



Building Consent

Website: www.waimakariri.govt.nz

Section 35, Building Act 1991

Application

J MACLEOD & B CAMERON	No.	031543
C/- PRIME BUILDING COMPLIANCE	Issue date	28/05/03
		28/05/03
PO BOX 387	Application date	27/05/03
RANGIORA		

Project

Description	New Construction
	Being Stage 1 of an intended 1 Stage
	NEW DWELLING & FARM SHED
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL / STORAGE
Estimated Value	\$285,000
Location	424 BARKERS RD, LOBURN
Legal Description	Lot 15 DP 77970
Valuation No.	2149018309



Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	365.00
Building Research Levy	\$	285.00
Building Industry Authority Levy	\$	185.25
Total	\$	835.25

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and 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 page(s) headed Conditions of Building Consent 031543.

Signed for and on behalf of the Council:

Name:

Date: 28.5.03

1. This consent is issued subject to the attached Building Inspection Works Schedule:
2. Please note that the consent fees allow for a single inspection of construction stages of the project as specified in the inspection schedule. Any extra inspections required will be invoiced before a code compliance certificate is issued.
3. Please note that any deviation from the approved documents is subject to a new Building Consent.
4. Completion inspection required prior to issue of an interim or final Code Compliance Certificate. Please make application for inspection on the appropriate form.
5. Any special conditions of consent endorsed on the Building Consent and/or documents MUST be drawn to the attention of the subcontractors.
6. The duplicate copy of the approved consent documents and inspection schedule are to remain on site during construction



BUILDING CERTIFICATE NO: 20034948

Section 56, Building Act 1991

Issued by PRIME BUILDING COMPLIANCE LTD,
currently approved and registered as a building certifier.

To: Waimakariri District Council

Project Information Memorandum No: 031543
Building Consent No: 031543

PROJECT	PROJECT LOCATION
New Construction NEW DWELLING & FARM SHED Intended use(s) (in detail): RESIDENTIAL / STORAGE Intended life: Indefinite, but not less than 50 years Being Stage 1 of an intended 1 Stage	Street address (if any): 424 BARKERS ROAD LOBURN Legal Description: LOT 15 DP 77970 Valuation Number: 2149018309 Property Identification Number:

This is to certify that:

The building certifier has been engaged to inspect specified building work in relation to listed provisions of the building code as detailed on the page headed "Scope of Building Certifier's Engagement No 24", attached to this notice.

The building certifier is satisfied on reasonable grounds that:

The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans and specifications.

Signed by authorised signatory

Name: Peter Jessop

Position: Signatory

Date: 27/05/03

SCOPE OF CERTIFIER ENGAGEMENT

BUILDING INDUSTRY APPROVAL N° 24

Content of Engagement – Job No. 20034948.

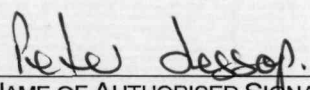
- ☒ Plan processing
- ☒ Site inspections
- ☒ Issue code compliance certificate

Exclusions

- ☒ Nil
- ☐ Septic tank & effluent discharge



SIGNATURE OF AUTHORISED SIGNATORY



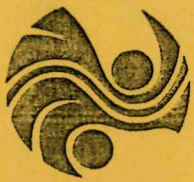
NAME OF AUTHORISED SIGNATORY

Dated:

27-5-03.

This document is issued under section 53(4) of the Building Act 1991

Builder's Name:	Fowler Construction	Phone: 3388 340
Address:	9 Print Place, ChCh	Fax: 338 3167
Building Certifier's Name:	PRIME	Phone:
Address:		Fax:
Plumber's Name:	Murray Wright	Phone: 3324083
	6 Great Gables Lane	Fax: 3317266
Drainlayer's Name:	T Newfield	Phone: 338 8362
Address:	71 Penruddock Rise Christchurch	Fax:
Electricians Name:	K Wood	Phone: 384 0171
Address	54 Tirakua Drive, Christchurch	Fax:
Designer's Name:	M Cronin	Phone: 3388 394
Address	PO Box 9351, 9 Print Place, Christchurch	Fax: 338 3167



WAIMAKARIRI
DISTRICT COUNCIL

215 High Street, Private Bag 1005, Rangiora

Tel. 03 313 6136

Fax. 03 313 4432

CONSENT NO:

031543

DATE STAMP

20034948

APPLICATION FOR A BUILDING CONSENT
NON COMMERCIAL PROJECTS

Section 33, Building Act 1991

(Please attach all relevant documents in triplicate)

1. OWNER

Name: JARINE MACLEOD & BARBARA CAMERON

Postal Address: 44 RANDALL ST

CHRISTCHURCH

Phone No.: 385 3476

Fax No:

2. AGENT (Owner's Representative)

Contact Name: MERU CROWN

Postal Address: CROWN DESIGN LTD

PO BOX 9351 GLEN

Phone No.: 3388394

Fax No:

ACCOUNT TO:

OWNER ☒

Apex Building Compliance Ltd
P.O. Box 367 Rangiora

3. PROJECT LOCATION

Street Address: 424 BARKERS ROAD LEBURN

4. LEGAL DESCRIPTION

Valuation Number: 21490 18309

Property ID:

OFFICE USE ONLY

Lot(s)
(Section)

15

DP:/S
(Block)

77970

Lot Area(s)

9.5 ha

square metres
hectares

5. PROJECT

5.1

☒ New Building

☐ Alteration

☐ Relocation

☐ Demolition

5.2

Intended Life:

☒ Indefinite but not
less than 50 years

OR specified

as _____ years

5.3 PROJECT (Description of Work) DWELLING & SHED

5.4 INTENDED USE (Use of Building): RESIDENCE & FARMING

5.5 FLOOR AREA (New Building Work): 236 m²

5.6 WORK VALUE (GST Inc.) Total Estimated Value: \$ 285,000

6. KEY PERSONNEL

(Give names, addresses, telephone numbers. Give relevant registration numbers (if known))

6.1 Builder: _____

6.2 Craftsman Plumber: _____

6.3 Registered Drainlayer: _____

6.4 Designer: _____

☐ Application for Building Consent only, in accordance with Project Information Memorandum No: _____

☐ Application for Building Consent and Project Information Memorandum – please complete 7. PROJECT DETAILS on page 2

PLEASE NOTE: When specified in the Project Information Memorandum vehicle crossings must be cut/installed before any building operations commence. All vehicles must use that crossing. Any damage to the property's frontage will be repaired by the Council and charged directly to the property owners.

Signed by or for and on behalf of the owner

Signature: M. Crow

Name: MERU CROWN

(Please Print)

Date: 7/5/03

7. PROJECT DETAILS

- Complete only if you have NOT applied separately for a Project Information Memorandum.

Please tick the matters below applicable to your project and attach relevant information in duplicate.

✓

A.		Location in relation to legal boundaries and external dimensions of new relocated, or altered buildings (site plan with elevations, topography, drawn to scale)
B.		Details of any known or potential erosion, avulsion (rapid removal of soil by water), falling debris, filled ground, subsidence, slippage, alluvium (deposit of soil and sand left by rivers or floods), inundation, hazardous contaminants on or near the site.
C.		Provisions to be made for vehicular access, including parking. (To be shown on site plan)
D.		Do you need a vehicle crossing? (Please ✓ if one needs to be constructed)
E.		Provisions to be made in building over or adjacent to any road or public place.
F.		Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan)
G.		Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
H.		New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
I.		Provisions to be made in any demolition work for the protection of the public suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
J.		Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
K.		Copy or reference to, any resource consent or planning approval for this project.
L.		Details of volume of Proposed excavations: include volumes for site preparation, basement and driveway.

BUILDING CONTROL USE ONLY

Signatures

Building Officer: _____

Plumbing & Drainage: _____

Senior Building Officer: _____

Zone: _____

Date: 24/5/95

Date: _____

Date: 28-5-03

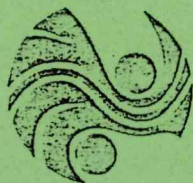
COUNCIL USE ONLY

Date Received: _____ Receipt No. _____

PAYMENT TYPE: Cash ☐ Cheque ☐ Eftpos ☐

Prepaid Fee: _____

Receiving Officer: _____



WAIMAKARIRI DISTRICT COUNCIL

215 High Street, Private Bag 1005, Rangiora.
Telephone 03 313 6136 Fax 03 313 4432

PIM N°:

BC 031543

20034948

APPLICATION FOR PROJECT INFORMATION MEMORANDUM

Section 30, Building Act 1991

(Please attach all relevant documents in duplicate)

RECEIVED

16 MAY 2003

1. OWNER

Name:	Janine McLeod - Barker's Corner
Postal Address:	44 Randall St Christchurch
Phone No.:	385 3476
Fax No:	

2. CONTACT (if not owner)

Contact Name:	
Postal Address:	Prime Building Compliance P.O. Box 387 Rangiora
Phone No.:	Phone 03 313 1640, Fax 03 313 1645
Fax No:	

3. PROJECT LOCATION

Street Address:	424 Barker's Road Coburn
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4. LEGAL DESCRIPTION

Valuation Number:	21490 183 09	Property ID:	OFFICE USE ONLY
Lot /s: (Section)	15	DP /s: (Block)	77970
		Lot Area /s:	square metres hectares

5. PROJECT

<input checked="" type="checkbox"/> New Building	Intended Life:	Description of Work:
<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Indefinite but not less than 50 years	Intended Use/s (in detail):
<input type="checkbox"/> Relocation	OR specified	
<input type="checkbox"/> Demolition	as _____ years	
		Estimated Value (GST Incl.): \$
		285,000

6. CHARGES

The Council's charges payable on the making of this application are:		
\$ _____	Receipt No: _____	Date: _____
This Application will not be processed until the Application Fee is paid.		

NOTE: The Certificate of Title MUST BE attached to this PIM application.

Signed by or for and on behalf of the owner

Signature: [Signature]

Name: S Smith Date: 8-5-2003
(Please Print)

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

7. PROJECT DETAILS

The project involves the following matters – please tick each applicable box and attach the relevant information in duplicate.

✓

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

Signed by or for and on behalf of the owner

Signature: _____

Name: _____
(Please Print)

Date: _____

PROJECT INFORMATION MEMORANDUM CHECKLIST

Application No: 03/1543

Date: 20/5/03

CT15 DP 77970
424 Barkers Rd, Lonsdale.

Map ☐

C/T ☒

Valuation No: 21490483-09

83 Enquiry Screen ☐

Property File ☐

Drainage ☐

		1	2	3	Authorisations Approved 4	Authorisations Required 5	Authorisations Refused 6
PBP	<input checked="" type="checkbox"/>	Wind	WM	Environ Canty	SE <input checked="" type="checkbox"/>	PD.	VC appn approval.
PREC	<input checked="" type="checkbox"/>	Snow	S 4	Transpower	ST <input checked="" type="checkbox"/>		
PCOV	<input checked="" type="checkbox"/>	Earthquake	EA	Clear Air	WS <input checked="" type="checkbox"/>		Drainage Plan & details.
P2M	<input checked="" type="checkbox"/>	Hazard	H -	GA	WR -		showing compliance with
PCA	<input type="checkbox"/>	Fill	-	Historic Place			LUC 025059, conditions
PCT	<input checked="" type="checkbox"/>	Ground Instability	-				& GA.
		Public Drains	-				(to inspect)

Comments: CT1

② Overhead lines? : nb will need to ensure compliance with
NEC of EP. 2001: 34(1a))
nb HD WS. to lots 16 & to 13, 14 run thru' ppty.
- 'Stream' runs N-S thru W pt of ppty. Prep Day well clear OK

nb open water course runs from NW & N of ppty to S.
10 m set back.

Siting:

Location. Dwellings OK

Services. Sewer: DENS & EP to be type etc. . .

WS: HDL WS

SW: TB app gs.

access condition. will need to comply with sight distances & 510m & 180m. from
adj vic.

Plans Accepted: Yes ☐

No ☐

Vetted by:

PIM authorised for issue:

Customer Services Officer PIMS

Date:

Project Information Research Checklist for Dwellings and Major Construction

	Information Relevant to Project YES / NO	Information Attached	Information Available
Zoning	(F) MD. R4 A	(P) R4	
Road Widening	-		
Designations	-		
Limited Access Road Frontage	-		
Historic Buildings	-		
Protected Trees	-		
Easements	N		
Site Subject to Flood Hazard	NIT		
- APP21 HCC	1		
- Rural 3/C Zone			
Property File / Domestic Drainage Plan	VIC/AC. cont. by Deleted	Aug '98	
Resource Consent	025059. Erect dungs with EF	CSO/6/5-	
- Land Use No: 990186	Erect dungs		✓
- Subdivision No: 960300	4 lot in S10. 224	6/11/98	
- Cross Lease No:			
Land Fill	-		
Overhead Power Lines	Y?		
Known Natural Hazards	N		
Site Subject to Flood Hazard – not in District Plan			
Environment Canterbury Advice Received – Flood Hazard			
Harmful Contaminants, eg Asbestos, Timber Treatment Chemicals			
Availability and Location Water Supply / Sewer – Council Service	W: MDC WS	✓	
- Well Water Supply			
- Septic Tank			

Action Officer:

[Signature]

Date Actioned:

21/5/03



WAIMAKARIRI
DISTRICT COUNCIL

215 High Street
Private Bag 1005
RANGIORA 8254
New Zealand

Phone: (03) 313 6136
or: (03) 327 6834
Fax: (03) 313 4432

Website: www.waimakariri.govt.nz

Wednesday, 21 May 2003

Our Reference: "PIM Number : 031543"

J MACLEOD & B CAMERON
C/- PRIME BUILDING COMPLIANCE
PO BOX 387
RANGIORA

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM

Please find enclosed your Project Information Memorandum in respect of the proposed work at 424 BARKERS RD, LOBURN

Please note that the Project Information Memorandum may reveal matters affecting compliance with the Building Act 1991, or other authorisations required.

- The applicant will need to supply details of the type and location of the land based domestic effluent disposal system (septic tank) showing compliance with the Land Use Consent, prior to Building Consent being issued.
- Note that a legal and compliant Vehicle Crossing is to be established and inspected, prior to the commencement of any building activity. If the vehicle crossing cannot comply with the Proposed District Plan rule regarding separation from the next adjacent crossing (i.e. less than 10 m and/or greater than 180 m) Resource Consent approval will need to be sought, prior to Building Consent being issued.

The approval plan attached to this Project Information Memorandum must be attached to the Building Consent application for the project. Any significant departure from the original plans may require that a new Project Information Memorandum be issued.

Yours faithfully

Jamie Woods
PIMs Officer



WAIMAKARIRI
DISTRICT COUNCIL

215 HIGH STREET
PRIVATE BAG 1005
RANGIORA
NEW ZEALAND
TEL: (03) 313 6136
FAX: (03) 313 4432
DIRECT LINE FROM
KAIAPOI: 327 6834

Project Information Memorandum

Section 31, Building Act 1991

Application

J MACLEOD & B CAMERON	No.	031543
C/- PRIME BUILDING COMPLIANCE	Issue date	21/05/03
PO BOX 387	Application date	16/05/03
RANGIORA		

Project

Description	New Construction
	Being Stage 1 of an intended 1 Stage
	NEW DWELLING & FARM SHED
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL / STORAGE
Estimated Value	\$285,000
Location	424 BARKERS RD, LOBURN
Legal Description	Lot 15 DP 77970
Valuation No.	2149018309

This project information 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.

This project information memorandum includes:

- ☐ Information identifying relevant special features of the land concerned
- ☐ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings
- ☐ Details of relevant utility systems
- ☐ Details of authorisations which have been granted
- ☐ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken

All boundary survey pegs are to be located by discovery or redefinition and flagged before work is commenced.

The certificate of title may make reference to land covenants - a copy of which should be submitted with the Building Consent application.

3 Project Information Memorandum 031543 [continued]

This project Information Memorandum does not purport to be a full report on every aspect of the property which is likely to be relevant to the building works proposed. It is information that is known to the Council at the date of the issue of this memorandum. It is issued pursuant to Sections 31 and 47 of the Building Act 1991.

INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND

Wind Zone Medium

Snow Load Zone 4

Earthquake Zone A

Comments:

Open Stream:

Council records indicate that an open stream runs N – S through the property. No part of the structure is to be within 10 m of the open water course.

Overhead Power Lines:

Council records indicate that Overhead Power Lines run through the property. The location of the proposed structures must be in accordance with the NZ Electrical Code of Practice 'Electrical Safe Distances, NZECP 34:2001' (attached)

Attachments:

NZ Electrical Code of Practice 'Electrical Safe Distances, NZECP 34:2001'

INFORMATION ABOUT THE LAND OR BUILDINGS NOTIFIED TO THE COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS

Environment Canterbury (Canterbury Regional Council)

Comments:

The Canterbury Regional Councils General Authorisation for the disposal of septic tank effluent to the ground applies to this development.

Attachments:

The Canterbury Regional Councils General Authorisation information sheet.

DETAILS OF RELEVANT UTILITY SYSTEMS

Sewer

Is a connection to a public sewer scheme available? No

Comments:

The applicant will need to supply details of the type and location of the land based domestic effluent disposal system (septic tank) showing compliance with the Land Use Consent approved (025059) and Environment Canterbury (Canterbury Regional Council)s General Authorisation, prior to Building Consent being issued.

Water

Is a connection to a public water supply available? Yes
If yes, which public water supply? HDC ARWS
Is the property already connected? Yes

Comments:

Note that HDC Water Supply lines run N & W through the W part of the property(see attached Water Supply plan).

Stormwater

Is a connection to a public drainage system available? No
Discharge point: ground

Comments:

Stormwater disposal to approved ground soakage

Notes:

Stormwater connections must be installed by registered drainlayers. It is the property owner's responsibility to arrange connection. New connections to drainage systems must be inspected and approved by the Council prior to backfilling.

A trench opening permit is required if crossing a footpath.

A Capital charge is payable where the property has not previously paid urban drainage rates.

Attachments

Water Supply plan

DETAILS OF AUTHORISATIONS THAT HAVE BEEN GRANTEDResource Consents:

Resource Consent 960300 (7 lot rural sub-division)

Resource Consent 9990186 (Land Use Consent to erect dwellings)

Resource Consent 025059 (Variation and Land Use Consent)

Comments:**Attachments:**

Resource Consent 960300

Resource Consent 9990186 ✓

Resource Consent 025059 ✓

DETAILS OF AUTHORISATIONS THAT MUST BE OBTAINED BEFORE A BUILDING CONSENT WILL BE ISSUEDVehicle Crossing Application Approval:

Note that a legal and compliant Vehicle Crossing is to be established and inspected, prior to the commencement of any building activity. If the vehicle crossing cannot comply with the Proposed District Plan rule regarding separation from the next adjacent crossing (i.e. less than 10 m and/or greater than 180 m) Resource Consent approval will need to be sought, prior to Building Consent being issued.

Drainage Plans and Details:

The applicant will need to supply details of the type and location of the land based domestic effluent disposal system (septic tank) showing compliance with the Land Use Consent approved (025329) and Environment Canterbury (Canterbury Regional Council)s General Authorisation, prior to Building Consent being issued.

Comments:**Attachments:**

Vehicle Crossing application pack (including relevant Proposed District Plan rules)

DETAILS OF VEHICLE CROSSING (ENTRANCEWAY), TYPE OF FRONTAGE AND TRENCH OPENING PERMITVehicle Crossing (Entranceway)

Is formation of a vehicle crossing from road edge to property boundary required? Yes

Type of access required: rural

Comments:

Please carefully read and fully complete the Vehicle Crossing Application Form (QP-C289-AA) located in the information pack attached, then return along with a \$60 vehicle crossing permit application fee, to

Vehicle Crossings
Waimakiriri District Council
Rangiora Service Center,
Private Bag 1005
RANGIORA.

Notes:

The Council requires that a vehicle crossing (entranceway) meeting Council specifications be constructed from the formed roadway to your entranceway. Vehicle crossings must be completed to base course stage prior to the commencement of building activity. Final surfacing can be completed once all building construction is substantially finished. Between the initial construction and final surfacing of the vehicle crossing, it must be kept in good condition to allow the safe passage of pedestrians.

Type of Frontage

Unsealed road, Grass berm

Notes:

During the construction period at any time prior to the issue of the Code Compliance Certificate, any damage noted to the grass berms, kerb and channel, footpath or adjacent roadway as applicable will be repaired by the Council and the cost charged to the owner.

Trench Opening Permit

Is a trench opening permit required?

?

Comments:

The Trench Opening is included as part of the above Vehicle Crossing Application.

Notes:

Final sealing of trenches in sealed roads and footpaths will be carried out by the Council at the property owners expense. A trench opening permit from Council is required for ALL trenches within the road reserve or on other public land.

This project information 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 not yet approved.

Signed for and on behalf of the Council:

Name:

David

Date:

21/5/03



- RU Rural
- D 001 Designations
- V 049 Vegetation and Habitat Sites

Note:

These notations do not necessarily indicate the precise position of the Site, nor relate to the size of any Site.



Metres

0 200 400 600

Scale 1:25,000 (A4)

16	17 77	18
	21	22 78 79 80
32	33	34 110 112



WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by G & J Scales for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to install and operate a domestic land based effluent disposal system.

DECISION

The Unit Manager: Plan Administration on Tuesday, 2nd April 2002 approved:

- THAT pursuant to Section 105 of the Resource Management Act 1991 consent be granted to install and operate a dual chamber septic tank discharging to 35m sand filter trench at 159-179 Fishers Road and 424-486 Barkers Road, Loburn, being Lots 11-16 DP 77970 as a discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:
1. That the activity be carried out in accordance with the attached approved application plan.
 2. Land Based Sewage Treatment and Waste Water Disposal System
 - 2.1 That the consent holder position and maintain the dual chamber septic tank discharging to 35m sand filter trench so that the effects of any discharge are contained within the application site and do not impinge on any well protection area on the site or any adjoining site.
 - 2.2 That following installation of the disposal field, and prior to backfilling, an inspection shall be carried out by a Council Officer to enable the type of system and its position to be confirmed.
 - 2.3 A maintenance service contract, which provides for servicing of the septic tank/treatment plant and monitoring of the outfall effluent quality at least once every year, shall be maintained with a competent person.
 - 2.4 The contract shall include a requirement to take action to ensure that the effluent treatment and disposal system is maintained and operated to ensure compliance with the Waimakariri District Council's 'Approved Designs for On-Site Effluent Disposal Systems (Second Edition 1996) Guidelines'. Copies of the field service reports shall be maintained and provided to the Waimakariri District Council on request.

3 Inspection

- 3.1 That compliance with the above conditions shall be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991. The consent holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

ADVICE NOTES

- a) This consent does not constitute consent in terms of the Building Act and the Transitional Regional Plan.
- b) The type of effluent disposal system to be used will be required to comply with the 'Approved Designs for On-Site Effluent Disposal Systems (Second Edition 1996) Guidelines' available from the Council.
- c) For an inspection as detailed in condition 2.2, please contact Council's Plan Administration Unit on (03) 313-6136.
- d) The consent holder is advised that vehicle access to the lot must comply with the requirements of the Waimakariri District Vehicle Crossings Bylaw 1997. Wherein no vehicle may be taken onto any property in the Waimakariri District other than by way of a properly formed vehicle crossing. The owner or occupier of any lot who may require vehicular access across any footpath, berm and water channel adjoining that lot is required to apply in writing to the Council to construct a vehicle crossing at the owner's or occupier's cost. No owner or occupier of any lot can build, or allow to be built, any dwelling, other significant building or any part of such a building on any property unless the building site on that property is provided with adequate site access in terms of the above-mentioned bylaw

REASONS FOR DECISION

Pursuant to Section 113 of the Act the Council was satisfied that the effects on the environment will be minor and the proposal is not contrary to the policies of the Proposed Plan. The proposal is exempt from complying with minimum lot sizes.

DATED at Rangiora this 2nd day of April 2002



SIGNED by Raewyn McHugh
PLANNING OFFICER

Approved Application

RC 025059

Plan *VM Caseley* 02/04/02
UNIT MANAGER: PLAN ADMINISTRATION

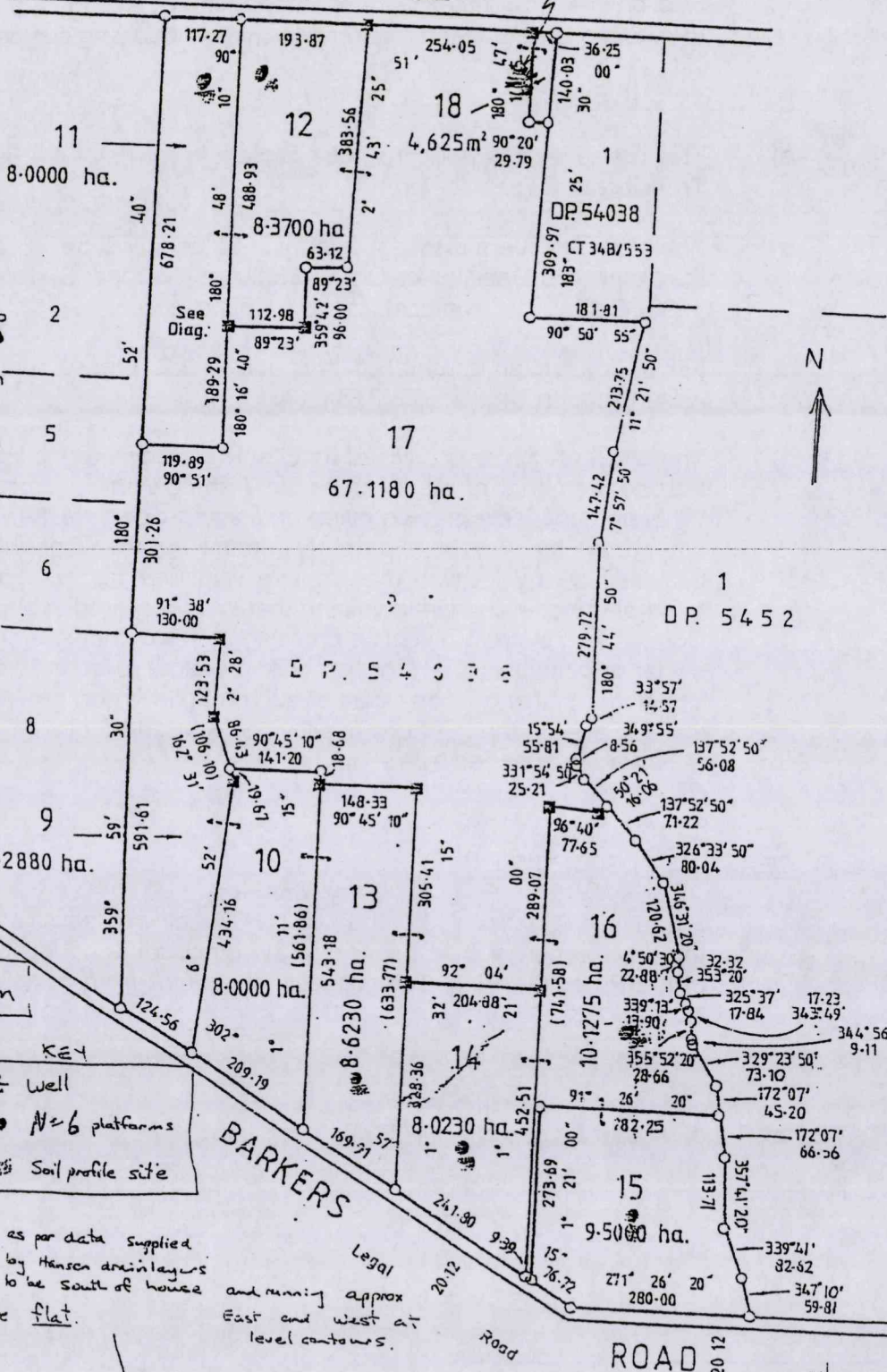
FISHERS ROAD
Legal Road

~~Approved Application~~

~~RC 00186~~

~~Plan *VM Caseley* 27/07/99~~

~~UNIT MANAGER: PLAN ADMINISTRATION~~



Minimum distance from
effluent line to boundary

Lot 11	30m
12	30m
13	37m
14	60m
15	47m
16	75m

SCALE

1cm : 75m

Detailed Plan

Building platform

- KEY
- * Well
 - N=6 platforms
 - Soil profile site

Septic tank
(10m from house)

Effluent line > 35m. as per data supplied
by Hansen drainlayers

All lines to be south of house

and running approx
East and West at
level contours.

NS. All building
sites are flat.

ground water flow.

LOTS 9-18 BEING SUBDIVISION OF
LOT 9, DP. 54038.

TERRITORIAL AUTHORITY
Surveyed by ...Mids

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by G H and J H Scales for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent as follows:

To erect dwellings on Lots 11, 12, 13, 14, 15 and 16 DP 77970 that breach the minimum allotment dimensions under the Proposed District Plan and install and operate a land based domestic sewerage and wastewater disposal system.

DECISION

The Unit Manager : Plan Administration on 27 July 1999 approved:

THAT pursuant to Section 105 of the Resource Management Act 1991 consent be granted to G H and J H Scales to erect a dwelling and install and operate a land based sewerage and wastewater disposal system on Lots 11, 12, 13, 14, 15 and 16 DP 77970 at Fishers and Barkers Roads, Loburn subject to the following conditions which are imposed under Section 108 of the Act:

- 1.1. That the activity be carried out generally in accordance with the application plan and material supporting the application and contained with Waimakariri District Council application file number R990186.
- 1.2. That the consent holder position and maintain the system so that the effects of its plume remain within the boundary of the subject lot and outside the drawdown of any well used for domestic water supply purposes.
- 1.3. A maintenance service contract which provides for servicing of the septic tank/treatment plant and monitoring of the outfall effluent quality at least once every year, shall be maintained with a competent person.

The contract shall include a requirement to take action to ensure that the effluent treatment and disposal system is maintained and operated to ensure compliance with the Waimakariri District Council's 'Approved Designs for On-Site Effluent Disposal Systems (Second Edition 1996) Guidelines'. Copies of the field service reports shall be maintained and provided to the Waimakariri District Council on request.

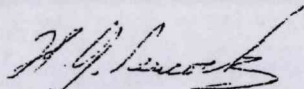
ADVICE NOTE

That access to Lots 11, 12, 13, 14, 15 and 16 is required to comply with diagram 600-217 and required under the Waimakariri District Council access bylaw.

REASONS FOR DECISION

- ☐ Adverse environmental effects will be minor.
- ☐ Affected neighbours have consented to the proposal.

DATED at Rangiora this 3 August 1999

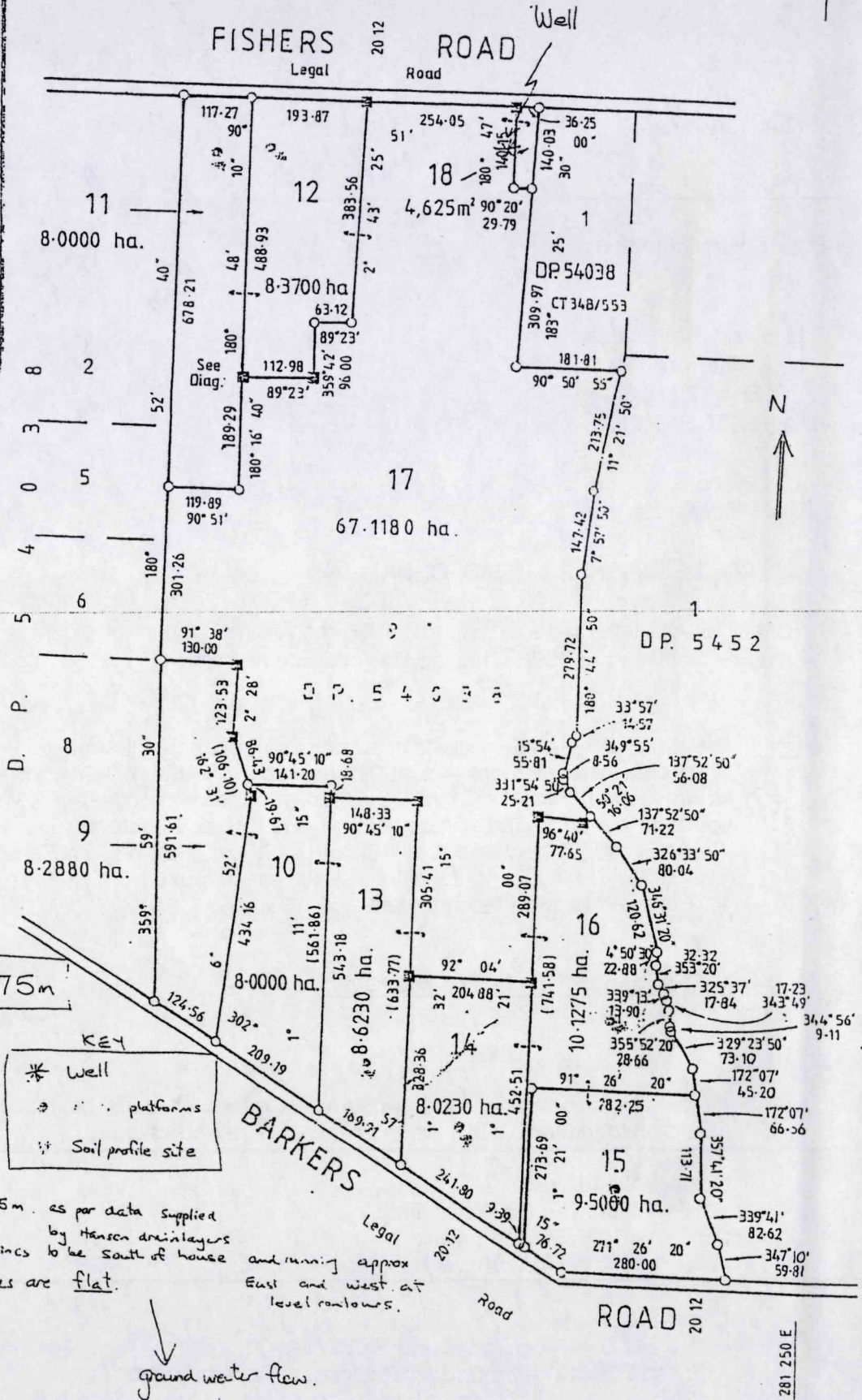


SIGNED by Hamish Peacock
PLANNING OFFICER

Approved Application

R990186

Plan *M. Laseby* 27/07/99
(WIT MANAGER: PLAN ADMINISTRATION)



SCALE 1cm : 75m

Detailed Plan

Building platform

Septic tank
(10m from house)

Effluent line ≥ 35m, as per data supplied by Hansen drainlayers

NB. All building sites are flat.

All lines to be south of house and running approx East and West at level contours.

ground water flow.

LOTS 9-18 BEING SUBDIVISION OF
LOT 9, DP. 54038.

TERRITORIAL AUTHORITY
Surveyed by *M. Laseby*
Scale 1:7,500

Our Reference: R960300/96111800033

Your Reference: 8242

21 November 1996

G H and J M Scales
c/- Middleton Williams and Co.
PO Box 13212
CHRISTCHURCH

Dear Sir/Madam

G H SCALES, FISHERS ROAD, OKUKU

Further to your letter dated 12 August 1996 the Council at a meeting of the Delegation Panel held on 7 November 1996 passed the following resolution:

THAT the Council resolve to grant a subdivision consent pursuant to Section 105 of the Resource Management Act 1991, to subdivide the balance of Lot 9 DP 54038 comprised in CT 34B/561 (the balance of subdivision consent R940197) into 7 rural lots being 8.00 hectares (Lots 12, 13 and 14), 9.5 hectares (Lot 15), 11.5 hectares (Lot 16), 66.75 hectares (Lot 17) and 4640 m² (Lot 18) at Fishers Road, Okuku subject to the following conditions which are imposed under Sections 108, 220 and 407 of the Resource Management Act 1991:

1. Conditions of Subdivision Approval

1.1. Standards

At all stages of design and construction reference shall be made to the following standards (and their latest amendments) where applicable:

Council Standards

- W101 - Rural Water Supply
- W102 - Rural Roading
- W103 - Urban/Rural Residential Roading

Other Standards

- NZS 4404 - Urban Land Subdivision
- NZS 4431 - Earthfill for Residential Development

Christchurch City Council

- D/M 9/86 - Drainage and Waste Unit Design Manual
- Drainage and Waste Unit District Supervision Specifications "Sewerage and Stormwater Works".

1.2. Amalgamation Condition

- 1.2.1. Pursuant to Section 220 (1)(b)(ii) and Section 220 (2)(a) of the Resource Management Act 1991, that Lot 18 and Lot 1 DP 54038 on the plan shall be amalgamated, and held in one certificate of title. (A263021)

1.3. Power and Telephone

The subdivider shall provide evidence in writing from the relevant Authorities that existing electrical and telephone reticulation has the capacity to provide a service connection to all of the Lots.

1.4. Water Supply

- 1.4.1. The subdivider shall provide adequate stock water and potable domestic water supply to each of Lots 12-17 inclusive, either through the purchase of new units or the redistribution of the existing units available from the Ashley Rural Water Supply Scheme, or by the utilisation of wells. The subdivider shall be responsible for all costs involved in the re-allocation of the units, including pipe work, fittings, storage tanks and site works. The minimum quantities of water to be established on each lot are as follows:

-	Lots 12-16	2.0 m ³ /day or 1 unit
-	Lot 17	5.6 m ³ /day or 3 units

- 1.4.2. Where water is to be supplied from the Ashley Rural Water Supply, one unit (1.8 cubic metres per day) of water shall be established to each lot, including pipework, fittings and storage tanks with a minimum capacity of 3,600 litres, in accordance with the Hurunui County Rural Water Supply Bylaw 1986. This supply is a flow restricted scheme.

- 1.4.3. Any existing or new well to be utilised shall be confirmed as a potable water supply. Water quality tests carried out by a Telarc registered Laboratory, demonstrating chemical and bacteriological compliance with the publication "Drinking- Water Standards for New Zealand : 1984 (1989 Reprint)" shall be submitted to the Council. These shall be accompanied by the results of well pumping tests which demonstrate, to the satisfaction of the Council, that the quantity of water available from the existing well can adequately supply the water requirements of the proposed Lots.

Samples from the water source shall be taken either by:

- The laboratory carrying out the analysis, or
- Council staff.

Note: If the laboratory collects the sample, written verification shall be provided to the Council stating the time of sampling, that the sample was in a raw condition and from the well under test.

(Such treatment will subsequently be required to be installed by the landowner before a Building Consent for a dwelling is finalised and the dwelling occupied.)

- 1.4.4. That any existing water connections crossing proposed boundaries between lots shall be disconnected to the satisfaction of the Waimakariri District Council.



1.5. Access

Now deleted
See variation dated 22/9/93.

1.5.1. The subdivider shall form the accessways to Lots 12-17 from the carriageway to the gateways of each Lot as follows:

- a) The formation shall extend down to a suitable subgrade which shall be free of organic material. As a minimum requirement, the formation shall comprise of a 150 millimetre compacted layer of screened river run sub base (AP65) overlaid with a 100 millimetre compacted layer of crushed clay stabilised base course (AP40). The top course shall be applied as follows:
- b) Where the adjacent road formation is sealed, the entrance formation shall be overlaid with a coat of chip seal, consisting of hot bitumen sprayed at a rate of 1.8 litres/square metre and grade 4 stone chip.
- c) Where the adjacent road formation is metalled, the entrance formation shall be overlaid with a running course (AP20).
- d) The shape of the entrance shall also comply with diagram 600-217 attached.

1.5.2. Where an entrance way intersects an existing drain or drainage path along the road frontage, then either a concrete vee channel shall be formed along the swale alignment or an appropriate culvert, of a size to be approved by the Council, shall be installed under the entrance way. The culvert is to be installed to the manufacturers specifications particularly as regards bedding and cover requirements and all works are to be completed to the satisfaction of the Council.

1.6. Conditions Auditing

The Council will audit compliance with these Conditions of Consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. Inspections and checking will be undertaken by the Council's Technical Services Unit for a fee based on the hourly charge out rate for Council officers carrying out the conditions auditing. The subdivider shall notify the Technical Services Unit at least one working day prior to commencing various stages of the works to enable audit inspections to be carried out. The minimum level of inspection shall be as follows:

Water

- Following completion of required works.

Access ways

- On completion of excavation to subgrade
- Following compaction of base course prior to sealing.

Where additional inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out for an additional fee, for the additional hours required.

2. Works Conditions

That a certificate under Section 224 (c) of the Resource Management Act 1991 will not be issued until conditions 1.1 to 1.6 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the subdivider.

ADVICE NOTES

- (a) The requirements and conditions listed are a statement of the Council's minimum standards. Where higher standards or more aesthetically acceptable alternatives are proposed by the subdivider these shall be submitted to the Council for approval.
- (b) That the subdivider be advised that the requirement for formation of access ways to each lot has been included as a condition of this consent as Council considers that this condition cannot be imposed on a building consent. However, should the access location be a problem for the subdivider, the Council will be prepared to bond for these conditions so the wishes of the purchasers of the new lots can be taken into account.
- (c) Should the subdivider wish to apply for a change or cancellation of any of the conditions of consent in accordance with Section 127(1)(a) of the Resource Management Act 1991 such application must be made to the Council in writing prior to issue of a certificate under Section 224(c) of the Resource Management Act 1991.

Any objection to the Council's decision on such application must be made in writing in accordance with Section 357(2) of the Resource Management Act 1991 within 15 working days of notification of this decision and be accompanied by the required Council fee.
- (d) The requirement for power and telephone to be confirmed as having capacity to service the subdivision does not guarantee that power or telephone connections are provided to potential house sites. On rural Lots, the service authorities will not install submains to individual Lots until the location of the house site is determined. Prospective purchasers of these Lots should be advised to contact the relevant service authorities to ascertain the likely costs of servicing any specific Lots to the purchasers requirements.

Yours faithfully



Mike Searle
PLANNING OFFICER, CONSENTS

ms/ks



Our Reference: R960300\98092200032
Valuation No: 21490-183-00

22 September 1998

G H and J M Scales
Te Awa
RD4 RANGIORA.

Dear Mr and Mrs Scales,

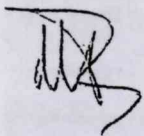
**DECISION - VARIATION REQUEST -
G H AND J M SCALES, FISHERS AND BARKERS ROADS, OKUKU**

Further to your letter dated 30 August 1998 the Manager Resource Planning and Regulation, under delegated authority by the Waimakariri District Council, passed the following resolution on 18 September 1998

THAT pursuant to Section 127 of the Resource Management Act 1991 that the subdivision consent granted to subdivide the balance of Lot 9 DP 54038 into seven rural lots be varied as follows:

- 1.1 That Condition 1.5 access be deleted.
- 1.2 All other conditions remain unchanged.

Yours faithfully

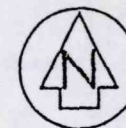


Mike Searle
PLANNING OFFICER, CONSENTS

ms/mh

N960300
Scale

738 000 ft



Approvals

Registered Proprietor(s)

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 16th day of February 1998 Subject to the amalgamation condition set out hereon The Common Seal of the Waimakariri District Council is affixed hereto in the presence of:

Man
Authorised Officer
R. H. H.
Authorised Officer

CERTIFICATE OF TITLE ALLOCATED:

Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18 & Lot 1, DP 54038

A CONDITION OF AMALGAMATION That Lot 18 hereon be amalgamated with Lot 1, DP 54038 (CT 348/553) and that one certificate of title be issued to include both parcels See A163021

NOTE

There are no Lots 1-8 on this plan

Total Area 136.5120 ha

Comprised in CT 348/561

I, Robert Gifford Middleton

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1988) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations, 1972 or any regulations made in substitution thereof.

Dated at Christchurch this 23rd day of February 1998 Signature: *R. G. Middleton*

Field Book p. Traverse Book p.
Reference Plans: DP 54038, DP 54038

Examined Correct

Approved as to Survey

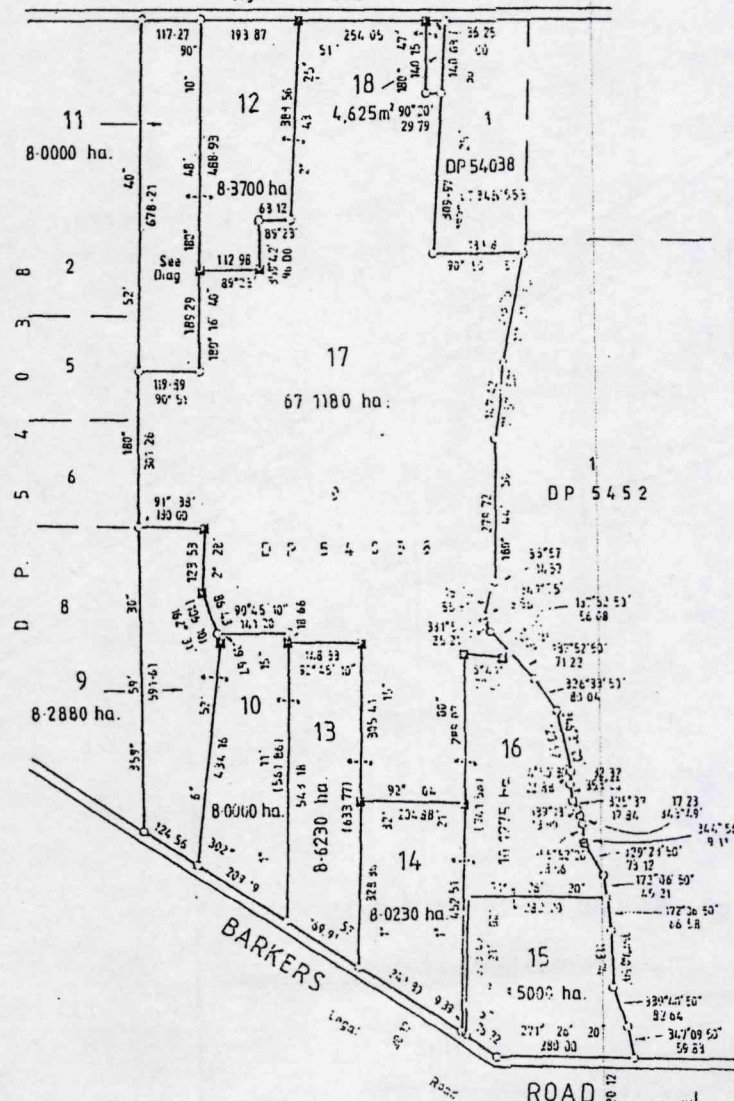
..... / Chief Surveyor

Deposited this day of 19

District and Registrar

File
Received
Instructions

FISHERS ROAD
Legal Road



11

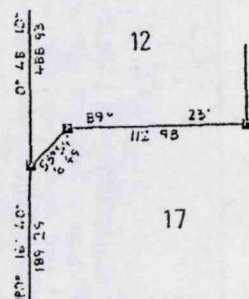


Diagram
Distorted

735 750 ft

279 756 ft

287 250 ft

ROAD

BARKERS ROAD

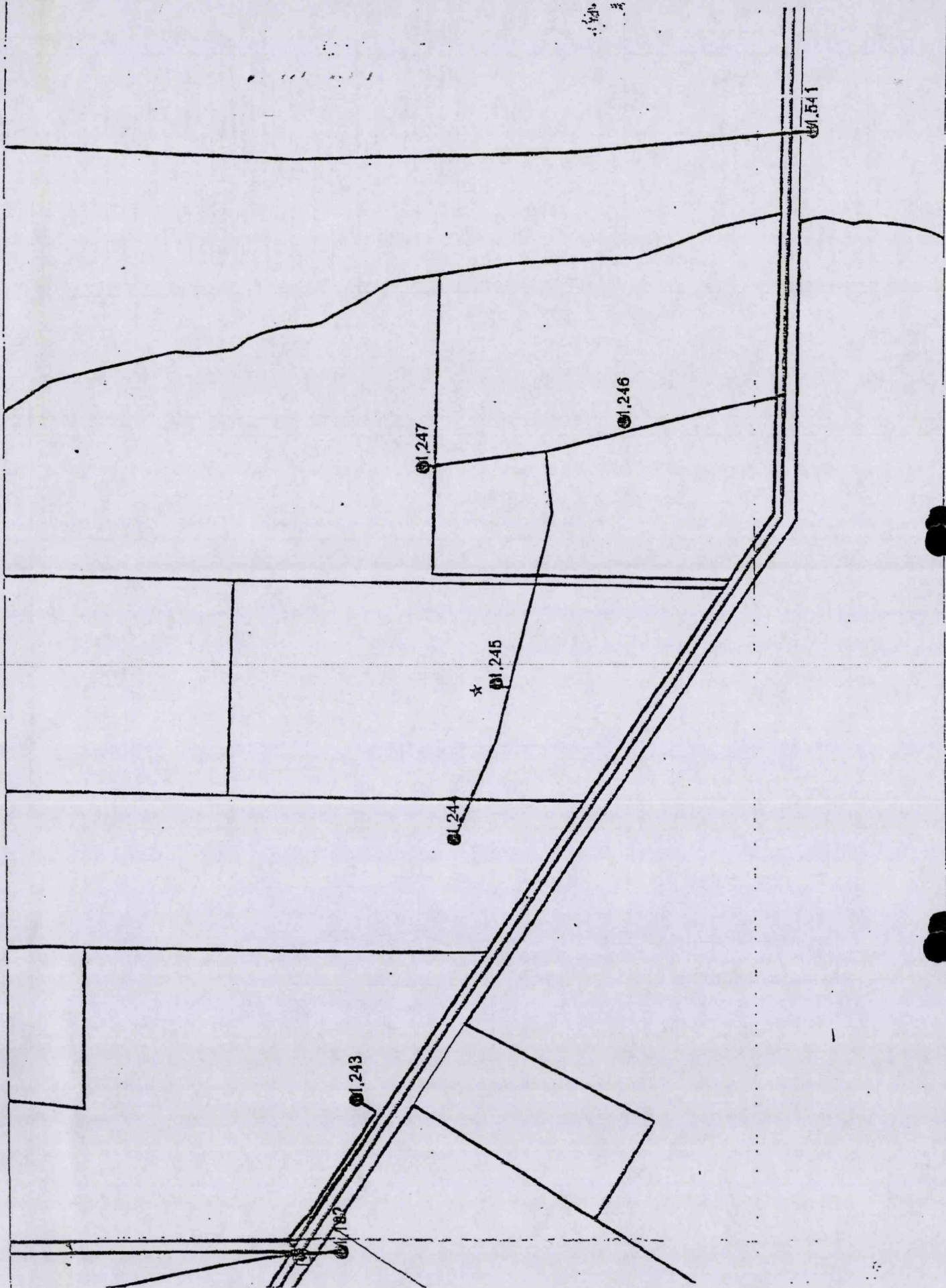
LOTS 9-18 BEING SUBDIVISION OF
LOT 1 DP 54038.

TERRITORIAL AUTHORITY Waimakariri District

Surveyed by Middleton, Williams & Co 22/2

Scale 1:..... Date January 1998

LAND DISTRICT Canterbury
SURVEY BLK. & DIST. I Rangiora
NZMS 261 SHT RECORD MAP No



WARNING: Measurements shown are subject to reasonable tolerance and have been provided from the Council records. The accuracy of the plan is not guaranteed. The user of this information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property. Photocopying will alter scale measurements.

SERVICE

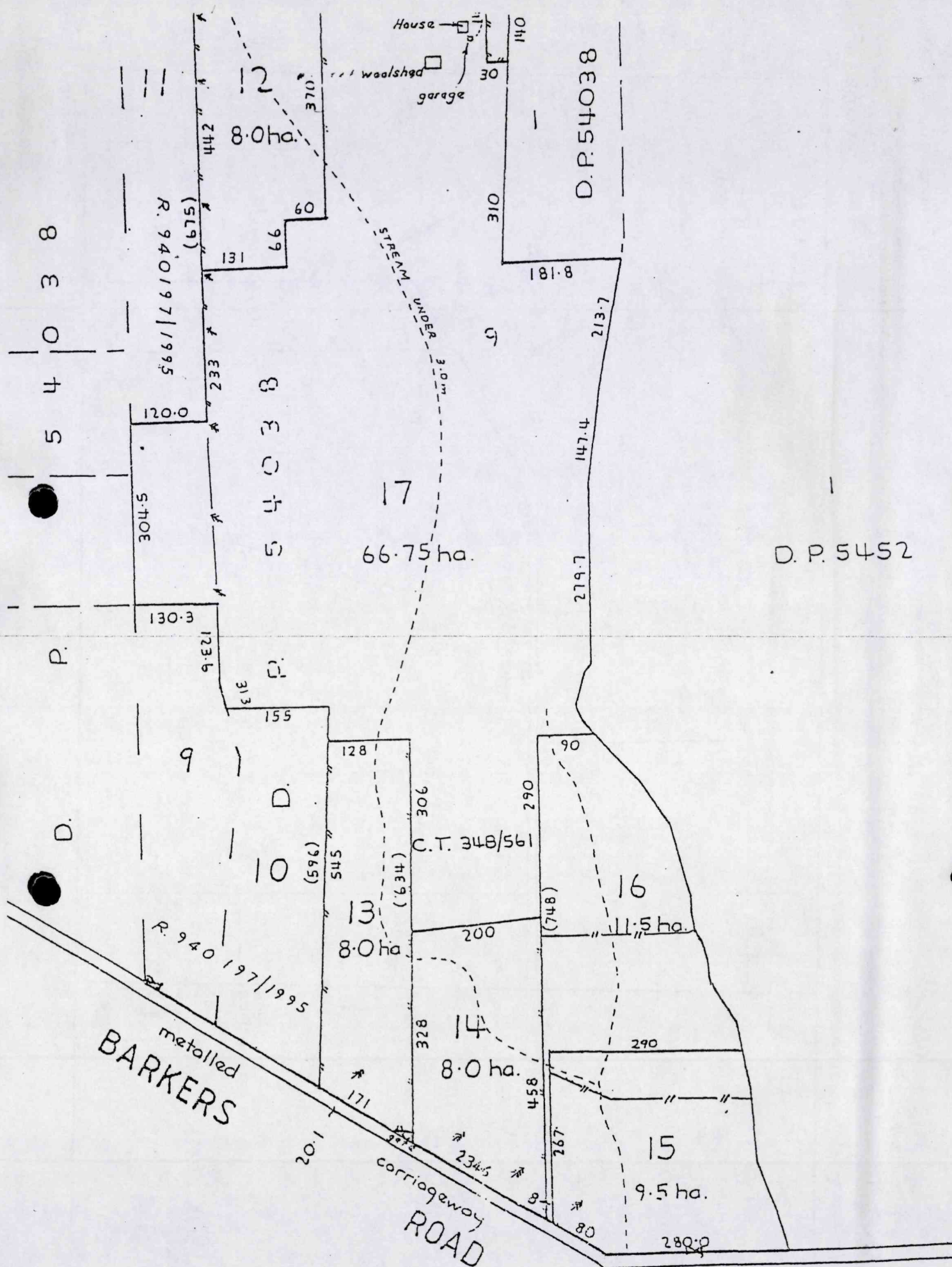
☒ WATER

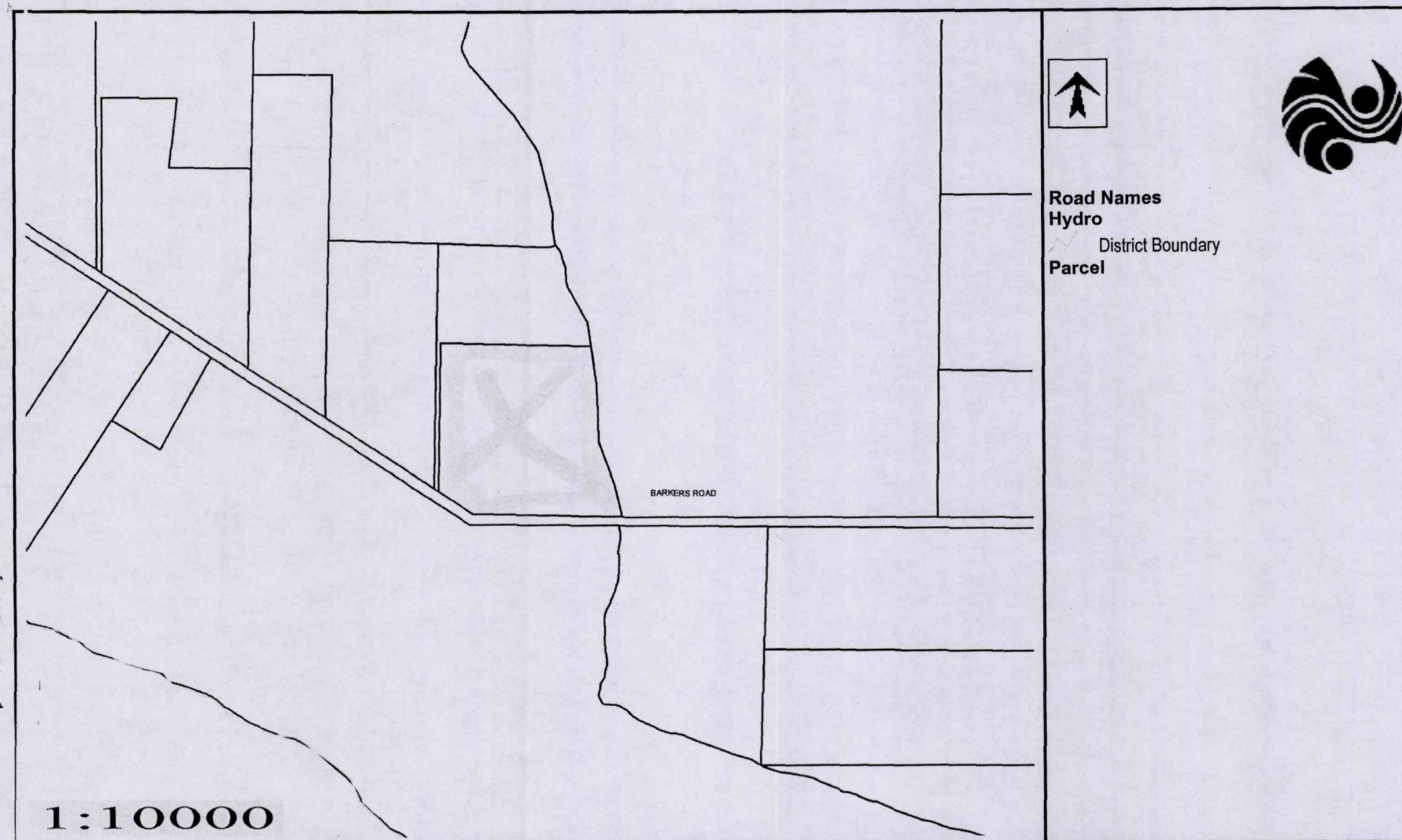
☐ SEWER

☐ STORMWATER

DATE:

6, 8, 02



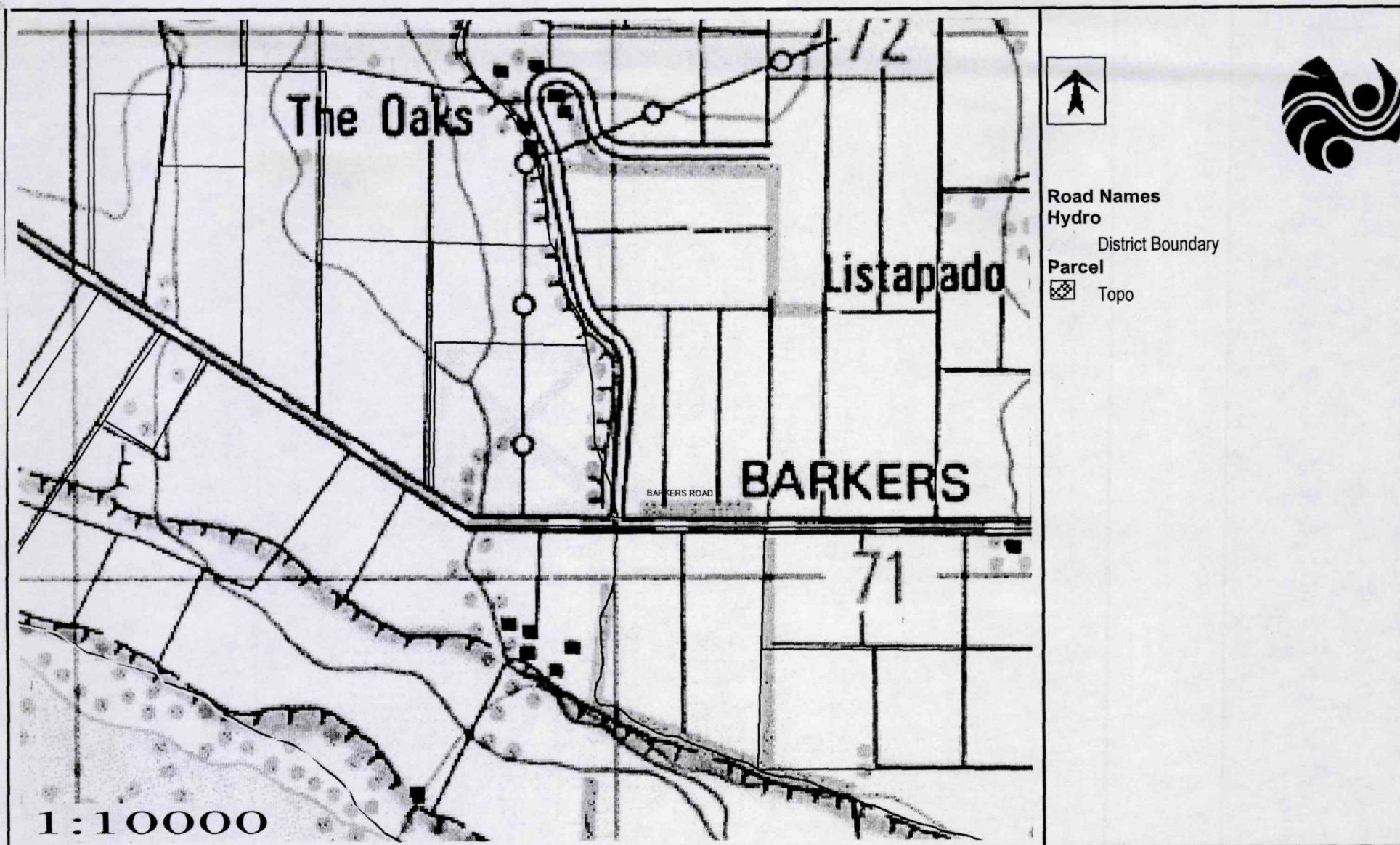


00 m

The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements.

Cadastral Data from LINZ
DCDB Crown Copyright Reserved
Produced by 192.168.1.186 at 15:53 on 5/20/03



100 m

The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

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Cadastral Data from LINZ
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Produced by 192.168.1.186 at 16:00 on 5/20/03

20034948



**CERTIFICATE OF TITLE
UNDER LAND TRANSFER ACT 1952**



R.W. Muir
Registrar-General
of Land

Identifier CB44D/419
Land Registration District Canterbury
Date Issued 20 November 1998

Prior References
CB34B/561

Estate Fee Simple
Area 9.5000 hectares more or less
Legal Description Lot 15 Deposited Plan 77970

Proprietors
Janine Ann Macleod and Barbara Mary Cameron

Interests
Subject to Part IV A Conservation Act 1987

20034948

Identifier

CB44D/419

Diagram Distorted

APPROVED *G. Beale* *J. Beale*

Registered Professional

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 10th day of February 1998. Subject to the conditions of the Resource Management Act 1991. The Council of the Waimakariri District Council is of the opinion that the proposed subdivision is in the public interest.

[Signature] District Engineer

WAIMAKARIRI DISTRICT COUNCIL

Lots 9-16 and Part of Lots 17 and 18 are subject to Part IVA Conservation Act 1987 (Formerly CL 145/78)

CERTIFICATE OF TITLE ALLOCATED:

Lot 9	44D/413
Lot 10	44D/414
Lot 11	44D/415
Lot 12	44D/416
Lot 13	44D/417
Lot 14	44D/418
Lot 15	44D/419
Lot 16	44D/420
Lot 17	44D/421
Lot 18	44D/422

CONDITION OF ALLOCATION: That Lot 18 be subject to the same conditions as Lot 1, DP 54038 (CT 348/153) and that the certificate of title be issued in the name of the owner.

NOTE: There are no Lots 1-8 on this plan.

Total Area: 738,312.00 ha.

Composed of: 62,348/561

1. REPORT BY THE SURVEYOR

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that this plan has been made in accordance with the provisions of the Survey Act 1980 and that the same is a true and correct representation of the land shown on the plan.

2. REPORT BY THE DISTRICT ENGINEER

I, the undersigned, being a duly qualified and licensed District Engineer, do hereby certify that this plan has been made in accordance with the provisions of the Survey Act 1980 and that the same is a true and correct representation of the land shown on the plan.

3. REPORT BY THE DISTRICT COUNCIL

I, the undersigned, being a duly qualified and licensed District Council, do hereby certify that this plan has been made in accordance with the provisions of the Survey Act 1980 and that the same is a true and correct representation of the land shown on the plan.

APPROVED as to Survey *[Signature]* District Engineer

15.1.1998

Deposited this 15th day of November 1998

DP77970

LAND DISTRICT Canterbury

SURVEY DISTRICT Rangiora

RECORD MAP No.

LOTS 9-18 BEING SUBDIVISION OF

LOT 9, DP 54038

TERMINAL AUTHORITY Waimakariri District

Surveyed by: M. J. Williams & Co. Ltd.

Scale: 1:7,500 Date: Jan-Apr 1998

Approved Application

20034948

Plan PIM...

metro woodfires & pioneer accessories

Home

Why Metro is #1

Products

Accessories

ECO Flue System

Specifications

Media Release '02

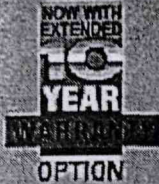
Dealers

Contact

Prime Building

Compliance Limited

HEATING UNIT and FLUE to be installed in strict accordance with the manufacturers instructions UNIT and HEARTH shall be restrained in accordance with the Building code, clause B1 and NZS 7421:1990. An INSPECTION is required PRIOR to lighting the fire.



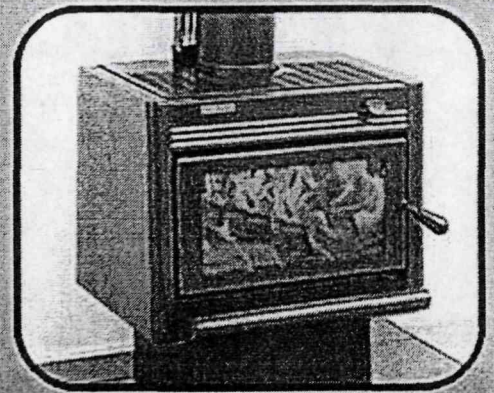
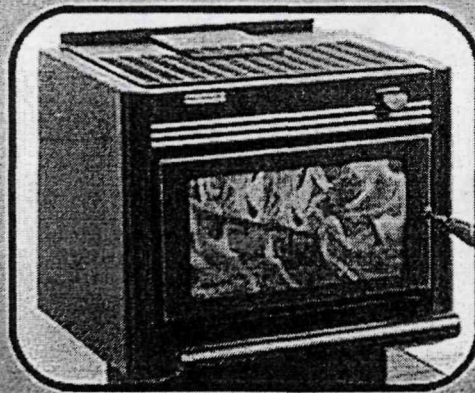
All **Metro** woodfires are covered by Pioneer's 12 month unconditional product warranty with an extended 5 year firebox warranty.

Select a Product

METRO

Pedestal Series

The Metro Pedestal series distinctive pedestal bases give them a more contemporary style. Being "convection" woodfires, all Ped series Metros operate with low cabinet temperatures, enabling compact yet safe installation. Utilising Pioneer's proven "wetback" systems, "not boosters", many thousands of Metro owners throughout the country and across the Tasman enjoy unlimited free hot water during the cooler season. Proudly manufactured here in New Zealand, all fireboxes are made from Carbon Steel complete with refractory firebricks on the side to give maximum efficiency, protection and life. The Ped series, as all Metros, have been tested and are guaranteed to burn all night long, keeping your home warm during the cold winter nights.



Metro Pioneer Rear Outlet Ped, extends the Pioneer series to offer all the alternatives, enabling the flue to be diverted into another room, outside, or even direct into an open fireplace. The large unrestricted cook top offers ample room for cooking soup, stew, or even the family roast and the hot plate, provided directly above the flue spigot area, allows rapid heating for kettles and percolators. Optional height pedestals are available, including a "Juno" swap over

* **Metro Pioneer Rad**, the compact Metro with big performance, a heavy 6mm Carbon Steel firebox with refractory firebrick lining as in all Metro's. Tested to the NZHHA output test method at 14.4kW, the Pioneer is two fires in one with the capability to heat the average family home, while its control and compactness make it equally suitable for smaller areas. As with all Metros, water heating and overnight burning are major features designed to save money

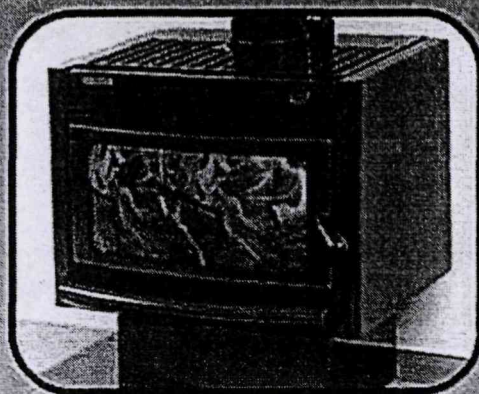
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03/50

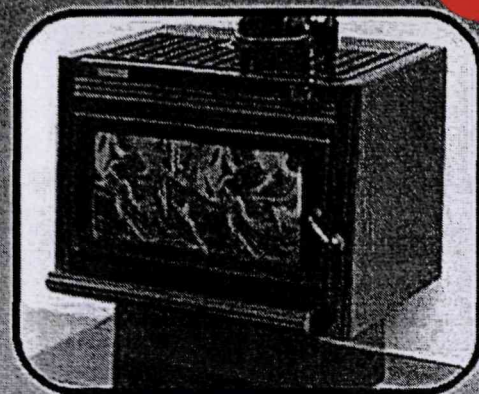
20034948

pedestal, making the Pioneer Rear Outlet Ped an ideal replacement for ageing Junos. Available in Matt Black vitreous enamel only.

and keep the family warm all winter long. Available in all four Metro Vitreous Enamel colour options.



Metro Aspire Ped is clearly the flagship of the Metro range. Metro's angled front is complimented on the Aspire with the Euro Door fitted as standard and curved panels, with soft radiuses, achieving a visual effect that is truly stunning. The Aspire also incorporates a unique primary air induction system, which draws incoming air down into the base of the fire. This air supply, coupled with the Aspire's optional fan, will increase total tested output by a further 2.1kW. Available in three Metro Vitreous Enamel colour options of Matt Black, Dark Charcoal and Forest Green.



Metro X-treme Ped is the Metro Pioneers big brother, specifically designed for large areas. It features an overnight burn capability to ensure you never wake to a cold home. The large door opening and deep firebox will take chunky pieces of timber, up to 500mm long, so you spend less time cutting wood. As with all Metros, even the large X-treme has minimal clearances and fits onto a compact ash hearth. Available in all four Metro Vitreous Enamel colour options.

[Home](#) · [About Us](#) · [Products](#) · [Accessories](#) · [ECO Flue Systems](#)
[Technical Details](#) · [Media Release](#) · [Dealers](#) · [Contact Us](#)

Metro Woodfires / Pioneer Manufacturing Ltd.

Telephone: +64 - 6 - 756 6520 · Fax: +64 - 6 - 756 6540
 Email: info@woodfire.co.nz · Website: www.woodfire.co.nz
 Address: Mamaku Street, PO Box 11, Inglewood, New Zealand

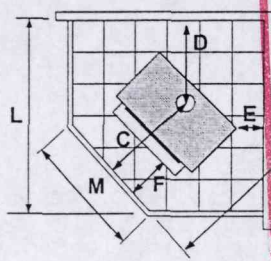
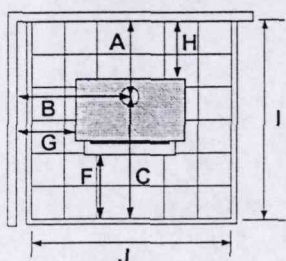
**Prime Building
Compliance Limited**

HEATING UNIT and FLUE to be installed in strict accordance with the manufacturers instructions. UNIT and HEARTH shall be restrained in accordance with the Building code, clause B1 and NZS 7421:1990, An INSPECTION is required PRIOR to lighting the fire.

CLEARANCE CHART

Metro woodfires are tested to and comply with NZS7421:1990 or AS/NZS2918:2001 if installed as detailed in the chart below: -

- 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 Tiny-Trad, Metro Pioneer and Metro Pioneer Traditional have also been tested with optional "flueshield side extensions". When fitted into an alcove situation not projecting forward of the Metro with flueshield side extensions fitted, clearances "B" and "G" reduce by 80mm for the Pioneer and Pioneer Traditional and 100mm for the Tiny-Traditional.



Prime Building Compliance Limited
HEATING UNIT and FLUE to be installed in strict accordance with the manufacturers instructions
UNIT and HEARTH shall be restrained in accordance with the Building code, clause B1 and NZS 7421:1990, An INSPECTION is required PRIOR to lighting the fire.

Installation Clearances mm

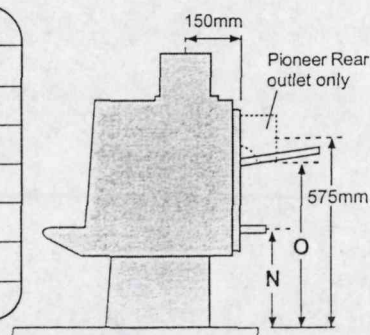
		A	B	C	D	E	F	G	H	I	J	K	L	M
TINY-TRAD	With Flueshield**	225	445	480	305	25	100	200	75	705	650	920	875	650
	Without Flueshield	605	545		595	315		350	455	1085		1320	1165	
PIONEER & PIONEER TRAD	With Flueshield**	200	595	480	400	85	100	300	50	680	825	1045	950	660
	Without Flueshield	580	595		595	280		300	430	1060		1320	1145	
PIONEER REAR OUTLET		N/A	565	N/A	N/A	100	100	270	60	690	825	1070	965	660
X-TREME & X-TREME TRAD	With Flueshield**	230	575	525	455	110	100	240	80	755	905	1165	1065	740
	Without Flueshield	800	575		595	250		240	650	1325		1365	1205	
ASPIRE & ASPIRE TRAD	With Flueshield**	230	575	525	455	110	100	240	80	755	905	1165	1065	740
	Without Flueshield	800	575		595	250		240	650	1325		1365	1205	
WEE RAD	With Flueshield**	200	555	480	400	80	100	250	50	680	825	1045	950	660
	Without Flueshield	580	555		600	280		250	430	1060		1320	1145	
RAD	With Flueshield**	230	575	525	455	80	100	200	80	755	905	1165	1065	740
	Without Flueshield	800	575		625	250		200	650	1325		1365	1205	
MEGA RAD	With Flueshield**	270	675	625	500	125	100	300	120	895	905	1325	1175	740
	Without Flueshield	540	675		595	220		300	390	1165		1470	1270	

** Ensure the flueshield is fitted so that the lower flue is NOT directly exposed to the rear wall, refer to the instructions supplied with the flueshield.

Dimensions mm

	N	O	Width	Depth	Height
TINY-TRAD	295	485	490	530	665
PIONEER & PIONEER TRAD	295	485	590	530	665
PIONEER REAR OUTLET	295	485	590	530	660
X-TREME & X-TREME TRAD	340	530	670	575	715
ASPIRE & ASPIRE TRAD	340	530	670	575	715
WEE-RAD	295	485	607	530	665
RAD	353	543	750	575	745
MEGA RAD	353	543	750	675	745

Note: Both wetback connections are 150mm left of the flue centre, facing the Metro / wall.



FLOOR PROTECTORS

Freestanding Metro Woodfires do not require an insulating Floor Protector, as they are tested and comply with the minimum "ash hearth" requirement of NZS7421:1990, being:-

"A non combustible surface extending 200mm in all directions directly below the door opening"

Note: - The minimum Floor Protector sizes are specified in the clearance chart above

- A Floor Protector can include ceramic tiles with grouted joints fixed directly onto a wooden floor, or a sheet of toughened glass, panel steel or any other non combustible material laid directly onto a wooden floor.
- If being installed onto a concrete or other non combustible floor, no Floor Protector is required.

PRE INSTALLATION

Prior to installing your Metro insert into a masonry chimney, it is important that certain clearances and other requirements are complied with as detailed below :-

Chimney – The chimney must be swept and checked for: -

- Cracks and general overall condition, with repairs carried out if necessary by a suitably qualified person.
- Cavity dimensions to ensure the fireplace insert will fit, it is usually necessary to remove the fire bricks from the lower chimney cavity.
- The base of the chimney cavity on which the Metro fireplace insert will rest must be level, if it is not, it should be levelled using mortar.
- If an ash removal door exists in the base of the chimney it should be sealed shut to prevent air entering the cavity.

Mantle – If a timber or combustible mantle shelf exists above the fireplace opening, it should be a minimum distance above the top of the Metro's fascia, minimum distances are:-

- Metro Hi output Insert = 460mm
- Metro Compact Insert = 400mm

If less than the above minimum specified, a deflector or heat shield will be required to be fitted under the mantle.

FLOOR PROTECTOR REQUIREMENTS

Metro fireplace insert's are designed to be installed direct onto a concrete base. A floor protector is required to project in front of the Metro and must extend a minimum of 200mm to each side of the door opening making the minimum floor protector width 825mm. The minimum floor protector projection forward of the Metro is dependant on the height of the fireplace insert above the combustible floor. The following schedule of floor protector projections is measured from behind the Metro fascia being the total floor protector depth as shown in diagram 4 below. Note, the heights specified above the combustible floor can be achieved by: -

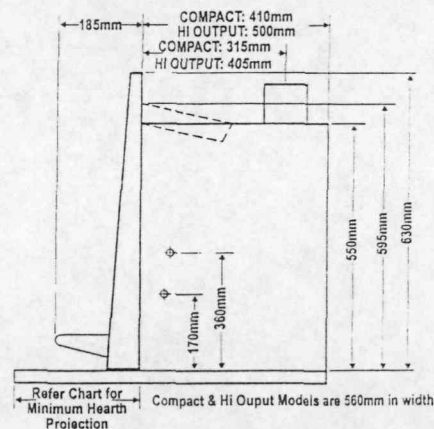
- The thickness of the floor protector
- Or by raising the fireplace insert
- Or a combination of the two

Insert Raised Minimum Floor Protector projection and Type

	Metro Compact	Metro Hi Output
10mm	439mm insulated	455mm insulated
15mm	425mm insulated	445mm insulated
20mm	417mm insulated	436mm insulated
25mm	403mm insulated	424mm insulated
30mm	392mm insulated	408mm insulated
35mm	381mm insulated	396mm insulated
40mm	367mm insulated	366mm insulated
41mm & above	N/A	260mm ash hearth
45mm	356mm insulated	
50mm & above	260mm insulated	

DIAGRAM 4

Fascia Model	Base Width	Body Width
H.T & V.E Fascia	810mm	810mm
Trad Fascia	900mm	810mm



Important

Metro fireplace inserts are tested to and comply with NZS7421:1990 incorporating appendix "J" when installed in accordance with the installation and operation manual supplied with every Metro woodfire.

- A minimum flue length of 4.2 metres of 150mm diameter stainless steel flue is required.
- All flue joints must be sealed and riveted.
- Metro fireplace inserts are available with optional 3kW or 4kW wetbacks.
- Seismic restraint of the fireplace insert is required.

Prime Building Compliance Limited

HEATING UNIT and FLUE to be installed in strict accordance with the manufacturers instructions. UNIT and HEARTH shall be restrained in accordance with the Building code, clause B1 and NZS 7421:1990, An INSPECTION is required PRIOR to lighting the fire.

PIONEER

MANUFACTURING LIMITED

P.O.Box 11, Inglewood
New Zealand

Phone 06-756 6520

Fax 06-756 6540

Email: info@woodfire.co.nz

Website www.woodfire.co.nz

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all about us

- Home
- Why Metro is #1
- Products
- Accessories
- ECO Flue System
- Specifications
- Media Release '02
- Dealers
- Contact

Why Metro is #1

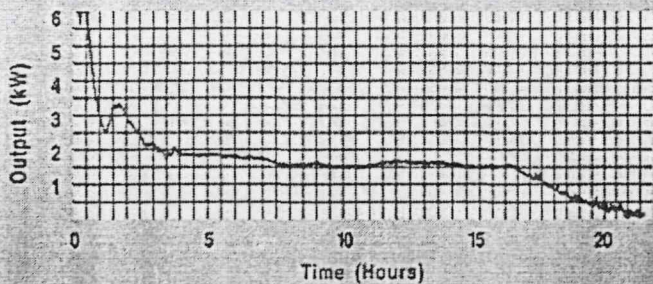
OVERNIGHT BURNING "GUARANTEED"

Metro wood fires are designed, not only to produce massive outputs of heat, but also to deliver heat over long periods of time on a single load of fuel.

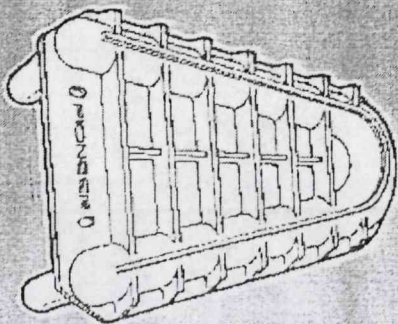
Metro wood fires have the ability to burn overnight on softwoods such as Pine, where some others will struggle to burn over night on hard woods. In cold climates, having a wood fire is almost essential, so should the ability of your wood fire to burn over night.

See the Metro "overnight burn" test results below.

Burntime is another major feature that applies to all Metros. Metros responsive control of burn rate has enabled burn times not previously attainable. Laboratory testing of the Metro Pioneer resulted in a burn time of 18 hours from a single load of 4 x 2 pine off-cuts, although you may not achieve 18 hours in the your home you will easily achieve an overnight burn with dry fuel, so you always wake to a warm home. Note EF Series do not have the low turndown "off" provision of the non EF Series Metros.



GENUINE WETBACKS



Pioneer manufactures Genuine Wetbacks, not boosters. They are designed to transfer maximum heat from the fire, into the wetback, through into the water, with only minimal heat loss from the firebox. Pioneer also manufactures a Boiler system designed for under floor heating and radiators. If you are looking for lots of hot water, the Pioneer Wetback is for you, these true Wetbacks really do perform!

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Pioneer offers an optional 10 year warranty on the firebox. This warranty is superior to other warranties as unlike many 10 year firebox warranties, the Pioneer warranty includes all direct costs for the full ten years without paying for annual inspections, and includes a free inspection and service after the fifth year, which no other manufacture offers. The optional warranty has a \$100.00 fee including G.S.T, but I'm sure you will agree when comparing cost, others already have there warranty fee built into their price.

STYLE

Metro is the newest range of wood fires on the market today. Designed to cater for the customer, who wants a wood fire with style, standard with soft rounded corners and sloping fronts. Metro also offers the "Curved Euro Door", designed for the customer who wants a fire, not only superior in performance, but also superior in style. Metro also has a range of radiant fires which have an old, but very stylish look about them.

DARE TO COMPARE

At Metro, we have a catch phase, Dare To Compare! That's what we want all consumers to do before choosing the fire of their choice. Compare our product to all other leading brands on the market, that way you will know for sure that you are purchasing the best there is on offer.

Here are some of the facts.

- Wetbacks that heat ALL your hot water
- Curved Elegance - Euro Door option
- Guaranteed overnight burn
- 10 year warranty option
- Efficiency tested No. 1
- 6mm steel firebrick lined
- PROUDLY New Zealand owned and made
- Eco Flue Systems

After checking out the facts, it is easy to see why Metro is New Zealands No.1 wood fire. Metro will not be beaten on Performance, Price and Style.

[Home](#) • [About Us](#) • [Products](#) • [Accessories](#) • [ECO Flue Systems](#)
[Technical Details](#) • [Media Release](#) • [Dealers](#) • [Contact Us](#)

Metro Woodfires / Pioneer Manufacturing Ltd.

Telephone: +64 - 6 - 756 6520 • Fax: +64 - 6 - 756 6540
 Email: info@woodfire.co.nz • Website: www.woodfire.co.nz
 Address: Mamaku Street, PO Box 11, Inglewood, New Zealand

**Prime Building
Compliance Limited**

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METRO ECO Flue Systems and accessories

Home

Why Metro is #1

Products

Accessories

ECO Flue System

Specifications

Media Release '02

Dealers

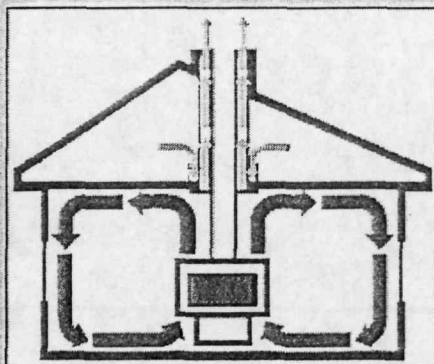
Contact

METRO

ECO Flue Systems

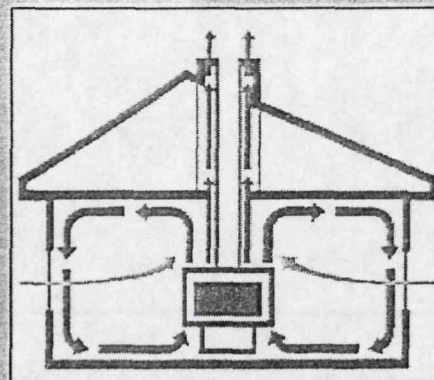
ECO Flue Systems, are a new innovation from Metro and are the result of years of research and testing. The ECO flue systems differ from conventional flue-kits in that cooling air for the systems is not taken from inside the home but it drawn from outside. The energy savings achieved by installing a Metro ECO flue system are quite dramatic, with independent testing of a conventional flue-kit resulting in 7.5 litres per second of the warmest air available in the room being drawn out of the home. In addition to the substantial energy savings, the ECO flue systems have the added benefit of reducing wind noise being transmitted into the room due to thermal/acoustic insulation for freestanding Metros only and cannot be fitted to any other brand woodfire as the approvals granted relate to Metro only.

Energy Savings by installing an ECO flue system will vary for every installation. Longer flues produce more draught as does wind outside the home, both of which will result in more heat loss through a conventional flue-kit. Independent testing of a conventional flue-kit siphoned 7.5 litres per second out of the room in a "test case" installation with no wind and a standard length flue. This installation will empty an average size room once every hour, 24 hours a day, every day of the year, irrespective of whether the fire is burning or not. ECO flue systems eliminate this heat loss from your home, keeping you warmer while saving you money through reduced fuel consumption and at the same time benefiting the environment. With good insulation you will be as warm as toast all Winter long in the coolest of climates.



ECO Flue Systems

As the above illustration shows, with an ECO flue system the heat produced by your Metro woodfire stays in your home. The cooling air for the flue is drawn from either the ceiling cavity or outside the home if



Conventional Flue Kits

This illustration shows how a conventional flue system draws air from the room to keep itself cool, resulting in the warmest air rising from your woodfire being drawn from the home. This discarded

**Prime Building
Compliance Limited**

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no ceiling cavity exists, as with a sloping ceiling. This results in a warmer home with reduced fuel consumption, as with an ECO flue system the only heat loss from inside the home is what is lost through the insulation in the ceiling and walls.

warm air is then replaced with cold outside air drawn back into your home. On a cold winters night this hugely inefficient system will empty an average sized room once every hour of potentially 45 degrees air. It replaces it with outside air which in some regions will be below zero, so its not only the flue that's cooled!

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[Technical Details](#) · [Media Release](#) · [Dealers](#) · [Contact Us](#)

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HOME OF GANG-NAIL® BUILDING SYSTEMS

200 349 48
MiTek New Zealand Ltd.

Correspondence from: CHRISTCHURCH
20 Kotzikas Place, Sockburn
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314

AUCKLAND
5 Zelanian Drive, East Tamaki
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100

www.mitek.nz.co.nz

PRODUCER STATEMENT - DESIGN
MiTek New Zealand Ltd.

CH9000 – LEAN-TO
MiTek DESIGN

The building design CH9000 has been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS3603:1993 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.

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

1. The verification of all design assumptions detailed in the drawings and
2. All proprietary products meeting the performance specification requirements,

the drawings, specifications and other documents according to which the building is proposed to be constructed, comply with the relevant provisions of the Building Code.

Stephen Anthony COLL

E.A. IPENZ, NZCE ~~MINZIOB~~ 26 / 5 / 03
Signed:

for MiTek New Zealand Ltd
20 Kotzikas Place
CHRISTCHURCH
NEW ZEALAND

Date: 7 November, 2002

Waimakariri District Council
APPROVED

Signed:

LUMBERLOK®

BOWMAC®

DESIGN INFORMATION – LEAN-TO

TIMBER & DURABILITY

- Rough Sawn No1 Framing grade Radiata Pine OR equivalent grade of other species (refer MiTek New Zealand Limited).
- Moisture content can be green. Our recommendation is 20% or less at time of installation
- Treatment to TPA Specification H1 for sawn timber and H4 for poles. For rafters, purlins or girts that could be exposed to regular wetting our recommendation is to treat to H3 level and use hot dip galvanized fixings.
- In sea spray areas as defined in NZS 3604:1999 it is recommended to use stainless steel fixings or provide additional on site protection for fixings exposed to the presence of wind blown salts.

DESIGN LOADS

- Dead loads for Light Roof - 0.25kPa (includes weight of, purlins, associated framing and galvanized iron roof).
- Live loads - 1.0kN concentrated load, 0.25kPa uniform load.
- Wind loads - Building designed for HIGH & VERY HIGH wind conditions as per the attached selection chart and as defined by NZS3604:1999
- Seismic loads - Seismic Zones A, B or C.
- Snow loads - Buildings designed for up to 0.50kPa, 0.75kPa and 1.00kPa Snow load as shown on the attached selection chart
- Soil Conditions – ALL foundations to be into natural ground with a minimum bearing capacity of 300KPa.
- Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.
- Buildings designed for class V category as NZS4203:1992 Table 2.3.1

DESIGN REFERENCES

NZS3603:1993 NZS3604:1999
NZS4203:1992 TP1.85

Prime Building Compliance Limited
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BUILDING ERECTION

Proper 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 fixings must be installed before applying any loads.

LOAD DETAILS

These drawings have been prepared using the above design loads. It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

PRODUCT SPECIFICATION

These details have been designed using specific GANG-NAIL®, LUMBERLOK® and BOWMAC® products and the performance of the building and validity of the Producer Statement is reliant on the correct choice of product.

COPYRIGHT

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Prime Building Compliance Limited
All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

rough sawn sizes used on Purlins, Rallies and Girts. For Planer Gauged sizes reduce Pole or bay spacing by 20%.

Building can be clad on all or any number of sides.

SELECTION CHART

• SED = Small End Diameter
• ED = Embedment Depth

LOAD DETAILS		POLE OR BAY SPACING	PURLIN SIZE MAX. CRS 1000mm	GIRT SIZE MAX. CRS 1100mm	RAFTER SIZE				POLE SIZE & EMBEDMENT DEPTH			
					RAFTER SPAN				MAX POLE HEIGHT			
					3000	4500	6000	8000	3600	4200	4800	6000
2003/048 HIGH WIND LOAD Cpi 0.7, Cpe 0.8 SNOW LOAD 0.75kPa (design snow load)		3600	150 x 50	150 x 50	2/200 x 50	2/250 x 50	2/300 x 50	2/300 x 50 (2P included as per sheet 10.8)	150 SED	175 SED	175 SED	200 SED
		4200	0.50kPa Snow 150x50						1000 ED	1200 ED	1500 ED	1800 ED
		4500	200 x 50	150 x 50	2/200 x 50	2/250 x 50	0.50kPa Snow 2/300x50	2/300 x 50 (2P included as per sheet 10.8)	150 SED	175 SED	175 SED	225 SED
		4800	200 x 50	150x50 (intermediate pole: column required, see sheet 10.4)	2/200 x 50	2/250 x 50	0.75kPa Snow 2/300x50 + 1P	2/300 x 50 (2P included as per sheet 10.8)	1000 ED	1200 ED	1500 ED	1800 ED
		5400	0.50kPa Snow 200x50 0.75kPa Snow 250x50	150x50 (intermediate pole: column required, see sheet 10.4)	0.50kPa Snow 2/200x50 0.75kPa Snow 2/250x50	2/300 x 50	2/300 x 50 (2P included as per sheet 10.8)	2/300 x 50 (2P included as per sheet 10.8)	150 SED	175 SED	200 SED	225 SED
VERY HIGH WIND LOAD Cpi 0.7, Cpe 0.8 SNOW LOAD 1.0kPa (design snow load)		3600	150 x 50	150 x 50	2/200 x 50	2/250 x 50 (1P included as per sheet 10.8)	2/250 x 50 (2P included as per sheet 10.8)	2/250 x 50 (2P included as per sheet 10.8)	150 SED	175 SED	200 SED	225 SED
		4500	200 x 50	150x50 (intermediate pole: column required, see sheet 10.4)	2/250 x 50	2/250 x 50 (1P included as per sheet 10.8)	2/250 x 50 (2P included as per sheet 10.8)	2/250 x 50 (2P included as per sheet 10.8)	1200 ED	1200 ED	1500 ED	1800 ED
		4800	200 x 50	150x50 (intermediate pole: column required, see sheet 10.4)	2/250 x 50	2/250 x 50 (1P included as per sheet 10.8)	2/250 x 50 (2P included as per sheet 10.8)	2/250 x 50 (2P included as per sheet 10.8)	175 SED	200 SED	225 SED	250 SED
		5400	250 x 50	150x50 (intermediate pole: column required, see sheet 10.4)	2/300 x 50	2/300 x 50 (1P included as per sheet 10.8)	2/300 x 50 (2P included as per sheet 10.8)	2/300 x 50 (2P included as per sheet 10.8)	1200 ED	1200 ED	1500 ED	1800 ED
		6000	300 x 50	150x50 (intermediate pole: column required, see sheet 10.4)	2/300 x 50	2/300 x 50 (1P included as per sheet 10.8)	2/300 x 50 (2P included as per sheet 10.8)	2/300 x 50 (2P included as per sheet 10.8)	175 SED	225 SED	225 SED	275 SED
									1200 ED	1200 ED	1500 ED	1800 ED

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MiTek New Zealand Ltd.
AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100
www.mitek.co.nz
HOME OF GANG-NAIL® BUILDING SYSTEMS

Job Title
DESIGNER SERIES
RAFTER LEAN-TO FARM BUILDINGS

Job Name: **Deane Buist**
Job Location: **287 H. Hay Rd CATCH**

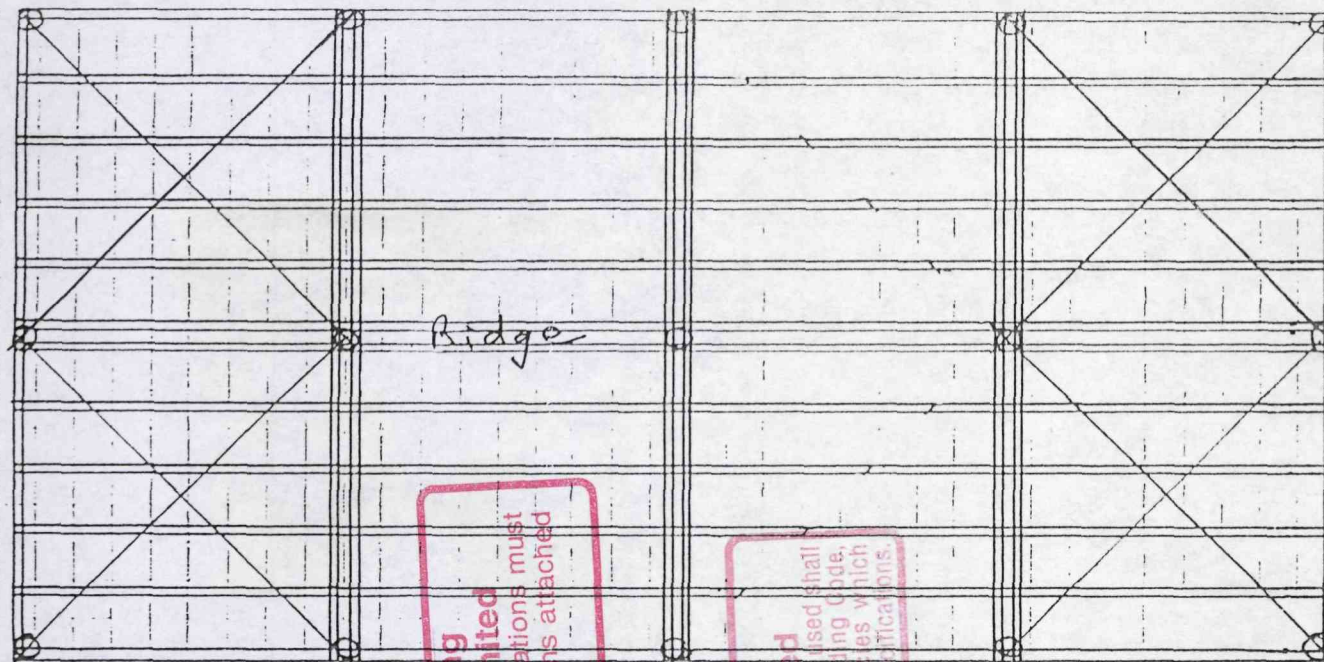
Sheet Title
SELECTION CHART

Date: 8/2001
Scale: NT
Designed: SAC
Checked: SAC
Drawn: AJW
Certified: SAC

Drawing Number
CH9000

10.2 A

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Plan view



Side Elevation

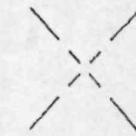
LEGEND



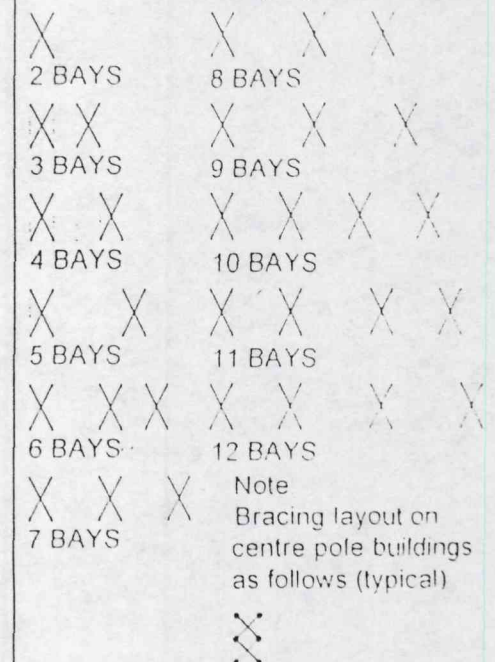
POLE



COLUMN



Single row of tensioned Multibrace laid over purlins. Fix at each end with 4x30x3 15 nails and 1 at each purlin crossing. Refer below for typical bracing layouts.

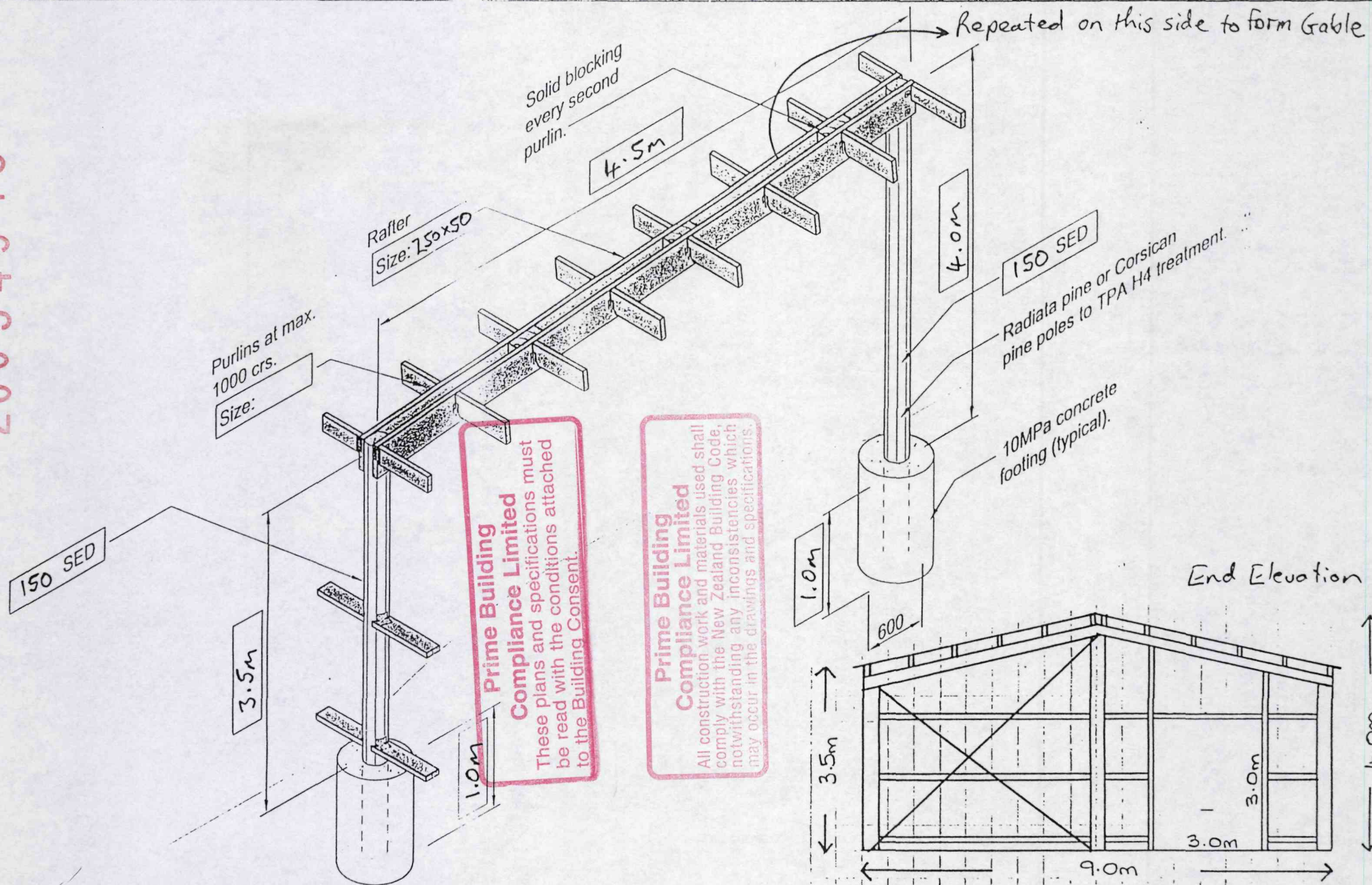


Note:
This Farm Building has been selected from the MiTek Selection Chart in the CH9000 Series
Detailed by:
Date:

JOB DETAILS:	Wind Load: High	Rafter Size: 250 x 50 in pairs	Max. Pole Height: 3.6m
	Snow Load: 0.5 kpa	Purlin Size: 200 x 50	Girt Size: 150 x 50
SCALE: 1:100	Rafter Span: 4.5m	Pole Size: 150 SED	
	Pole/Bay Spacing: 4.8m	Pole Embedment Depth: 1.000	

MiTek New Zealand Ltd. AUCKLAND: PO Box 58-014, Greenmount, Phone (09) 274 7109, Fax (09) 274 7100, www.mitek.co.nz CHRISTCHURCH: PO Box 6387, Riccarton, Phone (03) 348 6581, Fax (03) 348 0314	Job Title: DESIGNER SERIES RAFTER LEAN-TO FARM BUILDINGS	Sheet Title: PLAN	Drawing Title: CH9000
	Job Name: Deane Buist Job Location: 287 Hanway Rd CHCH	Date: 8/2001 Scale: AS SHOWN	Designed: SAC Drawn: AJW Checked: SAC Entered: SAC

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MiTek New Zealand Ltd.
 AUCKLAND PO Box 58-014, Greenmount Phone: (09) 274 7100 Fax: (09) 274 7100
 CHRISTCHURCH PO Box 8287, Riccarton Phone: (03) 348 8891 Fax: (03) 348 0314
 www.mitek.co.nz
 HOME OF GANG-NAIL® BUILDING SYSTEMS

Job Title: DESIGNER SERIES
 RAFTER LEAN-TO FARM BUILDINGS

Job Name: [redacted]
 Job Location: [redacted]

Sheet Title: TYPICAL SECTION CLEAR SPAN

Date: 8/2001	Designed: SAC	Checked: SAC
Drawn: AJW	Certified: SAC	

Drawing Number: CH9000

Sheet: 10.6

FARM BUILDINGS

BRANCH: Ch.Ch

OR DISTRIBUTOR:

TRADING AS:

CONTACT

Sales Consultant:

Chris Dyer

3488704

3523850

021 027 3225

DATE QUOTED:

CLIENT:

20034948 Janine MacLeod and Barbara Cameron

INVOICE ADDRESS:

P.O. Box 40080

Ch.Ch

SITE ADD:

424 Barkers Rd
Loburn (Opposite Blighs Farm)

PH: HOME

3853476

WORK

3656266 (Janine)

CELLULAR

021 025

FLOOR PLAN

Side wall of building

Plan PIM

03/543

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AMPELITE

CONCRETE

Prime Building Compliance Limited

These plans and specifications must be read with the conditions attached to the Building Consent.

STRUCTURE

No. of Bays

Tot. Length

Depth

4

15

6

BAY WIDTH

3.0

2

3.6

4.2

4.5

2

FRONT HEIGHT

3.0

3.6

4.2

4.8

COLOURS

☐ ZINCALUME

☒ NEW DENIM BLUE

☐ KARAKA

☐ PERM. GREEN

☐ MIST GREEN

☐ TITANIA no door

☐ SCORIA

☐ SMOOTH CREAM no door

☐ GREY FRIARS

EXTRAS

GUTTER

Rear ☒

Front ☒

No. of dp's

0

AMPELITE

Qty

6m

CANOPY

Number of Bays

4

INTERNAL WALL

Qty

2

FRONT WALL

Qty

2

FRONT WALL FOR DOOR PROVISION

Qty

2

CENTRE POLE OPTION

Qty

Require door

☒

HEIGHT 2.7

WIDTH

QTY

TILT DOOR

2.7, 3.6 + 2.6 (10m)

ROLLER DOOR

(Delete not applicable)

SIDE DOOR

Next to pole

☒

Qty

1

Away from pole

☐

Qty

Construction Service:

Yes ☒

No ☐

CONCRETE FLOOR: BASED ON CLEAR SITE WITHIN 100mm OF LEVEL FOUNDATIONS AS PER OUR COUNCIL APPROVED DESIGN CERTIFICATE SUBJECT TO 'SAFE BEARING STRENGTH' AS DEFINED IN NZS 3604:1999 MAXIMUM AMOUNTS OF CONCRETE 5.4 M³ APPLY. EXTRA AMOUNTS WILL BE AT EXTRA COST.

Std floor detail

Front of building

Scale 1:100

BUILDING SPECIFICATIONS

COMPLETE QUOTATION SUBJECT TO COUNCIL APPROVAL OF SITING AND DESIGN

Bldg paper to roof of enclosed bays

1x light to each bay.

1x Switch to lockup. 1x Switch to open bay. 1. Sensor light 2 bulbs.

Galvanised gate with heavy gauge netting for dogs. 2m high 3m wide.

ORDER No:

SUB

TOTAL:

\$ 18948.23

Subject to finance:

☐ Y ☐ N

G.S.T.

\$ 2368.52

GRAND TOTAL:

\$ 21316.75

Deposit shall be \$ 100, \$ 8550 - 2nd deposit to be paid upon building consent approval. \$ 8550 3rd deposit on poles in. Balance to be paid within 7 days of completion.

IF KITSET, FULL PAYMENT REQUIRED PRIOR TO MANUFACTURE.

FOR CLIENT

Date Authorised:

FOR VENDOR:

MANAGERS APPROVAL:

Date:

DRIVEWAY WAIVER

I authorise the company to bring construction vehicles on my driveway (See C26)

SIGNED:

20034948

SPECIFICATIONS

All work to comply with NZ Building Code 1991, and approved documents.

SITE SCRAPE

The area of the site to be covered by the building shall be stripped of all top growth and vegetable matter. Should soft clay, peat or filled ground be encountered on the site, an engineer shall be consulted for additional foundation details.

CONCRETE FOUNDATION AND FLOOR

Concrete shall be 20 MPA at 28 days and comply with NZS 3109. Reinforcing to foundation beam 2 D 16mm bars with R10 links at 600 CRS and R10 starters at 600 CRS 600 into floor slab. A 20 MPA concrete floor 100mm thick to be poured over .250 micron polythene on 150mm min (20mm - 40mm) round tailings. The slab shall be finished while still green. A high standard of finish is expected. NZS 3109 1997, 3124 1987. Floor level height 250mm min above ground level. Floor slab to be cut into 3m squares while still green or plynths laid in 3m squares for controlled shrinkage. 2D 12 rods 1.2m long to all internal corners B1. AS1.

WALL FRAMING

To Laserframe manual, at 600 CRS and dwangs at 800 centres. Bracing to be as per schedule. Use Malthoid DPC between concrete and timber. Lintels - size from NZS 3604 Table 6.7. All timber treated to NZ Timber Preservation Council 3650 1992. B2 durability. B1 stability.

ROOF FRAMING

Gang-nail trusses at 900 CRS fixed with Z nails designed and manufactured by a licensed manufacturer. For long run iron type roofs purlins to be 75 x 50 at 900 CRS. Ceiling battens to be H1 treated ex 75 x 40 at 400 CRS. B2 durability. B1 stability.

SOFFITS

Fit 4.5mm Hardiflex sheets generally 600mm wide to 75 x 40 H1 treated ribbon plates and sprockets. Soffits wider than 1000mm, fixed to 100 x 50 framing at 600 CRS. B2 durability.

ROOFING**Colortile**

Roofing to be Colortile on 50 x 40 battens at 300 CRS on self-supporting breather type roofing underlay to NZS 4217 1980. B2 durability, weather security 25 years. Surface coating 10 years pro rated. Installation 3 years.

FACIA AND GUTTER

Stratco coloursteel, fascia and gutter system fixed to rafters. 75mm downpipes fitted at 18m CRS - 1m for every 90° angle or 1 downpipe for 70m² of roof area - whichever equates to the greater number of downpipes NZBC E1/ASI Table 5. Fix fascia and gutter system to manufacturers' specification and NZS 3617 1979. B2 durability.

**Prime Building
Compliance Limited**

Plans and Specifications APPROVED in accordance with the Building Act 1991, clause 56(2) and the Building Regulations 1992, clause 3.

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MASONRY VENEER

Run breather type building paper to NZS/BS 1521: 1972 NZS 2995 1988 horizontally and well secure to outside face of framing. Repair tears and holes before constructing veneer. Construct brick veneer with approved faced fixed screw ties at correct spacing in accordance with appendix F of NZS 3604:

- Cavity 40 to 75 mm and free from pipes or services.
(Using alternative acceptable solutions AS 3500 in G12/AS1 pipes can be located in cavity, but free ventilation airflow must be maintained.
- Cavity sealed off from both roof and subfloor spaces, and ventilated to the outside top and bottom.
In BRANZ' opinion, sealing the cavity from the subfloor space is generally not practicable, but it is essential to seal the cavity at the top to prevent subfloor moisture entering the roof space.
- Veneer ties to prevent water transfer along length, and under NZBC B2 require 50 year durability, being hidden fixings of the building envelope, materials and workmanship to NZS 4210, 4229. E2 B1/AS1

PLUMBING AND DRAINAGE

Cold Water Reticulation

20mm PVC main through house to supply tank with 15mm tees to kitchen, laundry, bathrooms and two outside hose taps. 20mm control valve at point of entry to house and 15mm central valve at supply tank. Low pressure cold from supply tank run in 20mm PVC bushed to 15mm PVC at ceiling height. Lag pipework where likelihood of freezing. B2 durability AS1.

Hot Water Reticulation

Low pressure hot fed by 135 ltr Nova Tank positioned as high as possible in roof space. 20mm copper feed from hot water cylinder through tempering valve with 15mm branches to feed all fittings. All pipework in ceiling to be lagged with aeroflex or similar material to comply with NZ Building Code. 270 ltr hotwater cylinder to be installed. Fit 75mm PVC down pipes from gutter outlets to stormwater risers. Seismic restraints to all tanks and hot water cylinder. Complete pipework by testing to 1500 kPa (pressure test) at time of inspection. All plumbing to comply with NZ Building Code 1992 G12 and G13. B2 durability. AS1

DRAINAGE

Drainage and stormwater to site plan -

Maintenance access to be provided at:

- All outfalls
- Immediately inside property boundary
- All junctions (except a branch of less than 2.0m long from a gully trap).
- Each bend exceeding 45°.
- On straights at 50m intervals for rodding points of 100m for access chambers, inspection chambers or inspection points.

Drains under Buildings

The drain shall be straight and of even grade between access points.

Drain junctions under buildings shall be located at an inspection or access chamber. Any access point within a building shall be located in a drainage access area.

Disused Drains -

Drains no longer required shall be sealed off from any live drain.

Watertightness -

All below ground drainage pipework shall be tested in accordance with NZS 7643 Section 11, or NZS 4452 Section 11 to comply with G13, G14 and E1, B2 of NZ Building Code 1991, AS1.

If septic tank required AS2

ELECTRICAL WORK

All electrical work to be carried out in a tradesmanlike manner and comply with the relevant codes of practice to G8, G9, NZBC. Lighting to NZS 6703 1984. Private heating to give an adequate controlled internal temperature to NZBC G5.2.1(a), G5/AS1.

JOINERY

Kitchen units are made from white Melamine with vinyl backs. All doors, draw fronts and seen ends are made from woodgrain or colour Melamine. Bench top is Formica with a deluxe 90 degree rolled edge with cover upstand. Wall oven and under bench oven cabinets to manufacturers' specifications.

EXTERNAL JOINERY

Aluminium windows with pine or paintgrade reveals, glazed with float glass, thickness as required to NZS 4223 Part 3 1993. Windows and doors to have head flashings, and scribes or proprietary seals between facing and cladding. B2 durability 15 years. E2 AS1.

INTERNAL DOORS

Fit prefinished mdf panel prehung doors in 30mm Gib grooved jambs. B2 durability 15 years.

LININGS

Fix 10mm Giboat to walls and 13mm Giboat to ceilings to be fixed to manufacturers' specifications and finished to an accepted level. B2 durability 5 years.

INSULATION

All ceilings to be insulated with R3.2 fibreglass batts. All external walls to be insulated with R2.2 fibreglass batts. Insulation to NZS 4214 1977. B2 durability.

PAINTER

All painting work to be carried out in a tradesmanlike manner. Internal surfaces shall have 3 coats of acrylic paint and/or polyurethane (owner's choice), sanding out blemishes between each coat. All walls to be fixed before wallpapering. NOTE: NZ Building Code E3/AS1 Section 3.0 "Watersplash" (sealer to Giboat before semi-gloss or gloss painting).

NAME: CAMERON/MCLEOD

ADDRESS: BARKERS ROAD

Storey: ☒ Single or Uppermost
☐ Lower of Two or Middle of Three
☐ Lower of Three

PLAN NO. 003122

Roof Pitch: ☒ 0/25
☐ 26/45 *28°*
☐ 46/60

Roof Type ☒ Light
☐ Heavy

Wind Area: ☒ High ☒ Med ☐ Low

(Width) W = 78 B.U.'s
 (Length) L = 78 B.U.'s

Earthquake Zone ☐ A ☒ B ☐ C

E = ~~4.6~~ *5.6* B.U.'s

Calculation:

Roof or Building Length	B.L. =	25.4 <i>26.4</i>	m	
Roof or Building Width:	B.W. =	13.4 <i>14.7</i>	m	
Gross Roof or Building Plan Area	G.P.A. =	236	m ²	
Earthquake: B.U.'s	E x GPA	4.6 <i>5.6</i>	x 236	= 1085 <i>1312</i> B.U.'s
Wind: B.U.'s ALONG	W x BW	78	x 13.4	= 1045 B.U.'s
Wind: B.U.'s ACROSS	L x BL	78	x 25.4	= 1981 B.U.'s

BRACING LEGEND:

B.U.S. provided along 2059

Gib 1 Type of Brace
 2.4 Length of Brace
 180 Bracing Units

B.U.S. provided across 2090

Wall for Brace to be positions

Prime Building Compliance Limited
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Prime Building Compliance Limited
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Prime Building Compliance Limited
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Signed:

ALONG

BRACING SHEET B

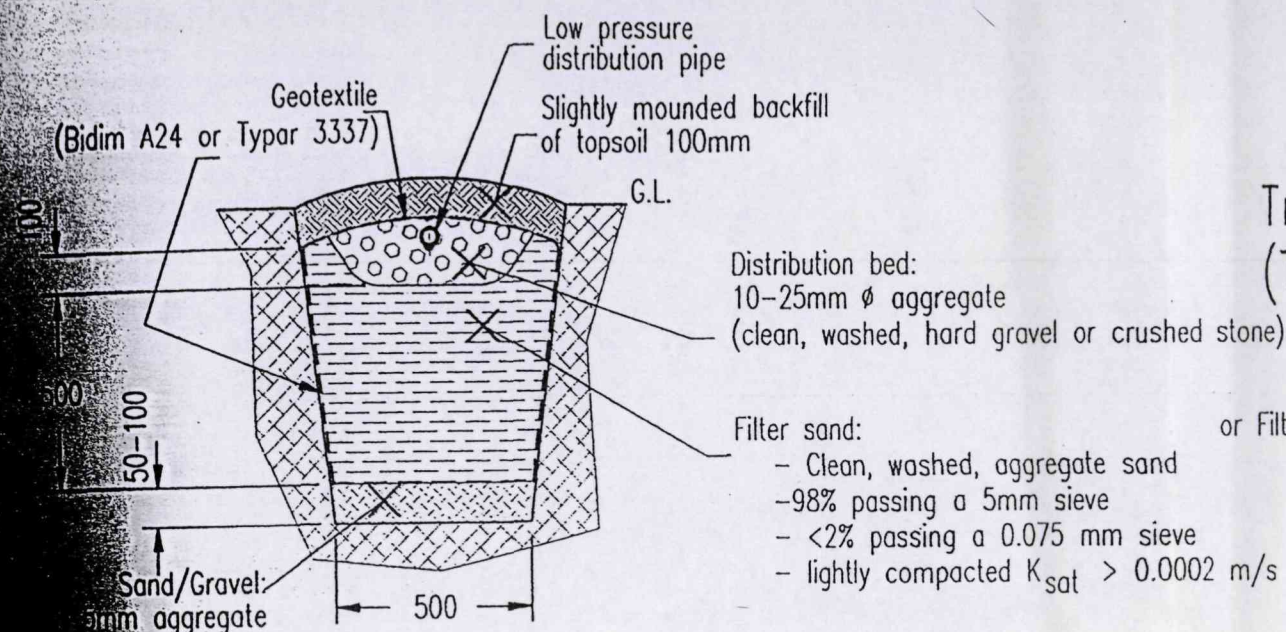
ACROSS

1	Wall or Bracing Line		Wall Bracing Elements Provided					1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8		2	3	4	5	6	7	8
Total Bracing Units Required for this Storey	Line Label	Min. BU's Required	Bracing Element NO.	Type Table 20	Rating BU's Table 20	Length of Element (m)	BU's achieved	Total Bracing Units required for this storey	Line Label	Min. BU's Required	Bracing Element NO.	Type Table 20	Rating BU's Table 20	Length of Element (m)	BU's achieved
From Sheet A greater of earthquake or along wind			1	GIB1	75	2.4	180	From Sheet A greater of earthquake or along wind			17	GIB1	75	2.4	180
	A	54							M	90	18	GIB1	75	2.4	180
			2	SP2G	95	.6	57				19	GIB2	80	2.4	192
	B	168	3	SP1G	100	1.2	120		N	70	20	GIB2	80	2.4	192
			4	SP1G	100	1.0	100								
			5	SP1G	100	1.0	100				21	GIB2	80	2.4	192
		70	6	SP1G	100	1.0	100		O	70	22	GIB2	80	2.4	192
			7	GIB2	80	2.4	192				23	GIB2	80	2.4	192
	C	70	8	GIB2	80	2.4	192		P	70	24	GIB2	80	2.4	192
			9	SP1G	100	1.2	120								
			10	GIB2	80	2.4	192				25	SP2G	95	.6	57
	D	162	11	GIB2	80	2.4	192		Q	70	26	GIB2	80	2.4	192
			12	SP2G	95	.8	77				27	SP4	70	.5	35
	E	62	13	GIB1	75	2.4	180		R	70	28	SP2G	95	.6	57
											29	SP2G	95	.6	57
			14	SP1G	100	1.0	100				30	SP1G	100	.9	90
	F	75	15	SP1G	100	1.0	100		S	72	31	SP1G	100	.9	90
			16	SP2G	95	.6	57								
1085	TOTAL				2059			1981	TOTAL				2090		

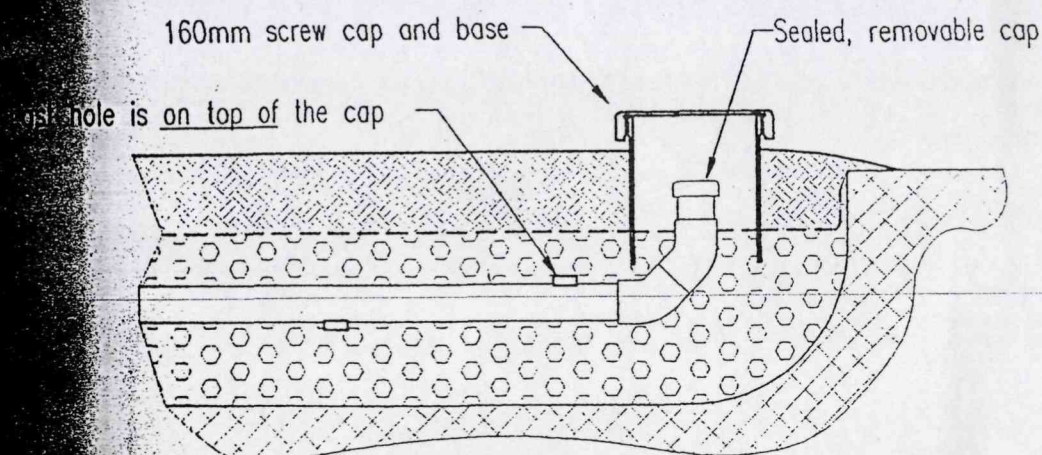
Prime Building Compliance Limited
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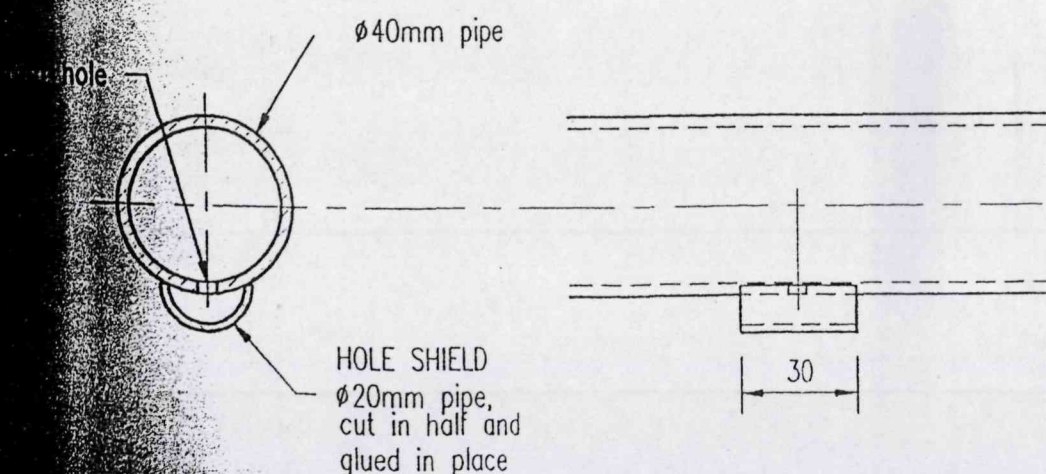
Trench-Filter for Disposal of Septic Tank Effluent into Free-draining Gravel with High Groundwater Level more than 1.5m deep



Trench Cross-Section
(Trench length: 30m)



Detail of Distal end
and Low pressure pipe



Detail of shielded holes
in low pressure pipe

MEL HANSEN
CONTRACTORS LTD.
P.O. BOX 32 RANGIORA
PHONE 313 8418

Specification Notes

1) General: This system is designed for treatment/disposal of high quality septic tank effluent to a maximum wastewater flow of 800 litres per day - roughly the flow from a three-bedroom residential house with 5-6 people in residence. No other drainage water shall enter the system, either before or after the septic tank stage. Operation and maintenance instructions for the septic tank - soil absorption system are provided separately.

2) Sewage from the house shall be pre-treated as a minimum by a two-chamber or dual septic tank as per the capacity recommendations of NZS 4610:1982. Connection from the first chamber to the second, and the final outlet shall be by "tees" having the submerged inlet fitted with a gas-deflecting baffle. A list of commercial suppliers of suitable two-chamber septic tanks (that include also an anaerobic upflow rock filter (UARF)) may be obtained from the Council.

3) The septic tank effluent shall be collected in a pump chamber fitted with a submersible or surface-mounted pump controlled by float switch(s) to deliver a 200 litre dose via a feed pipe to the Low Pressure Distribution Pipe. There shall be a check valve fitted to prevent backflow. Suitable pumps are centrifugal pumps having zero flow at a static head in the range 5 to 10 metres and a pumping capacity of 50 to 150 litres/minute at 2 m static head. There shall be an alarm float switch installed to go on at water level 100 mm above operating high water level; the alarm should be suitably located in the dwelling. There should be failure storage of about 200 litres before the system backs up. There should not be an failure overflow drain.

4) The feed pipe from the pump to the Low Pressure Distribution Pipe (LPDP) should be 32 or 40 mm diameter PVC pipe. It should be buried to protect it from mechanical damage and from freezing. If use of a long feed line (greater than 50 metres) or an elevation of greater than 1.0 m from the high water level in the pump-sump to the invert of the LPDP is required, then a larger pump may be needed. If there is a fall of greater than 2.5 m from the outlet of the UARF outlet to the LPDP, then there is the possibility of using a tipping bucket or dosing siphon instead of a pump for loading the LPDP.

5) The sand or peat should be placed in the trench and lightly compacted by tamping and by passing water through it before the gravel distribution bed and LPDP are place on top. The filter sand as specified may be used where high groundwater level is lower than 3 m below the trench. where the high groundwater level is higher than 3 m, then peat should be used or sand having the following specifications should be used: clean, washed sand, D_{10} 0.25-0.6 mm, and uniformity coefficient < 3.5 .

6) The LPDP should have 30 holes of 4.0 mm diameter drilled evenly spaced along the invert. The holes should be protected from blinding by gravel by shielding them with 30 mm long longitudinal half-sections of 20 mm diameter pipe solvent-welded in place over the holes. The distal hole in the pipe should be positioned at the crown of the pipe rather than at the invert. The end of the LPDP shall be tightly capped.

7) The LPDP shall be laid truly level in the gravel distribution bed. The drainfield shall be positioned perpendicular to ground slope (i.e., it should follow an elevation contour). If the drainfield is to be sited where the ground slope is greater than 5 percent, the soil drainage hydraulics should be checked; an interceptor drain and modifications to the drainfield may need to be made.

8) The drainfield area should not be subject to vehicle traffic or stock grazing, nor should it be covered (eg., by a tent) or have trees or shrubs plant close to it such as may result in intrusion of roots into the LPDP. The trench should be grassed over.

WASTE TECHNOLOGY GROUP
AgResearch
INVERMAY
PRIVATE BAG
MOSGIEL
NEW ZEALAND



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NOT BE USED, COPIED
OR REPRODUCED
WITHOUT THE WRITTEN
CONSENT OF
AgResearch

Canterbury Regional Council
On-Site Sewage Treatment/Disposal
System 1(a) DWG No 75013-6

AMENDMENTS

DATE

SCALE: 1:10, 1:20, 1:25

DSGD. Alan Graham

DRN. Alasdair Tennant

APPD. *AS*

DATE: 7aug92

PROPOSED FARM BUILDING

BAY WIDTH: 2@ 3.0m 3.0 3.6 4.2 4.5
2@ 4.5m

NUMBER OF BAYS: 4

TOTAL BUILDING LENGTH:

15.0m

BUILDING DEPTH:

6.0m

6.0 7.0 8.0 9.0 other

RAFTER SIZE:

3m bays 150x50 4.5m Bays 200x50

150x50, 200x50

PURLIN SIZE:

3m - 150x50 4.5m " 200x50

150x50, 200x50

POLE SIZE:

150 SED

150 SED

WIND ZONE:

HIGH, VERY HIGH

SNOW ZONE:

MED, HEAVY

Notes:

**Prime Building
Compliance Limited**

Plans and Specifications APPROVED in
accordance with the Building Act 1991, clause
56(2) and the Building Regulations 1992,
clause 3.

Signed: *[Signature]* 26/5/03

SPECIFICATIONS

Item Description	Basic Sizes (refer to details)	Notes
Poles	150 SED H5 for building heights 3.0m, 3.6m, 4.2m, 4.8m	
Girts	150x50mm r/sawn H1 @ 1370mm max centers	
Centre & Side Column	As pole sizing above	
Pole embedment	1.2m for heights 3.0m 1.5 for heights 3.6m & 4.2m 1.0 for front poles for 4.8m high	
Foundation	10 Mpa concrete	400x400mmx depth above

RAFTERS (CENTRAL POLE) H1 rough sawn

Building Depth	6.0m	7.0m	8.0m	9.0m
3.0m, 3.6m bay width rafter size:	Ends only 150x50	200x50	200x50	200x50
4.2m, 4.5m bay width rafter size:	Ends only 200x50	200x50	200x50	200x50

RAFTERS (CLEAR SPAN) RAFTERS -

Building Depth	6.0m	7.0m	8.0m	9.0m
3.0m, 3.6m bay width rafter size:	2/ 200x50	2/ 200x50	2/ 200x50	2/ 200x50
4.2m, 4.5m bay width rafter size:	2/ 200x50	2/ 200x50	2/ 200x50	2/ 200x50

PURLINS

Bay Width (Span)	3.0m	3.6m	4.2m	4.5m
Purlin size:	150x50 r/s	150x50 r/s	200x50 r/s	200x50 r/s
Purlin Centers	1200mm	1200mm	1200mm	1200mm



**VERSATILE
BUILDINGS**

HEAD OFFICE: 112 WATERLOO ROAD
PH: (03) 349-5700 FAX: (03) 349-5702

TITLE

VERSATILE FARM BUILDINGS
Product Specification

SCALE:

n.t.s.

DATE:

June '02

DRAWN:

FILE:

V.B. Ltd

CH8000-1

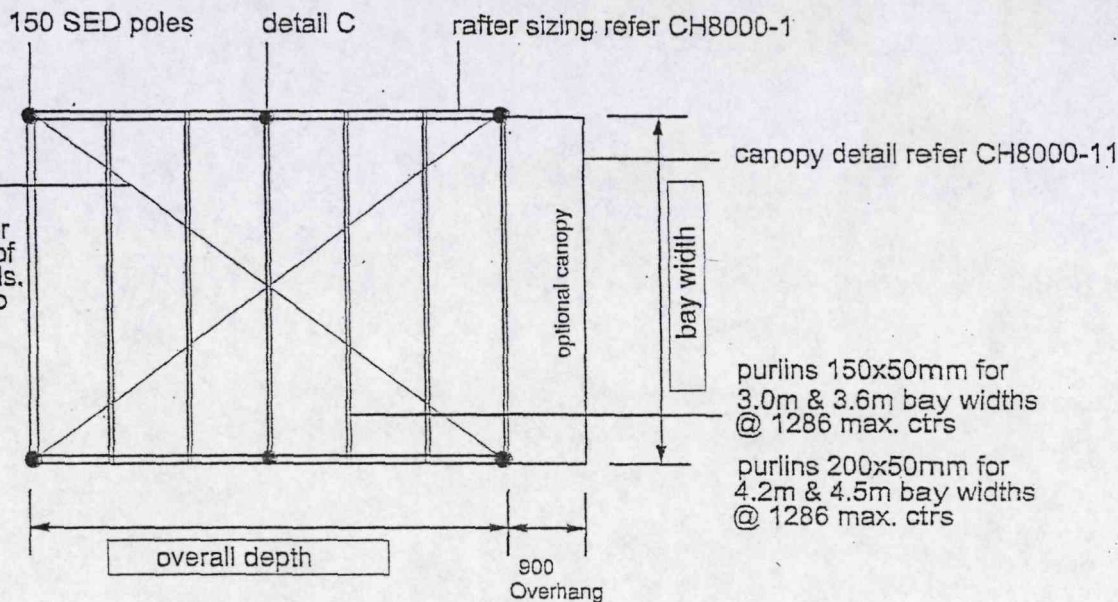
SHEET: 1

OF: 14

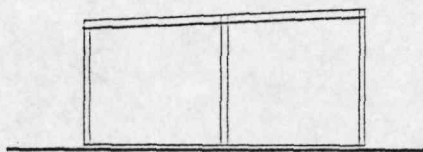
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**Prime Building
Compliance Limited**

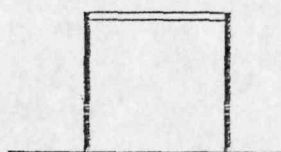
HEATING UNIT and FLUE to be installed in strict accordance with the manufacturers instructions. UNIT and HEARTH shall be restrained in accordance with the Building code, clause B1 and NZS 7421:1990, An INSPECTION is required PRIOR to lighting the fire.



NOTE: Details for centre pole fixing will be as indicated : Detail C/Sheet 10 for all buildings up to 7m Depth and including 7m Depth buildings
Alternative centre pole fixing for 8m Depth & 9m Depth buildings see Details: Centre Pole Fixing & Centre Pole Struts 8m & 9m/Sheet 9



SIDE ELEVATION nts



FRONT ELEVATION nts

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Compliance Limited**

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**Prime Building
Compliance Limited**

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Notes:

1. Design assumes soil conditions have a min. soil stress of 100 kPa.
2. Building assumed to be fully clad on side and rear walls. Front of building across the overhang section fully open.



**VERSATILE
BUILDINGS**

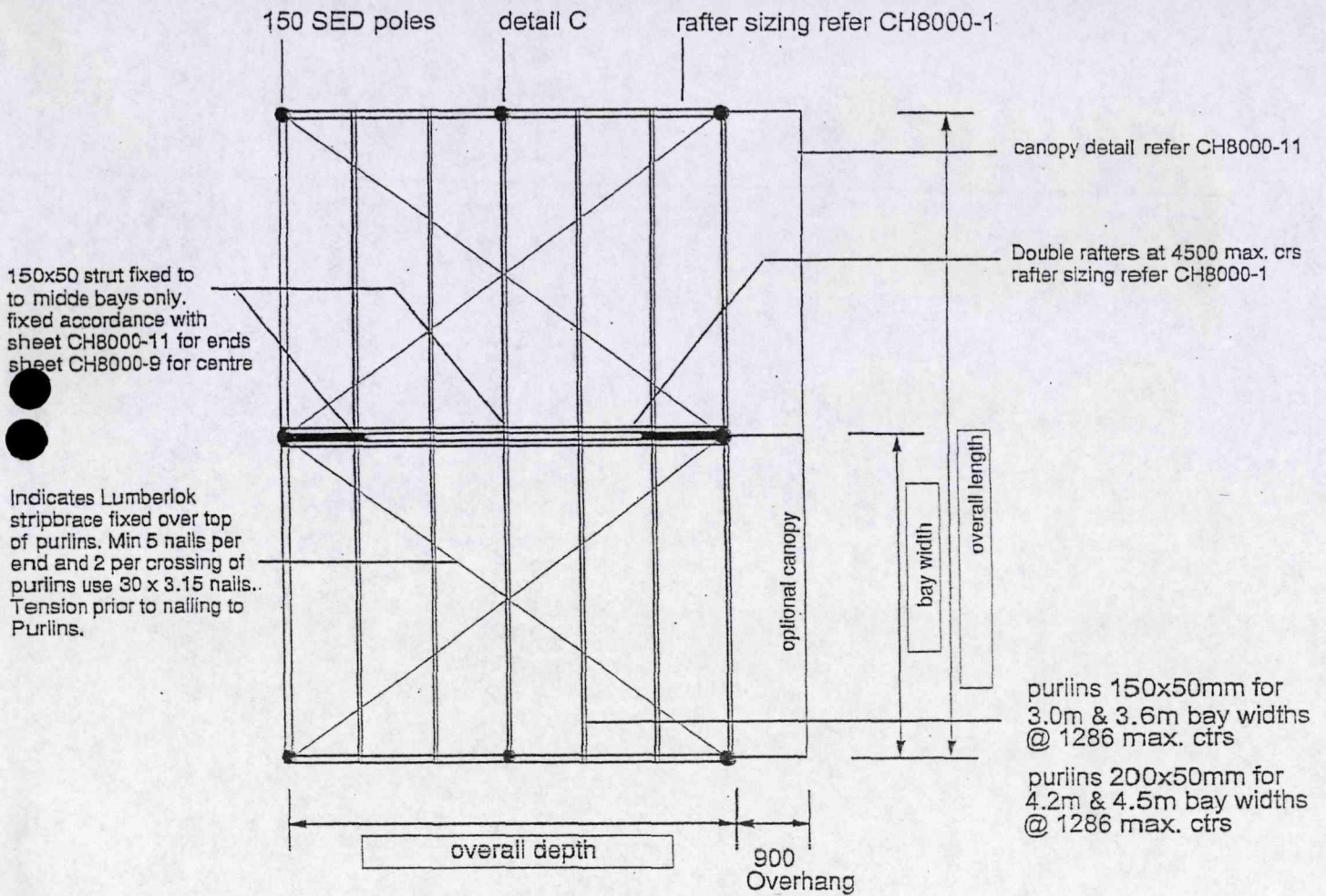
HEAD OFFICE: 112 WATERLOO ROAD
PH: (03) 349-5700 FAX: (03) 349-5702

TITLE **VERSATILE FARM BUILDINGS**
Plan Layout- 1 bay

SCALE: n.t.s. DATE: June '02
DRAWN: V.B Ltd FILE: CH2000-2

SHEET: 2
OF: 14

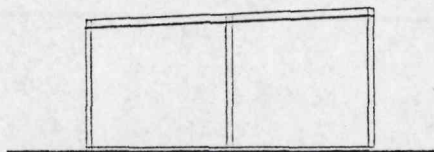
200 349 48



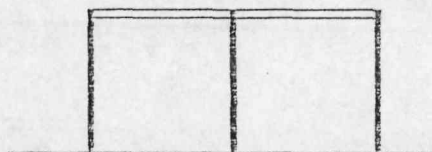
NOTE: Details for centre pole fixing will be as indicated : Detail C/Sheet 10
for all buildings up to 7m Depth and including 7m Depth buildings
Alternative centre pole fixing for 8m Depth & 9m Depth buildings
see Details: Centre Pole Fixing & Centre Pole Struts 8m & 9m/Sheet 9

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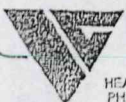
SIDE ELEVATION nts



FRONT ELEVATION nts

Notes:

1. Design assumes soil conditions have a min. soil stress of 100 kPa.
2. Building assumed to be fully clad on side and rear walls. Front of building across the overhang section fully open.



**VERSATILE
BUILDINGS**

HEAD OFFICE: 112 WATERLOO ROAD
PH: (03) 349-5700 FAX: (03) 349-5702

TITLE

VERSATILE FARM BUILDINGS

Plan layout - 2 bay

SCALE:

n.t.s.

DATE:

June '02

DRAWN:

V.B.Ltd

FLE:

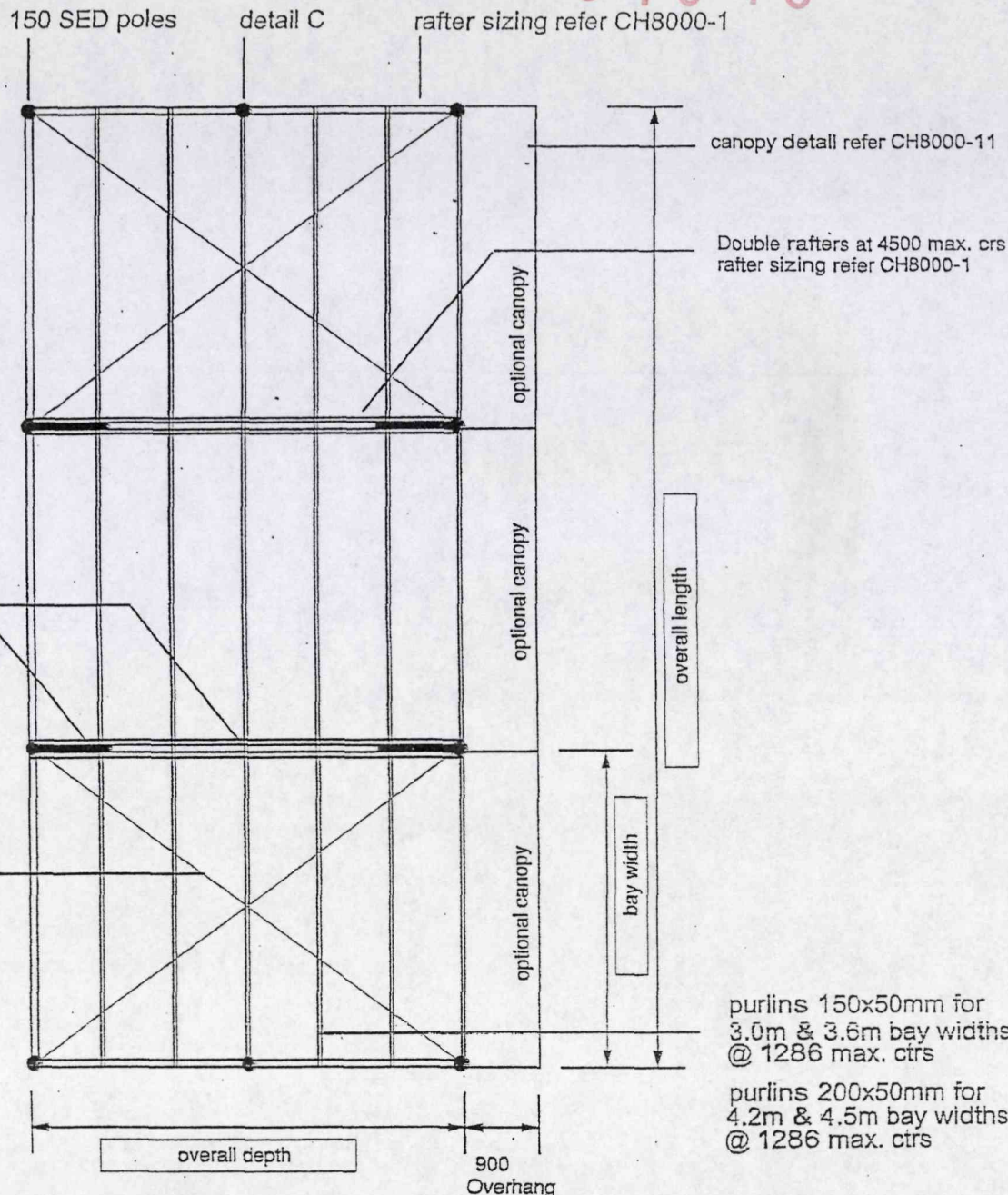
CH8000-3

SHEET

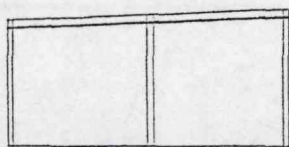
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OF: 14

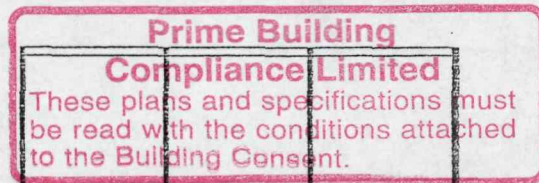
20034948



NOTE: Details for centre pole fixing will be as indicated : Detail C/Sheet 10
for all buildings up to 7m Depth and including 7m Depth buildings
Alternative centre pole fixing for 8m Depth & 9m Depth buildings
see Details: Centre Pole Fixing & Centre Pole Struts 8m & 9m/Sheet 9



SIDE ELEVATION nts



FRONT ELEVATION nts

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Notes:
1. Design assumes soil conditions have a min. soil stress of 100 kPa.
2. Building assumed to be fully clad on side and rear walls. Front of building across the overhang section fully open.

20034048

150 SED poles

detail C.

rafter sizing refer CH8000-1

canopy detail refer CH8000-11

Double rafters at 4500 max. ctrs
rafter sizing refer CH8000-1

optional canopy

4.5m

optional canopy

3.0m

optional canopy

3.0m

optional canopy

4.5m

bay width

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Prime Building Compliance Limited

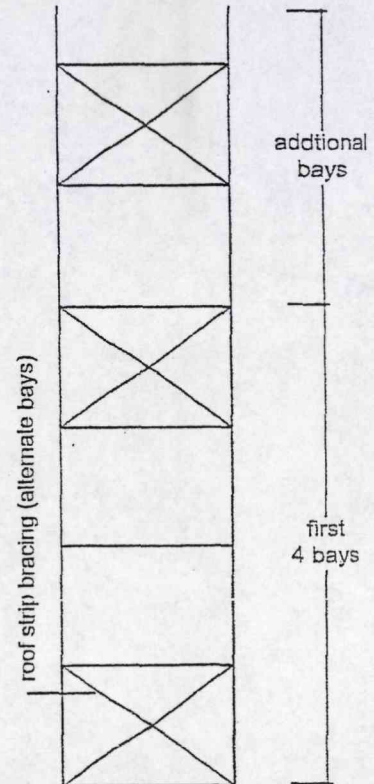
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30x50 strut fixed to middle bays only.
Fixed accordance with sheet CH8000-11 for ends
sheet CH8000-9 for centre

Indicates Lumberlok stripbrace fixed over top of purlins. Min 5 nails per end and 2 per crossing of purlins use 30 x 3.15 nails. Tension prior to nailing to Purlins.

ADDITIONAL BAY BRACING

For additional bay bracing over 4 bays
1: brace every end bay, and alternate bays
2: no more than 2 adjoining bays shall remain unbraced



roof strip bracing (alternate bays)

purlins 150x50mm for 3.0m & 3.6m bay widths @ 1286 max. ctrs

purlins 200x50mm for 4.2m & 4.5m bay widths @ 1286 max. ctrs

overall depth

900 Overhang

SIDE ELEVATION nts

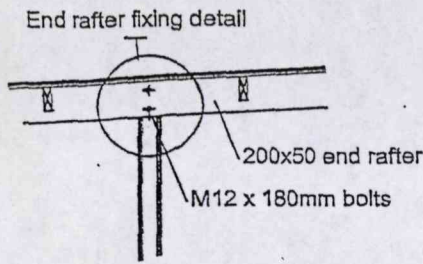
FRONT ELEVATION nts

NOTE: Details for centre pole fixing will be as indicated : Detail C/Sheet 10 for all buildings up to 7m Depth and including 7m Depth buildings
Alternative centre pole fixing for 8m Depth & 9m Depth buildings see Details: Centre Pole Fixing & Centre Pole Struts 8m & 9m/Sheet 9

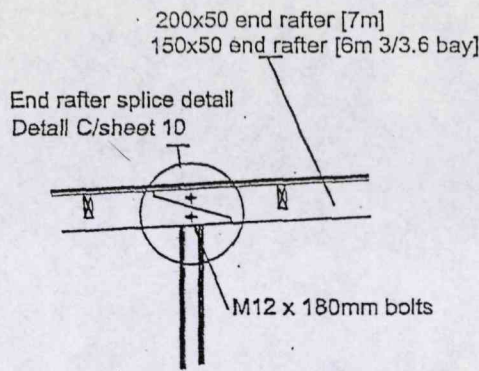
Notes:

1. Design assumes soil conditions have a min. soil stress of 100 kPa.
2. Building assumed to be fully clad on side and rear walls. Front of building across the overhang section fully open.

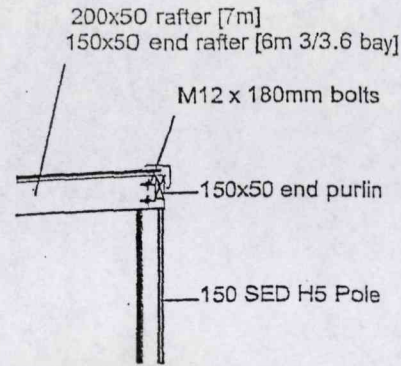
200 349 48



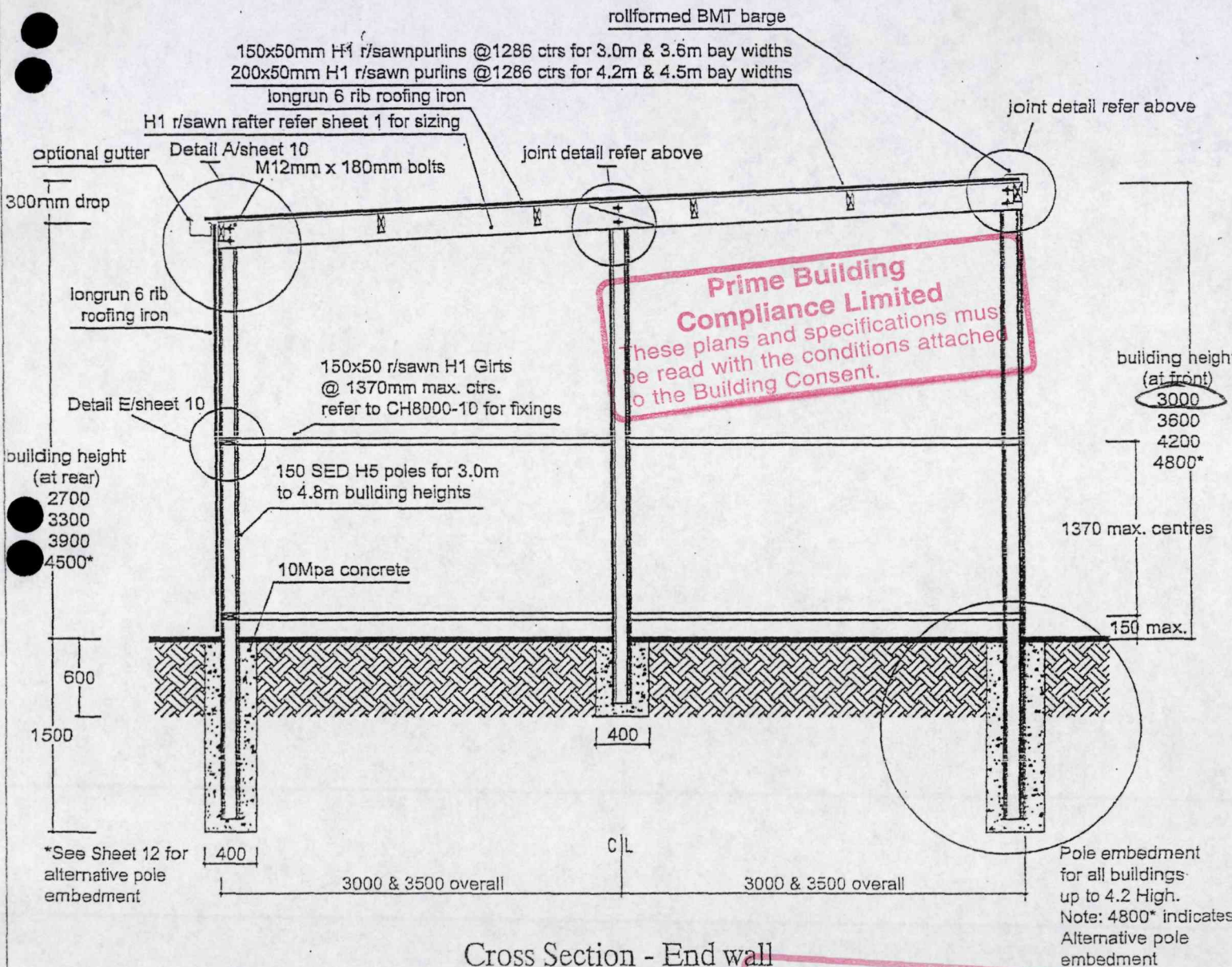
Central Pole: 6m Depth
(only 4.2/4.5 bay widths)



Central Pole: 7m Depth
(including 6m, 3 & 3.6 bays)



Front Pole: 7m Depth
(including 6m, 3 & 3.6 bays)



Cross Section - End wall

Important Note: For alternative pole embedment see Sheet 12

Prime Building Compliance Limited
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VERSATILE BUILDINGS

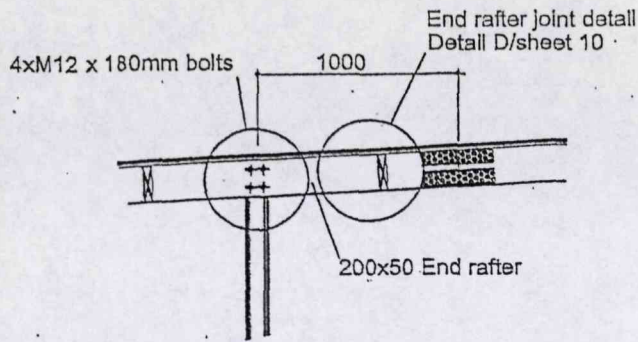
HEAD OFFICE: 112 WATERLOO ROAD
PH: (03) 345-5700 FAX: (03) 349-5702

FILE **VERSATILE FARM BUILDINGS**
Cross Section - end wall (bldg. depths 6 & 7m)

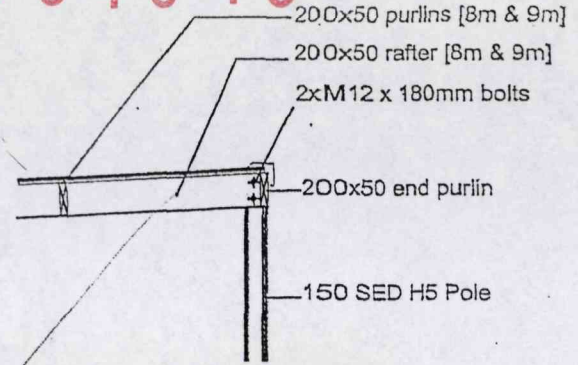
SCALE: 1:50 DATE: June '02
DRAWN: V.B. Ltd FILE: CH8000-6

SHEET: 6
OF: 14

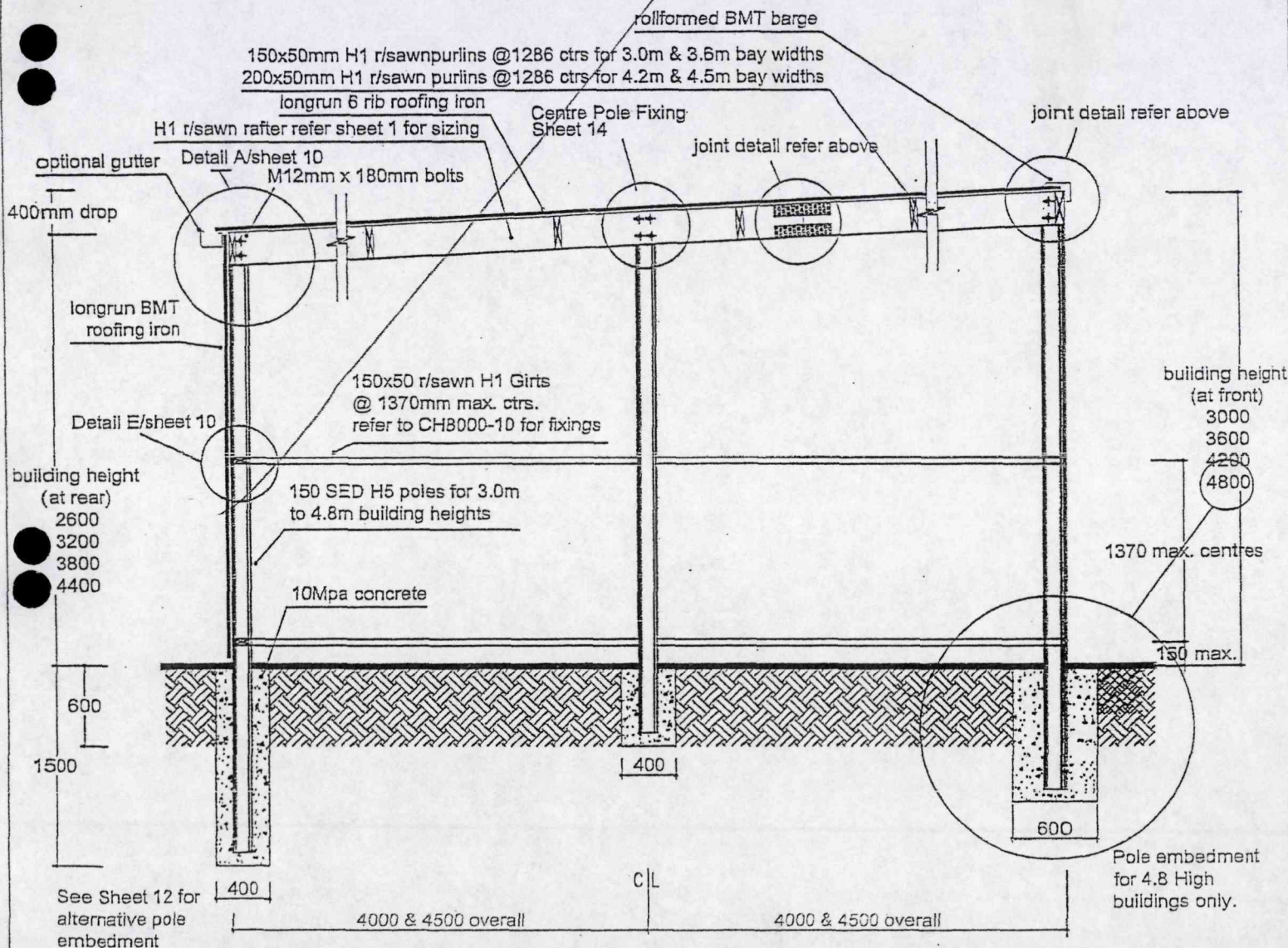
200 349 48



Central Pole: 8m Depth
(to all bay widths)



Front Pole: 8m Depth
(to all bay widths)



Prime Building Cross Section - End wall 8 & 9m

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Prime Building Cross Section - End wall 8 & 9m

Compliance Limited
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Important Note: For alternative pole embedment see Sheet 12

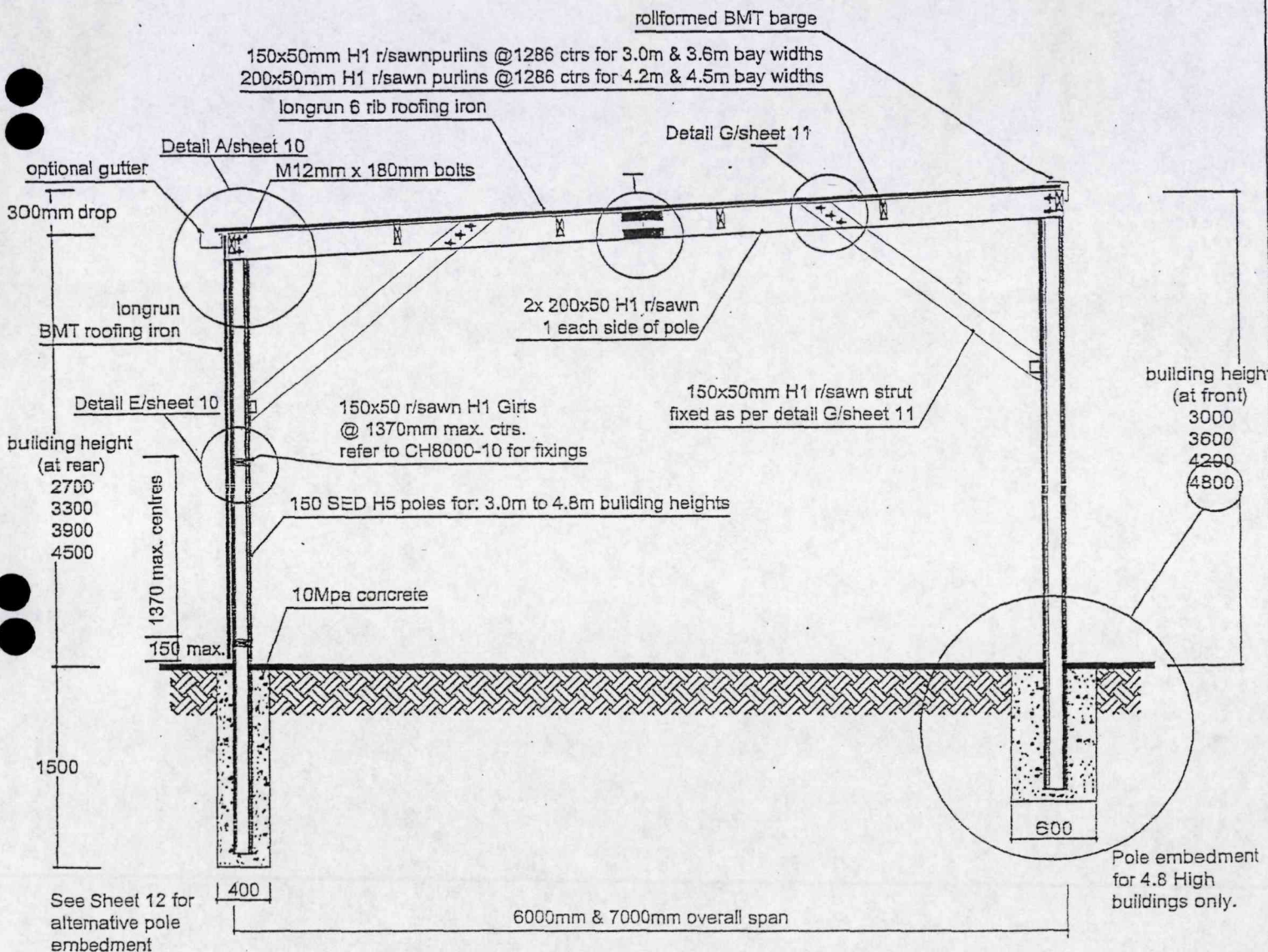
20034948

Prime Building Compliance Limited

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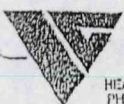
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Cross Section - Middle rafters

Important Note: For alternative pole embedment see Sheet 12



VERSATILE BUILDINGS

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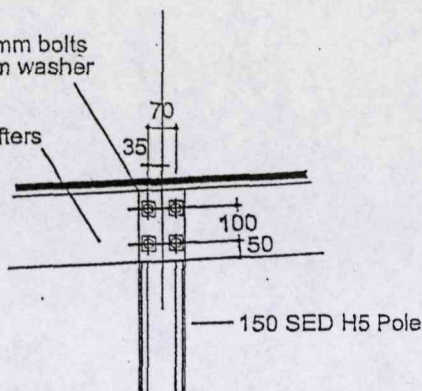
TITLE **VERSATILE FARM BUILDINGS**
Cross Section - 6 & 7 metre building depth

SCALE: 1:50 DATE: June'02
DRAWN: V.B. Ltd FILE: CH8000-8

SHEET: 8
OF: 14

4xM12 x 180mm bolts
50 x 50 x 3mm washer
to each side

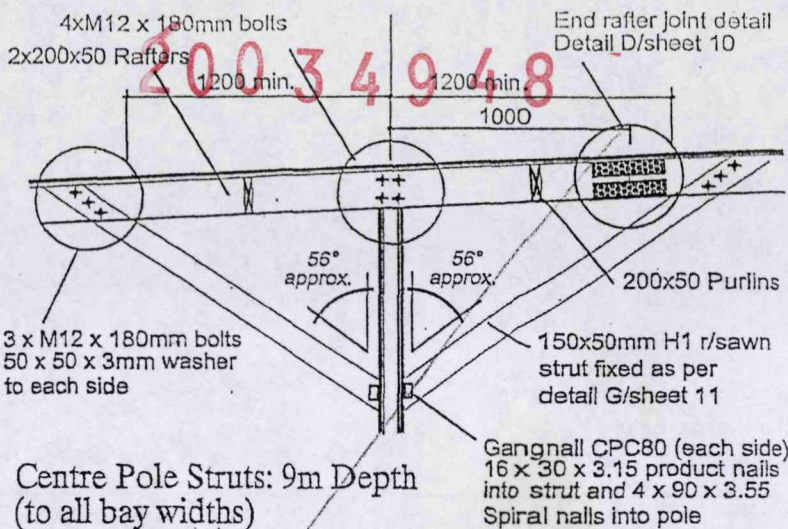
2x200x50 Rafters



Central Pole Fixing: 8 & 9m Depth
(to all bay widths)

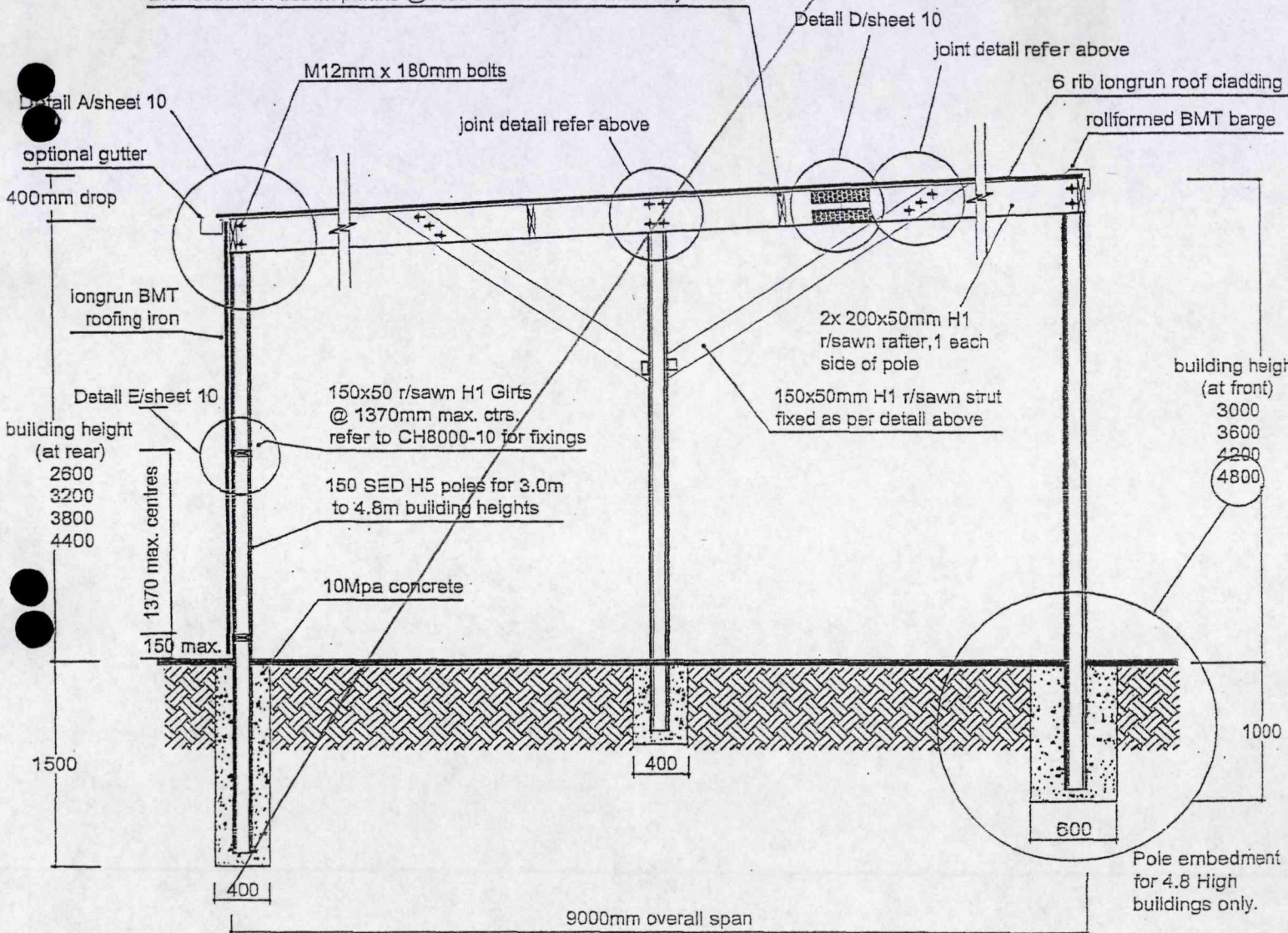
4xM12 x 180mm bolts
2x200x50 Rafters

End rafter joint detail
Detail D/sheet 10



Centre Pole Struts: 9m Depth
(to all bay widths)

150x50mm H1 r/sawn purlins @1286 ctrs for 3.0m & 3.6m bay widths
200x50mm H1 r/sawn purlins @1286 ctrs for 4.2m & 4.5m bay widths



Cross Section - Middle rafters 9m Depth

**Prime Building
Compliance Limited**

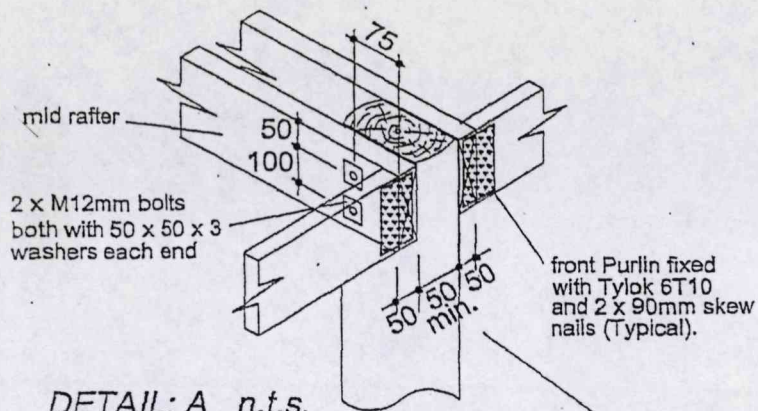
These plans and specifications must
be read with the conditions attached
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**Prime Building
Compliance Limited**

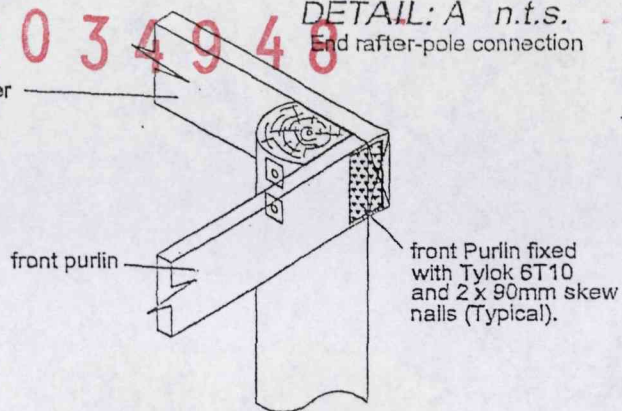
All construction work and materials used shall
comply with the New Zealand Building Code,
notwithstanding any inconsistencies which
may occur in the drawings and specifications.

200 349 48

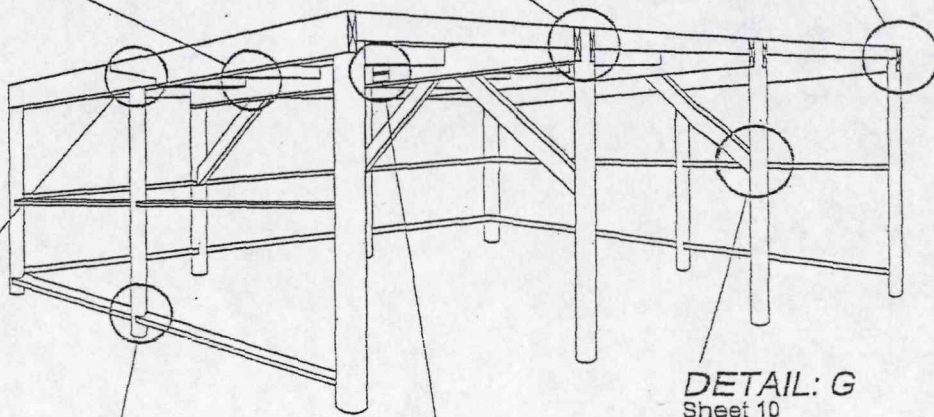
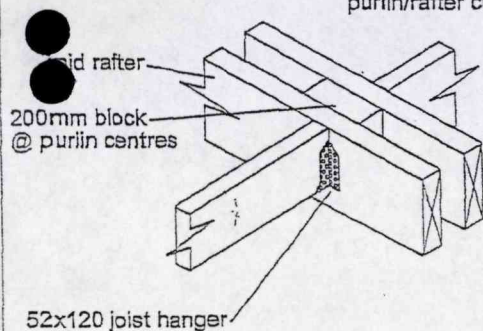
DETAIL: A n.t.s.
End rafter-pole connection



DETAIL: A n.t.s.
Mid rafter-pole connection

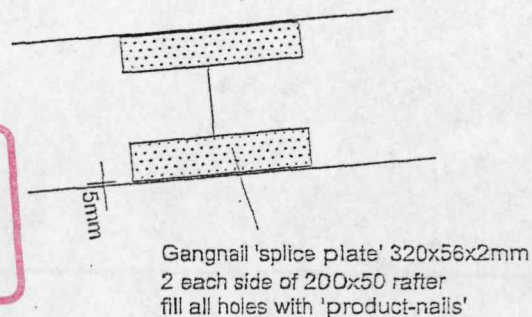


DETAIL: M n.t.s.
purlin/rafter connection



DETAIL: G
Sheet 10

DETAIL: D n.t.s.
Main rafter splice

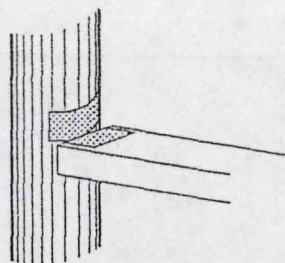


DETAIL: C n.t.s.
Central pole rafter joint

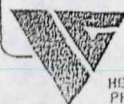
Prime Building Compliance Limited
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DETAIL: E n.t.s.
Girt/Pole connection

120 long x 1mm
Nailon Girt cleat
min 8 nails per
face (16 / cleat)



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VERSATILE BUILDINGS

HEAD OFFICE: 112 WATERLOO ROAD
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DRAWING TITLE

VERSATILE FARM BUILDINGS
Fixing Details

SCALE:

n.t.s.

DATE:

June '02

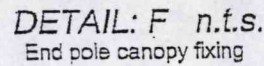
DRAWN BY:

FILE:

CH2000-10

SHEET: 10

OF: 14



4 x M12 x 180mm bolts
 50 x 50 x 3mm
 washer each side

1400

53° approx.

150 x 50 brace
 in between
 double rafters

Strut Fixing Details

Gangnail CPC80 (each side)
 16 x 30 x 3.15 product nails
 into strut and 4 x 90 x 3.55
 Spiral nails into pole

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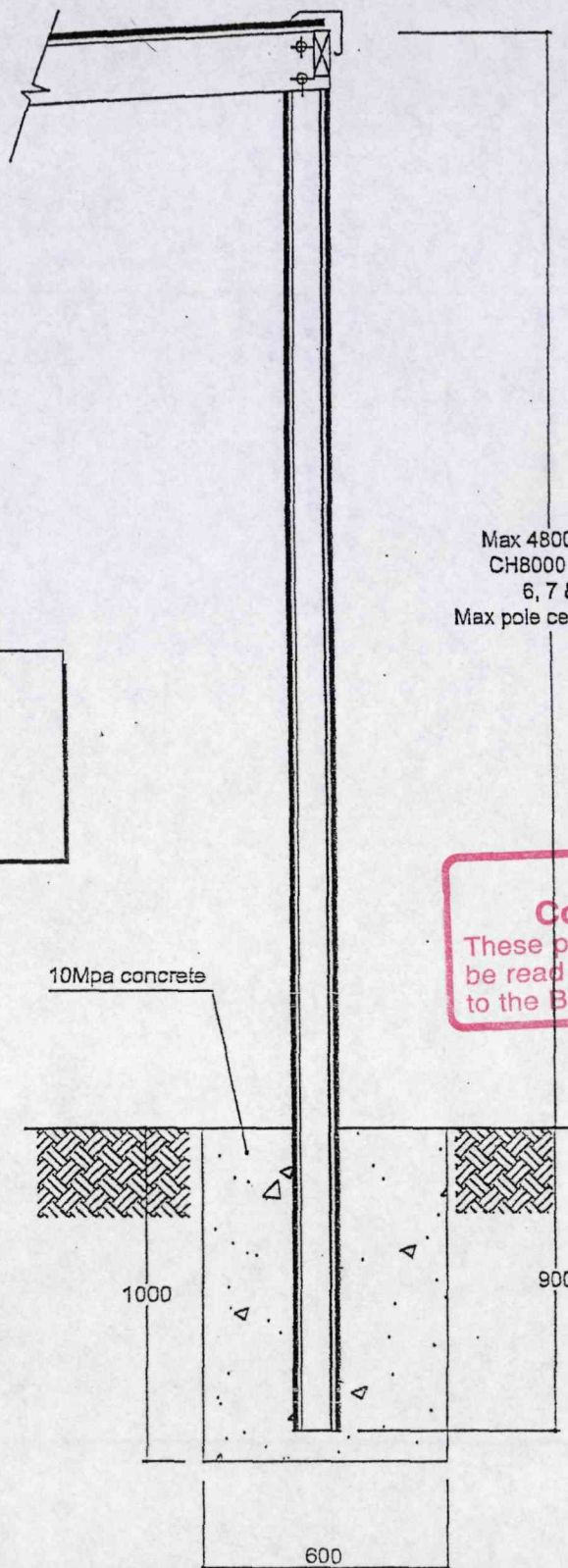
VERSATILE FARM BUILDINGS

Fixing Details

SCALE: n.t.s. DATE: June '02
DRAWN: FILE: V.B Ltd CH8000-11

SHEET: 11
OF: 12

20034948



Max 4800 as per
CH8000 sheets
6, 7 & 8.
Max pole centres 4500

Notes:

- Design assumes average soil conditions, e.g. 100KPa.
- All other details as per CH8000 Sheets 6, 7 & 8.

Prime Building Compliance Limited

These plans and specifications must be read with the conditions attached to the Building Consent.

Alternative Footing Detail

Prime Building Compliance Limited

All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.



VERSATILE BUILDINGS

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TITLE

VERSATILE FARM BUILDINGS
Alternative Pole Footing Detail

SCALE:

nts

DATE:

June '02

DRAWN:

V.B Ltd

FILE:

CH8000-11

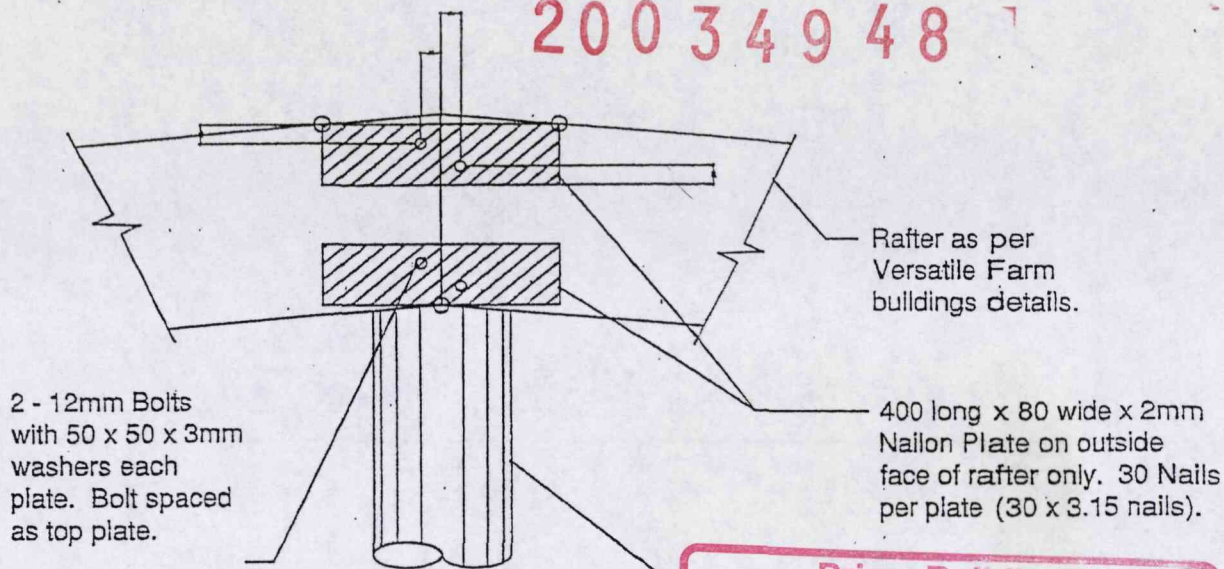
SHEET:

12

OF:

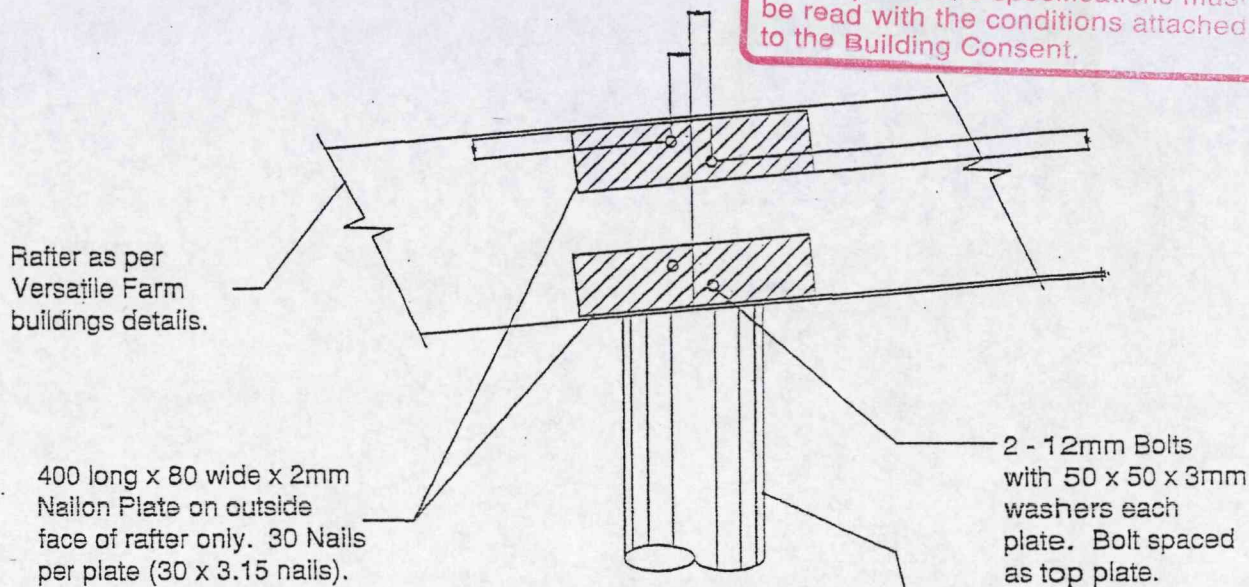
14

200 349 48



OPTION 1

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OPTION 2

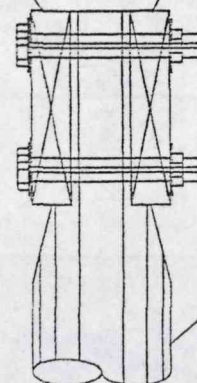
Prime Building Compliance Limited
All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

NOTES:

Design covers centre pole / rafter connection only.

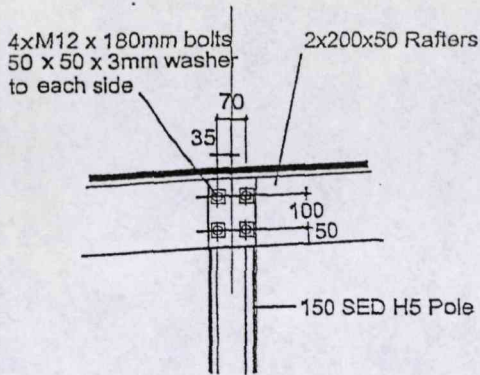
Loads:

Roof Weight:	Light (0.25 Kpa)
Live Load:	Lu = 0.25 Kpa Lc = 0
Wind Load:	High
Snow Load:	0.5 Kpa

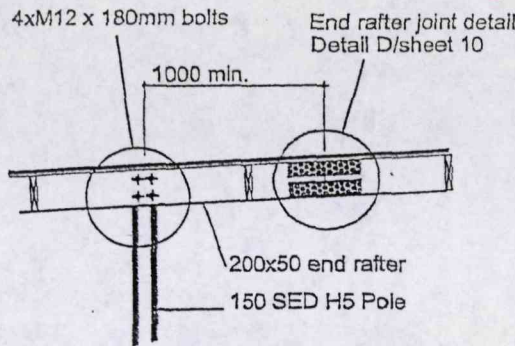


TYPICAL SECTION

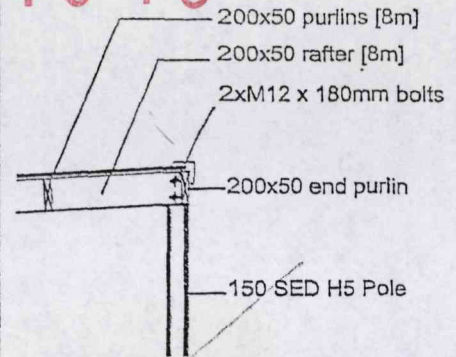
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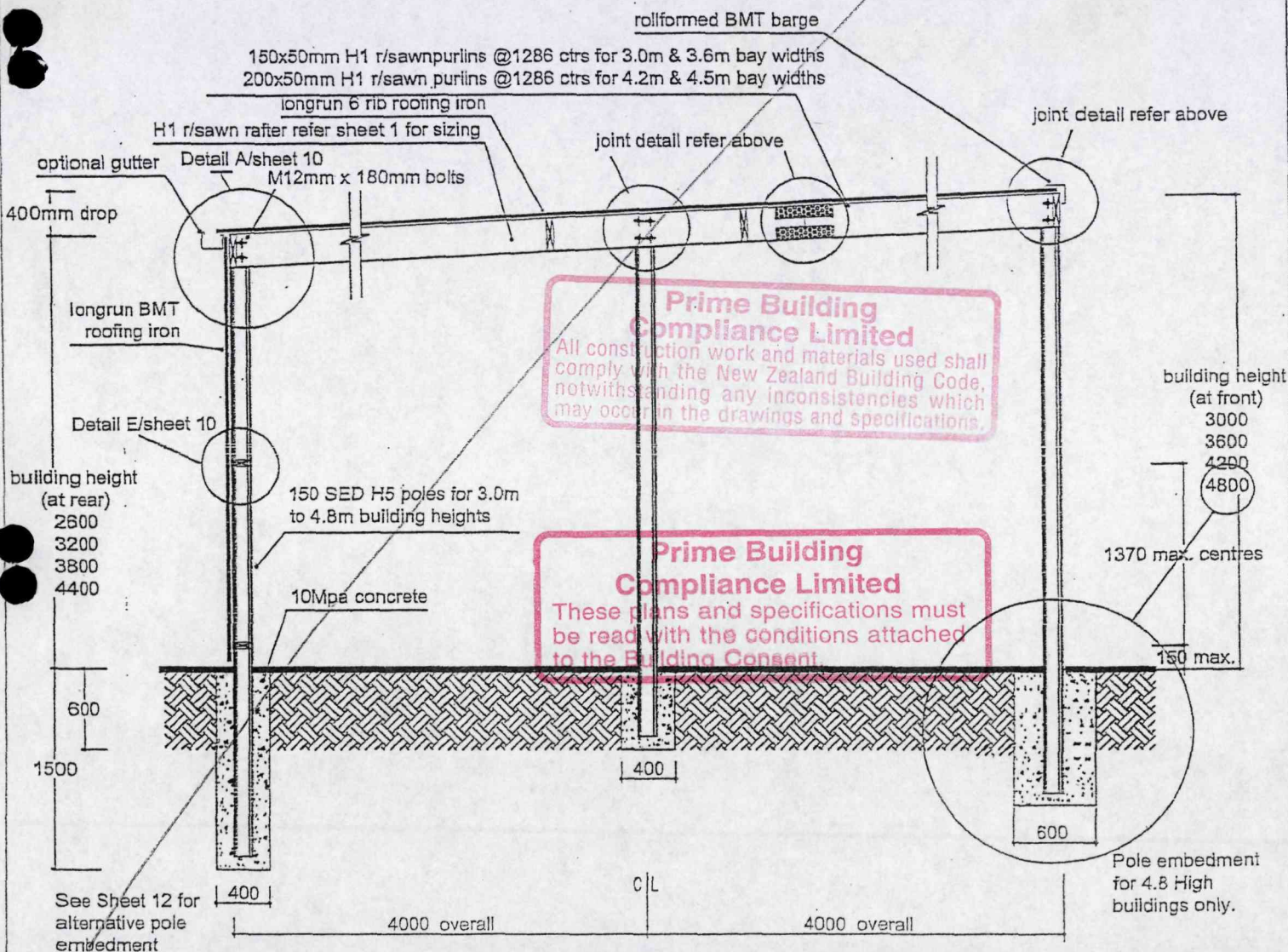
Central Pole Fixings: 8 & 9m Depth (to all bay widths)



Central Pole: 8m Depth (only 4.2/4.5 bay widths)



Front Pole: 8m & 9m Depth (only 4.2/4.5 bay widths)

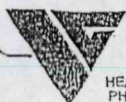


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Prime Building Compliance Limited
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Cross Section - Middle rafters 8m Depth

Important Note: For alternative pole embedment see Sheet 12



VERSATILE BUILDINGS

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TITLE **VERSATILE FARM BUILDINGS**
Cross Section - Middle rafters (bldg. depth 8m)

SCALE: 1:50 DATE: June '02
DRAWN: V.B. Ltd FILE: CH8000-7

SHEET: 14
OF: 14