

Privacy Clause: The information requested under the Building act 1991 will be used to process your Building Consent application. This information is held in a public register and is available for public perusal. Under the Local Government Official Information and Meetings Act (LGOIMA), you may request that the plans and specifications submitted with this application remain confidential because of either copyright or security.

Under the Privacy Act 1993 you have the right of access to personal information about you held by the Matamata-Piako District Council and you are entitled to request the information about you to be corrected.

Signed by/for and on behalf of the applicant:

Name: Steve Elmer

Signature: [Signature]

Position: Operations Manager

Date: 24 10 99

FOR OFFICE USE ONLY

Fees	Receipt No.	
Administration Fee: <u>\$45.00*</u>		* Non-refundable Administration Fee payable at the time of the application
Building Consent: \$.....		
Code Comp Cert: \$25.00		
Water Connection: \$.....		
Sewer Connection: \$.....		
Stormwater: \$.....		
Services Damage Dep: \$.....		
B.R.A.N.Z. \$.....		
B.I.A. \$.....		
TOTAL \$.....		

Te Aroha Area Office
PO Box 266, 35 Kenrick Street
Te Aroha
Ph: (07) 884 8179
Fax: (07) 884 8865

Morrinsville Area Office
PO Box 45, 25-29 Allen Street
Morrinsville
Ph: (07) 889 7032
Fax: (07) 889 6740

Matamata Area Office
PO Box 14, Tainui Street
Matamata
Ph: (07) 888 7158
Fax: (07) 888 5049



Matamata Piako APPLICATION FOR BUILDING CONSENT (Section 33 Building Act 1991)



Insert a Cross in Each Applicable Box. All Relevant Documents in Duplicate

PIM: 14606

BC: 14607

PART A (Completed in All Cases)

- ☐ Application for Building Consent Only in accordance with PIM No.
☒ Application for both Building Consent and Project Information Memorandum.

OWNER*
Name: <u>Lot 77 J. Gommans</u> <u>Lot 78 Showhome</u>
Postal Address: <u>9. PO Box 22</u> <u>Huntly</u>
Phone No.: <u>as per builder</u> Fax: <u>"</u>
Cellphone No.: <u>"</u>

BUILDER
Name: <u>Laser Systems</u>
Postal Address: <u>PO Box 22</u> <u>Huntly</u>
Phone No.: <u>(07) 828 9673</u> Fax: <u>(07) 828 9673</u>
Cellphone No.: <u>Graeme Kenyon 025 279 4938</u> <u>Steve Elmer 025 279 5041</u>

PROJECT LOCATION
Street No: <u>Tasman Village</u> <u>lots 77 & 78</u>
Street/Road Name: <u>Seafes road</u>
Town/District: <u>Morrinsville</u>

LEGAL DESCRIPTION
Valuation Roll No.: <u>OS305/325.04</u>
Lot: <u>1</u> DP <u>75234</u>
Section: <u>3.7249 Hect.</u> Block <u>"</u>

DESCRIPTION OF WORK
<u>Construction of two home units at Tasman Village</u>

SIZE OF BUILDING
Floor Area: <u>lot 77 142.0</u> <u>lot 78 126.0 m²</u> <u>combined floor area: 268.0m²</u>

TOTAL VALUE OF WORK
\$ <u>270,000.00</u> (total inclusive GST) (Include value of Plumbing and Drainage)

NATURE OF CONSENT
☒ New Building
☐ Alterations and/or Additions, etc..
☐ Install Heating Appliances
☐ Demolition
☐ Off Site Construction

INTENDED LIFE
Intended Life:
☒ Indefinite but not less than 50 years or
☐ Specified as years

* Must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PART B

(Complete if you have not applied for a Project Information Memorandum separately)

Attached, for consideration in respect of any necessary authorisations other than Building Consent, are details of the project(s) proposed:

☒ Location of buildings in relation to legal boundaries (Site Plan)	☐ Any cultural heritage significance of the building or building site, including whether it is on a Marae
☒ External dimensions of buildings	☐ Is the proposed building within 20 metres of a stream or natural watercourse
☒ Provisions to be made for vehicular access	☐ Other details:
☐ Provisions to be made in building over or adjacent to any road or public place	
☒ Provisions to be made for disposing of stormwater and wastewater	
☐ Precautions to be taken where building work is to take place over any exiting drains or sewers or in close proximity to wells or watermains	
☐ If you are building a house on a farm, how many other houses are on the farm _____	
☐ Connections to public utilities	

PART C

(Complete in all cases)

The attached plans and Specifications include:

☒ All information necessary to verify that the building work, if properly completed in accordance with those plans and specifications, will comply with the provisions of the Building Act 1991 and the New Zealand Building Code, including:	
☐ Building Certificates	☒ References to accreditation certificates
☐ References to Determinations	☐ Producer Statement
☐ References to Approved Documents	

☐ Proposed procedures (if any) for inspection by or on behalf of the owner during building work, including:

- | |
|---|
| ☐ Inspection by building certifier(s) |
| ☐ Producer statements as to inspection |

PART D

(Complete in all cases as much as possible.
Give Names, Address and Telephone Numbers)

Designer(s): Caser Systems P.O. Box 22 Huntly

Building Certifier(s): _____

Drainlayer (Registered): McGaughran Plumbing 2 Orslow Street Huntly

Reg No.: 10414

Plumber (Craftsman): McGaughran Plumbing 2 Orslow Street Huntly

Reg No.: 10414

Gasfitter (Craftsman): _____

Reg No.: _____

Electrician: McDonald Electrical P.O. Box 161 Huntly

Other Key Personnel: _____

PART E

(Complete for all new buildings and alterations except for single residential dwellings)

The building will contain:

Automatic sprinkler systems or other systems of automatic fire protection	Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire	Emergency warning systems for fire or other dangers
Emergency lighting systems	Escape route pressurisation systems	Riser mains for fire service use
Any automatic back-flow preventer connected to a portable water supply	Lifts, escalators, or travelators or other similar systems	Mechanical ventilation or air conditioning system serving all or a major part of the building
Means of escape from fire	Building maintenance units for providing access to the exterior and interior walls of buildings	Such signs as are required by the building code in respect of the above-mentioned systems
Safety Barriers	Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975	
Hand-held hose reels for fire-fighting	Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975	
	Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code	

(Complete only if you have inserted a cross in any of the boxes in Part E)

Proposed procedures for inspection and maintenance to be included in the compliance schedule are attached in respect of:

☐ Each of the above systems contained in the building
☐ Means of escape from fire
☐ Safety barriers
☐ Means of access and facilities for use by people with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975

COVER SHEET

PIM Application No: 14606
Related: BC Application No: 14607

Date Received: 25/05/99
Area: 10 MVILLE URBAN

Name: VARIOUS
Address: 2 SEALES ROAD
MORRINSVILLE 2251

Lot: 0
DP:

Assessment: 05305/325.04

Property ID: 0383/0002P

Action No	Action	Estab	Date Returned
1	Initial Setup	ADMINISTRN	25/5/99
10	Send File to Bldg Advisory Offr	INSPECTORAL	27/5/99
15	Send File to Planning	PLANNING	
70	Issue	ADMINISTRN	8/7/99

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

sent for fees 27/5/99
received 8/7/99

CODE COMPLIANCE CERTIFICATE No. 14607C

Issued by Matamata-Piako District Council - Section 43(3) - Building Act 1991

Building Consent No: 14607

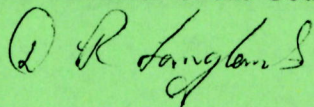
<u>PROJECT</u> New or Relocated Building ☒ Alteration ☐ <u>INTENDED USE(S) [in detail]</u> 2 New Dwelling UNITS.	<u>PROJECT LOCATION</u> 2 Seales Road Morrinsville <u>LEGAL DESCRIPTION</u> Lot 1 DPS62013
<u>INTENDED LIFE</u> Indefinite but not less than 50 years ☒ Specified as 5 years ☐ Demolition ☐ Being stage 1 of an intended 1 stages	<u>COUNCIL CHARGES</u> The Council's total charges payable on the uplifting of this code compliance certificate, in accordance with the attached details are: Fee: \$25.00 PAID \$25.00 Receipt No.

This is:

- ☒ A Final code compliance certificate issued in respect to all of the work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached .1.. page(s) headed "Conditions of Code Compliance Certificate No. (being this certificate).

Signed for an on behalf of the Council:

Name:



Position: Building Advisory Officer

Date: 19 November, 1999

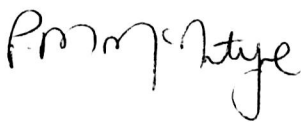
REG-2F13 Issue 1

BUILDING CONSENT – CODE OF COMPLIANCE CERTIFICATE

Enclosed is the Code Compliance Certificate for your recently completed building work.

This document certifies that your building complied with all the requirements of the Building Code at the time of final inspection. This document is an important legal certificate and should be kept in a safe place for future reference by you and successive owners of the property.

Yours faithfully



Pauline McIntyre
ADMINISTRATION



Quality
Endorsed
Company

DISTRICT OFFICE:

35 Kenrick St,
PO Box 266, Te Aroha 2971
Phone: 0-7-884 0060, Facsimile: 0-7-884 8865

MATAMATA OFFICE:

Cnr. Tainui & Tui Sts,
PO Box 14, Matamata 2271
Phone: 0-7-881 9050, Facsimile: 0-7-888 5049

MORRINSVILLE OFFICE:

25 - 29 Allen St,
PO Box 45, Morrinsville 2251

Consent No: <u>14606</u>	Valuation No: <u>05305/325.04</u>
Owner: <u>J Gomers</u>	Legal Desc: <u>Lot 77</u>
Site Address: <u>2 Seales Rd</u> <u>Morrinsville</u>	

PLEASE CIRCLE APPROPRIATE OPTIONS

THIS PROJECT MEMORANDUM IS:

- A. 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 not yet applied for.
- ☒ B. Confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 1991 and any requirements of Building Consent No ____ attached.
- C. Notification that other Authorisations must be obtained before a Building Consent will be issued.
- D. Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND CONCERNED IS AS FOLLOWS:

- ☒ A. No information concerning Special Features of the land has been identified.
- B. The proposed building work to be sited on this land which Council has identified in its records as being subject to potential erosion.
- C. The proposed building work to be sited on this land which Council has identified in its records as being subject to potential subsidence.
- D. The proposed building work to be sited on this land which Council has identified in its records as being subject to potential avulsion.
- E. The proposed building work to be sited on this land which Council has identified in its records as being subject to potential alluvion (matter deposited via flooding)
- F. The proposed building work to be sited on this land which Council has identified in its records as being subject to possible falling debris.
- G. The proposed building work to be sited on this land which Council has identified in its records as being subject to inundation (flooding)
- H. The proposed building work to be sited on this land which Council has identified in its records as being subject to potential slippage.

INFORMATION ABOUT THE LAND OR BUILDINGS CONCERNED NOTIFIED TO THE COUNCIL BY ANY STATUTORY ORGAINISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS IS AS FOLLOWS:

- ☒ A. No information regarding classification has been received by Council from any statutory orgainisation.
- B. The following classification made on land or buildings concerned are attached.

DETAILS OF RELEVANT UTILITY SYSTEMS ARE AS FOLLOWS:

- ☒ A. Details of public utility systems are attached.
- B. There are no public utility systems available for this property.
- C. We have no record of any public utility systems available for this property. We recommend appropriate site investigations.

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN GRANTED ARE AS FOLLOWS:

- A. A list of authorisations granted for this property are attached.
- ☒ B. There have been no authorisations granted for the property

DETAILS OF AUTHORISATIONS WHICH MUST BE OBTAINED BEFORE A BUILDING CONSENT WILL BE ISSUED:

- A. A List of authorisations required are attached.
- ☒ B. No further authorisations are required.

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN REFUSED ARE AS FOLLOWS:

- ☒ A. No authorisations have been refused.
- B. A list of authorisations refused is attached.

COMPONENT	YES/NO	SIGN	COMMENTS	TIME
-----------	--------	------	----------	------

ENGINEERING OFFICER

Locate Water Services (see attached)
 Locate Sewer Services (see attached)
 Locate S/W Services (see attached)
 Vehicle Crossing
 Entrances
 Send to EHO

E.H.O.

Health/Dang. Goods.
 Licensing
 Send to ADMIN

PLANNING

PREVIOUS PLANNING CONSENTS RELEVANT TO PROJECT: YES/NO TIME

File Reference: _____

Relevant Conditions of Consent: _____

ZONING:

Zoning Use: Permitted Controlled Discretionary Non-Complying Prohibited

BULK AND LOCATION:

COMPLIANCE

(yes/no)

Minimum Yards:

Font - _____ m
 Side - _____ m
 Rear - _____ m
 Rear Site - _____ m

☐

Maximum Coverage: _____

percent

☐

Maximum Height: _____

m

☐

If there is a building line restriction on the property, does the location of the building project comply with that control?

☐

DEVELOPMENT CONTROLS:

Design/Landscaping: _____

☐

Required number of on-site car parks : _____

☐

If a verandah is required to be provided, is it designed in accordance with the rules of the District Plan ?

☐

MISCELLANEOUS:



**matamata
piako**
district council

INVOICING OF FEES

PIM Fee:	\$20.00
Administration:	\$25.00
Code Compliance Certificate:	\$25.00

Environmental Health Officer:	☐ ☐ ☐ ☐ ☐ ☐	
Check Plans, Site Visit and Search of	☐ ☐ ☐ ☐ ☐ ☐	
Council Records and Report	TOTAL = _____ @ \$55.00/hr	\$

Engineering Services:	☐ ☐ ☐ ☐ ☐ ☐	
Engineers Site Visit and Search of	☐ ☐ ☐ ☐ ☐ ☐	
Council Records and Report	TOTAL = _____ @ \$55.00/hr	\$

Design Engineer:	☐ ☐ ☐ ☐ ☐ ☐	
Check Plans, Specifications and Schedules	☐ ☐ ☐ ☐ ☐ ☐	
where required. Site inspection if necessary	TOTAL = _____ @ \$55.00/hr	\$

Planning Services:	☐ ☐ ☐ ☐ ☐ ☐	
Check proposed work in relation to	☐ ☐ ☐ ☐ ☐ ☐	
Resource Management Matters	TOTAL = _____ @ \$60.00/hr	\$

Inspectorial Services	☒ ☒ ☒ ☐ ☐ ☐	
Check Plans, Site Visit and Search of	☐ ☐ ☐ ☐ ☐ ☐	
Council Records and Report on Second hand buildings	TOTAL = _____ @ \$55.00/hr	\$ 25.50

Number of Inspections required at this stage:		
6	TOTAL = 3 @ \$55.00/hr	\$ 165

- | | |
|-------------------------------------|---------------------|
| ☒ | Footing |
| ☒ | Bond Beam |
| ☒ | Floor |
| ☒ | Drainage |
| ☐ | Pre Line (Building) |
| ☒ | Pre Line (Plumbing) |
| ☐ | Insulation |
| ☒ | Completion |

WATER CONNECTIONS: \$

SEWER CONNECTIONS: \$

STORMWATER: \$

SERVICE DAMAGES DEPOSIT: \$

— BUILDING RESEARCH LEVY: \$

— B.I.A. LEVY: \$

CONSULTANTS: \$

TOTAL FEES CHARGES: \$

Proforma Invoice

Matamata-Piako District Council
P O BOX 266 TE AROHA (KENRI
P O BOX 45 MORRINSVILLE (CANAD
P O BOX 14 MATAMATA (TAINU

Date: Thu 27 May 1999
Application No: 14607
Assessment No: 05305/325.04
Property ID: 0383/0002P

Attention:
VARIOUS
C/- PO Box 22
HU

Pay At:
35 Kenrick Street, Te Aroha
25 Allen Street, Morrinsville
Cnr Tainui & Tui Str. Matamata

Fee	Description	Quantity	Paid/ Credited	Now Due
BAOFE	B.A.O. FEE (DESK TIME ONLY)		\$0.00	\$55.00
BIA	Building Industry Authority Levy		\$0.00	\$175.50
BRANZ	BUILDING RESEARCH LEVY		\$0.00	\$270.00
CCMPL	CODE COMPLIANCE FEE	1	\$0.00	\$25.00
INSPT	SITE INSPECTION FEES	6	\$0.00	\$165.00
			=====	
			Total	\$690.50

sent for fees 27/5/99

MATAMATA-PIAKO DISTRICT COUNCIL

35 KENRICK STREET
PO BOX 266, TE AROHA
GST No. 50-786-439

Received from:

Laser systems Ltd
(Building consent (2))

Account No.:

Initials: *AJ. (b/s 77-78)*

No 21096

DATE: *28/5/99*

CHEQUE	\$ 90-00
CASH	\$
TOTAL	\$ 90-00

Tainui Press - Matamata

BUILDING CONSENT No:14607
Section 35, Building Act 1991

OWNER: VARIOUS
C/- PO Box 22
HUNTLY

CONTACT: LASER SYSTEMS
PO BOX 22
HUNTLY

PH:07-828 9671 Bus

Application received: 25May99

Issued:08Jul99

The project is for: NEW CONSTRUCTION
Intended Use(s): Construction of two home units at Tasman Village
Intended life: Indefinite but not less than 50 years
Value of Work: \$270,000.00

Street Address: 2 SEALES ROAD, MORRINSVILLE 2251

Property ID: 0383/0002P

Assessment No: 05305/325.04

LOT 1 DPS 62013 LOT 41 DPS 70736 LOT 1 DPS 75234 PUI-8 10-12 14-18 FDU

Council's total charges for this Building Consent were: \$690.50

Payments to date:

Receipt number: 1606363	Date: 28May99	Amount:	\$55.00
Receipt number: 1613443	Date: 08Jul99	Amount:	\$645.50
Receipt number: 1606363	Date: 26May99	Amount: -	\$10.00

1: CONDITIONS OF BUILDING CONSENT:

The Conditions of this Building Consent are as follows:-

2: APPROVAL:

Building Consent is approved only on the basis that the Plans and Specifications are in full compliance with the New Zealand Building Code and Building Regulations 1992.

3: BUILDING MATERIALS WITHOUT ACCREDITATION

Council accepts no responsibility for the durability of any materials or building elements without accreditation.

4: DEPARTURE FROM NEW ZEALAND BUILDING CODE

Alternative Design Philosophy is required for any departure before any work commences.

5: ON SITE INSPECTIONS

A total of six on-site inspections have been assessed for this Building project. Should further inspections or extra time beyond that estimated be required, you will be invoiced accordingly.

6: LOCATION OF BOUNDARIES

Location of boundaries must be shown at time of on-site inspection.

7: SOLID FUEL BURNERS

Solid Fuel Burners must be installed in accordance with manufacturers instructions and NZS 7421:1990

8: NEW ZEALAND FIRE SERVICE REPORT

Full compliance with New Zealand Fire Service Report.....attached.

9: OTHER CONDITIONS

OTHER CONDITIONS

Signed for and on behalf of the Matamata-Piako District Council:

Name: A. Anderton

Position: Technical Clerk

Date: 8/7/99.....

Any extra site inspections will be charged for at \$55.00 per hour.

PROJECT INFORMATION MEMORANDUM No:14606
Section 31, Building Act 1991

OWNER: VARIOUS
C/- PO Box 22
HUNTLY

CONTACT: LASER SYSTEMS
PO BOX 22
HUNTLY

PH:07-828 9671 Bus

Application received: 25May99

Issued:08Jul99

The project is for: NEW
Intended Use(s): Construction of two home units at Tasman Village
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Property ID: 0383/0002P
Assessment No: 05305/325.04
LOT 1 DPS 62013 LOT 41 DPS 70736 LOT 1 DPS 75234 PUI-8 10-12 14-18 FDU

Council's total charges for this Project Information Memorandum
were: \$45.00
Payments to date:
Receipt number: 1606363 Date: 26May99 Amount: \$45.00

1: THIS PROJECT MEMORANDUM IS:

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 attached.

2: THIS PROJECT INFORMATION MEMORANDUM INCLUDES THE ITEMS LISTED BELOW:

3: INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND CONCERNED IS AS FOLLOWS:

No information concerning Special Features of the land has been indentified.

4: INFORMATION ABOUT THE LAND OR BUILDINGS CONCERNED NOTIFIED TO THE COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS IS AS FOLLOWS:-

No information regarding classification has been received by Council from any statutory organisation.

5: DETAILS OF RELEVANT UTILITY SYSTEMS ARE AS FOLLOWS:

Details of Public utility systems are attached.

6: DETAILS OF AUTHORISATIONS WHICH HAVE BEEN GRANTED ARE AS FOLLOWS:

There have been no authorisations granted for this property.

7: DETAILS OF AUTHORISATIONS WHICH MUST BE OBTAINED BEFORE A BUILDING CONSENT WILL BE ISSUED ARE AS FOLLOWS:

No further authorisations are required.

8: DETAILS OF AUTHORISATIONS WHICH HAVE BEEN REFUSED ARE AS FOLLOWS:

No authorisations have been refused.

9: ADDITIONAL INFORMATION

ADDITIONAL INFORMATION

Signed for and on behalf of the Matamata-Piako District Council:

Name.....*A Anderton*.....
Position.....*Technical Clerk*.....
Date.....*8/7/99*.....

Our ref:
Your ref:

Enquiries to: _____



PLAN OF SEWAGE AND STORMWATER DRAINS

Tradesperson to complete all details and draw plan and hand completed document to Council Inspector at time of inspection.

LOCATION OF WORK

STREET/ROAD *Serpents Rd*
(number) (name of street)

Legal description Lot No. *77* D.P. NO
of property

Allotment/Section

OWNER OF PROPERTY

..... *Tasman Village*

TICK FEATURE

new work	(+)
Addition to existing drain	()
alterations to existing drain	()
connection to sewer	(+)
residential	()
commercial/industrial	()
land subject to cross-lease	()

TRADESPERSON

Drainlayer registered No.....

Company or business
Name and address

..... *McGaugham Plumbing*

..... *208/210 St
Huntly*

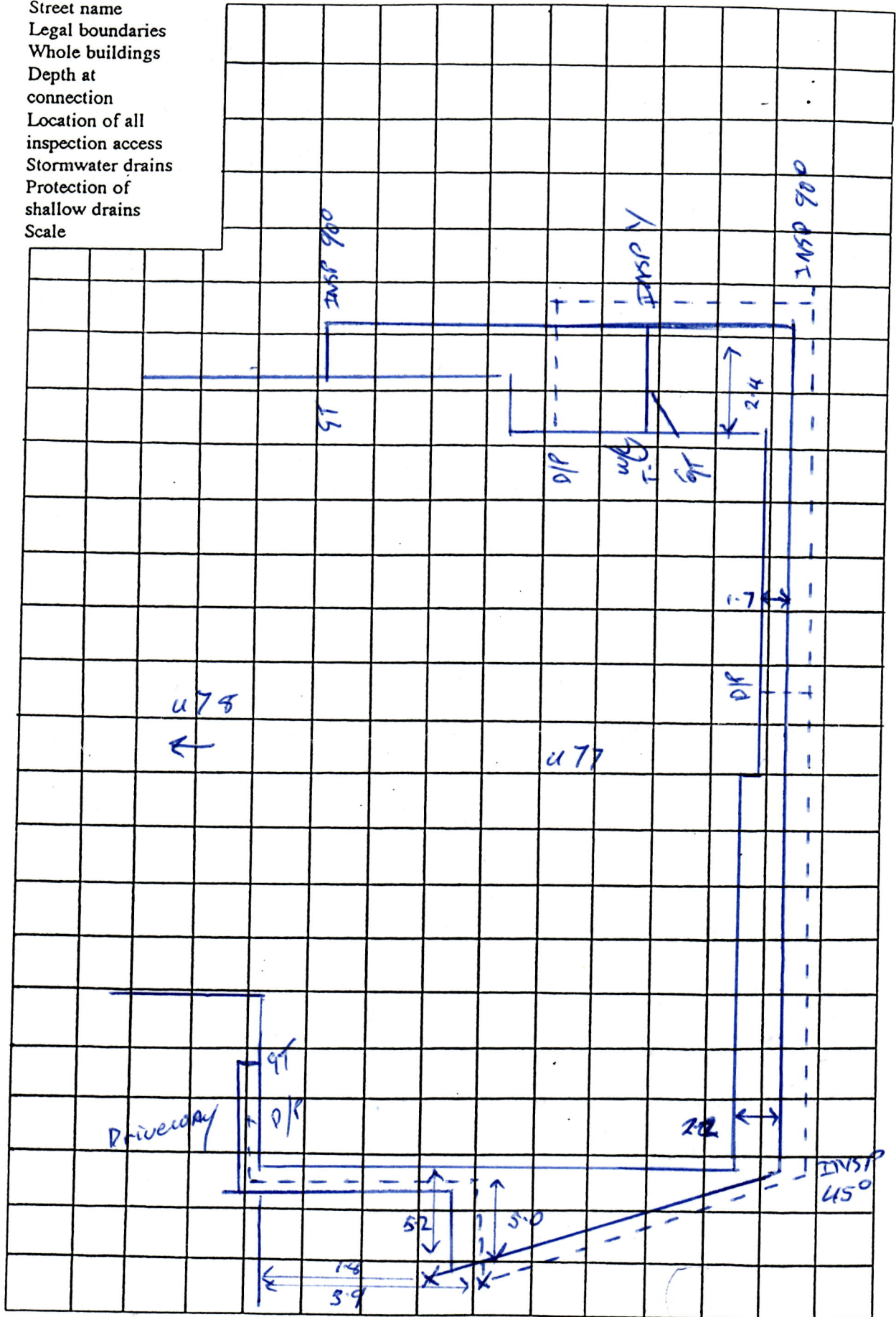
Date work completed *30/8/99*

Permit number for job

Inspectors Notes:

Inspectors Signature

Street name
 Legal boundaries
 Whole buildings
 Depth at connection
 Location of all inspection access
 Stormwater drains
 Protection of shallow drains
 Scale



STREET/ROAD

Our ref:
Your ref:

Enquiries to: _____



PLAN OF SEWAGE AND STORMWATER DRAINS

Tradesperson to complete all details and draw plan and hand completed document to Council Inspector at time of inspection.

LOCATION OF WORK

STREET/ROAD *TASMAN*
(number) (name of street)

Legal description Lot No. *u 78* D.P. NO
of property

Allotment/Section

OWNER OF PROPERTY

.....

TICK FEATURE

new work	()
Addition to existing drain	()
alterations to existing drain	()
connection to sewer	()
residential	()
commercial/industrial	()
land subject to cross-lease	()

TRADESPERSON

Drainlayer registered No.

Company or business
Name and address

..... *M. Goughan Plumbing*

..... *2 Oakes St*

Newly

Date work completed *5/7/99*

Permit number for job

Inspectors Notes:

Inspectors Signature

[illegible]

22 NOV 1996

DESTROY PREVIOUS PRINTS

INSPECTION SHEET

LOT 1 DRS 62013

MATAMATA PIAKO DISTRICT COUNCIL

CONSENT NO:

14607

VALUATION NO:

05305/325.04

OWNER:

J. Connors

PROJECT:

New dwelling

78/77

SITE ADDRESS:

2 Seales Rd
Marinsville

Component to be inspected	COMPONENTS	SIGNED	TIME
SITING			
FOUNDATIONS	Footings on solid clay, steel in place, alright to four footings.	DR	25/6/99
BOND BEAMS 1 2. 3.	Dend beam alright to fill.	DR	28/6/99.
CONC. FLOORS Building P & D Gas E.H.O.	Floor slabs for two units alright to pour. Wastes in slab alright.	DR	30/6/99.
WALL FRAMING Building P & D Gas E.H.O.	Parade fixed down, insulation in, pipes under pressure. Dripping paper not on ext.	DR	12/7/99
ROOF FRAMING			
INSULATION Walls/Floor Ceiling/ Skillion	Works completed. appears alright.	DR	12/11/99
WALL LINING Building E.H.O.			
EXT. CLADDING Walls Roof			
HEATER			
JOINERY			
FIRE FIGHTING EQUIPMENT			
EGRESS COMPONENTS			
DISAB. PERSON FACILITIES			
PLUMBING & DRAINAGE	Sewer drains to unit 78 alright.	DR	3/7/99

MATAMATA PIAKO DISTRICT COUNCIL

FINAL INSPECTIONS - BUILDING COMPONENTS DEEMED COMPLETED

COMPONENT	SIGNATURE	DATE	TIME
BUILDING	<i>[Signature]</i>	<i>12/11/99</i>	
PLUMBING	<i>[Signature]</i>		
DRAINAGE	<i>[Signature]</i>		
E.H.O.			
LIFTS			
GAS			
SERVICES			
RESOURCE MANAGEMENT			
AIR CONDITIONING			

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE
WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.

CODE COMPLIANCE CERTIFICATE NO: _____

Signature: *D. R. Longford*

Designation: *B. A. O.*

Date: *12/11/99*

LASERBILT

LASERSYSTEMS™ LTD

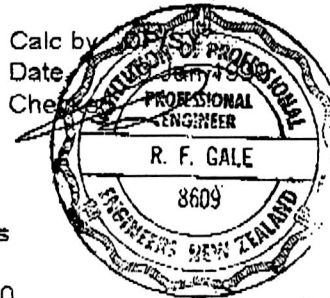
R F GALE & ASSOCIATES LTD

14 Aipahi St Orakei Ph/Fax 09 521 0364

email gale@iconz.co.nz

Job Name **Tasman**
 G & A Ref No **99060**
 Location **Seales Rd, Morrinsville**

Calc by
 Date
 Check

**Single Storey**

Bracing unit calculations for residential Laserpanel walls

Refer to "Gib Board Wall Bracing Systems" Pages 5 & 10

E / quake Zone **B**
 Wind Region **R1**

Hamilton to N of Rotorua
 Auckland to Masterton

Earthquake Regi wind Regions

P11 Table EQ1 - Bracing Units for Walls in Earthquake

Storey	S	Single	T, B or S
Roof cladding	H	Heavy roof cladding	H or L
Wall cladding	H	Heavy wall cladding	H or L
Roof pitch	2	1 = 0-25, 2 = 25-45, 3 = 45-80 degrees	

Minimum no of bracing units **4.1** B U's /m2Wind Zone **P 5 - 8**

Page 5

Wind Region **1** R1
 Terrain **3** Inland
 Site Exposure **e** Exposed
 Topographic Class **m** Moderate
 Total Points
 Wind Zone

Points

0 1 or 2
 0 1 or C
 1 S or E
 1 G, M or E

2
 High

P9 Table W1A & W1B - Bracing Units for Wind

Right to apex
 Roof height above eaves
 Stud height
 Minimum no of bracing units

Single or upper storey

All Should be 'All'
3 m
2.4 3.0 for Top Storey
78 B U's per m across building
78 along

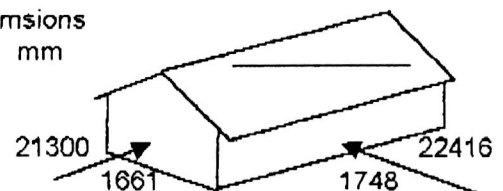
Assume the ridge on the plan is across, ie the ridge is long and the "across" wind blows onto the long wall

Plan dimensions

△ N - S **21300** mm Short **600** o/hang
□ E - W **22416** Long **600**

Roof dimensions

22500 mm
23616



For earthquake - Roof plan area = length x width =

B U' S required = **531** m2
2179 B U's

For wind - Plan dimension for wind from N or S

22416 #REF!

B U' S required = **22.4** m
1748 B U's
21.3 m

- Plan dimension for wind from E or W

21300

78

B U' S required = 1661

B U's

NOTE: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL & BW.
For heavy roofs use the roof plan at eaves level to determine GPA.

Maximum total bracing for any wall

Lenght (m)	0.4	0.6	0.9	2	3	4	5	6	7	8
Maximum bracing	41	58	86	192	288	384	480	576	672	768

Refer to floor plan for the wall panel lengths

LASERPANEL FIXING REFERENCE DETAILS

Fixing details are reference from the LaserBilt Design & Construction Manual.

For loads acting in the N / S direction -wind blowing from the North or South

Wall	Brace type	Width	Material	Fixing	Wind Rating	B U's	Earthquake Rating	B U's
Ext/Bm1+2	LP2	7.3	36 mm Board	Anchor tie down Fig 6.6.1 g	252	252	252	252
"	LP3	7.3	36 mm Board	2 m ext panel at right angle	258	258	258	258
"	LP5	7.3	36 mm Board	Weight of trusses on panel	51	51	51	51
"	LP7	7.3	36 mm Board	Self weight of panel	115	115	115	115
Bm1/Ext	LP5	3.5	36 mm Board	Weight of trusses on panel	22	22	22	22
"	LP7	3.5	36 mm Board	Self weight of panel	21	21	21	21
"	LP4	3.5	36 mm Board	2 m Int panel at right angle	40	40	40	40
Bm2/Bath	LP5	2.2	36 mm Board	Weight of trusses on panel	11	11	11	11
"	LP7	2.2	36 mm Board	Self weight of panel	9	9	9	9
Bm1/Ext	LP2	3.8	36 mm Board	Anchor tie down Fig 6.6.1 g	62	62	62	62
"	LP5	3.8	36 mm Board	Weight of trusses on panel	22	22	22	22
"	LP7	3.8	36 mm Board	Self weight of panel	21	21	21	21
Ext/Corr	LP2	3.0	36 mm Board	Anchor tie down Fig 6.6.1 g	62	62	62	62
"	LP7	3.0	36 mm Board	Self weight of panel	21	21	21	21
"	LP5	3.0	36 mm Board	Weight of trusses on panel	22	22	22	22
Ext/Liv	LP4	5.9	36 mm Board	2 m Int panel at right angle	66	66	66	66
"	LP5	5.9	36 mm Board	Weight of trusses on panel	36	36	36	36
"	LP7	5.9	36 mm Board	Self weight of panel	59	59	59	59
Liv/Ext	LP7	2.0	36 mm Board	Self weight of panel	9	9	9	9
"	LP5	2.0	36 mm Board	Weight of trusses on panel	11	11	11	11
"	LP2	2.0	36 mm Board	Anchor tie down Fig 6.6.1 g	34	34	34	34
Din/ext	LP2	3.5	36 mm Board	Anchor tie down Fig 6.6.1 g	62	62	62	62
"	LP5	3.5	36 mm Board	Weight of trusses on panel	22	22	22	22
"	LP7	3.5	36 mm Board	Self weight of panel	21	21	21	21
Ext/Bed1	LP2	3.5	36 mm Board	Anchor tie down Fig 6.6.1 g	62	62	62	62
"	LP3	3.5	36 mm Board	2 m ext panel at right angle	110	110	110	110
"	LP7	3.5	36 mm Board	Self weight of panel	21	21	21	21
Bm21/liv	LP3	3.5	36 mm Board	2 m ext panel at right angle	110	110	110	110
"	LP5	3.5	36 mm Board	Weight of trusses on panel	22	22	22	22
"	LP7	3.5	36 mm Board	Self weight of panel	21	21	21	21

LdryA1-A2/ext	LP2	5.0	36 mm Board	Anchor tie down Fig 6.6.1 g	142	142	142	142
"	LP5	5.0	36 mm Board	Weight of trusses on panel	36	36	36	36
"	LP7	5.0	36 mm Board	Self weight of panel	59	59	59	59
"	LP4	5.0	36 mm Board	2 m Int panel at right angle	66	66	66	66
Bath/kit	LP4	3.0	36 mm Board	2 m Int panel at right angle	40	40	40	40
"	LP5	3.0	36 mm Board	Weight of trusses on panel	22	22	22	22
"	LP7	3.0	36 mm Board	Self weight of panel	21	21	21	21
Din-Liv/ext	LP2	4.0	36 mm Board	Anchor tie down Fig 6.6.1 g	98	98	98	98
"	LP5	4.0	36 mm Board	Weight of trusses on panel	29	29	29	29
"	LP7	4.0	36 mm Board	Self weight of panel	37	37	37	37
Total =	Wind	OK				2205		2205
Required =	Earthquake	OK				1748		2179
						OK		OK

For loads acting in the E / W direction -wind blowing from the East or West

Wall	Brace type	Width	Material	Fixing	Wind Rating	B U's	Earthquake Rating	B U's
Ext/bm11,21	LP2	8.0	36 mm Board	Anchor tie down Fig 6.6.1 g	319	319	319	319
"	LP5	8.0	36 mm Board	Weight of trusses on panel	58	58	58	58
"	LP4	8.0	36 mm Board	2 m Int panel at right angle	106	106	106	106
"	LP7	8.0	36 mm Board	Self weight of panel	150	150	150	150
Ext/liv Left	LP2	1.7	36 mm Board	Anchor tie down Fig 6.6.1 g	11	11	11	11
"	LP5	1.7	36 mm Board	Weight of trusses on panel	10	10	10	10
"	LP7	1.7	36 mm Board	Self weight of panel	2	2	2	2
Ext/liv Right	LP2	2.0	36 mm Board	Anchor tie down Fig 6.6.1 g	34	34	34	34
"	LP5	2.0	36 mm Board	Weight of trusses on panel	11	11	11	11
"	LP7	2.0	36 mm Board	Self weight of panel	9	9	9	9
Bm11,21	LP3	8.3	36 mm Board	2 m ext panel at right angle	294	294	294	294
"	LP5	8.3	36 mm Board	Weight of trusses on panel	58	58	58	58
"	LP7	8.3	36 mm Board	Self weight of panel	150	150	150	150
Ent/Gar	LP5	6.0	36 mm Board	Weight of trusses on panel	44	44	44	44
"	LP7	6.0	36 mm Board	Self weight of panel	84	84	84	84
Din-Kit/Ext	LP2	6.5	36 mm Board	Anchor tie down Fig 6.6.1 g	193	193	193	193
"	LP5	6.5	36 mm Board	Weight of trusses on panel	44	44	44	44
"	LP7	6.5	36 mm Board	Self weight of panel	84	84	84	84
"	LP4	6.5	36 mm Board	2 m Int panel at right angle	80	80	80	80
Bath/EXT	LP2	2.5	36 mm Board	Anchor tie down Fig 6.6.1 g	34	34	34	34
"	LP5	2.5	36 mm Board	Weight of trusses on panel	11	11	11	11
"	LP4	2.5	36 mm Board	2 m Int panel at right angle	27	27	27	27
"	LP7	2.5	36 mm Board	Self weight of panel	9	9	9	9
Garage/Garage	LP5	6.0	36 mm Board	Weight of trusses on panel	44	44	44	44
"	LP7	6.0	36 mm Board	Self weight of panel	84	84	84	84
Garage/Liv	LP5	5.0	36 mm Board	Weight of trusses on panel	36	36	36	36
"	LP4	5.0	36 mm Board	2 m Int panel at right angle	66	66	66	66
"	LP7	5.0	36 mm Board	Self weight of panel	59	59	59	59
Ext/bm1	LP2	2.6	36 mm Board	Anchor tie down Fig 6.6.1 g	34	34	34	34
"	LP5	2.6	36 mm Board	Weight of trusses on panel	11	11	11	11
"	LP7	2.6	36 mm Board	Self weight of panel	9	9	9	9

Bm1/Bm2	LP4	4.8	36 mm Board	2 m Int panel at right angle	53	53	53	53
	LP5	4.8	36 mm Board	Weight of trusses on panel	29	29	29	29
	LP7	4.8	36 mm Board	Self weight of panel	37	37	37	37
Ent/Bath-Kit	LP4	5.8	36 mm Board	2 m Int panel at right angle	66	66	66	66
	LP5	5.8	36 mm Board	Weight of trusses on panel	36	36	36	36
	LP7	5.8	36 mm Board	Self weight of panel	59	59	59	59
Din-Kit/Ext	LP2	6.5	36 mm Board	Anchor tie down Fig 6.6.1 g	193	193	193	193
	LP5	6.5	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.5	36 mm Board	Self weight of panel	84	84	84	84
Bed2-Bath/Ext	LP2	6.0	36 mm Board	Anchor tie down Fig 6.6.1 g	193	193	193	193
	LP5	6.0	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.0	36 mm Board	Self weight of panel	84	84	84	84
Total =	Wind	OK				3087		3087
Required =	Earthquake	OK				1661		2179
						OK		OK

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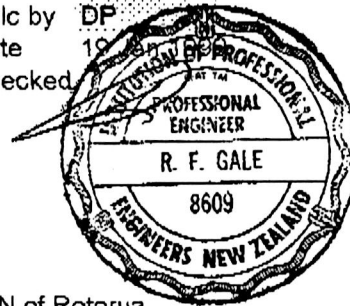
R F GALE & ASSOCIATES LTD

14 Apihai St Orakei Ph/Fax 09 521 0364

email gale@iconz.co.nz

Job Name **Tasman (Type B1&B2)**
 G & A Ref No **99061**
 Location **Seales Rd, Morrinsville**

Calc by **DP**
 Date **19 99**
 Checked



Single Storey

Bracing unit calculations for residential Laserpanel walls

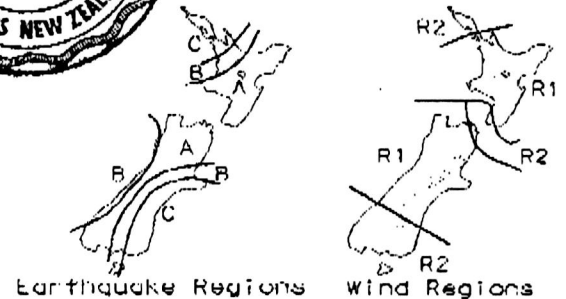
Refer to "Gib Board Wall Bracing Systems" Pages 5 & 10

E / quake Zone **B**
 Wind Region **R1**

Hamilton to N of Rotorua
 Auckland to Masterton

Table EQ1 - Bracing Units for Walls in Earthquake

Storey	S	Single	T, B or S
Roof cladding	H	Heavy roof cladding	H or L
Wall cladding	H	Heavy wall cladding	H or L
Roof pitch	2	1 = 0-25, 2 = 25-45, 3 = 45-60 degrees	



Minimum no of bracing units

4.1 B U's /m2

Wind Zone

P 5 - 8

Page 5

Wind Region	1	R1
Terrain	i	Inland
Site Exposure	e	Exposed
Topographic Class	m	Moderate
Total Points		
Wind Zone		

Points

0	1 or 2
0	1 or C
1	S or E
1	G, M or E

2
 High

Table W1A & W1B - Bracing Units for Wind

Height to apex
 Roof height above eaves
 Stud height
 Minimum no of bracing units

Single or upper storey

All	Should be 'All'
3	m
2.4	3.0 for Top Storey
78	B U's per m across building along
78	



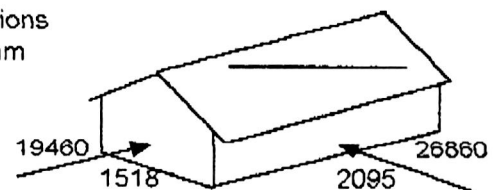
Assume the ridge on the plan is across, ie the ridge is long and the "across" wind blows onto the long wall

Plan dimensions

	N - S	19460 mm	Short	600 o/hang
	E - W	26860 mm	Long	600 mm

Roof dimensions

20660 mm
28060 mm



For earthquake - Roof plan area = length x width =

B U' S required = **580** m2
2377 B U's

For wind - Plan dimension for wind from N or S

	26860	193
--	--------------	------------

B U' S required = **26.9** m
2095 B U's

- Plan dimension for wind from E or W

	19460	78
--	--------------	-----------

B U' S required = **19.5** m
1518 B U's

NOTE: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL & BW.
For heavy roofs use the roof plan at eaves level to determine GPA.

Maximum total bracing for any wall

Lenght (m)	0.4	0.6	0.9	2	3	4	5	6	7	8
Maximum bracing	41	58	86	192	288	384	480	576	672	768

Refer to floor plan for the wall panel lengths

LASERPANEL FIXING REFERENCE DETAILS

Fixing details are reference from the LaserBilt Design & Construction Manual.

For loads acting in the N / S direction -wind blowing from the North or South

Wall	Brace type	Width	Material	Fixing	Wind Rating	B U's	Earthquake Rating	B U's
Ext/bm3,bth	LP2	6.8	36 mm Board	Anchor tie down Fig 6.6.1 g	193	193	193	193
	LP5	6.8	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.8	36 mm Board	Self weight of panel	84	84	84	84
Ext/K/D	LP2	6.9	36 mm Board	Anchor tie down Fig 6.6.1 g	193	193	193	193
	LP5	6.9	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.9	36 mm Board	Self weight of panel	84	84	84	84
Bath/Bath	LP5	2.4	36 mm Board	Weight of trusses on panel	11	11	11	11
	LP7	2.4	36 mm Board	Self weight of panel	9	9	9	9
Bm3/4	LP5	2.5	36 mm Board	Weight of trusses on panel	11	11	11	11
	LP7	2.5	36 mm Board	Self weight of panel	9	9	9	9
Kit/liv	LP5	5.0	36 mm Board	Weight of trusses on panel	36	36	36	36
	LP7	5.0	36 mm Board	Self weight of panel	59	59	59	59
Din/ext	LP5	1.3	36 mm Board	Weight of trusses on panel	10	10	10	10
	LP7	1.3	36 mm Board	Self weight of panel	2	2	2	2
Bm4/5	LP4	3.5	36 mm Board	2 m Int panel at right angle	40	40	40	40
	LP5	3.5	36 mm Board	Weight of trusses on panel	22	22	22	22
	LP7	3.5	36 mm Board	Self weight of panel	21	21	21	21
v/ext	LP2	1.6	36 mm Board	Anchor tie down Fig 6.6.1 g	11	11	11	11
	LP5	1.6	36 mm Board	Weight of trusses on panel	10	10	10	10
	LP7	1.6	36 mm Board	Self weight of panel	2	2	2	2
	LP2	2.5	36 mm Board	Anchor tie down Fig 6.6.1 g	34	34	34	34
	LP5	2.5	36 mm Board	Weight of trusses on panel	11	11	11	11
	LP7	2.5	36 mm Board	Self weight of panel	9	9	9	9
Bm5/gge	LP4	6.8	36 mm Board	2 m Int panel at right angle	80	80	80	80
	LP5	6.8	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.8	36 mm Board	Self weight of panel	84	84	84	84
Gge/gge	LP5	6.1	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.1	36 mm Board	Self weight of panel	84	84	84	84
gge/gge	LP5	6.1	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.1	36 mm Board	Self weight of panel	84	84	84	84

Ext/bm2	LP2	6.6	36 mm Board	Anchor tie down Fig 6.6.1 g	193	193	193	193
	LP5	6.6	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.6	36 mm Board	Self weight of panel	84	84	84	84
Ldy-gge/eny	LP5	6.1	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.1	36 mm Board	Self weight of panel	84	84	84	84
Bth/psge	LP5	6.0	36 mm Board	Weight of trusses on panel	44	44	44	44
	LP7	6.0	36 mm Board	Self weight of panel	84	84	84	84
Bm2/1	LP3	3.5	36 mm Board	2 m ext panel at right angle	110	110	110	110
	LP5	3.5	36 mm Board	Weight of trusses on panel	22	22	22	22
	LP7	3.5	36 mm Board	Self weight of panel	21	21	21	21
Psge/liv	LP5	8.0	36 mm Board	Weight of trusses on panel	58	58	58	58
	LP7	8.0	36 mm Board	Self weight of panel	150	150	150	150
Bm1/ext	LP2	1.2	36 mm Board	Anchor tie down Fig 6.6.1 g	11	11	11	11
	LP5	1.2	36 mm Board	Weight of trusses on panel	10	10	10	10
	LP7	1.2	36 mm Board	Self weight of panel	2	2	2	2
	LP2	1.8	36 mm Board	Anchor tie down Fig 6.6.1 g	11	11	11	11
	LP5	1.8	36 mm Board	Weight of trusses on panel	10	10	10	10
	LP7	1.8	36 mm Board	Self weight of panel	2	2	2	2
Liv/ext	LP2	1.0	36 mm Board	Anchor tie down Fig 6.6.1 g	11	11	11	11
	LP5	1.0	36 mm Board	Weight of trusses on panel	10	10	10	10
	LP2	1.0	36 mm Board	Anchor tie down Fig 6.6.1 g	11	11	11	11
	LP2	1.0	36 mm Board	Anchor tie down Fig 6.6.1 g	11	11	11	11
	LP2	1.0	36 mm Board	Anchor tie down Fig 6.6.1 g	11	11	11	11
Total =	Wind	Ample				2451		2451
Required =	Equake	OK				2095		2377
						Ample		OK

For loads acting in the E / W direction -wind blowing from the East or West

Wall	Brace type	Width	Material	Fixing	Wind Rating	B U's	Earthquake Rating	B U's
Ext/Din	LP2	3.5	36 mm Board	Anchor tie down Fig 6.6.1 g	62	62	62	62
	LP5	3.5	36 mm Board	Weight of trusses on panel	22	22	22	22
	LP7	3.5	36 mm Board	Self weight of panel	21	21	21	21
Ext/wc	LP5	4.8	36 mm Board	Weight of trusses on panel	29	29	29	29
	LP7	4.8	36 mm Board	Self weight of panel	37	37	37	37
WC/Bath	LP4	2.4	36 mm Board	2 m Int panel at right angle	27	27	27	27
	LP5	2.4	36 mm Board	Weight of trusses on panel	11	11	11	11
	LP7	2.4	36 mm Board	Self weight of panel	9	9	9	9
bms/bth/pass	LP4	10.8	36 mm Board	2 m Int panel at right angle	106	106	106	106
	LP5	10.8	36 mm Board	Weight of trusses on panel	58	58	58	58
	LP7	10.8	36 mm Board	Self weight of panel	150	150	150	150
Ext/bm3-5	LP2	10.8	36 mm Board	Anchor tie down Fig 6.6.1 g	319	319	319	319
	LP5	10.8	36 mm Board	Weight of trusses on panel	58	58	58	58
	LP7	10.8	36 mm Board	Self weight of panel	150	150	150	150
Gge/ext	LP2	2.0	36 mm Board	Anchor tie down Fig 6.6.1 g	34	34	34	34
	LP5	2.0	36 mm Board	Weight of trusses on panel	11	11	11	11
	LP7	2.0	36 mm Board	Self weight of panel	9	9	9	9

References

Prior C/T 49D/891

Transfer No.

N/C. Order No. B.285271.1

SEARCH

30 JAN 1997

COPY

REGISTER

Land and Deeds 69

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of July one thousand nine hundred and ninety five under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that TASMAN VILLAGE SOCIETY

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan here be the several admeasurements a little more or less, that is to say: All that parcel of land containing 3.7249 HECTA more or less situated in Block VI Maungakawa Survey District being Lot 1 on Deposited Pl S.75234



ASSISTANT LAND REGISTRAR

THIS CERTIFICATE IS AFFECTED BY THE FOLLOWING INTERESTS AS AT THE DATE OF ISSUE:

Appurtenant hereto are:

- a) Right of Way easements marked A, C, D and E on DPS.62013 B.285271.2 Easement Certificate certifying the following easements to be the easement intended to be created by the operation of
- b) Pedestrian Right of Way easement marked B on DPS.62013 Section 90A Land Transfer Act 1952

- c) Right to Convey Water easements marked H, L and M on DPS.62712 and D on DPS.62013

all over part Lot 1 DPS.62013 (common property - see Supplementary Record Sheet 50D/475) created by Transfer B.102891.2 Subject to Section 309(1)(a) Local Government Act 1974 (affects Right of Way and Pedestrian Right of Way only)

NATURE OF EASEMENT	LOTS ON DPS.70736			DOMINANT TENEMENT
	SERIVENT TENEMENT	MARKED		
Right of way	Lot 41 (CT 56D/499)	C, D, E, F & H	Lot 1	DPS.75234 (herein)
Water Supply	Lot 41 (CT 56D/499)	B, C, G & I	Lot 1	DPS.75234 (herein)
Pedestrian	Lot 41	A, I, J	Lot 1	DPS.75234 (herein)
Right of Way	(CT 56D/499) & B			

Appurtenant hereto is a Right to Convey Water easement over part Auxillary Unit 10A on DPS.62051 marked K on DPS.62712 (part CT 50D/466) created by Transfer B.102891.11

Appurtenant hereto is a Right to Convey Water easement over part Auxillary Unit 11A on DPS.62051 marked j on DPS.62712 (part CT 50D/467) created by Transfer B.102891.13

- 20.7.1995 at 2.40 o'clock
Subject to Section 243(a) Resource Management Act 1991

A.L.R.

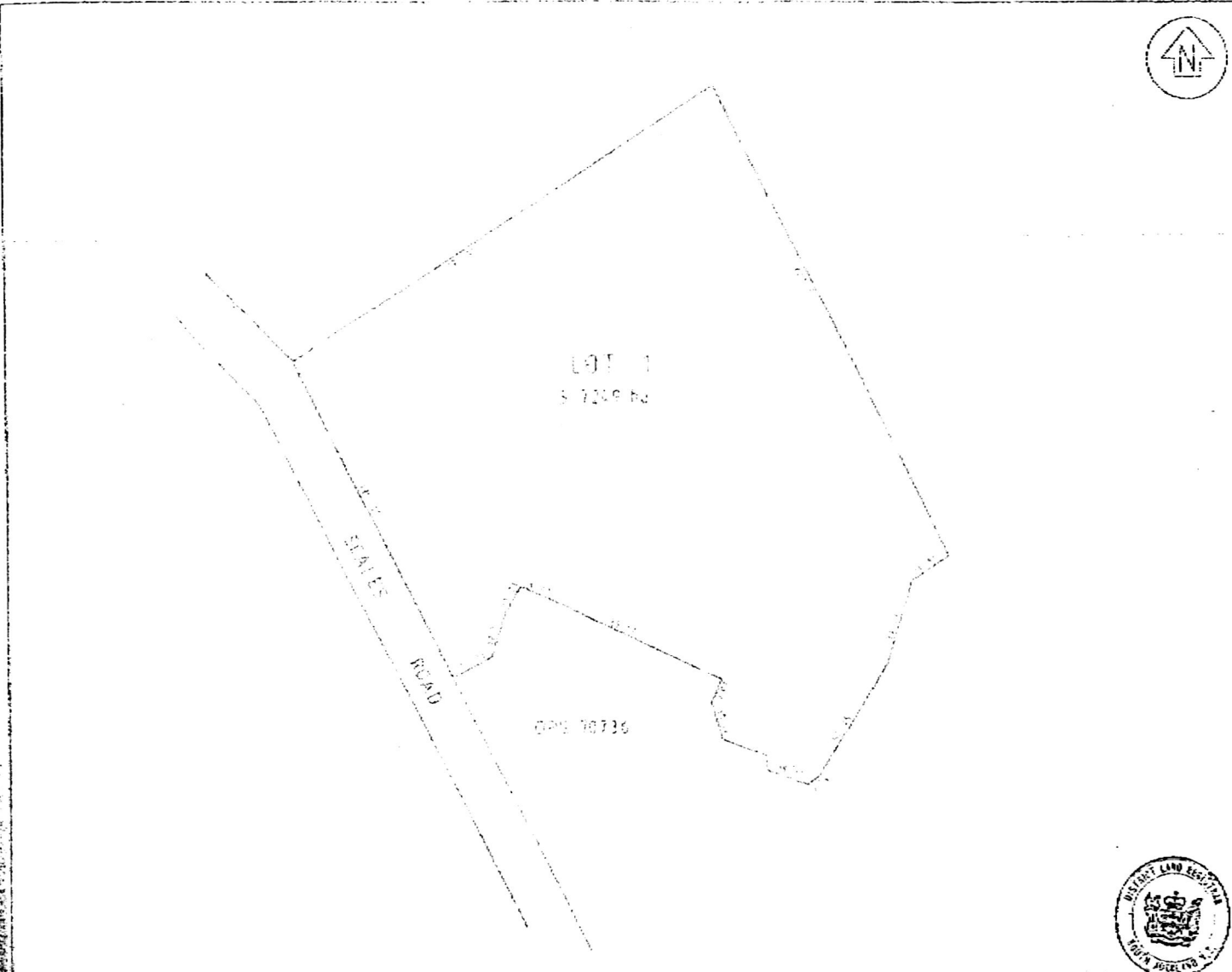
Appurtenant hereto is a Right to Convey Water easement over part Auxillary Unit 15A marked N on DPS.62712 (part CT 50D/469) created by Transfer B.102891.17

Appurtenant hereto is a Right to Convey Water easement over part Auxillary Unit 18A marked P on DPS.62712 (part CT 50D/470) created by Transfer B.102891.19

Measurements are Metric

No. 56D/500

CERTIFICATE OF TITLE No. **56D/500**

			NEW CT ALLOCATED LOT 1 CT 56D/500					
			<table border="1"> <thead> <tr> <th>PARCEL</th> <th>FORMERLY</th> <th>CT REF</th> </tr> </thead> <tbody> <tr> <td>LOT 1</td> <td>PT LOT 2 DPS 56408</td> <td>5901891</td> </tr> </tbody> </table>			PARCEL	FORMERLY	CT REF
PARCEL	FORMERLY	CT REF						
LOT 1	PT LOT 2 DPS 56408	5901891						
TOTAL DEVED AREA 3.7249 ha			APPROVED FOR CT DIAGRAM PURPOSES ONLY 29/7/1995 <i>R. N. [Signature]</i> By Dist Surveyor					
DEPOSITED FOR CT DIAGRAM PURPOSES ONLY 29/7/1995 <i>[Signature]</i> ASST. [Signature]			Dated by <i>[Signature]</i> Checked by <i>[Signature]</i>					
PLAN OF LOT 1 FOR CT DIAGRAM PURPOSES			TERRITORIAL AUTHORITY MATAMATA PIKE DISTRICT Provided by REP. CT SURVEY AND LAND INFORMATION SCALE: Proportional DATE: 25 JULY 1995					

LAND DISTRICT SOUTH AUCKLAND
 Survey No. and District: M. MAUNGAKAWA
 MAP NO. 104 SHEET NO. 9, 11 & 10 12
 (in miles)



**BRANZ
APPRAISAL
CERTIFICATE
No. 364**

**LASERBILT™
CONSTRUCTION
SYSTEM**

Laser Systems™ Limited
PO Box 22
Huntly
Tel 0-7-828 9671
Fax 0-7-828 9673

Readers are advised to check that this Certificate has not been amended, withdrawn or superseded by a later issue. Refer to the "Valid Certificates Index" in BUILD magazine published by BRANZ, the Certificate Listing on the BRANZ Internet Site, or contact BRANZ.

Please refer to this document as "BRANZ Appraisal Certificate No. 364, September 1998".



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Product

This Certificate relates to the LASERBILT™ Construction System, which is for single unit (detached), single and two storey housing. The system is based on Laserpanel walls and ceilings. The walls are manufactured from 36 mm thick medium density particle board and the ceilings from 18 mm thick medium density fibre board. Other elements of the building are of conventional construction.

The LASERBILT™ Construction System has been appraised for the construction of Laserbilt™ housing which is governed by a scope similar to Clause 1.1.3 of NZS 3604: 1990. Construction is only by franchised operators licensed with Laser Systems™ Limited, in accordance with the details contained within the LASERBILT™ Design and Construction Manual, dated August 1998.



Building Regulations

New Zealand Building Code (NZBC)

In the opinion of BRANZ, if LASERBILT™ housing is constructed in accordance with the statements and conditions of this Certificate, the relevant provisions of the following NZBC Clauses will be met:

B1 STRUCTURE; B2 DURABILITY; C1 OUTBREAK OF FIRE; E2 EXTERNAL MOISTURE; E3 INTERNAL MOISTURE; F2 HAZARDOUS BUILDING MATERIALS and H1 ENERGY EFFICIENCY.

Specific NZBC compliance details are contained within this Certificate.

Product Information

General

The LASERBILT™ Construction System utilises moisture resistant (MR) 36 mm thick Superfine medium density particle board for wall Laserpanels, and 18 mm thick standard Lakepine or MR, medium density fibre board for ceiling Laserpanels. Superfine Laserpanels have a nominal density of 650 kg/m³ and Lakepine Laserpanels have a nominal density of 750 kg/m³. Wall and ceiling Laserpanels are factory cut to shape and size, including window and door openings. Laserpanels can be up to 7.3 m x 2.4 m in size to minimise site joints. All Laserpanel surfaces, and exposed edges are factory

pre-painted. Once erected on site external walls have nominal 50 mm square vertical battens attached to the exterior face of the Laserpanel. The battens act as stiffeners, and their maximum spacing is 600 mm. Lintels are also constructed from Laserpanel, and strengthened depending on the spans.

Ground, first floor, and the roof are of conventional construction. Structural connections are made with nails, screws and various proprietary hardware. A number of hardware accessories are supplied by Laser Systems™ Limited as part of the system.

The structural design of the system is based on the action of a configuration of connected wall and ceiling Laserpanels with perimeter wall Laserpanels being stiffened by face-fixed timber battens.

After erection, Laserpanel walls have an internal finish system applied, such as paint or wall paper, and conventional external cladding systems are fixed to the battens.

Handling and Storage

Laserpanels are trucked to the site from the Laser Systems™ Limited Huntly factory and normally craned into position. If it is necessary to store the Laserpanels on site by stacking, care should be taken to ensure they are stacked flat, kept dry and that proper air circulation can occur around the stack.

To minimise storage and handling on site, and to maximise construction efficiency, Laserpanel transport from the factory should be carefully timed, to coincide with the approximate order of erection. Laserpanels must be handled carefully at all times to avoid physical damage.

Design Information

General

Buildings not requiring specific design can be built using the information in the LASERBILT™ Design and Construction Manual and NZS 3604. Laser Systems™ Limited provide a design service on request. The LASERBILT™ Construction System has been designed in accordance with NZS 4203 to comply with the appropriate design loadings for domestic buildings built within the scope of NZS 3604.

Foundations and sub-floor may either be timber floor framing supported on a concrete or pile foundation, or a concrete slab on ground, both options constructed in accordance with NZS 3604.

Laserpanel external wall batten requirements for various applications are selected directly from Tables in the LASERBILT™ Design and Construction Manual. Battens must be No. 1 Framing Grade Radiata Pine.

The LASERBILT™ Design and Construction Manual also provides bracing resistance values for a number of Laserpanel wall configurations, in order to satisfy the requirements for earthquake and wind bracing which are determined from Tables 6.1 and 6.2 of NZS 3604.

The cladding system installed over the wall battens must be an exterior wall covering (including sheathing and cladding), which meets the performance requirements of the NZBC, e.g. Section 8 of NZS 3604 and Paragraph 2 of NZBC Acceptable Solution E2/AS1.

Laserpanel walls are finished internally, either directly with a paint system or wall paper, or they may be battened out for internal linings, such as where impervious linings are required in wet areas.

Laserpanel ceilings provide an effective ceiling diaphragm and bracing walls may be up to 12 m apart. The ceiling is nail-fixed to the top of Laserpanel walls, and screw fixed to floor joists or via brackets to truss chords.

First floor(upper level) framing is either timber framing in accordance with NZS 3604, or steel framing constructed in accordance with the LASERBILT™ Design and Construction Manual.

Roof trusses must be designed in accordance with Clause 10.2 of NZS 3604. Purlins, other roof framing and roof coverings are conventional, and must meet the performance requirements of the NZBC, e.g. Section 11 of NZS 3604 and Paragraph 1 of NZBC Acceptable Solution E2/AS1.

Other buildings which do not come within the scope of NZS 3604 can also be built subject to a specific design. This aspect is not covered by the Appraisal and the manufacturer must be consulted for design and construction information.

B1 Structure

LASERBILT™ housing, when constructed in accordance with the provisions of the LASERBILT™ Design and Construction Manual and this Certificate, will meet the provisions of NZBC Clauses B1.3.1, B1.3.2 and B1.3.4 for the relevant physical conditions of B1.3.3.

Wall Loads

Walls comprising Laserpanels and battens have been designed as an integral unit. The stiffness and strength of the walls and lintels are adequate to resist gravity, wind and earthquake loads to the same level as conventional timber framing with similar or reduced deflections.

Live Loads

The maximum floor live load is 1.5 kPa. All other live loads are those prescribed by NZS 4203 for NZS 3604 applications.

Wall Bracing Resistance

The in-plane rigidity of a Laserpanel wall is high, and the wind and earthquake bracing resistance it provides is limited by the connections. Sliding is prevented by connections at the floor and ceiling. Overturning is prevented by connections to abutting walls, and for external walls, by connections to the floor. Connection to other wall panels and the ceiling is by nailing. Connections to the floor are by wall battens, galvanised steel angles, nails, screws, and cast in floor framing anchors. Adhesive used at panel joints is ignored in terms of structural resistance.

Wind Loads

LASERBILT™ housing, when constructed in accordance with the provisions of the LASERBILT™ Design and Construction Manual and this Certificate, is suitable for use in all NZS 3604 Building Wind Zones up to and including Very High. This is provided the cladding, roof coverings, roof framing and connections are rated for the appropriate Building Wind Zone.

Impact

Laserpanel walls are robust and have a high resistance to soft body impacts, and most hard body impacts associated with normal use situations.

Service Penetrations

Penetration details for piping and electrical cabling are provided in the LASERBILT™ Design and Construction Manual. All other penetrations are outside the scope of this Appraisal, and Laser Systems™ Limited must be consulted for advice.

B2 Durability

The Laserpanel wall and ceiling system, when constructed in accordance with the provisions of the LASERBILT™ Design and Construction Manual and this Certificate will meet the provisions of NZBC B2.3.1(a), 50 years.

This durability opinion is dependent on the Laserpanel walls and ceilings, and the connections remaining dry in service. It is also dependent on the wall and ceiling system not being exposed to sustained high humidities (greater than 85% RH), liquid water, or temperatures in excess of 35°C over large areas for prolonged periods (e.g. ceiling heating installations) or 50°C in localised areas (e.g. the area surrounding a heating appliance flue penetration).

The exterior cladding system, including joints, openings and perimeter junctions, must be maintained to ensure adequate protection is continually provided from weathering and water ingress. The internal linings, floor coverings and finishing, including joints, openings and the perimeters must be maintained to provide protection from internal moisture. The cladding manufacturer's installation and maintenance instructions, together with the details in the LASERBILT™ Design and Construction Manual must be followed. The use of Laserpanel walls and ceilings in sauna rooms and the like, and the use of Laserpanel ceilings in skillion roofs or flat roofs (less than 10 degree pitch) are not covered by this Appraisal. For advice on skillion or flat roof designs consult Laser Systems™ Limited.

Maintenance

Regular inspections (at least yearly) of the external cladding system and the internal linings and finishes must be made, and any damage or deterioration of seals at joints and openings

repaired. External cladding protective coating systems must be cleaned and reapplied as necessary to maintain a weathertight surface. All this work must be carried out in accordance with the relevant coating manufacturers' instructions. The LASERBILT™ Design and Construction Manual contains details of how Laserpanels must be maintained. If swelling of Laserpanels results from water damage, contact Laser Systems™ Limited for advice on repair methods.

C1 Outbreak of Fire

LASERBILT™ housing will meet the performance requirements of NZBC C1.3.2, when constructed in accordance with the provisions of the LASERBILT™ Design and Construction Manual and this Certificate.

The LASERBILT™ Construction System contains combustible components which must be protected from heat sources such as chimneys, solid fuel heaters and flues. The serviceable life of Laserpanel walls and ceilings may be affected if surface temperatures exceed 50°C. Accordingly, fuel burning appliance manufacturers must be consulted to ascertain the clearances or protection required to ensure 50°C is not exceeded. Clearances from such heat sources specified in NZBC C1/AS1 may not be sufficient for some appliances.

C3 Spread of Fire

There are no fire requirements for single unit detached housing up to two storeys (Fire Purpose Group SH) built more than 1 m from a boundary. Where less than 1 m from the boundary, the fire requirements are given in NZBC Acceptable Solution C3/AS1.

E2 External Moisture

LASERBILT™ housing, when detailed in accordance with the provisions of this Certificate and the LASERBILT™ Design and Construction Manual, will meet the performance requirements of NZBC E2.3.2 and E2.3.6.

The Laserpanel walls and ceiling must be protected against the effects of external moisture by the building's external envelope. The external wall and roof cladding system, including all joints, must be maintained in a weathertight condition. Sub-floors must be maintained weathertight and ventilated in accordance with E2/AS1. Concrete slab on ground floors must be protected by a damp proof membrane (DPM).

Guidance on the type of detailing necessary to ensure, compatibility with the Laserpanel System, and the exclusion of external moisture is given in the LASERBILT™ Design and Construction Manual. These details include joints between the LASERBILT™ system and external joinery, openings and penetrations for typical cladding types.

E3 Internal Moisture

LASERBILT™ housing will meet the performance requirements of NZBC E3.3.1, E3.3.4 and E3.3.5. This is provided that

ventilation meets the performance requirements of NZBC Clause G4.3.1, thermal insulation is provided in accordance with Clause 1.1.1 (a) of NZBC E3/AS1, and the system is installed in accordance with the provisions of this Certificate and the LASERBILT™ Design and Construction Manual.

In wet areas (where a sanitary fixture is installed), or in rooms where the walls are likely to be splashed, the surface of Laserpanel walls must be covered with an impervious lining which is easily cleaned. Wet area linings, such as Seratone, manufactured by Fletcher Wood Panels Limited, are suitable. All joints must be impervious to water and protection of the walls must be provided by extending impervious floor membranes up the wall in accordance with the coved (Figure 1) detail of NZBC Acceptable Solution E3/AS1.

Some permanent ventilation, not reliant on window openings, must be provided in wet areas, such as bathrooms and laundries. The LASERBILT™ Design and Construction Manual contains the details. To supplement this, vented windows, wall or ceiling mounted extract fans, or similar fittings are recommended in all building wet areas. Extract fans for moisture laden air must be vented externally. Brick veneer wall cavities must not vent into the roof space.

The incorporation of vented windows and other forms of permanent ventilation are recommended in all rooms to ensure adequate air circulation and to prevent the build up of high moisture levels.

F2 Hazardous Building Materials

Laserpanel walls and ceilings will not present a health hazard to people and will therefore meet the performance requirements of NZBC F2.3.1.

Although the Laserpanels are manufactured using melamine fortified urea formaldehyde adhesive, vapour emissions are minimal because Laserpanels are encapsulated by a paint coating system.

The degree of health hazard caused by vapour release will depend on the total amount of vapour released from all sources in the building including flooring, furniture, the ventilation rate and the degree of encapsulation provided by surface finishes, such as coatings and carpets. The permanent ventilation required and recommended to control moisture levels, (see Internal moisture) will also avoid any accumulation of formaldehyde gas.

Suitable protective masks must be worn to prevent the inhalation of dust resulting from cutting or working with the Laserpanels.

H1 Energy Efficiency

When LASERBILT™ housing is constructed in accordance with this Certificate and the LASERBILT™ Design and Construction Manual it will meet the performance requirements of NZBC Clause H1.3.1.

The LASERBILT™ Design and Construction Manual provides options for meeting H1.3.1 and the wall thermal insulation

requirements of Clause 1.1.1(a) of NZBC E3/AS1. These are based on foil and expanded (EPS) and extruded (XPS) polystyrene wall insulation and conventional floor and roof space insulation. Compliance has been established by meeting the minimum wall, floor and roof thermal insulation (R) values for the schedule method of NZS 4218.

Installation Information

General

LASERBILT™ housing must be constructed in accordance with the non-specific design information contained within the LASERBILT™ Design and Construction Manual. The following is a summary of important aspects.

Particular care must be taken that the foundations and building platform are level and square and that perimeter dimensions are accurate. This is important as Laserpanels are accurately factory cut to size.

All timber framing including battens must have a moisture content not more than 18%.

To minimise the use of temporary braces, the erection sequence for wall Laserpanels is best planned so that, during construction, Laserpanels at right angles support each other. Checks for final location should be made before fixing Laserpanels into position.

Window and door openings are normally only partially cut to maintain the Laserpanel rigidity for erection. The resulting connection tabs may be site cut with a hand saw after the Laserpanel walls are fixed in position.

Battens must be nail-fixed in place in accordance with the details in the LASERBILT™ Design and Construction Manual. Sometimes battens are fitted at the factory.

External walls must be connected to concrete floors by means of a galvanised steel angle, and by galvanised steel anchors fixed to the battens with galvanised nails. Anchors and fixings must be 316 stainless steel within 500 m of the coast or within 100 m from a harbour or estuary. The steel angle is screw fixed to the Laserpanel wall, and fixed to concrete floors using concrete nails. Batten anchors are Lumberlok® Bottom Plate Anchors, which are cast into the concrete slab. With timber floor framing, Laserpanels and battens are nail fixed to floor framing.

Internal Laserpanel walls are fixed to timber floors by skew nailing at 600 mm centres from both sides and to concrete floors via the galvanised steel angle using screws and concrete nails as for external Laserpanel walls.

All exposed pre-cut Laserpanel edges are protected by a factory paint coating. It is important that any site cut, or site exposed edges are similarly protected, using the paint supplied with the Laserpanels.

Lintel options utilising integral and separate Laserpanels are detailed in the LASERBILT™ Design and Construction Manual. Where required by the design, some Laserpanel lintels are stiffened by installing a steel angle lintel

stiffener which is bolted to the Laserpanel walls.

Ceiling Laserpanels are temporarily supported on purpose built ceiling support frames. They are then nail fixed to the top of walls and fixed together by a continuous screw-fixed galvanised steel strap running parallel with and centred on the joint. Where the joint is more than 300 mm away from a roof framing member, it is stiffened at right angles to the joint by using 600 mm long steel channels at 1200 mm centres.

After the ceiling has been installed, the roof trusses or the first floor framing are placed in position and fixed to the ceiling Laserpanels. The ceiling support frames are then removed.

First floor joists, roof trusses and ceiling Laserpanels must be supported by Laserpanel walls. Floor joists must be blocked at the supports and at 2.5 m maximum centres. Special blocking cut from 36 mm Laserpanel is fixed to steel floor joists. Blocking and joists at supports must be skew nailed or screwed to the walls or lintels below.

All fixing details, including the sheet flooring to joists, are given in the LASERBILT™ Design and Construction Manual.

Roof trusses must be restrained against wind uplift by either using Lumberlok® windstraps or by nail fixing truss chords to wall battens.

Roof and wall cladding should be installed as soon as practicable. Where Laserpanels are exposed for longer than 28 days, waterproof covers such as tarpaulins must be provided to keep them dry.

Services

Electrical switch box holes are routed into Laserpanel walls, and ducts are drilled to them from the appropriate panel edge. Wiring may be fed through the ducts, or fixed to the outside surface of external wall Laserpanels. PVC sheathed electrical cables must not come into contact with the EPS nor the XPS insulation. Where electrical cabling is located in recesses cut into the face of Laserpanels, vertical routing is recommended. Horizontal or diagonal

recesses, particularly through the middle third height of the Laserpanel walls, should be avoided as this weakens the walls.

Plumbing and pipework is run through the foundation platform, where possible up behind or in fitted joinery, or through ducts mounted on the Laserpanel face.

Joinery or Finishing

Exterior windows and doors are conventional. They are fitted and fastened into openings with all required seals and flashings in accordance with their manufacturer's instructions and the compatibility details in the LASERBILT™ Design and Construction Manual.

Basis of Appraisal

In the opinion of BRANZ, the following tests, calculations and investigations demonstrate that LASERBILT™ housing constructed using the LASERBILT™ Construction System is fit for purpose, and is able to meet the relevant provisions of the NZBC.

Tests

Tests have been carried out by Auckland UniServices Limited, University of Auckland, to establish characteristic strengths and stiffnesses of the wall and ceiling Laserpanels, the Laserpanel to Laserpanel connections, the batten to Laserpanel connection and the Laserpanel to floor connections.

Tests were carried out by BRANZ to establish the durability of wall and ceiling Laserpanels.

Calculations

Calculations to justify the structural adequacy of LASERBILT™ housing built using the LASERBILT™ Design and Construction Manual, have been examined by BRANZ and found to be satisfactory. These calculations were prepared by consulting engineers R.F. Gale and Associates Limited.



Investigations

The satisfactory performance of LASERBILT™ housing in New Zealand over a period of 4 years has been recognised by BRANZ.

Site inspections at various stages of construction, to assess installation methods and to examine completed installations, have been made by BRANZ.

Details of materials used and methods adopted for quality control have been obtained.

The manufacture of Superfine and Lakepine panels by Fletcher Wood Panels Ltd, Taupo has been assessed by BRANZ. Manufacture is subject to a ISO 9002 quality system issued by International Accreditation NZ, Registration No.213, issued 19 January 1993.

The Laser Systems™ Huntly pre-cut factory operation has been assessed by BRANZ and found to be satisfactory.

Results of a formaldehyde monitoring investigation carried out by Paragon Health and Safety Ltd have been obtained. The results show that the air concentration of formaldehyde in a number of finished houses is acceptable being below the WHO guideline for "no concern", which is 0.05ppm.

The LASERBILT™ Design and Construction Manual, dated August 1998, has been examined by BRANZ and found to be satisfactory.

Sources of Information

- New Zealand Building Code, Handbook and Approved Documents, Building Industry Authority 1992.
- NZS 3604: 1990 Code of practice for light timber frame buildings not requiring specific design.
- NZS 4203: 1992 Code of practice for general structural design loadings for buildings.
- NZS 4218: 1996 Energy efficiency - housing and small building envelope.
- The Building Regulations 1992 including September 1997 amendment.
- World Health Organisation (WHO) Working Group Consensus of Concern about Indoor Air Pollution, 1984.

In the opinion of BRANZ, the LASERBILT™ Construction System is suitable for the appraised use.

This Certificate is valid until further notice, subject to the conditions below.

Conditions of Certification

1. The Certificate holder continues to have the product reviewed by BRANZ.
2. The product continues to be manufactured according to and in compliance with the manufacturing specifications and quality assurance measures which applied at the time of issue or revalidation of this Certificate. These specifications and quality assurance measures are as considered by BRANZ.
3. The overall quality of the product is maintained by the manufacturer. The Certificate holder shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed.
4. The product is installed and used in accordance with the manufacturer's instructions and any instructions and limitations contained in this Certificate.
5. The Certificate does not cover uses of the product outside the scope of this appraisal, nor does it infer fitness for purpose of products similar in function, appearance, or standard of workmanship that are not specifically included in the scope of this Certificate.
6. The product is appraised against performance provisions contained in the NZBC at the time of the appraisal. BRANZ is not responsible for the product failing to meet any subsequent or revised provisions introduced after the date of Certification.

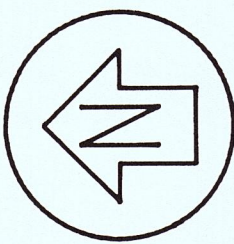
G M Lawrance for BRANZ

M E Reed for BRANZ
September 1998

BUILDING RESEARCH ASSOCIATION
OF NEW ZEALAND

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ISSN 1173-8677



DAM



AREA
1

AREA
4

Note: Overall site plan is to provide location of
lots 77 and 78 only, in relation to
Seales road, Thames street and other
boundaries.
For actual layout and design of
these units, please refer to sheets

TASMAN VILLAGE
THAMES ST —SEALES RD
MORRINSVILLE

SCALE 1 : 750

THOMSON AND FARRER
REGISTERED SURVEYORS
JANUARY 1997

Legal description:

lot # 1

dps. 75234

area = 3.7249 Hect. (excludes area 1)

re: information taken from
certificate of title of which
copy accompanies these plans.