rules.

- 6.2.3 Any adverse effects on the environment of granting consent to the application in light of this area of non-compliance would be no more than minor.

6.3 High Quality Soils:

- 6.3.1 Apart from a steep bank between the area of land where Stage 2 will occur and the remainder of the property, the land subject to this application consists of a high percentage of Class 1, 2 and 3 soils.

- 6.3.2 This makes the subdivision a non-complying activity under the provisions of Plan Change 7. This elevation in status is premature and is not based on adverse effects resulting from the original areas of non-compliance. This represents a major flaw in the mechanisms of Plan Change 7. Until decisions on submissions received to Change 7 are made, little weight should be placed on its provisions.

6.4 Boundary Relocation:

- 6.4.1 The proposed subdivision layout in Stage 2 is being given effect to by relocating the boundaries of the lots hypothetically created as a result of Stage 1. Because the title dates will be post December 1997 the proposed relocation is automatically assigned a non-complying activity status.

- 6.4.2 The relocation is simply providing for the rearrangement of boundaries to allow a viable subdivision layout to proceed. The effect on the environment of doing this is remedied to a certain extent by the creation of one larger parcel of rural land where there were previously two small sized rural holdings.

- 6.4.3 The layout also avoids reverse sensitivity issues by utilising the topography of the property to separate rural and residential land use activities.

- 6.4.4 The number of new titles being created by the proposed subdivision is 7. Under Plan Change 7 there is potential to create nine new certificates of title. The inability to relocate titles created after December 1997 has the potential to affect the viability and attractiveness of proposed subdivisions.

- 6.4.5 The subdivision as presented will not take as much land out of productive use as could be ultimately achieved by Plan Change 7 yet relocations are deemed under this pretense to create significant adverse effects over and above the initial subdivision entitlement. Again as Plan Change 7 is subject to extensive submissions little weight should be placed on its provisions.

7.0 Resource Management Act 1991:

7.0.1 This application for subdivision consent is submitted pursuant to Section 88 of the Resource Management Act 1991. This report and the attached supporting information act as an assessment of effects on the environment as required by the Act.

7.0.2 The application is to be assessed as a non-complying activity under the provisions of Proposed Plan Change 7 and as a discretionary activity under the current Operative District Plan.

7.0.3 Council cannot grant consent to a non-complying activity unless it is satisfied that either:

- Any adverse effects will be minor; or
- The subdivision is not contrary to the relevant objectives and policies of the District Plan.

7.0.4 It is submitted that the subdivision as proposed is both anticipated and provided for by the Operative District Plan and that granting consent will not result in any significant adverse effects on the environment.

7.0.5 The provisions of Proposed Plan Changes 7 and 18 are at an early stage of their development and little account of their provisions should be made in making a decision.

7.1 Effects on the Environment:

7.1.1 The subdivision will result in the provision of development entitlements to five new certificates of title. The main effects of the subdivision concern visual and transportation issues.

Visual Effects:

7.1.2 It is proposed that the final subdivision layout will utilise the elevated portion of the property. This elevated area is not and does not form part of a significant ridgeline. The erection of additional houses on the proposed lots will not block views from adjoining properties.

7.1.3 There does not seem to be any houses that have a direct outlook toward the proposed Lots. The closest houses all have a northern outlook – away from the proposed sites.

Transportation Effects:

- 7.1.4 The number of proposed vehicle entranceways have been limited by the use of rights of way. The subdivision will result in the creation of two new entranceways.
- 7.1.5 The alignment of Kerie Road has a significant impact on the speed environment of the area. The controlled intersection with Kainui Road and the 90° corner 170m from this intersection collude to provide a speed environment in the order of 70kph. It is under this speed environment that the proposed entranceway serving Lots 1 and 2 has been assessed. The speed environment where the entranceway serving Lots 3, 4 and 5 is to be located has been assessed as if it were 100kph.
- 7.1.6 There are some visibility and separation concerns associated with other existing vehicle entranceways on the property. If Council is of the opinion that these entranceways need to be upgraded then consideration must also be given to other non-complying vehicle entranceways near the subject property. If safety concerns are paramount subdivision should not be the only means by which dangerous entranceways are required to be upgraded.

7.2 Public Notification:

- 7.2.1 The proposed subdivision is giving effect to the subdivision entitlements afforded to the three certificates of title subject to this application by the Operative District Plan and Proposed Plan Change 7.
- 7.2.2 Any adverse effects on the environment caused as a result of granting consent to the application will be no more than minor. The application should be processed on a non-notified basis.

8.0 Conclusion:

- 8.0.1 It is proposed to subdivide the three existing certificates of title subject to this application for the purpose of creating seven new certificates of title. The proposal is presented as a two Stage subdivision. Stage 1 illustrates the creation of the subdivision entitlements currently afforded to the certificates of title by the Operative District Plan. Stage 2 uses the boundary relocation provisions of the District Plan to achieve the applicants desired subdivision layout.
- 8.0.2 The application is to be assessed as a discretionary activity under the Operative District Plan and as a non-complying activity under the current series of proposed plan changes. It is understood that the provisions of Plan Change 7 are subject to considerable submissions.

As such little weight should be placed on these provisions in making a decision.

- 8.0.3 Stage 1 is purely hypothetical and will never be created. Section 223 and 224(c) approval should only be required in respect to those aspects of the subdivision that will exist following the creation of Stage 2. It is acknowledged that financial contributions relating to reserves and roading levies attracted by Stage 1 will need to be imposed on consent.
- 8.0.4 The identified areas of non-compliance will not result in any significant adverse effects on the environment and is consistent with achieving the stated objectives and policies for subdivision in the rural zone given the nature of subdivision entitlements afforded to properties under both the Operative District Plan and Proposed Plan Change 7.
- 8.0.5 The assignment of the non-complying activity status under Plan Change 7 is the consequence of ill-conceived plan provisions rather than as a reference to the actual and potential effects on the environment of allowing the subdivision.
- 8.0.6 To require that the application be publicly notified or that neighbours written consents be provided in light of Proposed Plan provisions that are subject to extensive submission would be to place too much weight and decision making capacity on these provisions. The application should proceed on a non-notified basis with extensive weight being placed on the provisions of the Operative District Plan.

CKL Surveys Ltd.

Appendix 1

Certificates of Title and Location Map

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 5.5 million women employed in the public sector in 1995, compared with 4.5 million in 1980.

There are a number of reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of women in its workforce. In 1995, 80% of the public sector workforce were women, compared with 60% in 1980.

Another reason is that the public sector has a high proportion of women in its senior management. In 1995, 30% of the public sector senior management were women, compared with 20% in 1980.

A third reason is that the public sector has a high proportion of women in its part-time workforce. In 1995, 40% of the public sector workforce were part-time, compared with 30% in 1980.

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FINAL CODE COMPLIANCE CERTIFICATE

Section 43(3) Building Act 1991
ISSUED BY THE WAIKATO DISTRICT COUNCIL
BUILDING CONSENT NUMBER: BC0214/04

APPLICANT:	PROJECT
L C Haskins, L V Haskins 6624 State Highway 1 R D 8 Hamilton 2021	New Dwelling Intended use(s) in detail: Dwelling
CONTACT:	
G J Gardner Homes P O Box 20-492 HAMILTON 2015	Indefinite but not less than 50 years
PROJECT LOCATION:	
175 B Kerie Road TAUPIRI 2171	
LEGAL DESCRIPTION:	
Property Number: 2005464 Valuation Roll Number: 04411/104.02 Legal Description: No related land	

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of Council:

Signature:

Name: Rob Koppers
Position: **Building Control Officer**
Date: 22 November 2004

FILE COPY

BUILDING CONSENT NO: BC0214/04

Section 35, Building Act 1991

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name & Address: L C Haskins, L V Haskins 5113 State Highway 1 R D 1 TAUPIRI 2171	Dwelling
CONTACT	CATEGORY
Name & Address: G J Gardner Homes P O Box 20 492 HAMILTON	NEW DWELLING
PROJECT LOCATION	Indefinite but not less than 50 years
Street Address: 175 B Kerie Road TAUPIRI 2171	Total Estimated Value: \$ 170000
LEGAL DESCRIPTION	
Property Number: 2005464	
Valuation Number: 04411/104.02	
Legal Description: No related land	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Signed for and on behalf of the Council:
Total: \$1,576.50	
ALL FEES ARE GST INCLUSIVE	Anne Saunders ENVIRONMENTAL ADMINISTRATION Date: 02 June 2004

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

This building consent is issued subject to the conditions specified in the attached 2 pages headed "Conditions of Building Consent BC0214/04".

Waikato District Council
Conditions of Building Consent Certificate No: BC0214/04

The Building Consent Certificate is issued subject to the following conditions:

1. Owner/Builder **MUST** locate boundary pegs prior to Council carrying out a foundation inspection.
2. Footings shall be a minimum of 200mm below cleared ground level.
3. Lapse and cancellation of building consent. This building consent shall lapse and be of no effect if:

The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or

Reasonable progress on the building work has not been made within 12 calendar months after work has commenced.

The Council can exercise its discretion in either case.

4. 24 hours' notice shall be required for all mandatory inspections including:

Foundation (prior to pouring concrete)

Floor (prior to pouring concrete)

Prelining

Insulation

Final Inspection to be called for (the owner or builder shall be on site at the time of inspection)

Owner/builder to locate boundary pegs prior to council carrying out a foundation inspection.

5. All drainage and plumbing shall comply with the New Zealand Building Code 1991.
6. At least 24 hours' notice shall be required for plumbing and drainage inspections. Plumbing preline inspection shall be required.
7. Plumbing inspection shall be required before pouring floor slab.
8. An as built drainage plan and an electrical certificate of compliance is required on completion.
9. Verandah posts shall comply with Figure 9.2 and 9.3 NZS 3604, 1999.
10. Septic tank and effluent disposal shall comply with AS/NZS 1547: 2000.

11. Stormwater shall be disposed of in an approved manner.
12. All roof trusses shall be designed and fabricated by a certified manufacturer.
13. No hot and cold water pipes shall be laid under concrete floors unless they are accessible after the job is completed.
14. All timber treatment shall comply with NZS 3602;2003.
15. To ensure that effluent fields are kept shallow, all soil and waste pipes are to exit concrete floor system above the foundation.
16. Wall framing shall comply with table 8.2, 8.14, 8.18, 10.9, 10.10 or 10.13 figure 8.12 NZS 3604: 1999.
17. Trusses or rafters shall be fixed at tails to top plate with wire dogs at each end.
18. Registered engineer to carry out inspections on the foundation preparation and forward inspection report to Council.
19. Domestic smoke alarms must be installed before a final inspection is requested. The number of alarms required and their location in the dwelling is to be in accordance with the New Zealand Building Code.
20. The roof shall be braced to comply with Table 10.1 NZS 3604, 1999.
21. The moisture barrier beneath the floor shall comply with the New Zealand Building Code 1991.
22. Provide breather type building paper on outside of frame, to extend to top plate level.
23. The heating appliance shall be installed in accordance with the manufacturer's instructions. The applicant shall inform the Council when the installation is ready to be inspected. The heating appliance shall be inspected prior to its being used. The ceiling plate is not to be fixed until the appliance has been inspected. Where heat shields are required, spacers shall be of a non-combustible material, i.e. not timber.
24. The concrete hearth shall be a minimum of 65mm thick and secured on all four sides in accordance with the New Zealand Building Code 1991.
25. The flue shall comply with NZS 7421, 1990, for sheet metal chimneys.
26. Inbuilt and free standing heaters shall be bolted to the hearth to prevent seismic movement.

Date: 02 June 2004

Signed:

A handwritten signature in blue ink, appearing to read 'N. Koning', written over a horizontal line.

Nicholas Koning
Waikato District Council

Inspections Required	Number
Siting, foundation and repile	1
Bond beam, beam, column, tilt slabs	
Pre-floor – plumbing & drainage	1
Pre-floor – building	
Preline - plumbing	1
Preline - building	
Exterior cladding systems	
Sanitary sewer and stormwater	1
Swimming pool fencing	
Heater	1
CCC – plumbing	
CCC - building	1
Other	
Total	6

b2004

11/03

Owner Haskins	Valuation Roll Number	Building Consent/PIM Number BC0214/04		
Project Location 175 B Kerre Rd	Nature of Work Dwelling			
1 st Working Day 25/5/04	Date to CPU	Is a PIM required? YES / NO		
	Officer	Date PIM completed	Date consent completed	Signature
Administration	Andrew	27/5/04	27/5/04	[Signature]
Planning				
Engineering	Jorge	31/5/04	31/5/04	[Signature]
Health				
Building	ITD	1-6-04	1-6-04	[Signature]

PLANNING

ROADING

E-MAILED REGULATORY ENGINEER ON DATE

- ☐ Stock underpass
☐ Affected persons
☐ New rural dwelling, subdivision occurred prior to 1998

ENGINEERING

BUILDING

HEALTH

ADMIN

FOR BUILDING CONSENT CONDITIONS - SEE OVERLEAF

BUILDING CONSENT CONDITIONS

Eng - insp - foundation prep

BH. (FS)

Application for Building Consent



Property ID 4411/10402 Person ID 2005464 Application Number BC 2214104

THE NOTES ON THE BACK PAGE WILL CLARIFY THE INFORMATION NEEDED

1 APPLICATION FOR (tick all that are applicable)

☐ Project Information Memorandum

☒ Building Consent

in accordance with project information memorandum number _____

☐ Land Use Consent

2 OWNER (please print name in full)

Surname Haskins

First Name K.C. + L.V.

Postal Address 6624 Te Rapa Road
R.D. 8 Te Rapa

Phone 8482269 Fax _____

Mobile 0272975105

3 CONTACT (if not owner)

Name GJ Gardner Homes

Postal Address P.O. Box 20492
Hamilton

Phone 8509950 Fax Angela

Mobile 025926981

4 PROJECT LOCATION

Street/Road 175B Kerie Road

Town/District Taupiri

Area of Site 9219 m² _____ ha

5 LEGAL DESCRIPTION

Lot 2

DPS 92342

Valuation Roll Number _____



6 PROJECT NATURE OF GROUND

☒ New Building ☐ Peat

☐ Addition/Alteration ☐ Clay

☐ Demolition ☐ Sand

☐ Other please state _____

7 PROJECT DESCRIPTION

Description of project New premises
Dwelling

Intended Uses family uses

Total value of project (including GST) \$ 170000-00

8 TOTAL FLOOR AREA OF NEW WORK

Upper Floor _____ m²

Lower Floor 189 m²

9 INTENDED LIFE

☒ Not less than 50 years

☐ Or specified as _____ years
(Fireplaces have a life of 5 years)

10 DECLARATION (signed by or on behalf of the owner)

Print Name R. de Leeuw

Signed R. de Leeuw Date 6/5/04

11 COLLECTION

I wish to uplift my consent at the following Council office:

Refer to page three for the location of Council offices

Please supply the following details, including registration numbers and means of contact

BUILDER

Name GJ Gaudner Homes
Address P.O Box 20 492 Hamilton
Phone (07) 850 9950 Fax (07) 850 9249 Mobile 021 926 981

PLUMBER

Name McGuire Plumbing Ltd Registration Number 2986
Address 47 Montrose Crescent Hamilton
Phone 07 855 3619 Fax 07 855 4030 Mobile 021 938 710

DRAINLAYER

Name Drainage Systems Registration Number 4850
Address P.O Box 21170 Flagstaff Hamilton
Phone 07 854 3073 Fax 07 854 3074 Mobile 021 972 896

ENGINEER/DESIGNER

Name _____ Registration Number _____
Address _____
Phone () _____ Fax () _____ Mobile () _____

BUILDING CERTIFIER

Name _____ Registration Number _____
Address _____
Phone () _____ Fax () _____ Mobile () _____



CONFIDENTIALITY

You have the right to request confidentiality for reasons of copyright and building security.

☐ TICK HERE if you request confidentiality

OFFICE USE ONLY

Initial planning check _____ Date _____

Planning application? _____ RMA Number _____

APPROVED

Planning Officer [Signature] Date 27/5/04

Health Officer _____ Date _____

Building Officer [Signature] Date 1-6-04

Engineer _____ Date _____

For office use only

BUILDING CONSENT

PAYABLE ON APPLICATION

Project information memorandum \$ _____

Building consent – deposit \$ _____

INITIAL FEES PAID \$ _____

Date received _____

Receipt number _____

Received by _____

PAYABLE ON APPROVAL

Project information memorandum \$ 150.00

Building consent \$ 1126.00

BRANZ levy \$ 170.00

BIA levy \$ 110.50

Water – financial contribution \$ _____

– connection fee \$ _____

Wastewater – financial contribution \$ _____

– connection fee \$ _____

Stormwater – financial contribution \$ _____

– connection fee \$ _____

Roading – financial contribution \$ _____

Fire design peer review \$ _____

Outline plan waiver \$ _____

Certificate of Title \$ 20.00

Sub Total \$ 1576.50

Less deposit paid \$ _____

TOTAL BALANCE DUE \$ 1576.50

Date received _____

Receipt number _____

Received by _____

BUILDING CONSENT / LAND USE CONSENT

PAYABLE ON APPLICATION

Project information memorandum \$ _____

Building consent - deposit \$ _____

Resource consent - deposit \$ _____

Monitoring fee \$ _____

Certificate of title \$ _____

INITIAL FEES PAID \$ _____

Date received _____

Receipt number _____

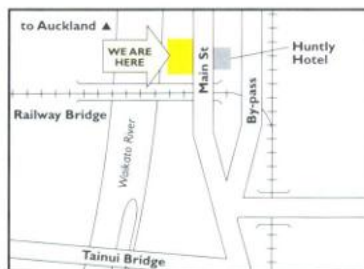
Received by _____

local offices



◀ Ngaruawahia District Office

15 Galileo Street
Phone: 07 824 8633
Fax: 07 824 8091
Call Free: 0800 4 WAIKATO
Hours: 8.30am - 5.00pm



◀ Huntly Area Office

148 Main Street
Phone: 07 828 7551
Fax: 07 828 7035
Hours: 8.30am - 5.00pm



◀ Raglan Area Office

7 Bow Street
Phone: 07 825 8129
Fax: 07 825 7054
Hours: 8.30am - 5.00pm

Hamilton Agency
Hamilton City Council
Garden Place, Hamilton
Hours: 8.00am - 4.45pm



your community Partner

Notes

- 1 Under the Building Act a building consent application and a project information memorandum (PIM) can be applied for together or separately. If you do not have a PIM for this project, tick the first box. If you already have a PIM tick the second box and write the PIM number in the space provided.
- 2 For the purposes of the Building Act the owner of the land may be:
 - The owner of the fee simple of the land; OR
 - Any person who has agreed in writing, either conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take out a lease of the land, while the agreement remains in force.
- 3 The contact person may be your builder or other agent. Provide the contact person's name, address and other particulars so that we may address all verbal or written correspondence to this person. Only complete this section if the owner is not the contact.
- 4 Give the street or road address, including street number or RAPID number if known.
Give the size of the section/property in square metres or hectares.
- 5 The legal description is the Lot and Deposited Plan number of the land. You can get this information from the rates assessment notice or the certificate of title. The Valuation Roll Number can be found on the rates assessment also. If you cannot obtain the information from these sources we may be able to help you.
- 6 Identify the project being undertaken by ticking the appropriate box – eg a new house would be New Building.
- 7 Describe the work - eg 3 bedroom dwelling and attached garage.
Describe the intended use – eg private or communal housing, or a particular commercial, industrial, service or farming use. Supply the full retail value based on square metre rates. If in doubt, please ask.
- 8 Provide the upper and lower floor area of the new building project.
- 9 You may specify the actual life of the building being constructed or you can assume it to be 50 years, which is the time-frame under the Building Act.
- 10 The declaration can be signed by the owner or on behalf of the owner by his/her representative, eg the builder. For legal purposes the person signing the declaration is acting for the owner with his/her knowledge.
- 11 If you do not complete this panel we will assume you will pick up your building consent at the Council's Ngaruawahia office.
- 12 Under the Building Act you have the right to have plans and details marked as being confidential because of the need to safeguard the copyright of the plan or specification or because of any requirements relating to the security of the building.

Do you know if your proposal requires resource consent? Do you know how high you can build – or how far from the boundaries the buildings must be – or how much of your site you can cover with buildings?

Problems in complying with District Plan requirements and the Resource Management Act may cause delay in the issue of your building consent. Contact the Council's duty planner if you are in any doubt.

PH: (07) 824 8633

BUILDING CHECKLIST

APPLICANT NAME: HASKINS
PROPERTY ADDRESS: 175b Kenne Rd

VRN #:

LOT: DP/S:

CONSENT NO: ~~ABA~~ BC 0214/04

- ☒ Approved Building Consent documents on site
☒ Check street number on letter box

EXTERIOR

- ☒ External envelope complete and weatherproof
☒ Flashings/sealants complete
☒ Wet area/kitchen vents
☒ Safety glass
☒ Ground/paving heights By owner
☐ Crossing and footpath for damage
☒ Brick veneer weep and ventilation holes
☒ Exterior decorated
☐ Weathering of penetrations
☐ Construction of decks/steps/handrails etc
☐ Barrier heights and construction
☐ Sub floor access/ponding/ventilation/insulation
☒ Roof cladding/flashings fixings/roof penetrations
☐ Landscaping complete By owner
☒ Roof pitch for cladding used
☒ Wall cladding fixings/soakers/scribers etc
☐ Fire ratings

INTERIOR

- ☒ Ceiling and wall insulation in place
☒ Ceiling insulation clear of light fittings
☐ Fire ratings stopped
☒ Correct installation of shower/bath linings, splash boards etc
☒ Safety glass
☒ Shower curtain/screen
☒ Wet areas completed, walls, ceilings, timber floors sealed
☒ Bathroom, ensuite, wc, laundry, kitchen vents ducted to exterior
☒ Heights of window sashes
☐ Heights of barriers and handrails/details
☒ All inspections have been completed
☒ All producer statements have been received

COMMERCIAL

- ☐ Surface finishes, smoke development and spread of flame for ceilings, walls, floor coverings
☐ Stopping of fire walls and penetrations
☐ Penetrations/light fittings/fire collars etc
☐ Means of escape, door hardware, signage
☐ Fire ratings
☐ Fire and smoke doors: hardware, tags, self closers/magnetic hold open device and signage
☐ Signage: fire alarm
☐ Check off Compliance Schedule checklist in consent jobcard and request Producer Statements for all features

ACCESSIBILITY

- ☐ ACCESSIBLE CARPARK easy to see, marked out, close to entrance, surfaces non slip
☐ FOOTPATH RAMPS non slip, width, length, upstands, handrails, kerb ramps 1000 wide
☐ ENTRANCE signage, threshold, width, floor surfaces
☐ PUBLIC RECEPTION counters or desks
☐ LIFT sizes, controls, handrails, lobby width
☐ STAIRS width, handrails, landings, risers, treads, nosings
☐ DOORWAYS/CORRIDORS Clear width, glazing, colour contrasted, projections into corridors
☐ ALERTING DEVICES audible and visual signal
☐ TOILET size, controls, doors, wash hand basin, taps
☐ SHOWERS size, controls, door/s
☐ LAUNDERING size and turning circle
☐ SIGNAGE entrance doors, information board and facilities signage
☐ SURFACE FINISHES stable firm and non slip
☐ PLACE OF ASSEMBLY spaces, sound system, stage podium access, listening system (more than 250 persons)
☐ SIGNAGE for listening system
☐ ACCESSIBLE ROUTE car parks, identifiable route from street to and through building, surface finishes stable firm and non slip

COMMENTS: Hester Issued as per Specifications
C.C.C to be issued
☐ Further Inspection Required ☒ Approved

Inspector

RB Koppers
AK

Date

12-11-04

STREET: KERIE ROAD - TAUPIRI **No:** 175B.

OWNER: L. + L. HASKINS

INSPECTOR: T. KRIPPNER.

DATE OF INSPECTION: 23/9/04

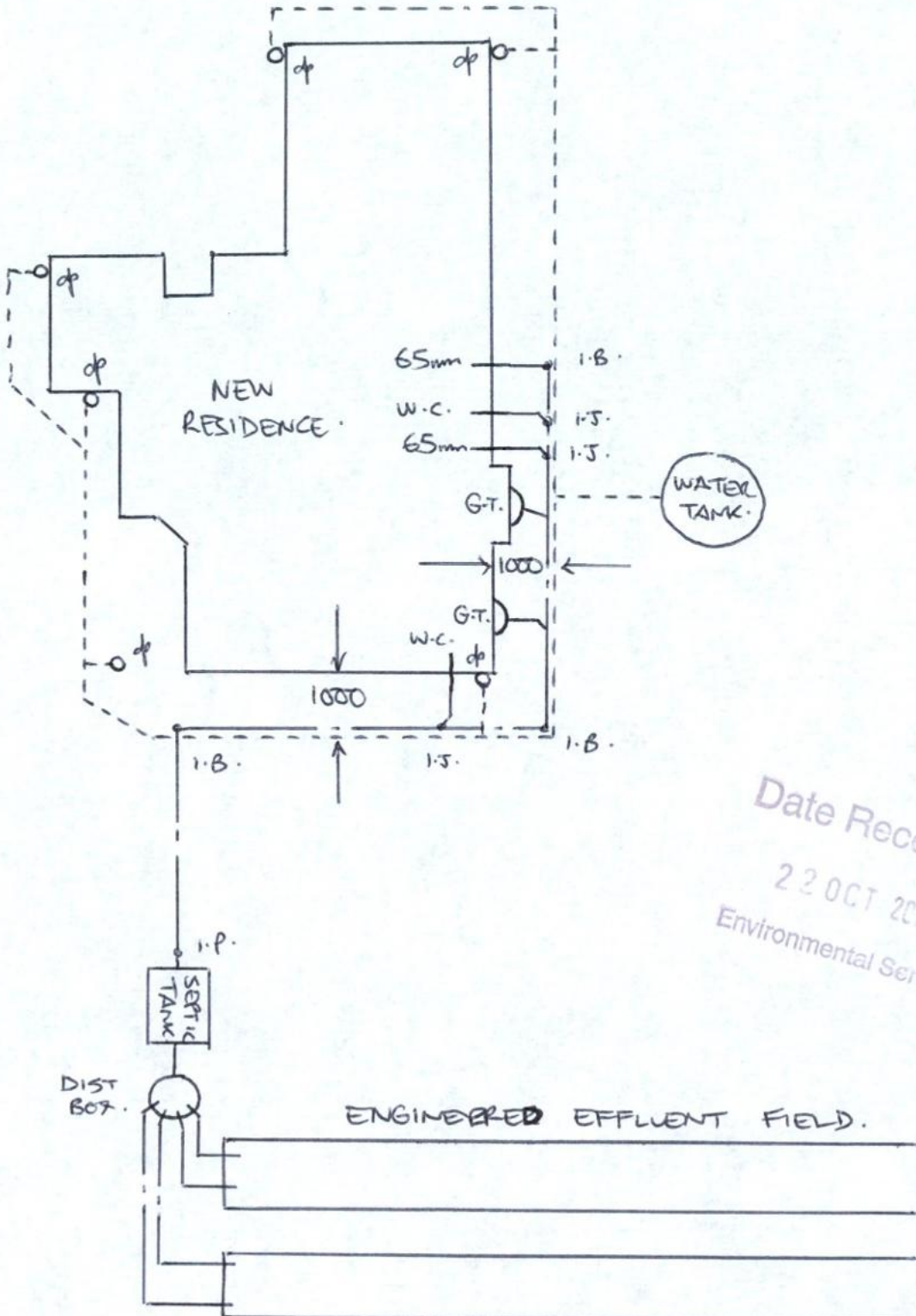
LOT: 2 **DPS**

DRAINLAYER: DRAINAGE SYSTEMS

REG No: 17944

CONSENT No: 0214/04

DRAINLAYER PLEASE FILL IN ALL DETAILS



Date Received

22 OCT 2004

Environmental Services

ENGINEERED EFFLUENT FIELD.

DRAINLAYER'S SIGNATURE:

[Signature]

DATE:

23/9/04

BC0214/04

OAKLEY CONSULTING ENGINEERS LTD**DAVE OAKLEY B.E. (CIVIL)**

72a Riverglade Drive, R.D.3, Hamilton. Ph/Fax. 07 856-8742

E. mail: oakley@wave.co.nz

OBSERVATION STATEMENT (CONSTRUCTION)

This is to confirm that I have observed the construction of the elements or the whole structure as described below:

OWNER: LUKE & LILLIAN HASKINS

IN RESPECT OF: ON-SITE DOMESTIC WASTEWATER SYSTEM

(Description of Building Work)

AT: 175 B KERIE ROAD, TAUPIRI

LOT: 2 DP: S 92342 SO:



D.J. Oakley (B.E. Civil)

Date 24/9/04

Job No: 04-193

Date Received By

27 SEP 2004

Environmental Services

APPLICANT NAME: HaskinsPROPERTY ADDRESS: 175 B Kerie Road

VRN #: _____

LOT: _____ DP/S: _____

CONSENT NO: ABA BC 0214/04☒ Approved Building Consent documents on site**SUBFLOOR**

- ☐ Bearer/joist sizes
- ☐ Bearer/joist spans
- ☐ Bracing/brace piles/anchor piles
- ☐ Bracing/pile connections
- ☐ Solid blocking to joists
- ☐ Insulation
- ☐ Subfloor ventilation
- ☐ Crawl space
- ☐ Water ponding under floor
- ☐ Polythene on ground
- ☐ Nailing general

EXTERIOR

- ☒ Building paper
- ☒ Panel sizes, brick veneer cavities for services, number and fixing of ties. Cavity sealed from roof space
- ☐ Cladding system, type, nailing, flashings, soakers
- ☐ Producer statement where applicable
- ☐ Bottom of cladding provides weathering to bottom plates, floor joists and behind decking
- ☐ Construction of decks, bracing, hangers etc
- ☒ Verandah post connections
- ☒ Roof cladding type, flashings, nailing
- ☐ Fireratings
- ☒ Remind builder of ground levels and cladding heights above ground

INTERIOR

- ☒ Bottom plate fixings
- ☒ Framing height
- ☒ Lintel sizes

☒ Top plate for roof support, truss, beams, bracing lines☐ Nogging for vertical cladding☒ Moisture content (timber) = 14-18 %☒ ~~Insulation/moisture content~~☐ Floor nailed off (diaphragm)☒ Holes and notches in framing☒ Wall bracing, fixings☒ Nailing general☐ Upper floor joists, joist hangers, holes☒ Safety glass☐ STC ratings☐ Fire ratings, penetrations☒ Joinery provides correct lighting, ventilation to each room☐ Window sash heights above floor☒ Post/beam connections☐ Engineers design eg. beams, lintel, fixings/connections, bracing etc**ROOF**

- ☒ Bracing, dragon ties etc
- ☐ Roof underlay grade, netting
- ☒ Roof correct pitch for material used
- ☒ Correct trusses for roof material used and spacing
- ☒ Joist hangers to intersecting trusses onto girder trusses
- ☒ Support of girder trusses
- ☒ Z nails connecting trusses to top plates
- ☐ Strutting beam and ceiling runner sizes to close coupled roofs
- ☐ Rafter spans, collar ties, cleats and under purlin sizes to close couple roofs
- ☒ Ceiling batten sizes, correct spans and nailing
- ☐ Ceiling diaphragms

☐ Vapour barrier for skillion roofs

☐ Insulation to ceiling

☒ Nailing general
GENERAL
☐ Stair rail openings

☐ Configuration of stair/type

☐ Width between rails

☐ Heights of barriers and ballustrading to landings, decks and stairs

☒ Glazing requirements
COMMERCIAL
☐ Fire philosophy

☐ Compliance Schedule for features

☐ Discuss fire ratings

☐ Discuss Compliance Schedule features and request producer statements for completion

☐ Fire collars/penetrations through fire ratings

☐ Request post lining inspection if required
ACCESSIBILITY CHECKLIST / DISCUSS
☐ Accessible carparks

☐ Footpath ramps

☐ Entrance

☐ Public reception

☐ Lifts

☐ Stairs

☐ Doorways, corridors

☐ Controls

☐ Alerting devices

☐ Toilets

☐ Showers

☐ Laundering

☐ Food preparation

☐ Signage

☐ Surface finishes

☐ Place of assembly

☐ Accessible route
COMMENTS:

Building paper fixed well with exterior joinery weathering sealings strips in place for brick veneer. Wall bracing elements in place. Pre-line plumbing under pressure. Roof framing, fixings and bracing O.K. Ceiling batten at 600 centers (13mm board on-site). Tidy job with good workmanship. Wall insulation and ceiling insulation being completed at time of inspection.

Approved to continue and line.

☐ Further Inspection Required

☒ Approved

Inspector

A.P. Koth...

Date

27-9-04.

APPLICANT NAME: Haskins
 PROPERTY ADDRESS: 175 B Kerie Rd
 VRN #: _____
 LOT: _____ DP/S: _____ CONSENT NO: ABA BC 0214/04

☒ Approved Building Consent documents on site
☒ Check conditions
☒ Check street number on letter box

SEWER

☒ Request drainlayers name
☒ Ensure sanitary sewer is connected to an appropriate connection
☒ Check pipe size is correct
☒ Check pipe material is approved
☒ Check material, pipe is bedded in
☒ Ensure sanitary sewer drains have correct falls and are laid straight
☐ Check leakage during water test
☐ Drainlayer to release testing equipment to ensure sanitary sewer connection is clear
☒ Check correct fittings, inspections etc have been used
☒ Check for terminal vents and positions

☐ Discuss protection over drains for inadequate depth
☒ Remind drainlayer to provide as laid drainage plan
☒ Discuss heights of gully traps
☒ Discuss bends on wastes and to seal wastes into gullies

STORMWATER

☒ Request drainlayers name
☒ Ensure stormwater is connected to an appropriate connection
☒ Check pipe size is correct for given roof area
☒ Check pipe material is approved
☒ Check material, pipe is bedded in
☒ Check adequate number of downpipes for roof area
☒ Check stormwater drains have correct gradient and are straight
☒ Correct fittings used
☐ Discuss protection over drains for inadequate depth
☐ Remind drainlayer to provide as laid drainage plan

COMMENTS: _____

Sanitary drains approved to backfill.

☐ Further Inspection Required ☒ Approved

Inspector: A. Haskins Date: 23-9-04

APPLICANT:

Haskins

PROPERTY ADDRESS:

175 B Keru Rd

VRN #:

LOT:

DP/S:

CONSENT NO: ABA

BC 0214/04

☒ Approved Building Consent documents on site

☒ Floor thickenings

☒ Confirm concrete grade

☒ Thickness of slab

☒ Location of piles if driven piles

☒ Sand fill compaction and excavation ie. No topsoil underneath

☒ Manufacture of steel/mesh

☒ Mesh is correct type and gauge and tied

☒ Mesh is cut if expansion cuts are required

☒ Remind builder to lift mesh if not supported on chairs

☒ Check that polythene is correct thickness, is lapped and taped

☒ Holes and penetrations in polythene are taped

☒ Reinforcing bars to internal corners

☒ Clean bond will be made between floor slab and bond beams or header blocks

☒ Remind builder to seal brick rebate

☒ Emulsion sealer to be used inside header blocks on wet sites

☒ Types and spacing of bottom plate connectors to be used

☒ Floor levels will be sufficient for ground clearance

☒ Engineers design — request engineers confirmation of inspection

COMMENTS:

Pre Floor Plumbing O.K

Approved to Pour

☐

Further Inspection Required

☒

Approved

Inspector

Rob Koppers

PK

Date

16-07-04

APPLICANT NAME: Haskins
 PROPERTY ADDRESS: 175 B Kerie Road, (Entrance Further up Road)
 VRN #: 0441 104.02
 LOT: _____ DP/S: _____ CONSENT NO: ABA BC0214/04

- ☒ Approved Building Consent documents on site
☒ Check street number on letter box

SITING

- ☐ Locate boundary pegs – where required
☐ Lot number on pegs
☐ Dimensions between pegs
☒ Measure distance from project to boundary conforms to site plan
☒ Dimensions of building
☒ Profile height in relation to floor heights
☒ Building height in relation to boundary
☐ Excavations, safe slopes, hoarding, shoring, underpinning and barriers for site safety
☒ Drains under building

PILED/DRILLED FOUNDATIONS

- ☒ Height of profile in relation to top of piles
☐ Correct size and treatment of piles
☐ Pile spacing for bearers/joists
☐ Floor heights conform to bracing elements provided
☐ Height for 450mm crawl space
☐ Hazards
☐ Banks/Gulleys
☐ Subsidence
☐ Design flood levels

- ☒ Layout of subfloor bracing
☐ Pile heights correct for type of bracing element i.e. anchor or braced pile
☐ Pile depths into cleared ground
☐ 100kpa or greater bearing capacity
☐ Holes clean and sides vertical
☐ Confirm types of pile bearer/floor joist fixing to be used and level of protection required, i.e. galvanized/stainless steel

DRIVEN PILES

- ☒ Request engineers confirmation of supervision and report on length of piles and sets achieved

CONCRETE FOUNDATIONS

- ☒ Foundation dimensions and minimum depth into cleared ground
☒ Foundation clean, square and level
☒ 100 kpa bearing capacity
☒ Discuss floor height to proposed finished ground levels
☒ Manufacture of steel, type, size, spacing, laps and ties
☒ Steel is clean
☒ Cover and height pegs
☐ Request engineers confirmation of inspection
☐ Filling

COMMENTS:

Approved to Pass

☐ Further Inspection Required ☒ Approved

Inspector

Rob Koppers

AKK

Date

15-07-04

Building consents cover sheet
for Engineering and building

ABA:

BC0214/04

APPLICANT NAME:

Hookins

1ST

working day: 25/5/04

LOCATION OF PROPERTY:

175 B Kene Rd

Engineering

Date in

Date out

PROCESSING OFFICER:

JER

31/5/04

NOTES

Effluent.

ATTENTION - BUILDING CONTROL OFFICER

A HAZARD EXISTS ON THIS PROPERTY!

- ☒ Unconsolidated sediments
- ☐ Peat
- ☐ < 2,500 m² for on-site effluent disposal
 - ☐ Environment Waikato consent; or
 - ☐ Advanced system
- ☐ Subsidence
- ☐ Instability
- ☐ Geotechnical report
- ☐ S.36(2) notice recommended
- ☐ Flooding

continued overleaf

Building Control

Date in _____

Date out

PROCESSING OFFICER: _____

.....

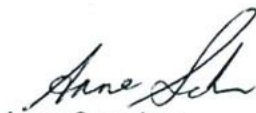
NOTES

PROJECT INFORMATION MEMORANDUM:
NO: BC0214/04
Section 31, Building Act 1991

PLEASE NOTE: THIS IS NOT YOUR BUILDING CONSENT

APPLICANT	PROJECT
Name & Address: L CHaskins & L V Haskins 6624 Te Rapa Road R D 8 TE RAPA	NEW DWELLING Dwelling Intended Life: 50 Years
CONTACT	This is:
Name & Address: G J Gardner Homes P O Box 20 492 HAMILTON	Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent. ☐
PROJECT LOCATION	Not yet applied for. ☐ No: attached. ☐
Street Address 175 B Kerie Road TAUPIRI	Notification that other authorisations must be obtained before a building consent will be issued. ☐
LEGAL DESCRIPTION	Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused. ☐
Property Number: 2005464 Valuation Roll Number: 04411/104.02 Legal Description: Lot 2 92342	

Signed for and on behalf of the Council:


 Anne Saunders
ENVIRONMENTAL ADMINISTRATION

Date: 02 June 2004

This project information memorandum is:

1. Processed on the basis of building information supplied.
2. Processed on the basis of engineering information supplied.
3. Notification that Waikato District Council does not hold records concerning utility systems it does not administer. For information concerning electricity, State Highways (administered by Transit New Zealand), telephone or gas, the relevant network operator should be contacted. For information relating to flood protection or Environment Waikato land drainage schemes please contact Environment Waikato, 401 Grey Street, P O Box 4010, Hamilton East, telephone 07 856 7184.
4. Notification that the proposed building work may not be undertaken because necessary authorisation has been refused.

Information identifying relevant special features of the land concerned:

5. The proposed building work is to be sited on land which the Council has identified as being earthquake zone B.
6. The proposed building work is to be sited on land which the Council has identified as being in a medium wind zone.

Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings:

7. This property is located within the special rating area(s) described below. Council has the right to administer a targeted rate even if the property is not connected to the service.
8. The property may be located within a drainage or flood protection area administered by Environment Waikato (Waikato Regional Council). Please contact Environment Waikato Asset Group for further information.
9. The Council has not been advised of any other classification attached to the land.

Details of relevant public utility systems:

10. Stormwater is to be disposed of into soak holes, to the satisfaction of the Council.
11. Stormwater is to be piped to connect to the reticulated system at a sump or manhole.
12. Wastewater is to be piped to an on-site wastewater treatment system and effluent field.
13. Connection to the water supply is available. The appropriate financial contribution and connection fee are applicable for a new connection. Please contact the Council's Community Assets Technical Officer.

- 14. The property is on a domestic refuse collection route. For further information please contact the Council's Community Assets Operations Manager.
- 15. Land drainage disposal may be served by a Drainage Area administered by Environment Waikato, Hamilton East. For further information please contact Environment Waikato Asset Group at Environment Waikato.

Details of authorisations which have been granted:

- 16. No specific building authorisations have been granted for this project.
- 17. No specific engineering authorisations have been granted for this project.
- 18. The Council is unaware of any existing planning authorisations for this project.

Details of authorisations which must be obtained before the proposed project may be undertaken:

- 19. No additional building authorisations are required.
- 20. No requirement for specific engineering authorisation has been identified.
- 21. No additional planning authorisations are required before the proposed building work may be undertaken.

Details of authorisations which have been refused:

- 22. No specific building authorisations have been refused for this project.
- 23. No specific engineering authorisations have been refused for this project.
- 24. The Council is not aware of any authorisations that have been refused.

Details of other information relevant to the project:

- 25. No other relevant engineering information has been identified.
- 26. The bulk and location of the project as shown on submitted plans meet the requirements of the District Plan.
- 27. No other relevant building information has been identified.



Date: 02 June 2004

Signed:



Anne Saunders

ENVIRONMENTAL ADMINISTRATION

Building Consent Number: BC0214/04
Applicant: Haskins
Location: 175 B Kerre Rd
1st working day: 25/5/04

Planner's checklist for PIM / building consent

Waikato District Plan

Date processed: <u>27/5/04</u>	Planner: <u>Andrew</u>		
Proposed Activity Size of lot	<u>Avelling</u> <u>9219m²</u>		
Zoning & Planning Map Number Policy Area? (If YES, check District Plan)	<u>Rural Map -</u>		
Designations? (Existing or Proposed)	Designation Number _____ Yes / <u>No</u> Proposed _____ Yes / <u>No</u> (lodged with Council) (eg Nga or Huntly Bypasses) NB: If YES to either, then written approval from designating authority is required. (Sections 193, 194 RMA)		
Site Plan Yards	Site plan distance shown	District Plan yard requirement (Also check all Plan Changes for yards)	
Front	☒ <u>20</u>	☐ <u>7.5</u>	
Side	☒ <u>20</u>	☐ <u>12</u>	
Rear	☒ <u>7.12</u>	☐ <u>12</u>	
If this is an amended site plan...	then check compliance with the above yard setbacks, stamp existing site plan 'Superseded' and date it. Then also reassess the following box.		
Complies with...	Yes	No	N/A (If NO, then resource consent is required)
Site coverage?	☐	☐	☒
Height in relation to boundary?	☐	☐	☒
Maximum height?	☒	☐	☐
Accessory buildings?	☐	☐	☒
Section 36	No. of bedrooms <u>3</u> = No. of carports <u>3+</u> Manoeuvring complies? <u>YES</u> / NO (If NO, then resource consent is required)		
Financial Contribution For every additional house on a site a financial contribution shall be made in compliance with rule 42.4.4(c).	Rural Zone	Paid	To be paid <u>N/A</u>
	Rural Residential Zone	Paid	To be paid <u>N/A</u>
	Residential Zone	Paid	To be paid <u>N/A</u>
Reserve Contribution Plan Change 37	Required?	Paid	To be paid <u>N/A</u>

continued overleaf

General Provisions eg. carparking, noise, hazardous substances, strategic routes. (The provisions of s36 - vehicle access - are implemented by the Roding Services Department and are not part of the Planning PIM / ABA consent checking)	Comments
Number of kitchens	1
Number of dwellings	1
Raglan site elevations SOP?	Yes / No
Site Check?	Yes / No / Not required
Resource Consent Required / Obtained Not required	Comments Consent required because.....
Certificate of Title Required / Obtained Restrictions on Title eg easements, building line restrictions, consent notice?	Comments Yes / No.....
Hazards? Huntly Flood Plain Plan? Huntly Subsidence Plan? LUC Conditions? Subdivision (consent notice)? Hauraki Gulf?	Yes / No Yes / No If YES, then elevations are to show habitable areas of building 300mm above 100 year flood level. Yes / No If YES, then land use consent is required. Yes / No Yes / No Yes / No If YES, and if resource consent also required, then it must comply with requirements of the Hauraki Gulf Marine Park Act 2000. Comments
Have other files relating to this property been checked, ie. landuse, subdivision files?	Yes / No

NOW: Attach this sheet to Building Consent file and record processing time in RFS.

Job: 3034

Client: G.J. Gardner Homes
Phone:Site: L & L Haskins
Kere Road
Taupiri

Description:

MiTek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

MiTek New Zealand Ltd.

Phone:

Printed: 09/33/59 19 Jul 2004

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 design 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 issued by the Building Industry Authority to satisfy the requirements of Clause B1: Structure of the Building Regulations 1992. 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: TR45W
Roof Material: Monier Concrete Tiles
Dead Load: 0.600 kPa
Restraints: 400 mm centres
Live Load: Q_r = 0.250 kPa
Q_c = 1.000 kN

Pitch: 25.00 deg
Ceiling Material: Gib Board 12mm
Dead Load: 0.200 kPa
Restraints: 600 mm centres

Std Overhang: 622 mm
Wind Area: Medium (37.0 m/s)
Pressure Coeff: C_{pe} = varies; C_{pi} = -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. 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, Fxx = failed design, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
ET01	1	2658	25.00	900	J03C	1	1058	25.00	900	*R01A	3	935	25.00	900
*HB01	2	8739	18.25	900	J04	1	2838	25.00	900	*R02	2	1542	25.00	900
*HB02	1	3840	18.25	900	J04A	1	2838	25.00	900	T01	3	11160	25.00	900
*HB03	1	5482	18.25	900	J04B	1	2838	25.00	900	T02	1D	11160	25.00	900
*HB04	2	5076	18.25	900	J05	1	2968	25.00	900	T03	1	5980	25.00	900
*HB05	2	3641	18.25	900	J05A	1	2968	25.00	900	T04	3	5980	25.00	900
J01	1	2858	25.00	900	J05B	1	2968	25.00	900	T04A	1	5980	25.00	900
J01A	2	2858	25.00	900	J06	1	2068	25.00	900	T05	3	5980	25.00	900
J01B	2	2858	25.00	900	J06A	1	2068	25.00	900	T06	1	3950	25.00	900
J01C	1	2858	25.00	900	J06B	1	2068	25.00	900	T07	1	3950	25.00	900
J01D	1	2858	25.00	900	J06C	1	2068	25.00	900	T08	1	3950	25.00	900
J01E	1	2858	25.00	900	J07	1	1168	25.00	900	T09	1	2858	25.00	900
J01F	1	2858	25.00	900	J07A	1	1168	25.00	900	T10	1	3084	25.00	900
J01G	1	2858	25.00	900	J07B	1	1168	25.00	900	T10A	1	3084	25.00	900
J01H	1	2858	25.00	900	J07C	1	1168	25.00	900	TG01	1D	11160	25.00	900
J01I	1	2858	25.00	900	J08	1	1952	25.00	900	TR01	1	11160	25.00	900
J02	1	1958	25.00	900	J08A	1	1952	25.00	900	TR01A	1	11160	25.00	900
J02A	1	1958	25.00	900	J08B	1	1952	25.00	900	TR02	1	11160	25.00	900
J02B	1	1958	25.00	900	J09	1	1052	25.00	900	TR02A	1	11160	25.00	900
J02C	1	1958	25.00	900	J09A	1	1052	25.00	900	V01	1	1451	25.00	900
J03	1	1058	25.00	900	J09B	1	1052	25.00	900	V02	1	726	25.00	900
J03A	1	1058	25.00	900	J09C	1	1052	25.00	900					
J03B	1	1058	25.00	900	*R01	3	935	25.00	900					

Total quantity : 83

The computer design input has been carried out by:

Signed: 

Date: 19/7/04

Name of Computer Operator: Brian Ellis

Qualifications and Title:

Company: Placemakers Hamilton

Verification / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed:

Date:

Name:

Company:

MiTek Beam

lintel supporting roof and ceiling only

DESIGN LOADS

Roof Live Load 0.25kPa, 1.0kN Point Load
Roof Dead Load 0.65kPa, Heavy
Ceiling Dead Load 0.20kPa, Standard
Seismic Zone A, B or C
Overhang of 750mm has been included
Spans are horizontal dimensions

JOB NAME: G.J Gardner Homes
ADDRESS: Haskin Res
Lot 2 Kerie Road
Taupiri
DATE: 15/07/2004
BEAM NAME: Beam 1

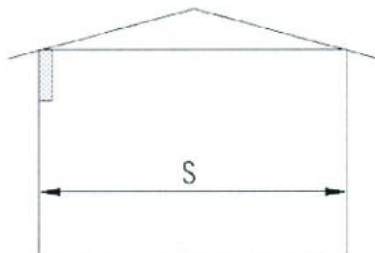
JOB DATA

Roof Weight Heavy
Ceiling Weight Standard
Wind Load Medium
Snow load NIL
Is The Roof Pitch Greater than 30 deg. No

Flitch Beam ▼

LOAD CONDITIONS

Roof Span (S) 5580



Beam Span: 4900 mm
Beam Size: FB30H Flitch
Beam Camber: 9 mm

Certification of MiTek Beam Design Program

The MiTek Beam design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL Beams and Lintels in New Zealand. The beam 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 issued by the Building Industry Authority to satisfy the requirements of Clause B1. Structure of the Building Regulations 1992. 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.



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

The computer design input has been carried out by:

Signed: Brian Ellis Date: 15/7/04
Name of Computer Operator: Brian Ellis
Qualifications and Title: _____
Company: _____

Printed on 15/07/2004 at 9:36 a.m.

xxx DESIGN DATA xxx

ROOF TYPE	Concrete Tile
ROOF PITCH	25°
SOFFIT WIDTH	622mm
VERGE WIDTH	300mm
TRUSS CTRS	900mm
FASCIA TYPE	Std
TREATMENT	U/T

: Soffit Detail :

Interline Ext Fascia

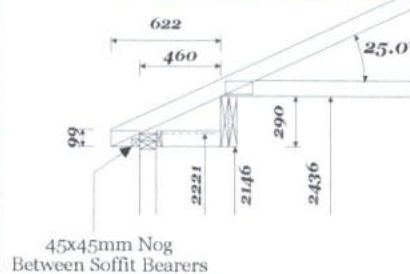
25.0° Pitch Roof



* Note *

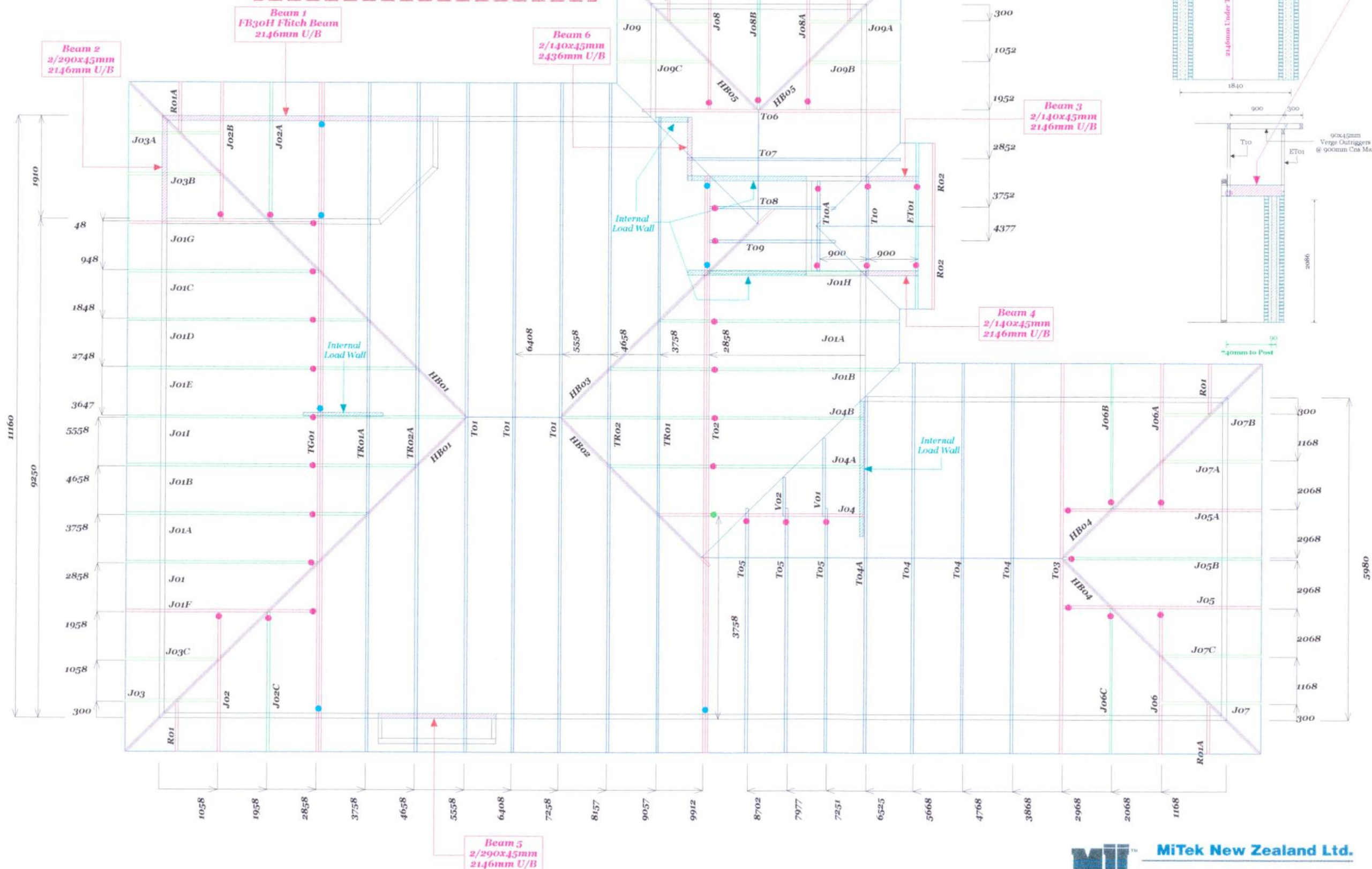
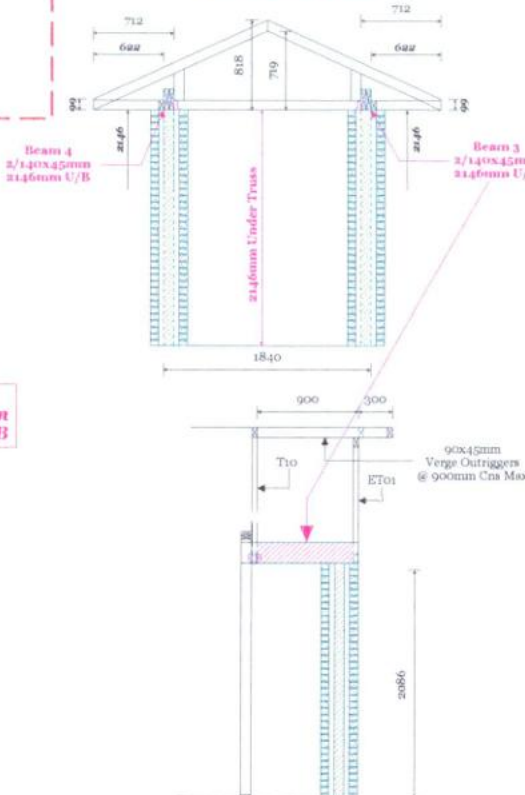
Check Fascia Type Before Commencing

: Pushout Detail :



45x45mm Nog Between Soffit Bearers

: Entry Detail :



PlaceMakers

ELLIS STEET
MANUFACTURING DEPT.
130 ELLIS STREET, FRANKTON

: MANAGER :

* Craig Foster *

PH. (07) 8466715 - MOB (027) 2922962

: DESIGNER :

* BRIAN ELLIS *

PH. (07) 8469686

JOB NUMBER

HN-3034

JOB NAME

Haskins
Taupiri

CLIENT NAME

G.J. Gardner

DESIGNER Brian Ellis

DATE 15 Jul.2004

SCALE

READ PRE-CUT PLANS IN CONJUNCTION WITH
ARCHITECTURAL PLANS, SPECIFICATION AND OTHER
RELEVANT DOCUMENTS.

FOLLOW ALL RELEVANT BUILDING CODES AND
SUPPLIERS SPECIFICATIONS.
E.G. NZS 3604 (1999), MITK GROUP Ltd

ADOPT OCCUPATIONAL SAFETY & HEALTH
(OSH) PROCEDURES.

CHECK ALL OPENING TRIM SIZES AND BRACING ON
SITE BEFORE ENCLOSING. PROP ALL BEAMS WHILE
EXPOSED TO THE WEATHER.

PLACEMAKERS WILL NOT ACCEPT ANY CHARGES FOR
REMEDIAL WORK UNLESS A WRITTEN ORDER IS ISSUED
BEFORE ANY WORK IS COMMENCED. A COPY OF THE
ORDER IS TO ACCOMPANY ANY INVOICE TO
PLACEMAKERS ELLIS STREET.

IF EXPERIENCING PROBLEMS CONTACT PLACEMAKERS
ELLIS ST MANUFACTURING

-CONSTRUCTION NOTES-

-TWO PLY TRUSSES-
All chords and webs nailed at 200mm ctrs staggered
with 90 x 3.15mm nails.
-SCAB MEMBERS-
Nailed at 200mm ctrs staggered to
length of scab with 90 x 3.15mm nails.
-HANGERS & MULTIGRIPS-
Nail every hole with Lumberlok product nails. Sizes
as specified on plan. See details for special connections.
-2 NAILS & CT200-
One Z-nail to either side of truss heel. All holes in CT200's
nailed with Lumberlok product nails.

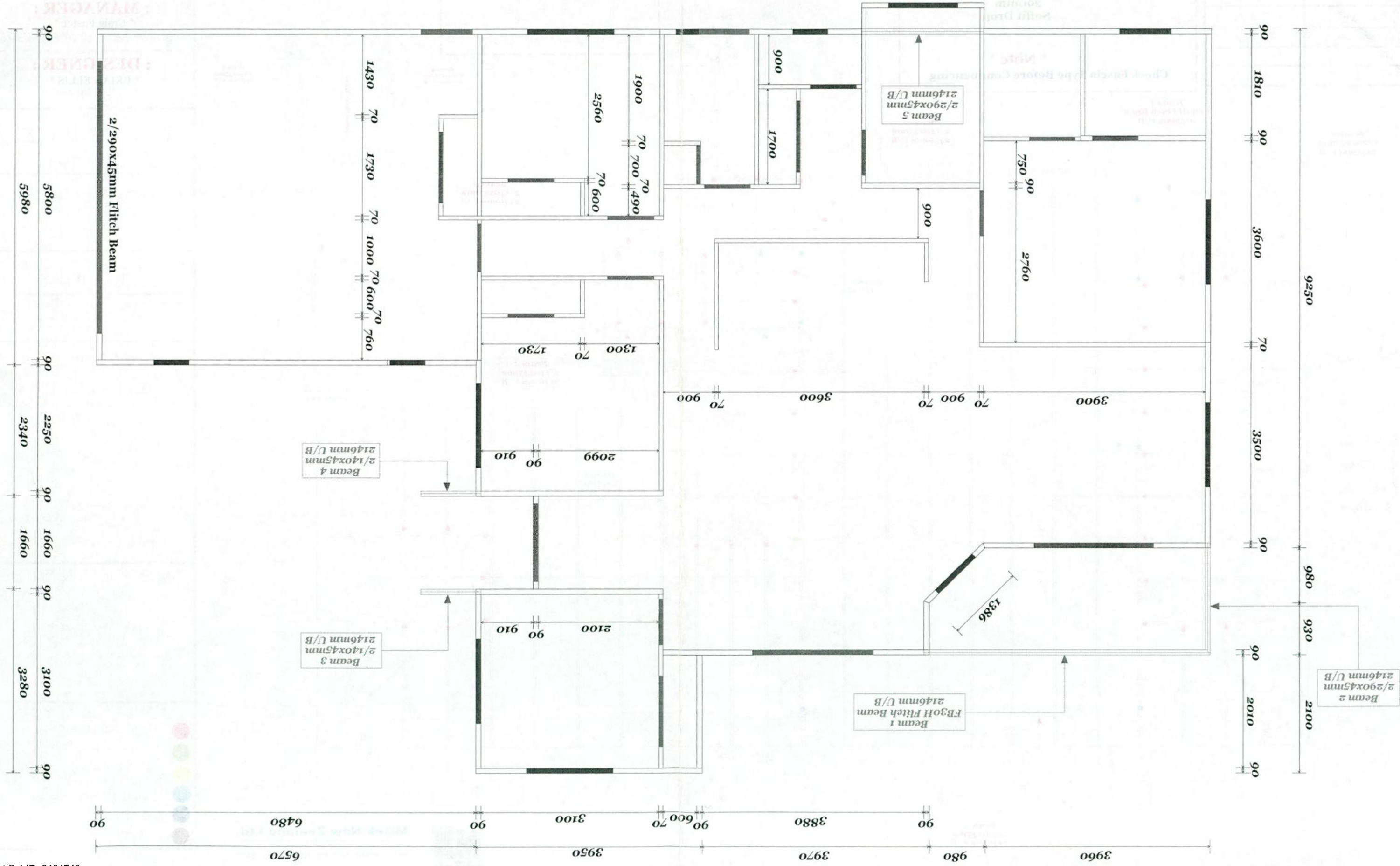
xxxxx LABEL KEY xxxxx

- 90 JOIST HANGER
- 120 JOIST HANGER
- 165 JOIST HANGER
- CT200 BOTH SIDES
- MULTIGRIPS
- CT400



MiTek New Zealand Ltd.

HOME OF GANG-NAIL® BUILDING SYSTEMS



Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. 1693509

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer L+L HASKINS

Phone:

Address of installation 175B KERIC ROAD Tauranga

Postal address of customer (if not as above)

WORK DETAILS

28 No. of lighting outlets

2 No. of ranges

17 No. of socket outlets

1 No. of water heaters

Please tick (✓) as appropriate where work includes:

Was any installation work carried out by the homeowner?

Yes No

☒ Mains☒ Main earthing system☒ Switchboard☐ Electric lines

Description New Home

O/S - 02 Pump

W/House

Oven

Hobbs

Range Hood

Dishwasher

GARAGE + 02

2x external fan

It is recommended that test results be recorded here:

Visual Examination

☒

Earth Continuity

☒

Bonding

☒

Polarity

☒

Insulation Resistance 100 Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name Mike McClellan

Registration no. E984

Company M-J McClellan

Signature MS McClellan

Date 10/11/04

Contact Ph No. 0274-809-280

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector.

☒ New mains☒ Switchboard☒ Earthing system☒ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name I Turner

Registration no. I1349

Signature

Date 10-11-04

Contact Ph No. 8562431

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

PRODUCED STATE



Processed by

A MB

CUSTOMER FIRST OFFICER

APPLICATION

BUILDING CONSENT FOR DWELLINGS AND DWELLING ADDITIONS

- ♦ Complete and return this checklist with your application.
- ♦ Include all information and documents requested.
- ♦ For further information see the Council's pamphlet 'Building Consent Charges'.

	YES ☒	N/A ☒	OFFICE USE
1 COMPLETE ALL SECTIONS OF THE APPLICATION FORM			
♦ Owner's name, address, telephone and fax numbers	☒		☐
♦ Contact person's name, address, telephone and fax numbers	☒		☐
♦ Street address where building works are to take place	☒		☐
♦ Correct legal description (<i>find this on your rates assessment or Certificate of Title</i>)	☒		☐
♦ Details of design and construction personnel	☒		☐
♦ An accurate valuation of the works	☒		☐
♦ All declarations and applications for Council services, signed and dated.	☒		☐
A deposit will be required when you make your application.			
2 DOCUMENTS REQUIRED TO ACCOMPANY THE APPLICATION			
♦ A recent copy of the Certificate of Title (<i>not more than two months old and obtainable from Land Information New Zealand.</i>)	☒		☐
OR, if the building is to be on a newly subdivided lot and no title has been issued:			
♦ A copy of the 224(c) certificate AND a copy of the deposit notice for the subdivision from Land Information New Zealand AND a copy of your unconditional sale and purchase agreement.	☒		☐
♦ 2 copies of each document and plan specified 3-13 below. Drawings are to be of good quality, to an appropriate scale of 1:100 (detail 1:50) (site plan 1:200) with metric dimensions. One set of plans is to be of A3 size.	☒		☐
3 SITE PLAN – include all the following details on the site plan			
♦ Show the legal boundaries of the site. Easements must also be clearly shown on the site plan. If it is a large site or a cross-lease or a unit title, use a locality plan to indicate the position within the site. Show the location of all existing and proposed buildings, including accessory buildings such as sheds or garages, to an appropriate metric scale of 1:200 or 1:100 and include a north point. YOU WILL BE ASKED TO SHOW THE PHYSICAL LOCATION OF THE BOUNDARY PEGS AT THE TIME OF THE FIRST INSPECTION.	☒		☐
♦ Show all measurements from the boundaries of the site to the nearest part of proposed and existing buildings. Show the area of all outdoor living courts.	☒		☐
♦ Show and identify the layout of existing and proposed internal sanitary and stormwater drains. Include the location of each drain's connection to public mains. If no Council stormwater services are available to the property provide details of on-site disposal, eg soak holes. Where a septic tank is used include details of the size of the tank and of the effluent field.	☒	☐	☐
♦ Indicate the top of any banks shown and their slope in relation to the building. Show the height of the bank and the distance from the top of the bank to the building. A soils report from a registered engineer may be required.	☐	☒	☐

	YES ☒	N/A ☒	OFFICE USE
SITE PLAN continued			
♦ Show the dimensions of any existing and/or proposed vehicle entranceway and its position along the boundary. If a new entranceway is to be constructed, an 'Application for Vehicle Entranceway' form, (obtainable from any Council office) should accompany this building consent application.	☒	☐	☐
♦ Show car parking and vehicle circulation provisions, including on-site manoeuvring. Mark street names on the site plan.	☒	☐	☐
4 FLOOR PLAN			
♦ Supply a floor plan of each level, including complete floor layout and use of each area. Floor areas and roof areas in square metres should be shown on plans drawn to an appropriate scale, eg 1:100 or 1:50. Show the location of all plumbing fittings and all waste and vent pipes.	☒	☐	☐
5 ELEVATION PLAN			
♦ Supply an elevation plan of each external wall showing heights from eaves to finished ground level at each external corner and the existing and proposed land contours. Also show the overall height of the building from ground level to the apex of the roof.	☒	☐	☐
♦ The location of wall and roof bracing and of all opening window sashes must also be shown on the elevation plan.	☒	☐	☐
6 FOUNDATION PLAN			
♦ For timber floors show the location of piles, pile type, sub floor bracing, foundation perimeter walls and internal piling system where applicable.	☐	☒	☐
♦ Provide sub floor bracing calculations.	☐	☒	☐
♦ For concrete floors refer to CROSS-SECTION DETAILS (see 8 below).	☐	☒	☐
♦ For an engineer's specifically designed timber floor system refer to SPECIFIC DESIGN (see 12 below).	☐	☒	☐
7 FOUNDATION BRACING CALCULATIONS			
♦ Supply bracing calculations in an approved form such as the BRANZ sheet and show the location of the bracing elements shown on the FOUNDATION PLAN. (For one or two room additions the location, type and value of the bracing element will be sufficient.)	☐	☒	☐
8 CROSS-SECTION DETAILS			
♦ Provide sufficient scaled cross-section drawings (1:50 or better) through the building to show foundation details, floor systems, wall, ceiling and roof construction. A roof truss/framing plan may be required if details on the plans are not clear.	☒	☐	☐
♦ Where the position of beams, supports and connections are not clear, these should be shown on the FLOOR PLAN (see 4 above) with details of connections at a scale of 1:50 or 1:20.	☐	☒	☐
♦ Show the location and type of wall cladding and roof sheathing. For composite systems such as 'Insulclad' these should be designated on the CROSS SECTION plan and referenced in the SPECIFICATIONS (see 11 below).	☒	☐	☐
♦ Show construction details of terraces, steps, stairs (internal and external), barriers and balustrades.	☐	☒	☐
♦ Give details of thermal insulation including type and R. value.	☐	☐	☐

	YES ☒	N/A ☒	OFFICE USE
9 BREWALL AND FIRE RATING REQUIREMENTS			
♦ If using Winstone Standard Design detail then state the particular design number here Otherwise, provide specific details of alternative system.	☐	☒	☐
♦ Include approved fire rating details – eg Winstone Standard fire rating system. If the system is specifically designed by an engineer then refer to SPECIFIC DESIGN (see 12 below).	☐	☒	☐
10 PLUMBING			
♦ For multi-level residential housing using AS/NZS 3500, provide isometric drawings of the soil and waste system showing positions of all fittings and pipe sizing.	☐	☒	☐
11 SPECIFICATIONS			
♦ The use of 'Standard' type specifications is not recommended, as they are often lengthy and designed to cover a multitude of situations which are not applicable to your project. The specification should be project specific and appropriate to the building construction. It should be laid out in easily followed sections covering methods and materials that are not included in the building plans, eg pipe work materials.	☐	☒	☐
♦ Include manufacturer's specifications of any solid fuel heater.	☐	☒	☐
♦ Multi-level structures may be outside the scope of NZS 3604 design. Refer to SPECIFIC DESIGN below.	☐	☒	☐
12 SPECIFIC DESIGN			
♦ Where specific design is incorporated in the structure a registered engineer's Producer Statement (Design) and calculations must be submitted with the plans. A peer review may be required.	☐	☒	☐

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UTILITY SERVICES

YES ☒	N/A ☒	OFFICE USE
--	--	---------------

NAME OF APPLICANT:

Please print

Provide a scaled site plan showing the location of any new stormwater, wastewater and/or water connections.

☐☒☐**14 STORMWATER**

- ♦ If residential, show stormwater connections to kerb and channel on the site plan. If no Council stormwater services are available to the property, provide details of on-site disposal, eg soak holes.

☐☒☐**15 WASTEWATER**

- ♦ Has a new wastewater (sewer) connection been installed to service the new dwelling or development?

☐☒☐If **not**, please sign the acceptance of conditions below for connection to the wastewater reticulation scheme and submit with fees and the site plan for approval.☐☒☐**CONDITIONS**

Connection to the wastewater reticulation signifies acceptance of the Council's bylaws and regulations.

Drainlayers are not permitted to make any connections to the Council's wastewater reticulation without approval from the Council.

An inspection must be called for as soon as the wastewater connection has been made.

ACCEPTANCE

I HAVE READ THE ABOVE CONDITIONS AND I WISH TO CONNECT MY PROPERTY TO THE COUNCIL'S WASTEWATER SCHEME.

SIGNED: DATE:

☐☐☐

- ♦ If there are no wastewater reticulation services available to the property, ensure that details of the size of the septic tank and of the effluent field are included on the site plan and with the specifications. Refer SPECIFIC DESIGN, Note 12 on page 3.

☐☐☐**15 WATER SUPPLY**

- ♦ Has a new water connection been installed to service the new dwelling or development?

☐☒☐If **not**, please sign the acceptance of the condition overleaf for connection to the water supply scheme and submit with fees and the site plan for approval.☐☒☐

- ♦ Has an identifying marker been placed on the boundary where you require the water connection to be located?

☐☒☐

- ♦ If there are no Council water reticulation services available to the property, provide details of the source of the existing or proposed water supply.

☐☒☐

15 **WATER SUPPLY (continued)**

YES ☒ N/A ☒ OFFICE
USE

CONDITIONS

An approved backflow preventer may be required for all industrial or commercial uses, for properties in the Rural Zone and for swimming pools.

Acceptance of the water supply signifies acceptance of the Council's supply bylaws and regulations.

The Council will not connect water supply until all relevant fees and charges have been paid.

ACCEPTANCE

I HAVE READ THE ABOVE CONDITIONS AND I WISH TO CONNECT MY PROPERTY TO THE COUNCIL'S WATER SUPPLY SCHEME.

SIGNED: _____ DATE: _____

FOR OFFICE USE ONLY

WASTEWATER

Person ID: _____ Scheme: _____

No. Connections Required: _____

APPLICATION: **APPROVED** Financial Contribution: \$ _____
NOT APPROVED

FINANCE: ☐ Please raise an invoice Additional Costs: \$ _____

TOTAL including GST: \$ _____

Signed for Waikato District Council _____ Date _____

WATER SUPPLY

Person ID: _____ Scheme: _____

Allocation applied for: _____ m³/24 hours Financial Contribution: \$ _____

No. Connections required: _____ Additional Costs: \$ _____

TOTAL including GST: \$ _____

Signed for Waikato District Council _____ Date _____

OAKLEY CONSULTING ENGINEERS LTD

DAVE OAKLEY B.E. (CIVIL)

72a Riverglade Drive, R.D. 3, Hamilton. Ph./Fax. 07 856-8742

26/05/2004

Job No: 04-192

SUBSOIL INVESTIGATION

PROPOSED DWELLING

LOT 2 DPS 92343

175B KERIE ROAD

TAUPIRI

Owners: Luke and Lillian Haskins

(G.J.Gardner.HOMES)

OAKLEY CONSULTING ENGINEERS LTD

DAVE OAKLEY B.E. (civil)

72a Riverglade Drive, R.D. 3, Hamilton. Ph./Fax. 07 856-8742, Mobile 027 271 6984

Email oakley@wave.co.nz

Mr. Bob de Leeuw
G.J. Gardner Homes
P.O. Box 20-492
Hamilton

26/05/2004

Job No. 04-192

Dear Bob

Soils Investigation and Foundation Recommendation for a Proposed House at 175B Kerie Road (Lot 2 DPS 92342), Taupiri

INTRODUCTION

The purpose of the soils investigation was to determine and evaluate the subsurface conditions on the section and to evaluate what special conditions, if any, would be required for the foundation support of a house constructed in accordance with NZS3604:1999.

The results of my investigation and assessment of the ground conditions are as follows:

FIELD INVESTIGATION

The site was investigated by drilling three hand auger test bores and conducting Shear Vane tests at locations shown on the site plan. The test results are shown on the Bore Logs.

The purpose of these probes and bore holes was to provide guidance as to the general consistency and relative density of soils over the site and to determine approximate bearing levels for residential foundations. Actual ground conditions may vary across the proposed building site, and may differ somewhat from those as described below.

The ground water table at the time of testing (26/05/2004) was not reached in any of the Bore Holes.

The soil types on the site as revealed by Bore Holes 1 to 3 consist of 150 mm to 250 mm of topsoil overlying a thin soft layer of silty/loam then stiff clays to a depth of at least 1.6 meters.

Scala penetrometer readings in silt subsoil are unreliable and the bearing pressure capacity of the soil can be best determined by shear vane readings. The undrained shear strength (S_u) values as measured by the Pocket Vane Tester are recorded on the Bore Logs and range from 20 kPa to 35 kPa in the silty/loam, and from 140 kPa to in excess of 240 kPa. in the clay subsoil. These values indicate that the clay subsoil will be adequate for a safe allowable

foundation bearing pressure of 100 kPa. (300 kPa. ultimate soil bearing pressure) which is required for dwellings to be constructed in accordance with NZS3604:1999 "Timber Framed Buildings" The near surface thin layer of silty/loam is too soft for standard foundations and must be removed.

FOUNDATION RECOMMENDATIONS

The clay subsoil can support standard house foundations designed to NZS3604:1999. It is recommended that the 200 mm layer of top soil and 300mm of soft brown silty/loam be removed from the foundation area and replaced with compacted pit sand and the house be designed for a slab on grade type foundation.

Minor earthworks will be required to form a level building platform for the house. The house is on relatively flat area at the northern end of the section, which has a cross fall of about 3 degrees from east to west. An excavation of approximately 1.0 metres on the western side of the house will be required to level the house site. The excavation must remove all the light brown soft silty/loam. This will require an undercut of about 500mm, to expose the stiff orange clay. Imported pit sand should then be used to bring the building area up to the required level. This filling should be compacted in layers not exceeding 200 mm thickness with each layer uniformly and thoroughly compacted with the vibrating roller, to achieve a soil bearing pressure greater than 100 kPa.

On completion of the above minor earthworks, the proposed house can then be supported on conventional foundations designed to the requirements of NZS 3604:1990, the NZ Code of Practice for Light Timber Framed Buildings not Requiring Specific Design.

LIMITATION

Recommendations contained in this report are based on data from bore holes, soil exposures and test results. Inferences about the nature and continuity of subsoil away from those locations are made but not guaranteed.

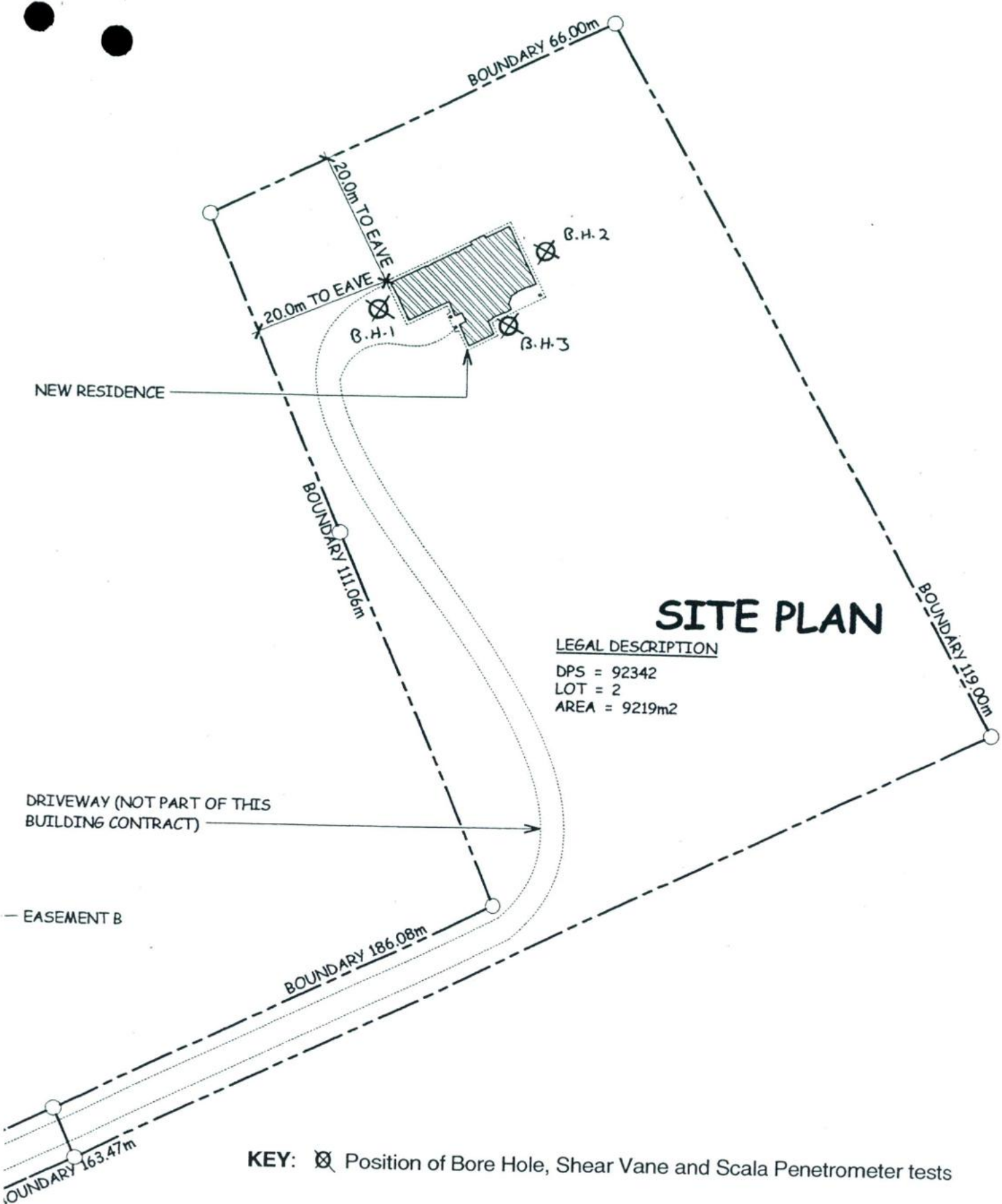
In all circumstances, if variations in the subsoil occur which differ from that described or assumed to exist the site should be inspected by an engineer to make an informed judgment and provide advice on appropriate improvement measures.

In my professional opinion, not to be construed as a guarantee, the proposed works give due regard to foundation stability.

Yours sincerely,



D.J. Oakley B.E. (civil).



SITE PLAN

LEGAL DESCRIPTION

DPS = 92342
 LOT = 2
 AREA = 9219m²

KEY: X Position of Bore Hole, Shear Vane and Scala Penetrometer tests

THE <u>10</u> OF <u>5</u> 20 <u>04</u> PURCHASER: <u>LUKE AND LILLIAN HASKINS</u>	Client: LUKE AND LILLIAN HASKINS Project: NEW RESIDENCE ON KERIE ROAD, TAUPIRI	Date: 05 MAY 04 Scale: 1:200 Revisions:	Job No: 300447 Sheet No: 1 of 6
--	---	---	---

OAKLEY CONSULTING ENGINEERS LTD

CLIENT: G.J. GARDNER HOMES		JOB No: 04-192												
LOCATION: 175B KERIE RD. TAUPIRI		BORE HOLE No: 1												
PROJECT: HOUSE FOUNDATIONS		WATER LEVEL (m): /												
TESTED BY: D.J. Oakley		DATE: 26/5/04												
DEPTH (m)	SCALA PENETROMETER Blows/100mm										GRAPHIC LOG	SHEAR VANE STRENGTH (kPa)	DESCRIPTION	
	1	3	5	7	9	1	2	4	6	8				10
1														TOP SOIL
													15	SILTY/LOAM: Brown, moist soft. CLAY: Light orange, moist stiff clay.
													20	
												X	140	
												X		
												X	160	
												X		
												X	180	
												X		
	2													
3														
	4	10	15	21	27	2	7	12	17	24	TEST: DETERMINATION OF THE PENETRATION RESISTANCE OF A SOIL BY USE OF HAND OPERATED DYNAMIC CONE PENETROMETER			
INFERRED CBR %														
COMMENTS:														

OAKLEY CONSULTING ENGINEERS LTD

CLIENT: G.J. GARDNER HOMES LOCATION: 175 B KERIE RD. TAUPIRI PROJECT: HOUSE FOUNDATIONS TESTED BY: D.J. Oakley		JOB No: 04-192 BORE HOLE No: 2 WATER LEVEL (m): / DATE: 26/5/04		
DEPTH (m)	SCALA PENETROMETER Blows/100mm	GRAPHIC LOG	SHEAR VANE STRENGTH (kPa)	DESCRIPTION
	1 2 3 4 5 6 7 8 9 10			
		171		TOP SOIL
		/	20	
		/	35	SILTY/LOAM: Light brown, moist soft, compressable loam.
		X	140	CLAY: Light orange moist stiff clay
1		X	180	
		X		
		X	240	
				END OF BORE
2				
3				
	4 2 10 7 15 12 21 17 27 24			
		TEST: DETERMINATION OF THE PENETRATION RESISTANCE OF A SOIL BY USE OF HAND OPERATED DYNAMIC CONE PENETROMETER		
INFERRED CBR %				
COMMENTS:				

OAKLEY CONSULTING ENGINEERS LTD

CLIENT: G.J. GARDNER HOMES						JOB No: 04-192							
LOCATION: 175B KERIE RD. TAUPIRI						BORE HOLE No: 3							
PROJECT: HOUSE FOUNDATIONS						WATER LEVEL (m): /							
TESTED BY: D.J. Oakley						DATE: 26/5/04							
DEPTH (m)	SCALA PENETROMETER Blows/100mm										GRAPHIC LOG	SHEAR VANE STRENGTH (kPa) (m)	DESCRIPTION
	1	3	5	7	9								
	2	4	6	8	10								TOP SOIL
						/						20	SILT/LOAM: Moist, light brown
						/						25	sft & compressible loam
						X						180	CLAY: Moist light orange stiff clay
						X						220	
1						X							
						X						>240	
													END OF BORE
2													
3													
	4	10	15	21	27								TEST: DETERMINATION OF THE PENETRATION RESISTANCE OF A
	2	7	12	17	24								SOIL BY USE OF HAND OPERATED DYNAMIC CONE PENETROMETER
	INFERRED CBR %												
COMMENTS:													

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DAVE OAKLEY B.E. (CIVIL)

72a Riverglade Drive, R.D. 3, Hamilton. Ph./Fax. 07 856-8742

26/05/2004

Job No: 04-193

ON-SITE HOUSEHOLD WASTEWATER DISPOSAL SYSTEM

FOR

LUKE & LILLIAN HASKINS

LOT 2 DPS 92342

175B KERIE ROAD

TAUPIRI

(G.J.Gardner.HOMES)

OAKLEY CONSULTING ENGINEERS LTD

DAVE OAKLEY B.E. (CIVIL)

72a Riverglade Drive, R.D.3, Hamilton. Ph/Fax. 07 856-8742
E. mail: oakley@wave.co.nz

PRODUCER STATEMENT (DESIGN)

This is to certify the design of the elements or the whole structure as described below:

OWNER LUKE AND LILLIAN HASKINS

IN RESPECT OF..... **ON-SITE DOMESTIC-WASTEWATER SYSTEM**.....

(Description of Building Work)

AT 175 B KERIE ROAD, TAUPIRI

LOT 2 DP S 92342 SO.....

DESIGN:

This Producer Statement has been prepared after carrying out a design in general accordance with the appropriate Verification Methods and Acceptable Solutions listed as approved by the Building Industry Authority but more particularly as follows:

1. AS/NZS 1547:2000 Australian/New Zealand: On site domestic-wastewater management

The work is described on the drawing titled ON-SITE HOUSEHOLD WASTEWATER DISPOSAL SYSTEM AT 175 B KERIE ROAD, TAUPIRI and numbered.....S1..... and the specifications and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of professional indemnity insurance to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS, that subject to: all proprietary products meeting the performance specification requirements, the drawing, specifications and other documents according to which the building is proposed to be constructed, comply with the relevant provisions of the Building Code.

I am a member of: SESOC, HERA, NZTDS and CCANZ.



D.J. Oakley (B.E. Civil)

Date 26/5/04 Job No: 04-193

OAKLEY CONSULTING ENGINEERS LTD

DAVE OAKLEY B.E. (CIVIL)

72a Riverglade Drive, R.D.3, Hamilton. Ph/Fax. 07 856-8742
E. mail: oakley@wave.co.nz

OBSERVATION STATEMENT (CONSTRUCTION)

This is to confirm that I **will** observe the construction of the elements or the whole structure as described below:

OWNER: LUKE AND LILLIAN HASKINS

IN.RESPECT.OF: ON-SITE DOMESTIC WASTEWATER SYSTEM

(Description of Building Work)

AT: 175 B KERIE ROAD, TAUPIRI

LOT: 2 DP: S 92342 SO:



D.J. Oakley (B.E. Civil)

Date 26/5/04

Job No: 04-193

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Ph/Fax. 07 856-8742 E. mail: oakley@wave.co.nz

SITE REPORT AND DESIGN FOR ON-SITE DOMESTIC-WASTEWATER SYSTEM

Date of assessment: 26/05/2004

Signature of evaluator:



SITE INFORMATION

Address/locality of site: 175B Kerie Road, Taupiri

Council Area: Waikato District Council

Owner: Davis

Address:

Site plans attached: Yes (X), No ()

Intended water supply: Rain water

Expected wastewater quantity 900 (litres/day)

Local experience: Yes (X), No ()

SOIL ASSESSMENT

Depth to high soil watertable >1.2 m

Hydraulic loading rate (where applicable):

Soil structure: Weakly structured

Soil texture: Clay loam

Indicative permeability $K = 0.5$ m/day

Measured soil permeability = 80 mm/hr

Design loading rate (DLR) recommended for soil adsorption system 10 mm/day

SITE ASSESSMENT

Flood potential:

Land application area above 1 in 20 year flood level: Yes (X), No ()

Land application area above 1 in 100 year flood level: Yes (X), No ()

Exposer: Exposed to all winds

Landform: Flat and adjacent to steep slope

Erosion potential: None on the house site and the area of the effluent disposal field

Site drainage: Good

Groundwater: Distance to domestic groundwater well, >30 metres

Buffer distances from wastewater management system to:

Permanent water >30 m

Boundary 1.5 m

Buildings >5 m

Swimming pool N/A

Is there sufficient land area available for:

Reserve application system, Yes (X), No ()

DESIGN PARAMETERS

Based on: On-site domestic-wastewater management AS/NZS 1547:2000

Bedrooms: (3) = 5 people

Wastewater flow rate: 180 l/p/d = 900 litres/day

Soil Type: Clay loam, category 4 soil

Design Loading rate for trenches 10 mm/d

SYSTEM SELECTION

Treatment system: Conventional septic tank, 4500 Litre with Zabel A1800 Filter

Type of land application system: Conventional absorption trenches

Trench length: $900 / (2.0 \times 10) = 45$ metres @ 2000 mm wide, say 2 @ 23 metres

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72a Riverglade Drive, R.D. 3, Hamilton, New Zealand
Ph./Fax. +(64)07 856-8742, E. mail: oakley@wave.co.nz

OPERATION AND MAINTENANCE REQUIREMENTS FOR THE ON-SITE DOMESTIC WASTEWATER SYSTEM

Information to the homeowner/occupier regarding the system

The effluent system installed at your property, has been specifically designed to suit the absorption rate of the soil, prior to designing and also taking into account the number bedrooms shown on the plans. Extending your house will require you to have your system assessed for compliance.

Adequate area should be reserved along side the existing disposal field, for extending the field, should the need arise due to extending the house or heavier than average use of water beyond that recommended by NZS 1547:2000.

It is your responsibility to maintain the shape of the mound over the disposal field and the diversion channel above the field (if provided), to ensure that no surface water run-off will flood the disposal field.

Recontouring of the effluent field, for landscape or other purpose is not permitted, unless adequate engineering advice has been obtained.

Advice to a home owner/occupier on use of the system

For the on-site wastewater system to function efficiently the following guide lines should be adopted.

- (a) In order to reduce sludge building up in the tank:
 - (i) Scrape all dishes to remove fats, grease, etc. before washing
 - (ii) Keep all possible solid out of the system
 - (iii) Do not use a garbage grinder unless the system has been specifically designed to carry the extra load
 - (iv) Do not put sanitary napkins and other hygiene products into the system

- (b) In order to keep the bacteria working in the tank and in the land application area:
 - (i) Use biodegradable soaps
 - (ii) Use a low-phosphorus detergent
 - (iii) Use a low-sodium detergent in dispersive soil areas
 - (iv) Use detergents in the recommended quantities
 - (v) Do not use powerful bleaches, whiteners, nappy soakers, spot removers and disinfectants
 - (vi) Do not put chemicals or paint down the drain.
- (c) Conservation of water will reduce the volume of effluent requiring disposal to the land-application area, make it last longer and improve its performance. Conservation measures include:
 - (i) Instillation of water-conservation fittings
 - (ii) Taking showers instead of baths
 - (iii) Only washing clothes when there is a full load
 - (iv) Only using the dishwasher when there is a full load
- (d) Avoid overloading the system by spacing out water use as evenly as possible

Comment. *Do not do all the washing on one day. Do not run the washing machine and dishwasher at the same time.*

Advice on maintenance

- (a) The primary wastewater-treatment unit (septic tank) will need to:
 - (i) Be desludged regularly i.e. every three to five years or when scum and sludge occupy 2/3 of the volume of the tank (or first stage of a two-stage system)
 - (ii) Be protected from vehicles
 - (iii) Have any grease trap cleaned out regularly
 - (iv) Keep the vent and/or access cover over the septic tank exposed
 - (v) Arrange with the installer to have any pump and outlet filter inspected and cleaned every 6 months. **This is essential to prevent excessive build-up of sludge and failure of the system.**
- (b) The land-application area needs protection as follows:
 - (i) Irrigation areas are not play areas for children and access should be restricted
 - (ii) Any evapo-transpiration areas should be designed for deter pedestrian traffic

- (iii) No vehicles or stock should be allowed on trenches or beds
 - (iv) Deep rooting trees or shrubs should not be grown over absorption trenches or pipes
- (c) Evapo-transpiration and irrigation areas should have their grass mowed and plants maintained to ensure that these areas take up nutrients with maximum efficiency.
- (d) Check equipment and:
- (i) Follow the manufacturer's instructions for maintaining and cleaning pumps, siphons and septic tank filter.
 - (ii) Clean disc filters or filter screens on irrigation-dosing equipment periodically (6 monthly) by rinsing back into the primary waste-water-treatment unit.

Advice on operating problems:

Problems can occur with systems which have not been maintained and where absorption areas have become blocked or clogged. The warning signs are obvious:

- (a) Absorption field is wet or soggy with wastewater ponding on the surface of the ground
- (b) There is a smell of "sewage" near the septic tank of absorption area
- (c) The drains and toilets run slowly
- (d) The grease trap is full or blocked

Advice on the consequences of failure:

A failed septic tank and land-application system is a serious health and environmental hazard and can lead to:

- (a) Spread of infectious diseases
- (b) Breeding of mosquitoes and attraction of flies and rodents
- (c) Nuisance and unpleasantness
- (d) Pollution and infection of waterways, beaches, streams and shellfish beds
- (e) Contamination of bores, wells and groundwater

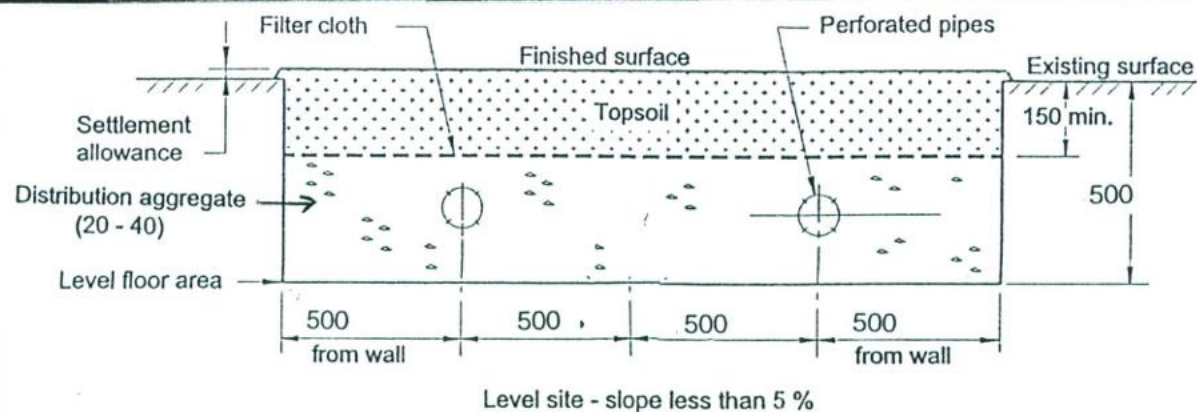
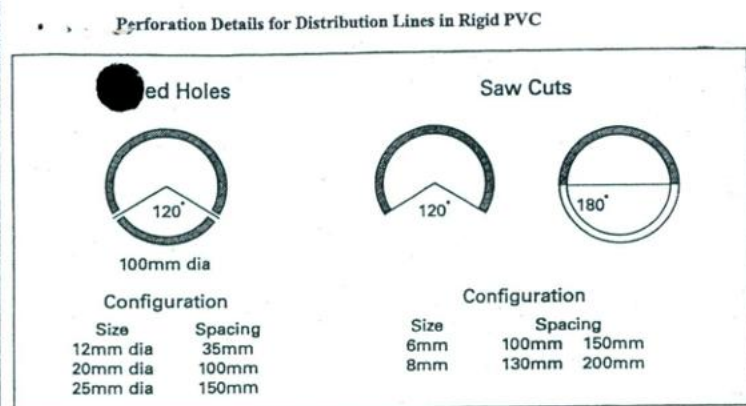
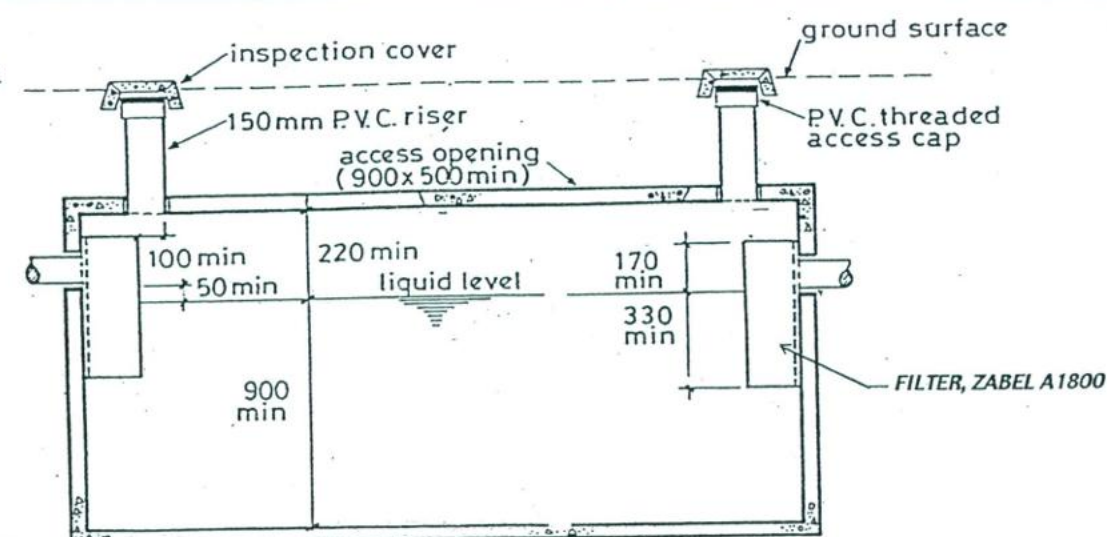


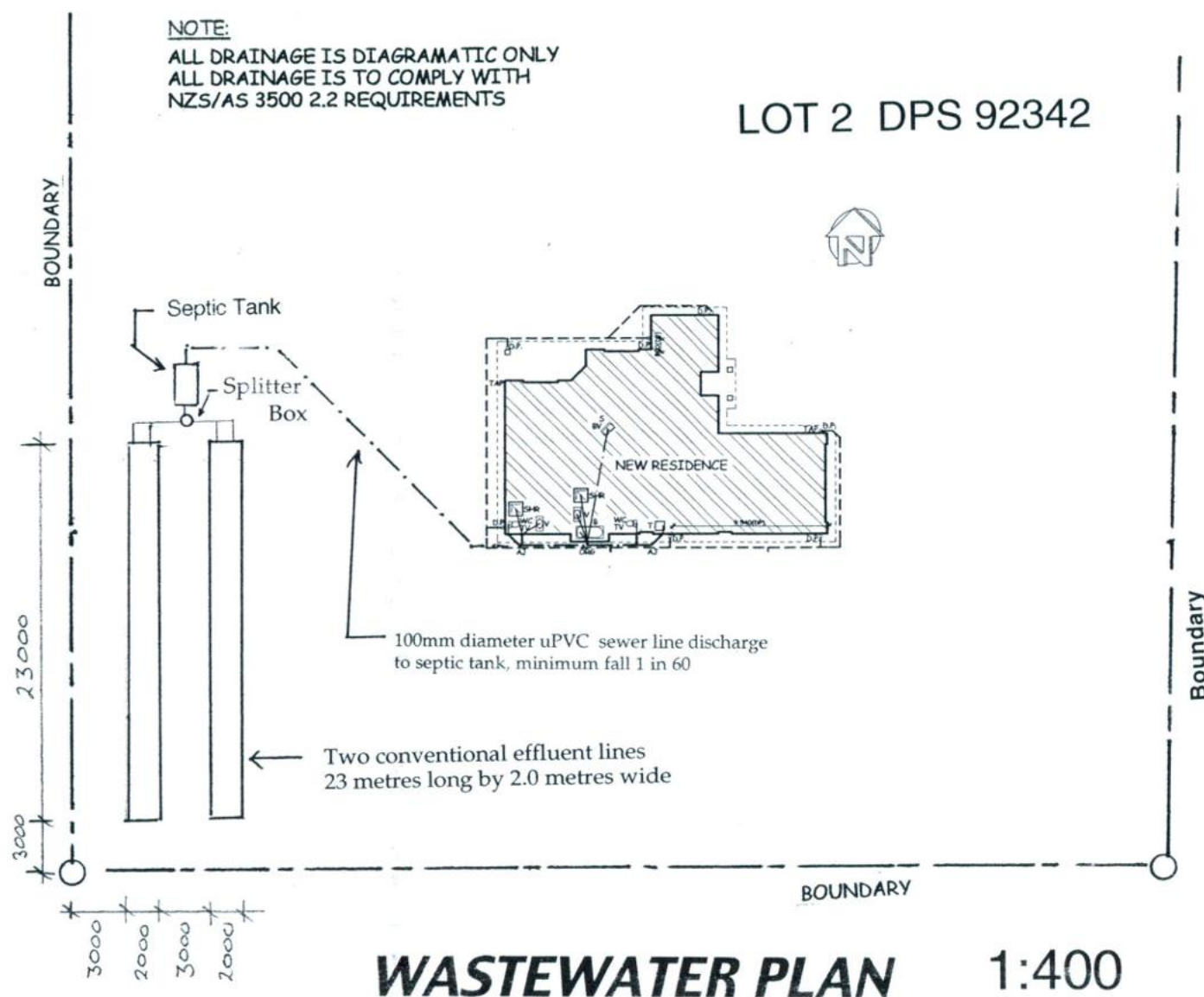
FIGURE OF CONVENTIONAL EFFLUENT TRENCH



SINGLE CHAMBER, 4500 LITRE SEPTIC TANK
GRAVITY FED

NOTE:
ALL DRAINAGE IS DIAGRAMATIC ONLY
ALL DRAINAGE IS TO COMPLY WITH
NZS/AS 3500 2.2 REQUIREMENTS

LOT 2 DPS 92342



WASTEWATER PLAN 1:400



DRAWING NOTES

1. Septic tank shall be a 4500 litre, fitted with a Zabel A1800 Filter and manufactured in accordance with AS/NZS 1546.1:1998
2. All waste pipes in concrete floors shall be kept as high as possible and exit through the foundations NOT under them. This is to allow the soakage trenches to be kept as shallow as possible
3. All effluent trenches and pipes are to be laid at a gradient no greater than 1 in 200
4. The sides and base of the trench shall be carefully scratched with a pointed tool before laying filter media
5. Effluent trenches to be sited at least 1.5 m clear of the boundary, 3 m clear of the boundary and 30 m clear of an open water course

The owner/occupier must operate and maintain the system in accordance with requirement set out in the design documents. Particular attention is drawn to the fact that 1) A garbage grinder/waste disposal unit must not be used, 2) The outlet filter must be inspected and cleaned every 6 months by the owner to prevent blockage & failure of the system

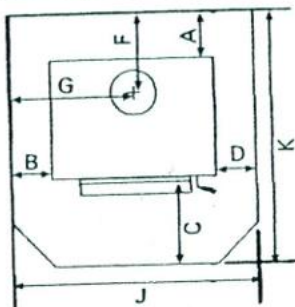
The Engineer and Contractor (Certified Drainlayer) must separately certify the construction of the effluent disposal system and forward a copy of the "PRODUCER STATEMENT (CONSTRUCTION)" to the Council, on its completion. The Engineer must be given 48 hours notice to observe the construction of the effluent bed

DESIGN CERTIFICATE:
These Engineer must certify these drawings with a Design Producer Statement and engineering calculations

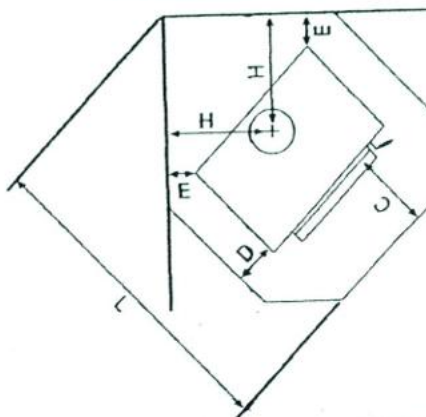


FIREPLACE INSTALLATION SPECIFICATIONS VALID JANUARY 2004*

WALL INSTALLATION

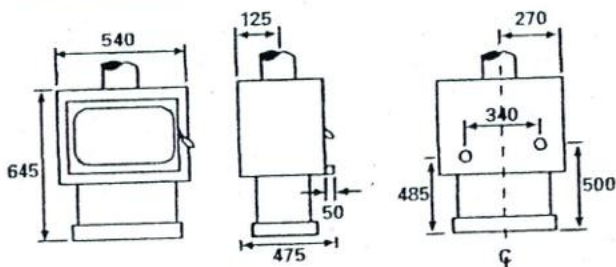


CORNER INSTALLATION



KIWI RAD

	A	B	C	D	E	F	G	H	J	K	L
With flue shield	100	500	300	175	250	225	770	530	900	830	1350



**GROSS
PEAK
OUTPUT
21kw**

**RECOMMENDED
HEATING AREA
100 - 130
sq m**

**ASH
HEARTH
APPROVED**



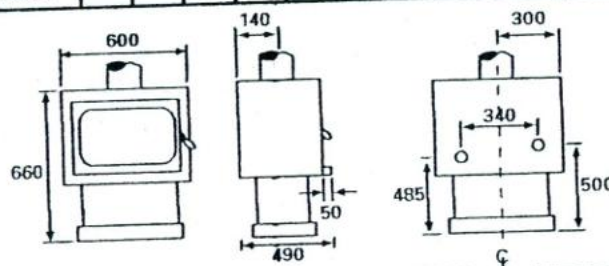
**GROSS
PEAK
OUTPUT
21kw**

**RECOMMENDED
HEATING AREA
100 - 130
sq m**

**ASH
HEARTH
APPROVED**

FIRENZE

	A	B	C	D	E	F	G	H	J	K	L
No flue shield	300	325	300	115	200	435	625	515	830	1040	1330
With flue shield	100	225	300	115	50	210	525	365	830	840	1110



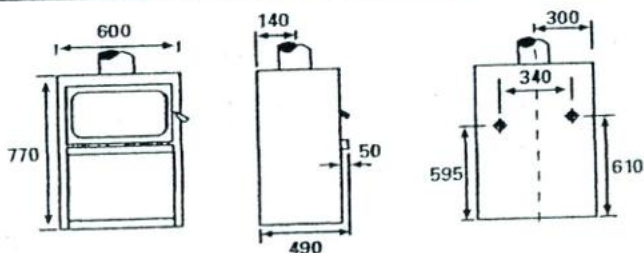
**GROSS
PEAK
OUTPUT
21kw**

**RECOMMENDED
HEATING AREA
100 - 130
sq m**

**ASH
HEARTH
APPROVED**

ASTRON

	A	B	C	D	E	F	G	H	J	K	L
No flue shield	300	325	300	115	200	435	625	525	830	1040	1330
With flue shield	100	225	300	115	50	210	525	365	830	840	1110



**GROSS
PEAK
OUTPUT
21kw**

**RECOMMENDED
HEATING AREA
100 - 130
sq m**

**ASH
HEARTH
APPROVED**



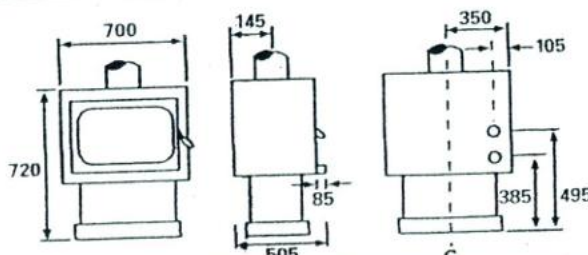
**GROSS
PEAK
OUTPUT
27.5kw**

**RECOMMENDED
HEATING AREA
150 - 180
sq m**

**ASH
HEARTH
APPROVED**

SIGNATURE

	A	B	C	D	E	F	G	H	J	K	L
No flue shield	375	350	300	115	200	520	700	550	930	1095	1360
With flue shield	100	350	300	115	75	220	700	425	930	820	1175



**GROSS
PEAK
OUTPUT
27.5kw**

**RECOMMENDED
HEATING AREA
150 - 180
sq m**

**ASH
HEARTH
APPROVED**

*These installation instructions are intended as a guide only. They are not intended as a replacement of the Owner's Installation and Operation Manual. Full installation instructions can be sourced from any BBQ Factory outlet. All specifications are subject to change without prior notice. Recommended heating areas can be affected by many factors. Please check with your local BBQ Factory heating specialist as to which model is right for you.

Lillian Haskins

Geo Till

Wall Bracing Calculation Sheet A

300447 Haskins

Job Details

Name	G.J. Gardner Homes - Luke and Lillian Haskin		
Street and Number	Kerie Road		
Lot and DP Number	Lot 2 DPS 92342		
City/Town/District	Taupiri, Waikato District Council		
Location of Storey	Single / Upper of two / Lower of two		
Building height to apex	<u>5.2</u> m	Roof Weight	Light / Heavy
Roof height above eaves	<u>3.1</u> m	Cladding Weight	Light / Heavy
Stud height	<u>2.4</u> m	Room in roof space	Yes / No
Average roof pitch	<u>25.0</u> deg		
Building length BL	BL = <u>20.6</u> m	Gross Building	
Building width BW	BW = <u>14.5</u> m	Plan Area	GPA = <u>233.4</u> m ²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roof use the roof plan at eaves level to determine GPA.

Wind Zone

Region:	Terrain:	Exposure:	Topography:
R1	0 Inland	0 Sheltered	0 Gentle
R2	1 Coastal	1 Exposed	1 Moderate
			3 Extreme
Total Points	1		
Wind Zone:	Low (0) Very High (3) Medium (1) Specific Design (4) High (2)		

Earthquake Zone

From figure EQ1 select Earthquake Zone:	A	B	C
---	---	---	---

BU's required Wind

From Table W1A/W1B	
W along =	<u>54</u> BU's/m
W across =	<u>54</u> BU's/m
Total Wind Load,	
W ALONG:	
W along x BW =	<u>783</u> BU's
W ACROSS:	
W across x BL =	<u>1112</u> BU's

BU's required Earthquake

From Table EQ1/EQ2/EQ3/EQ4/ EQ5/EQ6	
E =	<u>5.9</u> BU's/m ²
Note: For a room in the roof space use E + 3	
Total earthquake load,	
EQ ALONG and EQ ACROSS	
E x GPA BU's =	<u>1377</u> BU's

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6W	7W	6E	7E
Line Lable	Minium BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BU's Achieved (BU/m x L) W	Rating BU/m E	BU's Achieved (BU/m x L) E
A	52	A1	SP1	1.2	100	120	115	138
B	141	B1	SP1	0.9	100	90	115	103.5
		B2	SP1	0.9	100	90	115	103.5
		B3	GIB2	2.1	75	157.5	60	126
C	206	C1	GIB1	3.6	75	270	50	180
		C2	GIB1	2.4	75	180	50	120
D	70	D1	GIB2	3.6	80	288	70	252
E	206	E1	SP1	1.2	100	120	115	138
		E2	SP1	1.1	100	110	115	126.5
		E3	GIB1	2.4	75	180	50	120
		Totals Achieved			W	1605.5	EQ	1407.5
From Sheet A		Total Required			W	783.0	EQ	1377.1
W req / EQ req =		0.5686027						

Across

[illegible]

ITEM DESCRIPTION

INITIAL
ALTERATIONS

CLASSIC

BUILDING SPECIFICATION

FOR

Site Address: Lot 2 175B Kerie Road, TAUPIRI

BETWEEN

Owner(s): Luke and Lillian Haskins

&

R. G. de Leeuw Construction Ltd
Hamilton/Waikato Franchisee for G. J. Gardner Homes

Job Number: 300447

Owner's Initials

Builder's Initials

ITEM	DESCRIPTION	INITIAL ALTERATIONS
OWNER(s)	: Luke and Lillian Haskins	
SITE ADDRESS	: Lot 2 175B Kerie Road, <u>TAUPIRI</u>	
TERRITORIAL AUTHORITY	: Waikato District Council	

PLEASE READ CAREFULLY BEFORE SIGNING THIS SPECIFICATION SCHEDULE

This schedule forms part of the contract for the proposed work when executed and initialled by both parties.
Any items not covered in this schedule will be covered in plans or letter of quote.

1. GENERAL

- (a) Unless otherwise specified, the works shall be constructed in accordance with the Building Act 1991 (as amended) in conjunction with the New Zealand Building Code.
- (b) Unless otherwise specified, the Owner is responsible to provide a house site clear of any obstructions to building including removal of long grass, shrubs and trees where necessary.
- (c) The Owner acknowledges that it is their responsibility to provide all weather access suitable to allow vehicles and machinery, as normally used in the building industry, to drive in and out of the property, unless allowed for by the Builder as a Variation.
- (d) Unless otherwise specified, the Contract Sum allows that town water supply will be available from an existing main at a standard connection rate of the Territorial Authority prior to commencement of construction. Where no such water supply exists, the Owner is to arrange at their expense, a temporary fresh water supply for building purposes by means satisfactory to the Builder, and to be available prior to commencement of construction.
- (e) This contract allows for 240 Volt single phase power being available prior to and during construction, provided the connection point is within 10 metres of the dwelling. When it is over 10 metres an extra charge will (if applicable) be made by way of a variation of contract provided it has not already been included in the Contract Sum.

NOTE: *All power used is at the Owner's expense and will be charged directly by the power supply company to the Owner.*

- (f) Wind Zone: **Medium.** Earthquake Zone: **Medium (B).**
Thermal Rating (Wall): **R 1.8** Thermal Rating (Ceiling): **R 2.2**
- (g) Complying with statutory obligations and any notices and obtaining relevant approvals is the responsibility of the Builder.
- (h) Unless otherwise specified, all Building Consent Fees and Street Damage Bonds are paid for by the Builder. Any other Bonds called for or development application fees requested by any Territorial or Other Authority or statutory body are to be arranged and paid for by the Owner.

NOTE: *It is the responsibility of the Owner to obtain any necessary approvals from the relevant developer or land corporation where a covenant applies. A copy of this approval should be forwarded to the Builder as soon as possible.*

- (i) An Engineer's soil report, specific footing and slab designs (if considered necessary by the Builder) are to be provided by the Builder at the Owner's expense.
- (j) The Builder takes no responsibility for any colour variation in the roof tile, brick, ceramic wall and floor tile, between those shown in displays or brochures to those delivered by the manufacturer. These products may vary slightly in colour from time to time and any discrepancy is the responsibility of the manufacturer.

Owner's Initials

Builder's Initials

ITEM	DESCRIPTION	INITIAL ALTERATIONS
------	-------------	------------------------

- (k) The Owner acknowledges that reference on the Working Drawings to finished floor level (FFL) is approximate only and may be adjusted on site at the Builder's discretion within a range of +/- 300mm.

2. EXCAVATION

The Owner acknowledges that after breaking the surface of the ground, if Variations are required by the Engineer, or Territorial or Other Authorities, or due to the nature of site access or due to extra excavations or footings required if rock or other obstacles are encountered, then the Builder will notify the Owner as provided for in Clause 4 of the Contract and the cost of such Variation together with a reasonable allowance for overheads and profits shall be adjusted against the Contract Sum.

3. CONCRETOR

- (a) Footings and Slab are designed for Soil with a minimum bearing of 100 K.P.A, or will be specifically designed by an engineer. Concrete foundations to be 17.5 mpa.
- (b) Floor slab to be 17.5mpa concrete, smooth finish to whole floor (single level home). Finish Floor level 225mm maximum above finished ground level.
- (c) Extra piers, beams, steel etc., if required by Engineer or Territorial Authority after Territorial Authority approval are at the Owner's expense.
- (d) Concrete pumping is not included. If required then the Owner is required to pay all costs .

4. BRICKLAYER (IF APPLICABLE)

Builder shall supply and lay all bricks.

Sills to be bricks laid on edge.

- (a) Joints to be pointed
- (b) Mortar colour to be standard grey. Other colours are available for additional cost.

5. CARPENTER/JOINER

- (a) External and Internal Timber to be stress graded, kiln dried, to Manufacturer's design or NZS3604.

6. INTERNAL LININGS

Please note: All stopping (plastering) to interior walls and ceilings is to a grade 4, this is the highest grade without going to full skim coat. Any light fixtures (or windows) that wash the light over walls or ceilings may show the joins and other imperfections. Please avoid purchasing these harsh lights or advise G.J. Gardner Homes who will arrange a price to skim the affected areas to improve (not eliminate) the effects.

7. PLUMBER/STEEL FASCIA OPERATOR

- (a) Fascia and gutters to be pre-coated Steel.
- (b) Downpipes to be 60mm round P.V.C.
- (c) Floor Waste as required by the Territorial Authority.
- (d) The work will be a NZ Acceptable Solution to comply with the NZ Building Code.
- (c) The material to be installed will be :-
 - (i) UPVC under slab - to have a minimum life of 50 years.
 - (ii) UPVC in the walls for cold supply - to have a minimum life of 15 years.
 - Copper in the walls for hot supply - to have a minimum life of 15 years.
 - (iii) Polyethylene in the ground outside building line, for water supply - to have a minimum life of 15 years.

Owner's Initials

Builder's Initials

ITEM DESCRIPTION

INITIAL
ALTERATIONS**8. PAINTER**

Proprietor to do no painting.

- (a) Refer to Colour Scheme for Selections.
- (b) External painting by Builder.
 - External AC sheeting two coats of acrylic paint.
 - Any external metal one coat of primer, one coat enamel.
 - Other external surfaces according to Manufacturer's specifications.
- (c) External brick walls to be unpainted.
- (d) Internal Painting by Builder, then:
(Walls and ceilings to be of either one or two colours.)
 - Ceilings to be one coat sealer and two coats acrylic paint to Manufacturer's Specification
 - Walls to be one coat sealer and two coats acrylic paint to Manufacturer's Specification
 - Inside cupboards to be wall colour
 - Wall-paper is not included.
- (e) Doors, door jambs, architraves and reveals to be painted wall colour in low sheen enamel in one colour. Skirting & architraves to be acrylic.

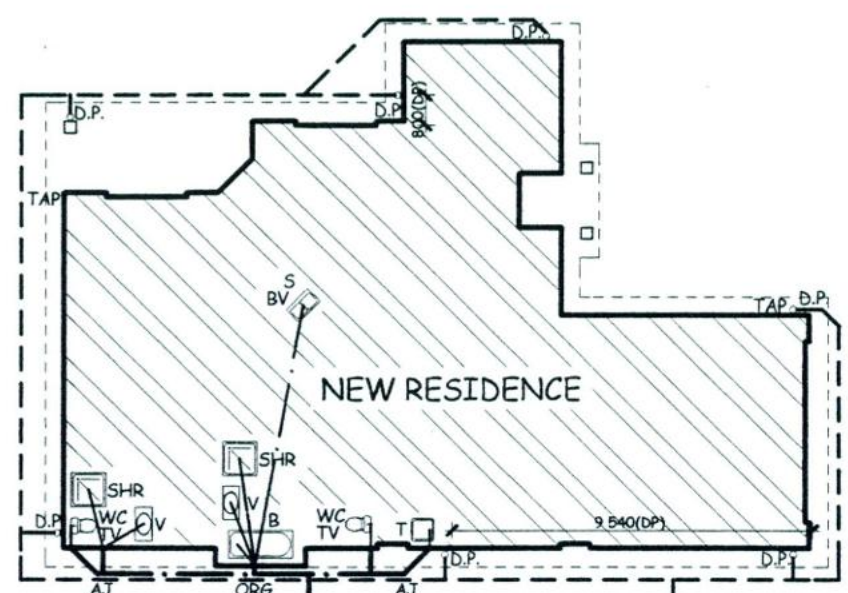
Please note:

Some walls may require skim coating due to paint colours chosen. Once G.J Gardner Homes has been advised of the wall colours we will arrange a cost to skim the effected areas to improve (not eliminate) the effects.

Spec-NZ Ver 03/03/04

Printed: 19/03/04

Dated this.....day of	200.....
SIGNED by the Owner).....	SIGNED by the Builder)
In the presence of:).....	in the presence of:)



100mm DIA STORMWATER LINE DISCHARGING TO STORMWATER TANK

100mm DIA SEWER LINE DISCHARGING TO SEPTIC TANK

EFFLUENT FIELD

SEPTIC TANK (NOT PART OF THIS BUILDING CONTRACT)

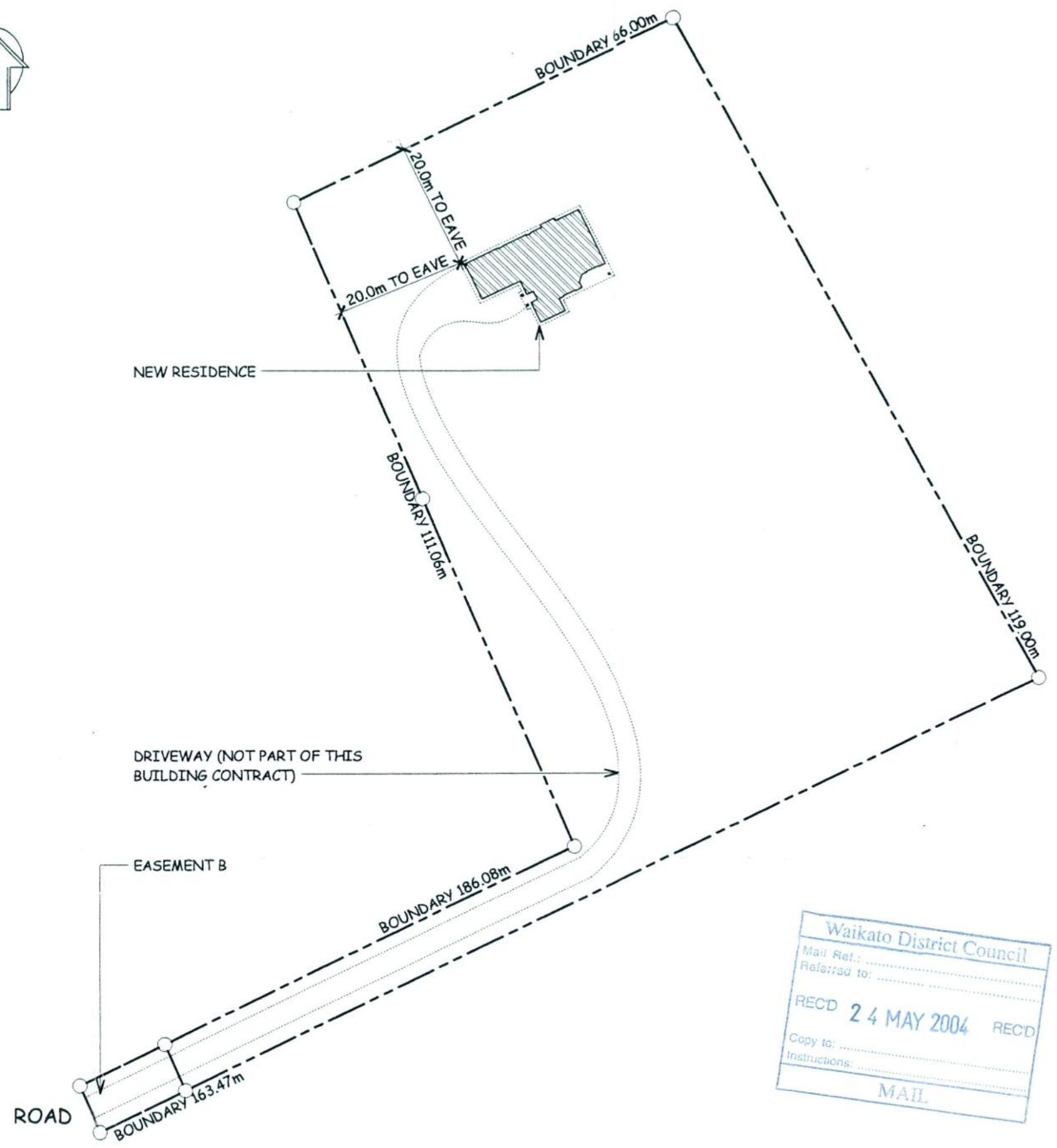
STORMWATER TANK (NOT PART OF THIS BUILDING CONTRACT)

NOTE:
ALL DOWNPIPES ARE TO BE 300mm FROM EXT CNR OF FRAMING UNLESS OTHERWISE STATED

SITE PLAN

LEGAL DESCRIPTION
DPS = 92342
LOT = 2
AREA = 9219m²

NOTE:
ALL DRAINAGE IS DIAGRAMATIC ONLY
ALL DRAINAGE IS TO COMPLY WITH NZS/AS 3500 2.2 REQUIREMENTS



Waikato District Council
Mail Ref.:
Referred to:
RECD 24 MAY 2004 RECD
Copy to:
Instructions:
MAIL

SITE PLAN

Drawn By: JC
House Type: MODIFIED HAYLEY

G.J.Gardner.HOMES
Hamilton

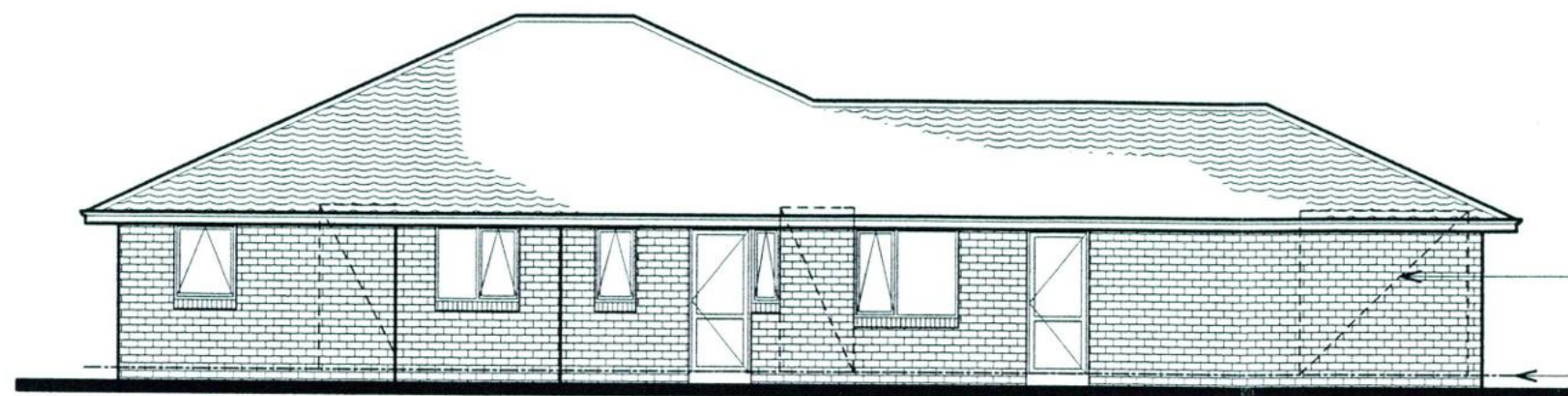
COPYRIGHT: This drawing remains the property of G.J. Gardner Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

THE 10 OF 5 20 04
PURCHASER: Luke & Lillian Haskins

Client: LUKE AND LILLIAN HASKINS
Project: NEW RESIDENCE ON KERIE ROAD, TAUPIRI

Date: 05 MAY 04
Scale: 1:200
Revisions:

Job No: 300447
Sheet No: 1 of 6



ELEVATION 1

REFER TO BRACING PLAN SHT 6 AND BRACING
CALCS FOR FURTHER INFORMATION

FINISHED FLOOR LEVEL

SELECTED CONCRETE ROOFING TILES
AT 25 deg

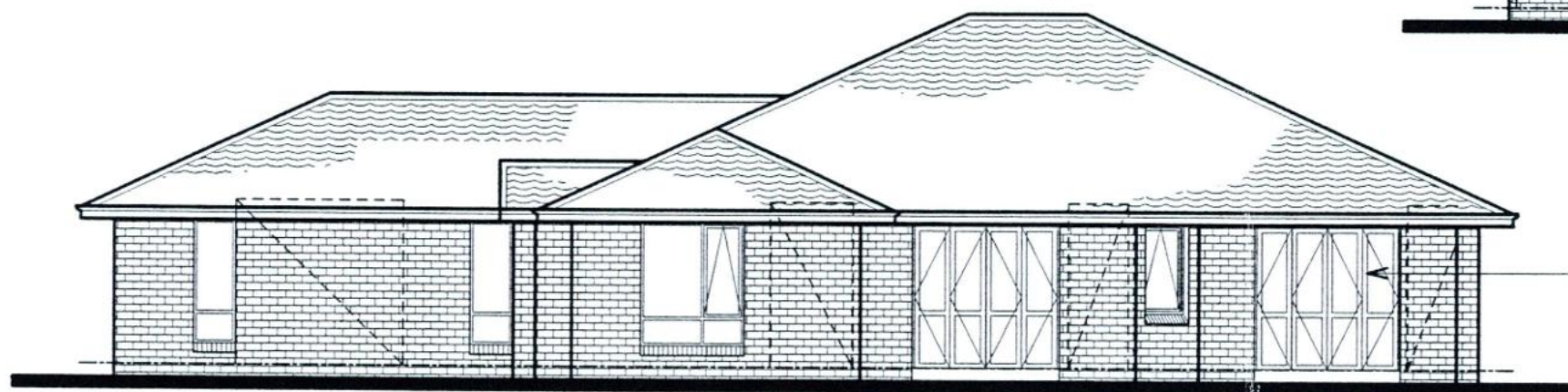
SELECTED 70mm BRICK VENEER
EXTERIOR CLADDING



ELEVATION 2

SELECTED POWDER COATED ALUMINIUM
JOINERY

40mm POLYSTYRENE CLADDING WITH 20mm BATTENS WITH
SELECTED PLASTER FINISH OVER (REFER TO INSULCLAD
CAVITY BASED EXTERIOR PLASTER CLADDING SYSTEM
BOOKLET, OCT 2003 FOR FURTHER INFORMATION)



ELEVATION 3

COMBINATION COLOR-STEEL FASCIA
AND GUTTER SYSTEM

CEDAR FINISH FRONT AND GARAGE
DOORS



ELEVATION 4

ELEVATIONS

Drawn By:

JC

House Type:

MODIFIED HAYLEY

G.J.Gardner.HOMES
Hamilton

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reproduced in whole or in part without written permission

THE 10 OF 5 20 04
PURCHASER: Luke & Lillian Haskins

Client: LUKE AND LILLIAN HASKINS

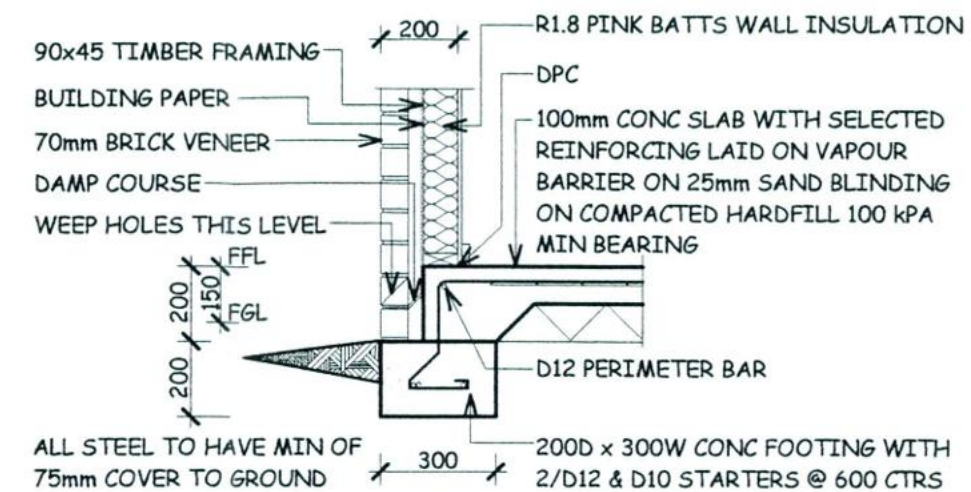
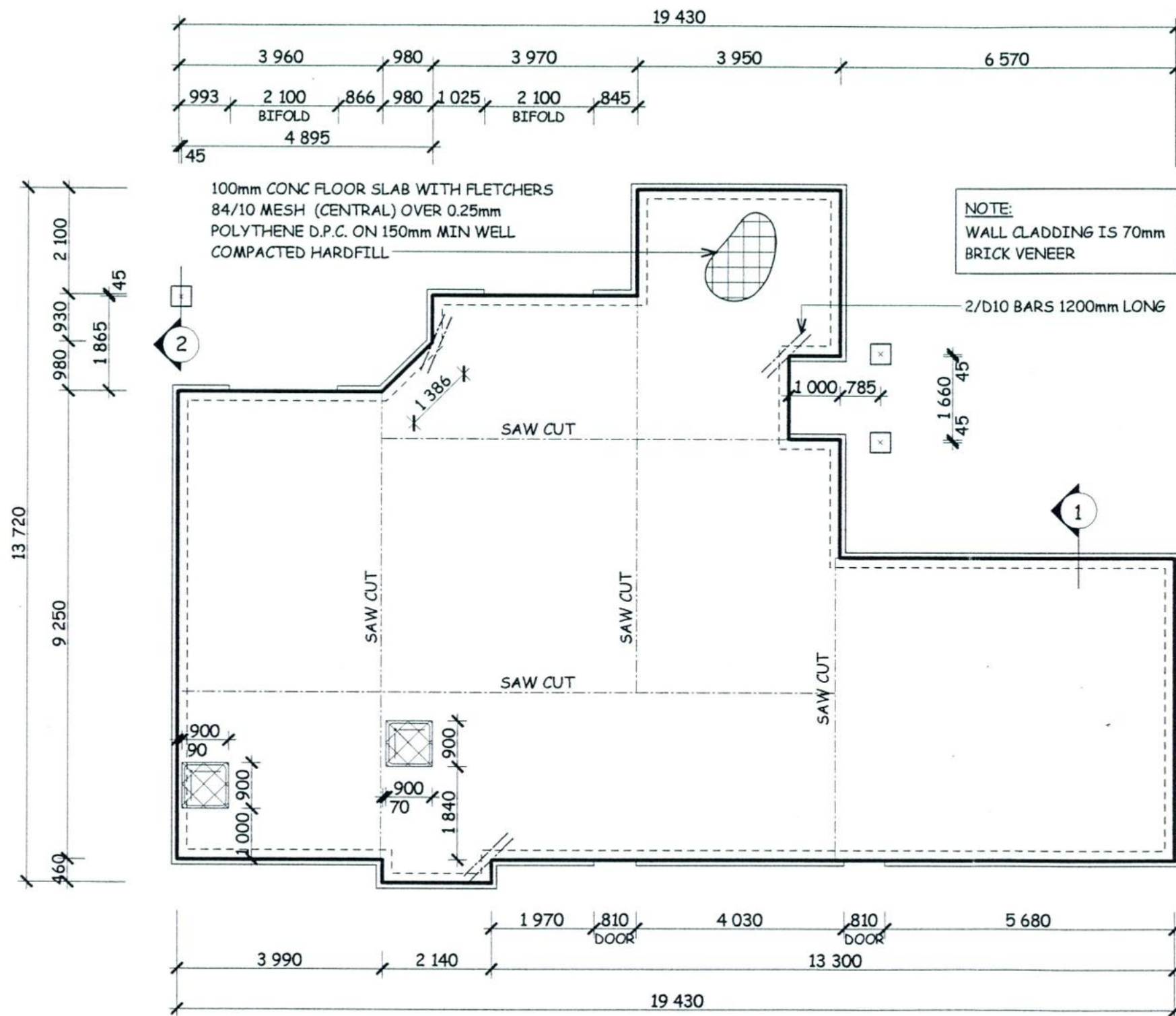
Date: 05 MAY 04

Job No: 300447

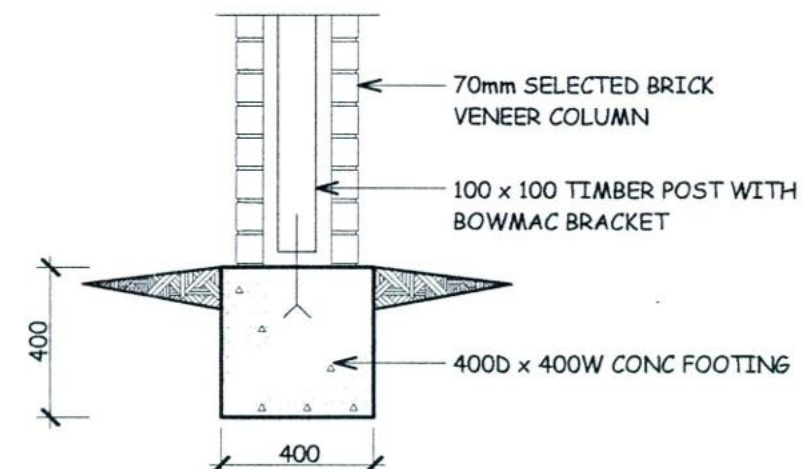
Project: NEW RESIDENCE ON KERIE
ROAD, TAUPIRI

Scale: 1:100
Revisions:

Sheet No:
3 of 6



FOOTING DETAIL 1



FOOTING DETAIL 2

Mail Ref: ...

Referred to: ...

REC'D 24 MAY 2004 REC'D

Copy to: ...

Instructions: ...

MAIL

FOUNDATION PLAN

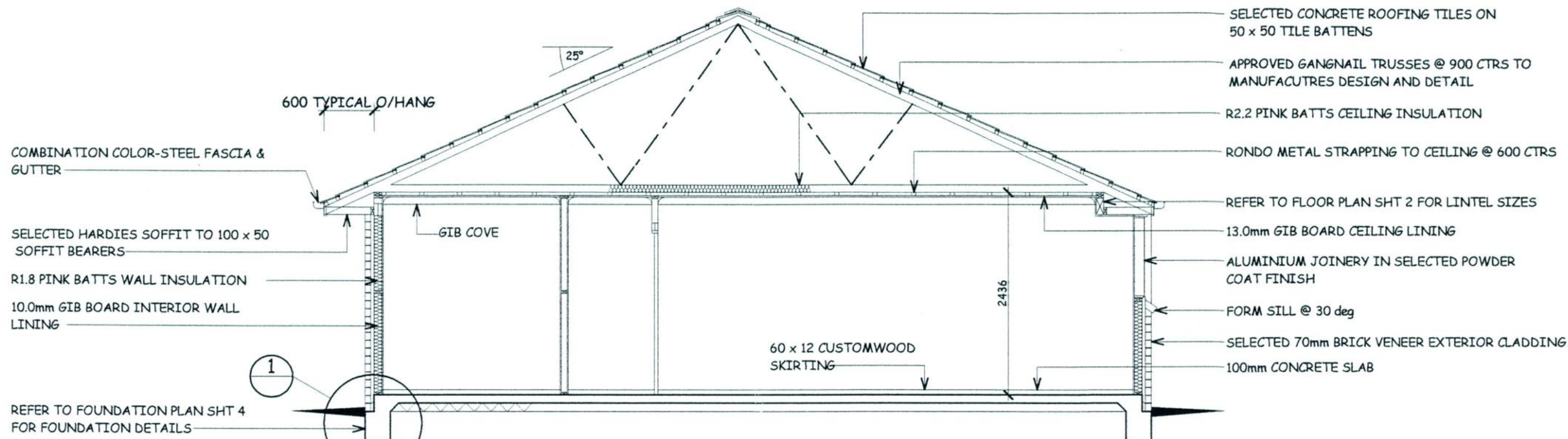
Drawn By:
JC
House Type:
MODIFIED HAYLEY

G.J.Gardner.HOMES
Hamilton

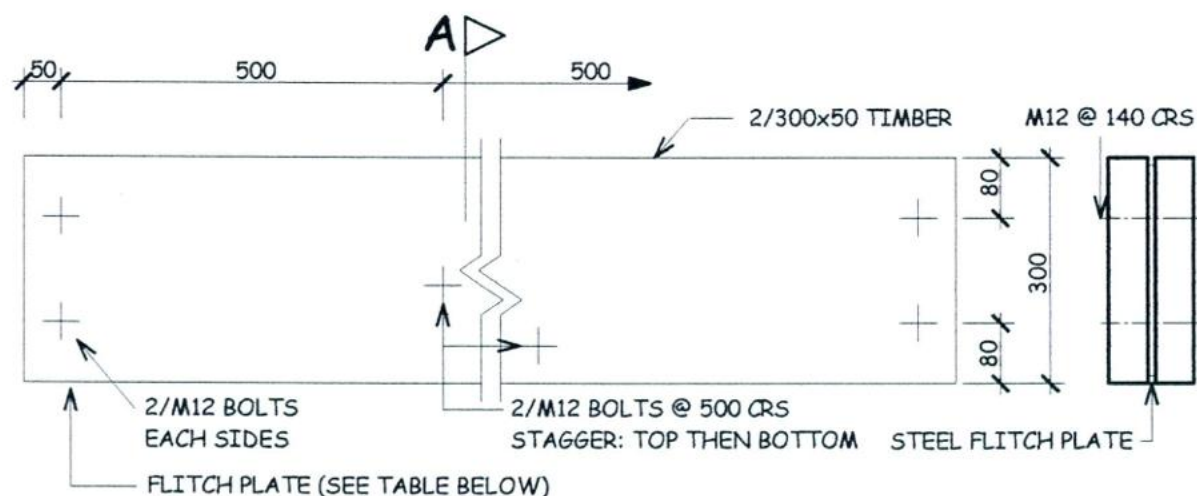
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THE 10 OF 5 2004
PURCHASER: Luke & Lillian Haskins

Client: LUKE AND LILLIAN HASKINS
Date: 05 MAY 04
Job No: 300447
Project: NEW RESIDENCE ON KERIE ROAD, TAUPIRI
Scale: 1:100/1:20
Revisions:
Sheet No: 4 of 6



TYPICAL CROSS SECTION



TYPICAL FLITCH PLATE DETAIL 1:10

DETAIL A 1:10

BEAM SIZE	DESIGN LOAD WIDTH	CLEAR SPAN (mm)
GB3 2/300x50 & 250x8 FLITCH PLATE	4.6 M	4800

FITCH PLATE TO BE 300 PLUS



CROSS SECTION

Drawn By:

JC

House Type:

MODIFIED HAYLEY

G.J.Gardner.HOMES
Hamilton

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THE 10 OF 5 20 04
PURCHASER: L. Haskins

Client:

LUKE AND LILLIAN HASKINS

Project:

NEW RESIDENCE ON KERIE ROAD, TAUPIRI

Date:

05 MAY 04

Scale:

1:50

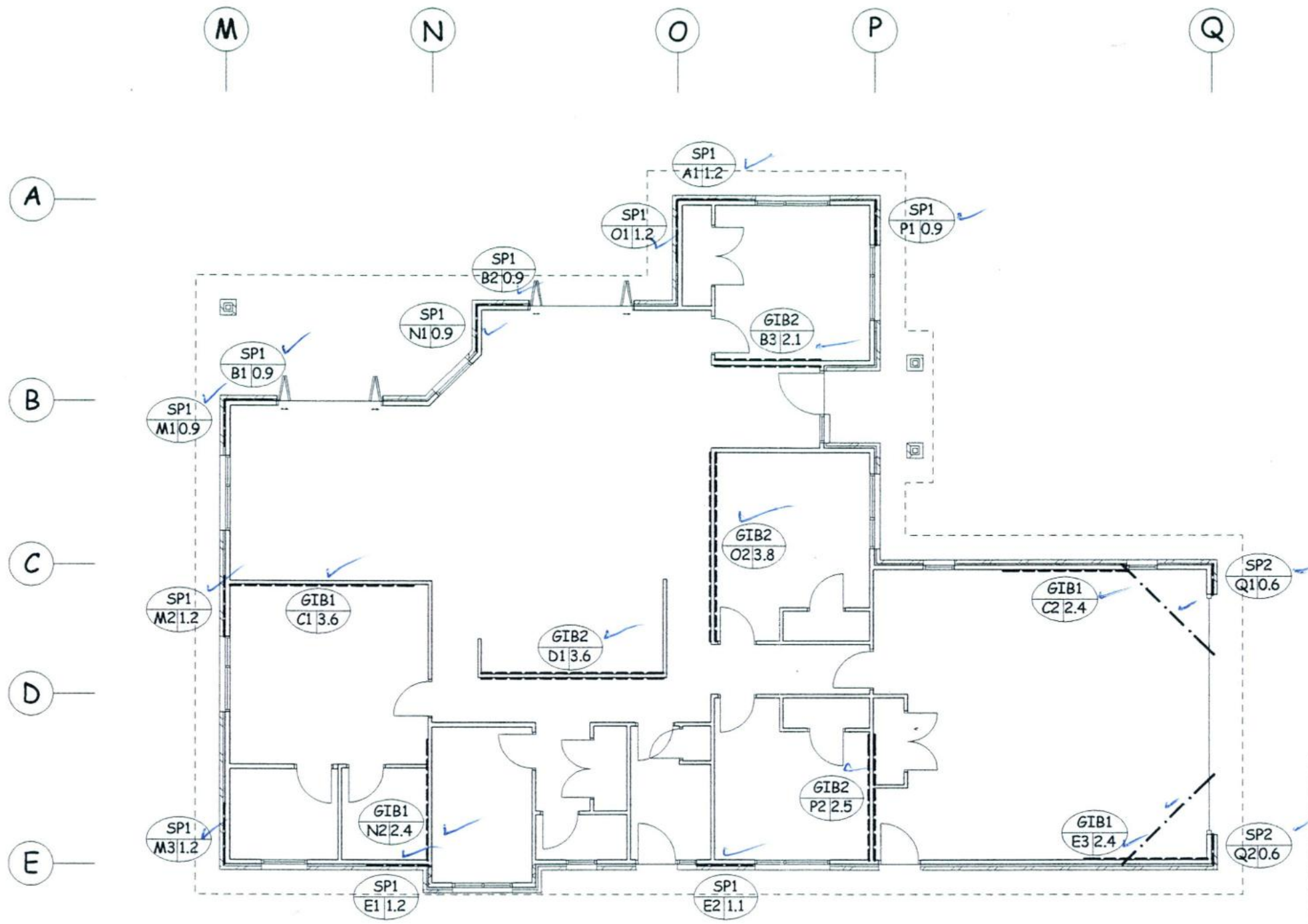
Revisions:

Job No:

300447

Sheet No:

5 of 6



BRACING LEGEND

BR5 ← BRACE TYPE
i.e. BR5= BRACELINE TYPE BR5 BRACE

M1 1.2 ← BRACE LENGTH
i.e. 1200 LONG

← BRACE NUMBER
i.e. BRACE No. M1

A ← BRACE LINE NUMBER

--- 100x40 TIMBER OR STEEL ANGLE
DRAGON TIES FIXED TO TOP SIDE
OF TRUSS BOTTOM CHORDS IN
ACCORDANCE WITH NZS 3604

REC'D 24 MAY 2004 REC'D

Copy to: _____

Instructions: _____

MAIL

BRACING PLAN

Drawn By:
JC

House Type:
MODIFIED HAYLEY

G.J.Gardner.HOMES
Hamilton

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THE 10 OF 5 2004

PURCHASER: M. Haskins

Client: LUKE AND LILLIAN HASKINS	Date: 05 MAY 04	Job No: 300447
Project: NEW RESIDENCE ON KERIE ROAD, TAUPIRI	Scale: 1:100	Revisions: _____
		Sheet No: 6 of 6

Form 7
CODE COMPLIANCE CERTIFICATE
Section 95 Building Act 2004

The Building

Street address of building: 175 B Kerie Road TAUPIRI
Legal description of land where building is located: LOT 2 DPS 92342
Valuation number: 04411/104.02
Property number: 2005464
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A
Current, lawfully established, use: Detached Dwellings
Number of occupants per level and per use if more than 1: N/A
Year first constructed: 2004

The Owner

Name of owner: T De Malmanche, C M De Malmanche
Mailing address: 175B Kerie Road, RD 1, Taupiri 3791

Street address/registered office: N/A

Phone numbers:

Landline: 07-8246858 Mobile: 027-3031234
Daytime: N/A After hours: N/A
Facsimile number: N/A Email address: r8clubbie@xtra.co.nz
Website: N/A

First point of contact for communications with the building consent authority

Name: CK Design & Draughting Services
Mailing address: 53A Grandview Road, Nawton, Hamilton 3200

Phone numbers:

Landline: N/A Mobile: 022-6772334
Facsimile number: N/A Email address: ckdesign2868@gmail.com

Building Work:

Project: **Proposed new entertainment room and covered patio to existing dwelling**
Building consent number: **BLD2156/21**
Issued by: **Waikato District Council**

Code Compliance

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

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

Signature:



Name: Nicholas Koning
Position: Building Inspector
On behalf of: Waikato District Council

Date: 04 April 2023

Form 5
BUILDING CONSENT NO: BLD2156/21
Section 51, Building Act 2004
ISSUED BY: WAIKATO DISTRICT COUNCIL

The Building

Street address of building: 175 B Kerie Road TAUPIRI
Legal description of land where building is located: LOT 2 DPS 92342
Valuation Number: 04411/104.02 Property Number: 2005464
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

Name of owner: T De Malmanche, C M De Malmanche
Mailing Address: 175B Kerie Road, RD 1, Taupiri 3791

Street address/registered office: N/A

Phone numbers:

Landline: N/A Mobile: 027-2259068
Daytime: N/A After hours: N/A
Facsimile number: N/A Email address: r8clubbie@xtra.co.nz
Website: N/A

First point of contact for communications with the Building Consent Authority

Full Name of Person: CK Design & Draughting Services
Mailing Address: 53A Grandview Road, Nawton, Hamilton 3200

Phone numbers:

Landline: N/A Mobile: 022-6772334
Daytime: 022-6772334 Fax number: N/A
Email address: ckdesign2868@gmail.com

Building Work

The following building work is authorised by this building consent:

Proposed new entertainment room and covered patio to existing dwelling

Project type: Dwelling Additions ☐ 00,000

Total Value of work: ☐ 00,000

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

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

- Record of Works
 - Foundation Specialist
 - Carpenter
 - Brick / Blocklayer
 - Roofer
 - Electrical Compliance Certificate (if applicable)
 - As laid drainage plan
-

Compliance Schedule:

- A compliance schedule is not required for the building.
-

Attachments:

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

- ✓ Project Advisory Notes

Attachments

Project Advisory Notes:

Please read the following:

- ☐ At least 48 hours notice shall be required for plumbing and drainage inspections.
- ☐ Plumbing preline inspection shall be required.
- ☐ Stormwater shall be disposed of in an approved manner.
- ☐ Domestic smoke alarms must be installed before a final inspection is requested. The number of alarms required and their location in the dwelling is to be in accordance with the New Zealand Building Code. The heating appliance shall be installed in accordance with the manufacturer's instructions. The applicant shall inform the Council when the installation is ready to be inspected.

The heating appliance shall be inspected prior to its being used.
The ceiling plate is not to be fixed until the appliance has been inspected.
Where heat shields are required, spacers shall be of a non-combustible material, i.e. not timber.

Lapsing of a building consent:

A building consent lapses and is of no effect if the building work to which it relates does not commence within:

- a) 12 months after the date of issue of the building consent or
- b) Any further period that the building consent authority may allow.

The granting of this building consent, with or without a certificate under section 37 of the Building Act 2004, does not remove the need to obtain a resource consent if one is required under the Waikato District Plan.

Code Compliance Certificate will be issued after your final inspection has been carried out and passed and all documentation has been received and approved. ([Click here to download the Code Compliance Certificate form](#))

Restricted Building Work:

- This Building Consent involves Restricted Building Work that must be undertaken or supervised by a Licensed Building Practitioner that holds the appropriate license class.
- If you have not already done so, you are required to notify Council in writing, the name of every Licensed Building Practitioner who is going to be engaged to carry out the Restricted Building Work prior to work commencing. ([Click here to download the Restricted Building Work notification form](#)) A [Completed Restricted Building Work notification form](#) must be submitted to Council.
- You will not be able to book inspections for Restricted Building Work until written notification regarding the Licensed Building Practitioners has been received and approved by Council.

- You are required to obtain a Record of Building Work Memorandum from all the Licensed Building Practitioners involved, detailing the Restricted Building Work they have completed. The Record of Building Work Memorandum is to be attached to the application for the Code Compliance Certificate.

Signature:



Name: Anne Saunders
Position: Building Administrator
On Behalf of: Waikato District Council
Date: 29 August 2021

Code Compliance Certificate Decision Checklist - to be completed by Officer

Record your decision using the following key:

(Refer to Intranet notes on: receiving, vetting and lodging a CCC application)

BC Number: 2156/21

Site Address: 175 B. KERRIE RD

P, Y or ✓ = Adequate / Present

F, N or ✗ = Inadequate / Absent

NA or I = Not Applicable

INSPECTION DECISIONS Check that all matters have been dealt with in full.

Inspections:	☒ All passed (See BC conditions/advisories)	☐ Extra inspections paid [Check with admin]
Site instructions:	☐ Issued ☐ Addressed	☐ DCs paid [Check with admin]
Notices To Fix:	☐ Issued ☐ Addressed	☐ Determinations outcomes considered
Amendments:	☐ Addressed ☐ CS details attached (if any)	☐ EQ status considered
Minor Variations:	☐ Addressed ☐ CS details attached (if any)	☐ Warnings and bans considered
CCC application:	☒ Received ☐ Complete	☐ B2.3.1 Durability Modified to agreed date:
Complaints:	☐ Addressed (if any) - see comments	

STATEMENTS /CERTIFICATES - RECEIVED AND ADEQUATE. Check what is required by the Building consent. Refer to PS checklist on final inspections or separate sheet PS-02 (alternative).

☐ PS4	☒ Electrical	☐ Gas	☐ Pressure test	☐ Truss
☐ Smoke alarm	☐ Sprinklers	☐ Cladding	☐ Glazing	☐ Water proofing
☐ Solar systems	☐ As laid drainage	☐ Insulation	☐ Surveying	☐ Under floor/ Tile heating
☐ Other [specify]:				

REPORTS Check that the following documents have been received, where relevant to the project.

☐ H1	☐ Fire	☐ Bracing	☐ Backflow	☐ Structural Engineer
☐ Geo-tech / Soil	☐ Other: [Specify]			

RECORDS OF WORK Check that all relevant elements of restricted building work have been covered by a ROW. Check that all ROW are complete and correct.

Primary structure:	☐ Foundations & sub floor framing	☐ Walls	☐ Roof	☐ Columns & Beams	☐ Bracing
External moisture management systems:	☐ Roof cladding / roof cladding systems	☐ Damp proofing	☐ Ventilation system		
	☐ Wall cladding / wall cladding systems	☐ Waterproofing			

COMMENTS: (i) Describe unresolved matters and actions to rectify. (ii) Record any complaints & resolution

No Records of Work Builder, Owner Builder.

CODE COMPLIANCE CERTIFICATE DECISION MAKING (Tick ☒ the appropriate check boxes)

Decision: The CCC ☒ Can be issued ☐ Cannot be issued

Reason for the Decision: (Refer Building Act s92 - 95, s240)

☒ SATISFIED on reasonable grounds that the building work complies with the building consent because the final inspection has passed AND all the required documents have been received and are adequate.

☐ NOT SATISFIED on reasonable grounds that the building work complies with the building consent because:

☐ Work is not complete ☐ Missing documentation ☐ Inadequate documentation

Outcome of Decision:

☒ CCC to be issued ☐ CCC to be issued on payment of fees under s240 ☐ CCC to be refused

Officer's Name:

Signature: *APK*

Date: 28.3.23

☐ CCC to be issued, problems have been addressed (Add explanation in comments section above)

Officer's Name:

Signature:

Date:





BC Number: BLD 215612

Postal Address
Under floor / file heating (H)
Private Bag 544
Ngaruawahia, 3742

Record the Author's Name
(Not the company name). If author is providing more than one document, list and assess each document)

Form 6: Application for Code Compliance Certificate

Section 92, Building Act 2004

1. THE BUILDING [Complete ALL fields on this form. Put N/A if not applicable. Cross out mistakes don't use white out fluid / tape]

BC Number: 2156/21
Project address: 175b Kerie Road RD1 Taupiri
BC issued by: Waikato District Council

[Name of the Council / Building Consent Authority (BCA) that granted the building consent]

OFFICE ONLY:

Date received:

28.3.23.

2. THE OWNER

Name of Owner / Company: Trevor and Carolyn de Malmarche

Contact person [If the

Owner is NOT an individual]:

Mailing address: 175b Kerie Road
RD1 Taupiri

Street address / registered office:

175b Kerie Road RD1 Taupiri

Phone Number:

Landline:

Mobile: 027 3031234

Daytime: "

After hours: "

Facsimile number:

Email address: r8clubbie@xtra.co.nz

Website:

The following evidence of ownership is attached to this application:

☐ Copy of Record of Title ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other Document:

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent / Company:

Contact person [If the

Agent is NOT an individual]:

Mailing address:

Street address / registered office:

Phone Number:

Landline:

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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: ☐ Owner ☐ Agent

☐ Full name & contact details supplied

INVOICE TO:

☐ Owner ☐ Agent

4. APPLICATION [Tick those boxes that are applicable]

All building work to be carried out under the Building Consent specified on this form was completed on 9-12-22 [Insert date]

The Licensed Building Practitioner(s) who carried out or supervised the restricted building work is / are as follows:

☐ Not Applicable as NO restricted building work

Name	Licensing Class	Licensed building practitioner number [or registration number if treated as being licensed under section 291 of Building Act 2004]	Particular work carried out or supervised
Dale Hopkins	R1	121405	Lay tiles to Roof extension
Kevin Jury	Brick/Block I	118693	Lay Blocks and Bricks to Extension

[Continue on the next page if necessary]

5. SPECIFIED SYSTEMS

The following specified systems are contained on the Compliance Schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the Building Consent: *[Please tick as appropriate]*

- ☐ The specified systems for the building are as follows: [Specified systems are defined in regulations] **OR**
- ☐ The following specified systems have been altered, added to, or removed in the course of the building work: **OR**
- ☐ There are **NO** specified systems in the building **[Note: If unsure whether your building has specified systems, talk to the BCA or your architect]**

The following specified systems are being altered, added to, or removed in the course of the building work: [Tick those that are applicable]	Existing [✓ Tick]	New or Added [✓ Tick]	Altered [✓ Tick]	Removed [✓ Tick]
SS1 Automatic systems for fire suppression (e.g. sprinkler systems)				
SS2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)				
SS3 Electromagnetic or automatic doors or windows (e.g. ones that close on fire alarm activation)				
SS3/1 Automatic doors				
SS3/2 Access controlled doors				
SS3/3 Interfaced fire or smoke doors or windows				
SS4 Emergency lighting systems				
SS5 Escape route pressurisation systems				
SS6 Riser mains for use by fire services				
SS7 Automatic back-flow preventers connected to a potable water supply				
SS8 Lifts, escalators, travelators, or other systems for moving people or goods within buildings				
SS8/1 Passenger carrying lifts				
SS8/2 Service lifts				
SS8/3 Escalators and moving walks (travelators)				
SS9 Mechanical ventilation or air conditioning systems				
SS9/1 Mechanical ventilation				
SS9/2 Air conditioning systems				
SS10 Building maintenance units providing access to exterior and interior walls of buildings				
SS11 Laboratory fume cupboards				
SS12 Audio loops or other assistive listening systems				
SS12/1 Audio loops				
SS12/2 FM radio frequency systems and infrared beam transmission systems				
SS13 Smoke control systems				
SS13/1 Mechanical smoke control				
SS13/2 Natural smoke control				
SS13/3 Smoke curtains				
SS14 Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13				
SS14/1 Emergency power systems				
SS14/2 Signs in relation to any specified systems 1-13				
SS15 Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9, and 13:				
SS15/1 Systems for communicating spoken information intended to facilitate evacuation				
SS15/2 Final exits				

[Continue on the next page if necessary]

	Existing [✓ Tick]	New or Added [✓ Tick]	Altered [✓ Tick]	Removed [✓ Tick]
SS15/3 Fire separations (as defined by the Building Code)				
SS15/4 Signs for communicating information intended to facilitate evacuation				
SS15/5 Smoke separations				
SS16 Cable Cars				

6. REQUEST

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: *[State which address and whether Owner or Agent]*

☒ Owner

☐ Agent

Name of Owner / Agent: _____

Address: 175b Kerie Road RD1 TAUPIRI

Signature of: ☐ OWNER or by the ☐ AGENT on behalf of and with the authority of the Owner: *[tick correct one]*

Signature: _____ Name of person Signing: _____ Date: 28.3.23.

7. ATTACHMENTS *[The following documents are attached to this application]:*

- ☐ Other documents from the personnel who carried out the work e.g. Producer Statements, As-laid drainage plans.
- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised.
- ☐ Certificates that relate to the energy work e.g. electrical or gas certificates.
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent.

NOTE: Incomplete applications cannot be lodged. You will be asked to complete the application and re-submit it.

ELECTRICAL CERTIFICATE OF COMPLIANCE
AND ELECTRICAL SAFETY CERTIFICATE

Reference/Certificate ID No:

De malmanche Trevor & Carolyn

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

175 B Kerie Rd Taupiri

Contact Details:
(Name and address)De malmanche
175 B Kerie Rd TaupiriName of
Electrical worker:

Noel Sullivan

Registration/Practising
licence number:

E9144

Organisation/company:

Sullivan Electrical

Phone and email:

027 4543387 pip.noel@xtra.co.nz

Name of person(s)
supervised:

CoC

Type of work:

☐ Additions☒ Alterations☐ New work

The prescribed electrical work is:

☐ Low risk☒ General☐ High-risk (Specify):

Reference Standards:

☐ Part 1 of AS/NZS 3000☒ Part 2 of AS/NZS 3000☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

Electrical work to suit extension to house.
P/10+ lights on existing circuits, MCB fusing
via RCD sw's. 230V MEN

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☒ Has been installed in accordance with the specified certified design¹
- ☒ Has an earthing system that is correctly rated (where applicable)
- ☒ Contains fittings that are safe to connect to a power supply
- ☒ Relies on a supplier Declaration of Conformity¹
- ☒ Relies on a manufacturer's instructions¹
- ☒ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☒ Is safe to connect

Electronic/Other reference:

Schneider, Halcrow Ltd
JIT Russell Sites

Certifier's signature:

Test Results

Polarity (Independent earth):	☒
Insulation resistance:	50MΩ
Earth Continuity:	☒
Bonding:	☒
Fault Loop impedance:	5.5Ω
Other (specify):	

Date:

8-12-2022

¹ Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's
name:

Noel Sullivan

Registration/Practising
licence number:

E9144

Certifier's
signature:Certificate
Issue Date:

8-12-2022

Connection
Date:

8-12-2022

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

NZ BRICK & BLOCKLAYERS FEDERATION

Memorandum from licensed building practitioner:

Record of building work

Section 88, Building Act 2004, Form 6A



JOB No. ROW No: 118693

INVOICE No.

The Building

Street address of building: 175b Kerie Road Taupiri

The Project

Building consent number: BLD 2156-21

The Owner

Name: Carolyn & Trevor de Malmance

Address: 175b Kerie Road Taupiri

Telephone:

Email:

Record of Work that is Restricted Building Work

Work that is restricted building work	Description	Carried out // supervised
Primary structure		
Foundations and subfloor framing ☒	Block base - grouting blockwork	☒ Carried out ☒ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised
External moisture management systems		
Damp proofing & penetrations ☐		☐ Carried out ☐ Supervised
Wall cladding or wall system ☒	Brick veneer.	☒ Carried out ☒ Supervised
Other ☐		☐ Carried out ☐ Supervised

Issued by

Name:

LBP number: 118693

licensed in: Brick / Block 1

ss: PO Box 9027 Hamilton

Street address or office: 94d street

Landline: Mobile: 0274964607

Daytime: hours:

Facsimile: Email: bhlbrick@xtra.co.nz

Declaration

Kevin Jury

(name of practitioner)

carried out or the restricted work recorded on this form.

Date: 25.01.2023

- TA BLUE COPY - HOMEOWNER GREEN COPY - TRADESMAN

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: 175B Kerie Rd	
Suburb:	
Town/City: Taupiri	Postcode: 3791

THE PROJECT
Building consent number: BLD 2156/21

THE OWNER(S)	
Name(s): T DeMalmanche & C M De Malmanche	
Mailing address: 175B Kerie Rd	
Suburb:	PO Box/Private Bag:
Town/City: Taupiri	Postcode: 3791
Phone number: 0272259068	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Roof ☒	Battened and raftered, add. truss as per specifications, Bedded and pointed, 2nd hand tiles used no warranty on tiles.	☒ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised
Bracing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ☒	If necessary, describe the restricted building work.	Tick ☒ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Dale Hopkins	LBP number: 121405
Class(es) licensed in: R1	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 226 Hoehn Rd RPY	
Suburb: Marton	Town/City: Hamilton
PO Box/Private Bag	Postcode: 3284
Phone number:	Mobile: 0274760214
After hours:	Fax:
Email address: dale-roofing@xtra.co.nz	Website:

DECLARATION

I, Dale Hopkins, carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: 26/8/22

Form 2: Application for PIM and/or Building Consent

Section 33 or section 45, Building Act 2004

1. THE BUILDING [Complete ALL fields on this form. Put N/A if not applicable. Cross out mistakes don't use white out fluid tape]

Street address of building: 175 B Kerie Road RDI Taupiri
 Legal description of land where building is located: Lot(s) 2 DP/S: 92342
 Building name: Residential building
 Location of building within site / block number: [Include nearest street access] on Kerie Road
 Number of levels: [above & below ground] SINGLE Level / Unit Number: N/A
 Floor area: 65m² (sq m) [Indicate area affected by the building work]
 Current, lawfully established use: [add no. of occupants per level and per use if more than 1] RESIDENTIAL DWELLING
 Year first constructed: [approximate date is acceptable e. g.: c1920s or 1960-1970] XX

OFFICE ONLY:

Date received: 31 MAY 2021 Time: 3.51 Initials: M.T
 NGARUAWAHIA
 Consent / PIM No.: BUP2156/21
 Document or Parcel No.: 2005464
 Valuation No.: 04411/104.02

2. THE OWNER

Name of Owner / Company: Trevor & Carolyn de Malmarche
 Contact person [If the
 Owner is NOT an individual]: above
 Mailing address: 175 B Kerie Road RDI Taupiri
 Street address / registered office: N/A
 Phone Number:
 Landline: N/A
 Mobile: 027 225 9068
 Daytime: SAME
 After hours: N/A
 Facsimile number: N/A
 Email address: r8clubbie@extra.co.nz
 Website: N/A r8clubbie@extra.co.nz

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED TO THIS APPLICATION:

- ☒ Record of Title ☐ Lease Agreement
☐ Agreement for Sale and Purchase ☐ Other document:

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent / Company: CK Design & Draughting services
 Contact person [If the
 Agent is NOT an individual]: Chamiceun Kor
 Mailing address: 53a Grandview Road, Newton, Hamilton
 Street address / registered office: Same as above
 Phone Number:
 Landline: N/A
 Mobile: 0226 772334
 Daytime: SAME
 After hours: N/A
 Facsimile number: N/A
 Email address: CKdesign2868@gmail.com
 Website: N/A
 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:

- ☐ Owner ☒ Agent
☒ Full name & contact details supplied
 INVOICE TO: ☒ Owner ☐ Agent

4. APPLICATION [Tick if applicable]

I request that you issue:

- ☐ A Project Information Memorandum (PIM)
☒ A Building Consent [The existing PIM No.: (If applicable)]
☐ An Amendment to an existing Building Consent for the building work described in this application.
 [Existing BC No.:]

PLEASE COMPLETE THE FOLLOWING SECTIONS

COMPLETE SECTIONS: 5, 7
 COMPLETE SECTIONS: 5, 6, 8, 9, 10
 COMPLETE SECTIONS: 5, 6, 8, 9, 10

State the reference number if this application involves a National Multiple Use Approval:

Name: Carolyn de Malmarche Signature: Car de Malmarche Date: 31 May 2021

5. THE PROJECT [if more than one project please list on a separate page]

DESCRIPTION OF THE BUILDING WORK: Provide enough information to enable scope of work to be fully understood, (e.g. adding ensuite to house)

Proposed New Entertainment Room & Covered
Patio Additions to existing dwelling

Will the building work result in a change of use of the building? ☐ Yes ☒ No. If Yes, provide details of the new use of the building (e.g. home to hostel, implement shed to chemical storage, office to restaurant):

Intended life of the building if less than 50 years: 50+ [Years]

List Building Consents previously issued for this project (if any): [List who issued the consent, the date of issue and the consent number]

Date of Consent ISSUED 24 MAY 2004

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

\$ 100K [State estimated value as defined in section 7 of the Building Act 2004]

6. RESTRICTED BUILDING WORK: BUILDING PRACTITIONERS INVOLVED IN THIS PROJECT

Will the building work include any restricted building work? ☐ Yes ☐ No. If yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work:

[If these details are unknown at the time of the application, they MUST be supplied before the building work begins – name, licensing class and Licensed Building Practitioner's number (or registration number if treated as being licensed under 291 of the Act)]

DESIGNER Name: CK DESIGN & DRAUGHTING SERVICES Licence Class:

Registration / Licence No.: N/A

Address: 53a Grandview Road, Newton, Hamilton

Telephone: N/A Fax: N/A Mobile: 0226972334

Email: CKdesign2848@gmail.com

ENGINEER Name: Licence Class:

Registration / Licence No.: N/A

Address:

Telephone: Fax: Mobile:

Email:

CARPENTER Name: To be confirmed Licence Class:

Registration / Licence No.:

Address:

Telephone: Fax: Mobile:

Email:

ROOFER Name: To be confirmed Licence Class:

Registration / Licence No.:

Address:

Telephone: Fax: Mobile:

Email:

EXTERNAL PLASTERER Name: N/A Licence Class:

Registration / Licence No.:

Address:

Telephone: Fax: Mobile:

Email:

BRICK / BLOCKLAYER Name: *To be Confirmed* Licence Class:

Registration / Licence No.:

Address:

Telephone: Fax: Mobile:

Email:

FOUNDATION SPECIALIST Name: *To be Confirmed* Licence Class:

Registration / Licence No.:

Address:

Telephone: Fax: Mobile:

Email:

PLUMBER Name: *N/A* Licence Class:

Registration / Licence No.:

Address:

Telephone: Fax: Mobile:

Email:

GASFITTER Name: *N/A* Licence Class:

Registration / Licence No.:

Address:

Telephone: Fax: Mobile:

Email:

Other LBP Name: *N/A* Licence Class:

Registration / Licence No.:

Address:

Telephone: Fax: Mobile:

Email:

NOTE: Continue on another page if necessary

7. PROJECT INFORMATION MEMORANDUM The following matters are involved in the project:

[Tick the matters relevant to the project (do not fill in this section if the application is for a building consent only)]

- ☐ Subdivision
- ☐ Alterations to land contours [e.g. digging out the site for a building platform]
- ☐ New or altered connections to public utilities [e.g. Council sewer, storm water or water mains]
- ☐ New or altered locations and / or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater [e.g. are you altering domestic sewer or storm water drains]
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Is the site contaminated?
- ☐ Will the building be sited on sloping ground, or near to a bank, a stream or a coastal zone?
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: [Please attach]

8. BUILDING CONSENT

The following plans and specifications are attached to this application: [Note: All plans and specifications must meet the minimum requirements set out in the regulations or required by the Building Consent Authority (BCA)]

☐ Refer to documents indicated on the applicant checklist ☐ Other documents [Please specify]:

THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

[If you're not sure which clauses are applicable, talk to your Designer]

Building Code clause [Tick / list relevant clause of building code]	Means of Compliance [Refer to relevant compliance document(s) or detail of alternative solution in the plans and specifications]		Waiver / modification required [Supporting documents recorded below]
	Acceptable Solution [Specify]	Other Means of Compliance – Verification Method or Alternative Solution [If ☒ Other, then list at the end of this section]	
☒ B1 Structure	☐ B1/AS1 ☐ Other ☒ NZS3604 ☐ NZS4229	☐ B1/VM1 ☐ Other ☐ AS/NZS1170 ☐ SED	☐
☒ B2 Durability	☒ B2/AS1	☐ B2/VM1 ☐ Other	☐
☒ C 1 – C6 Protection From Fire	☒ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7	☐ Other	☐
☐ D1 Access routes	☐ D1/AS1 ☐ NZS 4121	☐ Other	☐
☐ D2 Mechanical installations for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3 ☐ NZS 4121	☐ Other	☐
☐ E1 Surface water	☐ E1/AS1 ☐ AS3500	☐ E1/VM1 ☐ Other	☐
☒ E2 External moisture	☒ E2/AS1 ☐ E2/AS2 ☐ E2/AS3	☐ E2/VM1 ☐ Other ☐ SED	☐
☒ E3 Internal moisture	☒ E3/AS1	☐ Other	☐
☐ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1 ☐ Other	☐
☐ F2 Hazardous building materials	☐ F2/AS1	☐ Other	☐
☐ F3 Hazardous substances / processes	☐ F3/AS1	☐ F3/VM1 ☐ Other	☐
☐ F4 Safety from falling	☐ F4/AS1	☐ Other	☐
☐ F5 Construction / Demolition hazards	☐ F5/AS1	☐ Other	☐
☐ F6 Lighting for emergency	☐ F6/AS1	☐ Other	☐
☐ F7 Warning systems	☐ F7/AS1	☐ Other	☐
☐ F8 Signs	☐ F8/AS1 ☐ NZS 4121	☐ Other	☐
☐ F9 Restricting access to residential pools	☐ F9/AS1 ☐ F9/AS2 ☐ Schedule, FSA1987	☐ Other	☐
☐ G1 Personal hygiene	☐ G1/AS1 ☐ NZS 4121	☐ Other	☐
☐ G2 Laundering	☐ G2/AS1 ☐ NZS 4121	☐ Other	☐
☐ G3 Food preparation / Prevention of contamination	☐ G3/AS1 ☐ NZS 4121	☐ Other	☐
☒ G4 Ventilation	☒ G4/AS1	☐ G4/VM1 ☐ Other	☐
☐ G5 Interior environment	☐ G5/AS1	☐ Other	☐
☐ G6 Airborne and impact sound	☐ G6/AS1	☐ G6/VM1 ☐ Other	☐
☒ G7 Natural light	☒ G7/AS1	☐ G7/VM1 ☐ Other	☐

Building Code clause	Acceptable Solution	Verification Method or Alternative Solution	Waiver / modification required
☒ G8 Artificial light	☒ G8/AS1	☐ G8/VM1 ☐ Other	☐
☒ G9 Electricity	☒ G9/AS1	☐ G9/VM1 ☐ Other	☐
☒ G10 Piped services	☒ G10/AS1	☐ G10/VM1 ☐ Other	☐
☐ G11 Gas as an energy source	☐ G11/AS1	☐ Other	☐
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2	☐ G12/VM1 ☐ Other	☐
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ AS3500 ☐ G13/AS3	☐ G13/VM1 ☐ G13/VM4 ☐ Other	☐
☐ G14 Industrial liquid waste	☐ G14/AS1	☐ G14/VM1 ☐ Other	☐
☐ G15 Solid waste	☐ G15/AS1	☐ Other	☐
☐ H1 Energy efficiency	☐ H1/AS1	☐ H1/VM1 ☐ Other	☐
Other	☐ BCH Back country huts ☐ SH Simple House		☐
Waiver / Modification required [List supporting documents]			
Alternative Solution [List supporting documents]			

9. COMPLIANCE SCHEDULE [do not fill in this section if this is an application for a Project Information Memorandum only]

- ☐ The specified systems for the building are as follows: [specified systems are defined in regulations] **OR**
☐ The following specified systems are being altered, added to, or removed in the course of the building work: **OR**
☒ There are **NO** specified systems in the building [Note: If unsure whether your building has specified systems, talk to the BCA or your architect]

The following specified systems are being altered, added to, or removed in the course of the building work: [Tick those that are applicable]	Existing [✓Tick]	New or Added [✓Tick]	Altered [✓Tick]	Removed [✓Tick]
SS1 Automatic systems for fire suppression (e.g. sprinkler systems)				
SS2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)				
SS3 Electromagnetic or automatic doors or windows (e.g. ones that close on fire alarm activation)				
SS3/1 Automatic doors				
SS3/2 Access controlled doors				
SS3/3 Interfaced fire or smoke doors or windows				
SS4 Emergency lighting systems				
SS5 Escape route pressurisation systems				
SS6 Riser mains for use by fire services				
SS7 Automatic back-flow preventers connected to a potable water supply				
SS8 Lifts, escalators, travellers, or other systems for moving people or goods within buildings				
SS8/1 Passenger carrying lifts				
SS8/2 Service lifts				
SS8/3 Escalators and moving walks (travellers)				
SS9 Mechanical ventilation or air conditioning systems				
SS9/1 Mechanical ventilation				
SS9/2 Air conditioning systems				

PLEASE CONTINUE SECTION 9 ON THE NEXT PAGE

The following specified systems are being altered, added to, or removed in the course of the building work: [Tick those that are applicable]	Existing [✓Tick]	New or Added [✓Tick]	Altered [✓Tick]	Removed [✓Tick]
SS10 Building maintenance units providing access to exterior and interior walls of buildings				
SS11 Laboratory fume cupboards				
SS12 Audio loops or other assistive listening systems				
SS12/1 Audio loops				
SS12/2 FM radio frequency systems and infrared beam transmission systems				
SS13 Smoke control systems				
SS13/1 Mechanical smoke control				
SS13/2 Natural smoke control				
SS13/3 Smoke curtains				
SS14 Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13				
SS14/1 Emergency power systems				
SS14/2 Signs in relation to any specified systems 1-13				
SS15 Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9, and 13:				
SS15/1 Systems for communicating spoken information intended to facilitate evacuation				
SS15/2 Final exits				
SS15/3 Fire separations (as defined by the Building Code)				
SS15/4 Signs for communicating information intended to facilitate evacuation				
SS15/5 Smoke separations				
SS16 Cable Cars				

10. ATTACHMENTS [Note: all plans and specifications must meet the minimum requirements set out in the regulations or required by the BCA]

The following documents are attached to this application: [Tick as applicable or put NA if there are no attachments]

☒ Plans and specifications [list]

☐ Memoranda (Certificates of Design Work) from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum
☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum ☐ Other relevant information: [Please specify]:

11. DOCUMENT COLLECTION

**MATAMATA - PIAKO
DISTRICT COUNCIL ONLY**

Please tick which office you wish to collect your Building Consent from when it is ready:

☐ Te Aroha ☐ Matamata ☐ Morrinsville

DOCUMENT CHECK: PLEASE CHECK THAT YOU HAVE PROVIDED ALL THE REQUIRED INFORMATION

OFFICE USE ONLY FEES PAYABLE:	AMOUNT (\$)	BC Number:
PIM		REFERRALS:
Building Consent - Application fee		Structural consultant:
- Approval fee		Name:
- Inspection fee		Sent: Returned:
- Mileage		
Code Compliance Certificate		Structural consultant:
BRANZ levy		Name:
MBIE levy		Sent: Returned:
Photocopying		Other consultant:
Microfilm (A3 / A4) / Scanning		Name:
Record of Title		Sent: Returned:
Street crossing administration		Other consultant:
Structural check		Name:
Amendments to consent		Sent: Returned:
External consultant 1		NZ Fire Service:
External consultant 2		Name:
Fire and Emergency NZ check		Sent: Returned:
Planning Bond / Resource Consent		Historic Places Trust: (Notification)
Planning Bond / Resource Consent		Date advised:
Rural connection		ADDITIONAL NOTES AND / OR FEES:
Fire main		
Water connection		
Water disconnection		
Wastewater / sewerage connection		
Wastewater disconnection		
Backflow inspection		
Stormwater connection - mains		AUTHORIZATIONS:
Stormwater connection - kerb & channel		Planning Officer:
Stormwater disconnection		Date:
CCTV survey wastewater		Building Officer:
CCTV survey stormwater		Date:
Cellar indemnity		Engineer:
Council bonds		Date:
Compliance schedule		CHECKED BY:
Development Contributions: Water.....		Officer:
Stormwater.....Wastewater.....		Date:
Transport / Roading.....		ISSUED BY:
Community infrastructure.....		Officer:
BCA accreditation		Date:
Total fees (incl. GST)		Receipt No.:
Deposit paid – Date:		Receipt No.:
Remainder fees due:		Receipt No.:

Applicant's Checklist: Domestic Dwelling

Projects: new dwellings, sleep-outs, alterations and / or additions, conservatories, change of use to habitable, duplexes.

INSTRUCTIONS – Please give this form to your designer to complete.

Please ensure that the following information has been supplied with the Building Consent application. If this information is not provided, the application will be rejected or put-on hold. We will not be able to lodge or process the application until this information has been received. **Please state the page number for each item.**

FILL IN THIS FORM, AND PROVIDE A COPY

TICK	WRITE	Office only
☉ if Supplied (S)	Plans /	✓/P = Pass
OR	Specs	✗/F = Fail
☉ if Not	Page	I/NA = Not
Applicable (NA)	Number	applicable

APPLICATION FORM AND REQUIRED DOCUMENTS

All sections of the application form have been completed.

If Restricted Building Work, a Certificate of Design Work has been provided.

If Restricted Building Work, a list of all Licensed Building Practitioners has been supplied – where known. (NOTE: Fire wetbacks and solar water heating systems must be installed by a registered plumber).

A copy of the FULL Record of Title (up to 2 months old) / Proof of Ownership provided.

Good quality drawings to an appropriate scale of 1:100 (detail 1:50, site plan 1:200) with metric dimensions.

Please provide required number of copies of plans and specifications to councils:

(NOTE: For councils that have online services, provide 1 set of plans and specifications)

- Otorohanga, Waitomo and Waipa – 2 sets of plans and specifications.
- Hamilton – 2 sets of plans and specifications and an extra floor plan.
- Hauraki – 1 set of plans and specifications and a site plan.
- Thames-Coromandel and Waikato – 1 set of plans and specifications.
- Matamata-Piako – 2 sets of plans and specifications.

Letter of authority (from owner).

Fee payment.

SITE PLAN (Use an appropriate metric scale of 1:200 or 1:100 and include a north point.)

Show ALL the legal boundaries of the site, and a

S	NA	PG No.	P/F/NA
✓		NA	✓
	✓	NA	NA
	✓	NA	NA
✓		NA	✓
✓		NA	✓
		NA	
	✓		NA
	✓	NA	NA
✓	✓	NA	NA
		NA	✓

Please note page numbers for plans / specs

	S	NA	PG No.	P/F/NA
Show location and size of windows and doors.	✓			✓
Show location of smoke alarms.	✓			✓
Provide a lighting plan (if required – see G8.2)		✓		NA
Heaters / Solar Systems (if applicable): the requirements of the <i>Applicant Checklist for Heaters / Solar Systems</i> have been met.		✓		NA
ELEVATION PLAN				
Supply an elevation plan of each external wall showing heights from eaves to finished ground level at each external corner, and the existing and proposed land contours. Also show the overall height of the building from ground level to the apex of the roof.	✓			✓
Show type of cladding.	✓			✓
Show location of wall and roof bracing and of all opening window sashes.	✓			✓
State type of glazing.	✓			✓
FOUNDATION PLAN				
For timber floors: show the location of piles, pile type, sub floor bracing, foundation perimeter walls and internal piling system where applicable.		✓		NA
For concrete floors: provide clear CROSS-SECTION DETAILS and show location of slab thickenings and steel.	✓			✓
If there is specific foundation design, attach Producer Statement (PS1). A structural engineer-designed foundation is required for buildings on weak soils, sloping sites and pole foundations over 3m high, driven piles >3.6m in total length		✓		NA
STRUCTURAL BRACING CALCULATIONS				
Supply bracing calculations in an approved form.		✓		NA
Show the location of the pile bracing elements on the foundation plan, the wall bracing elements on the floor plan and the roof bracing on the truss or roof plan.		✓		NA
SPECIFIC CONSTRUCTION DETAILS – please provide the following specific details where appropriate				
Flashing details with respect to Building Code clause E2	✓			✓
Post / beam fixings	✓			✓
Foundation details such as reinforcing size and location.	✓			✓
Construction details included (e.g. flashings, cladding junctions, wall / soffit junctions etc.)	✓			✓
WEATHERTIGHTNESS (For internally lined buildings only)				
For all new dwellings and additions, or where alterations impact on the building envelope a weathertightness Risk Matrix Calculation must be provided – refer to NZ Building Code E2.AS1.3.0		✓		NA
CROSS-SECTIONAL PLANS / DETAILS and H1 DETAILS				
Provide sufficient scaled cross-section drawings (1:50 or better) through the building to show foundation details, floor systems, wall, ceiling and roof construction.	✓			✓
Provide a finalised roof truss / framing plan and producer statement from truss manufacturer.		✓		NA
Show construction details of terraces, steps, stairs (internal and external), barriers and balustrades.		✓		
Where the position of beams, supports and connections are not clear, these should be shown with details of connections at a scale of 1:50 or 1:20.		✓		
Show the location and type of wall cladding and roof sheathing. For composite systems, that are alternative solutions to the Building Code, these should be designated on the CROSS-SECTION plan and referenced in the SPECIFICATIONS.		✓		
Give details of thermal insulation: calculations, type and R values.		✓		
FIRE WALL, FIRE RATING REQUIREMENTS, ACOUSTIC REQUIREMENTS				
If using an approved and tested fire and / or acoustic system, provide details and state the particular design type and number.		✓		
If the system is specifically designed by an engineer, then supply the specific design and PS1.		✓		
PLUMBING				
Specify AS/NZS 3500 or G13 plumbing system. Show positions of all fittings and hot water system (indicate any upgrade). Show pipe sizes / gradients.		✓		

	S	NA	PG No.	P/F/NA
For multi-level residential housing provide isometric drawings of the plumbing reticulation including soil and waste system showing positions of all fittings and pipe sizing.		✓		NA
Show how accidental overflow is addressed for Duplex dwellings.		✓		NA
SPECIFICATIONS				
The specification is project specific and appropriate to the building construction. It is laid out in easily followed sections covering methods and materials that are not included in the building plans, e.g. standards and materials.	✓			✓
Include manufacturer's specifications of any solid fuel heater or solar system.		✓		NA
Include specifications for any tiled walls, floors or showers (if applicable).		✓		
SPECIFIC DESIGN (Specific design is required for: buildings outside the scope of NZS 3604, structural steel frames, foundations on weak soils and large retaining walls or retaining walls with a surcharge)				
Provide a structural engineer's Design Producer Statement (PS1), drawings and calculations. (NOTE: A peer review may be required, provided at cost to the applicant).		✓		
Provide an engineer's Certificate of Design – for carrying out or supervising residential work that is restricted building work.		✓		
Provide specific details for fixings for ballustrading to decks.		✓		
EFFLUENT DISPOSAL (If an on-site effluent disposal system ('septic tank') is required)				
Provide plans for the system, including the size and location of tank and of the effluent field and calculations, distance from potable water courses, and bores.		✓		
Provide certification and calculations from a suitably qualified person that the system is suitable for the site and complies with the regional and local rules for waste water disposal.		✓		
WATER, WASTE WATER, & STORMWATER CONNECTIONS				
Provide a scaled site plan showing the location of any new stormwater, waste water and / or water connections.		✓		
Stormwater Connection				
If residential, show stormwater connections to kerb and channel on the site plan. If no Council stormwater services are available to the property, provide details of on-site disposal, e.g. soak holes. Provide SED/PS1 (if BCA requires)		✓		
Wastewater Connection				
If no new waste water connection has been installed to service the new dwelling or development, please apply for a connection and pay fees (provide site plan for approval).		✓		
If there are no waste water reticulation services available to the property, ensure that details of the size of the effluent disposal system (septic tank) and of the effluent field are included on the site plan and with the specifications. Provide SED/PS1 (if BCA requires)		✓		
Water Connection				
If no water connection been installed to service the new dwelling or development, please apply for a connection and submit with fees (provide site plan for approval).		✓		
If there are no Council water reticulation services available to the property, provide details of the source of the existing or proposed water supply.		✓		

PLEASE CONTINUE ON THE NEXT PAGE

COMPLIANCE SCHEDULE ITEMS

If specified systems are to be added / modified in conjunction with this application, provide details of the proposed inspection, maintenance and reporting procedure for each system and the standard that will be used for each specified system. (Please refer to buildwaikato.co.nz for Specified Systems forms)

Ensure all existing specified systems are included on the application form.

✓

N/A

✓

NA

Project Location: 1

Applicant's declaration: I have provided all the required information:

Name: Chamroeun Kor Signature: Chamroeun Kor Date: 2/6/21

OFFICE USE ONLY:

OUTCOME OF DECISIONS

BC No:

- ☒ This application was accepted for lodgement because all required documents / information were supplied
Officer's Name: Manire Tqobu Signature: M. Tqobu Date: 2/6/21
- ☐ This application was not accepted for lodgement because the required documentation / information was incomplete
Officer's Name: Signature: Date:
- ☐ Documentation / information is now complete and the application is accepted for lodgement
Officer's Name: Signature: Date:

Applicant's Checklist: Solid Fuel Heaters

Projects: wood / coal / pellet burners etc

FILL IN THIS FORM, AND PROVIDE A COPY

INSTRUCTIONS – Please give this form to your designer to complete

Please ensure that the following information has been supplied with the Building Consent application. If this information is not provided, the application will be rejected or put on hold. We will not be able to lodge or process the application until this information has been received. **Please state the page number for each item.**

TICK

☒ if Supplied

(S) OR

☒ if Not

Applicable (NA)

WRITE

Plans /

Specs

Page

Number

Office only

✓/P =

Pass

✗/F = Fail

I/NA = Not applicable

APPLICATION FORM AND REQUIRED DOCUMENTS

All sections of the application form have been completed.

A Certificate of Design Work has been provided for Restricted Building Work (i.e. if the flue penetration of the roof or exterior wall is greater than 300mm)

If Restricted Building Work, a list of all Licensed Building Practitioners details have been supplied – where known.

Fire wetbacks and solar water heating systems must be installed by a registered plumber.

Provide a copy of FULL Record of Title (up to 2 months old)/ Proof of Ownership.

Good quality drawings to an appropriate scale of 1:100 (detail 1:50, site plan 1:200) with metric dimensions.

Please provide 2 sets of plans and specifications (NOTE: 1 set of plans and specifications for Hauraki, Thames-Coromandel, Waikato and councils with online services).

Letter of authority (from owner).

Fee payment.

COMPLETE FLOOR PLANS AND ELEVATIONS.

Please note page numbers for plans / specs

Provide a floor plan layout, showing the rooms and the heater position. Show the distance from the heater to nearby windows and doors.

Show the path of the flue through the building and roof and material compatibility between roof and flashings.

Show the position of smoke alarms.

PLUMBING

Show location, distance, details of the heater (if wetback) in relation to the cylinder.

Provide a diagram showing the pipework between the heater and the cylinder and location of the tempering valves.

SPECIFICATIONS

Supply the manufacturer's specifications and installation instructions for the heater. (If there are variable installation details, clearly indicate the correct version).

For heaters: include hearth type (e.g. ash or insulated) and measurements, and flue requirements

Provide proof of heater compliance with the National Environmental Standards Regulations

Project Location: 175 B Kerei Road RD1 Taupiri

Applicant's declaration: I have provided all the required information:

Name Carolyn de Malmanche Signature C de Malmanche Date 15 June 2021

OFFICE USE ONLY:

OUTCOME OF DECISIONS

BC Number:

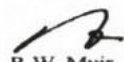
- ☒ This application was accepted for lodgement because all required documents / information were supplied 16/06/2021
Officer's Name: Monique Tapatue Signature:  Date:
- ☐ This application was not accepted for lodgement because the required documentation / information was incomplete
Officer's Name: Signature: Date:
Officer's Name: Signature: Date:
- ☐ Documentation / information is now complete and the application is accepted for lodgement
Officer's Name: Signature: Date:





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




R. W. Muir
Registrar-General
of Land

Identifier SA73A/439
Land Registration District South Auckland
Date Issued 10 June 2002

Prior References
SA303/347

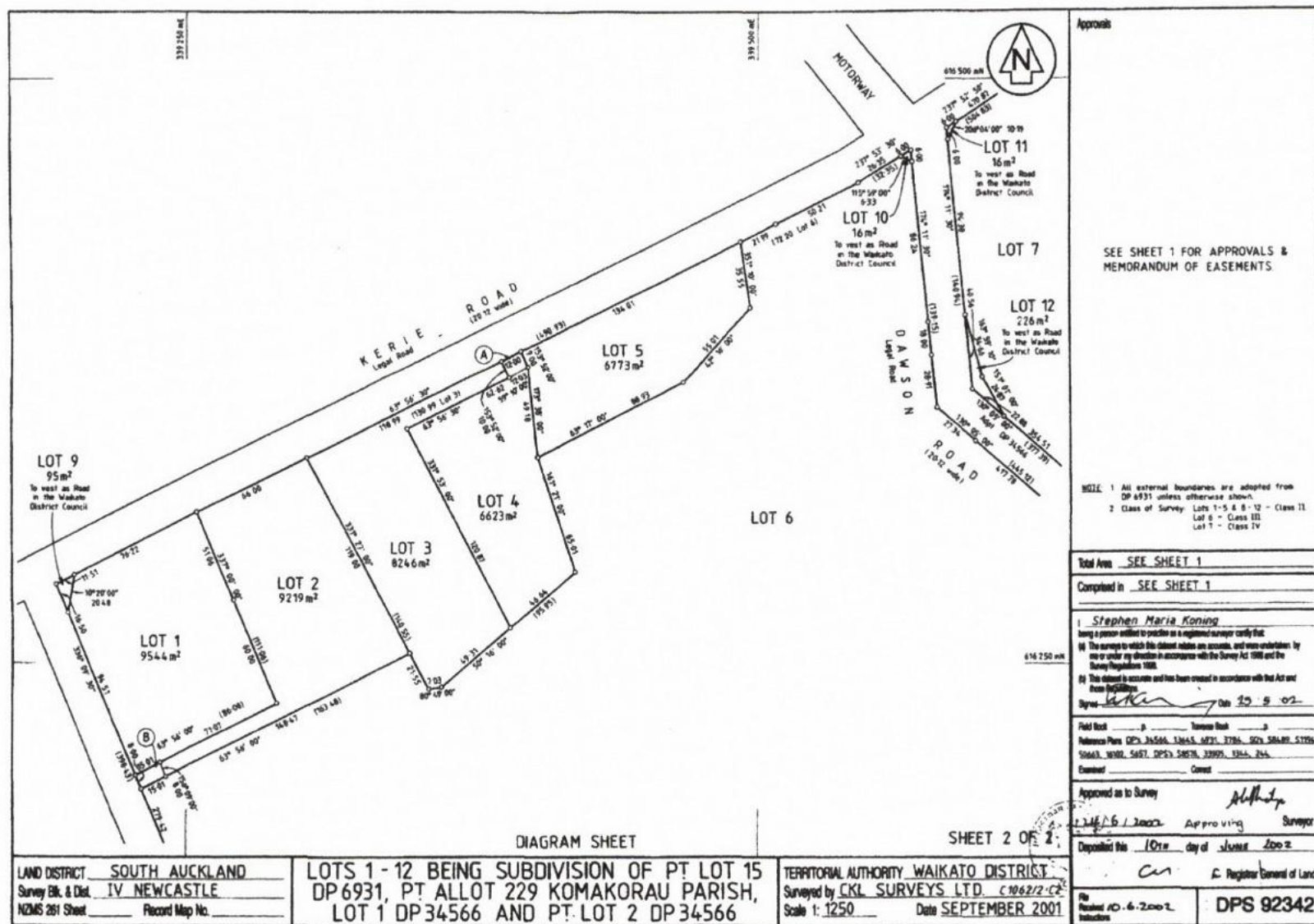
Estate Fee Simple
Area 9219 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
92342

Registered Owners

Trevor de Malmanche as to a 1/2 share
Carolyn Marjorie de Malmanche as to a 1/2 share

Interests

5246191.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.6.2002 at 3:37 pm
Subject to a right of way over part marked B on DPS 92342 specified in Easement Certificate 5246191.6 - 10.6.2002 at 3:37 pm
The easement specified in Easement Certificate 5246191.6 is subject to Section 243 (a) Resource Management Act 1991
12093413.3 Mortgage to ANZ Bank New Zealand Limited - 23.4.2021 at 1:00 pm



Memorandum from licensed building practitioner: Certificate of design work
Section 30C or section 45, Building Act 2004

The building

Street address of building:

175B Kerie Road, Taupiri**The owner**

Name: Trevor and Carolyn De Malmanche

Address: 175B Kerie Road, Taupiri

Telephone number:

Email address:

Identification of design work that is restricted building work

I carried out or supervised the following design work that is restricted building work:

Design work that is restricted building work	Description of restricted building work	Carried out/ supervised	Reference to plans and specifications
<i>[Tick]</i>	<i>[If appropriate, provide details of the restricted building work]</i>	<i>[Specify whether you carried out this design work or supervised someone else carrying out this design work]</i>	<i>[If appropriate, specify references]</i>
Primary structure			
Foundations and subfloor framing ()	NZS 3604 concrete slab on grade	() Carried out (/) Supervised	BC13, BC14
Walls ()	NZS 3604 timber framed walls	() Carried out (/) Supervised	BC06, BC07, BC15, BC16
Roof ()	Truss layout & roof layout	() Carried out (/) Supervised	BC08, BC09, BC17
Columns and beams ()	NZS 3604 lintels & beams	() Carried out (/) Supervised	BC18
Bracing ()	NZS 3604 Plasterboard bracing	() Carried out (/) Supervised	BC11, BC12
Other ()		() Carried out () Supervised	

BRO Revision Received
Date Received
26.08.21

External moisture management systems			
Damp proofing ()	<i>DPM to slab</i>	() Carried out (/) Supervised	BC14
Roof cladding or roof cladding system ()	<i>Concrete tile roof</i>	() Carried out (/) Supervised	BC17
Ventilation system () (for example, subfloor or cavity)		() Carried out () Supervised	
Wall cladding or wall cladding system ()	<i>Brick veneer on cavity</i>	() Carried out (/) Supervised	BC06, BC07, BC15, BC16
Waterproofing ()		() Carried out () Supervised	
Other ()		() Carried out () Supervised	

Fire safety systems

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other ()		() Carried out () Supervised	
--	--	-----------------------------------	--

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

Are waivers or modifications of the building code required? () Yes () No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
<i>[List relevant clause numbers of building code]</i>	<i>[Specify nature of waiver or modification of building code]</i>

Note: continue on another page if necessary.

BRO Revision Received
Date Received
26.08.21

Issued by

Name: Anthony Curl

[Name of licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work]

The practitioner is a *[if applicable]*: RAB Registered architect

() Design licensed building practitioner number: 2968
() Registered architect number:
() Chartered professional engineer number:

Mailing address: PO Box 130, Waikato Mail Centre, Hamilton 3204

Street address or registered office: Unit B5, 99 Greenwood Street, Flagstaff, Hamilton

Telephone number: Mobile number: 027 328 5369

Daytime number: After hours number:

Fax number:

Email address: antcurl@gmail.com

Website:

Declaration

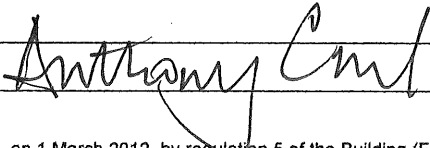
I Anthony Curl *[name of licensed building practitioner]*

certify that the design work that is restricted building work recorded on this form:

(a) complies with the building code; or

(b) complies with the building code subject to any waiver or modification of the building code recorded on this form.

Date: 06/07/21

Signature: 

Schedule Part 2 form 2A: inserted, on 1 March 2012, by regulation 5 of the Building (Forms) Amendment Regulations 2011 (SR 2011/418)

BRO Revision Received
Date Received
26.08.21

Applicant's Name: Trevor and Carolyn Marjorie De Malmarche and De Malmarche

Consent No: BLD2156/21

Property Address:
175 B Kerie Road
TAUPIRI

Lot No:

ITEMS TO BE CHECKED [Checked against the approved Building Consent (BC) documents]

Key:
Decision: ☒ or ☐ = Pass ☒ or ☐ = Fail, further inspection / documents required ☐ or ☐ or ☐ = Not Applicable
Reason for decision: Compliance or non-compliance with the approved building consent documents

REVIEW: ☐ Approved BC documents and amendments on site ☐ Prior inspection passed or instructions addressed
☐ Consent conditions checked

Final Building

Interior

- ☐ Ceiling insulation is in place / clear of light fittings
- ☐ Safety glass installed
- ☐ Wet areas completed: correct installation of shower / bath / laundry, surface areas sealed
- ☐ Kitchen completed
- ☐ Smoke alarms installed and operational
- ☐ Height of window sashes / restrictors
- ☐ Heights of barriers and handrails as per approved plans
- ☐ Ventilation to internal spaces
- ☐ Mechanical ventilation vented to exterior
- ☐ Firewall integrity
- ☐ Fire rating complete

Heater checklist completed: ☐ Yes / No / N/A

Exterior

- ☐ Pools checklist completed: ☐ Yes / No / N/A
- ☐ Vermin proofing
- ☐ Flashing / sealants completed & in place
- ☐ Ground height complies (at time of inspection)
- Landscaping completed (at time of inspection) ☐ No Yes/ No/ N/A
- ☐ Brick veneer weep and ventilation holes

Exterior (continued)

- ☐ Weathering and penetrations: roof and walls (fixings etc.). Flashing / sealants completed & in place
- ☐ Construction of decks / steps / retaining walls / handrails, barriers and ramps comply
- ☐ Sub floor ventilation
- ☐ Exterior finishing's
- ☐ Drip edge to flat surfaces
- ☐ Reflectivity of finishes

HCC Only ☐ Crossing & footpath damage

Documents Required by Building Consent

(Received/Outstanding/NA)

CCC application	☐ Received
All producer statements	☐ NA
Gas certificate	☐ NA
Electrical certificate	☐ Received
Heater installation statement	☐ NA
Waterproofing certificate	☐ NA
Records of Work	☐ Received
Other:	☐ NA

**The above documents will be assessed back at the office.
If found to be inadequate, the author will be contacted.**

☐ Photos attached (if relevant)

☐ Memo / Instruction No:

☐ Verbal instruction (specify):

Comments if required:



Exterior

- ☐ NA Pipes insulated outside building envelope using UV protection where required
- ☐ NA Gully dish heights & position to stop stormwater ingress
- ☐ NA Ensure overflow gully minimum 150 mm below lowest fixture
- ☐ NA All wastes are vented if greater than 3.5 m
- ☐ NA Check terminal vent through roof & check flashing
- ☐ NA Waste pipes sealed at point of entry into rear of gully dishes as per G13 or bends installed tight to gully dish
- ☐ P Downpipes clipped & connected to stormwater drainage
- ☐ NA Downpipes from top storey roofs to lower roof spreader required (E2/8.1.6, pp.56, Fig. 20). Not allowed for masonry tile roof unless have underlay fitted
- ☐ NA If timber floor: check wastepipe falls and supports
- ☐ NA Drainage discharges into silt trap
- ☐ NA Overflows fitted to deck and Internal gutters run to Exterior

Interior

- ☐ P Smoke alarms installed and operational
- ☐ NA Fire rating complete
- ☐ NA HWC correct type / valves & seismic restraints provided
- ☐ NA HWC expansion / relief drains via tundish installed and conveyed to exterior
- ☐ NA HWC tray in place
- ☐ NA Tub / Toilet cistern fixed securely
- ☐ NA Dishwasher pipe clamped and anti-siphon bend fitted
- Water temperature: °C

Septic Tanks

- ☐ NA Septic tank installation and effluent field
- ☐ NA Distribution box
- ☐ NA Effluent trenches: length / width / depth

Commercial

- ☐ NA Waste to commercial machine as per installation specifications (temp > 65°C)
- ☐ NA Bain-marie drains provided to approved outlet
- ☐ P Plumbing roof penetrations flashed

HCC Only

- ☐ N/A Driveway catchpit installed over 100 sq m
- ☐ N/A All permanently paved areas over 10 sq m run to catchpit

Documents Required by Building**Consent****(Received/Outstanding/NA)**

CCC application	Received
As Laid plans	NA
Plumber's pressure test (from approved person)	NA
Gas certificate	NA
Electrical certificate	Received
Backflow prevention devices and test certificates	NA
Trade waste approval	NA
Septic tank installation, & effluent field PS4 Certificate	NA
Stormwater disposal system PS4	NA
Water reuse tank (grey water or retention)	NA
Other:	NA

☐ NA Photos attached (if relevant) ☐ NA Memo / Instruction No: NA ☐ NA Verbal instruction (specify):

Comments if required:

1. No ROW for builder. Owner builder.;2. All work completed.;Issue CCC.

NOTE: The project must pass both Final Plumbing and Final Building Inspections, and the BCA must be supplied with the required documents listed above, to an adequate standard, BEFORE the application for CCC can be lodged.

[Tick the correct outcome: e.g. ☒ PASS or ☒ FAIL etc.]

PASS

No

Signature :
8:20:00 am

Date: 29/03/2023

11

Signature:

Date:

BC Number:

Key for statement types: Cladding (CL) Electrical (EL) Engineer / Designer (PS4) Gas (GS) Glazing (GL)
Insulation (IN) As-laid drainage (ALD) Pressure test (P) Smoke alarm (SM) Sprinklers (SP) Surveyors
confirmation of height / siting (SV) Waterproofing (WP) Solar systems (S) Truss layout (TR) Under floor /
tile heating (H) Other (O) /specify/.....

[illegible]

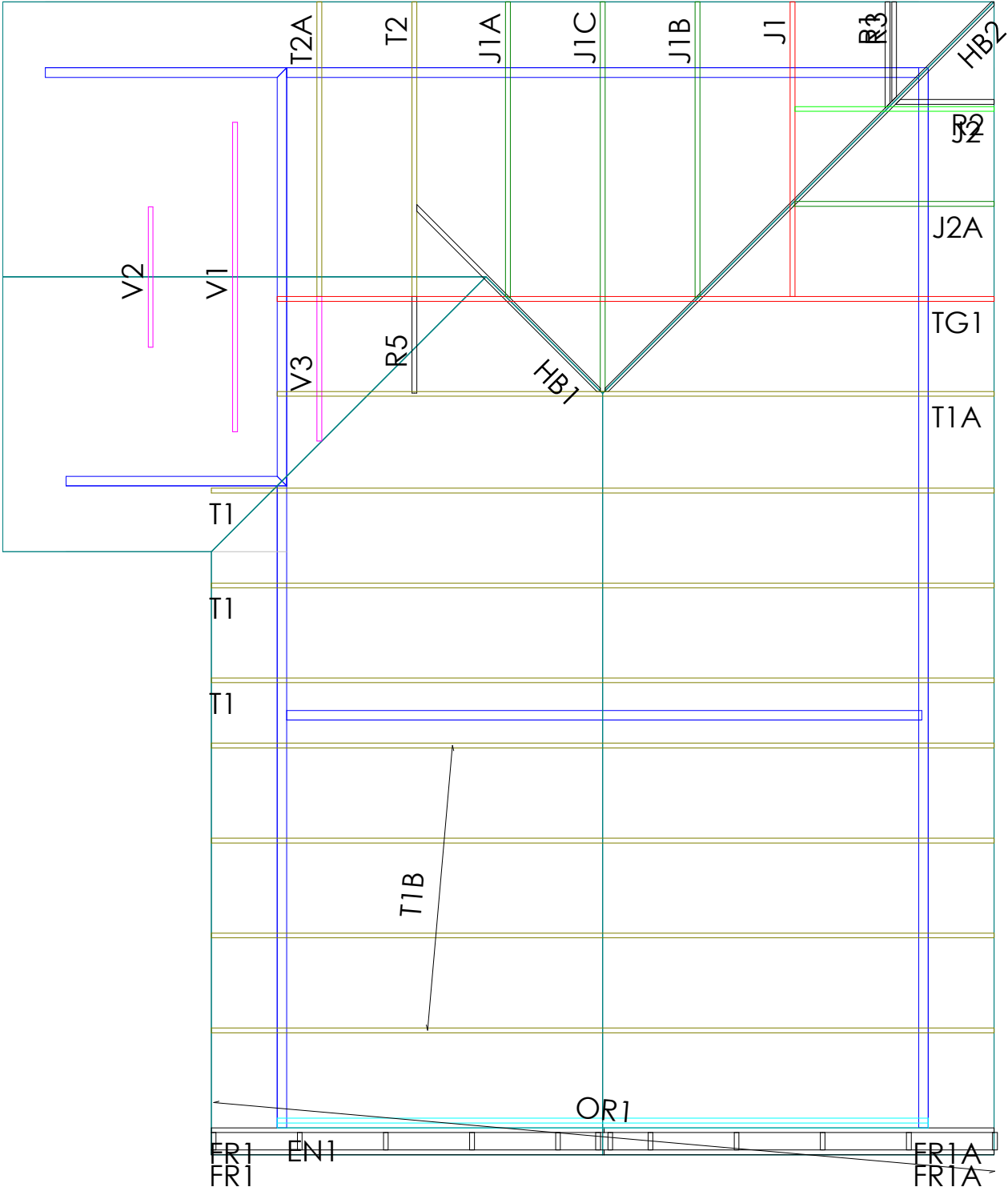
#Other reason(s) for decision(s): (Use this area for “other” statement types, or for giving reasons for decisions where a statement is not complete or an author is not registered, but you are accepting their statement)



Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

Building Admin
Date Received
23/06/2022



Waikato Frame and Truss Limited
Supplier to
MITRE 10
MEGA
Phone: (07) 4444063


Site Address :
Carolyn & Trevor
175B Kerie Rd
Taupiri

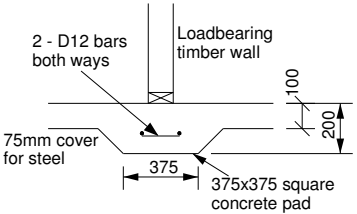
Sheet Title :
**For Building Consent
Buildable Truss Layout**
Date : 21 Jun,2022
Scale : 1: 100
Drawn : Scott Hawker
System : MiTek 20/20

Job Details:
Roof Pitch : 25.00deg
Roof Material : Monier Concrete Tiles
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.000kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 625mm

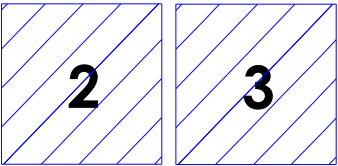
PrimeCad v4.7.346

Job Title :
02156
Sheet :
1
Revision Number :

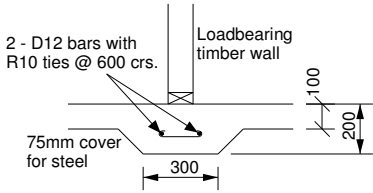
Slab Thickening Details



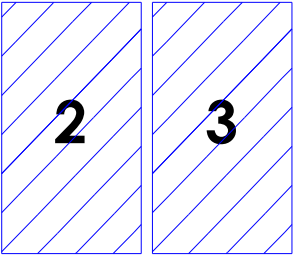
TYPE FP1 - 375x375mm Pad



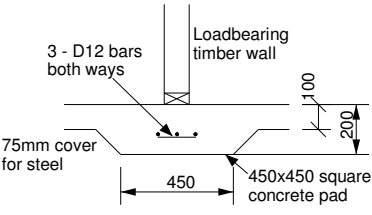
Number of Understuds



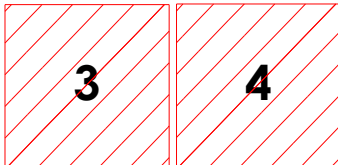
TYPE FS1 - 300mm Strip footing



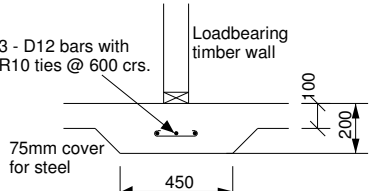
Number of Understuds



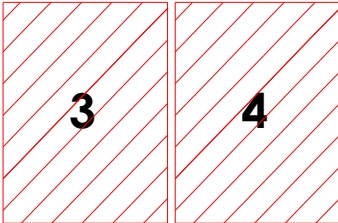
TYPE FP2 - 450x450mm Pad



Number of Understuds



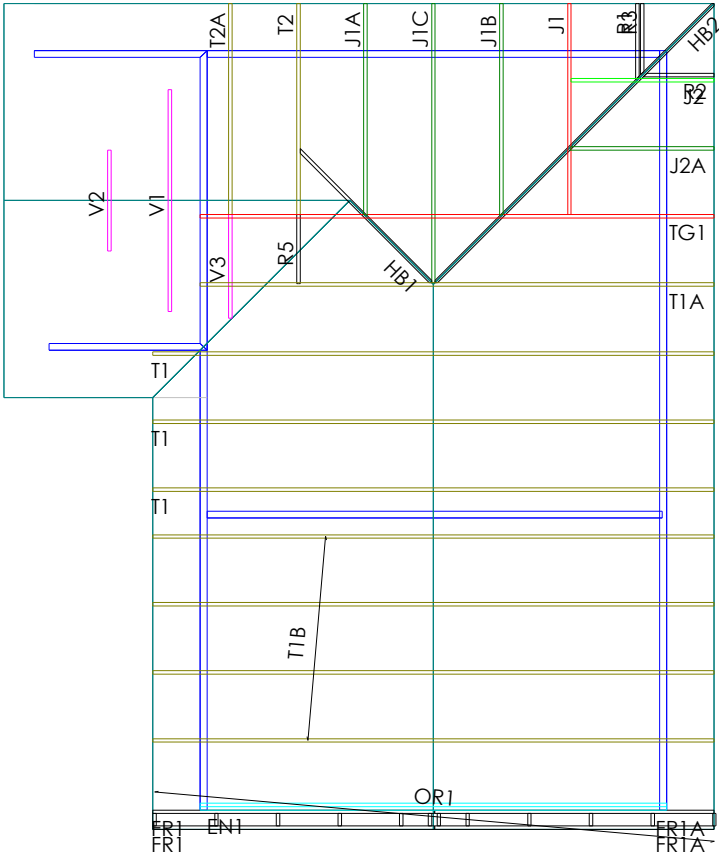
TYPE FS2 - 450mm Strip footing



Number of Understuds

NOTES:

The numbers found within the hatched area are the number of studs required below each truss. Refer to: GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 10/2011



Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

Building Admin
Date Received
23/06/2022

'NO SLAB THICKENING REQUIRED'

Waikato Frame and Truss Limited
Supplier to
MITRE 10 MEGA
Phone: (07) 4444063
FTMA
NEW ZEALAND

Site Address :
Carolyn & Trevor
175B Kerie Rd
Taupiri

Sheet Title :
For Building Consent
Slab Thickening
Date : 21 Jun,2022
Scale : 1: 100
Drawn : Scott Hawker
System : MiTek 20/20

Job Details:
Roof Pitch : 25.00deg
Roof Material : Monier Concrete Tiles
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.000kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 625mm

PrimeCad v4.7.346
MiTek
MiTek

Job Title :
02156
Sheet :
2
Revision Number :

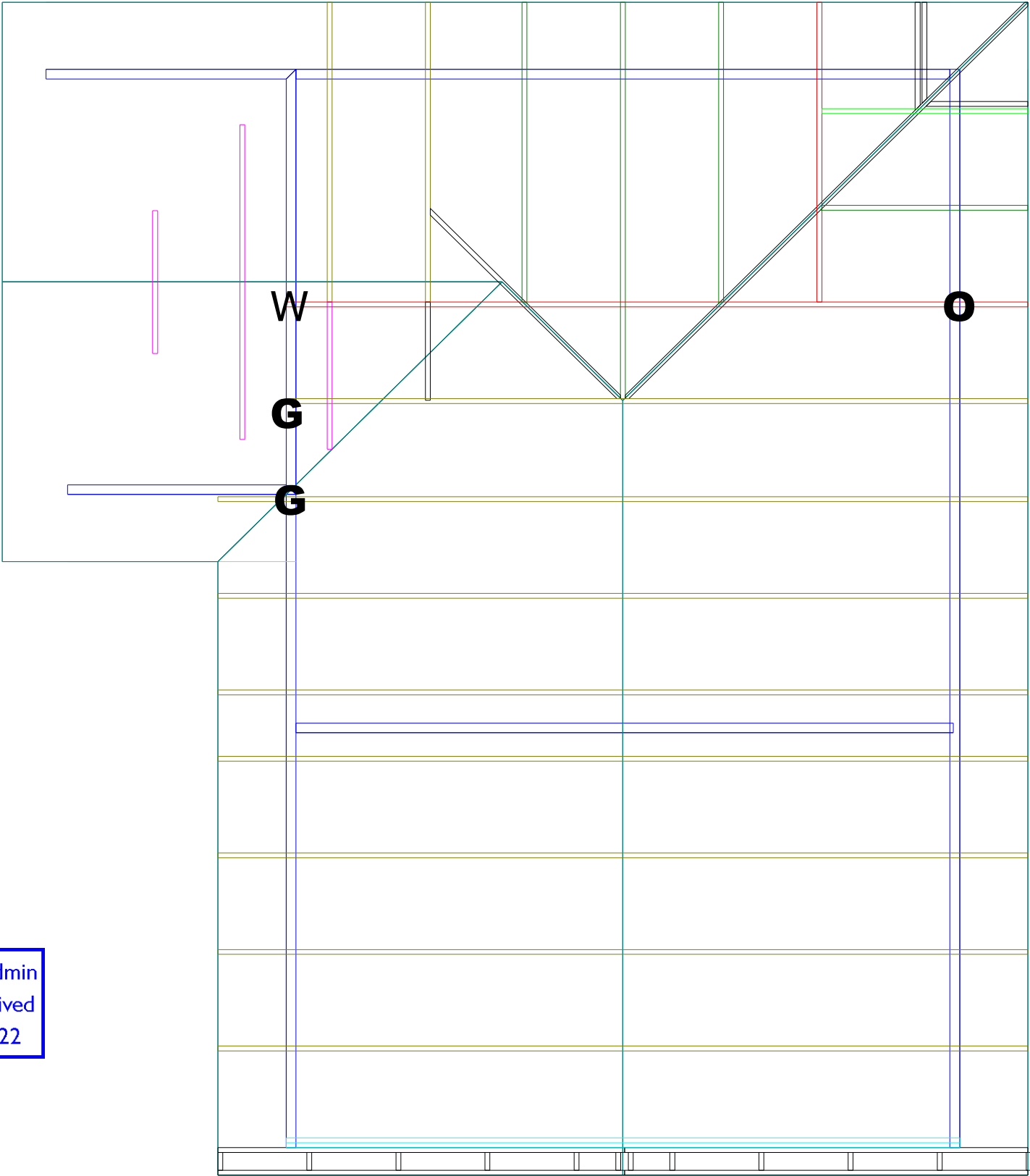
Truss Fixings

- X - LUMBERLOK JH47x90 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x190 Joist Hanger
- E - LUMBERLOK JH95x165 Joist Hanger
- O - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- W - Pair of LUMBERLOK CPC40 Cleats
- K - LUMBERLOK TTP 16kN Truss to Top Plate set
- G - LUMBERLOK TTP 9kN Truss to Top Plate set

NOTES:

All other areas must have at the minimum
2/ 90x3.15mm skew nails + 2 wire dogs
for truss to top plate connections.

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



Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

Building Admin
Date Received
23/06/2022

PrimeCad v4.7.346

Waikato Frame and Truss Limited

Supplier to
MITRE 10
MEGA

Phone: (07) 4444063



Site Address :

Carolyn & Trevor
175B Kerie Rd
Taupiri

Sheet Title :

For Building Consent
Truss Fixings

Date : 21 Jun,2022

Drawn : Scott Hawker

Scale : 1 : 100

System : MiTek 20/20

Job Details:

Roof Pitch : 25.00deg

Roof Material : Monier Concrete Tiles

Ceiling Material : Standard Plaster Board 13mm

Wind Zone : High

Roof Snow Load : 0.000kPa

Truss Centres : 900mm

Roof Live Load : 0.250kPa

Floor Live Load :

Wind Speed : 44m/s

Overhang : 625mm



Job Title :

02156

Sheet :

3

Revision Number :



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

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

www.mitek.nz.co.nz

Printed: 11:16:24 21 Jun 2022

MiTek 20/20 Engineering 4.7.346.0

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

ISSUED BY: **MiTek New Zealand Limited**

TO: **Waikato Frame & Truss**

IN RESPECT OF: **MiTek[®] Truss Designs**

This producer statement covers the MiTek 20/20[®] truss design and the structural performance of the GANG-NAIL[®] connector plate for the job reference **02156** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

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

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

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

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

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

On behalf of MiTek New Zealand Limited,

Date: Tuesday, 21 June 2022

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

Building Admin
Date Received
23/06/2022

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

Job: 02156	Client: Mitre 10 Mega Cambridge	Site: Carolyn & Trevor 175B Kerie Rd Taupiri
Description: Building Consent No.: MiTek 20/20 Engineering 4.7.346.0	Phone:	Phone:

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **Waikato Frame & Truss**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20® TRUSS DESIGN DATA

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

Job Details		Importance Level :	2	Design Working Life :	50 years
Roof Truss					
Timber Group:	WFT MSG H1.2New	Pitch:	25.000 deg	Nominal Overhang:	625 mm
Roof		Ceiling		Wind	
Material:	Monier Concrete Tiles	Material:	Standard Plaster Board 13mm	Area:	High (44.0 m/s)
Dead Load:	0.600 kPa	Dead Load:	0.210 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	400 mm centres	Restraints:	600 mm centres		
Live Load:	Qur = 0.250 kPa	Live Load:	Qc = 1.400 kN		
	Qc = 1.100 kN				

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

MiTek® Truss List

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

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
TG1	1	6170	25.000	900	T1	3	6170	25.000	900
EN1	1D	6170	25.000	900	T1A	1	6170	25.000	900
J1	1	2167	25.000	900	T1B	4	6170	25.000	900
J1A	1	2167	25.000	900	T2	1	2167	25.000	900
J1B	1	2167	25.000	900	T2A	1	2167	25.000	900
J1C	1	2167	25.000	900	V1	1	2931	25.000	800
J2	1	1263	25.000	900	V2	1	1331	25.000	800
J2A	1	1263	25.000	900	V3	1	1370	25.000	900

Total quantity : 21

Building Admin
Date Received
23/06/2022

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

The computer design input has been carried out by:

Signed: 

Name of Detailer: Scott Hawker

Date: ...Tuesday, 21 June 2022....

Qualifications and Title: Detailer: MiTek New Zealand, 101, 201, 301, 302, COC.
BCITO in Manufacturing & Detailing.

On behalf of: Waikato Frame & Truss

Document Set ID: 3580405
Version: 2, Version Date: 03/07/2022



Application for Approval of a Minor Variation

Building (Minor Variations) Regulations 2009

[Complete ALL fields on this form. Put N/A if not applicable. Cross out mistakes don't use white out fluid / tape]

1. THE BUILDING / PROJECT LOCATION [Physical address]

BC Number: BLD 2156/21
Street Address: 175 B Kenie Road
RD1 Taupiri 3791
Town:

OFFICE ONLY

Date received:

Variation Number:

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

2. THE OWNER or AGENT [If agent is applying for the amendment]

Name: Trevor & Carolyn de Malmarche ☒ Owner ☐ Agent
Mailing address: AS Above
Phone No. / Mobile: 027 303 1234 (Trev) Email address: rsclubbie@xtra.co.nz
State details of the authorisation from the owner and the designer to make the changes: [Please provide copy of their approval]
Owner Authorisation: Owner Builder
Designer Authorisation:

3. APPLICATION

Changes have been circled on the plans: [Tick relevant box] ☒ YES ☐ NO. Description of proposed changes to approved plans:
Placement of Fireplace
Cost of Fireplace [Continue on a separate sheet if necessary]
Amount value of project has increased by: \$ 300.00 To be invoiced to: ☐ Owner OR the ☐ Agent
Name: [Print] de Malmarche Signature: Date:
The signature is that of the ☒ Owner OR the ☐ Agent on behalf of and with the approval of the Owner

4. RESTRICTED BUILDING WORK: If the amended building work includes restricted building work, complete the following:

- ☐ Certificate(s) of Design Work (COW) have been completed and are attached
[COW must be provided to you by the LBP who carried out or supervised any amended design work that is restricted building work]
☒ Licensed Building Practitioners details have already been provided [i.e. there has been no change to the LBPs involved]
☐ LBP Notification form is attached
[If the LBP details have not already been provided to Council for this project, OR if any LBPs have changed, their details must be supplied before the amended building work begins. The LBP Notification form is available from your council or www.buildwaikato.co.nz.]

5. COMPLIANCE SCHEDULES: If the amended building work includes Specified Systems, please provide the Compliance Schedule details [Note: If unsure whether your building has specified systems, talk to your Designer or IQP]

- ☐ Compliance Schedule Details Form is attached
[Please complete and attach the Compliance Schedule Details available from your council or www.buildwaikato.co.nz]

6. ATTACHMENTS The following documents are attached to this application: [Tick as applicable or put N/A if there are no attachments]

- ☒ Plans and Specifications [if relevant]
☐ Other relevant information: [Please specify]:



OFFICE USE ONLY

BC No:

Note: Put a line through any of the following sections that your BCA does not use or is not relevant to this project.

1. PROCESSING OF AMENDED DOCUMENTATION - Decision and reason for decision (tick those boxes that are appropriate)

These amendments have been reviewed and are APPROVED for the reason that

- ☐ The amendments comply with NZBC and relevant NZ standards *and / or*
- ☐ A Producer Statement has been received and approved

OR

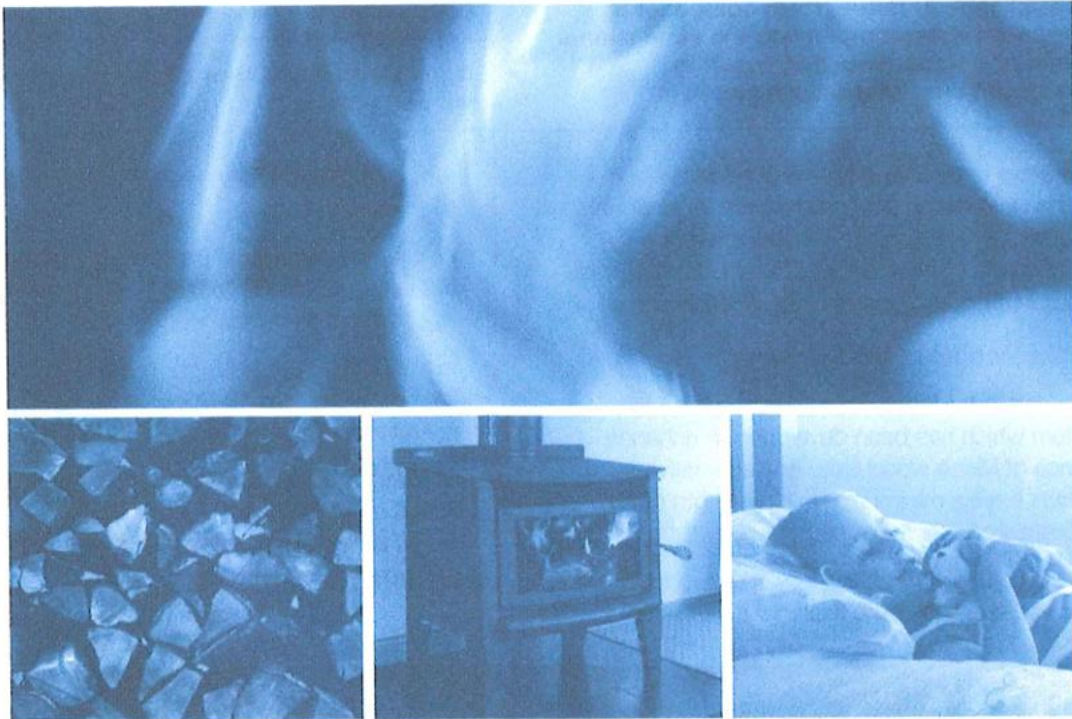
These amendments have been reviewed and are being DECLINED for the reason that:

- ☐ The amendments do not comply with NZBC and relevant NZ standards
- ☐ They do not comply with [Building \(Minor Variations\) Regulations 2009](#)
- ☐ A final inspection has already passed / Code Compliance Certificate has already been issued, therefore the amendment(s) are refused.

Name: Signature: Date:

WAIKATO DISTRICT COUNCIL	
26 MAY 2010	
Time.....	Initials.....
NGARUAWAHIA	

Wood Fire Installation Manual



metrofires

ECO Freestanding Models

Radiant Fires

- ECO Tiny Rad
- ECO Wee Rad
- ECO Wee Curve
- ECO Xtreme Rad
- ECO Euro Rad

Pedestal Fires

- ECO Tiny Ped
- ECO Wee Ped
- ECO Xtreme Ped
- ECO Euro Ped

Traditional Fires

- ECO Tiny Trad
- ECO Wee Trad
- ECO Euro Trad

*Refer to the other side of this manual for Metro owners operation and warranty details



⚠ WARNING! Important Information

- IF YOU DON'T READ THIS ENTIRE MANUAL, YOU MUST READ THIS FIRST PAGE!
- The appliance and flue-system shall be installed in accordance with AS/NZS 2918 and the appropriate requirements of the relevant building code or codes
- Any modification of the appliance that has not been approved in writing by the testing authority is considered to be in breach of the approval granted for compliance with AS/NZS 4013

⚠ CAUTION! Important Information

- Mixing of appliance or flue-system components from different sources or modifying the dimensional specification or components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance.
- Do not install this Metro if there is any sign of visible damage

This Metro woodfire has been tested to and complies with AS/NZS2918:2001 when installed in accordance with this manual. Please ensure you are fully conversant with this relevant standard and the contents of this manual. Correct installation is critical to the safe operation and performance of this woodfire.

Please take particular note of the following:

- It is recommended that Metro's be installed with a Metro ECO flue system which has been developed to enhance the performance of Metro wood fires. Any alternative flue system must have a minimum flue pipe length of 4.2 metres of 150mm diameter flue pipe.
- The 150mm active fluepipe must be fully encased from the ceiling to the underside of the flashing cone at the top of the flue system, (i.e. there must not be any 150mm fluepipe exposed).
- All fluepipe joints must be sealed and riveted; the bottom of the fluepipe in particular **MUST** be fully sealed into the flue outlet of the Metro wood fire.
- In New Zealand, the Metro must be bolted through the floor protector into the floor to comply with the seismic restraint provisions of AS/NZS2918:2001
- All Metro's are extremely heavy varying in weight from 85kgs up to 150kgs. During the installation process do not lift the appliance by yourself, and take care not to damage the panel coating.

Assembling your Metro wood fire

All Metro wood fires are packed in a single heavy-duty carton, and bolted to a wooden pallet. Having removed the packaging and located this manual, familiarise yourself with the illustrations on page A & B, and proceed as detailed below.

Note: the Metro carton shows the model Metro you are about to install, enabling you to select the appropriate model's assembly instructions.

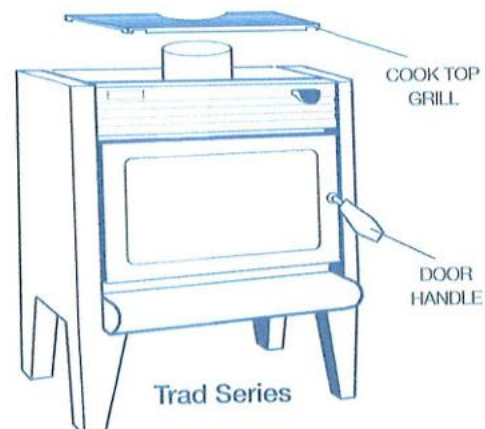
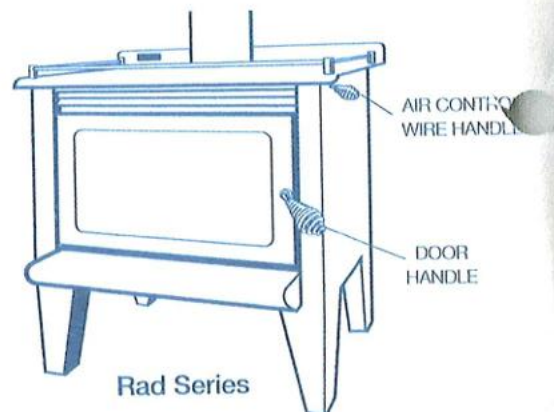
Metro ECO Radiant & ECO Traditional Fires

These Metro's are supplied virtually fully assembled. Packed inside the firebox you will find bricks in a cardboard wrapper, a door handle and, in the Metro Radiant Series the air control wire handle.

- Remove the two securing bolts located at the base of each rear leg which secure the Metro to the wooden pallet, and carefully "walk" the Metro off the pallet.
- Open the door fully and fit the side bricks to each side of the firebox. Location lugs are fitted to the base and rear of the firebox to retain the side bricks in position. Refer to Diagram 2.

Note: The ECO Wee Rad and ECO Wee Trad have an additional "3rd brick" which fits to the rear face of the firebox, locating under/into a bracket provided in the middle of the firebox's rear face, under the top baffle.

- Attach the door handle to the door latch assembly by screwing it on clockwise.
- Metro Radiant Series only: Attach the air control wire handle by screwing it on clockwise.



Assembling your Metro wood fire

Metro ECO Pedestal Fires

To minimise freight damage, the pedestal has not been attached but is packaged inside the firebox. Some assembly is required as illustrated in Diagram 1 below. Open the door of the Metro and remove the following:

- The pedestal packed in a cardboard tray
- The pedestal mounting plate
- The pedestal heat shield (X-treme Ped and Euro Ped models only)
- Side bricks in a cardboard wrapper
- Door handle and bolt bag.
- Remove the two securing bolts from the base of the firebox which secure the Metro to the wooden pallet, close and latch the door.
- Remove the "cook top" grill and lay the collapsed Metro carton on the floor behind the Metro. Place one hand into and securely grip the flue outlet, place your other hand under the front of the pallet base and gently tip the Metro backwards until it is resting on its back.
- Fully open the Metro's door, taking care that the door does not fall closed; take the four 6mm bolts from the bolt bag and insert them through holes provided in the firebox base.

Metro X-treme Ped & Euro Ped models only: Fit the pedestal heat shield over the four bolts as shown in Diagram 1, with the open edge facing the front of the Metro (up).

- Position the pedestal with its front facing up over the four bolts and fit the nuts and washers supplied. Check to ensure the pedestal is correctly aligned and securely tighten the nuts.

- Close and latch the door. Gripping the flue outlet once more, gently raise the Metro until it is upright. Refit the "cook top" grill and attach the door handle to the door latch assembly by screwing it on clockwise.

- Open the door fully and fit the side bricks to each side of the firebox. Location lugs are fitted to the base and rear of the firebox to retain the side bricks in position - refer to Diagram 2.

Note: The ECO Tiny Ped model utilizes a slightly different pedestal to that detailed in diagram 1. The rear panel must be turned around with the return fold facing back the opposite way.

All Metro ECO Models

Check to ensure the top baffle is in its correct position in the top chamber of the firebox; it should be resting on four support lugs (two on each side of the firebox). The baffle must be hard back against the rear of the firebox with the "promet extension" (white board) facing forward as illustrated in Diagram 2.

Diagram 1

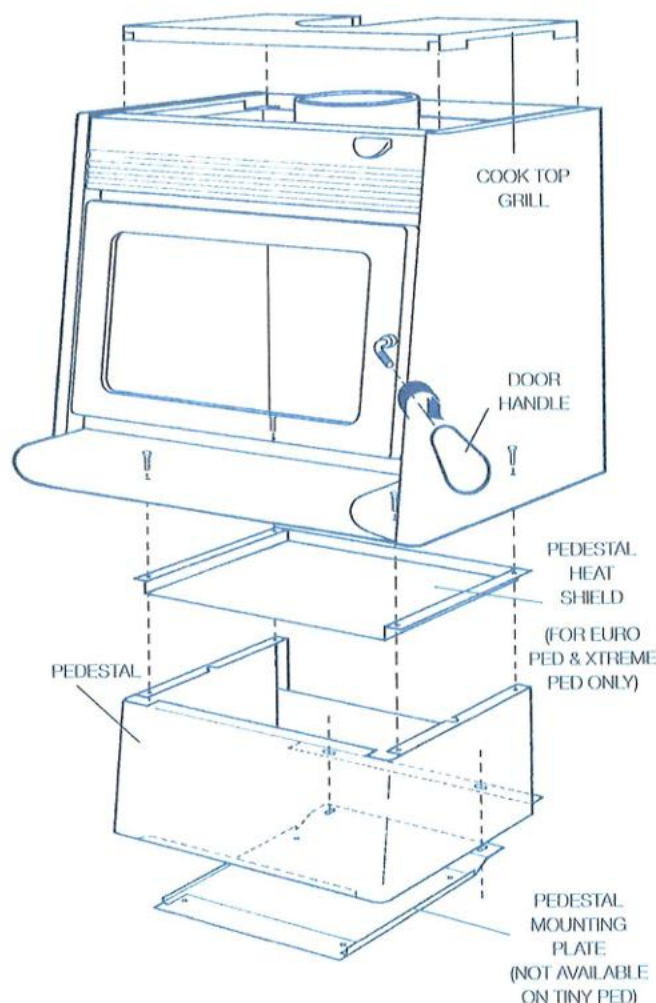
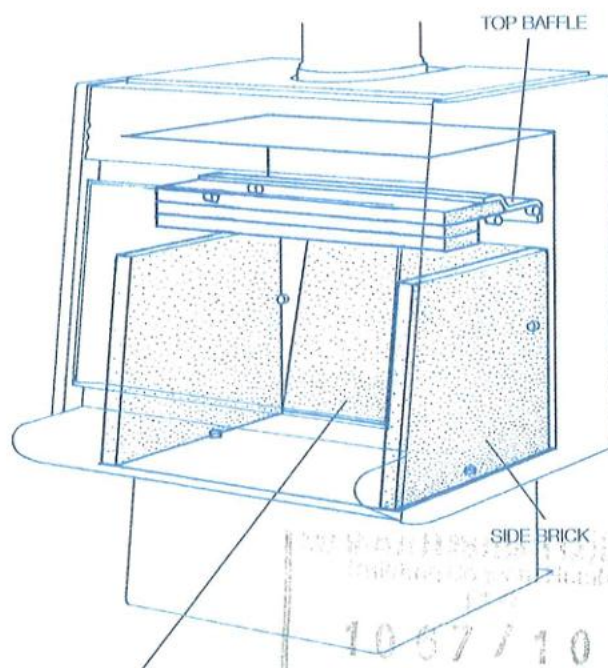


Diagram 2



Note: The ECO Wee Ped has an additional "3rd brick" which fits to the rear face of the firebox, locating under/into a bracket provided in the middle of the firebox's rear face, under the top baffle.

Direct Vent Option

The ECO Xtreme Ped, ECO Euro Ped, ECO Euro Trad, ECO Wee Curve, ECO Euro Rad and ECO Xtreme Rad models have the option to be installed as "Direct Vent" appliances, thereby drawing all primary and secondary combustion air from outside the home. Once connected, this direct venting option ensures the air that is heated within the home, stays in the home improving efficiency and reducing fuel usage.

Note: Connection of the Metro's direct vent inlet to outside the home is optional. If not connected these Direct Vent models still offer greatly improved performance and lower emissions due to the unique pre-heated air path for all primary and secondary combustion air that these models consume.

Direct Vent Options

Three "Direct Vent kits" are available to connect the ECO DV Metro to an air supply from outside the living environment of the home. The kits available include;

- DV WALL KIT – For installations when the Metro is installed against an outside wall.
- DV FLOOR KIT– For installations onto a floor which has a free air supply below it.
- DV CEILING KIT– For installations when the Metro is installed against an internal wall and on a concrete floor

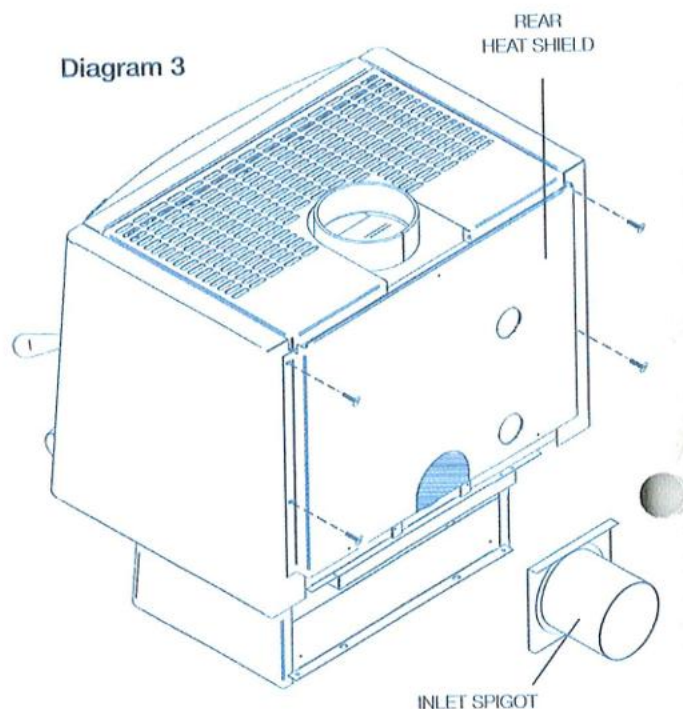
(DV Ceiling kit goes into the wall cavity, then up inside the wall into the ceiling cavity, where the air supply is drawn from)

Installing the Direct Vent Option

Remove the rear heatshield from the Metro wood fire by unscrewing the 4 self tapping screws illustrated in Diagram 3 and proceed as follows;

1. Remove the section of panel illustrated with a "hatch", from the mid/bottom section of the rear heatshield. This section to be removed has been pre-punched and only requires a few small tabs to be cut.
2. Take the "inlet spigot" supplied in the "Direct Vent Kit" and slide it fully down into position into the brackets provided on the rear of the firebox.
3. Replace the Metros rear heatshield with the 4 screws previously removed.

The Metro wood fire is now ready for installation once you have pre-fitted the Direct Vent Kit into the wall or floor. Full instructions for this procedure are supplied with the Direct Vent kits.



Floor Protector Size, Construction & Fitting

Pioneer manufacture an extensive range of what Pioneer term "Ash Floor Protectors" which comply with the minimum floor protector requirement of AS/NZS2918:2001, and can be installed with any freestanding Metro wood fire.

Metro freestanding wood fires DO NOT require an insulating floor protector as they comply with the minimum floor protector requirements of AS/NZS2918:2001. These minimum floor protector requirement are;

- They must be of adequate size to give appropriate wall, rear and front clearances/projections as detailed below and in the chart illustrated on page "E". Note;
- The floor protector must extend 200mm horizontally to the rear and each side directly below the door opening, and 300mm forward of the door opening.
- The upper surface of the floor protector must be made of non combustible material.
- A suitable floor protector for a Metro freestanding wood fire is therefore any non-combustible material which could include;
- Ceramic tiles with grouted joints fixed directly to timber flooring.
- A sheet of toughened glass, panel steel etc. laid directly onto a wooden or other combustible floor.

Note: If being installed onto a concrete or non-combustible floor a floor protector is not required.

Fitting the Floor Protector

Once the floor protector is constructed and laid in final position, you are ready to locate the position where the Metro will sit on the floor protector. This procedure varies depending on the model:

Metro ECO Radiant and ECO Traditional Series

Place the Metro onto the floor protector and using a tape measure to ensure that the minimum wall clearances and front floor protector projections as detailed in the chart on opposing page E are met or exceeded. Once the Metro's location on the floor protector is established and if the installation is in New Zealand, seismic restraint is required.

Using masonry anchors if the floor protector is on a concrete floor or coach bolts if a wooden floor, secure through the holes provided at the base, behind both rear legs.

Note: the anchors must pass through the floor protector and securely anchor the Metro to the floor.

Metro ECO Pedestal Series

These models (excluding the ECO Tiny Ped) are supplied with a "pedestal mounting plate". Refer to Diagram 1 on page B. Place the mounting plate on the floor protector with the two

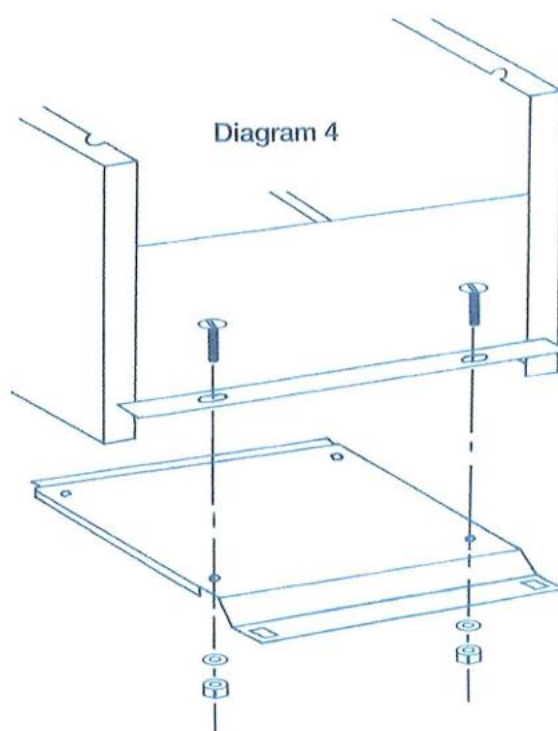
slots at the rear. A flue centre hole is marked on this plate and a chart is attached enabling you to locate the position of the Metro without placing the Metro onto the floor protector. Once the location of this mounting plate is established, secure it through the floor protector into the floor using a minimum of two of the four holes provided, diagonally opposite each other. Suitable anchors are as detailed below left for the Metro ECO Radiants/Traditionals Series

Alternative Metro mount plate installation

For installations when it is desirable to position the assembled Metro prior to bolting down, it is possible to "invert" the mounting plate and use it as a means of bolting the Metro direct to the floor, through the hearth. Refer to Diagram 4 and note;

1. Rotate the mount plate 180 degrees so the label faces downwards.
2. Remove the two "slide nuts" from the rear face of the mount plate.
3. Secure the mount plate to the pedestal with 6mm bolts through holes provided as illustrated.

You can then bolt down the Metro through the two rectangular slots in the rear edge of the mount plate. These slots are more accessible than bolting direct through the pedestal, and it also eliminates the need for spacers.



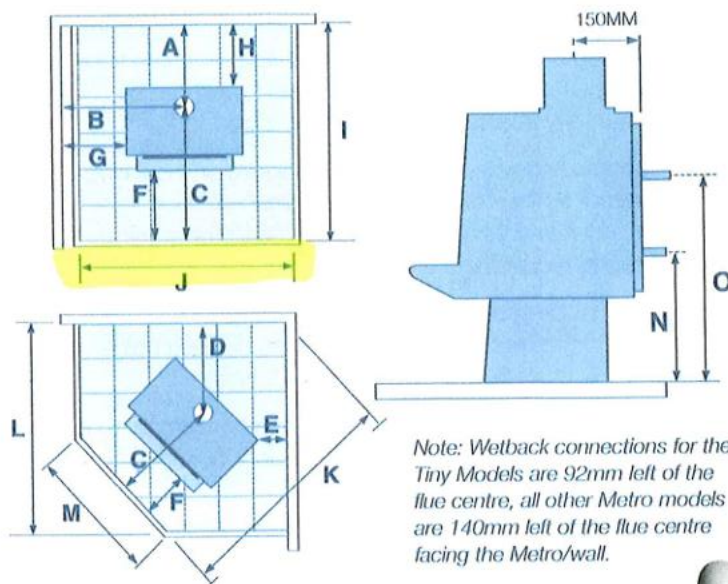
Clearance Chart

Measurements listed below are the minimum required, stated in millimetres. Measurements are taken from the following reference points as illustrated:

- From the nearest combustible wall or surface (A, B, D, E, G, H)
- From the Metro's flue centre (A, B, C, D)
- From the outermost point of the Metro's cabinet construction (E, F, G, H)
- To the edge of the ash floor protectors non-combustible surface (C, F, I, J, K, L, M)

The Metro ECO Euro Ped, ECO Xtreme Ped and ECO Euro Trad installed with a "Pioneer Double Flue Mounted Shield with side extensions fitted" reduces minimum corner clearance E from 170mm to 110mm. In this situation use the LTD Euro Ped chart for ECO Euro Ped measurements E, D, K & L.

Note: If you are installing any of the above wood fires onto a Pioneer 1150 corner floor protector the flue shield side extensions MUST be fitted.



Metro Installation Clearances

Minimum clearances shown are in mm, with a Pioneer double flue mounted shield fitted.

Model	A	B	C	D	E	F	G	H	I	J	K	L	M
ECO Tiny Rad	225	552	580	420	150	200	300	75	805	650	1165	925	250
ECO Wee Rad	260	525	580	385	80	200	220	110	840	825	1125	950	425
ECO Wee Curve	300	555	580	405	100	200	250	150	880	825	1150	975	425
ECO Xtreme Rad	250	575	625	435	80	200	200	100	875	905	1240	1065	505
ECO Euro Rad	250	625	625	435	80	200	250	100	875	905	1240	1065	505
ECO Tiny Ped	210	430	580	290	25	200	185	60	790	650	990	875	250
ECO Wee Ped	260	595	580	385	85	200	300	110	840	825	1120	950	425
ECO Xtreme Ped	230	585	625	495	170	200	250	80	855	905	1325	1120	505
ECO Euro Ped	230	585	625	495	170	200	250	80	855	905	1325	1120	505
ECO Tiny Trad	210	430	580	290	25	200	185	60	790	650	990	875	250
ECO Wee Trad	260	595	580	385	85	200	300	110	840	825	1120	950	425
ECO Euro Trad	230	585	625	495	170	200	250	80	855	905	1325	1120	505

Metro Specifications

Measurements shown are in mm.

Model	WIDTH	DEPTH	HEIGHT	N	O
ECO Tiny Rad	505	530	665	280	470
ECO Wee Rad	607	530	665	295	485
ECO Wee Curve	607	530	665	280	470
ECO Xtreme Rad	750	575	745	338	528
ECO Euro Rad	750	575	745	338	528
ECO Tiny Ped	490	530	665	280	470
ECO Wee Ped	590	530	665	295	485
ECO Xtreme Ped	670	575	715	325	515
ECO Euro Ped	670	575	715	325	515
ECO Tiny Trad	490	530	665	280	470
ECO Wee Trad	590	530	665	295	485
ECO Euro Trad	670	575	715	325	515

WARNING! Important Information

- Do not connect to an unvented hot water system.
- Install in accordance with AS 3500.4.1 Or NZS 4603 and the appropriate requirements of the relevant building code or codes.

Wetbacks

If the home is in a classified "clean air zone", and dependent on requirements/restrictions which may be imposed by your local council, you may or may not be able to install a water heating device. If in doubt consult your local Metro retailer. Only Pioneer's cast jacket wetback system as illustrated on Page 2 (reverse side of this manual) should be fitted to a Metro; alternative wetbacks will void the Metro's emission approvals and may seriously affect the performance of the appliance and void the owner's warranty.

Note: Wetback systems are not suitable for use in locations where the water supply has lime content, lime build up inside the coil will eventually block the coil causing the wetback to fail.

The 2kW, 3kW and 4kW wetback options are fitted to the inside rear of the firebox, with the connection pipe heights illustrated and detailed on the previous page "E". Please note:-

- Wetback connections for the Tiny models are 92mm left of the flue centre, and all other Metros wetback connections are 140mm left of the flue centre, facing the Metro/wall; the return pipe connection is directly above the inlet connection.
- Reduced height pedestals are available for certain models to reduce wetback connection heights.

- It is recommended the return pipe has a minimum rise of 1 in 12; performance will reduce as the distance to the storage cylinder increases.

To fit the Wetback proceed as follows:

1. Remove the rear panel of the Metro by removing the four pozi drive screws. Remove the two pre-punched knockouts from this panel.
2. Two further knockouts will be visible on the inner rear heatshield; remove these also. Once these are removed 6mm nuts will be visible through the knockout holes.
3. Open the Metro's door and locate two bolts securing the pressed washers which are visible on the left hand side of the firebox for both inlet and outlet connection points.
4. A further three bolt heads will also be visible on the inside rear wall of the firebox; these are threaded into the 6mm thick firebox. Remove all three.
5. Using the tube of sealant supplied with the wetback, apply a liberal bead of sealant around both connection holes on the inside of the firebox. On the rear of the wetback casting apply the remaining contents of the tube equally around both connection pipes.
6. Fit the wetback into the firebox and carefully pass the connection pipes through the holes in the rear of the firebox. Securely attach the wetback using the three bolts previously removed from the rear face of the firebox, fitting them through the slots provided in the wetback's jacket.
7. The wetback is now ready for connection to the storage cylinder by a registered plumber.

Flue Installation

It is recommended that all Metro freestanding wood fires be installed with the energy efficient Metro ECO flue system which comes complete with a detailed installation manual. This installation manual must be presented with your application to gain consent with your local council. A copy of the installation manual can be downloaded from www.metrofires.co.nz, under Flue Systems, or a copy can be obtained from your Metro retailer. Any alternative flue system must comply with and be installed as detailed AS/NZS 2918:2008, and a copy of the installation manual must also be presented with your application to gain consent with your local council.



All Metro's require a 150mm diameter flue. Please note:

- All joints in the fluepipe must be sealed with Pioneer fire cement (or similar) and riveted.
- The base of the fluepipe must be sealed into the outlet of the Metro's flue stub.

- Refer "Important Information" on page A.
- The flue systems 150mm diameter fluepipe must terminate a minimum of 4.6 metres above the top surface of the floor protector.

Pioneer Flueshield

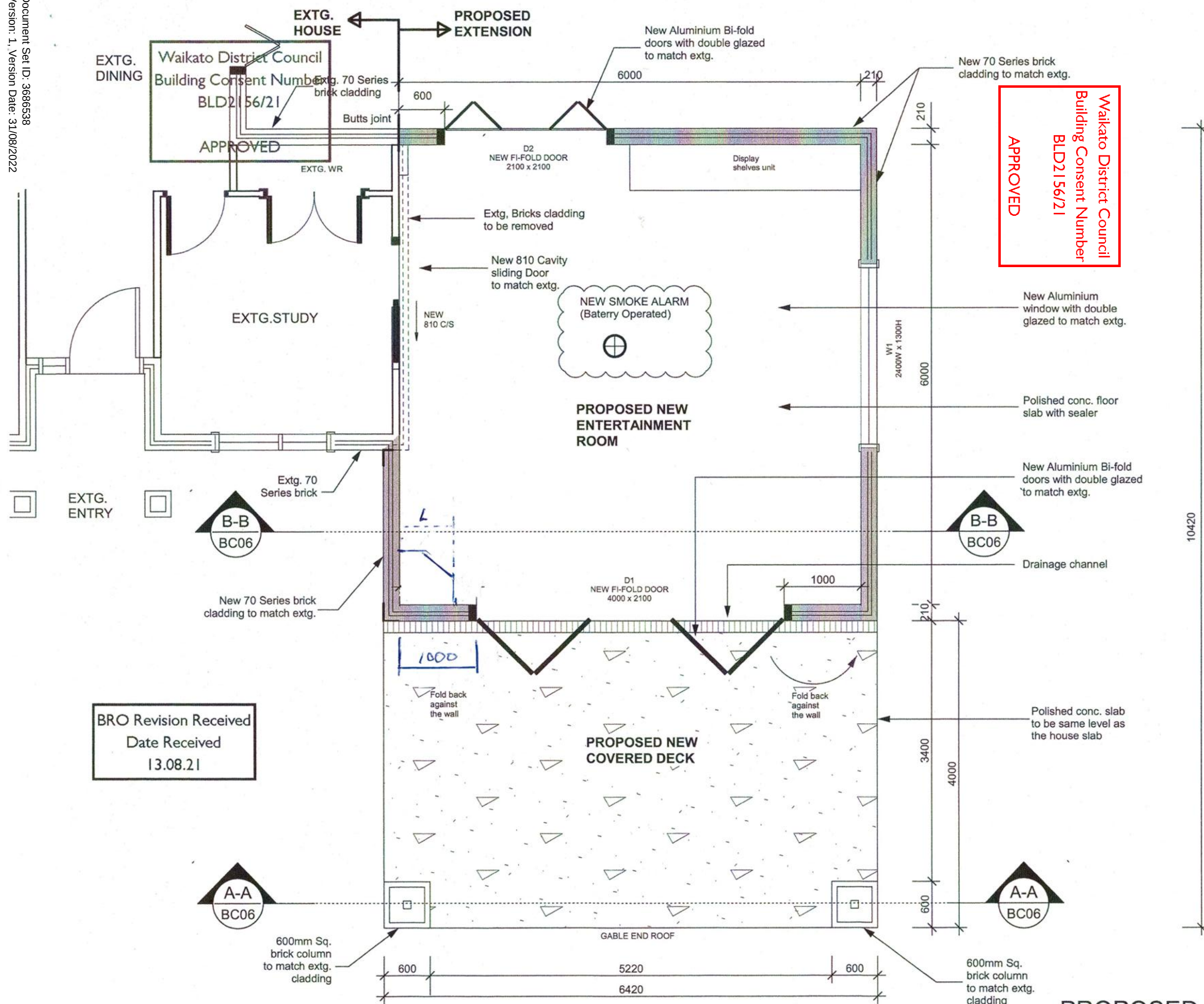
All Metro's have been tested with a Pioneer Double Flue Mounted Shield. For the Metro to be installed with minimal clearances as the Clearance Chart states, ONLY the Pioneer Double Mounted Flue Shield can be used. All other flue shields will invalidate the installation.

The Metro can be installed without a flue shield, if this is the case it needs to be installed as AS/NZS2918:2001 stipulates.

USING STANDARD ECO
FLUE KIT COMES
WITH HEATER.

PIONEER
MANUFACTURING LIMITED

Mamaku Street PO Box 11 Inglewood New Zealand
info@metrofires.co.nz www.metrofires.co.nz



PROPOSED FLOOR PLAN
SCALE 1:50

AMENDMENT PLAN
REVISION 'A' _ 05 AUGUST 2020
1. ADD SMOKE ALARM
AS SHOWN CLOUDED

CK
DESIGN & DRAUGHTING SERVICES
99 / B4
Greenwood Street,
Frankton, Hamilton
Phone Mb: 022 6772334
E-Mail:
ckdesign2868@gmail.com

REVISIONS

No	DESCRIPTION	DATE	CHECKED

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

DESIGN: CK
DRAWN: CK
DATE ISSUED: 05 AUGUST 2021
FILE No:

CLIENT:
CAROLYN & TREVOR

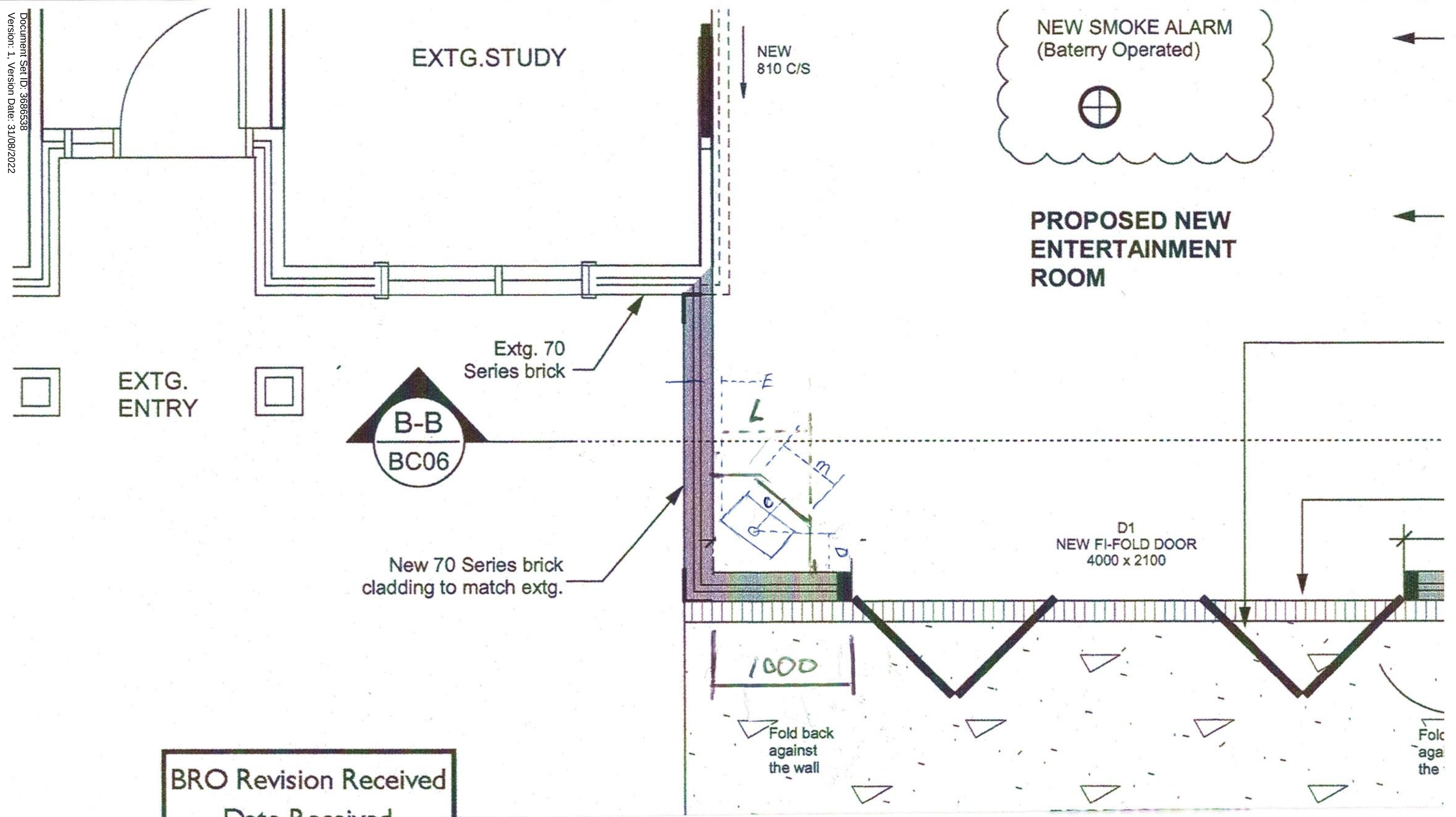
PROJECT:
PROPOSED ENTERTAINMENT ROOM & COVERED DECK ADDITIONS

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
PROPOSED FLOOR PLAN

SCALE	A3 SIZE	SHEET No	REV
1:50	BC04	A	

Building Admin
Date Received
12/07/2022



Waikato District Council
Building Consent Number
BLD2156/21
APPROVED

Building Admin
Date Received
12/07/2022

AMENDMENT PLAN

REVISION 'A' _ 27 JUNE 2022

1. CHANGE CEILING OVER
OUTDOOR SEATING AREA FROM
RAKE CEILING TO FLAT CEILING.
CHANGE FROM RIDGE BEAM &
RAFTERS TO TRUSSES

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without written permission from
CK DESIGN & DRAUGHTING SERVICES

No	DESCRIPTION	DATE	CHECKED

REVISIONS

CONTRACTOR MUST VERIFY ALL
DIMENSIONS ON SITE BEFORE
COMMENCING WORK.

DESIGN	CK
DRAWN	CK
DATE ISSUED	27 JUNE 2022
FILE No.	

CLIENT:
CAROLYN & TREVOR

PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
**CROSS SECTION
A-A & B-B**

SCALE	SHEET No	REV
1:50	BC06	A

(Framing-to-framing)

ROOF

- Concrete roofing tiles (Match extg.)
- 550 flamestop roofing underlay
- 50x50 H1.2 MSG8 battens
- Combination Colorsteel fascia & spouting system (Match extg.)

WALL

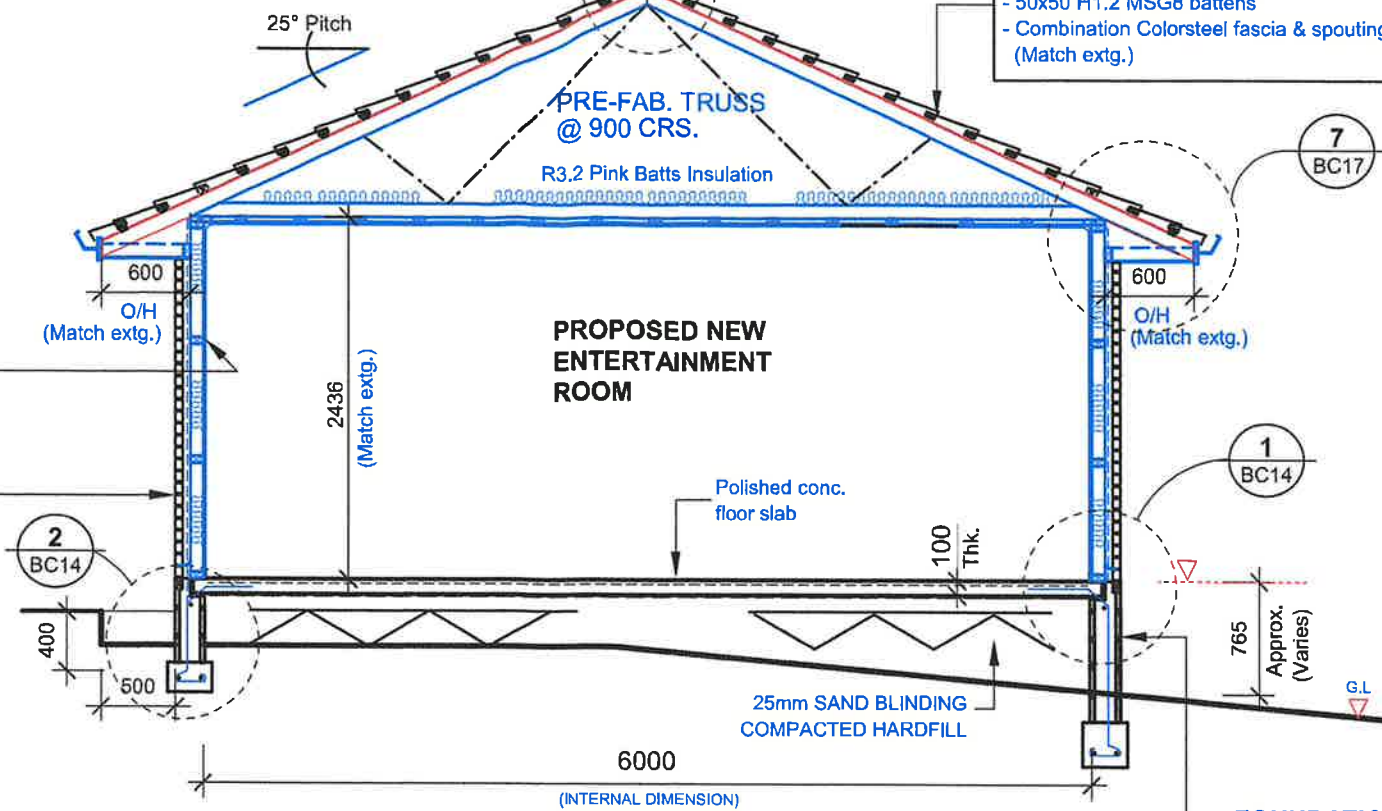
- 90x45 H1.2 MSG8 Studs @ 600 crs.
- Nogs @ 800 crs.
- Double top plate 140x35 top; 90x45 bottom
- 90x45 H3.1 Bottom plate on DPC.
- 'Tyvek' building wrap
- 10mm Gib lining
- R2.2 Pink Batts wall insulation

CLADDING

- 70 Series bricks
- 50mm Cavity
- Brick tie @ manufacturer rec.
- weep hole

ROOF

- Concrete roofing tiles (Match extg.)
- 550 flamestop roofing underlay
- 50x50 H1.2 MSG8 battens
- Combination Colorsteel fascia & spouting system (Match extg.)



B-B CROSS SECTION
SCALE 1:50

Pre-fab trusses
@ 900 crs.max

50x50 H1.2 MSG8
Roof tile battens

PRE-FAB. TRUSS
@ 900 CRS.MAX.

J.Hardie 7mm Hardie grooved
soffit lining on 70x45 H3.2
battens @ 400 crs.

**PROPOSED NEW
COVERED OUTDOOR
SEATING AREA**

90mm Sq. H5 MSG8
Timber Post

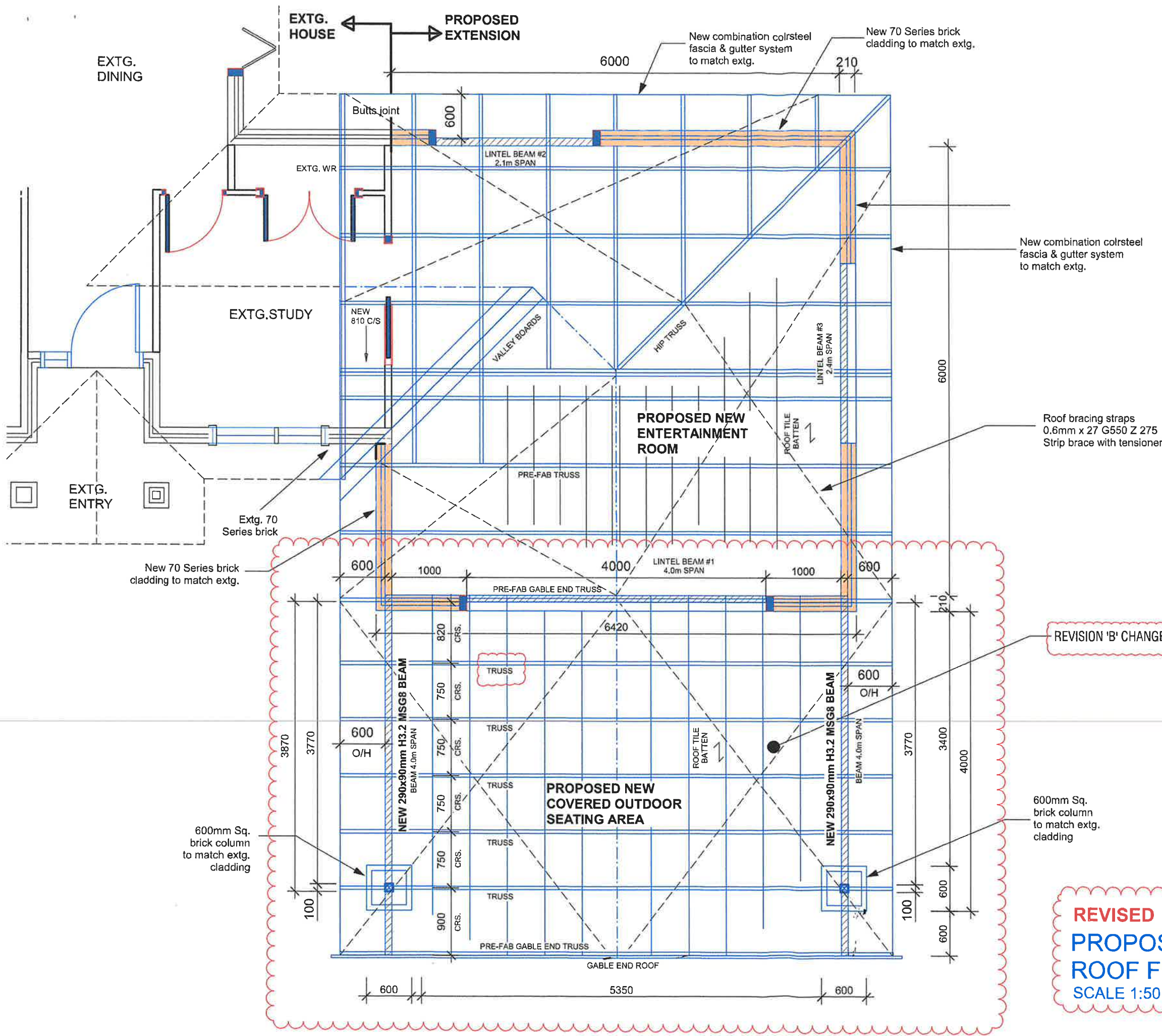
Polished conc.
floor slab

90mm Sq. H5 MSG8
Timber Post
70 Series bricks
50mm Cavity
Brick Column

70 Series bricks
50mm Cavity
Brick Column

A-A CROSS SECTION
SCALE 1:50

REVISED



EXTG. HOUSE
GROSS FLOOR AREA = 189.0 m2

PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m2
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 39.8 m2
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 25.6 m2

CK
DESIGN & DRAUGHTING SERVICES

99 / B4
Greenwood Street,
Frankton, Hamilton

Phone Mb: 022 6772334
E-Mail:
ckdesign2868@gmail.com

AMENDMENT PLAN

REVISION 'B' - 27 JUNE 2022

1. CHANGE CEILING OVER OUTDOOR SEATING AREA FROM RAKE CEILING TO FLAT CEILING. CHANGE FROM RIDGE BEAM & RAFTERS TO TRUSSES

REVISION 'B' CHANGES

REVISED
PROPOSED
ROOF FRAMING PLAN
SCALE 1:50

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No.	DESCRIPTION	DATE	CHECKED
REVISIONS			
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.			
DESIGN	CK		
DRAWN	CK		
DATE ISSUED	27 JUNE 2022		
FILE NO			
CLIENT			
CAROLYN & TREVOR			
PROJECT:			
PROPOSED ENTERTAINMENT ROOM & COVERED DECK ADDITIONS			
175B KERIE ROAD, RD1 TAUPIRI, WAIKATO			
SHEET TITLE:			
PROPOSED ROOF FRAMING PLAN			
SCALE	A3 SIZE	SHEET No	REV
1:50	BC08	B	

AMENDMENT PLAN

REVISION 'A' 27 JUNE 2022

1. CHANGE CEILING OVER
OUTDOOR SEATING AREA FROM
RAKE CEILING TO FLAT CEILING.
CHANGE FROM RIDGE BEAM &
RAFTERS TO TRUSSES

NOTES

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DESIGN	CK
DRAWN	CK
DATE ISSUED	18 MAY 2021
FILE No.	

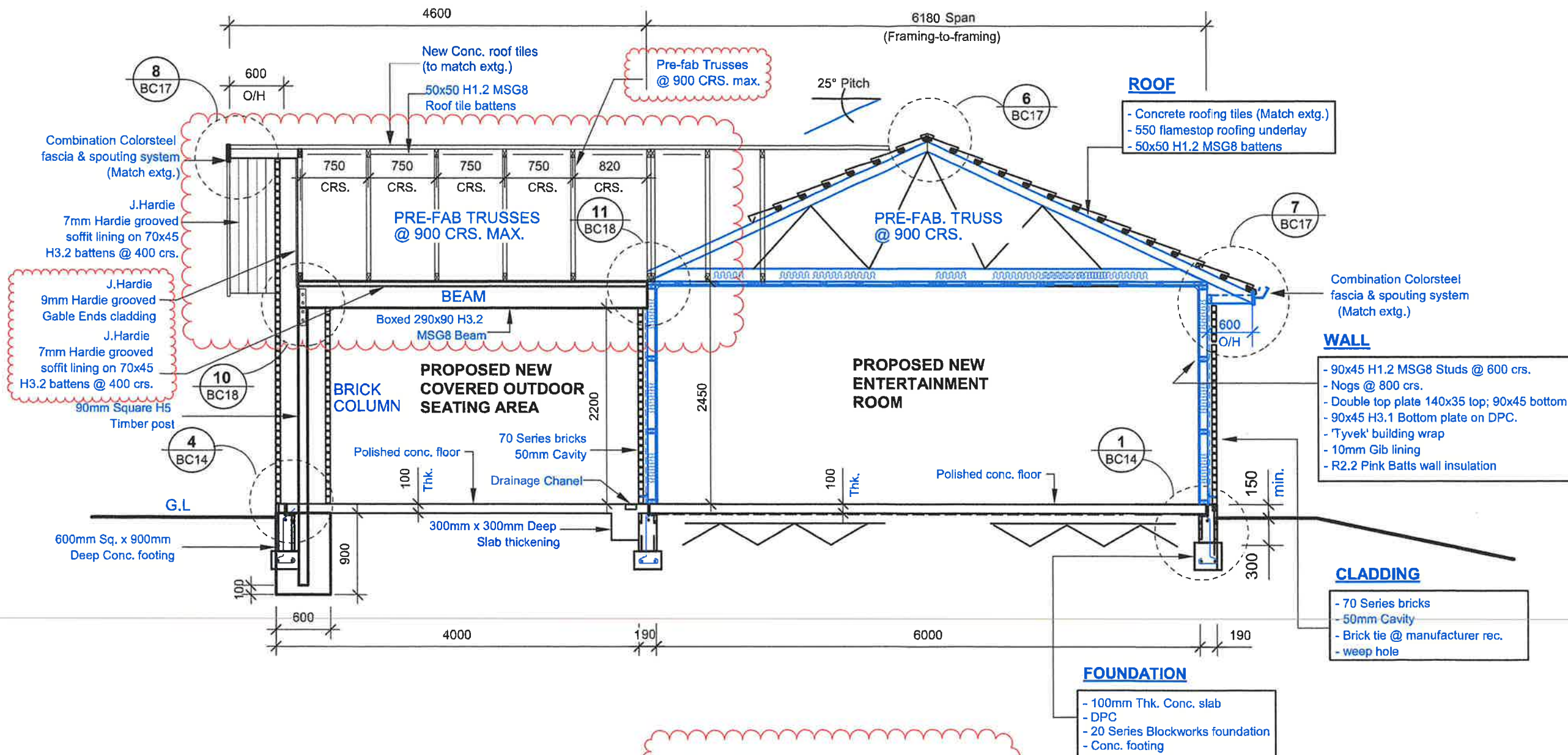
CLIENT:
CAROLYN & TREVOR

PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

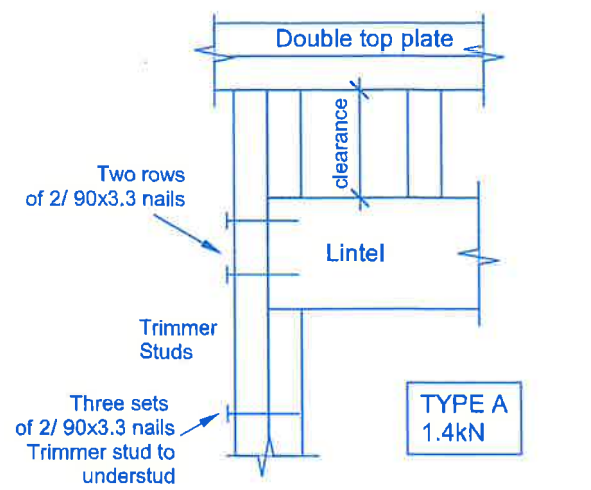
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**LONG SECTION
C-C**

SCALE	SHEET No	REV
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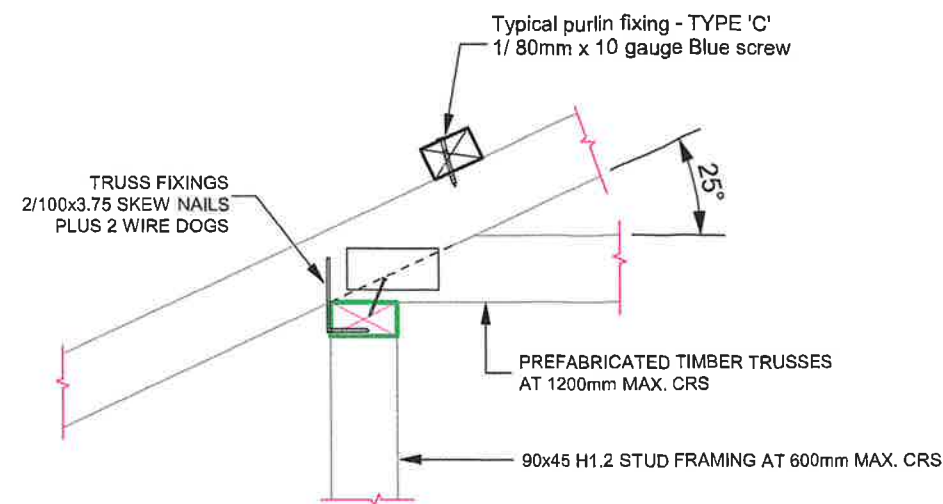
REVISÉ

C-C CROSS SECTION
BC04 SCALE 1:50



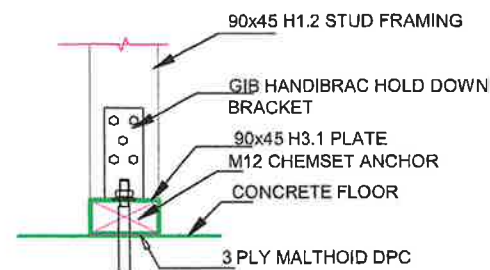
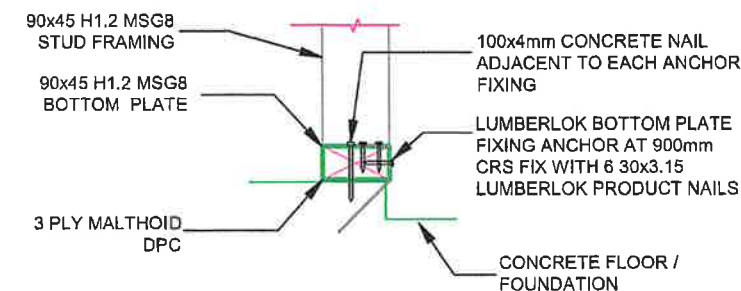
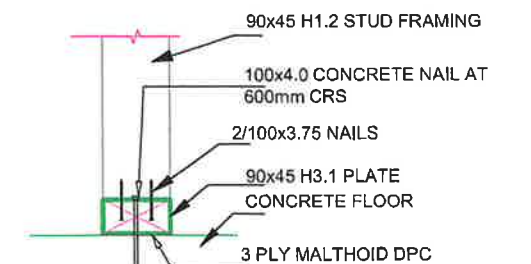
WINDOW & DOOR LINTEL FIXING DETAIL

SCALE 1:2

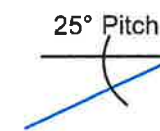


TRUSS FIXING DETAIL

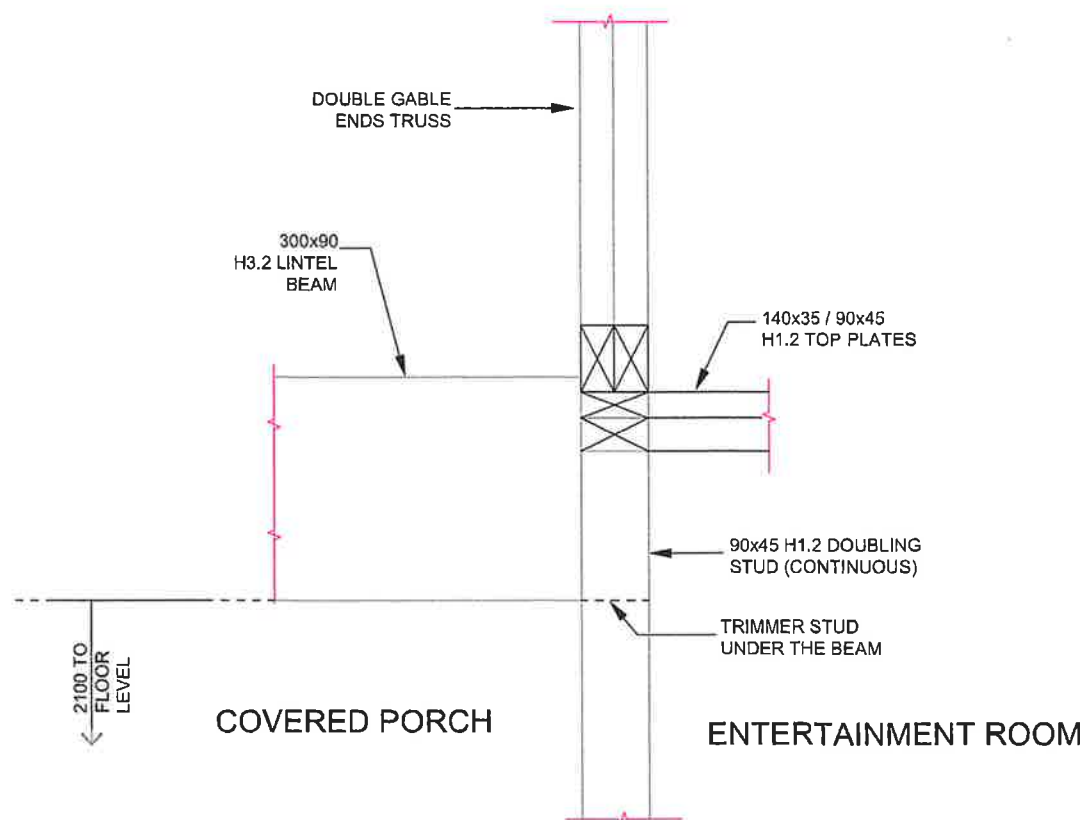
REFER ALSO TO TRUSS MANUFACTURERS DETAILS FOR DESIGN & FIXING DETAILS



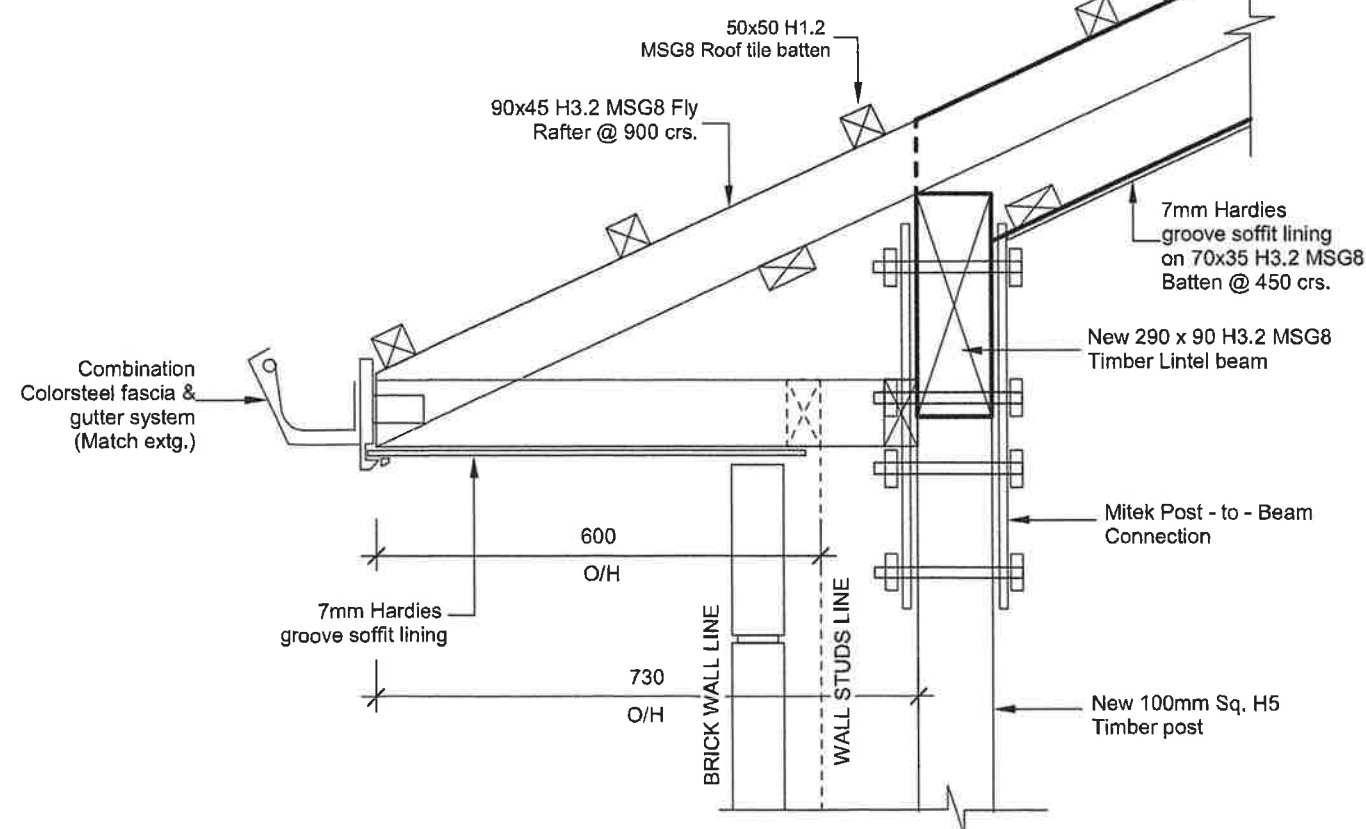
INTERIOR WALL AT BRACED PANEL



190x70 H3.2 MSG8 Rafter @ 900 crs.



11 LINTEL BEAM FIXING DETAIL AT COVERED PORCH WALL
SCALE 1:10



10 EAVES DETAIL
SCALE 1:10

CK
DESIGN & DRAUGHTING SERVICES

99 / B4
Greenwood Street,
Frankton, Hamilton

Phone Mb: 022 6772334
E-Mail: ckdesign2868@gmail.com

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DRAWN: CK
DATE ISSUED: 18 MAY 2021
FILE NO:

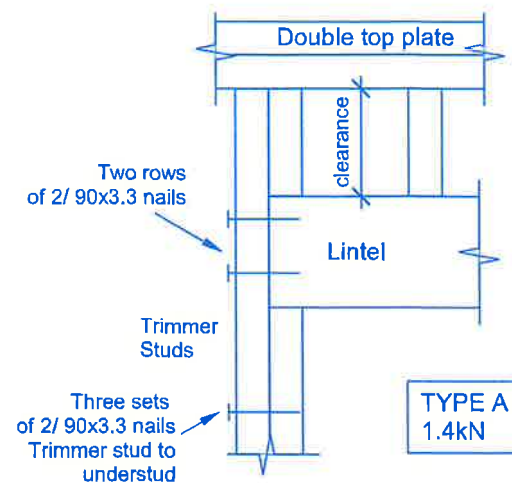
CLIENT:
CAROLYN & TREVOR

PROJECT:
PROPOSED ENTERTAINMENT ROOM & COVERED DECK ADDITIONS

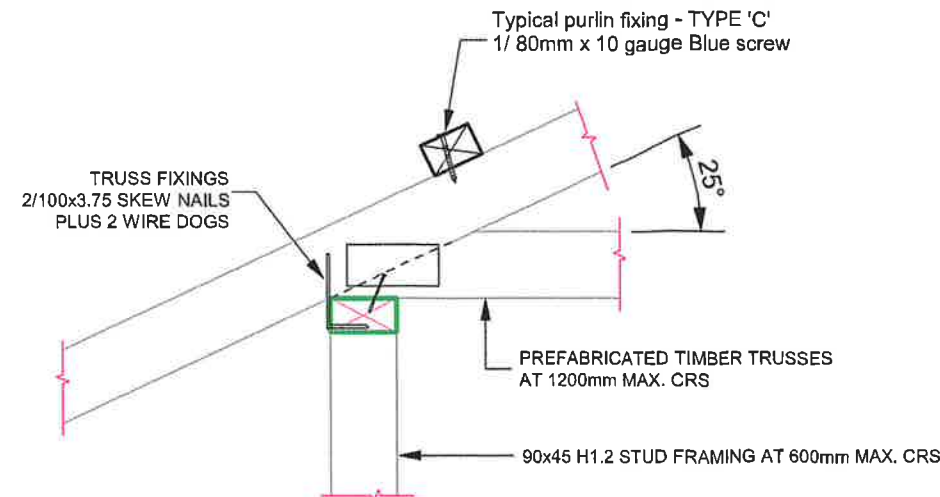
175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
LINTEL BEAM & BOTTOM PLATE FIXING DETAILS

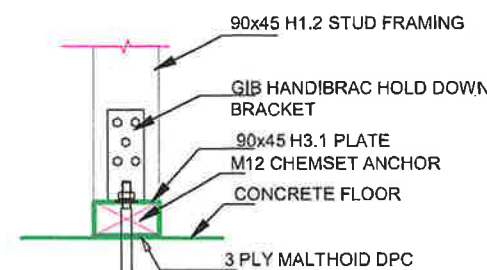
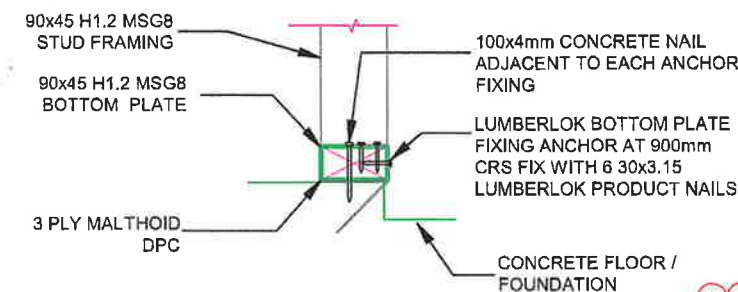
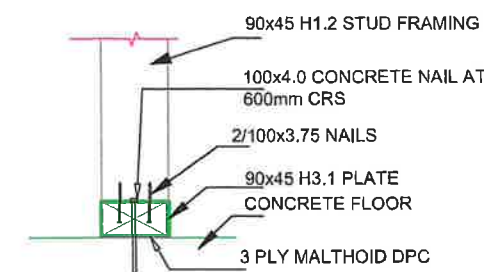
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SHEET No: BC18
REV: -



**WINDOW & DOOR
LINTEL FIXING DETAIL**
SCALE 1:2



TRUSS FIXING DETAIL
REFER ALSO TO TRUSS
MANUFACTURERS DETAILS FOR
DESIGN & FIXING DETAILS



INTERIOR WALL AT BRACED PANEL

Pre-fab Trusses
@ 900 crs. max.
See sheet BC08

AMENDMENT PLAN
REVISION 'B' _ 27 JUNE 2022
1. CHANGE EAVES POST & BEAM
CONNECTION DETAIL FROM
RAKE CEILING TO FLAT CEILING.
CHANGE FROM RIDGE BEAM &
RAFTERS TO TRUSSES

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DESIGN: CK
DRAWN: CK
DATE ISSUED: 27 JUNE 2022
FILE No:

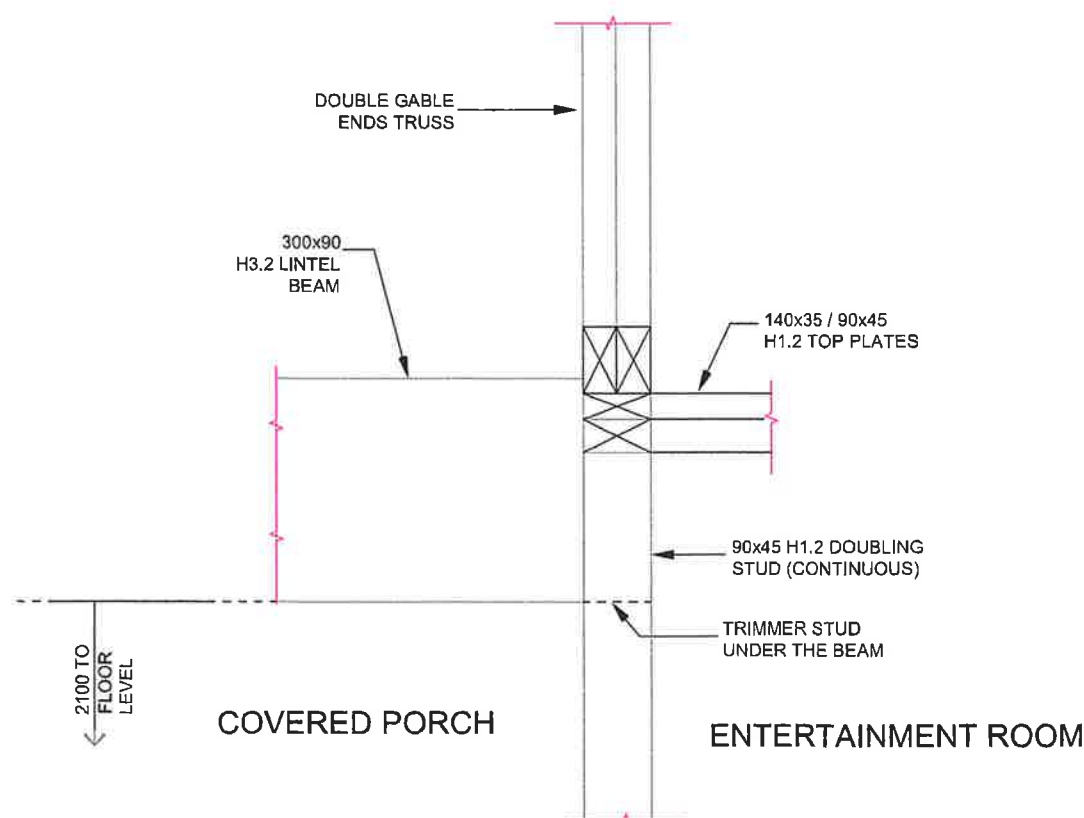
CLIENT:
CAROLYN & TREVOR

PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

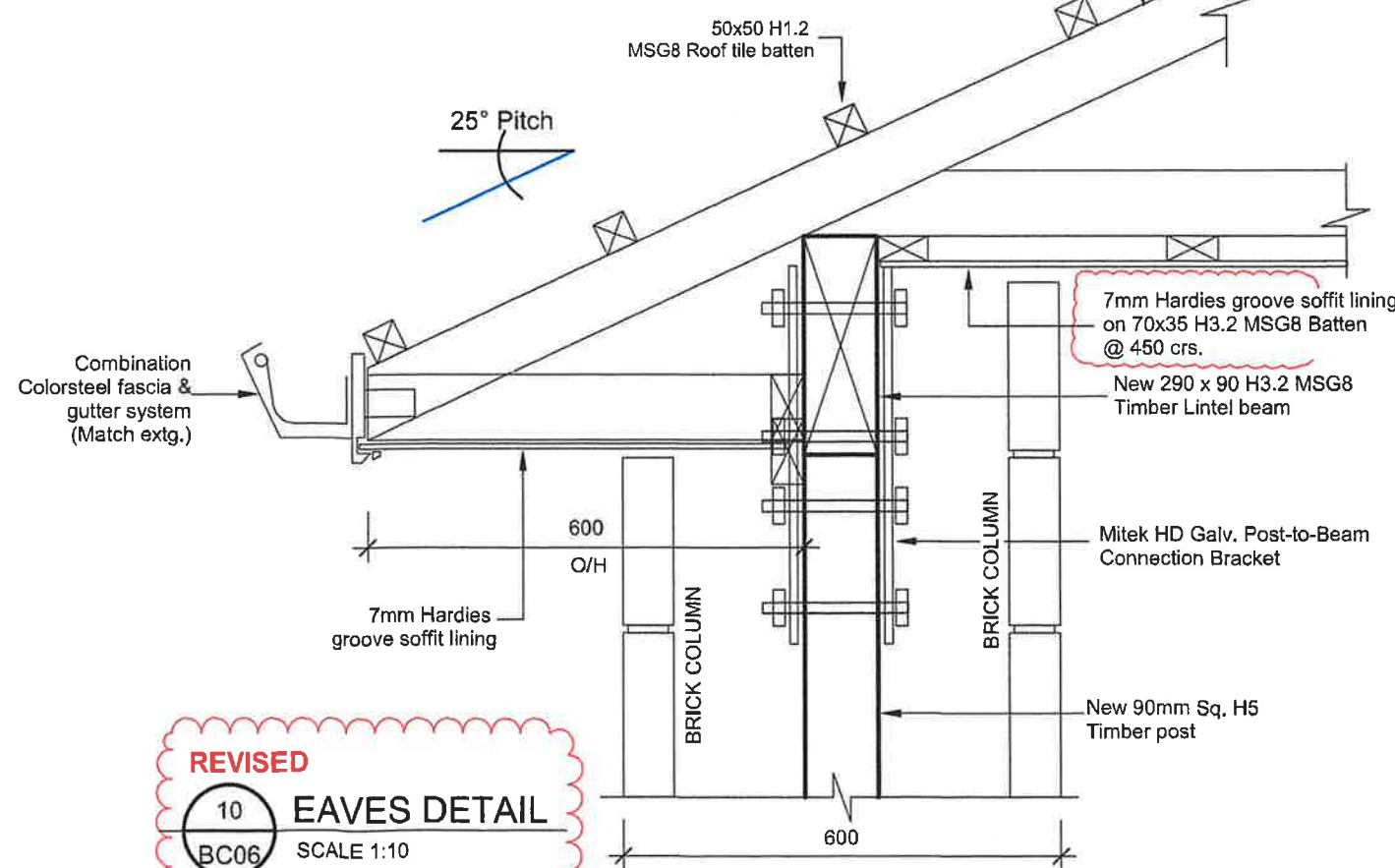
**175B KERIE ROAD, RD1
TAUPIRI, WAIKATO**

SHEET TITLE:
**LINTEL BEAM
& BOTTOM
PLATE FIXING DETAILS**

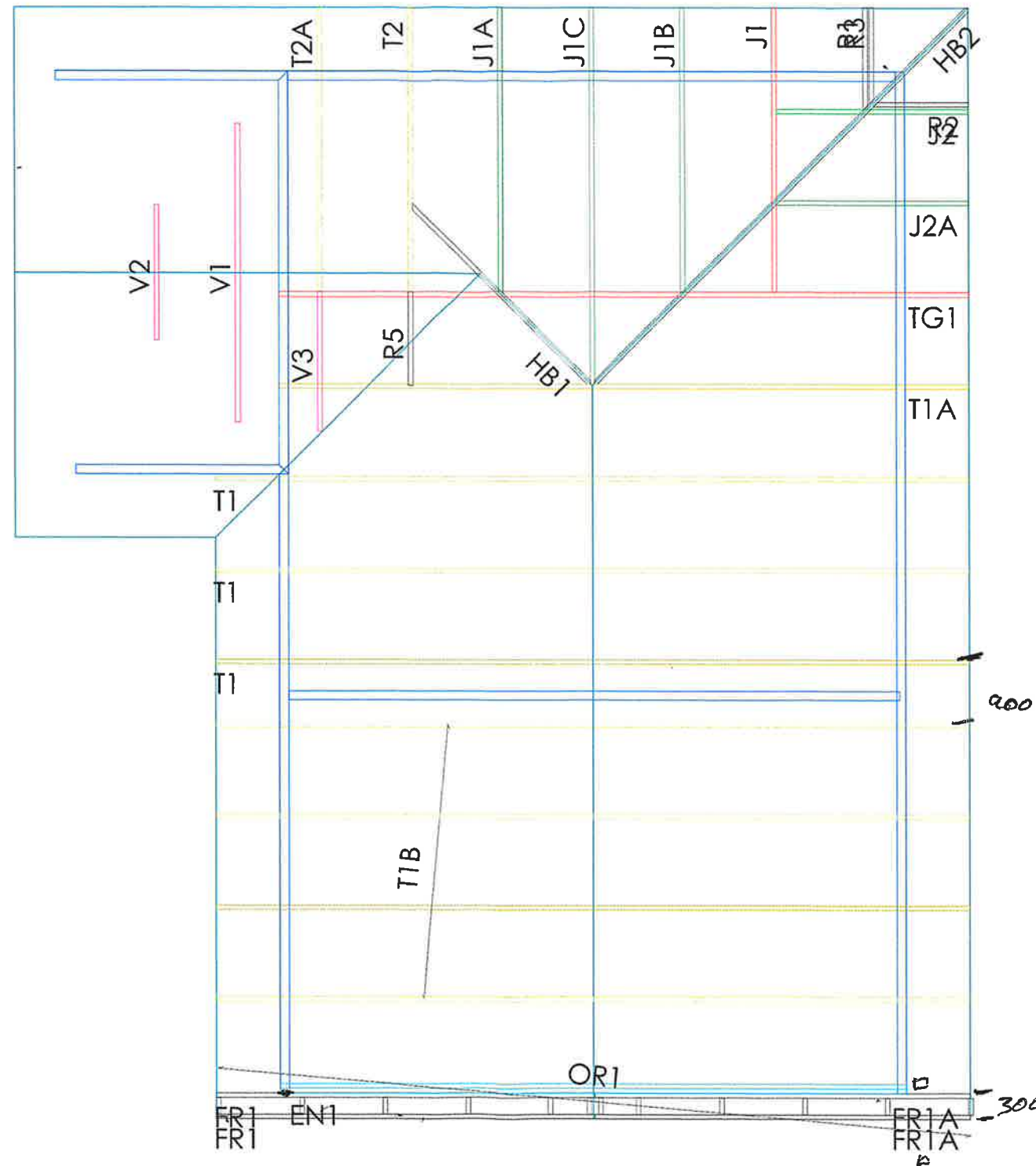
SCALE: 1:10 SHEET No: BC18 REV: B



**11 LINTEL BEAM FIXING DETAIL
AT COVERED PORCH WALL**
SCALE 1:10



**REVISED
10 EAVES DETAIL**
SCALE 1:10



Waikato Frame and Truss Limited

Supplier to
MITRE 10
MEGA

Phone: (07) 4444063

FTMA
NEW ZEALAND

Site Address :

Carolyn & Trevor
175B Kerie Rd
Taupiri

Sheet Title :

For Building Consent
Buildable Truss Layout

Date : 21 Jun,2022

Drawn : Scott Hawker

Scale : 1: 100

System : MiTek 20/20

Job Details:

Roof Pitch : 25.00deg

Roof Material : Monier Concrete Tiles

Ceiling Material : Standard Plaster Board 13mm

Wind Zone : High

Roof Snow Load : 0.000kPa

Truss Centres : 900mm

Roof Live Load : 0.250kPa

Floor Live Load :

Wind Speed : 44m/s

Overhang : 625mm

PrimeCad v4.7.346

MiTek
MiTek

Job Title :

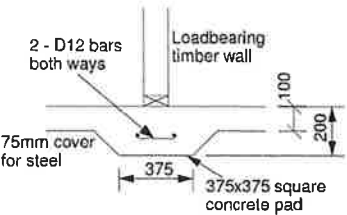
02156

Sheet :

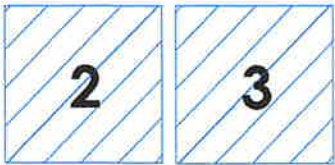
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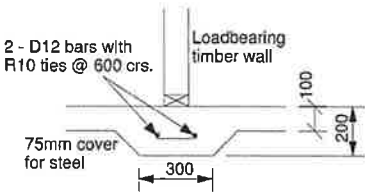
Slab Thickening Details



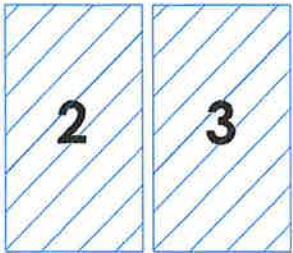
TYPE FP1 - 375x375mm Pad



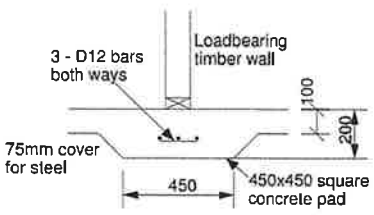
Number of Undercuts



TYPE FS1 - 300mm Strip footing



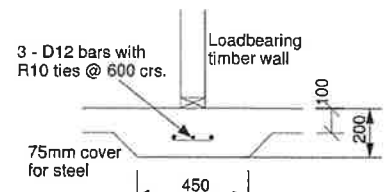
Number of Undercuts



TYPE FP2 - 450x450mm Pad



Number of Undercuts



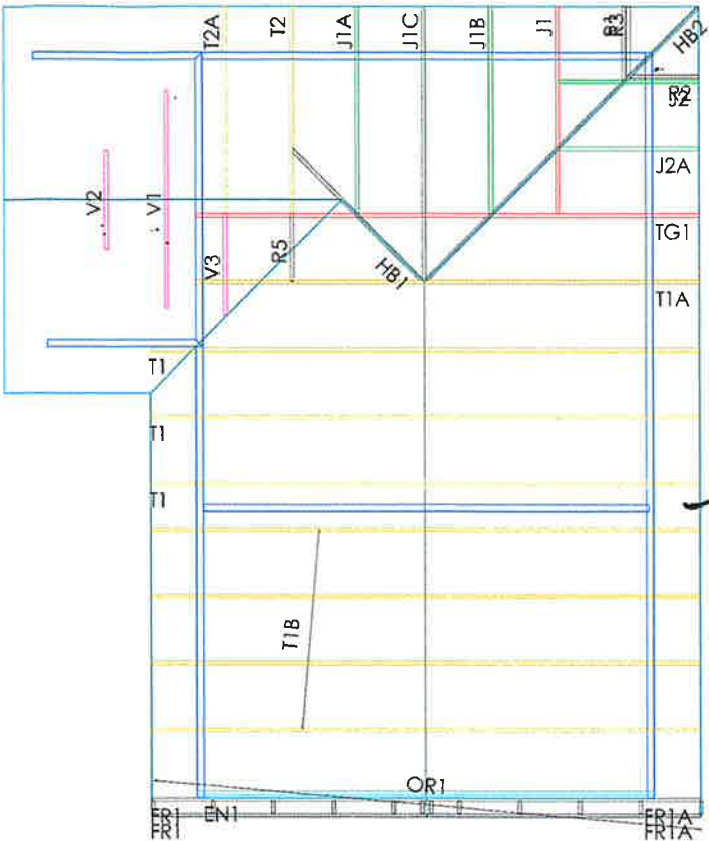
TYPE FS2 - 450mm Strip footing



Number of Undercuts

NOTES:

The numbers found within the hatched area are the number of studs required below each truss. Refer to: GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 10/2011



'NO SLAB THICKENING REQUIRED'

Waikato Frame and Truss Limited
Supplier to
MITRE 10
MEGA
Phone: (07) 4444063 **FTMA**

Site Address :
Carolyn & Trevor
175B Kerie Rd
Taupiri

Sheet Title :
For Building Consent
Slab Thickening
Date : 21 Jun,2022 Drawn : Scott Hawker
Scale : 1: 100 System : MiTek 20/20

Job Details:
Roof Pitch : 25.00deg
Roof Material : Monier Concrete Tiles
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.000kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 625mm

PrimeCad v4.7.346
MiTek
Job Title :
02156
Sheet :
2
Revision Number :

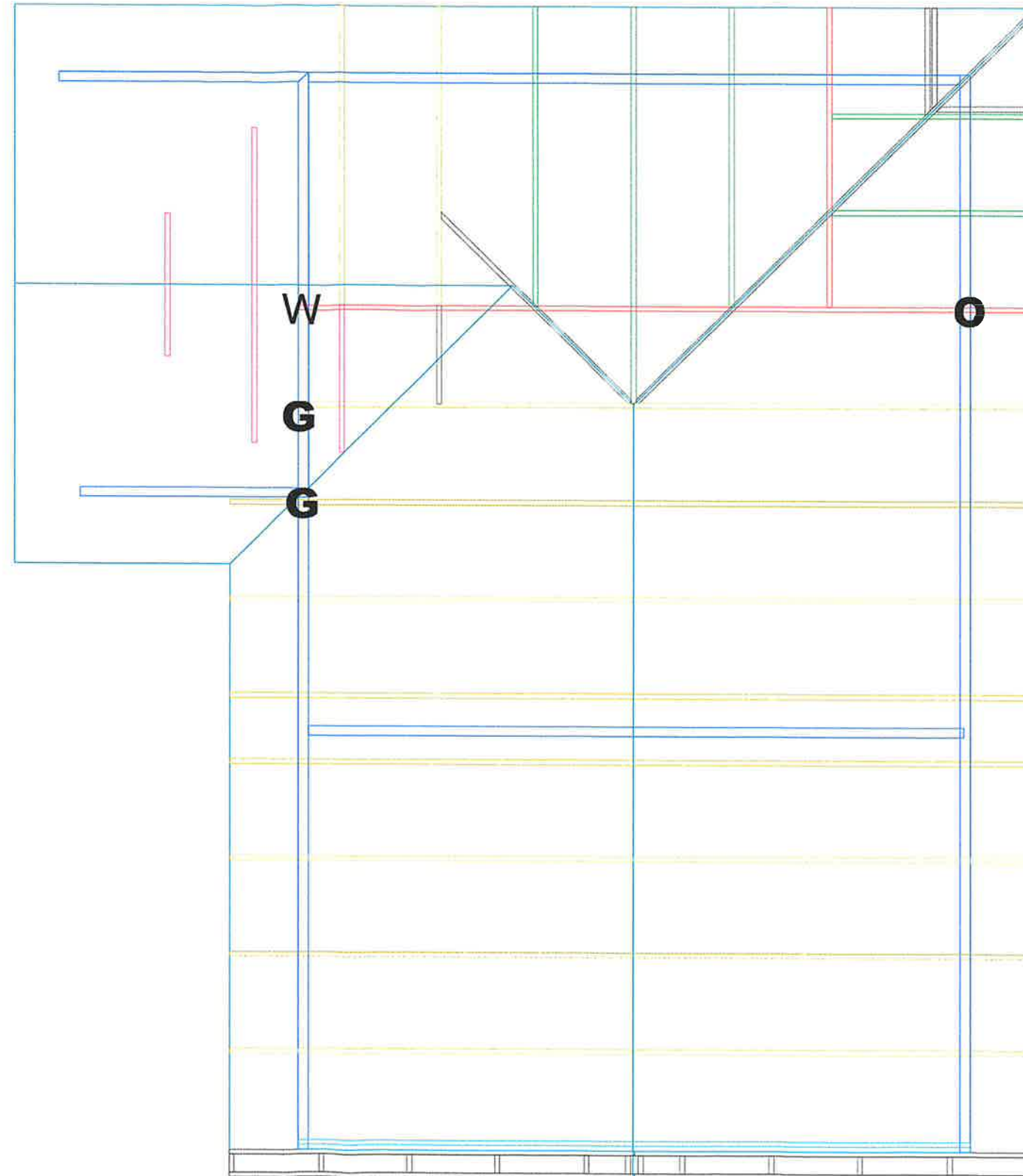
Truss Fixings

-  X - LUMBERLOK JH47x90 Joist Hanger
-  Z - LUMBERLOK JH47x120 Joist Hanger
-  P - LUMBERLOK JH47x190 Joist Hanger
-  E - LUMBERLOK JH95x165 Joist Hanger
-  O - Pair of LUMBERLOK CT200 Ceiling Ties
-  H - LUMBERLOK CT400 Cyclone Tie
-  B - LUMBERLOK CT600 Cyclone Tie
-  M - Pair of LUMBERLOK Multi Grips
-  NP - LUMBERLOK Nailon Plate
-  N - LUMBERLOK N21 Diagonal Cleat
-  W - Pair of LUMBERLOK CPC40 Cleats
-  K - LUMBERLOK TTP 16kN Truss to Top Plate set
-  G - LUMBERLOK TTP 9kN Truss to Top Plate set

NOTES:

All other areas must have at the minimum
2/ 90x3.15mm skew nails + 2 wire dogs
for truss to top plate connections.

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



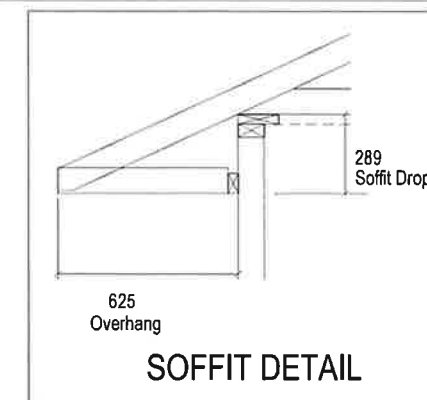
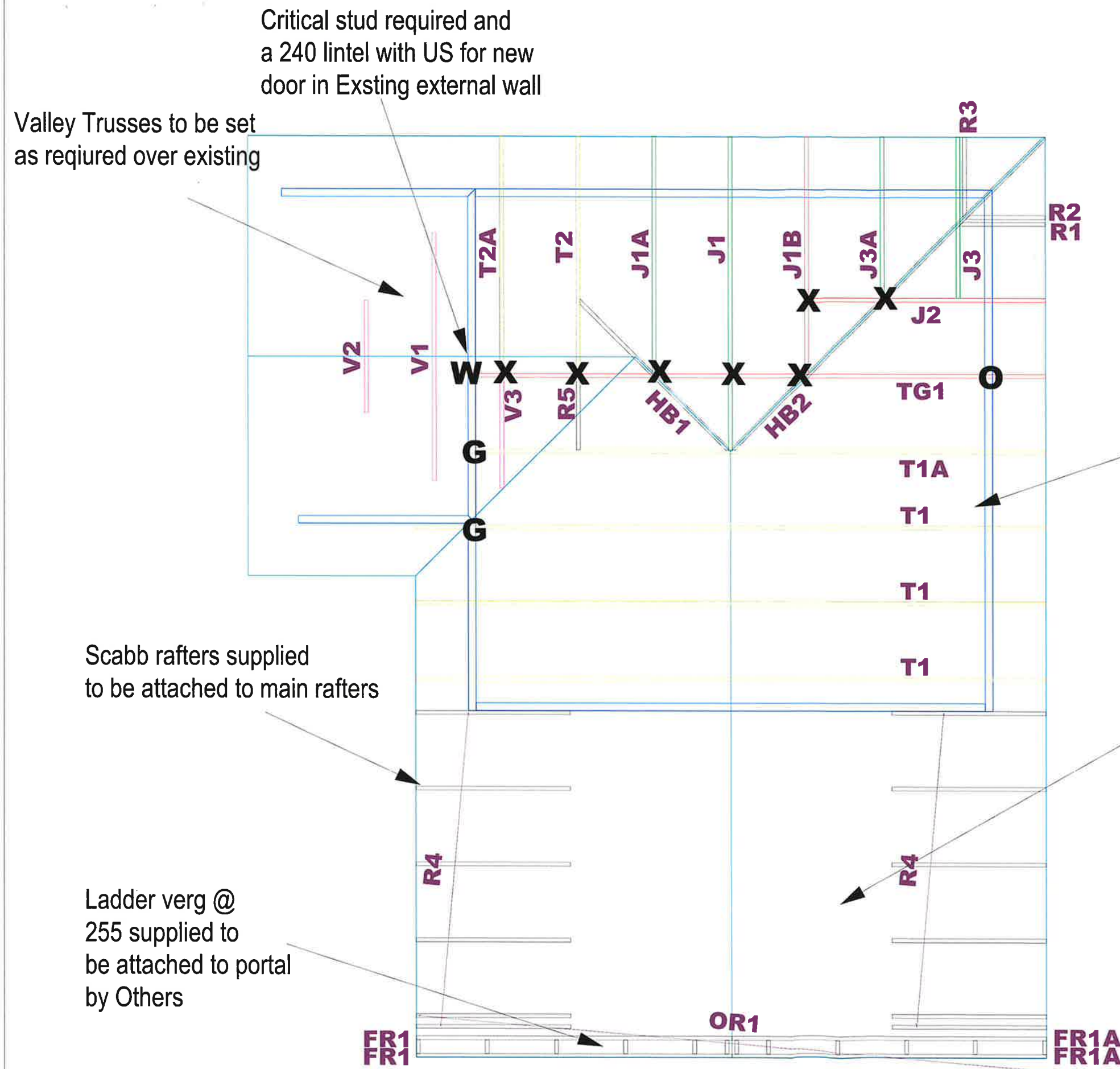
Waikato Frame and Truss Limited
Supplier to
MITRE 10
MEGA
Phone: (07) 4444063
FTMA
NEW ZEALAND

Site Address :
Carolyn & Trevor
175B Kerie Rd
Taupiri

Sheet Title :
For Building Consent
Truss Fixings
Date : 21 Jun, 2022 Drawn : Scott Hawker
Scale : 1: 100 System : MiTek 20/20

Job Details:
Roof Pitch : 25.00deg
Roof Material : Monier Concrete Tiles
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.000kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 625mm

PrimeCad v4.7.346
MiTek™
Job Title :
02156
Sheet :
3
Revision Number :



Waikato Frame and Truss Limited

Supplier to
MITRE 10
MEGA

FTMA
NEW ZEALAND

PO Box 200
07 827 5139

JOB No **02156**

Client: Mitre 10 Mega Cambridge
Job Name: Carolyn & Trevor
Address: 175B Kerie Rd
Taupiri

Pitch: 25.0deg
Roof Material: Monier Concrete Tiles
Soffit Overhang: 625mm
Wind Area: High
Snow Load(factored): 0.000kPa

Trusses and rafters at 900mm
max centres unless stated otherwise.
This layout is to be read in conjunction
with the Architectural plans.

DRAWN Scott Hawker 9 Jun,2022

FIXINGS

D - Pair of LUMBERLOK Wire Dogs
S - Single SBS-200 Sheet Brace Strap
Y - Single SBS-300 Sheet Brace Strap
X - LUMBERLOK JH47x90 Joist Hanger
Z - LUMBERLOK JH47x120 Joist Hanger
P - LUMBERLOK JH47x190 Joist Hanger
E - LUMBERLOK JH95x165 Joist Hanger
V - Single LUMBERLOK CT200 Ceiling Tie
O - Pair of LUMBERLOK CT200 CeilingTies
H - Single LUMBERLOK CT400 Cyclone Tie
B - Single LUMBERLOK CT600 Cyclone Tie
L - Single LUMBERLOK Multigrip
M - Pair of LUMBERLOK Multigrips
A - Pair of LUMBERLOK SPH140 Split Hangers
C - Pair of LUMBERLOK SPH180 Split Hangers
F - Pair of LUMBERLOK SPH220 Split Hangers
N - Single LUMBERLOK Nailon Plate
R - Single LUMBERLOK N21 Diagonal Cleat
G - Single LUMBERLOK CPC-40 PurlinCleat
W - Pair of LUMBERLOK CPC-40 Purlin Cleats
J - Single LUMBERLOK CPC-80 PurlinCleat
K - Pair of LUMBERLOK CPC-80 Purlin Cleats
T - Pair of LUMBERLOK CPC-80 Purlin Cleats &
a pair of LUMBERLOK CT200 Ceiling Ties

All truss fixings not indicated as above
must have two wire dogs.

Colour coding of trusses on plan is to show location
and rotation of all members. Colour markings on
trusses to match up with those on plan to ensure
all members are fixed around the correct way.
REFER TO TRUSS NUMBERS & DIMENSIONS
FOR EXACT POSITIONING.

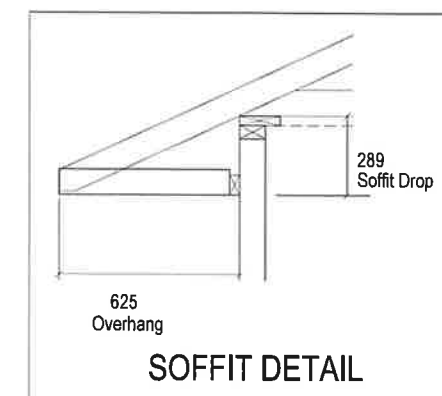
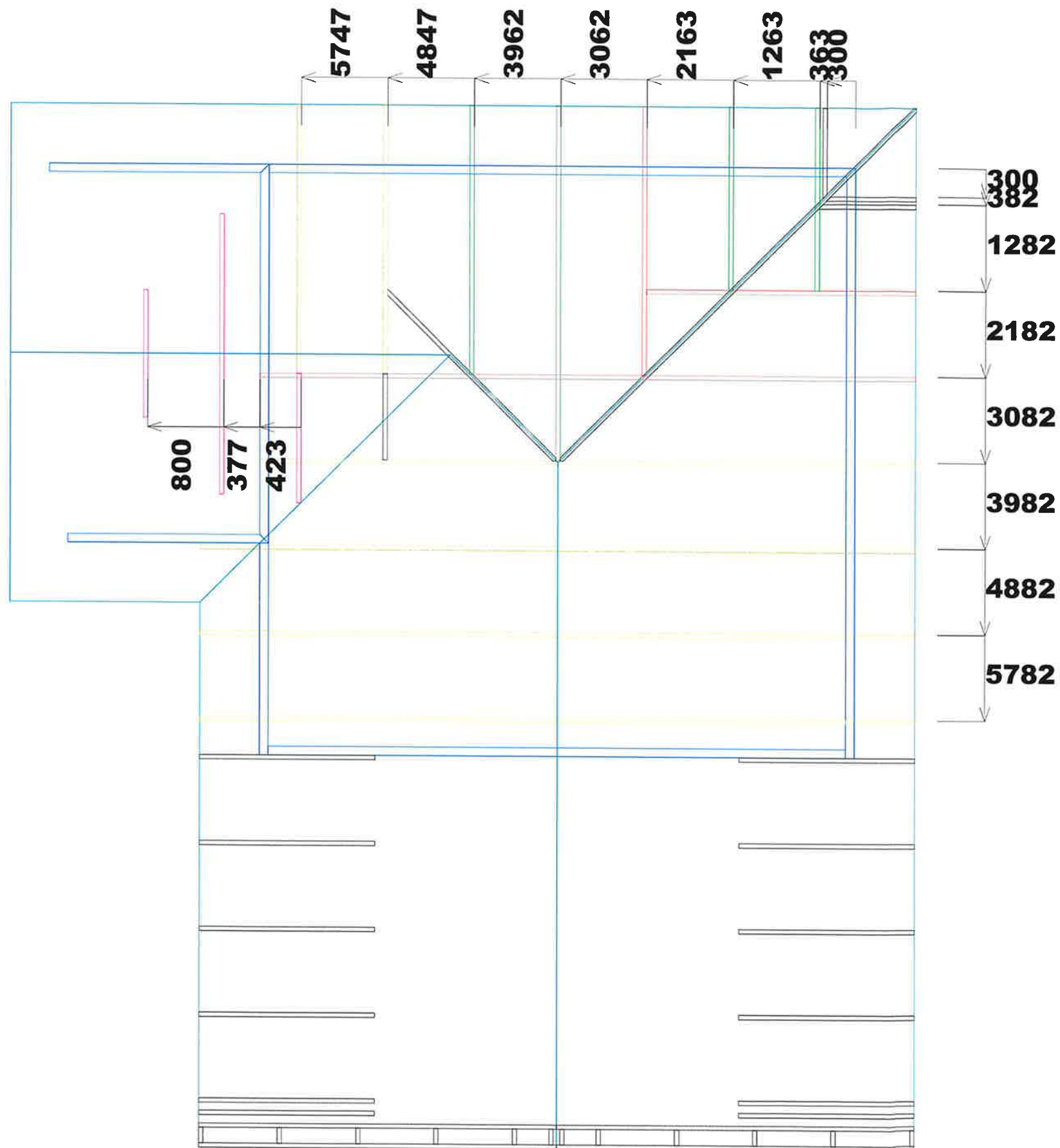
Dimensions shown are overall frames. Running
dimensions are from outside of frame to face of truss.
Double trusses to be gun nailed together @250crs
(staggered) in chords and webs (1 row for timber widths
up to 100mm, 2 rows up to 200mm, otherwise 3 rows)

Disclaimer:
Waikato Frame and Truss Ltd will not consider any
claims for the correction of any pre-cut errors unless
prior consultation has taken place and approval for
the error has been agreed.

Waikato Frame and Truss Ltd do not agree to pay for
any waiting time.

Truss
Fixings

Mi
MiTek



Waikato Frame and Truss Limited
 Supplier to
MITRE 10 MEGA
 PO Box 200
 07 827 5139
FTMA
 NEW ZEALAND

JOB No 02156
 Client: Mitre 10 Mega Cambridge
 Job Name: Carolyn & Trevor
 Address: 175B Kerie Rd
 Taupiri

Pitch: 25.0deg
 Roof Material: Monier Concrete Tiles
 Soffit Overhang: 625mm
 Wind Area: High
 Snow Load(factored): 0.000kPa

Trusses and rafters at 900mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.

DRAWN Scott Hawker **9 Jun,2022**

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



NOTIFICATION OF POINT LOADED LINTELS AND POINT LOADS ON INTERNAL OR EXTERNAL WALLS WHERE THE DOWNLOAD IS HIGHER THAN 10kN.
 Note: If no point loads indicated, loading does not exceed 10kN.

Point Loads indicated are Ultimate Limit State Loads to show slab strengthening requirements. Do not use for truss fixing calculation.

Colour coding of trusses on plan is to show location and rotation of all members. Colour markings on trusses to match up with those on plan to ensure all members are fixed around the correct way. REFER TO TRUSS NUMBERS & DIMENSIONS FOR EXACT POSITIONING.

Dimensions shown are overall frames. Running dimensions are from outside of frame to face of truss. Double trusses to be gun nailed together @250crs (staggered) in chords and webs (1 row for timber widths up to 100mm, 2 rows up to 200mm, otherwise 3 rows)

Disclaimer:
 Waikato Frame and Truss Ltd will not consider any claims for the correction of any pre-cut errors unless prior consultation has taken place and approval for the error has been agreed.

Waikato Frame and Truss Ltd do not agree to pay for any waiting time.

Truss Layout
MiTek

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

PROPOSED ADDITIONS & ALTERATIONS OF EXTG. RESIDENTIAL DWELLING 'NEW ENTERTAINMENT ROOM & COVERED DECK'

Waikato District Council
Full Application Received
31/05/2021

Waikato District Council
Full Application Received
31/05/2021

CK
DESIGN &
DRAUGHTING
SERVICES

99 / B4
Greenwood Street,
Frankton, Hamilton
Phone Mb: 022 6772334
E-Mail:
ckdesign2868@gmail.com

INDEX

- BC01 STE PLAN
- BC02 EXTG. FLOOR PLAN (Demolition & Scope of Work)
- BC03 OVERALL EXTG. & PROPOSED FLOOR PLAN
- BC04 PROPOSED FLOOR PLAN (Bigger Scale 1:50)
- BC05 PROPOSED ELEVATIONS
- BC06 CROSS SECTION A-A & B-B
- BC07 LONG SECTION C-C
- BC08 ROOF FRAMING PLAN
- BC09 ROOF PLAN & DRAINAGE PLAN
- BC10 ELECTRICAL & LIGHTING PLAN
- BC11 BRACING PLAN
- BC12 BACING CALCULATIONS
- BC13 FOUNDATION PLAN
- BC14 FOUNDATION DETAILS
- BC15 CLADDING DETAILS
- BC16 WINDOW FLASHING DETAILS
- BC17 ROOFING DETAILS 1
- BC18 BEAM & LINTEL FIXING DETAILS
- BC19 WINDOW & DOOR SCHEDULE

BUILDING CONSENT PLANS

PROJECT: PROPOSED NEW ENTERTAINMENT ROOM &
COVERED DECK OF EXTG. RESIDENTIAL DWELLING

CLIENT: CAROLYN & TREVOR

SITE 175B KERIE ROAD, RD1
LOCATION: TAUPIRI, WAIKATO

MAY 2021

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED



EXTG. VEHICLES ACCESS
DRIVE-WAY



Waikato District Council
Full Application Received
31/05/2021

Waikato District Council
Full Application Received
31/05/2021

LEGAL DESCRIPTION
175B KERIE ROAD,
RD1, TAUPIRI
LOT 2
DPS 92342
A=9,219 m2

PROPOSED
ENTERTAINMENT ROOM
& COVERED PATIO
ADDITIONS

CK
DESIGN &
DRAUGHTING
SERVICES

99 / B4
Greenwood Street,
Frankton, Hamilton
Phone Mb: 022 6772334
E-Mail:
ckdesign2868@gmail.com

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No	DESCRIPTION	DATE	CHECKED

REVISIONS

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COMMENCING WORK.

DESIGN: CK
DRAWN: CK
DATE ISSUED: 18 MAY 2021
FILE No:

CLIENT:
CAROLYN & TREVOR

PROJECT:
PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
SITE LOCATION PLAN

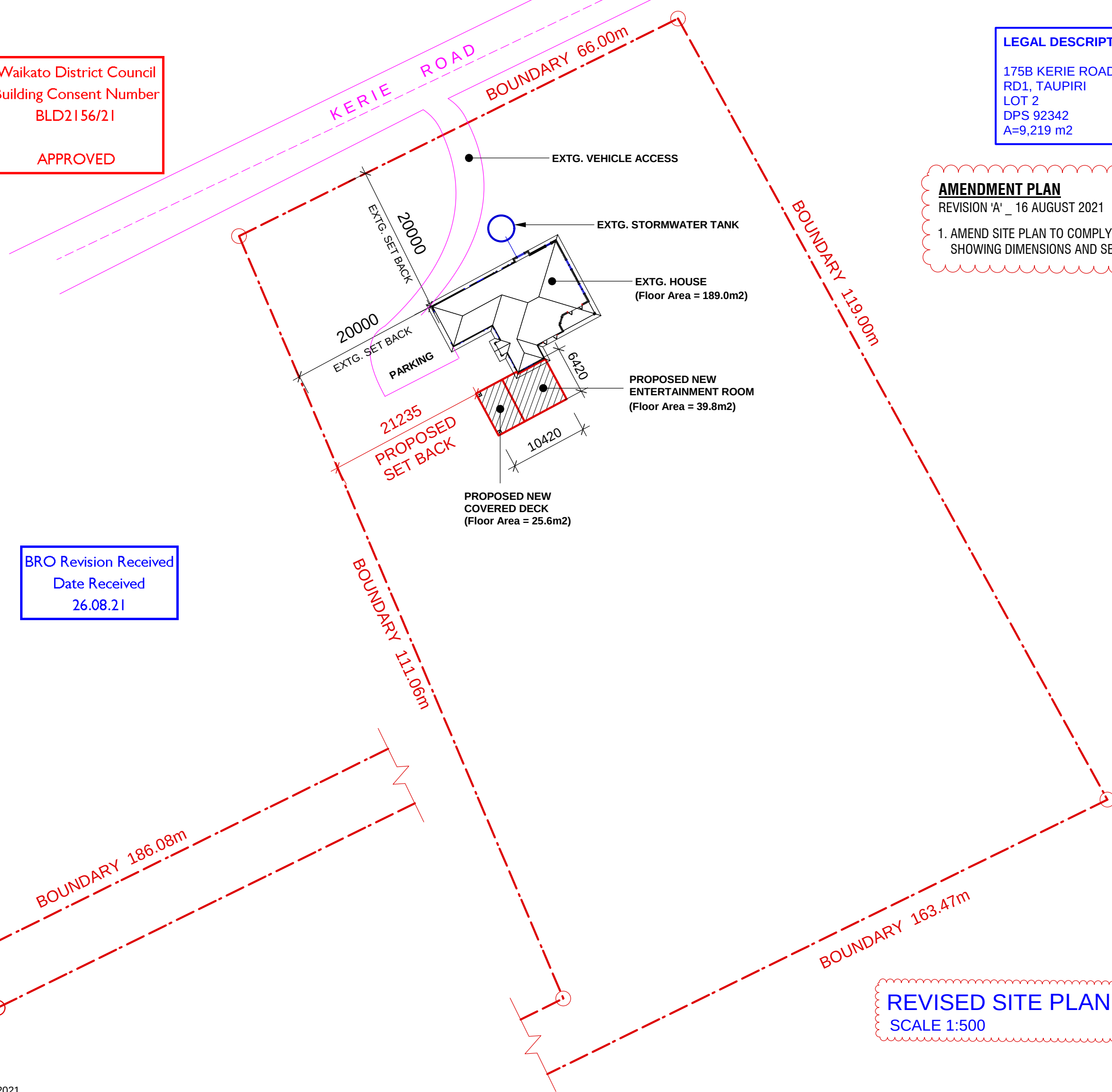
SCALE	SHEET No	REV
NTS	BC01	-



Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

BRO Revision Received
Date Received
26.08.21



LEGAL DESCRIPTION:

175B KERIE ROAD,
RD1, TAUPIRI
LOT 2
DPS 92342
A=9,219 m2

AMENDMENT PLAN
REVISION 'A' _ 16 AUGUST 2021

1. AMEND SITE PLAN TO COMPLY
SHOWING DIMENSIONS AND SET BACK

CK
DESIGN &
DRAUGHTING
SERVICES

99 / B4
Greenwood Street,
Frankton, Hamilton

Phone Mb: 022 6772334
E-Mail:
ckdesign2868@gmail.com

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No	DESCRIPTION	DATE	CHECKED

REVISIONS

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COMMENCING WORK.

DESIGN: CK
DRAWN: CK
DATE ISSUED: 16 AUGUST 2021
FILE No: A

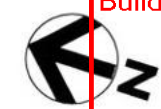
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CAROLYN & TREVOR

PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

**175B KERIE ROAD, RD1
TAUPIRI, WAIKATO**

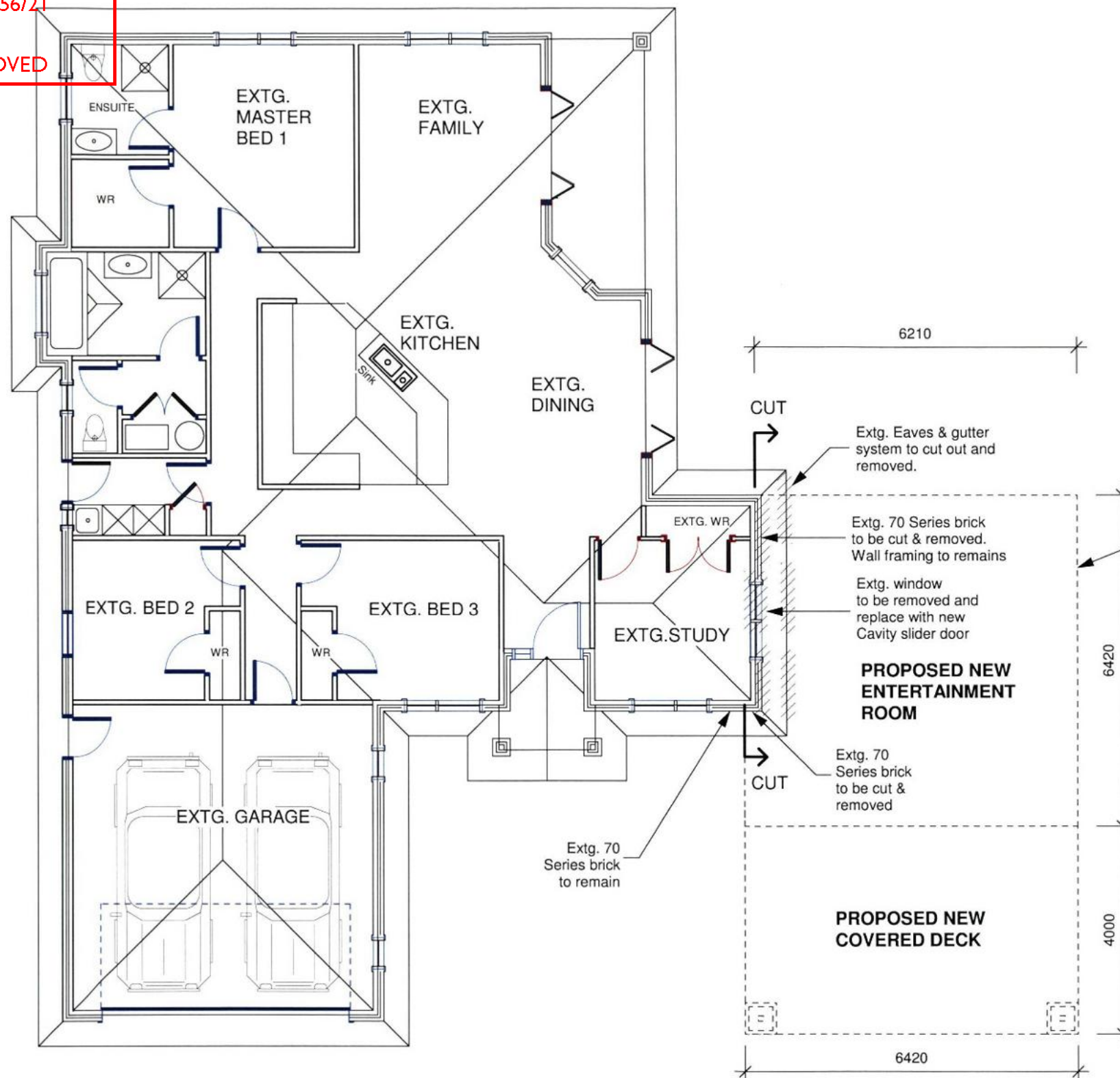
SHEET TITLE:
**REVISED
SITE PLAN**

SCALE	SHEET No	REV
1:500	BC01	A



Waikato District Council
Building Consent Number
BLD2156/21

APPROVED



Waikato District Council
Full Application Received
31/05/2021

EXTG. HOUSE
GROSS FLOOR AREA = 189.0 m²
PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m²
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 39.8 m²
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 25.6 m²

Waikato District Council
Full Application Received
31/05/2021

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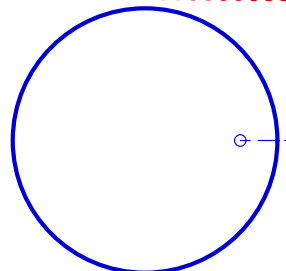
PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
EXTG. FLOOR PLAN
(Demolition & Scope
of Work)

SCALE	SHEET No	REV
1:100	BC02	-

EXTG. FLOOR PLAN
(Demolition & Scope of Work)
SCALE 1:100



APPROVED

EXTG.
STORMWATER
TANK

EXTG.
HOUSE

EXTG. HOUSE
GROSS FLOOR AREA = 189.0 m2

PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m2
 ENTERTAINMENT ROOM
 GROSS FLOOR AREA = 39.8 m2
 COVERED DECK
 GROSS FLOOR AREA = 25.6 m2

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NOT

AMENDMENT PLAN
 REVISION 'A' _ 16 AUGUST 2021

1. ADD DOWN PIPES FOR STORMWATER DISPOSAL AS SHOWN CLOUDED

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DATE ISSUED:	16 AUGUST 2021
FILE No:	

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CAROLYN & TREVOR

PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:

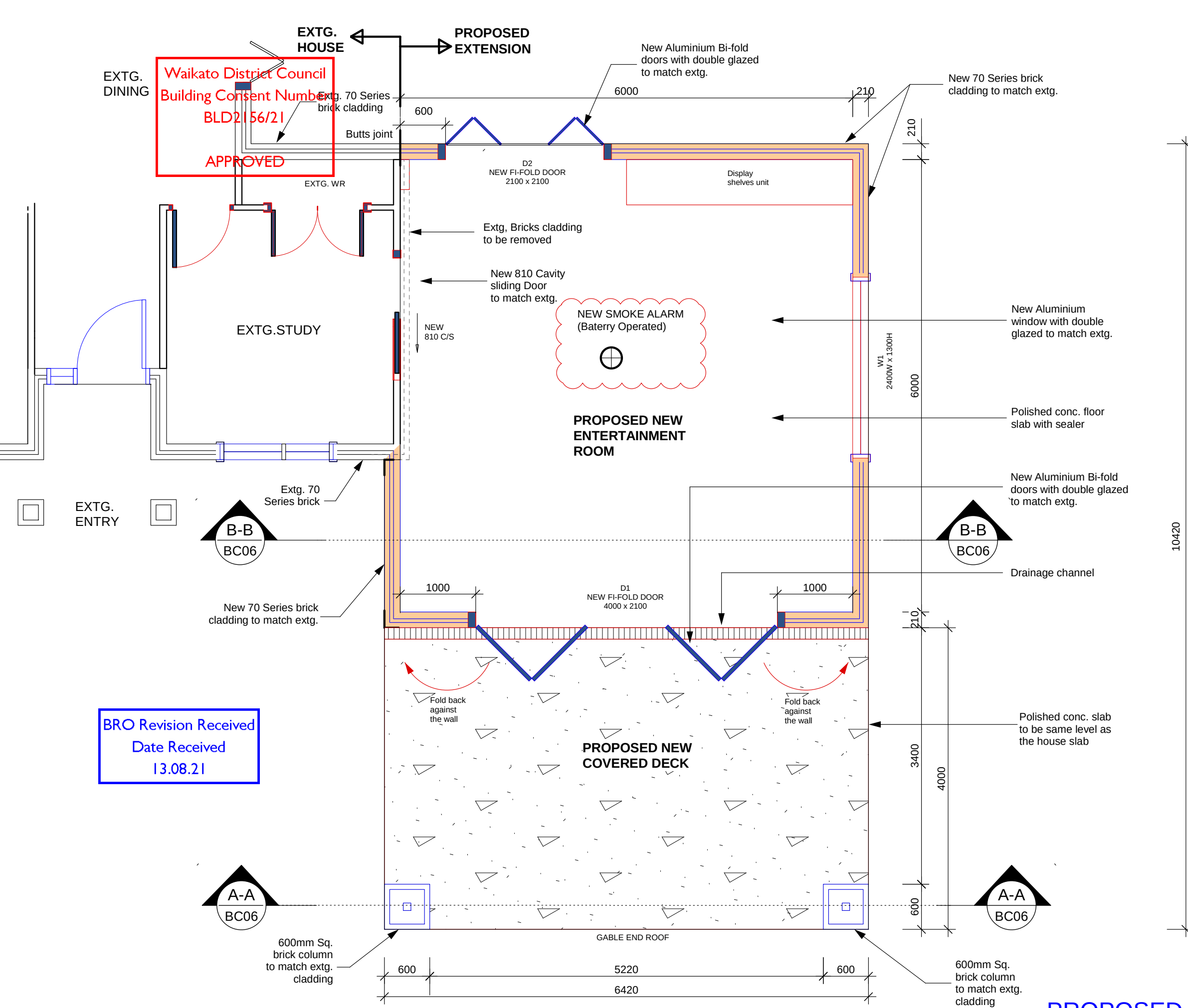
**OVERALL FLOOR PLAN
& STORMWATER PLAN
EXTG. & PROPOSED**

SCALE	SHEET No	REV
1:100	BC03	A

BRO Revision Received
Date Received
26.08.21

REVISED
OVERALL FLOOR PLAN &
STORMWATER PLAN
(EXTG. & PROPOSED)
SCALE 1:100

Document Set ID: 3231105
Version: 1, Version Date: 26/08/2021



EXTG. HOUSE
GROSS FLOOR AREA = 189.0 m2

PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m2
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 39.8 m2
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 25.6 m2



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AMENDMENT PLAN
REVISION 'A' _ 05 AUGUST 2020

1. ADD SMOKE ALARM
AS SHOWN CLOUDED

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13.08.21

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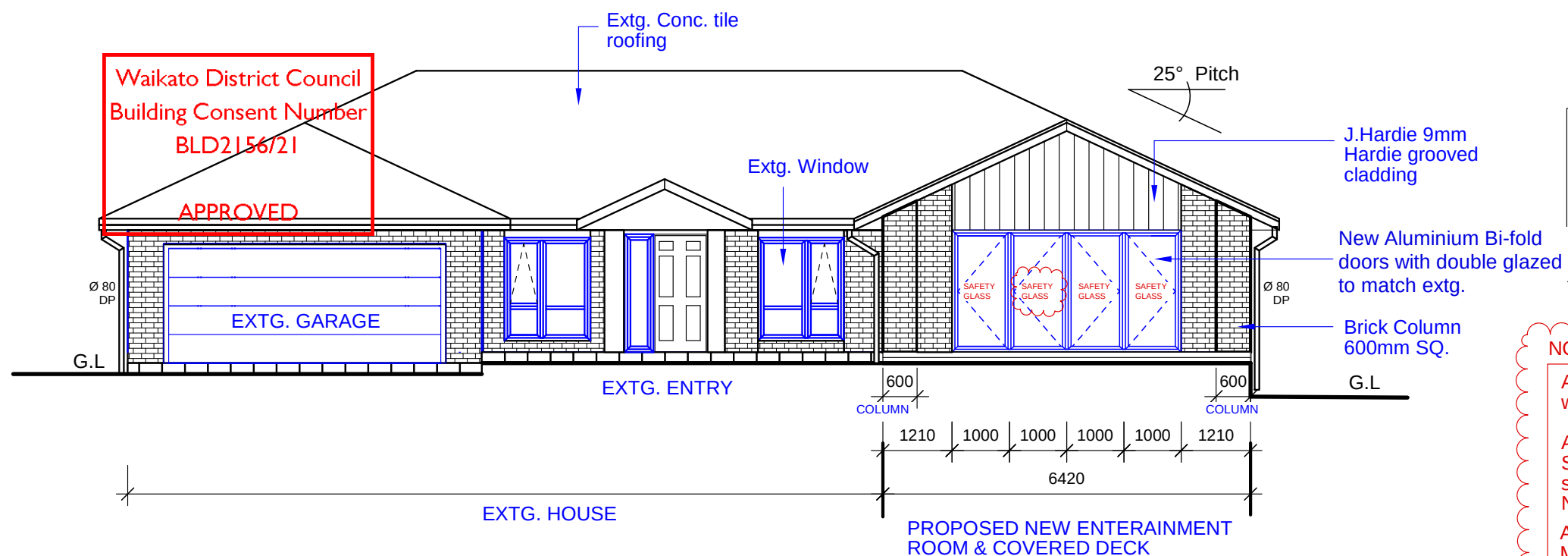
PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

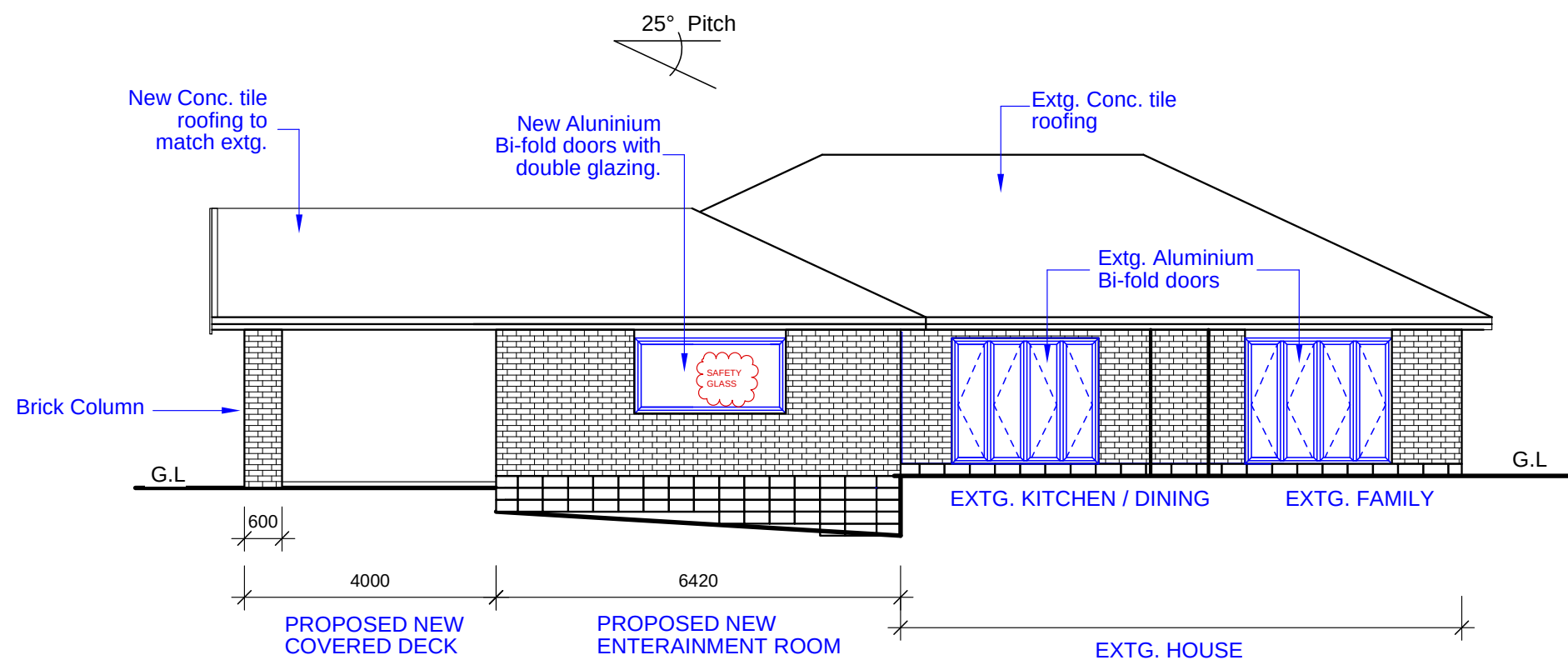
SHEET TITLE:
**PROPOSED
FLOOR PLAN**

SCALE	A3 SIZE	SHEET No	REV
1:50	BC04	A	

PROPOSED FLOOR PLAN
SCALE 1:50



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

EXTG. HOUSE
GROSS FLOOR AREA = 189.0 m²

PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m²

ENTERTAINMENT ROOM
GROSS FLOOR AREA = 39.8 m²

ENTERTAINMENT ROOM
GROSS FLOOR AREA = 25.6 m²

NOTE:

All New Aluminium Bi-fold doors and window are to be double glazed.

All glazing are to have SAFETY GLASS MARKED 'S' shown to comply with NZS 4223.3 : 2016 & AS/NZS2208

Also the Registered Trademark Of The Manufacturer

AMENDMENT PLAN

REVISION 'A' _ 16 AUGUST 2021

1. ADD SAFETY GLAZING NOTES TO COMPLY WITH NZS 4223.3:2016 AS SHOWN CLOUDED



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FILE NO:

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PROJECT:
PROPOSED ENTERTAINMENT ROOM & COVERED DECK ADDITIONS

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
PROPOSED SOUTH & WEST ELEVATION

SCALE: 1:100
SHEET No: BC05
REV: A

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

Waikato District Council
Full Application Received
31/05/2021

Waikato District Council
Full Application Received
31/05/2021

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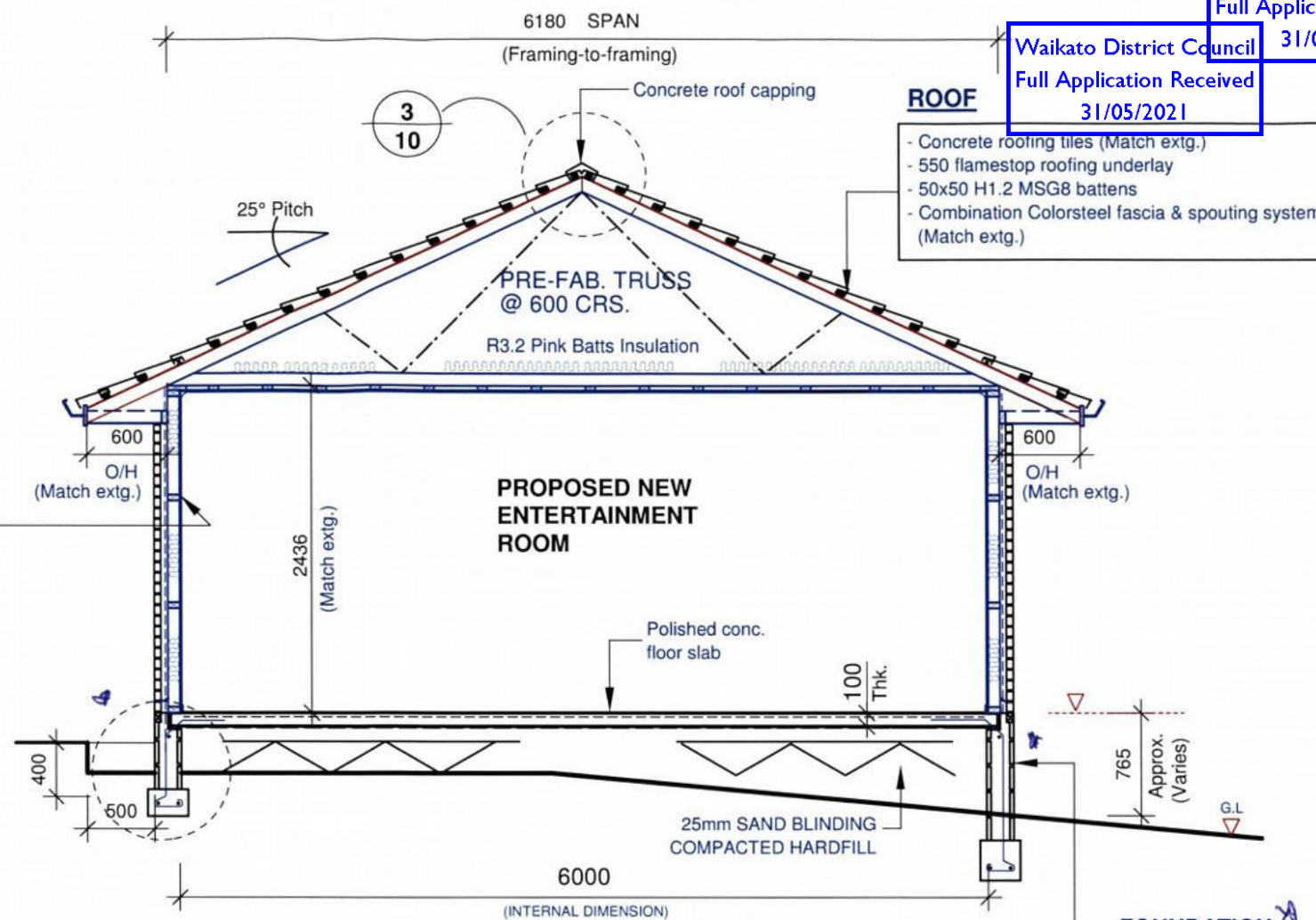
CLIENT:
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PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

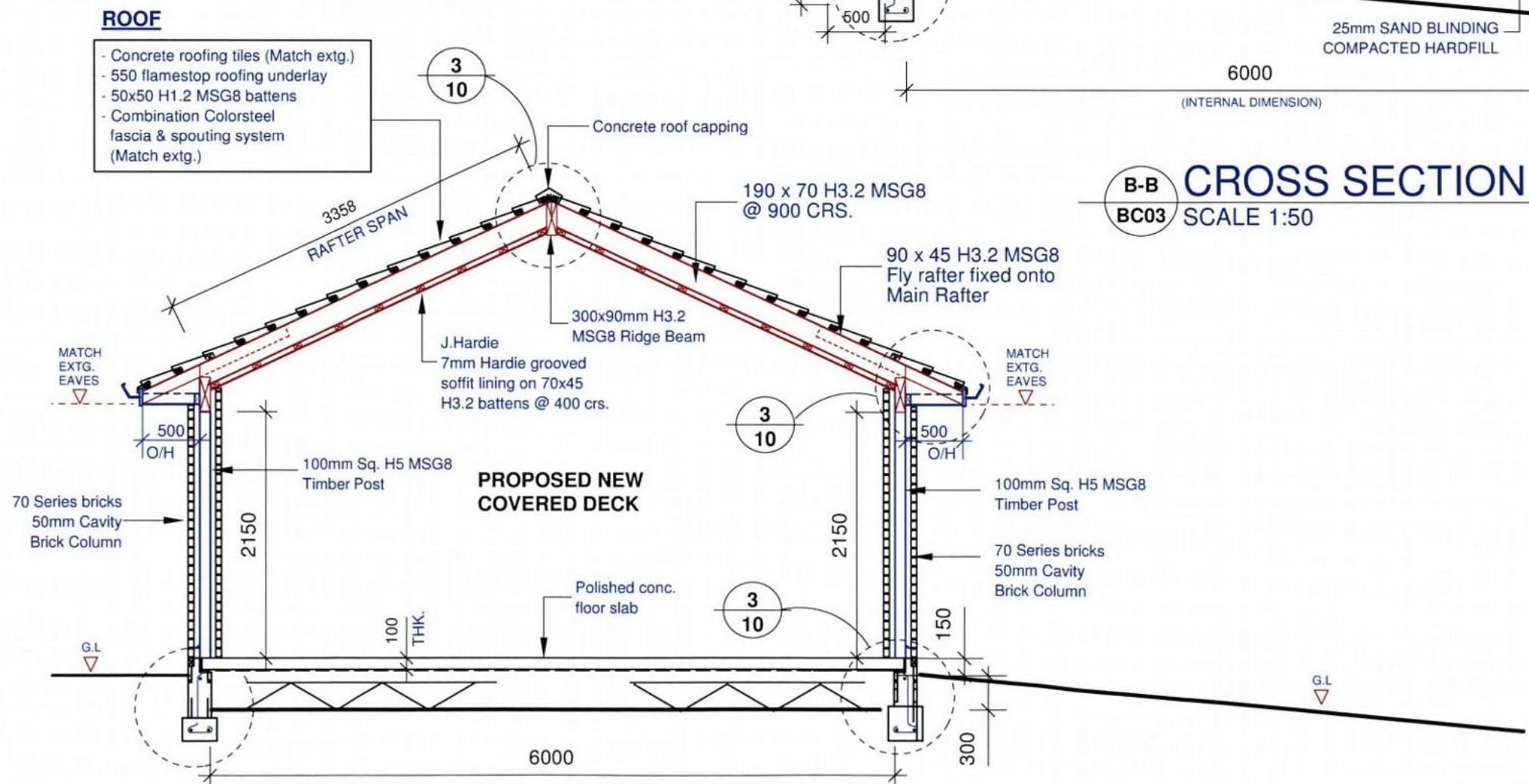
175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
**CROSS SECTION
A-A & B-B**

SCALE	SHEET No	REV
1:100	BC06	-



B-B CROSS SECTION
BC03 SCALE 1:50



A-A CROSS SECTION
BC03 SCALE 1:50

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

EXTG. HOUSE
GROSS FLOOR AREA = 189.0 m²

PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m²
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 39.8 m²
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 25.6 m²



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AMENDMENT PLAN

REVISION 'A' _ 16 AUGUST 2021

1. ADD DOWN PIPES AND SHOW
STORMWATER DISPOSAL
AS SHOWN CLOUDED

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PROJECT:

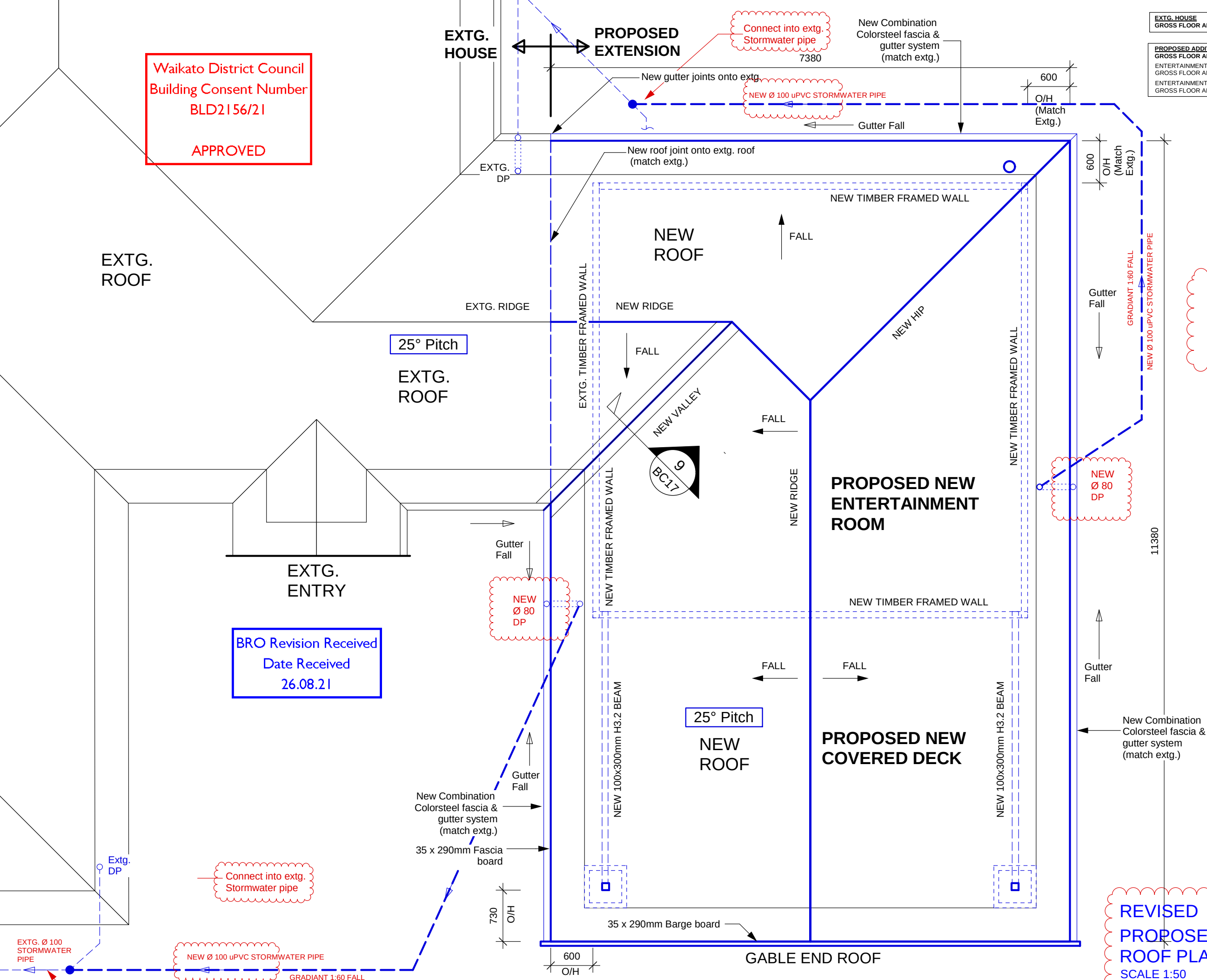
PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:

REVISED
PROPOSED
ROOF PLAN

SCALE	A3 SIZE	SHEET No	REV
1:50	BC09	A	



REVISED
PROPOSED
ROOF PLAN
SCALE 1:50

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

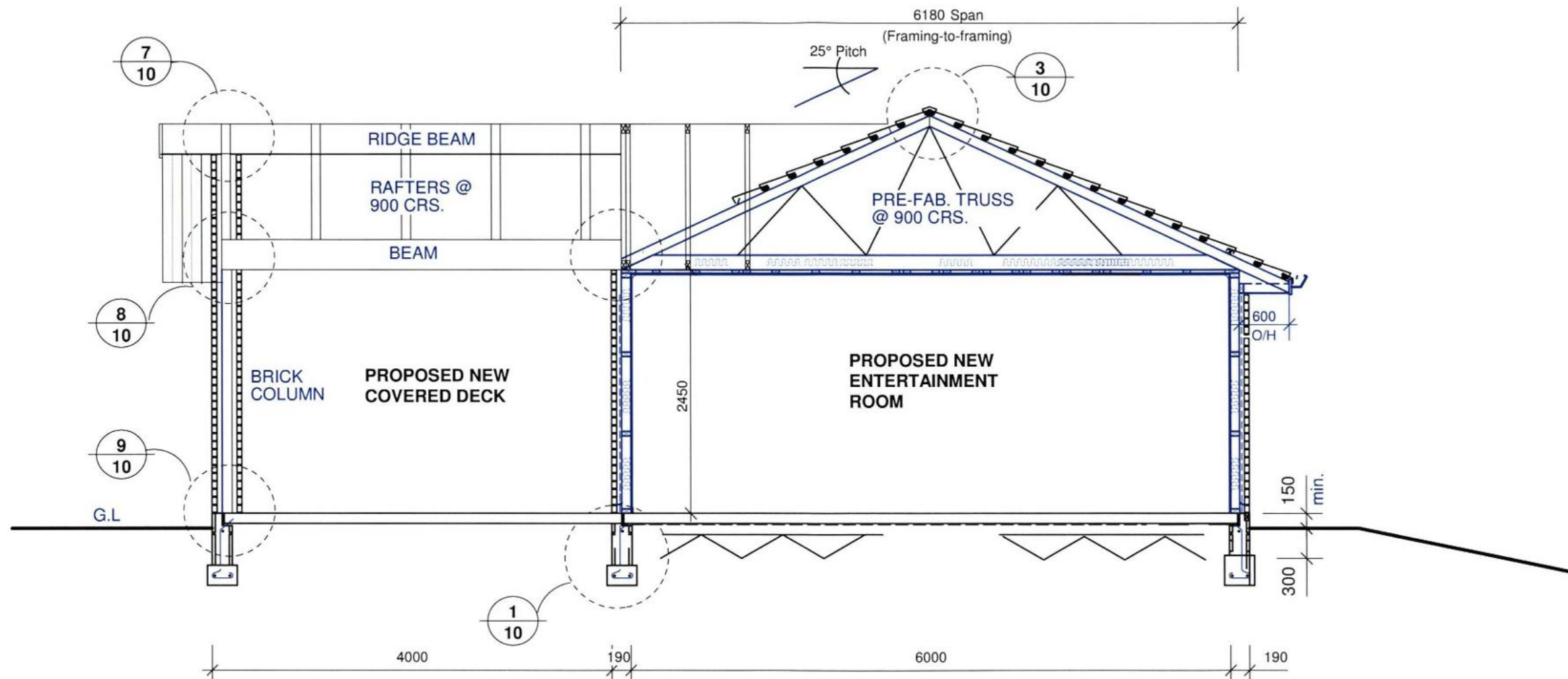
Waikato District Council
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31/05/2021

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PROJECT:
PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
LONG SECTION
C-C

SCALE	SHEET No	REV
1:100	BC07	-

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

Waikato District Council
Full Application Received
31/05/2021
Waikato District Council
Full Application Received
31/05/2021

EXTG. HOUSE
GROSS FLOOR AREA = 189.0 m²

PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m²
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 39.8 m²
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 25.6 m²

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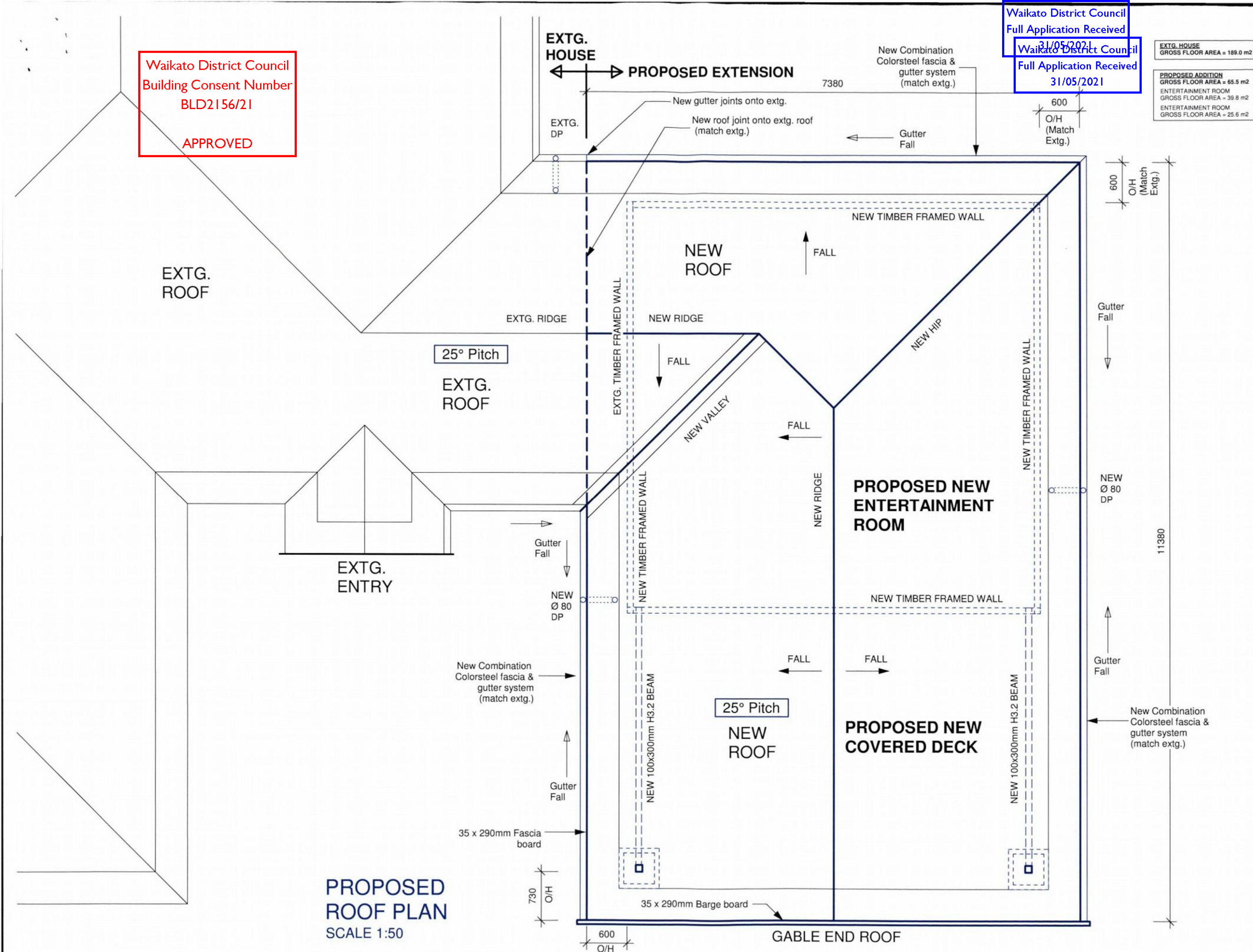
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PROJECT:
PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
PROPOSED
ROOF PLAN

SCALE	A3 SIZE	SHEET No	REV
1:50	BC	99	



APPROVED

PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m²
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 39.8 m²
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 25.6 m²

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NOTE

LIGHTING

-  RECESSED LIGHT_STANDARD
(PENDANT ENERGY SAVING BOLTS)
-  EXTERIOR COLUMN UP/DOWN LIGHT
-  SENSOR LIGHT
-  FLUSH POLYCARBONATE ONE WAY
SWITCH UNIT
-  FLUSH POLYCARBONATE TWO WAY
LIGHT SWITCH

2		FLUSH HORIZONTAL DOUBLE SWITCH SOCKET OUTLET, MOUNTED 150 ABOVE F.L.
2*		FLUSH HORIZONTAL DOUBLE SWITCH SOCKET OUTLET ON COLUMNS, 600mm ABOVE F.L.
TV		T.V AERIAL JACK
		SPEAKER OUTLET

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DATE ISSUED:	8 MARCH 2021

FILE No.

CLIENT

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**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
**PROPOSED
ELECTRICAL PLAN**

SCALE	A3 SIZE	SHEET No	RE
1:50		BC10	-

PROPOSED
ELECTRICAL PLAN
SCALE 1:50

APPROVED

EXTG. HOUSE
GROSS FLOOR AREA = 189.0 m²

PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m2
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 39.8 m2
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 25.6 m2

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FILE No:	

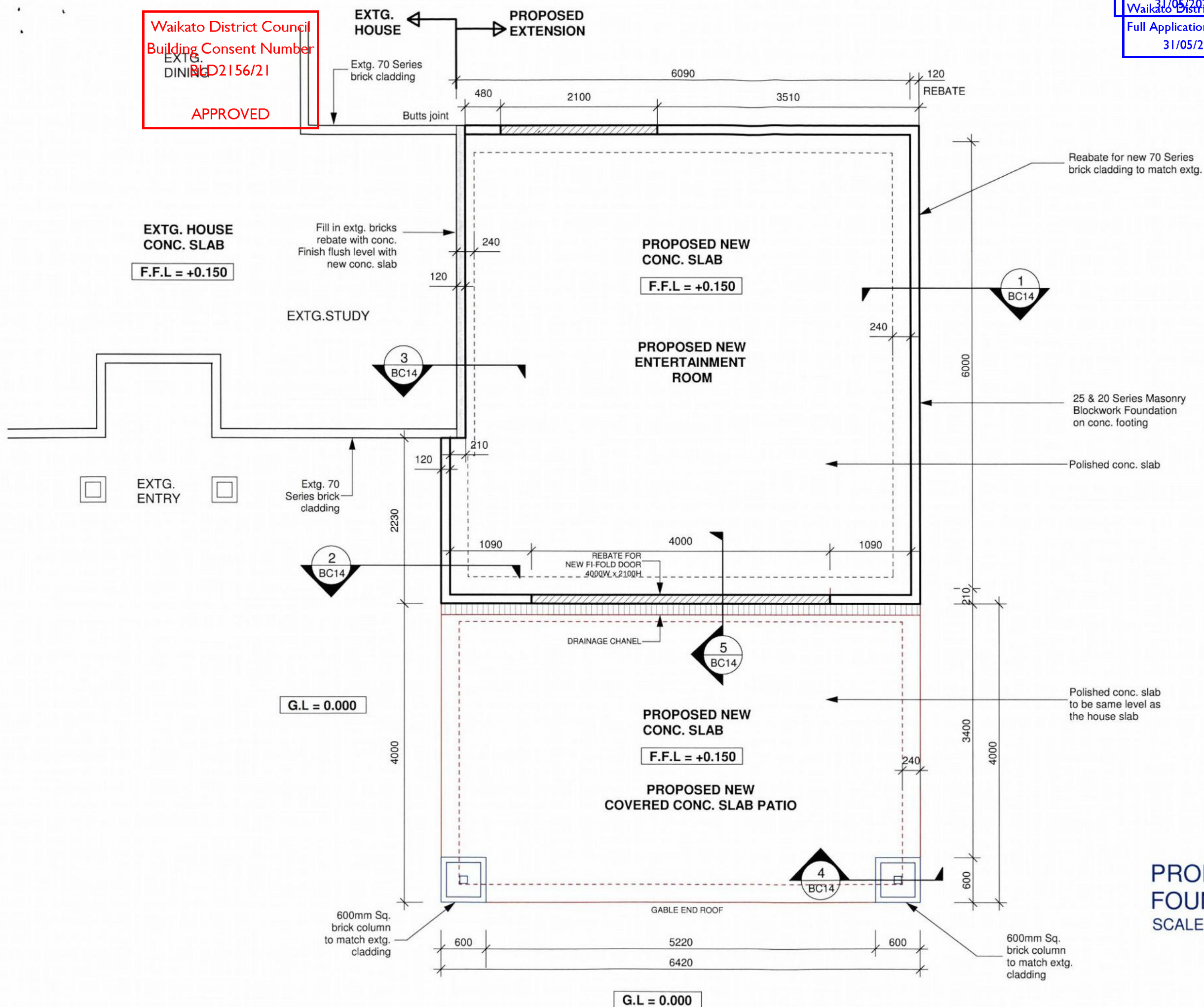
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**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

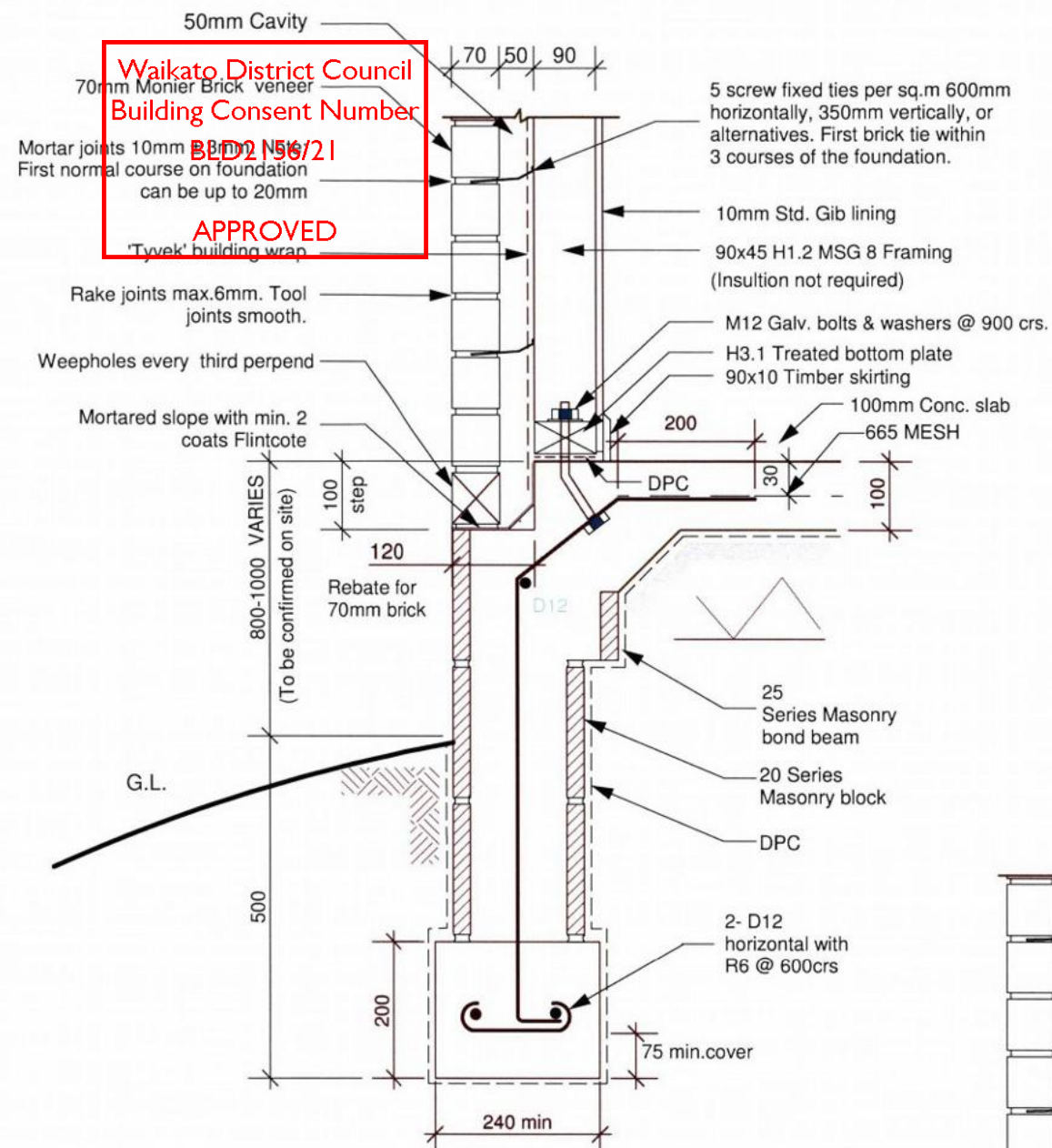
175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
**PROPOSED
FOUNDATION PLAN**

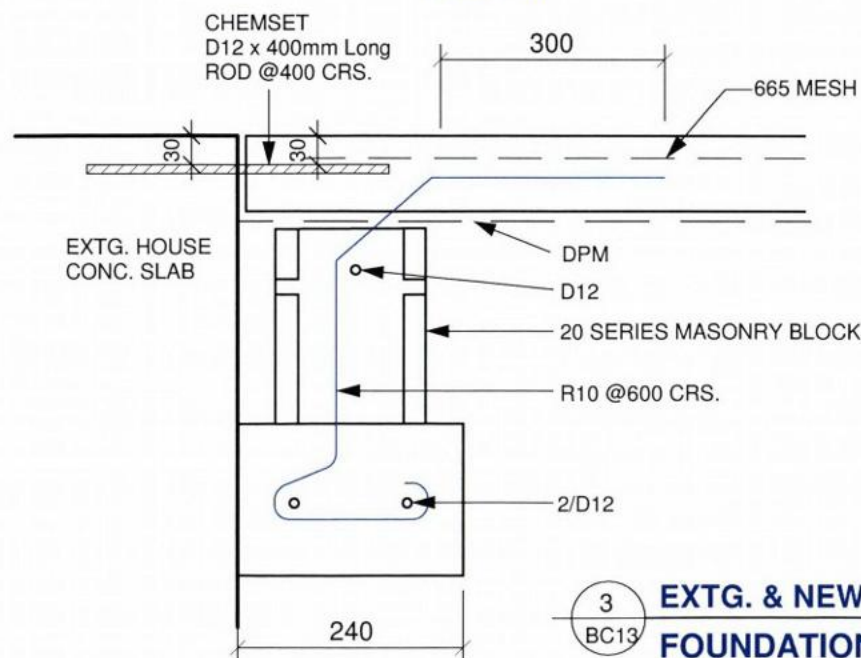
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1:50		BC13	-



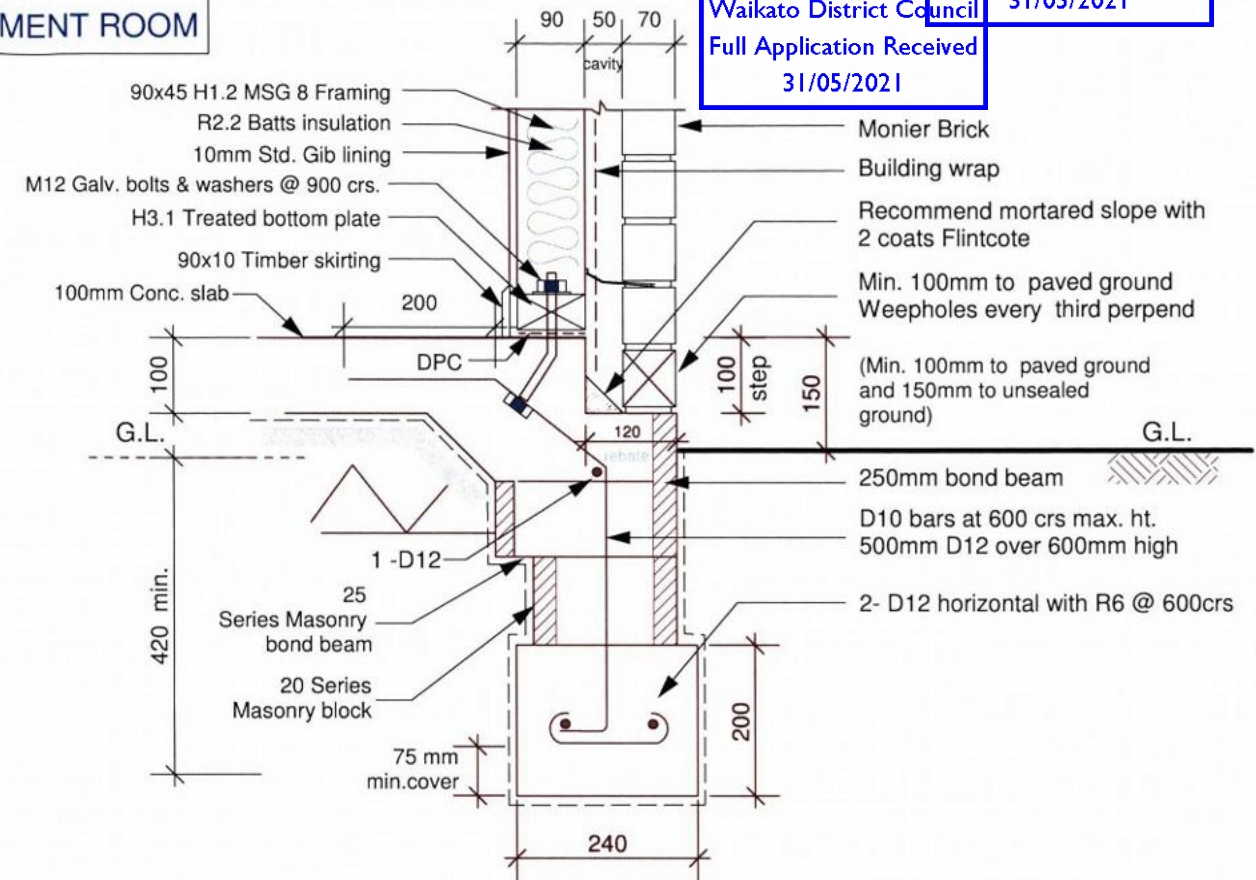
PROPOSED
FOUNDATION PLAN
SCALE 1:50



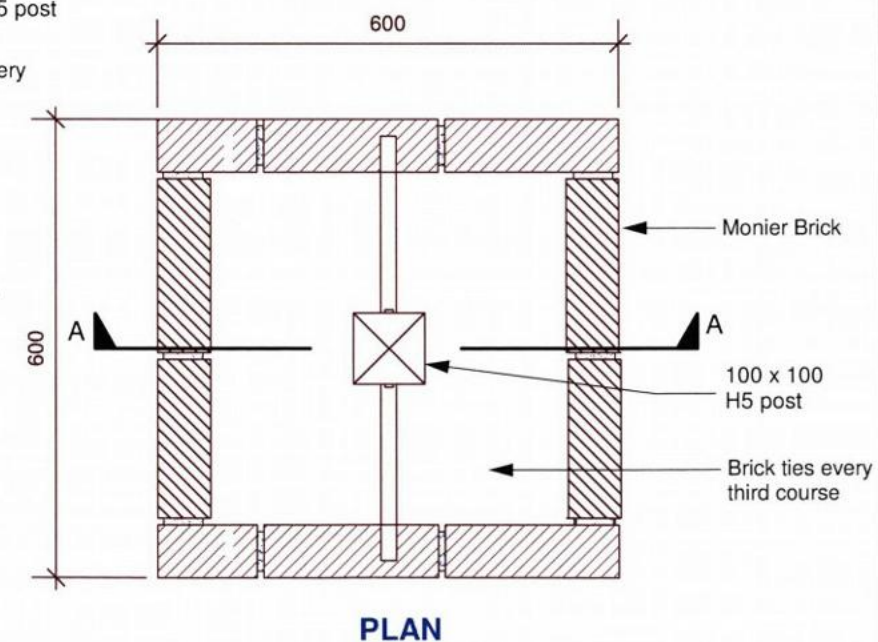
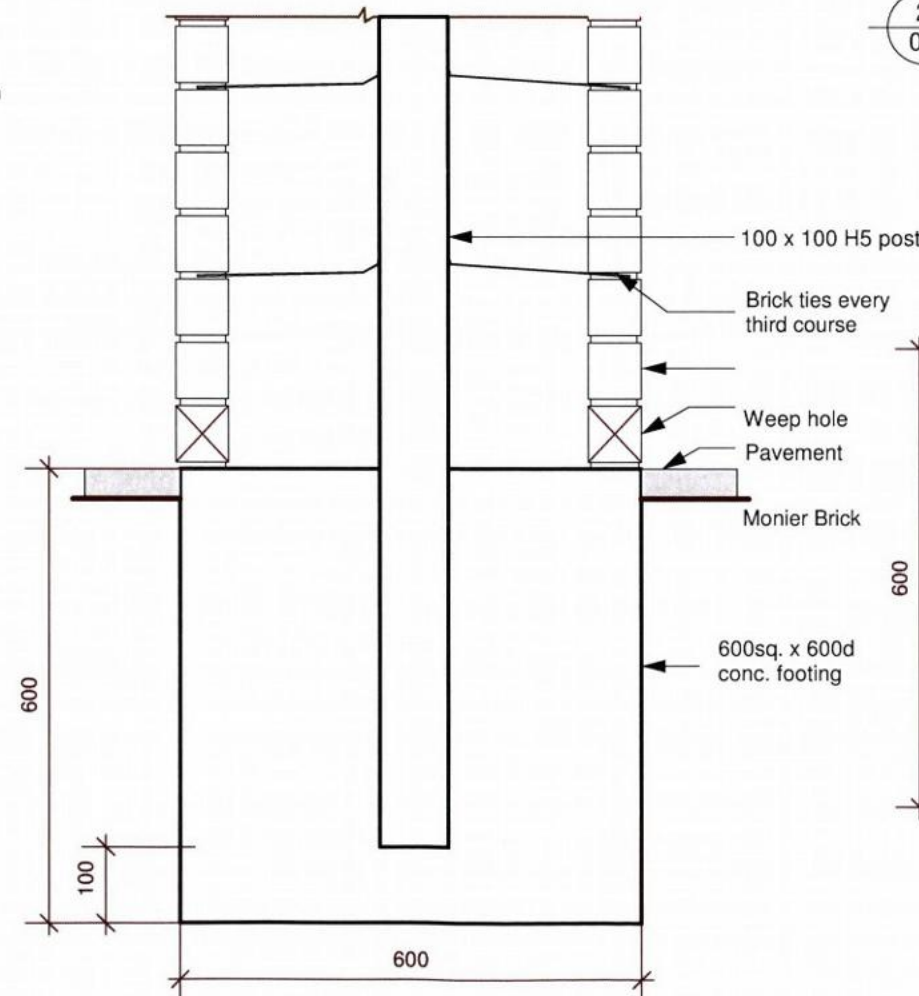
1 **BRICK VENEER**
BC13 **FOUNDATION EDGE DETAIL**
Scale 1:10



ENTERTAINMENT ROOM



2 **BRICK VENEER**
02 **FOUNDATION EDGE DETAIL**
Scale 1:10
Minimum Required for 1 & 2 Storey



4 **BRICK COLUMN - TIMBER POST**
BC13 **Scale 1:10**

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31/05/2021

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DATE ISSUED: 18 MAY 2021
FILE No:

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PROJECT:
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ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

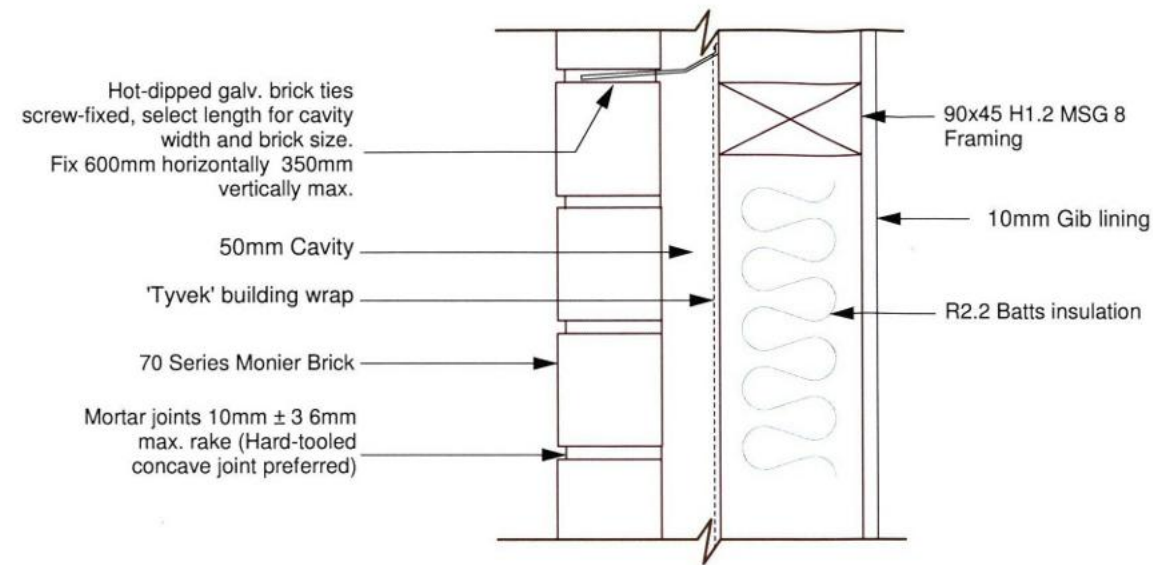
175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
FOUNDATION DETAILS

SCALE	SHEET No	REV
1:10	BC14	-

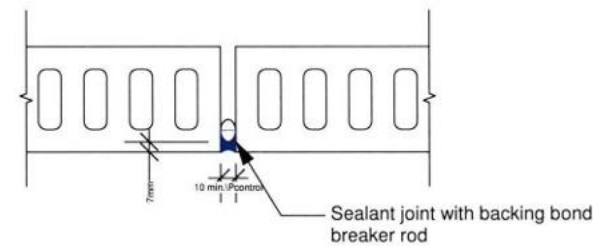
Waikato District Council
Building Consent Number
BLD2156/21

APPROVED



WALL SECTION - TYPICAL

Scale 1:5



VERTICAL CONTROL JOINT

Scale 1:5

Note
Control joints are seldom required for Monier Clay Bricks.
Refer to Design Note B7 for circumstances where control joints may be utilised

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Full Application Received
31/05/2021

Waikato District Council
Full Application Received
31/05/2021

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DATE ISSUED: 18 MAY 2021
FILE No:

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PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

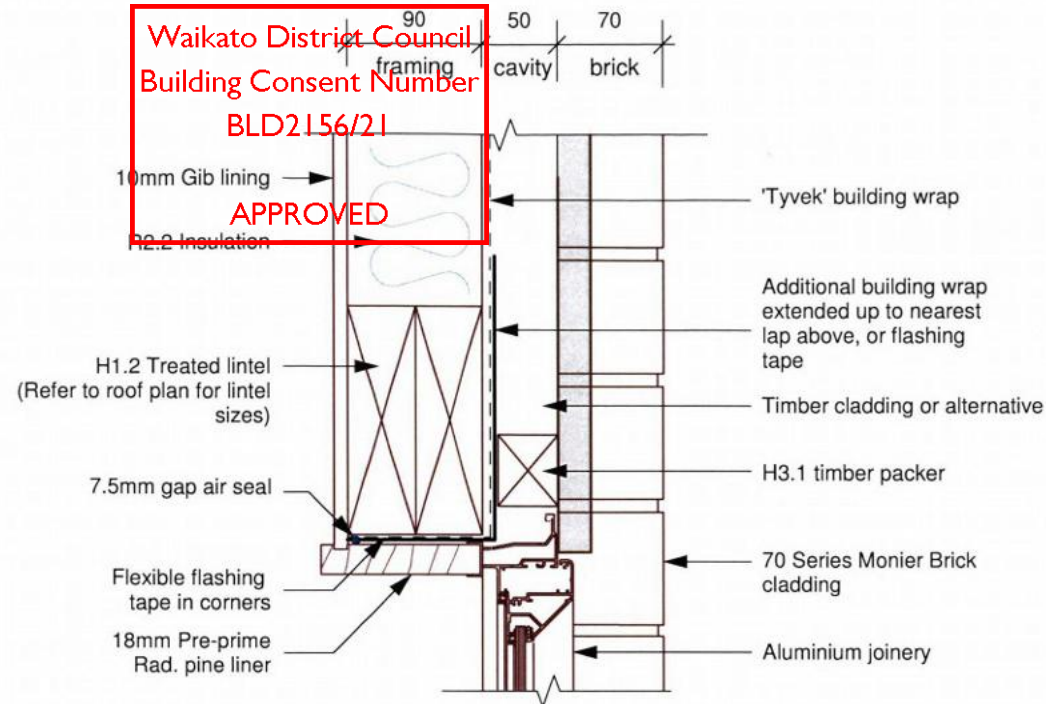
**175B KERIE ROAD, RD1
TAUPIRI, WAIKATO**

SHEET TITLE:
**WINDOW FLASHING
DETAILS**

SCALE	SHEET No	REV
1:5	BC15	-

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED



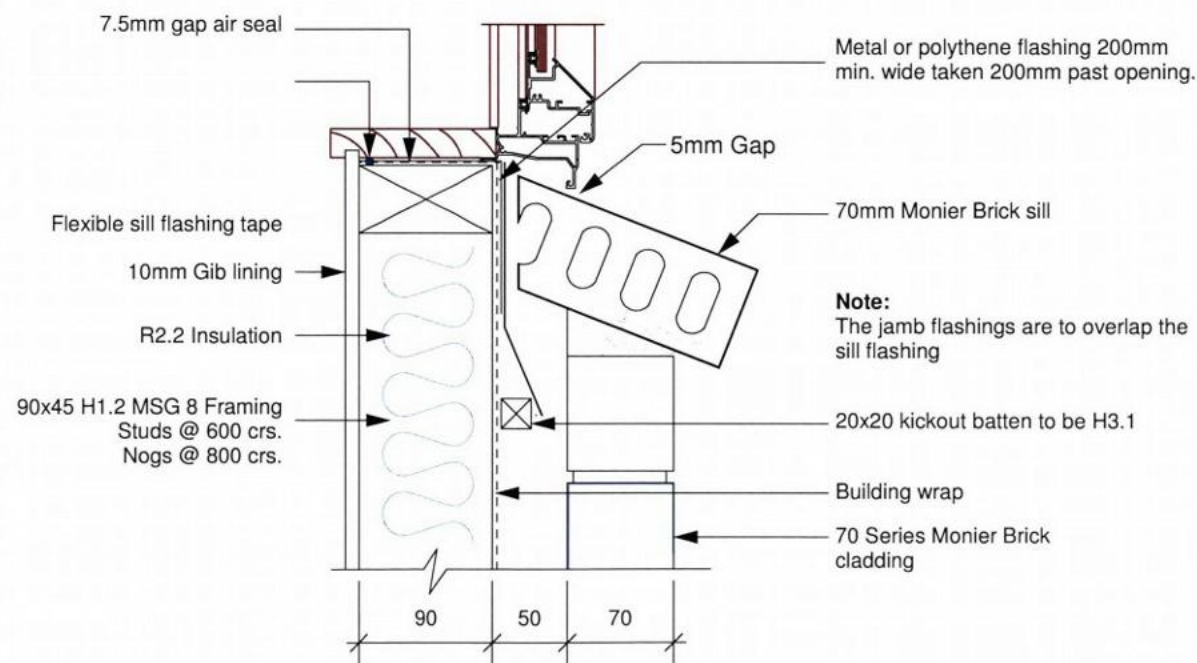
Important:

- a.2.28119; All lintel bars must be propped until mortar is set (7 days).
- b.2.38664; It is important to allow the first 3 courses of the brickwork over an opening to set before laying any more bricks above.
- c.2.49384; Provide brick ties within the bottom two courses.

SECTION A-A

WINDOW HEAD - TIMBER CLADDING ABOVE

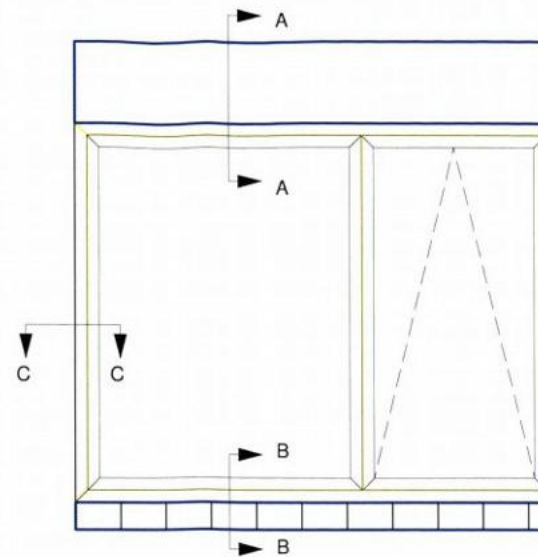
Scale 1:5



SECTION B-B

WINDOW SILL - ALUMINIUM

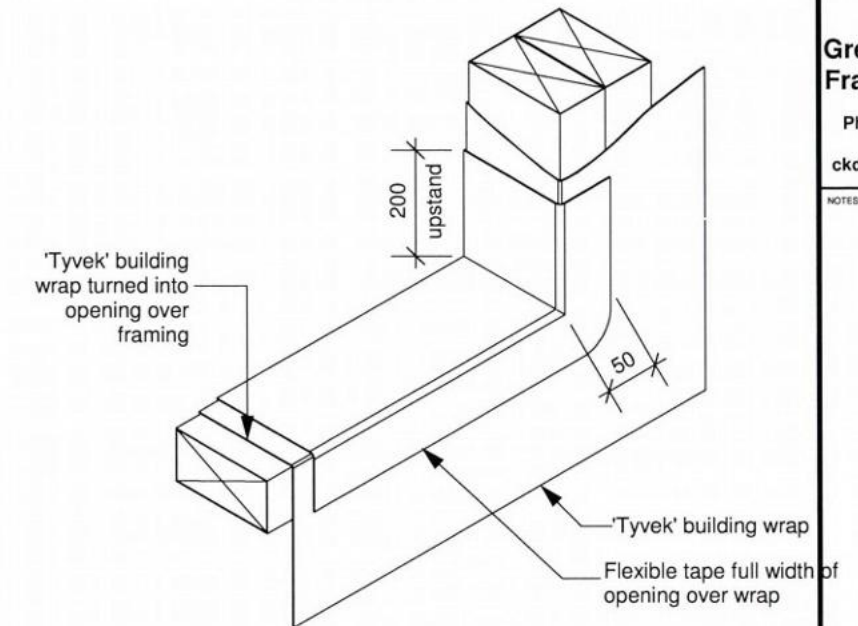
Scale 1:5



ELEVATION

SAMPLE AWNING WINDOW

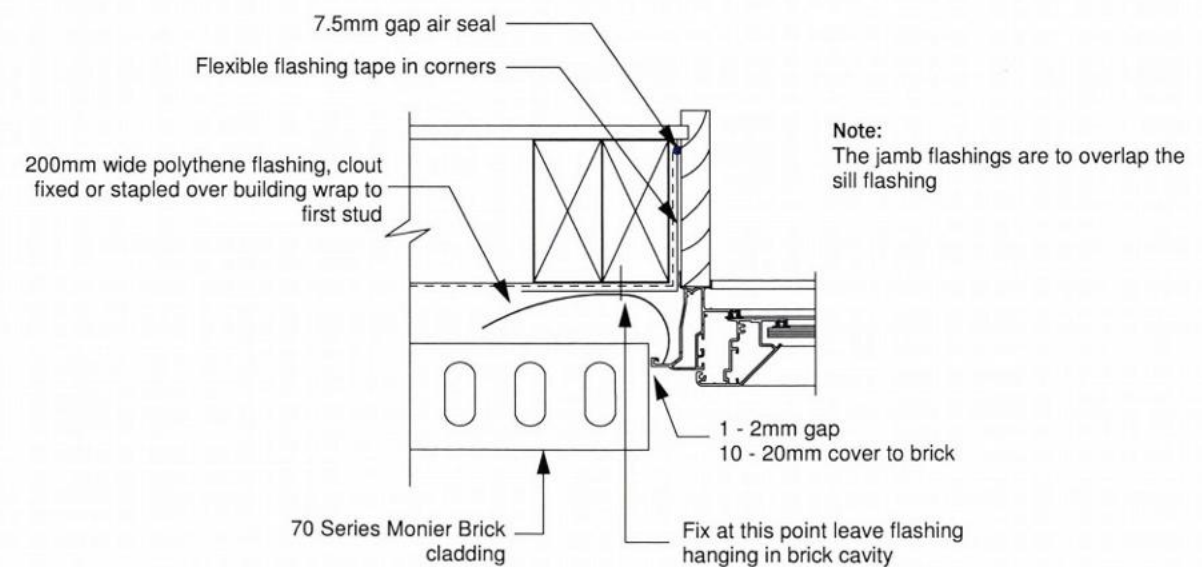
NTS



PREPARATION OF WINDOW

OPENING

NTS



SECTION C-C

WINDOW JAMB - ALUMINIUM

Scale 1:5

Waikato District Council
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31/05/2021

Waikato District Council
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DRAWN: CK
DATE ISSUED: 18 MAY 2021
FILE NO:

CLIENT:
CAROLYN & TREVOR

PROJECT:
PROPOSED ENTERTAINMENT ROOM & COVERED DECK ADDITIONS

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
WINDOW FLASHING DETAILS

SCALE: 1:5
SHEET No: BC16
REV: -

Waikato District Council
Building Consent Number
BLD2156/21

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NOTES

AMENDMENT PLAN

REVISION 'A' _ 05 AUGUST 2020

1. CHANGE ROOFING PROFILE
TO CONC. TILE ROOFING
AS SHOWN

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DATE ISSUED: 5 AUGUST 2021
FILE NO:

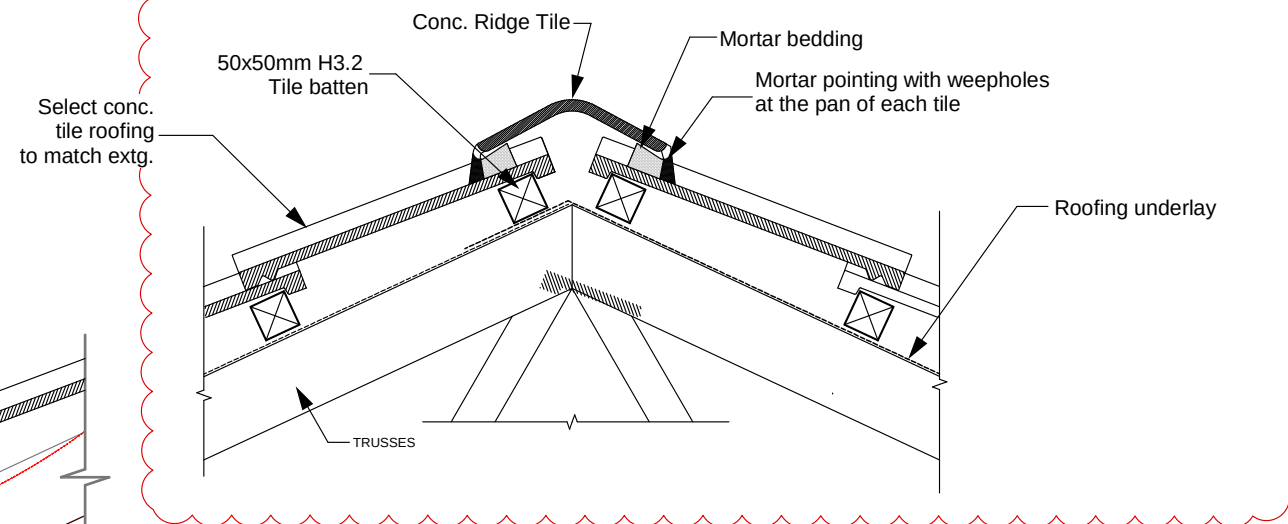
CLIENT:
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PROJECT:
PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS

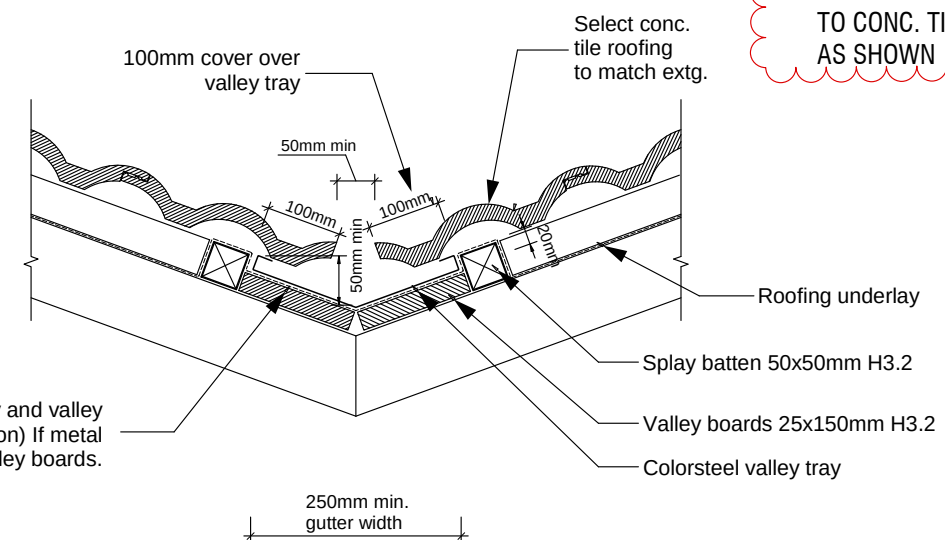
175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
CONC. TILE
ROOFING DETAILS

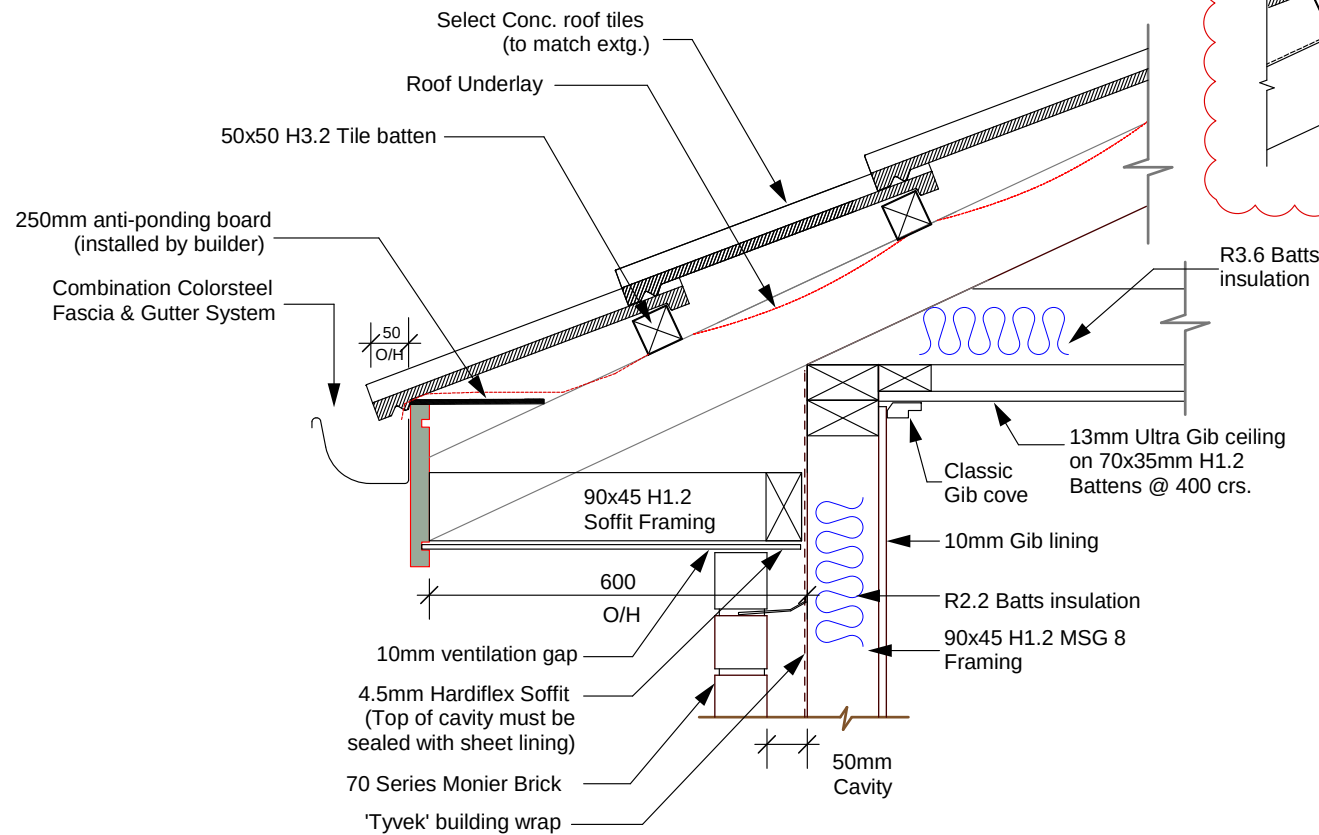
SCALE: 1:10
SHEET No: BC17
REV: A



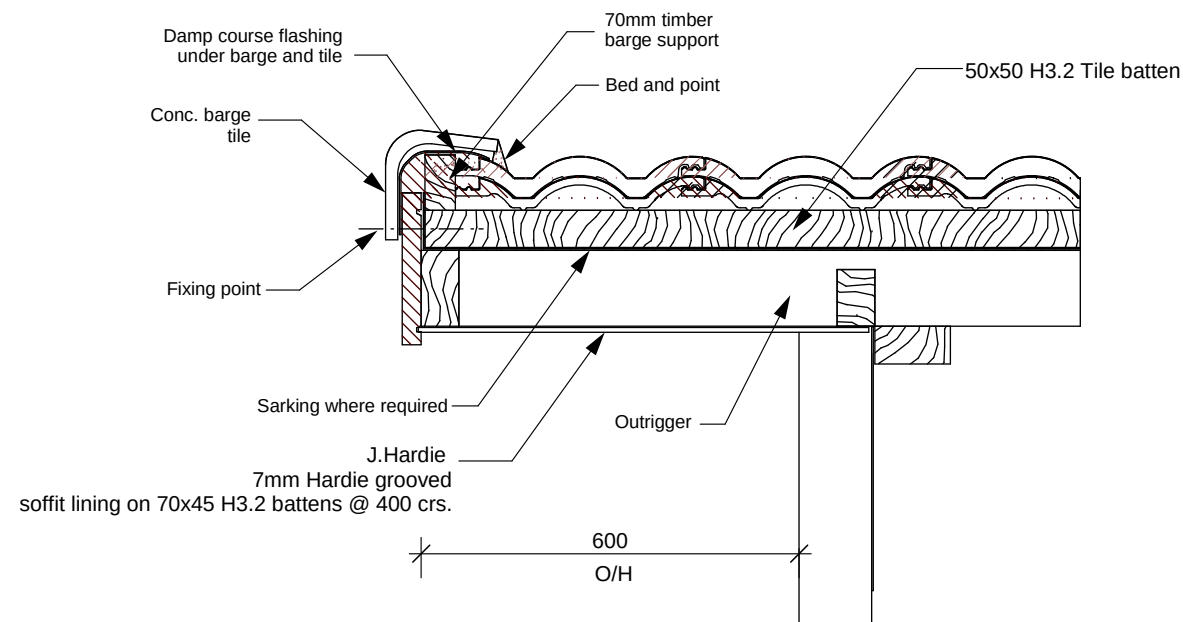
6 RIDGE DETAIL - TRUSS
BC06



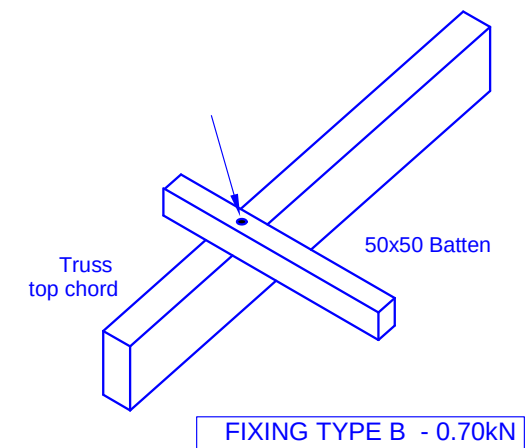
9 VALLEY DETAIL - TRUSS
BC08



7 EAVES DETAIL - TRUSS
BC06

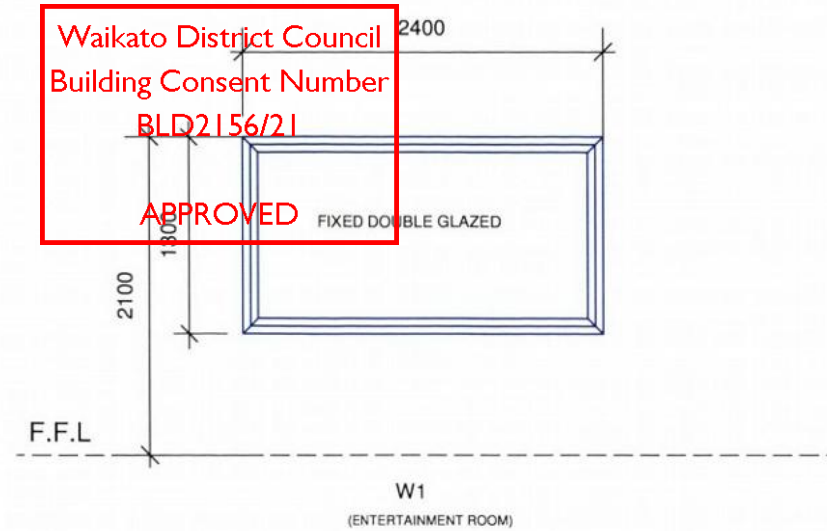


8 BARGE DETAIL - RAFTER
BC06



BATTEN FIXING DETAIL
SCALE 1:2

BRO Revision Received
Date Received
13.08.21



WINDOW SCHEDULE
SCALE 1:50

NOTE: ALL WINDOW & DOOR GLAZING TO BE DOUBLE GLAZED
ALL GLAZING TO BE COMPLY WITH NZ STD. BUILDING CODE

Waikato District Council
Full Application Received
31/05/2021

Waikato District Council
Full Application Received
31/05/2021

CK
DESIGN & DRAUGHTING SERVICES

99 / B4
Greenwood Street,
Frankton, Hamilton

Phone Mb: 022 6772334
E-Mail:
ckdesign2868@gmail.com

NOTES

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No	DESCRIPTION	DATE	CHECKED
REVISIONS			

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

DESIGN: CK
DRAWN: CK
DATE ISSUED: 18 MAY 2021
FILE No:

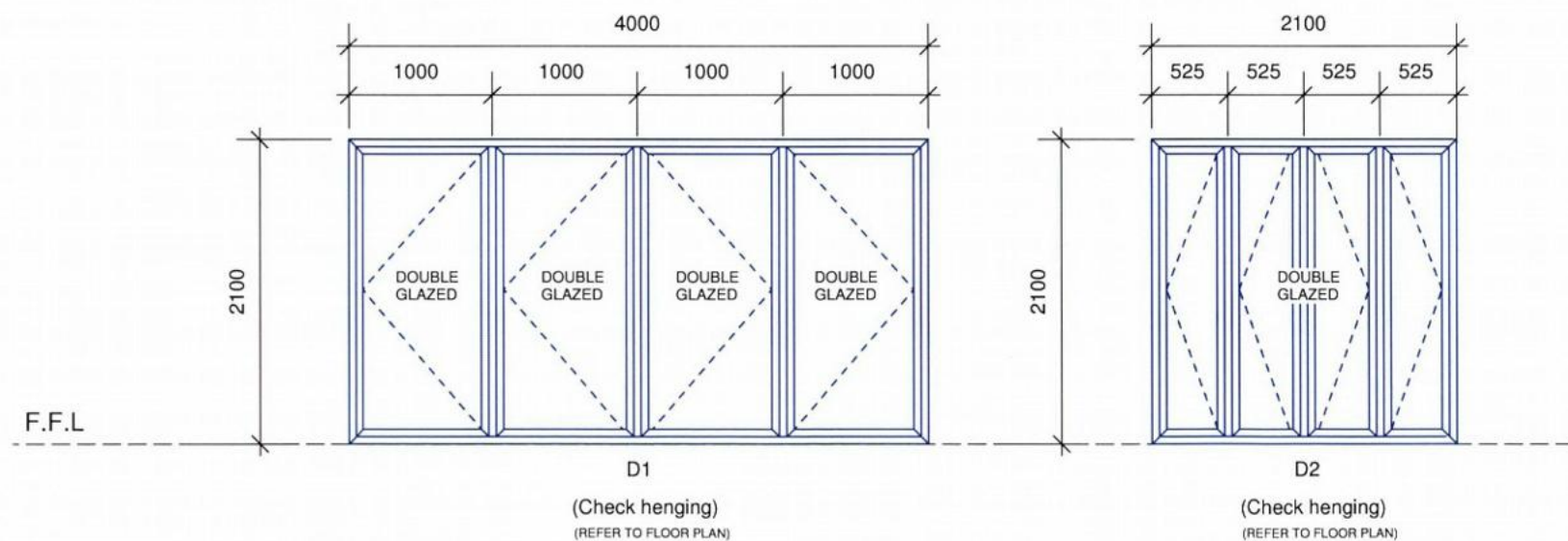
CLIENT:
CAROLYN & TREVOR

PROJECT:
PROPOSED ENTERTAINMENT ROOM & COVERED DECK ADDITIONS

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

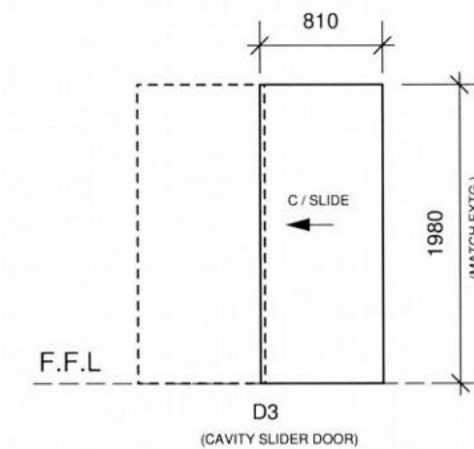
SHEET TITLE:
WINDOW & DOOR SCHEDULE

SCALE	SHEET No	REV
1:50	BC19	-



EXTERIOR DOOR

DOOR SCHEDULE
SCALE 1:50



INTERIOR DOOR

GIB EzyBrace® Bracing Software



Demand Calculation Sheet

Job Details

Name: CAROLYN & TREVOR DE MALMANCHE
Street and Number: 175B KERIE ROAD RD1, TAUPIRI
Lot and DP Number: 1802 92342
City/Town/District: WAIKATO COUNCIL
Designer: Chamroeun Kor
Company: CK Design & Draughting Services
Date: 31 MAY 2021

Building Specification

Number of Storeys: 1
Floor Loading: 2 kPa
Foundation Type: Slab

Cladding Weight: Single Heavy
Roof Weight: Heavy
Room in Roof Space: 0 to 12.5%
Roof Pitch (degrees): 25
Roof Height above Eaves (m): 1.8
Building Height to Apex (m): 4.2
Ground to Lower Floor (m): 0.2

Average Stud Height (m): 2.4
Building Length (m): 10.42
Building Width (m): 6.21
Building Plan Area (m²): 65.5

Building Location

Wind Zone = High
Earthquake Zone 1
Soil Type: D & E (Deep to Very Soft)
Annual Prob. of Exceedance: 1 in 500 (Default)

Bracing Units required for Wind

	Along	Across
Single Level	277	407

Bracing Units required for Earthquake

	Along & Across
Single Level	463

GIB EzyBrace® Version 1/17

BRO Revision Received
Date Received
13.08.21

GIB EzyBrace® Bracing Software



Single Level Along Resistance Sheet

Job Name: CAROLYN & TREVOR DE MALMANCHE

									Wind	EQ
									Demand	
									277	463
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	717	582
A	1	1.20		2.4	BL1-H	GIB®	154	125	259%	126%
	2	2.00		2.4	BL1-H	GIB®	256	208		
External Length = 6.21									410 OK	333 OK
B	1	1.20		2.4	BL1-H	GIB®	154	125	307 OK	250 OK
	2	1.20		2.4	BL1-H	GIB®	154	125		

GIB EzyBrace® Bracing Software



Single Level Across Resistance Sheet

Job Name: CAROLYN & TREVOR DE MALMANCHE

									Wind	EQ
									Demand	
									407	463
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	552	475
M	1	2.00		2.4	BL1-H	GIB®	256	208	138%	103%
	2	0.60		2.4	BL1-H	GIB®	50	61		
External Length = 10.42									315 OK	269 OK
N	1	1.00		2.4	BL1-H	GIB®	118	103	237 OK	206 OK
	2	1.00		2.4	BL1-H	GIB®	118	103		

AMENDMENT PLAN

REVISION 'A' _ 05 AUGUST 2020

1. ADD BRACING CALCULATION AS SHOWN

BRACING CALCULATIONS
SCALE 1:50

EXTG. HOUSE
GROSS FLOOR AREA = 189.0 m2

PROPOSED ADDITION
GROSS FLOOR AREA = 65.5 m2
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 39.8 m2
ENTERTAINMENT ROOM
GROSS FLOOR AREA = 25.6 m2



99 / B4
Greenwood Street,
Frankton, Hamilton

Phone Mb: 022 6772334
E-Mail:
ckdesign2868@gmail.com

NOTES

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No	DESCRIPTION	DATE	CHECKED

REVISIONS
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

DESIGN: CK
DRAWN: CK
DATE ISSUED: 5 AUGUST 2021
FILE NO:

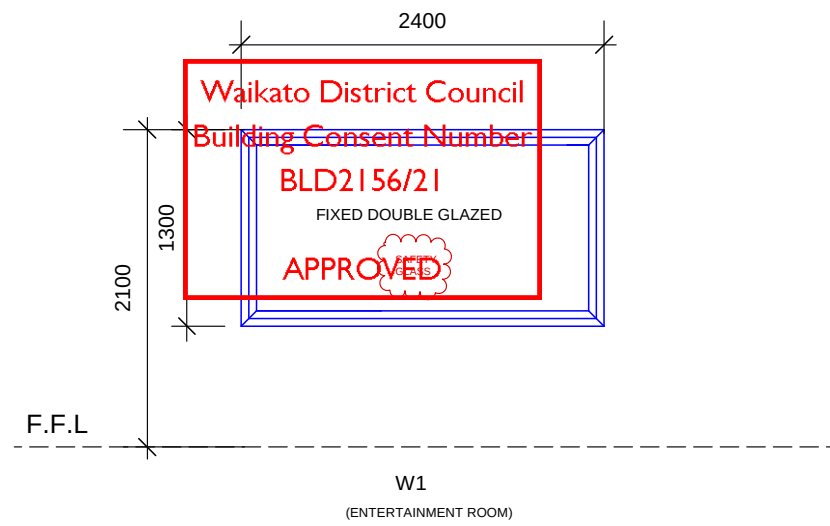
CLIENT:
CAROLYN & TREVOR

PROJECT:
PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
BRACING
CALCULATIONS

SCALE	A3 SIZE	SHEET No	REV
1:50	BC12	A	



REVISED
WINDOW SCHEDULE
SCALE 1:50

NOTE: ALL WINDOW & DOOR GLAZING TO BE DOUBLE GLAZED
ALL GLAZING TO BE COMPLY WITH NZ. STD. BUILDING CODE

NOTE:

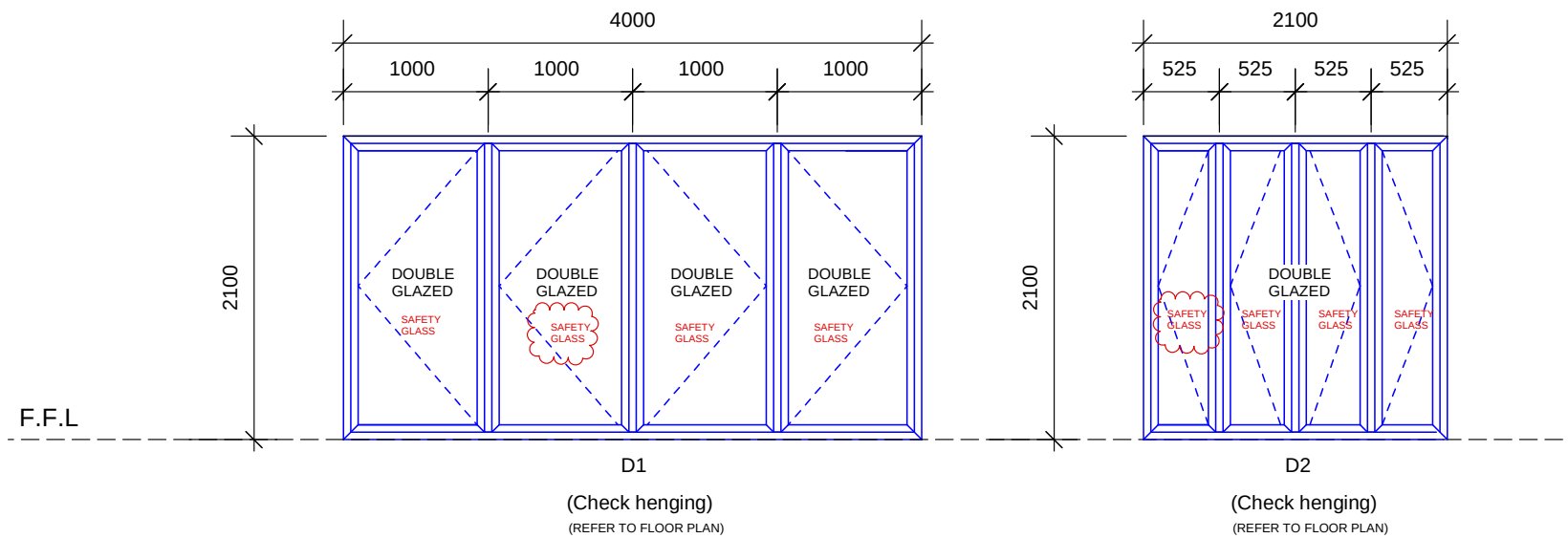
All New Aluminium Bi-fold doors and window are to be double glazed.

All glazing are to have
SAFETY GLASS MARKED 'S'
shown to comply with
NZS 4223.3 : 2016 & AS/NZS2208
Also the Registered Trademark Of The
Manufacturer

AMENDMENT PLAN

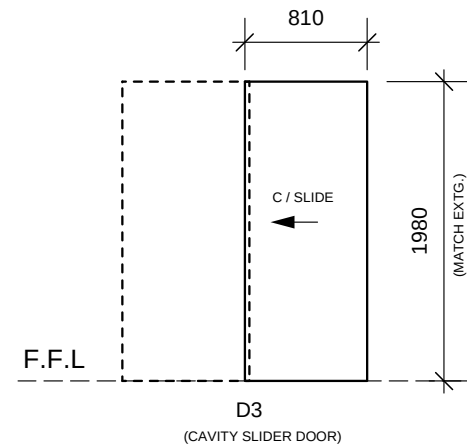
REVISION 'A' _ 16 AUGUST 2021

1. ADD SAFETY GLAZING NOTES
TO COMPLY WITH NZS 4223.3:2016
AS SHOWN CLOUDED



EXTERIOR DOOR

REVISED
DOOR SCHEDULE
SCALE 1:50



INTERIOR DOOR

BRO Revision Received
Date Received
26.08.21



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Greenwood Street,
Frankton, Hamilton

Phone Mb: 022 6772334
E-Mail:
ckdesign2868@gmail.com

NOTES

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No	DESCRIPTION	DATE	CHECKED
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REVISIONS

CONTRACTOR MUST VERIFY ALL
DIMENSIONS ON SITE BEFORE
COMMENCING WORK.

DESIGN: CK
DRAWN: CK
DATE ISSUED: 16 AUGUST 2021
FILE NO:

CLIENT:
CAROLYN & TREVOR

PROJECT:
**PROPOSED
ENTERTAINMENT ROOM
& COVERED DECK
ADDITIONS**

175B KERIE ROAD, RD1
TAUPIRI, WAIKATO

SHEET TITLE:
**REVISED
WINDOW & DOOR
SCHEDULE**

SCALE	SHEET No	REV
1:50	BC19	A

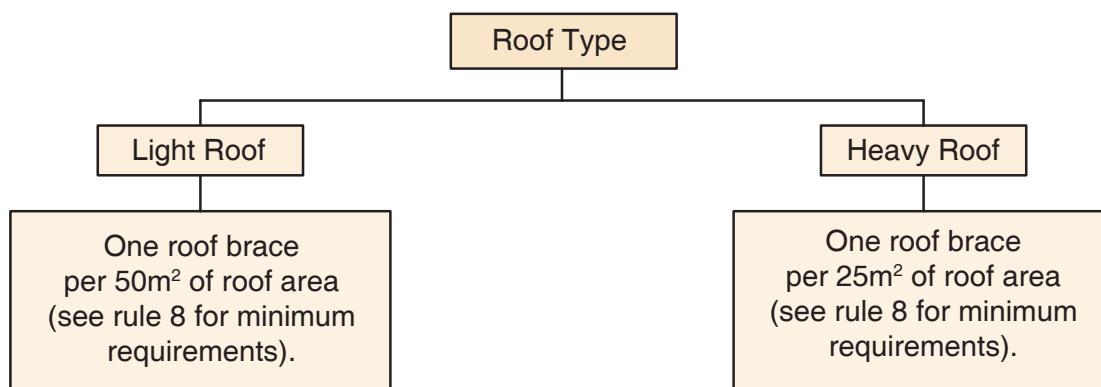


Waikato District Council
Building Consent Number
BLD2156/21
APPROVED

ROOF BRACING SPECIFICATION AS PER NZS 3604:2011

- ★ Covers roof bracing requirements to resist horizontal loads as set out in Section 10 NZS 3604:2011.
- ★ A definitive guide to the description and installation of Roof Plane Braces and Roof Space Braces.

Roof Bracing Requirements



Roof Bracing - Rules & Definitions

1. The bracing described in this brochure covers both framed roofs and fully trussed roofs.
2. Roof planes less than 6m² (e.g. dormers & porches) do not require bracing.
3. Roof braces can consist of either
 - i) Roof Plane Brace or
 - ii) Roof Space Brace or combination of the two.
4. Roof braces are not required on roofs where sarking is installed as per Clause 10.4.4 NZS 3604:2011 or where a ceiling diaphragm is installed and is attached to the rafters.
5. Roof area is the actual plan area of the roof and includes overhangs.
6. A hip or valley rafter running continuously from ridge to top plate can be classed as one roof plane brace.
7. A pair of crossed LUMBERLOK Strip Brace (preferred for ease of installation) can be classed as one roof plane brace and shall be installed as detailed in this brochure.
8. There must be at least one roof plane brace in each roof plane. Each ridge line shall have a minimum of two roof braces.
9. Every design effort should be made to distribute the roof braces as evenly as possible over the entire roof area and run alternately in opposite directions.



SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353345>

Roof Bracing Options

i) ROOF PLANE BRACE

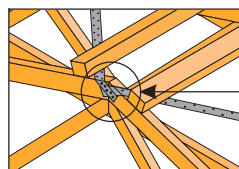


Each roof plane brace can be:

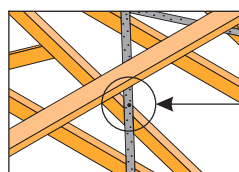
- A hip or valley rafter running continuously from ridge to the top plate in accordance with Clauses 10.2.1.3.2 or 10.2.1.3.3 NZS 3604:2011.

OR

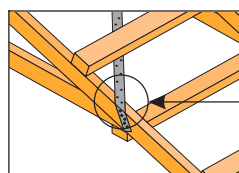
- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



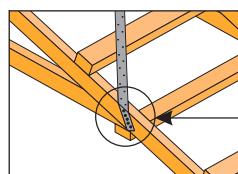
5 x 30mm x 3.15 dia.
nails each end



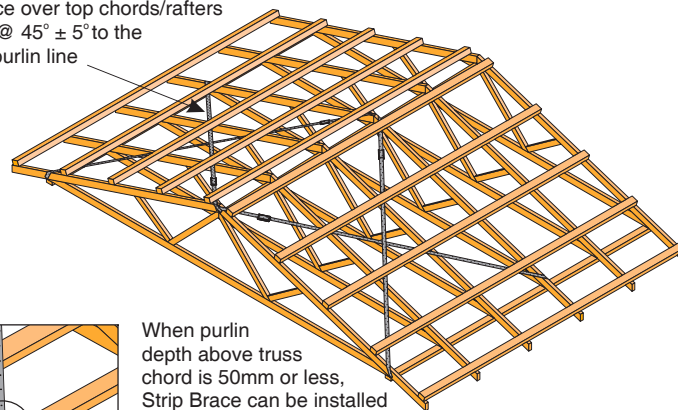
1 x 30mm x 3.15 dia.
nail at crossing
(after tensioning)



5 x 30mm x 3.15 dia.
nails each end



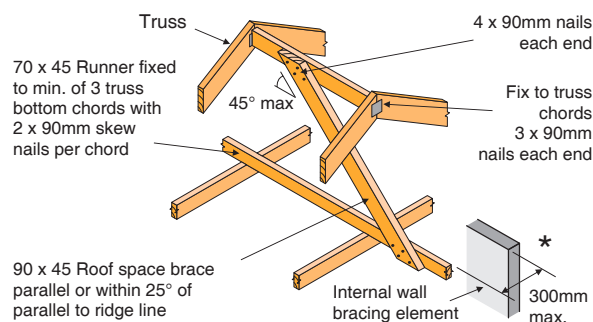
A pair of tensioned and crossed LUMBERLOK Strip Brace over top chords/rafters installed @ $45^\circ \pm 5^\circ$ to the rafter or purlin line



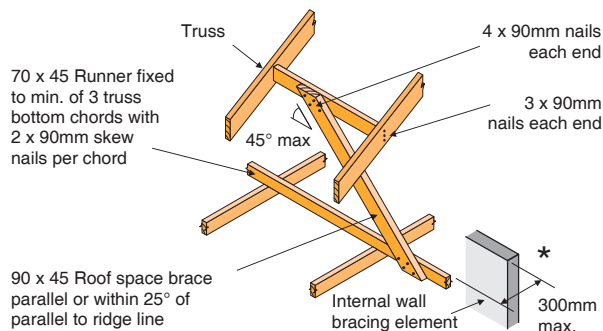
When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing

ii) ROOF SPACE BRACE

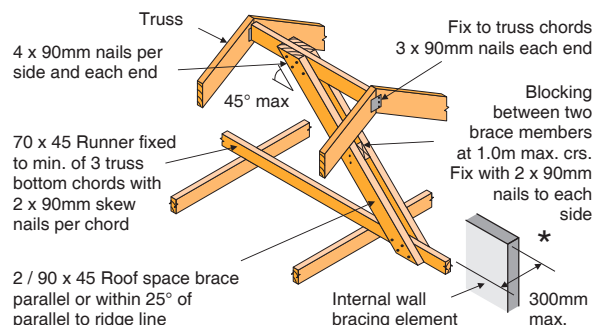
(A) Less than 2m long



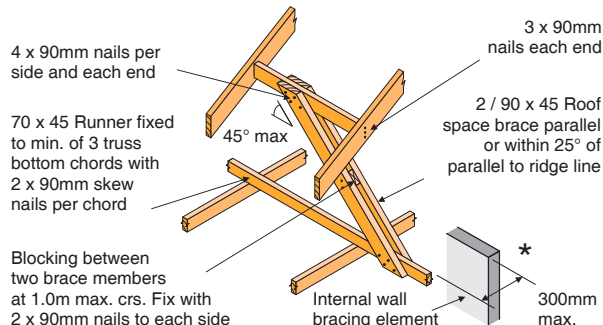
(C) Not directly under the ridge - less than 2m long



(B) More than 2m long (Max. 4.8m)



(D) Not directly under the ridge - more than 2m long

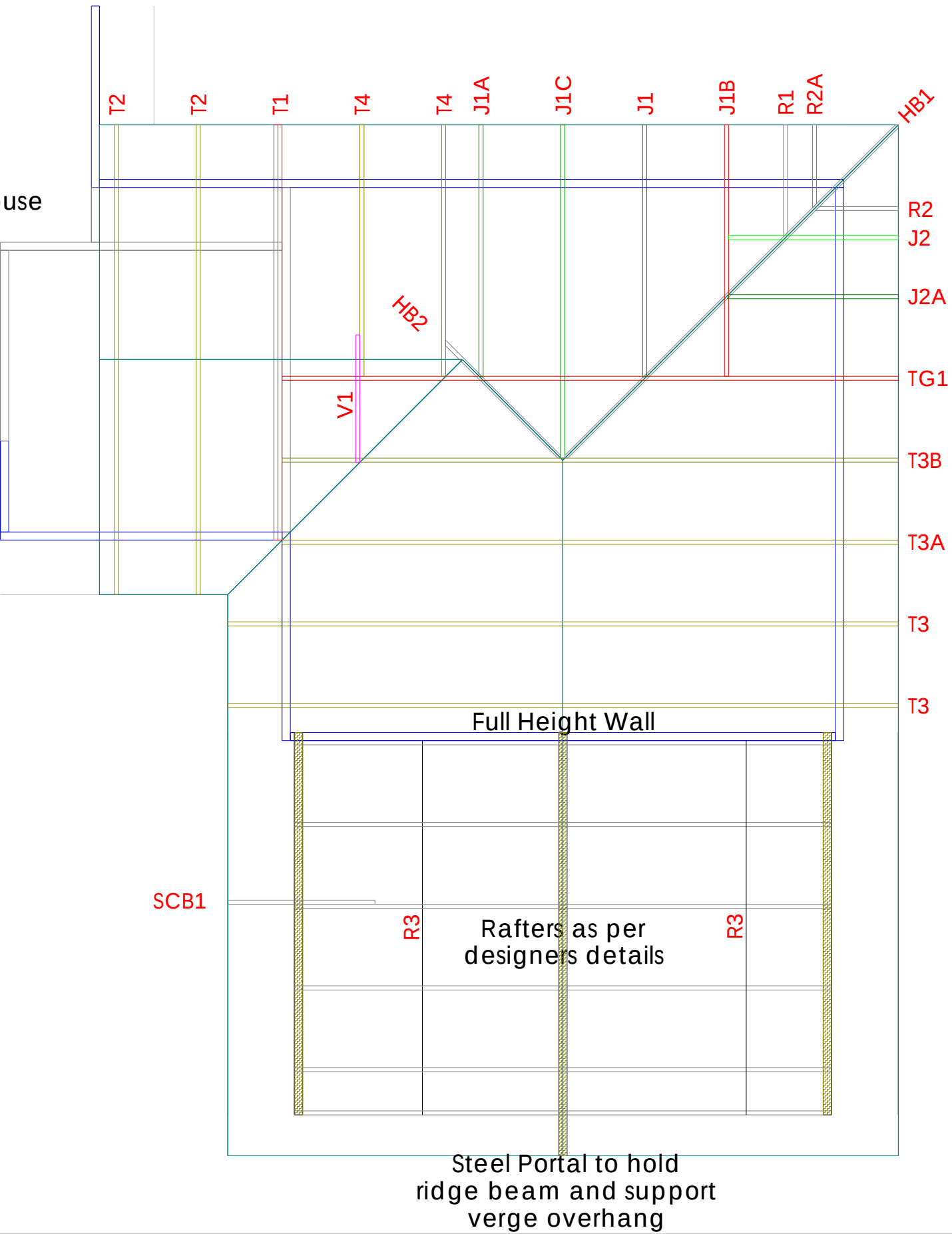


*Not required when a ceiling diaphragm complying with Clause 13.5 NZS 3604:2011 is used.

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

Existing House



BRO Revision Received
Date Received
13.08.21



PrimeCad v4.7.346



Factory Manager
021 936 500
Colin Johanson
021 063 7060

Site Address :
175B Kerie Road
175B Kerie Road
Taupiri
CK Design & Draughting

Sheet Title :
**For Building Consent
Buildable Truss Layout**

Date : 12 Jul,2021
Scale : N.T.S.

Drawn :
System : MiTek 20/20

Job Details:
Roof Pitch : 25.000 Deg
Roof Material : Concrete Tiles
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.000 kPa

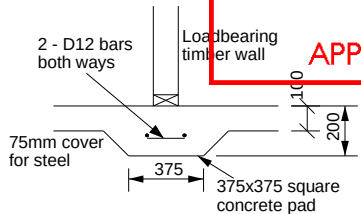
Truss Centres : 900 mm
Roof Live Load : 0.250kPa
Floor Live Load : kPa
Wind Speed : 44.0 m/s



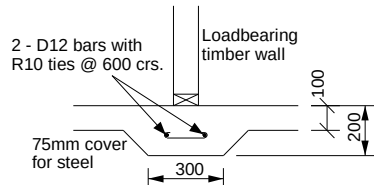
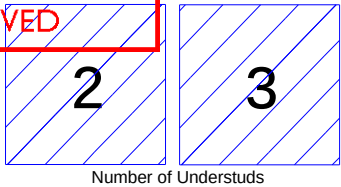
Job Title :
93967
Sheet :
1
Revision Number :

Slab Thickening Details

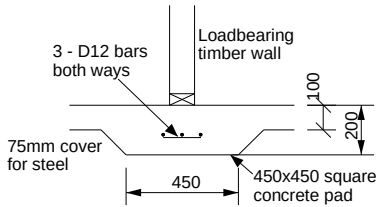
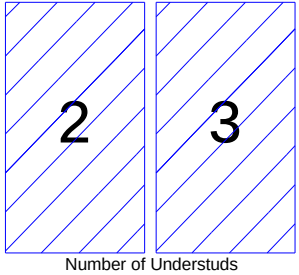
Waikato District Council
Building Consent Number
BLD2156/21



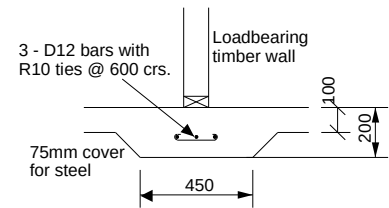
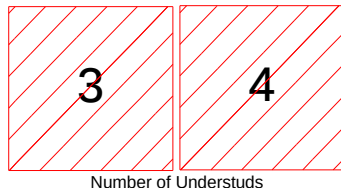
TYPE FP1 - 375x375mm Pad



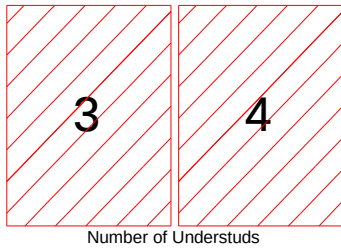
TYPE FS1 - 300mm Strip footing



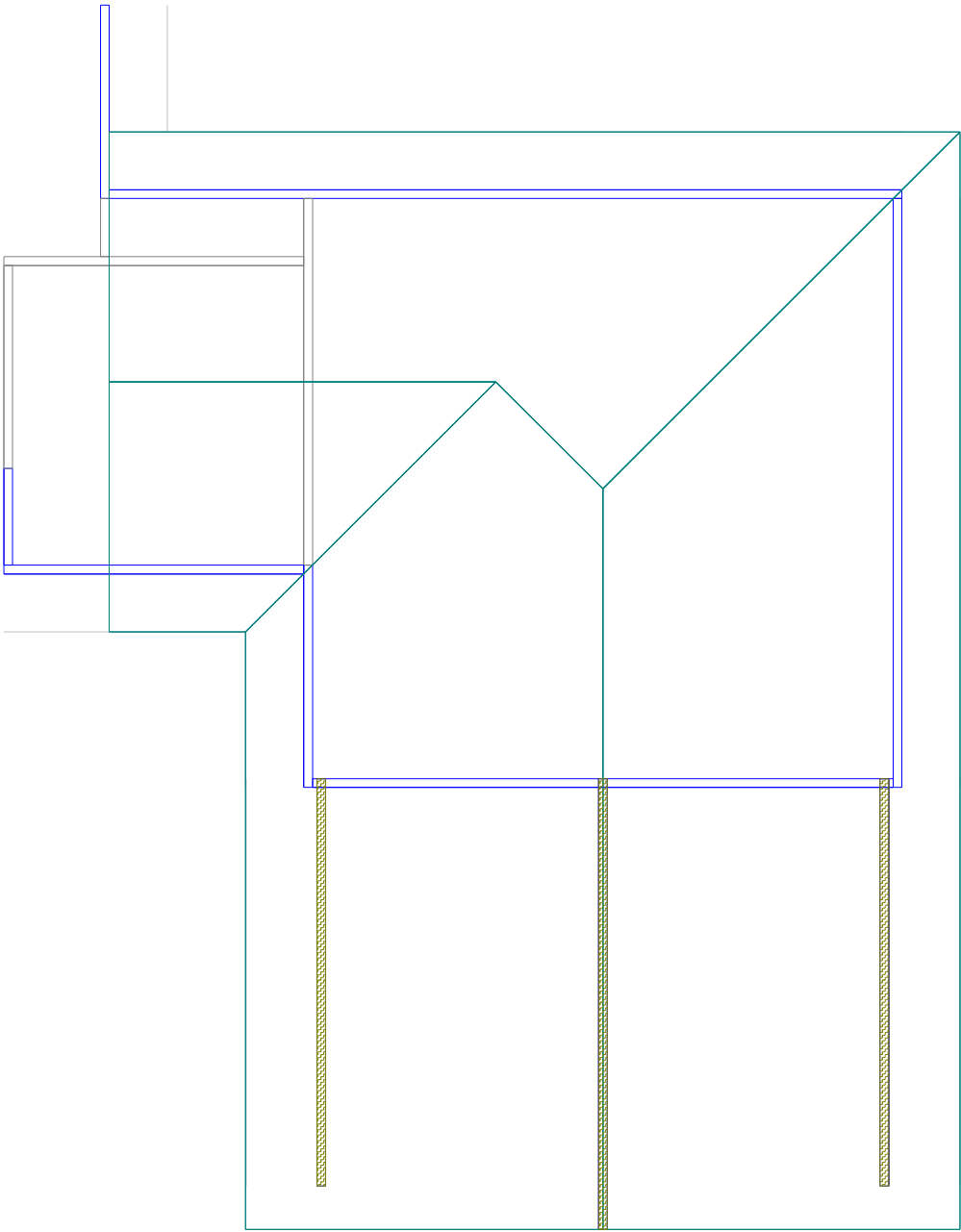
TYPE FP2 - 450x450mm Pad



TYPE FS2 - 450mm Strip footing



NOTES:
The numbers found within the hatched area are the number of studs required below each truss. Refer to: GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 10/2011



No Additional Slab Thickening Required

THOMSONS
Factory Manager
021 936 500
Colin Johanson
021 063 7060

Site Address :
175B Kerie Road
175B Kerie Road
Taupiri
CK Design & Draughting

Sheet Title :
**For Building Consent
Slab Thickening**
Date : 12 Jul,2021
Scale : 1: 75
Drawn :
System : MiTek 20/20

Job Details:
Roof Pitch : 25.000 Deg
Roof Material : Concrete Tiles
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.000 kPa
Truss Centres : 900 mm
Roof Live Load : 0.250kPa
Floor Live Load : kPa
Wind Speed : 44.0 m/s

Job Title :
93967
Sheet :
2
Revision Number :
MI MiTek



PrimeCad v4.7.346

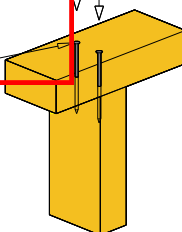
Waikato District Council
Building Consent Number

BLD2 | 56/2 |

APPROVED

TYPE A
0.7 kN

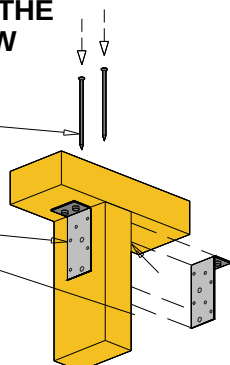
2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically into stud.



TYPE B
4.7 kN

**CHOOSE ANY OF THE
3 OPTIONS BELOW**

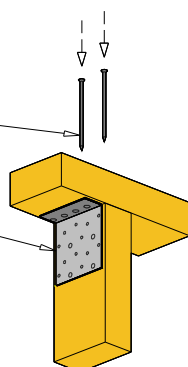
2 x 90mm x 3.15 Ø plain steel wire
nails driven vertically into stud. —



Recommended for internal wall options to avoid lining issues

OR

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



CPC80

Installation



1 x LUMBERLOK 6 kN Stud Anchor
(CPC80)

Recommended for internal wall
options to avoid lining issues

OR

Stud Strap Installation



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

1 x LUMBERLOK
Stud Strap

Plate to Top Plate Fixing Schedule



Refer to:
LUMBERLOK Stud to Top Plate Fixing Selection Chart 08/2017
MiTek Structural Fixings **On-Site Guide** for Building
Code Compliance
(Alternative to NZS 3604:2011 Table 8.18)

THOMSONS 

Site Address :
175B Kerie Road
175B Kerie Road
Taupiri
CK Design & Draughting

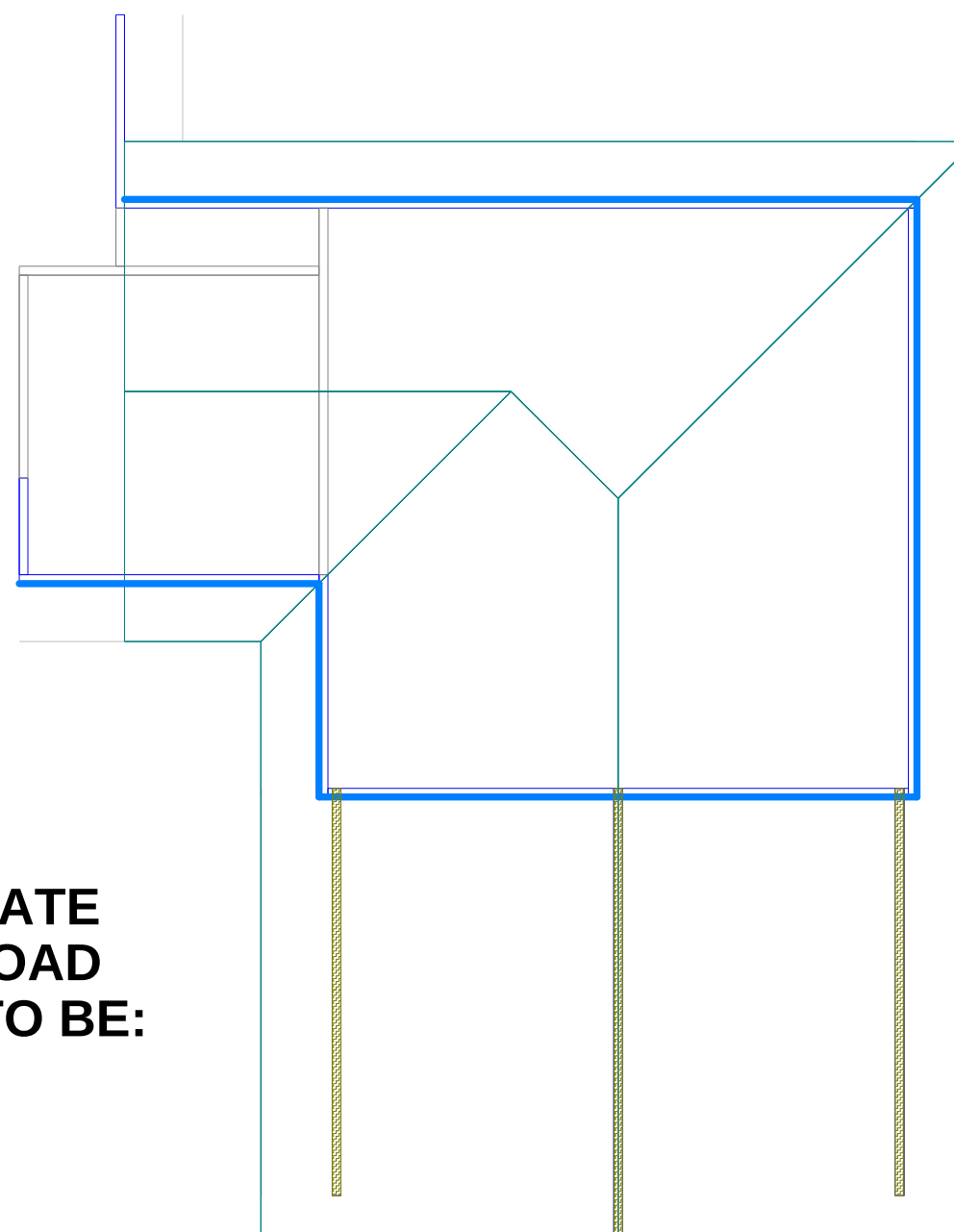
Sheet Title :
For Building Consent
Stud To Top Plate Fixing

Date : 12 Jul,2021	Drawn :
Scale : 1: 75	System : MiTek 20/20

Job Details:			
Roof Pitch	: 25.000 Deg	Truss Centres	: 900 mm
Roof Material	: Concrete Tiles	Roof Live Load	: 0.250 kPa
Ceiling Material	: Standard Plaster Board 13mm	Floor Live Load	: kPa
Wind Zone	: High	Wind Speed	: 44.0 m/s
Roof Snow Load	: 0.000 kPa		



Job Title :	93967
Sheet :	3
Revision Number :	



STUD TO TOP PLATE FIXINGS IN ALL LOAD BEARING WALLS TO BE:

TYPE B
4.7 kN



FTMA
NEW ZEALAND

PrimeCad v4.7.346

Job Title :

93967

Sheet :
3

Revision Number :

Truss Fixings	Qty
	D - Pair of LUMBERLOK Wire Dogs
	X - LUMBERLOK JH47x90 Joist Hanger
	Z - LUMBERLOK JH47x120 Joist Hanger
	P - LUMBERLOK JH47x150 Joist Hanger
	E - LUMBERLOK JH95x165 Joist Hanger
	T - LUMBERLOK CT200 Ceiling Tie
	O - Pair of LUMBERLOK CT200 Ceiling Ties
	H - LUMBERLOK CT400 Cyclone Tie
	B - LUMBERLOK CT600 Cyclone Tie
	M2 - Pair of LUMBERLOK Multi Grips
	M1 - Single LUMBERLOK Multi Grip
	NP - LUMBERLOK Nailon Plate
	S14 - SPH140 Split Hangers
	S18 - SPH180 Split Hangers
	S22 - SPH220 Split Hangers
	N - LUMBERLOK N21 Diagonal Cleat
	V - LUMBERLOK CPC40 Cleat
	W - Pair of LUMBERLOK CPC40 Cleats
	2 x Type17 - 14g x 75mm screws
	K - LUMBERLOK 16kN Truss to Top Plate set
	S/S - 300mm Sheet Brace Strap @1200mm crs
	LUMBERLOK product nails required
	Nailon Plates for Top of Walls

Waikato District Council
Building Consent Number
BLD2156/21

TYPE E

= 1.4kN

TYPE F

= 4.0kN

APPROVED

TYPE G

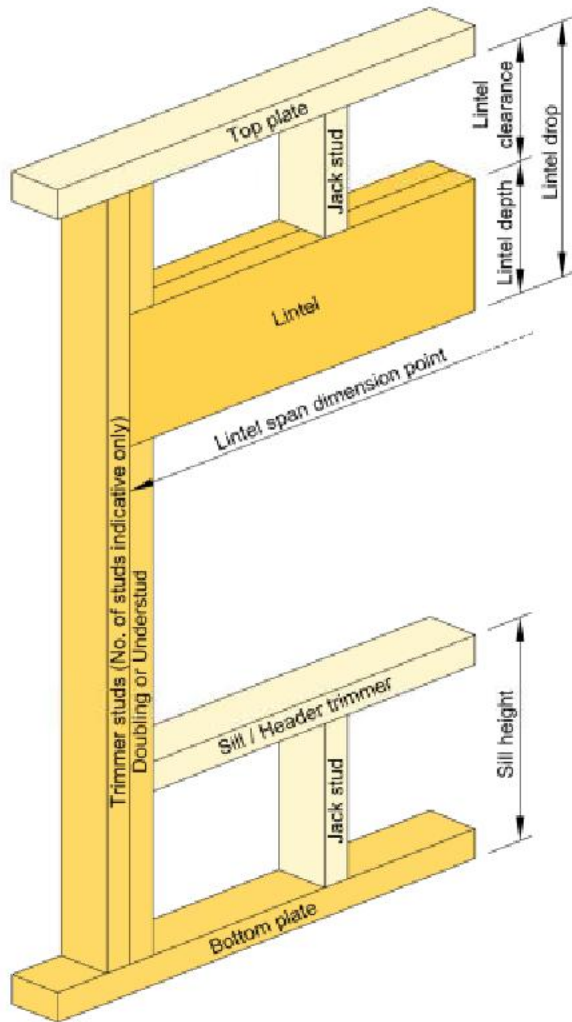
= 7.5kN

TYPE H

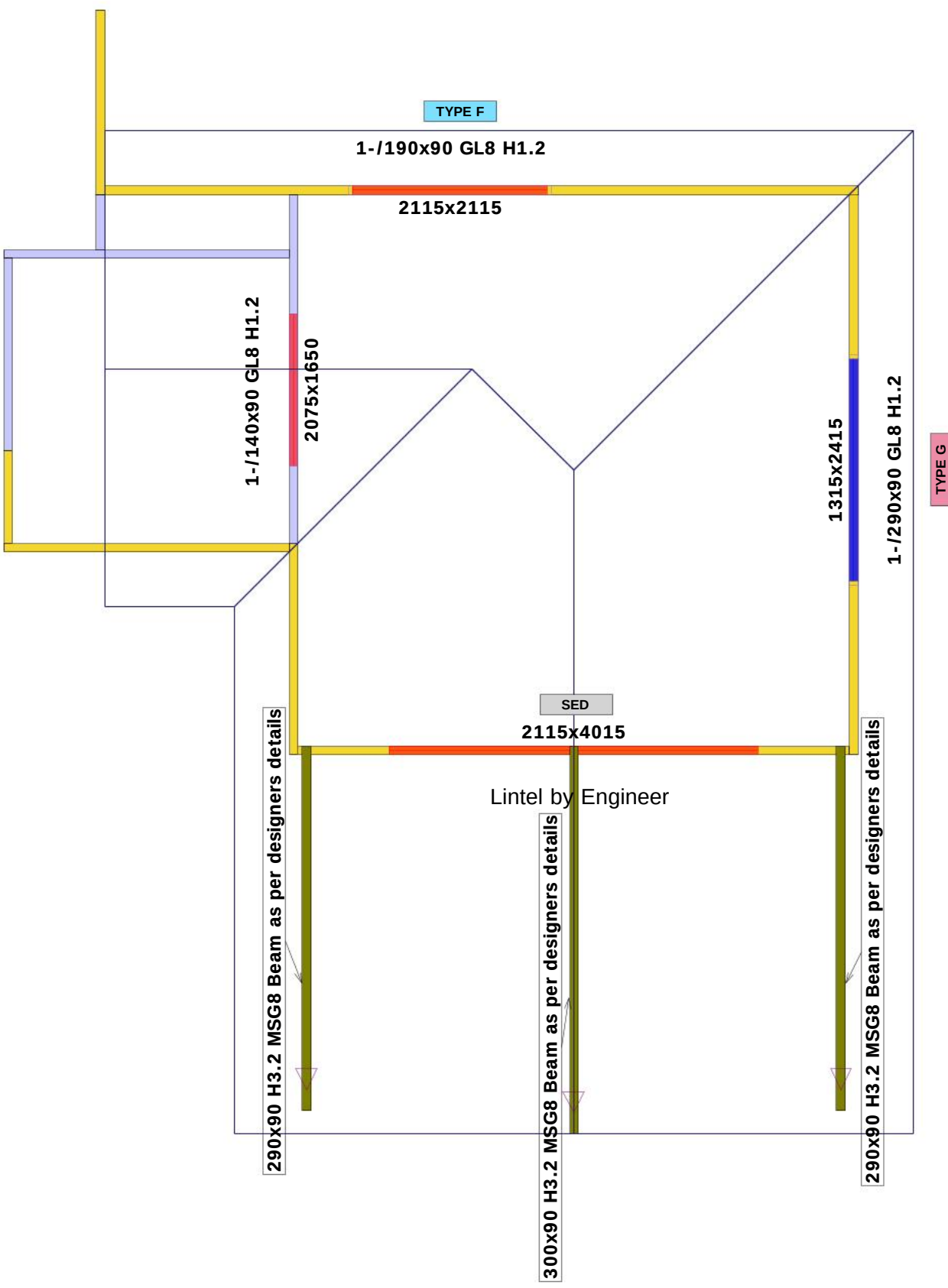
= 13.5kN

SED

= Specific Engineering
Design



Refer to:
LUMBERLOK Lintel Fixing Schedule 10/2011,
MiTek Structural Fixings On-Site Guide for Building
Code Compliance
(Alternative to Table 8.14 & Figure 8.12 NZS 3604:2011)



Sheet Title: For Building Consent Lintel Fixing		Roof Pitch	25.00 °	Truss Centres:	900 mm
Date: 12/07/2021		Roof Material:	Concrete Tiles	Roof Live Load:	
Drawn: JHR		Ceiling Material:	13mm Plasterboard	Floor Live Load	0.180 kPa
Scale: N.T.S.		Wind Zone::	High	Wind Speed:	44.0 m/s
System: MiTek Sapphire 8.2.4.272		Ground Snow Load:			



Job Number: 93967
Job Description: 175b Kerie Road
175b Kerie Road
Taupiri
Run by: Justin Hayvice Robertson
Licence: Trained User(Cert)
Company: Thomsons ITM
Phone: 0278960127



Project Report

This project consists of the following design items:

L1(Window - Entertainment Room) - 2/290x45 KD pine SG8 H1.2 Treated
TG Lintel: Single 2415 mm span, Trusses @ 900 mm, RLW 3690 mm, Pitch 25 deg TG2167 Type 1, Roofing Concrete Tiles (60), Ceiling 13mm P'Board (20), High wind load.

All Hyne Timber GLT products are 'S' Mark certified to demonstrate performance and safety compliance to the Australian and New Zealand Standards.

Hyne Timber T2 and T3 Framing products have achieved CodeMark certification and are therefore fit-for-purpose and BCA compliant.

Where Hyne Timber specific products have been specified in this project report, any substitution of non-Hyne Timber products will void this certification.

CERTIFICATION:

I hereby certify that I have carried out these designs correctly, and that the input data for each design is correct. The above nominated sections have only been designed for the loading and dimensional data stated above as having been used to generate this report. I consider that I have adequate experience and training to calculate and input the required data for these designs in the Hyne Design v7 Software. I am also familiar with the following codes, and the requirements of these codes and their application to the project I am designing:

AS/NZS 1170	Part 0: Structural design actions - General Principles 2002 Part 1: Structural design actions - Permanent, imposed and other actions 2002 Part 2: Structural design actions - Wind actions - 2011 Part 3: Structural design actions - Snow and Ice Actions - 2003
NZS 3604	Timber Framed Buildings - 2011
NZS 3603	Timber Structures Standard - 1993

Wind design criteria is analysed and designed in accordance with AS/NZS 1170.2, and design wind velocities and descriptions from NZS3604

EXCLUSION OF LIABILITY:

Hyne & Son Pty Ltd gives no warranties in relation to the use of the above mentioned section design and neither Hyne & Son Pty Ltd nor Bligh Tanner Pty Ltd will accept any liability for loss or damage, either direct or consequential, arising from the use of the above nominated section in an application not consistent with the input data used to generate this report or that requires additional data beyond the scope of the Hyne Design v7 Software.

Checked and certified by:

Thomsons ITM

12/07/2021

Dated:

Waikato District Council
Building Consent Number

BLD 1706/21

APPROVED

Design 7.5

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AS/NZS 1099:2009 660 595



Job Number: 93967

Job Description: 175b Kerie Road
175b Kerie Road
Taupiri

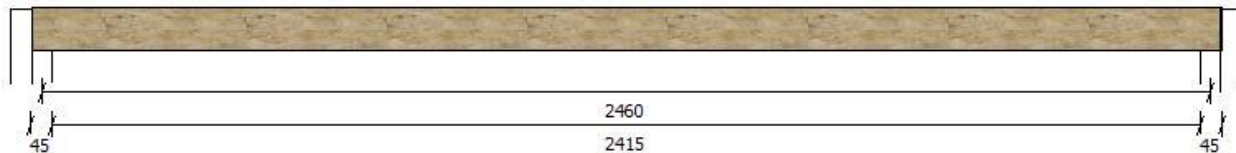
Run by: Justin Hayvance Robertson

Licence: Trained User(Cert)

Company: Thomsons ITM

Phone: 0278960127

Deflection Report



Section L1, TG Lintel Design, Window - Entertainment Room

Use 2/290x45 KD pine SG8 H1.2 Treated

Min. end bearing length = 35mm

DIMENSIONAL DETAILS:

Span type is Single Span for a design length of 2460 mm

Theoretical spans are calculated as centrelines of supports, using the entered support widths and distances between supports.

Supported truss spacing is 900 mm, with main roof load width of 3690 mm

Lintel is supporting a TG2167 positioned 284 mm from the left end

The lintel design did not rely on assistance from top plate stiffness

DESIGN DETAILS:

Roofing material of Concrete Tiles (60)

Roof pitch of 25 deg

Wind Classification for this project is High

Snow Load Classification for this project is NoSnow (Snow load not required)

Ceiling material of 13mm P'Board (20)

Design ultimate wind pressure is 1.162 kPa

Design serviceability wind pressure is 0.821kPa

TIMBER DESIGN DETAILS (2/290x45 KD pine SG8 H1.2 Treated)

k1 factors in accordance with NZS 3603-1993

Durability Class = 4

Creep Factor (j2) = 2

Creep Factor (j3) = 2 for tension members

k3 bearing factor for internal supports as per NZS 3603-1993

k5 grid factor in accordance with NZS 3603-1993

Capacity Factor = 0.80

Minimum Treatment Level H1.2

Minimum Allowed j2 = 1

EMC (average moisture content) = 15%

k4/k6 laminating factors in accordance with NZS 3603-1993

k24 Size Factor if applicable built into section property data

For full loading data, see the engineering report

Allowable Deflections:

Load Case Type	Span Ratio	Fixed value mm
Full Permanent Load	L/300	10
Functional Permanent	L/300	10
Floor Live Load	L/360	10
Long Term Snow Load	L/300	15
Short Term Snow Load	L/300	15
Long Term Roof Load	L/400	15
Short Term Roof Load	L/200	n/a
Wind Uplift	L/200	n/a
Sensory Wind Load	n/a	n/a
Wind Downward	L/200	n/a
Dynamic Floor Load	n/a	n/a

Member Actions - Serviceability Properties:

Member Number	Load Combination Name	Combin j2	Bending Deflection	Check Deflection	Upper Limit
1	G Only	2.0	-2.6	2.6	8.2
	0.7Qr	1.0	-0.2	0.2	12.3
	Wup Only	1.0	1.1	1.1	12.3
	Wdn Only	1.0	-0.7	0.7	12.3

Load Case Symbols - Legend:

Load combinations are made up of one or more load cases, where the loads are combined together to simulate the actual situation for the member or structure. These load values, for Limit State Design, may also be multiplied by a factor to increase, or decrease, the effect of the individual load case in the combination. The following symbols are used in this report to represent particular load groups or types of loads:

G	Dead Load or any permanent load applied for the entire structure life
Qperm	Permanent component or Floor Live Load, or Long Term Gamma factor x Live Load (refer AS1170.1)
Qf	Floor Live Load - Distributed
Qfconc	Floor Live Load - Concentrated - main spans
Qfcant	Floor Live Load - Concentrated - balcony line load
Qr	Roof Live Load - Distributed
Qrconc	Roof Live Load - Concentrated
Sn	Snow Load
Wu	Wind Uplift
Sn	Wind Downdrag
Sn	Wind Horizontal - or Lateral wind load, eg for wall studs, wind beams, etc
Dyn	Dynamic Load applied for 'floor bounce' - concentrated

Maximum Performance Statistics - Timber Code Report

Design Action	Design Value	Control Value	Pass/ Fail	Stress Ratio %	Location	Load Combination
Moment (kN.m)	4.283	8.969	Pass	47.8	Member 1, Centre	1.35G Only
Shear (kN)	2.263	36.147	Pass	6.3	Member 1, Left end	1.35G Only
Reaction Bearing (kN)	8.089	9.526	Pass	84.9	Member 1, Left end	1.35G Only
Deflection - variable (mm)	2.6	8.2	Pass	31.7	Member 1, Centre	G Only
Deflection - fixed value (mm)	2.6	10.0	Pass	26.0	Member 1, Centre	G Only
Support Crushing (kN)	8.089	10.440	Pass	77.5	Support 1	1.35G Only



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

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

www.mitek.nz.co.nz

Printed: 12:47:07 12 Jul 2021

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

ISSUED BY: **MiTek New Zealand Limited**
TO: **Thomsons ITM Building Centre**
IN RESPECT OF: **MiTek® Truss Designs**

This producer statement covers the MiTek 20/20® truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **93967** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

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

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

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

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

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

On behalf of MiTek New Zealand Limited,

Date: Monday, 12 July 2021

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

Job: 93967

Client: CK Design & Draughting
Phone:Site: 175B Kerie Road
175B Kerie Road
Taupiri
CK Design & Draughting

Phone:

Waikato District Council
Building Consent No.:
MiTek 20/20 Engineering 4.7.346.0
Building Consent Number
BLD2156/21

MiTek New Zealand Limited

Printed: 12:47:07 12 Jul 2021

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **Thomsons ITM Building Centre**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20® TRUSS DESIGN DATA

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

Job Details		Importance Level :	2	Design Working Life :	50 years
Roof Truss					
Timber Group:	MSGx45 H1.2	Pitch:	25.000 deg	Nominal Overhang:	600 mm
Roof		Ceiling		Wind	
Material:	Concrete Tiles	Material:	Standard Plaster Board 13mm	Area:	High (44.0 m/s)
Dead Load:	0.610 kPa	Dead Load:	0.210 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	400 mm centres	Restraints:	600 mm centres		
Live Load:	Qur = 0.250 kPa	Live Load:	Qc = 1.400 kN		
	Qc = 1.100 kN				

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

MiTek® Truss List

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

Roof Truss

Treatment: Top Chords - H1.2				Bottom Chords - H1.2				Webs - H1.2							
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	
*HB1	1	5187	18.249	900	*R1	1	1230	25.000	900	T4	2	2167	25.000	900	
*HB2	1	1815	18.249	900	*R2	1	913	25.000	900	TG1	1	6180	25.000	900	
J1	1	2167	25.000	900	*R2A	1	913	25.000	900	V1	1	1403	25.000	900	
J1A	1	2167	25.000	900	T1	1D	3970	25.000	900						
J1B	1	2167	25.000	900	T2	2	3970	25.000	900						
J1C	1	2167	25.000	900	T3	2	6180	25.000	900						
J2	1	1267	25.000	900	T3A	1	6180	25.000	900						
J2A	1	1267	25.000	900	T3B	1	6180	25.000	900						

Treatment: Top Chords - H3.2				Bottom Chords - H1.2				Webs - H1.2			
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty
*R3	12	2910	25.000	900							

Treatment: Top Chords - H3.2				Bottom Chords - H3.2				Webs - H3.2			
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty
*SCB1	12	1833	25.000	900							

Roof Truss quantity : 46

Total quantity : 46

The computer design input has been carried out by:



Signed:

Date: ...Monday, 12 July 2021....

Name of Detailer:

Qualifications and Title:

On behalf of: Thomsons ITM Building Centre



BRANZ NZS 4218:2009 CALCULATION METHOD TOOL

Waikato District Council
PROJECT SUMMARY
Building Consent Number
BLD2156/21

Address
Designer
Address
Phone
Date
Reference number

ADDITIONS & ALTERATIONS OF EXTG. DWELLING
175B KERIE ROAD, TAUPIRI
CK DESIGN & DRAUGHTING SERVICES
53A GRANDVIEW ROAD, NAWTON, HAMILTON
226772334
16-Aug-21
N/A

Climate zone
Wall construction type
If mixed wall types

1: Northland, Auckland, Thames-Coromandel districts
3: High thermal mass
0 Percentage of wall area solid timber construction
0 Percentage of wall area high thermal mass construction
100 Percentage of wall area "Any wall type"
3: External 90 mm thick solid timber and solid timber internal walls 45 mm thick

If solid timber wall

Is there just one wall construction R-value (R_{Wall}) and one door (R_{Door})

no

construction R-value (but different to the walls) for the building?

Summary of calculation method heat loss

Element	Area (m ²)	Proposed building heat loss (W/°C)	Reference building heat loss (W/°C)
Roofs/ceilings	36.0	10.3	10.3
Walls	35.1	35.1	43.9
Floors	40.0	26.7	26.7
Vertical glazing	15.9	66.4	61.3
Skylights	0.0	0.0	-
Doors (Attributable)	0.0	0.0	-
Total		138.5	142.1 W/°C

Glazing percentage: 31%

Glazing <50%: Yes

Minimum R-values OK: Yes

Issues to check:

Check that the thermal mass is exposed to the interior.

Check that the high thermal mass walls have a surface density $\geq 215 \text{ kg/m}^2$

PASS/FAIL

PASS

BRO Revision Received
Date Received
26.08.21

BRANZ NZS 4218:2009 CALCULATION METHOD TOOL

BUILDING ELEMENTS

Roofs/ceilings: Skylights are not included here. Enter them in the skylights table below.

Roof/ceiling element	Description	Area (m ²)	Construction R-value	Heat loss
1	ENTERTAINMENT ROOM	36	3.50	10.3
2				
3				
4				
5				

Total area 36.0 m²

Total roofs/ceilings heat loss 10.3 W/°C

Skylights: Skylights are at an angle of 60° or less to the horizontal. If the skylight R-value is not known, use a value of 0.15.

Skylight	Description	Area (m ²)	Construction R-value	Heat loss
1				
2				
3				
4				
	From Skylight Schedule	0.0		0.0

Total area 0.0 m²

Total skylight heat loss 0.0 W/°C

Walls: Doors are not included here. Enter them in the door table.

Each wall area is the total wall area less the glazing and door area for that wall

Wall element	Description	Area (m ²)	Construction R-value	Heat loss
1	NORTH WALL	5.4	1.00	5.4
2	SOUTH WALL	12.3	1.00	12.3
3	WEST WALL	7.0	1.00	7.0
4	EAST WALL	10.5	1.00	10.5
5				
6				
7				
8				
9				
10				

Total area 35.1 m²

Total wall heat loss 35.1 W/°C

Floors: Only include the ground or exterior floors. Intermediate floors not exposed to the exterior are excluded.

IH1/AS1 is not perm

Floor element	Description	Area (m ²)	Construction R-value	Heat loss
1	CONCRETE	40.0	1.50	26.7
2				
3				
4				
5				

Total area 40.0 m²

Floor heat loss 26.7 W/°C

Vertical glazing: Vertical glazing only (steeper than 60°), including glazing in doors. Skylights are on the Skylight table.

If the glazing R-value is not known, use a value of 0.15

Glazing element	Description	Area (m ²)	Construction R-value	Heat loss
1	WEST WALL	8.4	0.24	35.0
2	EAST WALL	4.4	0.24	18.4
3	SOUTH WALL	3.1	0.24	13.0
4				
5				
6				
7				
8				
9				
10				
	From Glazing Schedule	0.0		0.0

Total area 15.9 m²

Total vertical glazing heat loss 66.4 W/°C

Doors: Only the non-glazed area of doors is included. The glazed area of doors must be entered in the Glazing table.

The heat loss of doors is automatically set to 0 if the total door area is ≤ 6m² or 6% of the total wall area.

If the area of doors are above 6m² or 6% of the total wall area then the marginal heat loss needs to be considered.

If the insulation values of the walls are different or the insulation value of the doors are different then

the assignable heat loss due to doors can not be calculated using this tool.

If the R-value of a door is not entered a default value of R 0.18 is automatically used.

Door element	Description	Area (m ²)	Construction R-value	Heat loss
1				0.0
2				0.0
3				0.0
4				0.0
5				0.0
	From Door Schedule	0.0		0.0

Total area 0.0 m²

Attributable 0.0 0.00 0.0 W/°C

BRO Revision Received
Date Received
26.08.21

Waikato District Council
Building Consent Number
BLD2156/21

APPROVED

SOIL INVESTIGATION REPORT

175B Kerie Road
Taupiri
P21622

Client: De Malmanche

Date: 22nd July 2021

By: JM

Email: James@probase.co.nz

REPORT SUMMARY

Probase Engineering has been engaged by De Malmanche to provide a soil investigation report for a proposed extension to an existing dwelling at 175B Kerie Road, Taupiri. This report presents the tests carried out on site, results, and development recommendations. This report is intended to support the application for building consent.

BRO Revision Received
Date Received
26.08.21

PROBASE ENGINEERING LTD | PO Box 20 492 Hamilton | 07 850 4093



Waikato District Council
Building Consent Number
BLD2156/21

SUMMARY OF FINDINGS

Probase Engineering recommends the following:

APPROVED

Option 1:

- **Raft type foundation (Firth RibRaft or approved equal).**
 - A minimum of topsoil and near surface material to (**Approx. 500-800mm**) at 1000mm outside the footing lines is to be stripped over the entire floor slab area to reach the proposed foundation subgrade level.
 - The proposed excavation and replacement of compacted granular material will negate the effects of expansive soils on the foundation system making the ground requirements NZS3604:2011 compliant, subsequently falling within the parameters of the Firth Ribraft requirements.

Option 2:

- **Removal and backfill of Topsoil and unsuitable material to 1000mm below existing ground level (EGL) within the area of the proposed extension.**
 - Excavation depth is indicative only, there may be areas onsite that require further excavation – to be inspected during construction.
- **Standard NZS3604:2011 concrete slab on grade foundation with continuous footing.**
The excavation and backfill methodology will make the proposed foundation NZS3604:2011 compliant.

DISTRIBUTION

Company	Number of Copies
De Malmanche	1 copy
Probase Engineering Ltd (file)	1 copy

1 INTRODUCTION

1.1 Engagement and Scope

Probase Engineering was engaged by De Malmanche to conduct a soils investigation at 175B Kerie Road, Taupiri. It is proposed to construct an extension to an existing single-level dwelling at the above address. The scope is as follows:

- Soils investigation in accordance with NZS 3604:2011.
- Foundation recommendations.

1.2. Existing Information

No existing geotechnical information was available at the time of this report.

2 SOIL INVESTIGATION

2.1. Field Testing

In accordance with NZS 3604:2011, a soils investigation was conducted on the 21st of July 2021. Testing was carried out at Two test positions across the site and comprised:

- Two Hand augers, with shear vane testing.
- A visual inspection and walk over of the site.

Field data from testing is outlined in the attached 'Soil Logs'. Test position locations and general arrangement of the site is outlined in the attached sketch 'Test Location Plan'.

2.2. Test Results

Test results indicate bearing capacities are above 300 kPa ultimate bearing. Therefore, soils below topsoil meet the definition of 'Good Ground' in accordance with NZS 3604:2011 the non-specific design standard for Timber Framed Buildings.

2.3. Expansive Soils

Expansive soils contain minerals (clays) that are capable of absorbing water and are subject to swelling and shrinkage during times when soil moisture contents fluctuate with seasonal conditions (wet and dry conditions). Expansive soils undergo volume changes which can exert enough force upon a building to cause damage, such as cracking of foundations and slab up lift. However, it should be noted that the dig out and replacement of granular material methodology will negate the effects of expansive soils making the ground conditions NZS3604:2011 compliant.

2.4. Liquefaction Consideration

Detailed liquefaction investigation and analysis is not included within the scope of works for this project. However, investigation data retrieved from on-site testing is not reminiscent of similar soils profiles that have potential for liquefaction induced settlement due to shaking in an earthquake event. Expansive soils were discovered on site. The foundation technical category of the soils discovered on site when considering

liquefaction can be classed TC1. Expansive soils are cohesive soils are not typically prone to liquefaction. Therefore, it is recommended that liquefaction does not govern foundation design.

2.5. Ground Conditions

Parameter	Finding
Geological Unit:	Walton Subgroup
Site Condition:	Brownfield – Existing dwelling.
Ground Contours:	Slightly undulating – some cut/fill required, with a slope >15m away from the building platform
Soil Composition:	Silty CLAY, SILT
Water Table Depth:	Not Encountered
Fill:	Not Encountered
Organic Soils:	Topsoil depth only
Expansive Soils:	S class material encountered, with deeper M class material

2.6. Ground preparation

To prepare the proposed building platform:

- Topsoil and near surface material **500-800mm (option 1) or 1000mm (option 2)** is to be excavated below EGL over the entire floor slab area roughly coinciding with the SILT and CLAY where good ground is achieved.
- Excavations shall occur at a minimum of **1000mm** outside of the footing lines to reach the proposed foundation subgrade level.
- Excavation depth is indicative only, there may be areas onsite that require further excavation – to be inspected during construction.
- Any soft ground, such as soft peat, soft clays, and organic matter (tree stumps, roots etc.) exposed by the excavation shall also be removed.

Upon completion of subgrade excavation, the ground is to be proof-rolled prior to backfilling with a minimum of 5 passes by a 2-tonne self-propelled vibrating roller. However, this will be at the discretion of the engineer.

To bring the building platform up to the required finished floor level(s), backfill (structural fill) consisting of a suitable imported granular fill material (pit sand or similar) should be placed and compacted over the entire proposed foundation subgrade in layers not exceeding 150mm.

- Compacted fill material is required to have a bearing capacity greater than 300 kPa in accordance with NZS 3604:2011 (minimum safe bearing of 100 kPa).

2.7. Foundation Details

Option 1:

- **Raft type foundation (Firth RibRaft or approved equal).** This type of foundation has the benefit of spreading imposed loads over the floor area as opposed to the concentrated area beneath the footing lines and load bearing walls.
 - The proposed excavation and replacement of compacted granular material will negate the effects of expansive soils on the foundation system making the ground requirements NZS3604:2011 compliant.

Waikato District Council

Building Consent Number

Option 2:

BLD2156/21

- Removal and backfill of Topsoil and unsuitable material to 1000mm below existing ground level (EGL) within the area of the proposed extension.

APPROVED Excavation depth is indicative only, there may be areas onsite that require further excavation – to be inspected during construction.

- **Standard NZS3604:2011 concrete slab on grade foundation with continuous footing.**

The excavation and backfill methodology will make the proposed foundation NZS3604:2011 compliant.

3 INSPECTIONS

Subgrade Inspection - To satisfy statutory and council building requirements a suitably qualified engineer is required to inspect the excavated subgrade. This is to occur prior to backfilling to confirm subsurface soils exposed are representative of investigation findings.

Sand pad/ Compaction Test – Where sand is used as compacted fill and is equal to or more than 600mm, a suitably qualified engineer is required to test the compaction to ascertain that the sand pad has a minimum penetrometer test result of 5 blows/100mm. However, a sand pad inspection is dependent on the subgrade inspection confirming the initial report findings.

4 LIMITATIONS

Recommendations given in this report are based on site data retrieved from the bore holes from discreet locations, soil exposures, Scala Penetrometer results and other test results. Inferences about subsurface soils away from the test locations at the site can be made but cannot be guaranteed. Variations in ground conditions from those described in this report could exist across the site and that ground conditions can vary with seasonal changes. Allowances for construction should be made for these conditions.

This report has been prepared specifically for our client based on their project brief and no responsibility is accepted for the use of any part of this report by others or for any other purpose. It contains my professional opinion regarding foundation stability based on the data retrieved from the specific tests and boreholes completed and is not to be construed as a guarantee that the whole site is suitable for the foundations originally proposed.

Contamination risks are not covered and outside the scope of this report.

Quality Assurance Statement		
Task	Responsibility	Signature
Testing and Report by:	Jamie Masters Engineering Technician	
Reviewed and approved for issue by:	James Harper NZDE, BEngTech, CMEngNZ	

James Harper is a Chartered Member of Engineering New Zealand and a Registered Producer Statement Author for the Waikato Building Consent Group: Registration #535

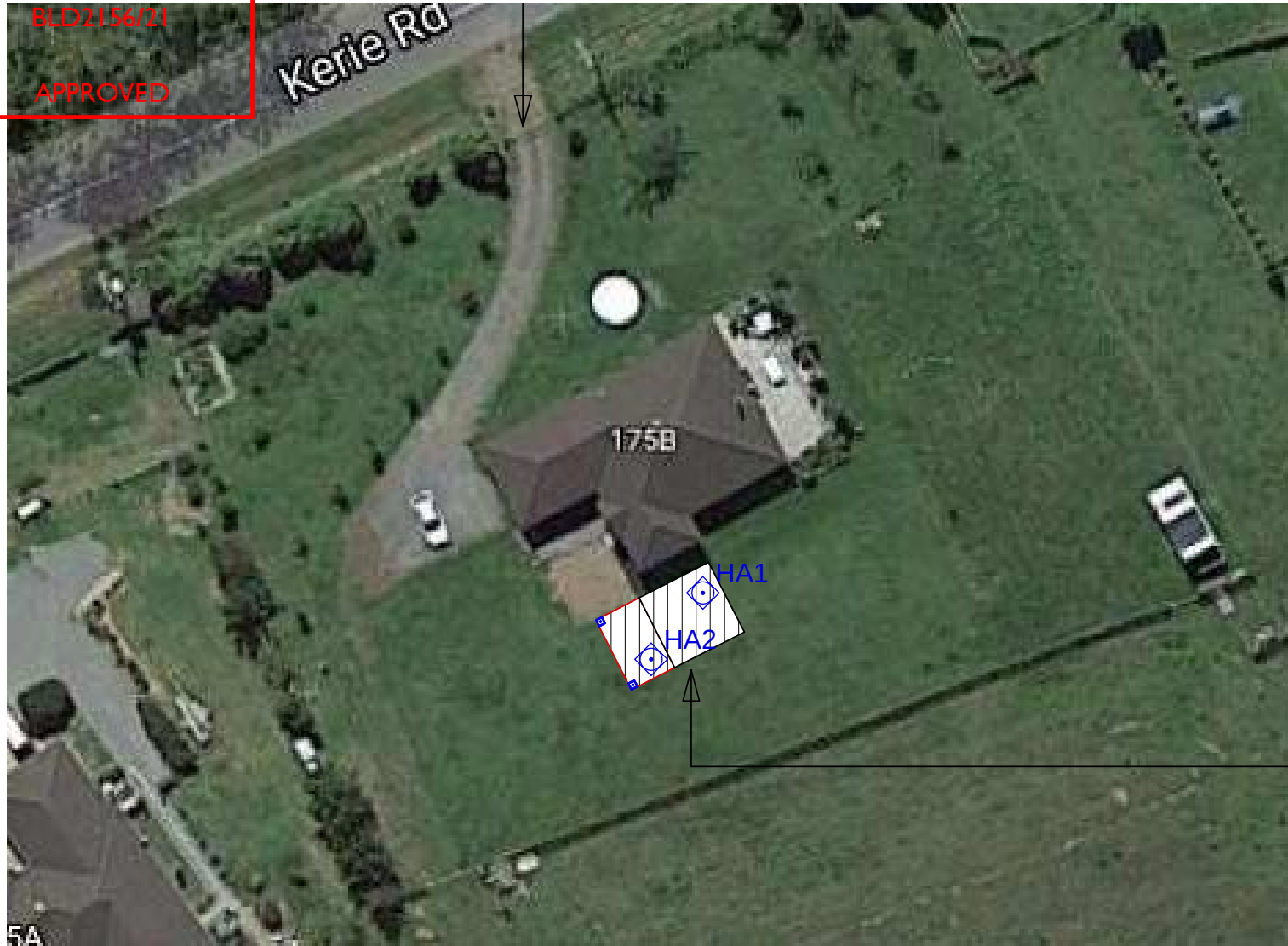
Waikato District Council
Building Consent Number
Appendices
BLD2156/21

Test Location Plan
APPROVED

Soil Test Results

Producer Statement

Waikato District Council
 Building Consent Number
 BLD2156/21
 APPROVED



LEGEND

- MA Machine Auger
- HA Hand Auger
- DCP/HA Hand Auger w. DCP
- DCP Dynamic Cone Penetrometer
- CPT CPT Test
- TP Test Pit
- ST Soakage Test



Project Title: 175B Kerie Road, Taupiri

Figure Title: Test Location Plan

Author: BOS

Date: 21/07/2021

Job No: P21622

Figure: 1

Waikato District Council
Building Consent Number
BLD2156/21



PROJECT: 175B Kerie Road
CLIENT: De Malmarche
LOCATION: Taupiri

JOB No. P21622
DATE: 21/07/2021
TESTED BY: JM/BOS
SHEAR VANE ID: 2710

Refer to attached Site Plan for testing locations

BOREHOLE ID: HA1

Depth (m)	No of Blows ¹	Scala Penetrometer (Blows / 100mm) 2 4 6 8 10					SOIL DESCRIPTION ²	Depth (m)	UNDRAINED SHEAR ³ (kPa)	Geologic Unit	Ground Water	
0.5							TOPSOIL; dark brown. Moist	0.5		Topsoil	Groundwater not encountered	
1.0							SILT, some clay; light brown. Very stiff, moist, sensitive to moderately sensitive	1.0	149/30	Undifferentiated Walton Subgroup alluvium		
						157/55						
1.5							silty CLAY; orange brown. Hard, moist	1.5	210+			
2.0								2.0	210+			
2.5							End of borehole at 2.0m - Target depth.	2.5				
3.0								3.0				
3.5								3.5				
4.0								4.0				
4.5								4.5				

Notes:

Reference:

- 1 = Results obtained in accordance with NZS4402, Test 6.5.2:1988
2 = Refer NZGS Field Description of Soil and Rock Dec 2005 for further information
3 = Refer to Guideline for Hand Held Shear Vane Test; NZGS August 2001
4 = <https://data.gns.cri.nz/geology/>

Probase Engineering Limited - PO Box 20 492 - Hamilton - 07 850 4093

Waikato District Council
Building Consent Number
BLD2156/21



PROJECT: 175B Kerie Road
CLIENT: De Malmarche
LOCATION: Taupiri

JOB No. P21622
DATE: 21/07/2021
TESTED BY: JM/BOS
SHEAR VANE ID: 2710

Refer to attached Site Plan for testing locations

BOREHOLE ID: HA2

Depth (m)	No of Blows	Scala Penetrometer (Blows / 100mm) 2 4 6 8 10					SOIL DESCRIPTION ²	Depth (m)	UNDRAINED SHEAR ³ (kPa)	Geologic Unit	Ground Water	
0.5							TOPSOIL; dark brown. Moist	0.5		Topsoil	Groundwater not encountered	
1.0							SILT, some clay; light brown. Very stiff, moist, moderately sensitive silty CLAY; orange brown. Very stiff to hard, moist, moderately sensitive	1.0	152/45	Undifferentiated Walton Subgroup alluvium		
						123/45						
1.5								1.5	210+			
						210+						
2.0								2.0				
						210+						
2.5							End of borehole at 2.0m - Target depth.	2.5				
3.0								3.0				
3.5								3.5				
4.0								4.0				
4.5								4.5				

Notes:

Reference:

- 1 = Results obtained in accordance with NZS4402, Test 6.5.2:1988
2 = Refer NZGS Field Description of Soil and Rock Dec 2005 for further information
3 = Refer to Guideline for Hand Held Shear Vane Test; NZGS August 2001
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Producer Statement Author

Registration #0535

This is to recognise that **James Harper** is approved by The Waikato Building Consent Group as a producer statement author for the following scope of works:

Scope of Work (This approval is limited to items):

Engineering - Geotechnical, Wastewater and Stormwater Systems

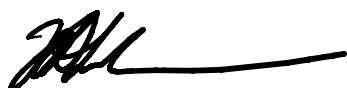
Relevant PS type and limitations:

PS1, PS4

NA

Insurance Expiry Date: **14/02/2022**

- Limited in validity to a period of one year to **01/07/2022** unless cancelled in writing sooner.
- This author can be removed from the register at anytime for any reason if the review panel find this person unfit to provide producer statements.



Kelvin French

