



Dargaville Office  
Private Bag 1001  
DARGAVILLE  
Phone 09 439 7059  
Fax 09 439 6756

# KAIPARA DISTRICT COUNCIL

## APPLICATION FOR A BUILDING CONSENT

Paparoa Office  
PO Box 1  
PAPAROA  
Phone 09 431 7019  
Fax 09 431 7017

### OWNER

Name WEST COAST HOMES LTD  
Postal Address R.D. 1 Te Kopuru  
0356  
Phone Number (09) 439-0654  
Fax Number 439-0654

### PROJECT LOCATION

Address 42 Cranley Street Dargaville

### LEGAL DESCRIPTION

Valuation Number 950-67501  
Lot(s) 3 DP(s) 140112  
Section \_\_\_\_\_ Block \_\_\_\_\_  
Survey District \_\_\_\_\_

Area of Site 0.0751 hectares / square metres

Nature of soil (rock, clay, sand, loam etc) loam

Floor area (proposed work - square metres)

Basement Ground Floor Other Floors Total

Main Building 212.88 sqm  
Accessory Buildings \_\_\_\_\_

### ESTIMATED VALUE OF WORK

(including GST)

Main buildings \$ 170,304.00  
Accessory buildings \$ \_\_\_\_\_  
Plumbing & Drainage \$ \_\_\_\_\_  
Total Value of Work \$ \_\_\_\_\_

- ☐ Application for Building Consent only in accordance with Project Information Memorandum No \_\_\_\_\_  
☒ Application for Building Consent and Project Information Memorandum

Signed for and on behalf

Signature: J. Zimmerman

Name: Jenny Zimmerman Date: 7-10-99  
Please print

Note: Information regarding vehicle crossings & services eg water connection, sewerage & stormwater connections are handled by the Assets Department. Forms for these items are available from the Dargaville & Paparoa offices.

### APPLICANT

Name WEST COAST HOMES LTD  
Postal Address R.D. 1 Te Kopuru  
0356  
Phone Number (09) 439-0654  
Fax Number 439-0654

### DESCRIPTION OF WORK & INTENDED USE

Construction of two home units

### NATURE OF CONSENT

- ☒ New building - exclude domestic garages & domestic outbuildings  
☐ Foundations only  
☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances  
☐ Domestic garages & domestic outbuildings
- Intended Life:  
Indefinite, but not less than  
50 yrs ☒ OR  
Specified as \_\_\_\_\_ yrs
- Demolition ☐  
Being stage .....  
of an intended ..... stages

### OFFICE USE ONLY

Property ID: \_\_\_\_\_

### FEES PAID ON APPLICATION

(including GST)

F I M:  
Building Consent \$ 100.00  
ERANZ Levy \$ 1035.00  
B I A Levy \$ 171.00  
TOTAL \$ 1206.00

TOTAL \$ 1,417.15

Receipt No: 329210

Date: 8-11-99

EST. \$ 157.46

## PART B : PROJECT DETAILS

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

**The project involves the following matters (Tick each applicable box, if any, and attach relevant information in duplicate)**

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings  
(Site Plan with elevations, topography, drawn to scale)
- ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site
- ☐ Provisions to be made for vehicular access, including parking (to be shown on site plan)
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater (to be shown on site plan)
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain
- ☐ New connections to public utilities ie water supply, stormwater system, wastewater system (Note: Council has no agreement with network utility operations to act as their agent)
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Details of any cultural heritage significance of the building site, including whether it is on a marae, or waahi tapu
- ☐ Copy or reference to, of any resource consent or planning approval for this project
- ☐ Details of volume. Proposed excavations : Include volumes for site preparation, basement and driveway

(Complete Part C in all cases)

## PART C : BUILDING DETAILS

**This application is accompanied by (Tick each applicable box, attach relevant documents in duplicate)**

- ☒ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including -
- ☐ Building Certificates
- ☐ Producer Statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

LANCH & P.I.M.

APPROVAL HAS BEEN GRANTED  
FOR 2 HOME UNITS.

SEWER CONNECTION EXISTS

? ON S.W. CONNECTION. HAVE THEY  
APPLIED. IS THERE A CONNECTION  
AVAILABLE AT THE S.T.

WATER CONNECTION FOR A SHOT  
BACK WITH PAYMENT OF B.C. FEES  
WITH ? MARK.

THERE WOULD BE ONE EXISTING METER

WATER  
S.W.

Jim V.

Cee Please  
Ji

## Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: KAIPARA DISTRICT COUNCIL

### Consent Details

|                      |                  |          |
|----------------------|------------------|----------|
| WEST COAST HOMES LTD | No.              | 990641   |
| RD 1                 | Issue date       | 16/11/99 |
| TE KOPURU            | Application date | 8/11/99  |

### Project

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Description       | NEW CONSTRUCTION<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>CONSTRUCT TWO HOME UNITS |
| Intended Life     | INDEFINITE, BUT NOT LESS THAN 50 YEARS                                                |
| Intended Use      | DOMESTIC USE                                                                          |
| Estimated Value   | \$170,304                                                                             |
| Location          | 42 CRANLEY ST, DARGAVILLE                                                             |
| Legal Description | LOT 3 DP 140112-INT IN EASE                                                           |
| Valuation No.     | 0095067501                                                                            |

You are hereby advised that

- ☒ All  
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

- ☒ A final  
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ☐ Building and energy certificates  
☐ A code compliance certificate issued by a building certifier  
☐ Producer statements

Signed by or for and on behalf of the owner:

Name: West Coast Homes Ltd. J.A. Zimmermann

Position: Directors

Date: 8/11/04

Business hours contact phone no.: 027 2246996

## Code Compliance Certificate

Section 43(3), Building Act 1991

### Application

WEST COAST HOMES LTD  
RD 1  
TE KOPURU

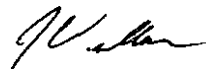
No. 990641  
Issue date 10/11/04

### Project

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Description       | NEW HOUSE WITH ONE OR MORE ATTACHED FLATS<br>Being Stage 1 of an intended 1 Stages<br>CONSTRUCT TWO HOME UNITS |
| Intended life     | Indefinite, but not less than 50 years                                                                         |
| Intended Use      | DOMESTIC USE                                                                                                   |
| Estimated Value   | \$170304                                                                                                       |
| Location          | 42 CRANLEY ST, DARGAVILLE                                                                                      |
| Legal Description | LOT 3 DP 140112-INT IN EASE                                                                                    |
| Valuation No.     | 0095067501                                                                                                     |

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

Signed for and on behalf of the Council:



Name:

Date: 10-11-04

## Building Consent

### Section 35, Building Act 1991

#### Application

|                      |                  |          |
|----------------------|------------------|----------|
| WEST COAST HOMES LTD | No.              | 990641   |
| RD 1                 | Issue date       | 16/11/99 |
| TE KOPURU            | Application date | 8/11/99  |

#### Project

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Description       | NEW CONSTRUCTION<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>CONSTRUCT TWO HOME UNITS |
| Intended Life     | INDEFINITE, BUT NOT LESS THAN 50 YEARS                                                |
| Intended Use      | DOMESTIC USE                                                                          |
| Estimated Value   | \$170,304                                                                             |
| Location          | 42 CRANLEY ST, DARGAVILLE                                                             |
| Legal Description | LOT 3 DP 140112-INT IN EASE                                                           |
| Valuation No.     | 0095067501                                                                            |

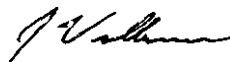
#### Charges

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

|                                  |    |          |
|----------------------------------|----|----------|
|                                  | \$ | 1,135.00 |
| Building Research Levy           | \$ | 171.00   |
| Building Industry Authority Levy | \$ | 111.15   |
| Total                            | \$ | 1,417.15 |

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.

Signed for and on behalf of the Council:



Name:

Date: 16-11-99

## Project Information Memorandum

### Section 31, Building Act 1991

#### Application

|                      |                  |          |
|----------------------|------------------|----------|
| WEST COAST HOMES LTD | No.              | 990641   |
| RD 1                 | Issue date       | 16/11/99 |
| TE KOPURU            | Application date | 8/11/99  |

#### Project

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Description       | NEW CONSTRUCTION<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>CONSTRUCT TWO HOME UNITS |
| Intended Life     | INDEFINITE, BUT NOT LESS THAN 50 YEARS                                                |
| Intended Use      | DOMESTIC USE                                                                          |
| Estimated Value   | \$170,304                                                                             |
| Location          | 42 CRANLEY ST, DARGAVILLE                                                             |
| Legal Description | LOT 3 DP 140112-INT IN EASE                                                           |
| Valuation No.     | 0095067501                                                                            |

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
- ☐ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: \_\_\_\_\_



Date: 16-11-99

# KAIPARA DISTRICT COUNCIL

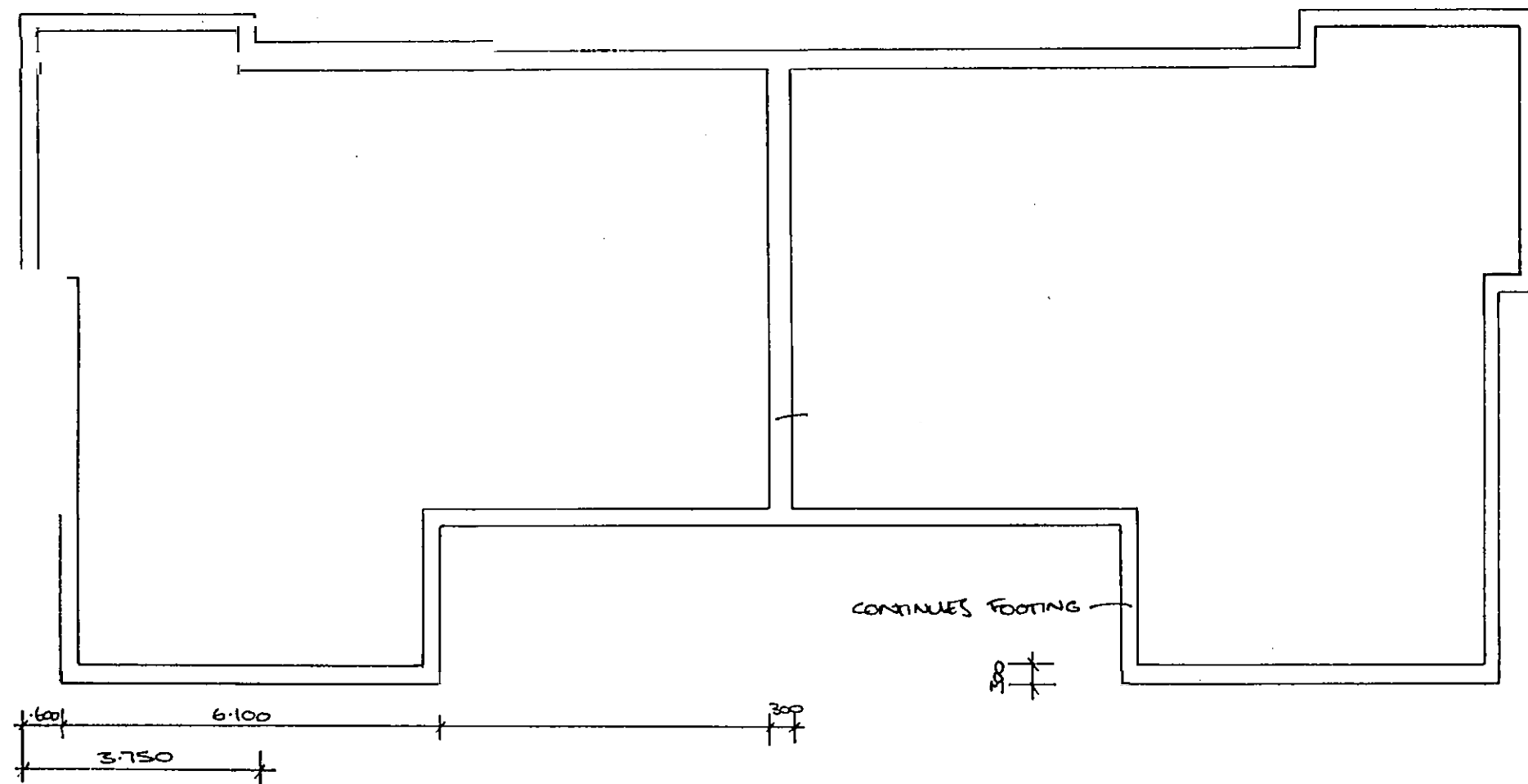
## ATTACHMENT TO PROJECT INFORMATION MEMORANDUM NO 990641

### INSPECTORATE

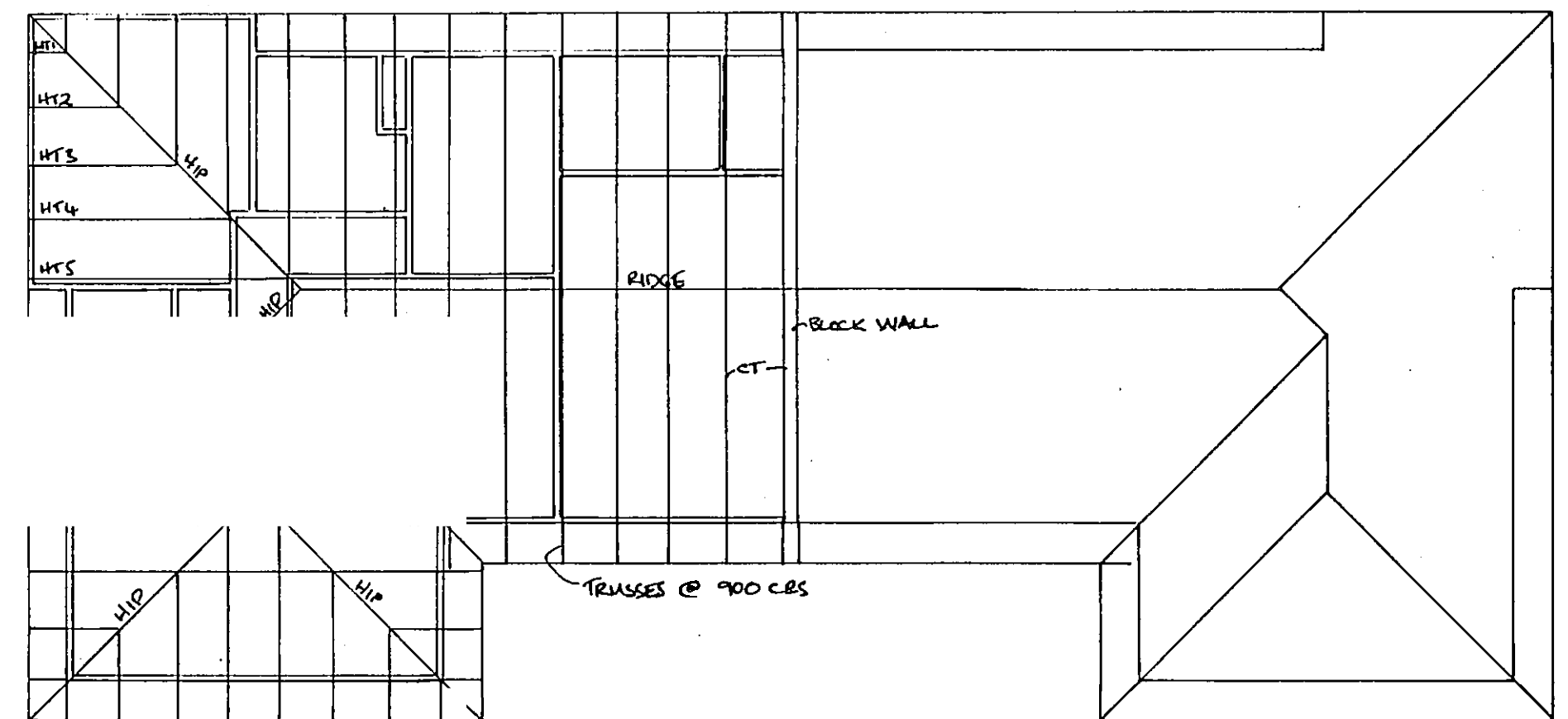
### PLANNING

### ENGINEERING

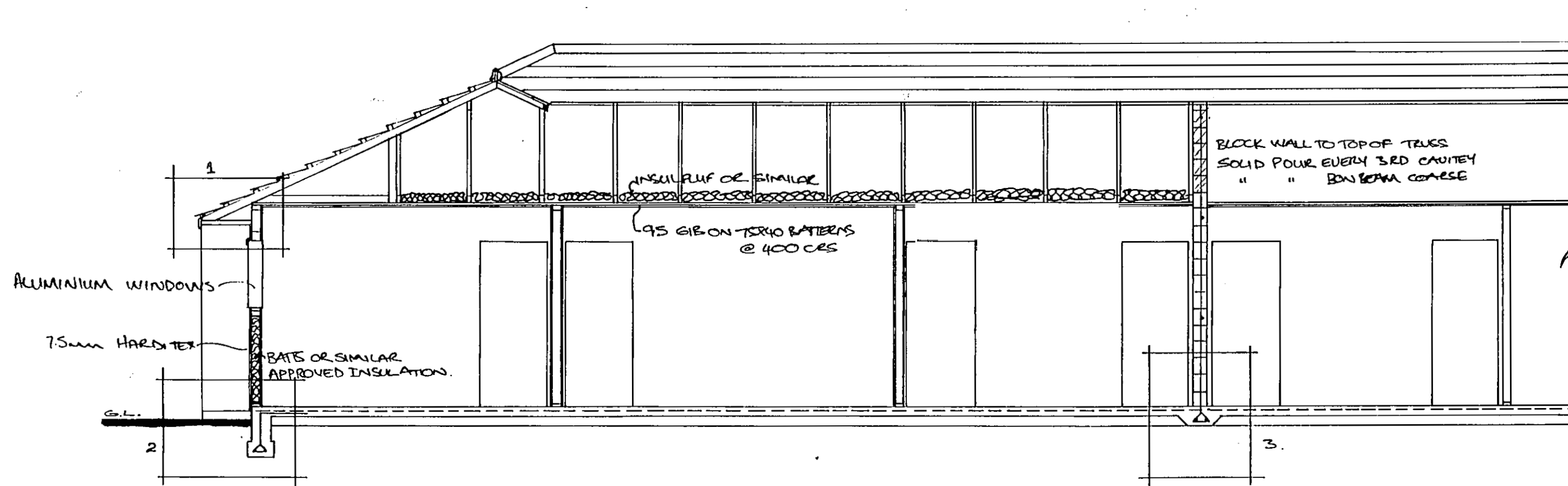
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <p>(A) Wind Zone rating for site</p> <p>Low<br/>Medium<br/>High      ✓<br/>Very High</p> <p>(B) Provisions being made with regard to building over or adjacent to a road or public place are acceptable</p> <p>Hoardings      )<br/>Gantries      ) N/A<br/>Temporary Support      )</p> <p>(C) Provisions made for demolition are adequate</p> <p>Removal of materials from site      )<br/>Dust Extraction      ) N/A</p> <p>(D) The site is known to be affected by hazardous contaminants which may impact on the proposed project</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
| <p>(A) Proposed Project complies with District Plan Zoning</p> <p>Yes      ✓<br/>No</p> <p>(B) The bulk and location of the proposed project complies with the restrictions of the District Plan</p> <p>Yes      ✓<br/>No</p> <p>(C) Special planning restrictions know to affect the site which impact on the proposed project</p> <p>Protected Tree Restrictions      )<br/>Historic Site Restrictions      ) None Known</p> <p>(D) Proposed vehicle access acceptable</p> <p>Gradient      )<br/>Width      ) To Section 9 of Councils<br/>Length      ) District Plan</p> <p>(E) Resource Consent Required - Yes. Construction of two town houses on residential site granted under delegated authority.</p> <p><b>NOTE:</b> The Northland Regional Council Transitional Regional Rule for small domestic sewage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a resource consent to discharge effluent.</p> |  |  |
| <p>(A) The site is known to have soil conditions which will have impact on the proposed project</p> <p>Fill      )<br/>Erosion      )<br/>Slippage      ) None Known<br/>Poor Bearing Capacity      )</p> <p>(B) Site is known to be prone to flooding or lies within an overland flow path - No</p> <p>(C) Proposed methods for building over or near service pipes acceptable? - N/A</p> <p>(D) Proposed connection to services acceptable</p> <p>Stormwater Disposal      To street as shown<br/>Foulwater Disposal      ✓<br/>Water Connection      ✓</p> <p>(E) Proposed location of vehicle access acceptable</p> <p>Location      ) To Section 9 of<br/>Traffic Implications      ) Councils District Plan</p> <p>(F) Restrictions which may be imposed owing to potential impact on traffic</p> <p>Signs      N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |



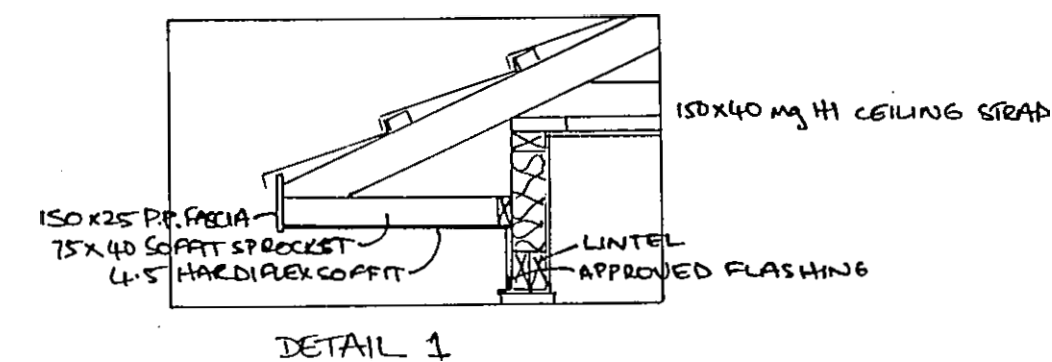
ALL CONCRETE TO BE DRY-MIXED WITH A TEST OF 17.5 MPa AFTER 28 DAYS.  
 REINFORCEMENT TO BE DEFORMED MILD STEEL RODS AND 668 REINFORCING MESH  
 FREE FROM SCALE, LOOSE RUST, PAINT, GREASE, DIRT, ETC.  
 HARD FILL TO BE 100 DOWN SCORIA OR 'TUN OF PIT' METAL COMPACT IN LAYERS  
 OF 150 MM DEPTH MAXIMUM OR EQUALLY APPROVED, WITH 25 MM OF SAND  
 AND OVERLAY WITH 0.25 dpm BLACK POLYTHENE WITH TAPED JOINTS.



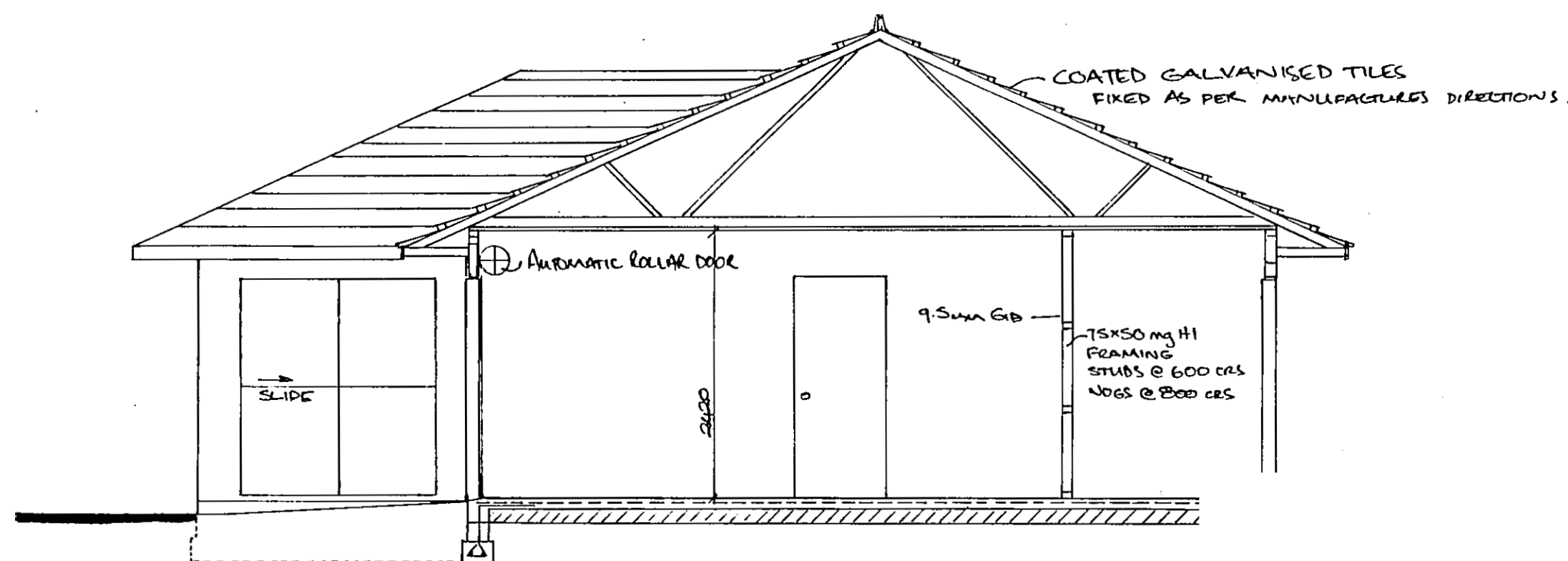
|           |                  |         |        |            |                                   |  |  |                 |             |                |
|-----------|------------------|---------|--------|------------|-----------------------------------|--|--|-----------------|-------------|----------------|
| SHEET     | WEST COAST HOMES |         |        |            | PROPOSED UNITS FOR CRANLEY STREET |  |  | DRAWN<br>R.S.G. |             | SHEET<br>5     |
| SERIES OF | BOYERS           | CHECKED | DRAWN  | DARGAVILLE |                                   |  |  |                 | SCALE 1:100 | SERIES OF<br>S |
| REF       |                  | DATE    | LAYOUT |            |                                   |  |  |                 |             | REF WCH 101    |



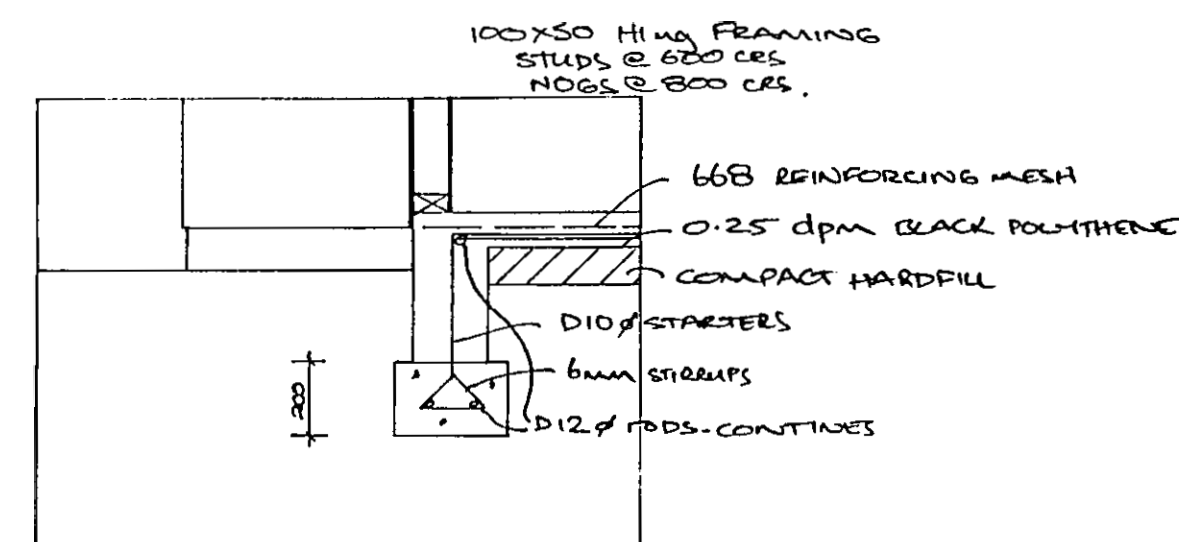
SECTION A-A



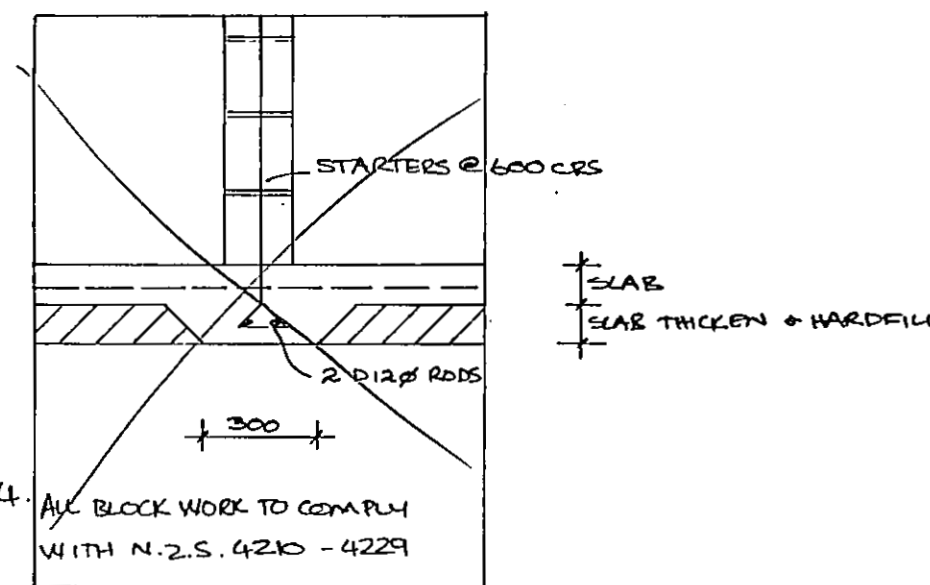
DETAIL 1



SECTION B-B



DETAIL 2



DETAIL 3

ALL FIXING TO COMPLY WITH N.Z.S. 3604.

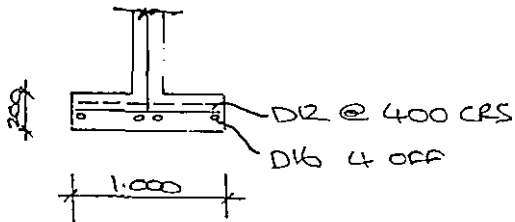
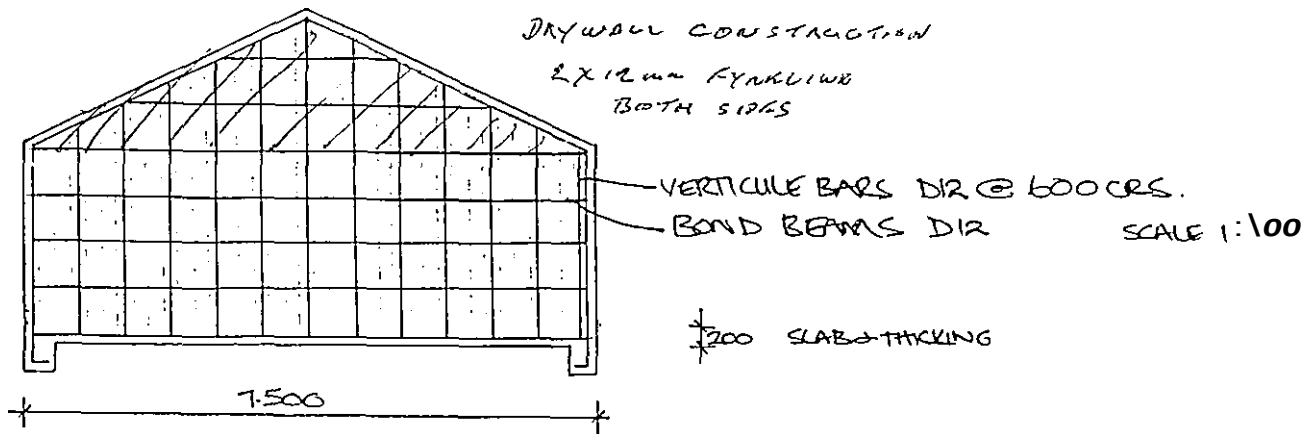
ALL BLOCK WORK TO COMPLY WITH N.Z.S. 4210 - 4229

WEST COAST HOMES

PROPOSED UNITS FOR CRANLEY STREET  
DARGAVILLE

|              |  |         |            |             |
|--------------|--|---------|------------|-------------|
| DRAWN B.J.G. |  | CHECKED | SCALE 1:50 | SHEET 4     |
| TRACED       |  | DATE    | 1:20       | SERIES OF 5 |
|              |  |         |            | REF WCH 10  |

# BLOCK WALL STEEL & FOOTING

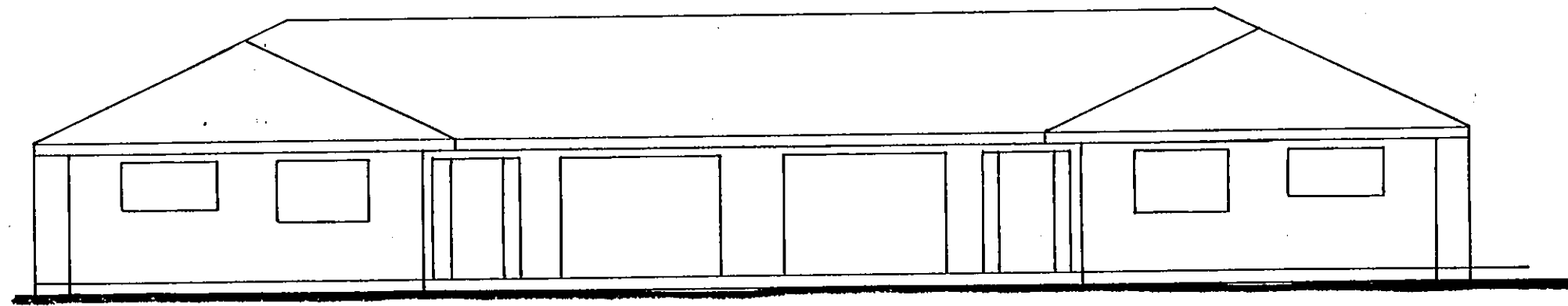


TO NZS 4229

TABLES CRA  
CHA

FOR CRANLEY STREET

D.P. 140112



WEST COAST HOMES

PROPOSED UNITS FOR CRANLEY STREET  
PARGAVILLE

DRAWN B.S.G.  
TRACED

CHECKED  
DATE

SCALE 1"=100

SHEET  
3

SERIES OF 5  
REF WCH 101

---

**Regulatory Services Department**  
**Memorandum**

To: ..... Rates Clerk

From: *J.M.V.* ..... Building Inspector

Date: *12-11-2004*

Subject: Connection to Council Waste Water Disposal Systems

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Name and Address: *WEST COAST HOMES LTD*

Legal Description: *LOT 3 D.P. 140112*

Valuation Assessment No.: *95/675/1*

Property Zone: *RESIDENTIAL*

Building Use: *2 X HOME UNITS*

No. of Pans: *2*

No. of Urinals: *N.A.*

New Connection

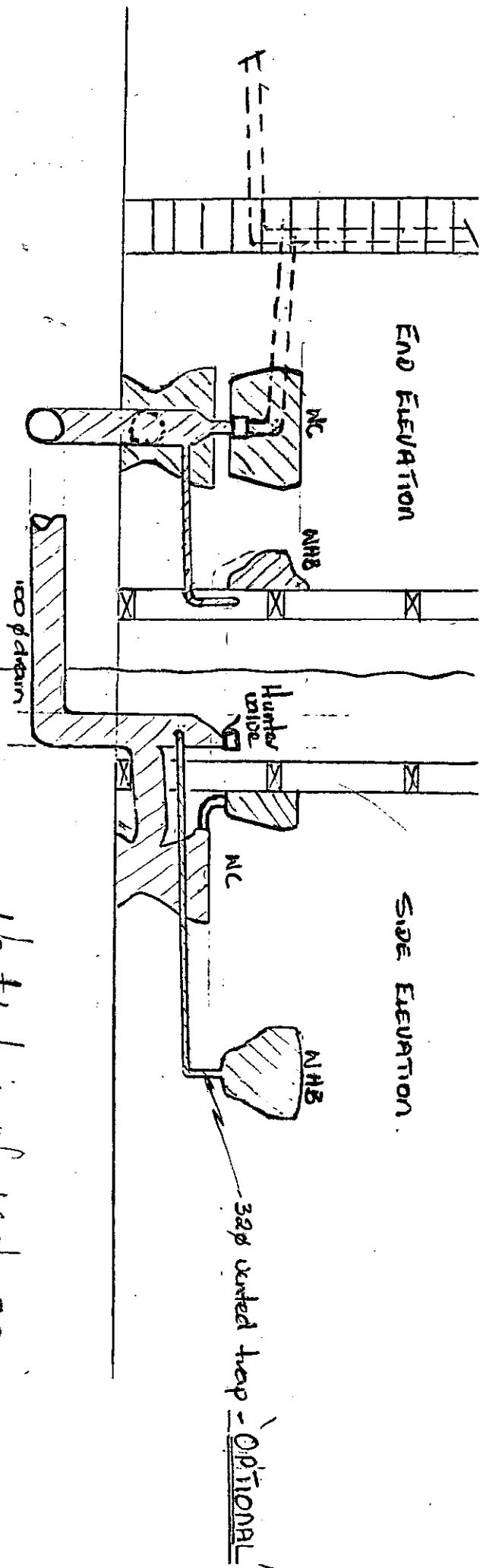


Existing Connection



*PROPERTY IS BEING SUBDIVIDED*

Alternatively - extend back vent  
 we pans thru roof & terminate  
 Delete Hunter valves.  
 Delete vented trap from NHB



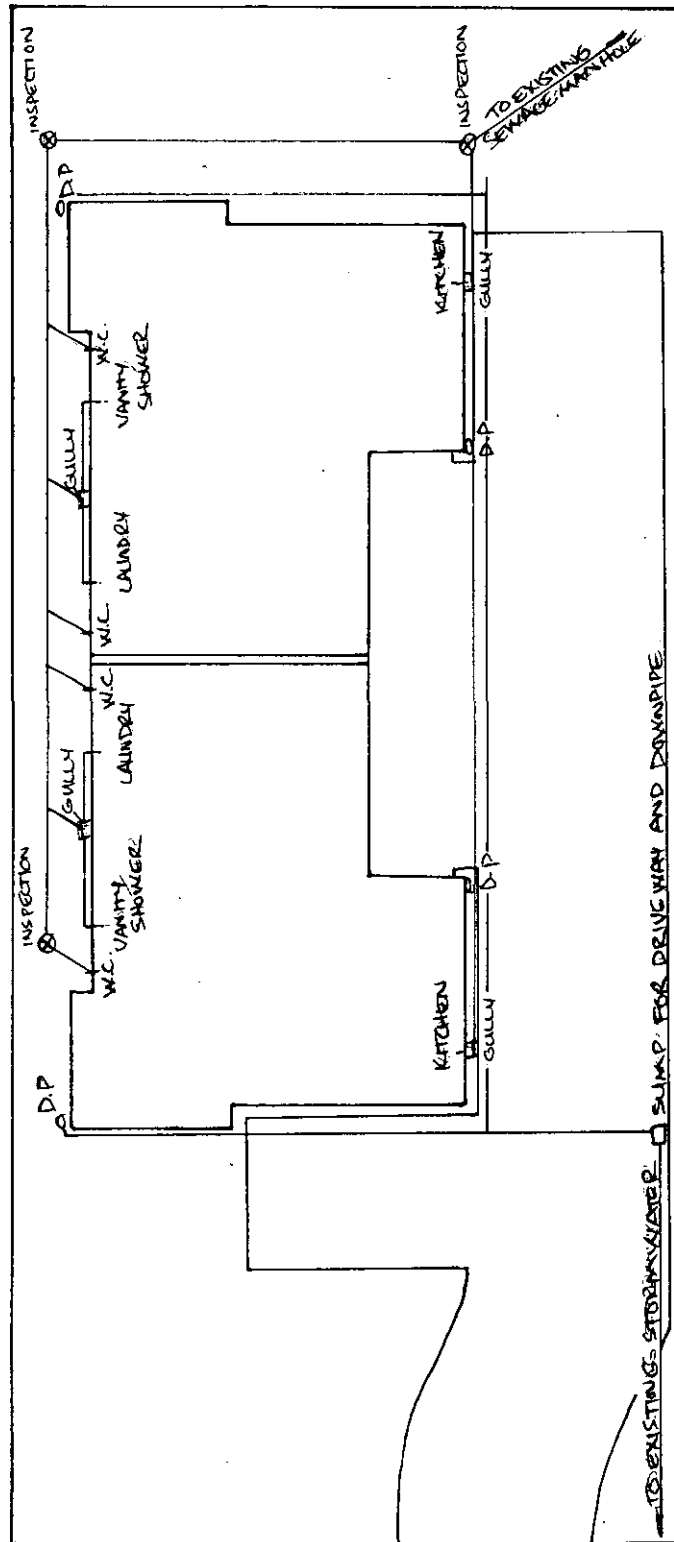
# Ventilation of Waste Pipes

Branz - 3.5m

Drainage +  
 Plumbing Regs 1978 - 3.6m

Branz - Pg 30.

SEWAGE & STORMWATER FOR CRANLEY ST

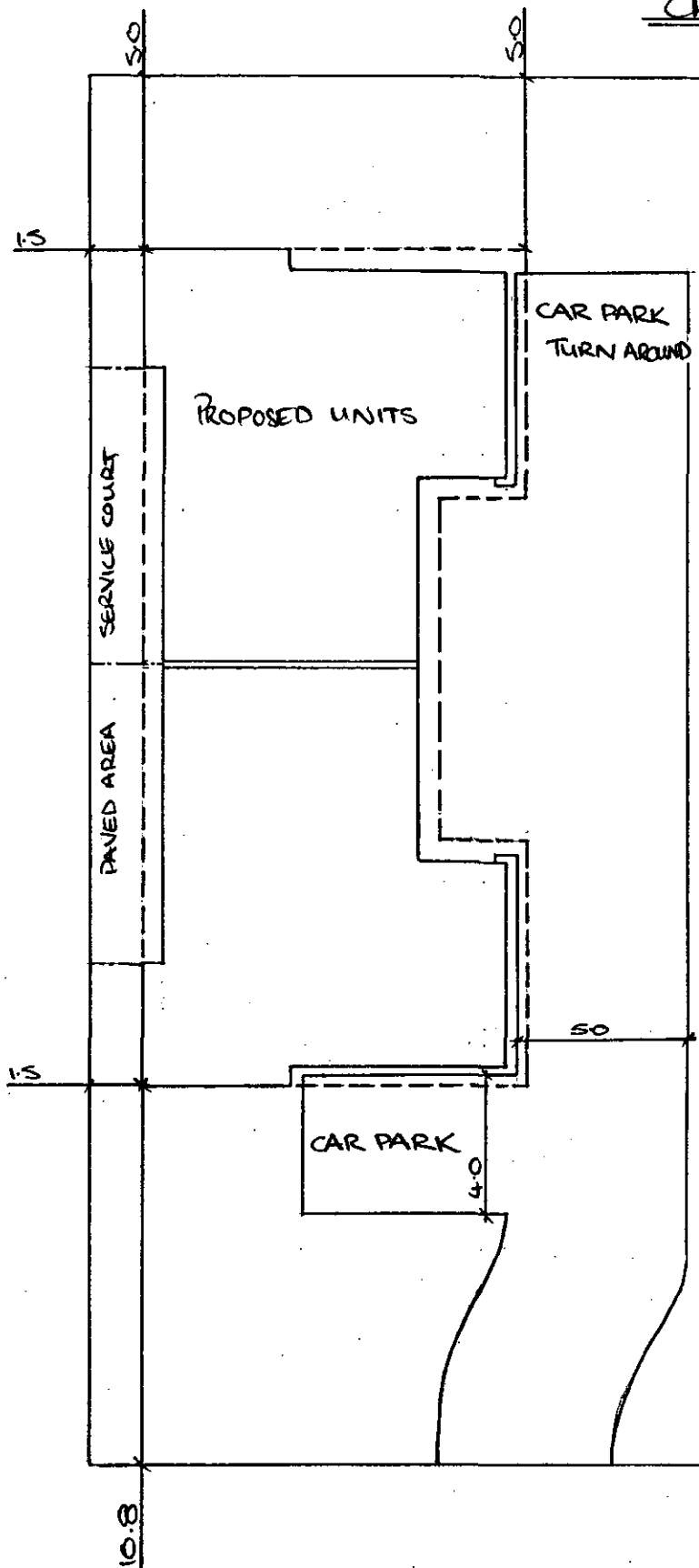


PROPOSED ONLY

CRANLEY STREET

# PROPOSED DEVELOPMENT FOR WEST COAST HOMES.

CRANLEY STREET D.P. 140112



SECTION: 715.56 sqm  
35% OF SECTION: 250.25 sqm.

## PROPOSED UNITS

TOTAL ROOF AREA: 245.28 sqm  
TOTAL FLOOR " : 212.88 sqm  
FLOOR AREA per/unit : 106.44 sqm

DRIVEWAY AREA TOTAL: 228.36 sqm

SERVICE COURT per/unit : 17.955 sqm

## PRIVATE GRASS AREA

UNIT : 94.49m  
" : 98.45sqm

**KAIPARA DISTRICT COUNCIL**

**PROGRESS CHECK SHEET FOR A BUILDING CONSENT**

|                                      |                      |
|--------------------------------------|----------------------|
| Valuation Reference:                 | 95/675/1             |
| Name of Applicant:                   | WEST COAST HOMES LTD |
|                                      |                      |
| Consent Issued (number):             | 990641               |
| OBJECTION TO RELEASE OF INFORMATION: | YES/NO               |

**Sent To Applicant**

Building Consent ✓  
Various Receipts ✓

PIM ✓

Inspection Checklist ✓

One Copy of Approved Plan and Specification Submitted with Application ✓

8-12-99 Footing - floor slab inspection: OK steel placement - damp proof OK

26-02-04: Drainage inspection OK. 1 Boilers drainages

24-05-04: Prelim: Moisture content OK. Bracing OK. Fixings OK.

Plumbing tested OK.

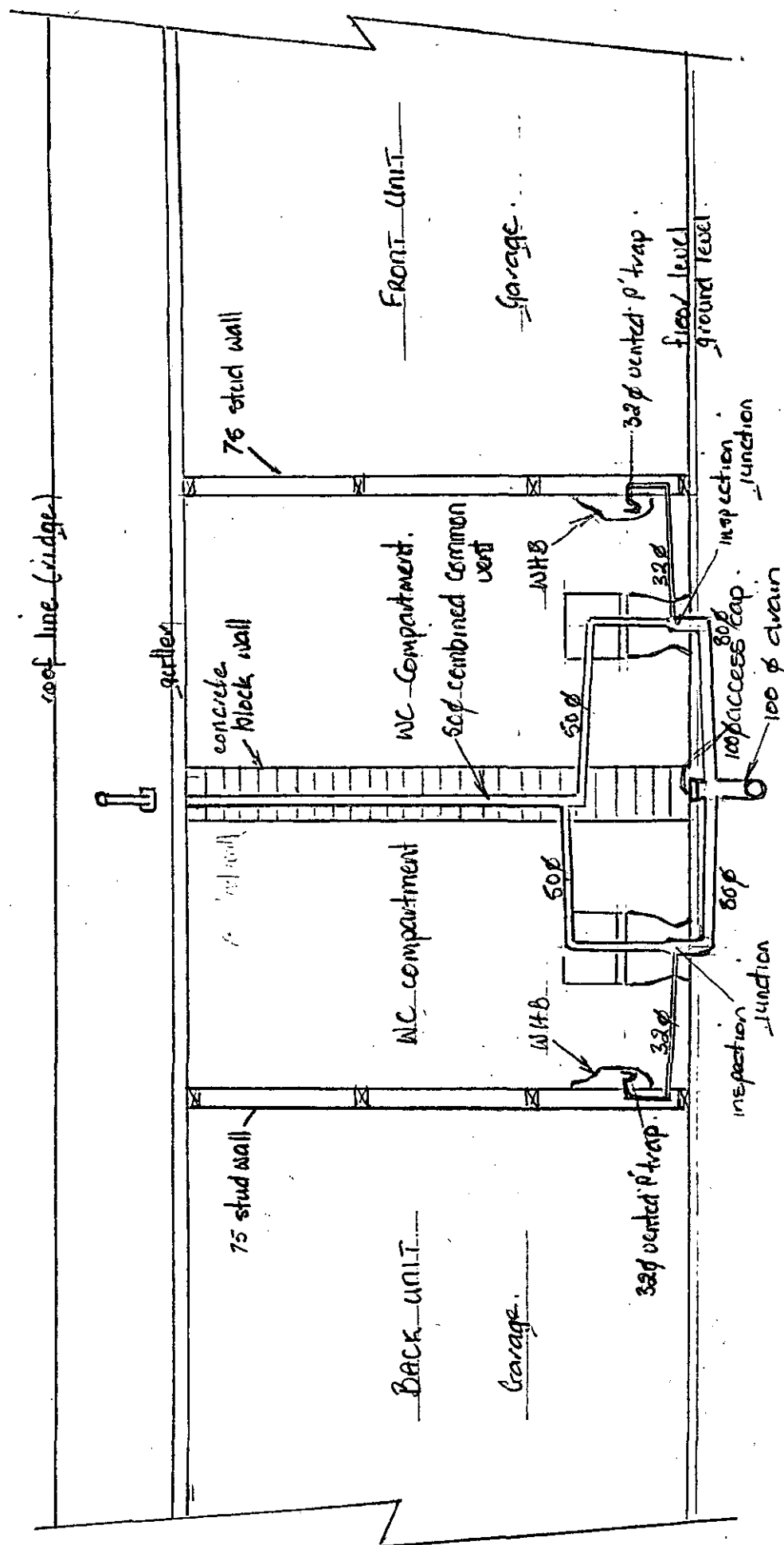
1-11-04: Final inspection requested: Some items still to be attended to  
Soil built up too high to floor level. <sup>Concrete</sup> mowing strips to be for n.

9-11-04: Items attended to. Smoke alarms installed

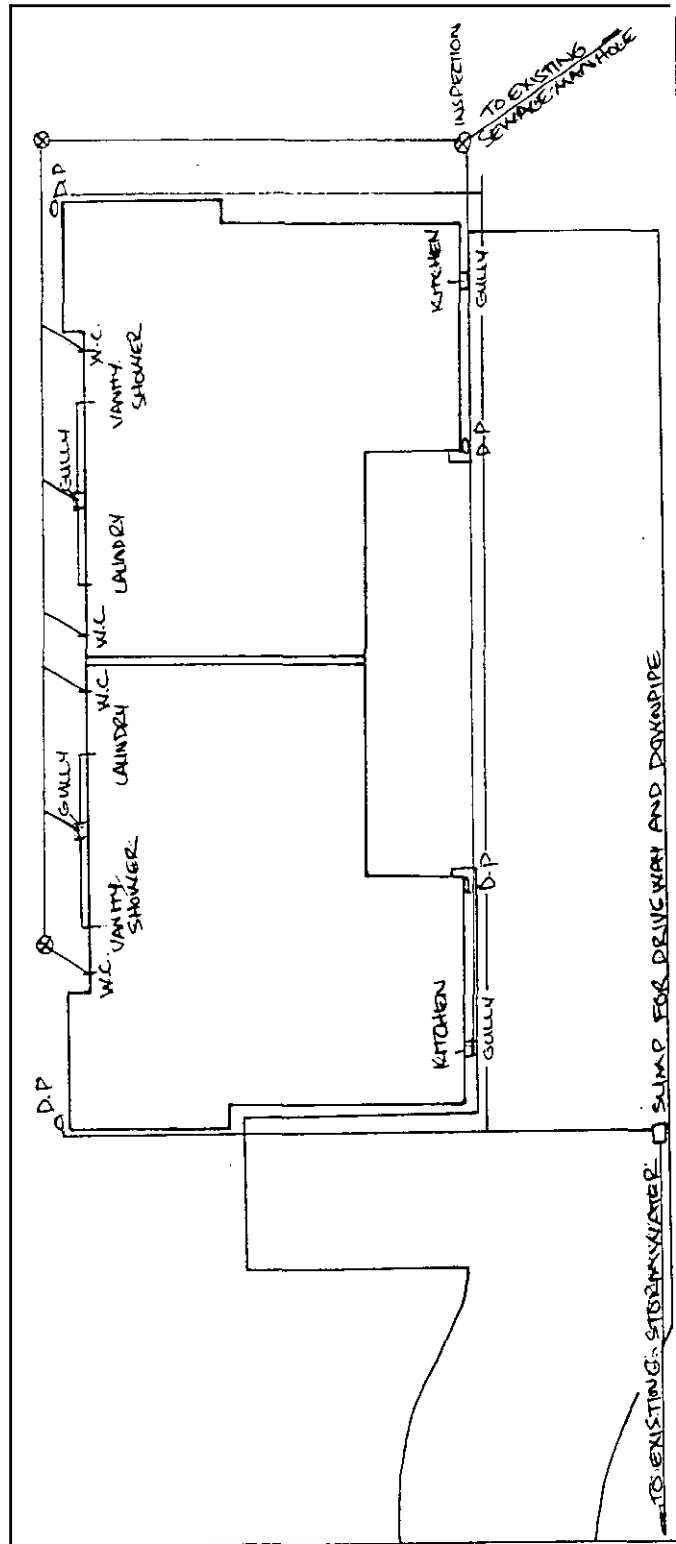
DGW/dgw

Progress Checksheet.acc

WEST ELEVATION



# SEWAGE & STORMWATER FOR CRANLEY ST.



42 CRANLEY STREET

# SHEET A.

NAME : WEST COAST HOMES LTD

SITE ADDRESS : CRANLEY STREET

TOWN : DARGAVILLE

1. LOCATION  
OF STOREY

FOUNDATION

SINGLE

UPPER OF 2

LOWER OF 2

SITE WIND  
ZONE

LOW - MEDIUM

HIGH - VERY HIGH

EARTHQUAKE

A - B - C

2. FOR EARTHQUAKE

ROOF WEIGHT

LIGHT - HEAVY

AVERAGE ROOF PITCH

TYPE OF CLADDING

LIGHT - HEAVY

EARTHQUAKE ZONE

STOREY - ROOF SPACE

YES - NO

3. FOR WIND

BUILDING HEIGHT

ROOF HEIGHT

STOREY HEIGHT

DESIGN WIND SPEED

W = BUS/M<sup>2</sup>

4. ROOF OR BUILDING LENGTH, BL = 24.4 o/p

ROOF OR BUILDING WIDTH BW = 10.6

GROSS ROOF OR BUILDING

PLAN AREA

= 212.88

5. EARTHQUAKE LOAD ACROSS & ALONG

WIND LOAD ACROSS

WIND LOAD ALONG

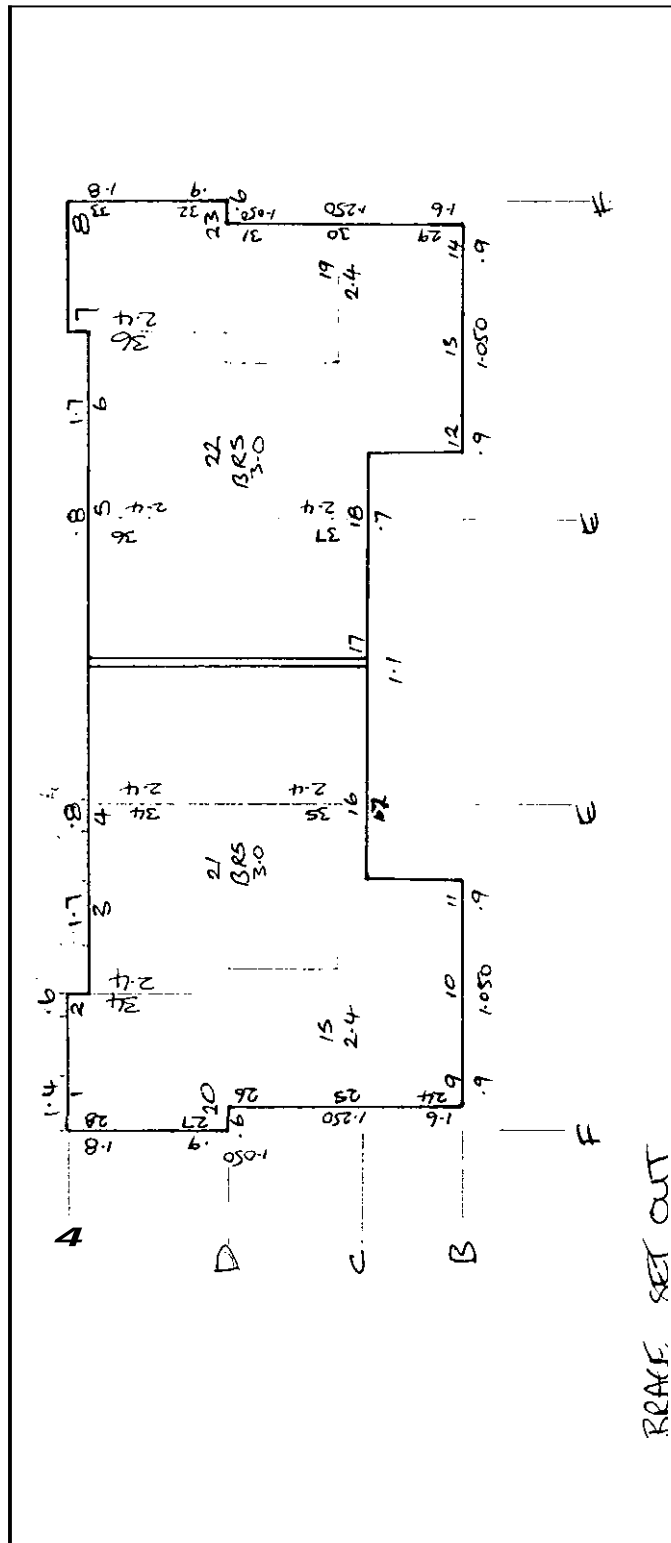
EXGPA = 298.032

W x BL = 621.00

W x BW = 678.40

SHEET B

| LOCATION OF STOREY                                                  | WALL OR BRACING LINE |        | BRACING ELEMENTS PROVIDED           |                     |                   |                   |                         |
|---------------------------------------------------------------------|----------------------|--------|-------------------------------------|---------------------|-------------------|-------------------|-------------------------|
|                                                                     | LINE                 | RAIN   | NO                                  | TYPE                | RATING            | LENGTH            | BUS                     |
| FOUNDATION                                                          |                      |        |                                     |                     |                   |                   |                         |
| SINGLE                                                              |                      |        |                                     |                     |                   |                   |                         |
| UPPER STOREY                                                        |                      |        |                                     |                     |                   |                   |                         |
| LOWER STOREY                                                        |                      |        |                                     |                     |                   |                   |                         |
| TOTAL BRACING<br>UNITS REQUIRED<br>FOR FOUNDATION<br>OF THIS STOREY |                      |        |                                     |                     |                   |                   |                         |
| EARTHQUAKE                                                          |                      |        |                                     |                     |                   |                   |                         |
| 298.032                                                             |                      |        |                                     |                     |                   |                   |                         |
|                                                                     | A                    | 1317.6 | 1,3,6,8<br>2,4,5,7                  | HT12B<br>HT10       | 191<br>93         | 6.2<br>2.8        | 1184.2<br>260.4         |
|                                                                     | B                    | 658.8  | 9,11,12,14<br>10,13                 | HT6<br>HT12B        | 100<br>191        | 3.6<br>2.1        | 360.0<br>401.1          |
|                                                                     | C                    | 604.8  | 17<br>16,18<br>15,19                | HT12B<br>HT6<br>BRS | 191<br>100<br>115 | 1.1<br>1.4<br>5.0 | 210.1<br>140.0<br>575.0 |
|                                                                     | D                    | 918    | 20,23<br>21,22                      | HT10<br>BRS         | 93<br>115         | 1.2<br>6.0        | 111.6<br>690            |
|                                                                     | E                    | 1036.8 | 34,35,36,37                         | BRS                 | 115               | 9.6               | 1104.0                  |
|                                                                     | F                    | 1356.8 | 24,25,28<br>29,30,33<br>26,27,30,31 | HT3<br>HT6          | 115<br>100        | 9.3<br>3.9        | 1069.5<br>390.0         |
| WIND                                                                |                      | 5892.8 |                                     |                     |                   |                   | 6495.9                  |



**WEST COAST HOMES LTD.**

**HOME UNIT DEVELOPMENT**

**S P E C I F I C A T I O N**

**OF MATERIALS & WORKMANSHIP**

**in accordance with the accompanying  
set of drawings**

## SITE CLEARANCE, EXCAVATION & FILLING

---

### GENERAL SCOPE

This section deals with the clearance/excavation/filling as shown on Drawing Numbered\*.

REFER TO PRELIMINARIES, Section A01 for items affecting this section.

DOCUMENTS referred to in this section are:

NZS 3604 Light Timber Frame Buildings Not Requiring Specific Design

Documents listed above and cited in the causes which follow are deemed to form part of this specification.

However this specification takes precedence in the event of it being of higher standard than the cited documents.

### SITE VISIT

Visit the site and make all necessary investigations as to conditions.

### ANTIQUITIES

All fossils, antiquities and other objects of interest or value which may be found on the site are the property of the employer.

### TREES TO BE RETAINED

Protect all those trees and shrubs from damage, throughout the course of work as shown.

### CLEARANCE PREPARATION

Comply with NZS 3604 Clause 3.4, site Preparation. Remove all turf, vegetation, trees, topsoil, stumps and rubbish from the area to be built on.

### TOPSOIL

Stockpile excavated topsoil on site where directed by the architect. Keep separate from other excavated materials. Spread and level where directed before completion of contract.

### EXCAVATION

#### GENERAL EXCAVATION

Trim ground to required profiles, batters, falls and levels. Remove all loose material. Protect all cut faces from collapse. Keep all excavations free from water.

#### ROCK EXCAVATION

Tenders must state their monetary rate/cubic metre for excavation in rock

#### EXCAVATION FOR FOOTINGS

Footings excavations are to be taken down to depths shown.,

END

END OF SECTION

## CARPENTRY

---

### GENERAL

#### SCOPE

this section deals with the supply and erection of timber framing and flooring, timber and timber product exterior sheathing and internal lining.

**REFER TO PRELIMINARIES** Section A01 for terms affecting this section.

#### DOCUMENTS

Referred to in this section are:

|           |                                                               |
|-----------|---------------------------------------------------------------|
| NZS 2295  | Building Papers, Breather Type                                |
| NZS 3109  | Concrete construction                                         |
| NZS 3602  | Specifying Timber and Wood-Based Products for use in building |
| NZS 3603  | Timber Design                                                 |
| NZS 3604  | Light Timber Frame Buildings Not Requiring Specific Design    |
| NZS 3606  | Manufacture of Glue Laminated Timber                          |
| NZS 3608  | Resin Bonded; Wood Chipboard                                  |
| NZS 3614  | Manufacture of Construction Plywood                           |
| NZS 3616  | Finger Jointed Timber                                         |
| NZS 3617  | Profiles of Weatherboards Fascia Boards and Flooring          |
| NZS 3631  | NZ National Timber Grading Rules                              |
| NZMP 3640 | Minimum Requirements of the NZ Timber Preservation Council    |
| NZS 4218  | Minimum Thermal Insulation for Residential buildings          |
| PS60-730S | Department of Commerce Hardboard siding                       |

Documents listed above and cited in the clauses which follow are deemed to form part of this specification.

However this specification takes precedence in the event of it, being of a higher standard than the cited documents.

### FRAMING

Grading to NZS 3632 and treated to NZMP 3640.

### LAMINATED TIMBER

Douglas Fir laminations to NZS 3606, H1 treated internally and H3 externally to NZMP 3640, standard finish and weather resistant sealed.

### TIMBER WEATHERBOARDS

Dressing grade to NZS 3617 and H3 treated to NZMP 3640.

### GLASS FIBRE

Interleaved glass fibre quilt in batt fitted to NZS 4218

### BUILDING PAPER

Light weight breather type flame proof kraft paper laminates to NZS 2295.

**FIBRE CEMENT SHEET**

Cellulose cement fully compressed auto-claved sheets..

Brand

**HARDITEX**

Hardies 75mm

**NAILS**

Steel and galvanised steel to suit location and to Appendix A, NZS 3604

**BOLTS & SCREWS**

steel and galvanised steel plates to manufacturer's design for particular location shown on the drawings.

Brand

Pryda or. equal

**CONCRETE**

For Floor and Footing ordinary grade 17.5 MPa to NZS3109 and NZS 3604

**WORKMANSHIP****GENERALLY**

Comply with NZS 3604 except as varied in this specification. Workmanship to be in accordance with the best trade practise and current syllabi for NZ trade Certificates in carpentry, joinery and timber machining.

**INSPECTIONS.**

Allow for and ensure that inspections required by the local authority are carried out at the times called for.

**ATTENDANCE**

Allow for attending on all trades, as is normal trade practise. Provide and fix all blocks, noggs, openings and other items as required for them.

**WALL FRAMING**

Frame to required loading and bracing complete with lintels, sill sills and noggs all fabricated and fastened to Section 6, NZS 3604

**ROOF FRAMING**

truss roof to specification NZS 3604 1993

**PAPERS AND INSULATIONS**

Lay aluminum foil insulating sheet, fix breather type building paper and fit glass insulation as detailed and to manufactures' recommendations.

**TIMBER WEATHERBOARDS**

Fix framing, level, true to line and face and to Sections 8.1 and 8.2, NZS 3604.

**WOOD BASED EXTERIOR WALL COVERING**

Fix to framing to manufactures recommendations with pvc joiners

**MOISTURE CONTENT at time of fixing or installing:**

|                 |             |
|-----------------|-------------|
| Framing Timbers | 18-20%      |
| Exterior Trim   | 12-14%      |
| Weatherboards   | 12% maximum |
| (Flooring)      | 10% maximum |

## ALUMINIUM WINDOWS & DOORS

### GENERAL SCOPE

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

**REFER TO PRELIMINARIES** Section A01 for items affecting this section;

THE DOCUMENTS referred to in this section are:

- NZS 3503, Anodic Oxide Coatings on aluminium External Applications
- NZS 3504 'Aluminium Windows
- NZS 4211 Performance of windows
- NZS 4223 Glazing in Buildings (Parts 1 and 2)
- NZS
- BS 6496 Specification for powder organic coatings for application and stoving to aluminium alloy extrusion, 'sheet and performed sections for external architectural purposes and for the finish on aluminium alloy components coated with powder', organic coatings.

Architectural Aluminium Association Aluminium Window Handbook, and specification for the powder, organic coatings on architectural aluminium products. Documents listed above and cited in the clauses which follow are deemed to form part of this specification.

However, this specification takes precedence in the event of, being of a higher standard than the cited documents.

**SUBMIT** samples on request of full size sections with the selected finish and hardware through all profiles offered. Provide evidence at time of tender from a TELARC registered laboratory that windows offered comply with the requirements of NZS 1900 ch. 10 and the required site and building Design Wind Pressure and Air Leakage level to NZS 4211.

### GUARANTEE

Provide a written guarantee covering the work in this section for a period of two years from date of practical completion.

### MATERIALS

**CONTRACTOR** to nominate brand and type for the architect's approval prior to acceptance of the tender. The architect reserves the right to reject any brand and request nomination of alternatives.

### REVEALS

Type

Timber

### ANODISED FINISH

To NZS 3503 with a minimum thickness of 12.5 microns. Colour to match approved sample.

### SHEET GLASS

To be QQ and in thickness to suit sash and light size.

### PATTERNED GLASS

Where located on the drawings with, cast pattern on, inside, face.

**SEALANT**

To manufacturer's recommendation.'

**WORKMANSHIP**

**AVIOD DISTORTION** of compone'ntsduring 'transit, handling and storage. Prevent pre-finished surfaces from rubbing together. Prevent contact with mud, plaser and cement..

'Do not deliver to any site any components which cannot, be immediately unloaded into suitable conditions of storage.

**'CORROSION PROTECTION**

Before fixing, apply suitable barriers of bituminous coatings, slips or underlays between dissimilar metals in contact.

**FLASHINGS**

install flashings to heads, jambs and sills of frames as supplied and recommended by the window manufacturer.

Head flashings finished to match windows.

**FIX FRAMES** to manufacturers recommendations plumb; true to line and face, weather tight and with all openings operating freely.

**SEAL FRAMES** to adjoining structure where nessary as recommended by manufacturer to make weathertight.

**RETAIN PROTECTIVE COVERINGS** and coatings in place during fixing where ever possible. Provide additional protection as nessary to prevent marking of 'survaces which will be visible in completed work. Keep paper and cardboard wrappings on aluminium components dry. Remove protection on completion unless design to remain in place.

**COMPLETION.**

**ON COMPLETION**, remove temporary protection and thoroughly clean down both sides of all aluminium and glass; using method recommended by the manufacturer. Protect glass from damage by crossing clearly visible tape between jamb liners and clear of the glass.

**E N D   O F   S E C T I O N**

## JOINER

### 1. TIMBER GRADES.

Exterior Joinery - Heart Rimu or Radiata M/S finger jointed.

Door Sills - Heart Matai.

Sashes - Redwood or Radiata M/S finger jointed.

Interior Joinery - D.A Rimu or Radiata finger jointed or clean Radiata.

All to be dry seasoned timber run to standard profiles.

### 2. WINDOWS.

All glazing to conform to NZS 4223 - 1985 plus amendments. Aluminium windows where detailed shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes, etc. To be installed as per the manufactures direction.

Timber windows to be of the sizes and types as incated on the drawings with all the members run to standard or J.M.F

"Sundyne" profile, of standard constructions and high class workmanship.

Opening awnig type sashes to be fitted with "Interlock" stays of approved sizes.

The windows are to be glazed with the standard quality glass, wuth selected obscured glass to bathroom and W.C windows and as dirceted.

### 3. DOORS.

Exterior door frames and doors are to be of standard sizes and of the types as shoven on the drawings.

Interior doors are to be flush type, With D.A Rimu facing sheets and clashing strip to the closing edge.

SIZES:: (Unless noted otherwise on drawings)

Main doors - 1.980 m x 760 mm.

Bathroom, W.C. - 1.980 m x 710 mm.

Wardrobe and Cupboards - 1.980 m x 660 mm or 1.980 m X 610 mm  
or 1.830m high with upper cupboards.

Interior door jambs are to be ex 25 mm wuth 10 mm bevelled planted stops.

Glazing to dors or door frames to be selected obscured glass.

### 4. FITTINGS.

Construct the various fittings as shoven on the drawings. Cupboards are to be of standard construction and divided into drawer and door units as directed.

Sink tops as specified under "Plumber". Other bench tops to be of selected "Formica" or "Laminex" with matching edges.

Cupboard doors to have solid core hardboard facing doors of fibre board.

Drawers to have sides dovetailed to fronts and hardboard bottom. Supply a standard bathroom cabinet with a mirror rebated and beaded to the door.

### 5. Stairs.

Closed type - To be constructed with strings ex 250 x 50 mm treads ex 40 mm thick and risers ex 25 mm thick. The treads and risers are to be housed 15 mm, glue wedged and glue blocked to the strings. Nosing to be 30 mm maximum.

Open type - to be constructed with under carriages ex 150 x 75 mm tread cleats and treads ex 50 mm thick timber - no risers. Supply handrails ex 75 x 50 mm bevelled and rounded to one side of each flight of stairs.

## ROOFER

### 1. GENERALLY.

Refer to the drawings for the type and style of roofing to be used

### 2. CONCRETE TILES.

Tile battens are to be nailed firmly to the rafters and spaced to suit the gauge of the tiles. 50 x 50mm selected quality battens for roof trusses or rafters at 900mm c/s.

Tiles are to be set out with a full tile at the top. Tiles to be laid with standard laps and nailed or wired down in accordance with standard practice.

Hips and ridges to be covered with hip and ridge tiles bedded in mortar. Parge all hips, ridges and barges with coloured mortar to suit the colour of the tiles.

On completion, leave 10 ordinary and 5 ridge tiles minimum for future maintenance purposes. Supply the Owners with a guarantee for the tiles and a separate two year guarantee for the laying of the tiles.

### 3. COATED GALVANISED TILES.

Supply and fix an approved breather type underlay on top of the rafters and under the tile battens

Battens to be splay cut, two ex 75 x 50mm timber and set out to suit the gauge of the tiles, and nailed firmly to the rafters. Co-operate with the 'Carpenter' in the determining of the rafter length to finish with a full tile at the top.

Ridges, hips and barges to be covered with purpose made accessories, coated as for tiles. Fix the tiles and accessories in accordance with standard practice and touch-up all exposed nail heads with bitumastic coating coloured as for tiles, or as per manufacturers directions.

Supply the Owners with the standard guarantee for the laying of the tiles.

### 4. GALVANISED STEEL.

The roof area is to be covered with 75 x 1.0mm galvanised wire mesh stretched taut and securely stapled to the purlins. Overlay with breather type building paper. Alternatively, use a breather type underlay which will span over the purlins.

Roofing to be 0.5mm galvanised corrugated (or 'coloursteel') steel sheeting. with primed laps, in single lengths, with a 1 1/2 corrugation side lap and nailed with purpose-made nails in accordance with standard practice.

Ridges and hips to be covered with lead edged ridging. primed on underside in long lengths. with the lead edge dressed down into the corrugations of the iron, or as specified by the manufacturer for any other styled system.

Barges to be covered with purpose made barge flashings with a nailing edge on to the barge board. Supply and fix all flashings, lead caps, etc to make the roof thoroughly water-tight and birdproof.

Priming to be calcium plumbate.

### 5. FLAT ROOFS.

Supply and fix over galv. netting, breather type building paper and as per manufacturers directions, the flat roofing as shown on the drawings, complete with matching spoutings, downpipes, barge flashings, and flashings as required.

## PLUMBING

### GENERAL SCOPE

- This section describes the supply and fitting of roof stormwater collection; flashings, waste disposal, water supply and plumbing fittings.

REFER TO PRELIMINARIES for items affecting this section.

DOCUMENTS referred to in this section are:

|                                                     |                                                                                            |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------|
| <del>Drainage &amp; Plumbing Regulations 1978</del> |                                                                                            |
| NZS 3441                                            | Hot-Dipped Zinc-Coated steel coil and cut lengths                                          |
| NZS 3501                                            | Copper tubes for water, Gas & Sanitation                                                   |
| NZS 4602                                            | Low Pressure Copper Thermal Storage Electric Heaters                                       |
| NZS 7641                                            | Unplasticised PVC Waste and Ventilating Pipe, Fittings and Accessories 32mm, 40mm and 50mm |
| CSA B 137-8                                         | Polybutylene (PB) Piping for Hot and Cold Water, Distribution Systems                      |
| AS 1804                                             | Soft Lead Sheet and Strip                                                                  |

Documents listed above and cited in the clauses which follow are deemed to form part of this specification.

However, this specification takes precedence in the event of it being of a higher standard than the cited documents.

**COMPLY** with local authority, by-laws and ~~the drainage and plumbing regulations~~... Obtain permits, Pay fees, carry out tests and arrange for inspections.

### MATERIALS

**SPOUTING,, PLASTIC, DOWN PIPES, WASTE PIPES PLASTIC.'**

Upvc pipe to NZS 7641 complete fittings brand-matched to manufacturers specification..

### FLASHINGS

0.60mm (24g) sheet steel galvanised, to NZS 3441, 1.8mm (20kg/m<sup>2</sup>) copperised pure lead to AS 1804, 0.50mm (26g) copper sheet and 0.70mm (22g) aluminium sheet to suit location of the flashing.

### WATER

Town supply

### GATE VALVES

De-zincified brass. b.s.p. screwed ends.

### HW CYLINDERS

Copper thermal storage cylinder, insulated and complete with fittings recommended for installation by manufacturer;

STOVE supplied by owner.

### WORKMANSHIP

GENERALLY carry out the whole of this work to ~~Drainage & Plumbing Regulations and to local Authority By-Laws~~

HW CYLINDER

#### EXPOSED PIPES

Chrome plate on copper or white PB/PVC including back nuts. At wall penetrations provide and fit c/p or white pvc collars.

#### SANITARY FIXTURES SCHEDULE

Fit and install plumb, true to line and rigid, all to manufacturer recommendations.

#### TRAPS AND WASTE PIPES

Connect waste outlets to traps and run waste pipes and vents concealed, all sized and fixed to Drainage and Plumbing regulations. Discharge wastes into soil pipe or gully trap as shown.

#### TAP, FAUCET, FITTING SCHEDULE.

Supplied by owner.

#### COMPLETION

##### GENERALLY

Leave all rainwater services in proper working order and all flashing work keeping building weathertight. Pressure test all water supply services and fittings and check all waste disposal services to ensure no leakage and leave all in proper working order.

#### CLEAN UP

Remove labels and clean all fittings. Take away from the site all rubbish and trade waste.

E N D   O F   S E C T I O N

## **SOLID PLASTERER**

### **1 MATERIALS.**

Cement to be ordinary Portland cement

Sand to be clean river sand free from slime, vegetable or earthy matter. Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

### **2. CHIMNEY.**

Supply and erect one precast concrete chimney as indicated on the drawings.

All units to be well bedded in mortar.

The corners are to be plumbed both ways and reinforced with D12 rods, well grouted in

### **3. PLASTERING.**

All exposed concrete steps and slabs, concrete *base* walls, precast concrete chimney, reinforced concrete columns and beams etc as indicated on the accompanying drawings shall be solid plastered to a fine finish, unless another plaster system is directed.

All sharp exposed edges are to be rounded. Steps and slabs to fall slightly away from the building and not to hold water. Slabs to be coved up against the dwelling, under door sills, etc.

Columns, beams and chimneys to be textured as directed.

## **INSULATION**

|        | COMBINATION USED | ACTUAL |
|--------|------------------|--------|
| ROOF,  |                  |        |
| WALLS; |                  |        |
| FLOOR; |                  |        |

## CERAMIC TILING

### 1. PRODUCTS/MATERIALS.

Obtain the whole quantity required to complete the work from one manufacturer or obtain approval of any change of source of supply.

A separating layer of 0,20mm black polythene sheet, Permatherne or other approved brand

FLOOR TILES: Allow PC sum of \$ /sqm excl GST

WALL TILES: Allow PC sum of \$ /sqm excl GST.

Bedding mortar to be 1 part Portland cement to 1 part sand mixed by volume. A proprietary plasticiser may be used to provide workability, mixed to manufacturers directions.

Grout to be approved compressible grout of selected colour, as recommended by the tile manufacturer. Cement or plaster backgrounds to be grey ordinary portland cement to NZS 3122.

Movement joint filler to be closed cell polyethylene foam rod, sized to compress approximately 30% when inserted in joints. To be sealed with one part silicone rubber sealant of approved manufacture.

### 2. PREPARATION.

To blocks and concrete: apply cement-sand mixture approx. 12mm thick generally in accordance with NZS 4251. Mix plaster 1:4 by volume and use a proprietary plasticiser in lieu of lime to improve workability. Finish with a wood float.

Ensure that cement plaster is at least 14 days old before tiling, firmly bonded to its background, free from dust, with surfaces plumb and true such that when tested with a 2m straightedge, any gap does not exceed 3mm.

Ensure that Rigid sheets are securely fixed and provide a rigid flat surface. Fix in accordance to manufacturers directions

Tolerances; for floor base shall be +/- 15mm from a specified datum level or +/- 3mm under a straight edge for localised variation in level

Allow 14 days curing time min for screeds before commencing tiling

Before placing separating layer, sweep the surface of the base to remove all loose matter. Place separating layer, with joints between sheets lapped 100mm min. and sealed with purpose made pressure sensitive tape. Turn up layer at wall upstands, columns and floor penetrations and seal edges with tape.

Ensure all penetrations, embedded items and fixings have been provided by other trades before tiling.

### 3. FIXING.

Set out tiles and locate expansion joints to minimise small and awkwardly cut pieces, and produce a balanced tile pattern. Use a gauge rod to set out tiles, allowing for the joint width recommended by the tile manufacturer.

Match joints in coving and skirting tiles to the joints in the tiles

Cut tiles neatly around upstands, margins, columns, fixtures, penetrations, etc. Ensure that cut tiles are placed in unobtrusive positions and wherever possible, so that the cut edges will be covered by trim or fixtures

Fix tiles generally in accordance with BS 5385 Pt1

## **ELECTRICIAN**

### **1. GENERALLY.**

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authority's bylaws and the electrical contractor is to obtain all permits from the supply authority. pay all fees in connection therewith and arrange for all inspections required.

### **2. SUPPLY.**

Arrange for a main supply to the building. Check the conditions before tendering.

### **3. BOARDS.**

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient to Owners.

### **4. LIGHTS.**

Provide and fix the lights, switches and power outlets as listed hereunder, all to be positioned by the Owners after the floor has been laid.

Passage and stairwell lights to have two way switches

s o = Interior lights

No. = Exterior lights

s o. = Power outlets with switch gear

### **5. FITTINGS.**

Allow the PC sum of \$ for the purchase of an electric range and allow to order, take delivery of the and install same.

Allow the PC sum of \$ for the supply of an electric wall heater and allow to order. take delivery of and install same.

Allow the PC sum of \$ for the purchase of special light fittings and allow to order. take delivery of and fit same.

Allow to supply and install and exhaust hood or fan as detailed on drawings.

Allow to wire up for the waste disposal unit supplied under 'Plumber'.

Allow to provide and install a selected razor outlet positioned as directed by the Owners.

Earth all metal waste pipes and metal fittings as required by the regulations

Aerial, earth and TV aerial sockets as directed by the Owners.

# SHEET A.

NAME :- WEST COAST HOMES LTD.

SITE ADDRESS :- CRANLEY STREET D.P. 140112.

TOWN :- DARGAVILLE.

| 1. LOCATION OF STOREY | FOUNDATION          | 2. FOR EARTHQUAKE                     |
|-----------------------|---------------------|---------------------------------------|
|                       | <u>SINGLE</u>       | ROOF WEIGHT <u>LIGHT</u> - HEAVY      |
|                       | UPPER OF 2          | AVERAGE ROOF PRH                      |
|                       | LOWER OF 2          | TYPE OF CLADDING <u>LIGHT</u> - HEAVY |
|                       |                     | EARTHQUAKE ZONE                       |
| SITE WIND ZONE        | <u>LOW</u> - MEDIUM | STOREY - ROOF SPACE <u>YES</u> - NO   |
|                       | HIGH - VERY HIGH    |                                       |
| EARTHQUAKE            | A - B - <u>C</u>    |                                       |

| 3. FOR WIND               | 4. ROOF OR BUILDING LENGTH, BL = 11.510 |
|---------------------------|-----------------------------------------|
| BUILDING HEIGHT           | ROOF OR BUILDING WIDTH BW = 10.00       |
| ROOF HEIGHT               | GROSS ROOF OR BUILDING                  |
| STOREY HEIGHT             | PLAN AREA = 106.44                      |
| DESIGN WIND SPEED         |                                         |
| W = BU'S / M <sup>2</sup> |                                         |

|                                   |                  |
|-----------------------------------|------------------|
| 5. EARTHQUAKE LOAD ACROSS & ALONG | E x GPA = 151.34 |
| WIND LOAD ACROSS                  | W x BL = 296.8   |
| WIND LOAD ALONG                   | W x BW = 322.0   |

# SHEET B.

| LOCATION OF STOREY                                                  | WALL OR BRACING LINE |      | BRACING ELEMENTS |      |        | PROVIDED |      |
|---------------------------------------------------------------------|----------------------|------|------------------|------|--------|----------|------|
|                                                                     | LINE                 | MAIN | NO               | TYPE | RATING | LENGTH   | Bu's |
| FOUNDATION                                                          |                      |      |                  |      |        |          |      |
| <u>SINGLE</u>                                                       |                      |      |                  |      |        |          |      |
| UPPER STOREY                                                        |                      |      |                  |      |        |          |      |
| LOWER STOREY                                                        |                      |      |                  |      |        |          |      |
| TOTAL BRACING<br>UNITS REQUIRED<br>FOR FOUNDATION<br>OF THIS STOREY |                      |      |                  |      |        |          |      |
| EARTHQUAKE                                                          |                      |      |                  |      |        |          |      |
| 151.34                                                              |                      |      |                  |      |        |          |      |
| WIND.                                                               |                      |      |                  |      |        |          |      |
| 322.0                                                               |                      |      |                  |      |        |          | 660  |
| 296.8                                                               |                      |      |                  |      |        |          | 510  |

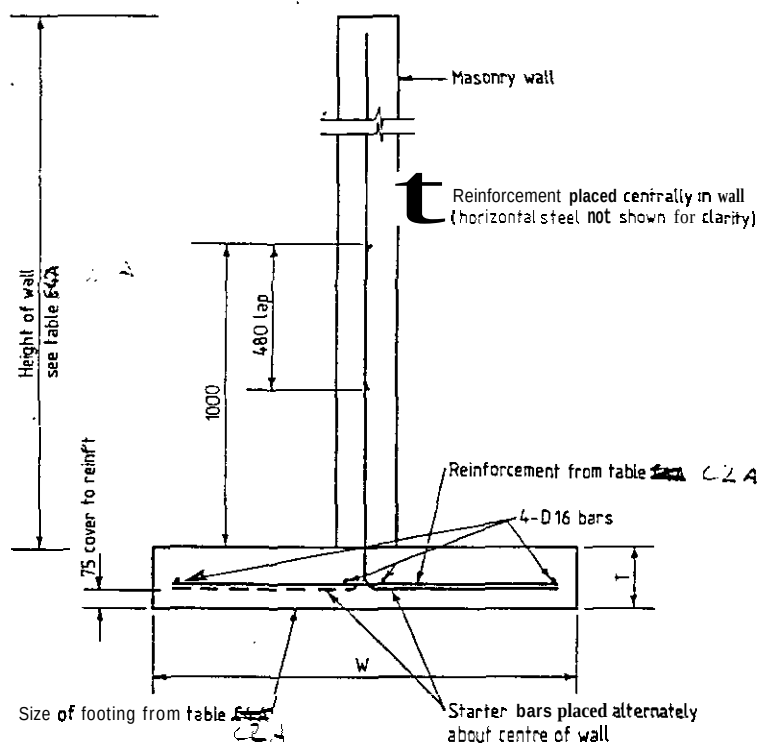


Fig. C2A  
FOR USE IN CONJUNCTION WITH TABLE C2A

Table C2A  
STRIP FOOTING CENTRALLY PLACED UNDER CANTILEVERED FIRE WALLS (SOLID OR PARTIALLY FILLED)

| Maximum height of fire wall (mm) | Zone A                    |                   | Zone B                    |                   | Zone C                    |                   |
|----------------------------------|---------------------------|-------------------|---------------------------|-------------------|---------------------------|-------------------|
|                                  | Footing $W \times T$ (mm) | Reinf. in footing | Footing $W \times T$ (mm) | Reinf. in footing | Footing $W \times T$ (mm) | Reinf. in footing |
| 2000                             | 900 x 200                 | D12 @ 600         | 800 x 200                 | D12 @ 800         | 700 x 200                 | D12 @ 800         |
| 2400                             | 1100 x 200                | D12 @ 400         | 1000 x 200                | D12 @ 400         | 800 x 200                 | D12 @ 600         |
| 2000                             | 1300 x 200                | D16 @ 600         | 1100 x 200                | D12 @ 400         | 1000 x 200                | D12 @ 400         |
| 3200                             | 1500 x 200                | D16 @ 400         | 1300 x 200                | D16 @ 600         | 1100 x 200                | D12 @ 400         |
| 3600                             | 1600 x 200                | D20 @ 600         | 1400 x 200                | D16 @ 400         | 1200 x 200                | D16 @ 600         |
| 4000                             | 1000 x 200                | D20 @ 400         | 1600 x 200                | D20 @ 600         | 1400 x 200                | D16 @ 400         |
| 4400                             | 2000 x 200                | D20 @ 200         | 1000 x 200                | D20 @ 400         | 1500 x 200                | D20 @ 600         |
| 4800                             | 2200 x 200                | D20 @ 200         | 1900 x 200                | D20 @ 400         | 1600 x 200                | D20 @ 400         |

**Table C4A**  
**MAXIMUM SPACING (mm) OF D12 BAR REINFORCEMENT FOR 200 mm CANTILEVERED FIRE WALLS CONSTRUCTED OF PARTIALLY FILLED MASONRY (BLOCK DENSITY 1750 kg/m<sup>3</sup>)**

| Height (maximum) of fire wall (mm) | Zone A         |               | Zone B                   |             |               | Zone C                   |             |               |
|------------------------------------|----------------|---------------|--------------------------|-------------|---------------|--------------------------|-------------|---------------|
|                                    | Horiz. spacing | Vert. spacing | Bond beam Horiz. spacing | No. of bars | Vert. spacing | Bond beam Horiz. spacing | No. of bars | Vert. spacing |
| 2000                               | 600            | 600           | 2000                     | 4           | 600           | 2000                     | 4           | 800           |
| 2400                               | 600            | 600           | 2400                     | 4           | 600           | 2400                     | 4           | 800           |
| 2800                               | 600            | 600           | 2800                     | 4           | 600           | 2800                     | 4           | 800           |
| 3200                               | 600            | 600           | 1600                     | 4           | 600           | 1600                     | 4           | 800           |
| 3600                               | 600            | 400           | 1800                     | 4           | 600           | 1800                     | 4           | 800           |
| 4000                               | NA             | NA            | 2000                     | 4           | 400           | 2000                     | 4           | 600           |
| 4400                               | NA             | NA            | NA                       |             | NA            | 2400                     | 4           | 400           |

**Table C4B**  
**MAXIMUM SPACING (mm) OF SINGLE D12 BAR REINFORCEMENT FOR 200 mm CANTILEVERED FIRE WALLS CONSTRUCTED OF SOLID FILLED MASONRY (BLOCK DENSITY 1750 kg/m<sup>3</sup>)**

| Height (maximum) of fire wall (mm) | Zone A         |               | Zone B         |               | Zone C         |               |
|------------------------------------|----------------|---------------|----------------|---------------|----------------|---------------|
|                                    | Horiz. spacing | Vert. spacing | Horiz. spacing | Vert. spacing | Horiz. spacing | Vert. spacing |
| 2000                               | 600            | 600           | 800            | 800           | 1000           | 800           |
| 2400                               | 600            | 600           | 800            | 800           | 1000           | 800           |
| 2800                               | 600            | 400           | 800            | 600           | 1000           | 800           |
| 3200                               | 600            | 200           | 800            | 400           | 1000           | 600           |
| 3600                               | 600            | 200           | 800            | 200           | 1000           | 400           |
| 3800                               | 600            | 200           | 800            | 200           | 1000           | 200           |
| 4000                               | 600            | 200           | 800            | 200           | 1000           | 200           |
| 4400                               | NA             | NA            | 800            | 200           | 1000           | 200           |
| 4800                               | NA             | NA            |                |               |                | 200           |

**Table C5A**  
**MAXIMUM SPACING (mm) OF D12 BAR REINFORCEMENT FOR 200 mm CANTILEVERED FIRE WALLS CONSTRUCTED OF PARTIALLY FILLED MASONRY (BLOCK DENSITY 2200 kg/m<sup>3</sup>)**

| Height (maximum) of fire wall (mm) | Zone A         |               | Zone B                   |             |               | Zone C                   |             |               |
|------------------------------------|----------------|---------------|--------------------------|-------------|---------------|--------------------------|-------------|---------------|
|                                    | Horiz. spacing | Vert. spacing | Bond beam Horiz. spacing | No. of bars | Vert. spacing | Bond beam Horiz. spacing | No. of bars | Vert. spacing |
| 2000                               | 600            | 600           | 2000                     | 4           | 600           | 2000                     | 4           | 800           |
| 2400                               | 600            | 600           | 2400                     | 4           | 600           | 2400                     | 4           | 800           |
| 2800                               | 600            | 600           | 2800                     | 4           | 600           | 2800                     | 4           | 800           |
| 3200                               | 600            | 400           | 1600                     | 4           | 600           | 1600                     | 4           | 800           |
| 3600                               | NA             | NA            | 1800                     | 4           | 400           | 1800                     | 4           | 600           |
| 4000                               | NA             | NA            | NA                       |             | NA            | 2000                     | 4           | 400           |

## APPENDIX C

### CANTILEVERED FIRE WALLS

#### C1

##### Scope

#### C1.1

This Appendix sets down the requirements for free-standing cantilevered concrete masonry fire walls not more than two storeys in height, including gables.

#### C2

##### General

#### C2.1

Cantilevered masonry fire walls shall be:

- Constructed in running bond,
- Centrally reinforced both vertically and horizontally in accordance with C4, and
- Provided with a foundation to support the wall against horizontal loads, in accordance with C3.

#### C2.2

Fire walls supported by return walls shall be in accordance with Section 6 of this Code, provided they are part of a masonry building.

#### C2.3

Fire walls shall be:

- Constructed of masonry units having a recognized fire resistance rating or,
- A construction of masonry units and infill with a specified fire resistance rating.

#### C3

##### Foundations

#### C3.1

##### General

#### C3.1.1

Foundations shall resist vertical loads and provide resistance to overturning forces due to seismic and wind loads on the wall by one of the following foundation types:

- Cast in situ concrete piles, see fig. C1
- Strip footings, centrally placed or to one side of the fire wall (see figures C2A and C2B)
- Floor slabs constructed integrally with the concrete or masonry footing (see fig. C3)
- Conventional footings being part of a masonry building to which lateral support bracing panels are fixed.

#### C3.2

##### Concrete pile foundations

#### C3.2.7

4 strip foundation supported by cast in situ concrete piles shall be not less than 350 mm wide by 350 mm deep and be reinforced longitudinally with 4D12 bars with R6 stirrups at 100 mm centres (see fig. C1).

#### C3.2.2

Cast in situ concrete piles shall be centrally reinforced and be at a diameter, spacing and length as set out in table C1.

#### C3.3

##### Strip foundations

#### C3.3.1

Strip foundations may be cantilevered to one side of the fire wall or be centrally placed under it.

#### C3.3.2

Foundation dimensions and reinforcements shall be in accordance with tables C2A and C2B and figs. C2A and C2B

#### C3.4

Foundations constructed in conjunction with floor slabs

#### C3.4.1

Floor slabs supporting centrally reinforced cantilevered walls shall be of the thickness as detailed in table C3.

#### C3.4.2

Floor slabs shall be built as an integral part of the foundation and wall as detailed in fig. C3.

#### C4

##### Fire walls

#### C4.1

Fire walls shall be centrally reinforced in accordance with C4.2 and C4.4 depending upon:

- The block density of the masonry units and whether the wall is constructed of partially filled or solid filled masonry,
- The type of lateral supporting system,
- The height of the wall above the foundation,
- The seismic zone in which the wall is located.

#### C4.2

Cantilevered fire walls, not supported by return walls, shall be reinforced in accordance with tables C4A, C4B, C5A or C5B as appropriate.

#### C4.3

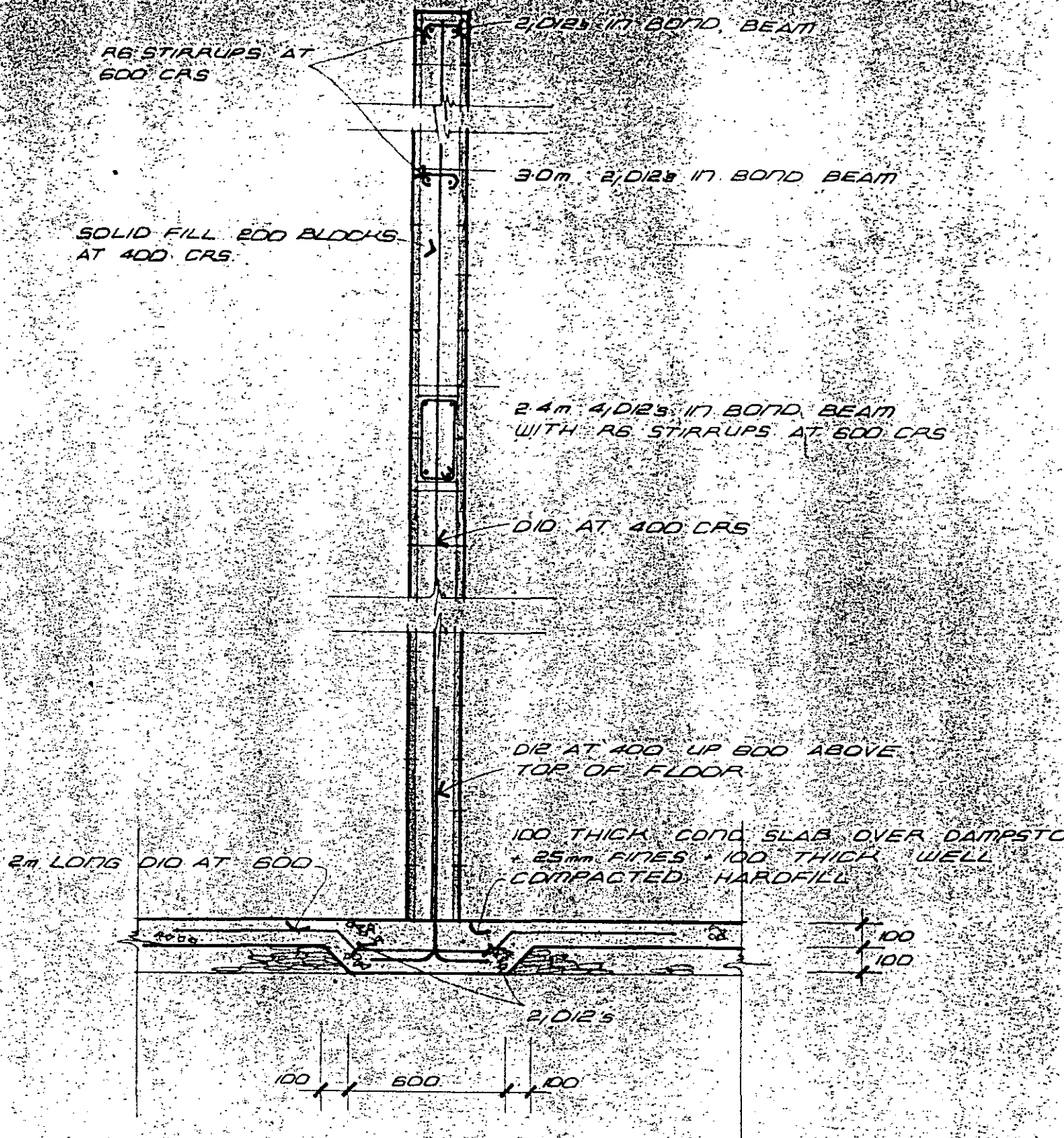
Where bars are required to be lapped, the lap shall be not less than 480 mm and shall extend at least to the height required by the figures.

#### C4.4

Fire walls supported by return walls shall be provided with bond beams in accordance with table 8.1. The maximum spacing between return walls shall not exceed the spans of the bond beam used as permitted in table 8.1.

# CROS

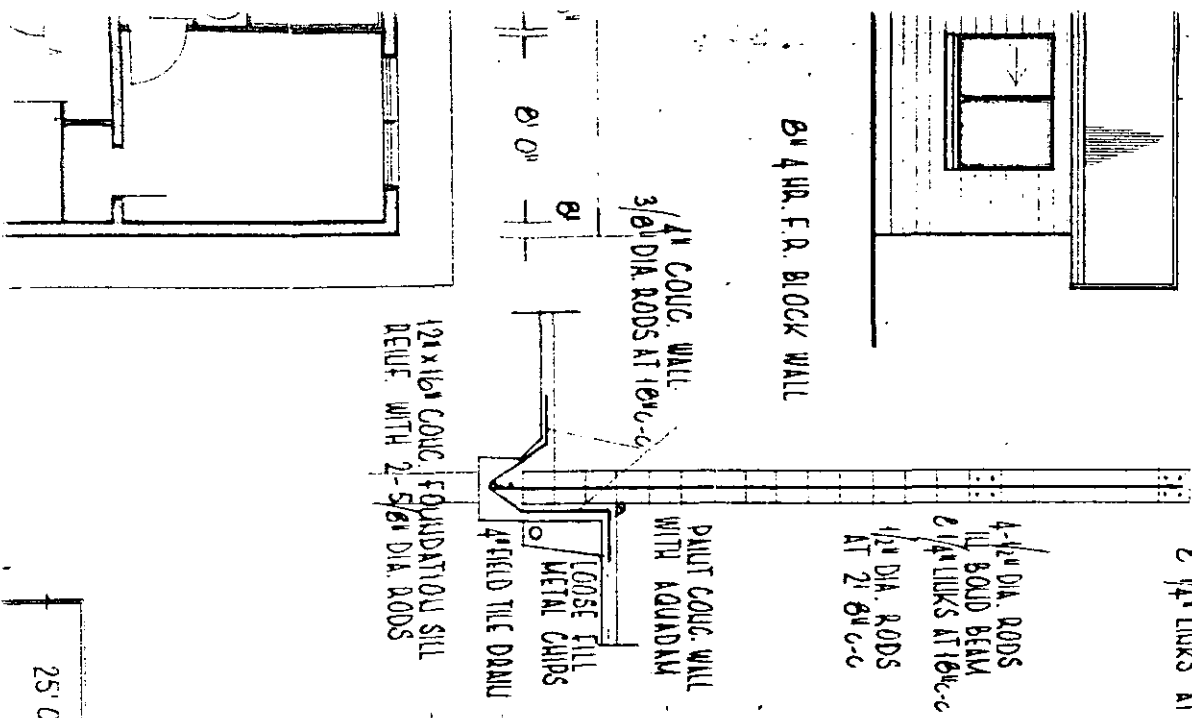
SCALE 1/50



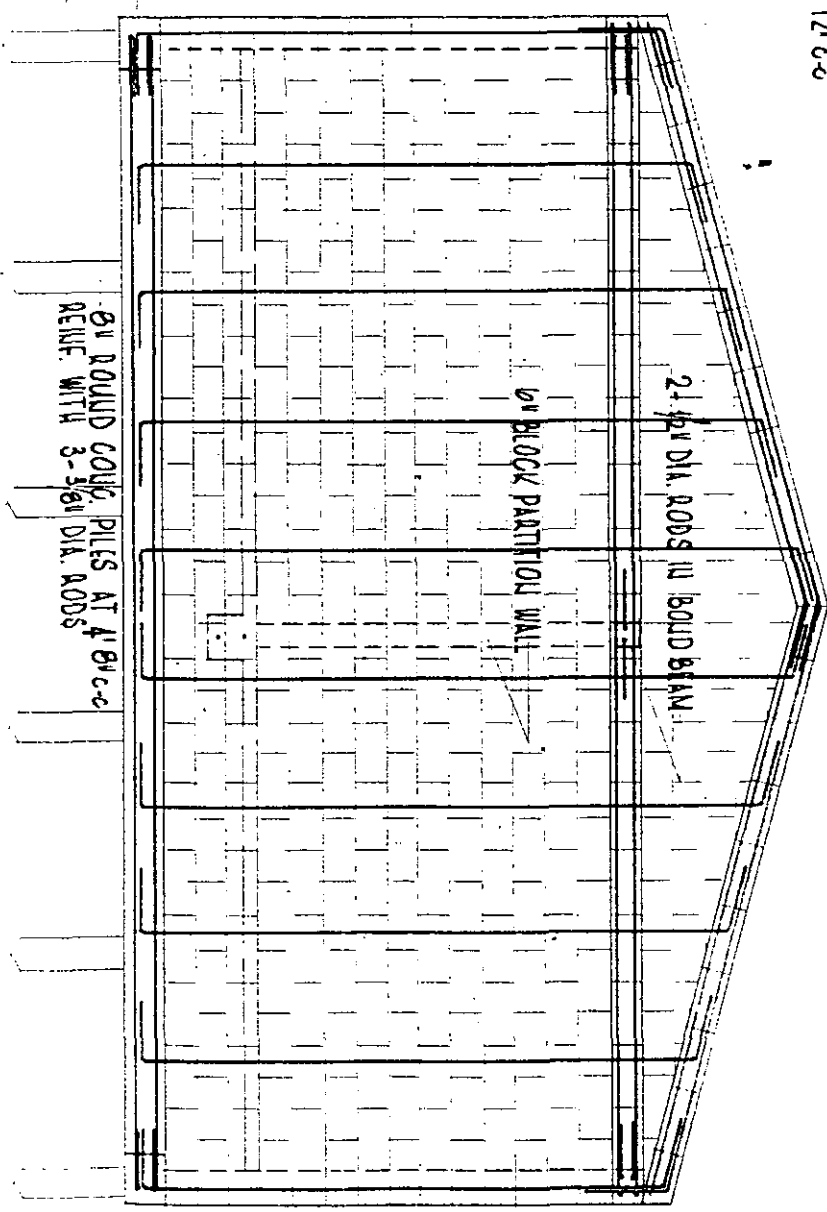
# FIRE WALL

2" DIA. EUG. BOLTS  
(WITH FLAT WASHERS)

ALL-1 1" = 4' 0"

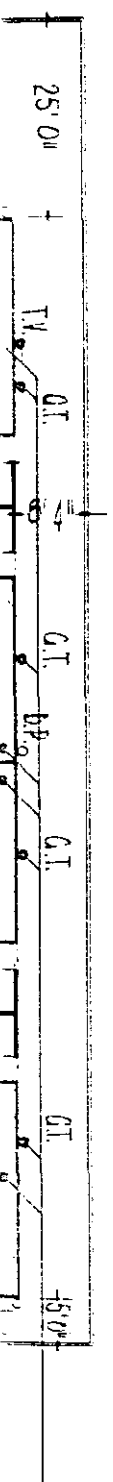


SIDE ELEVATION DETAIL-2 1" = 4' 0"



ADOPT THIS PILING METHOD WHERE RECENT  
TESTING HAS BEEN PLACED (CHECK ON SITE)

SECTION-B 1" = 4' 0"



KAIPARA DISTRICT COUNCIL

To Whom It May Concern

Dear Sir/Madam

CONSTRUCTION OF VEHICLE CROSSINGS : URBAN AND RURAL ENTRANCEWAYS  
AND REPAIRS TO COUNCIL ASSETS

You may be required to construct and/or up-grade the crossing associated with the issue of this building consent and a copy of this letter will be made available to the Assets Department of the Council so that this requirement can be investigated.

The provision and/or the upgrading of vehicle crossings at your entranceway is a requirement of the Local Government Act, 1974, the Council's District Plan and By-Laws of the Council.

You should be aware, also, that you will be responsible for repairs, at your own expense for any damage caused during construction to the footpath, crossing, kerbing, roedway or any other Council asset which is caused as a result of your activities.

Council will contact you as to its further requirements, and the fees payable, in respect of this matter.

Yours sincerely

B H JENSEN

JOHN LOK

MANAGER : REGULATORY SERVICES

MANAGER : COMMUNITY ASSETS

DETAILS

Name: Jenny Zimmerman for West Coast Homes Ltd  
Address: VR D.1 Te Kopuru 0356

Telephone No: 439 0654 Date: 8/11/99  
Valuation No: 950-67501 Legal Description: Lot 3 D.P. 140.112

I acknowledge receipt of this letter

Signed: J. A. Zimmerman

OFFICE USE ONLY:

ERECTING TWO NEW TOWN HOUSES

Copies to: ☒ Owner  
☒ Assets Department  
☒ Building File

PART D : KEY PERSONNEL

(Complete Part D As far as possible in all cases. Give names, addresses and telephone numbers.  
Give relevant registration numbers if known)

DESIGNER(S)

Name Ben Cuthrie

Address 199 Morningside Road Whangarei

Phone Number 09 4381004 Fax Number /

BUILDER

Name Julian Kroon

Address \_\_\_\_\_

Phone Number 09 4382103 Fax Number /

DRAINLAYER

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

PLUMBER

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

CERTIFIERS

Name \_\_\_\_\_ Reg No \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Certifying \_\_\_\_\_

Name \_\_\_\_\_ Reg No \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Certifying \_\_\_\_\_

RELEASE OF INFORMATION

Council provides building consent information to a number of organisations. Included in this is the names of applicants and the location of the projects. Much of this information has to be supplied in terms of the Local Government Information Act, however we can withhold personal identification if you wish. Please indicate below if you object to release of identifying information.

I WISH TO OBJECT TO THE ISSUE OF IDENTIFYING INFORMATION ON MY PROJECT ☐

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single ~~residential~~ dwellings)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures.

- ☐ Automatic Sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire and other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems. Riser
- ☐ Mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems
- ☐ None of the above

E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE  
(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures)

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

Dargaville Office  
Private Bag 1001  
DARGAVILLE  
Phone 09 439 7059  
Fax 09 439 6756

KAIPARA DISTRICT COUNCIL  
APPLICATION FOR A BUILDING CONSENT

Paparoa Office  
PO Box 1  
PAPAROA  
Phone 09 431 7019  
Fax 09 431 7017

(Attach all relevant documents in duplicate)

PART A : GENERAL  
(Complete Part A in all cases)

| OWNER                                                                                                                       |  | APPLICANT                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------|--|
| Name <u>R. ZIMMERMAN</u>                                                                                                    |  | Name <u>As owner</u>                                                                      |  |
| Postal Address <u>R.D. 1</u><br><u>TEKOPU</u>                                                                               |  | Postal Address _____                                                                      |  |
| Phone Number <u>0390 654</u>                                                                                                |  | Phone Number _____                                                                        |  |
| Fax Number <u>None</u>                                                                                                      |  | Fax Number _____                                                                          |  |
| PROJECT LOCATION                                                                                                            |  | DESCRIPTION OF WORK & INTENDED USE                                                        |  |
| Address _____                                                                                                               |  | <u>Remove dwelling from site</u>                                                          |  |
| LEGAL DESCRIPTION                                                                                                           |  | NATURE OF CONSENT                                                                         |  |
| Valuation Number <u>950 - 67501</u>                                                                                         |  | <input type="checkbox"/> New building - exclude domestic garages & domestic outbuildings. |  |
| Lot(s) <u>3</u> DP(s) <u>140112</u>                                                                                         |  | Intended Life: Indefinite, but not less than _____ yrs                                    |  |
| Section _____ Block _____                                                                                                   |  | <input type="checkbox"/> Foundations only                                                 |  |
| Survey District _____                                                                                                       |  | 50 yrs <u>U</u> OR _____ yrs                                                              |  |
| Area of Site _____ hectares / square metres                                                                                 |  | <input type="checkbox"/> Alterations, repairs, extensions.                                |  |
| Nature of soil (rock, clay, sand, loam etc) _____                                                                           |  | conversions, resiting, installation of heating appliances                                 |  |
| Floor area (proposed work - square metres)                                                                                  |  | <input type="checkbox"/> Domestic garages & domestic outbuildings                         |  |
| Basement Ground Floor Other Floors Total                                                                                    |  | Demolition <input checked="" type="checkbox"/>                                            |  |
| Main Building _____                                                                                                         |  | Being stage _____                                                                         |  |
| Accessory Buildings _____                                                                                                   |  | of an intended stages                                                                     |  |
| ESTIMATED VALUE OF WORK (including GST)                                                                                     |  | OFFICE USE ONLY                                                                           |  |
| Main buildings \$ <u>1000.00</u>                                                                                            |  | Property ID: _____                                                                        |  |
| Accessory buildings \$ _____                                                                                                |  | FEES PAID ON APPLICATION (including GST)                                                  |  |
| Plumbing & Drainage \$ _____                                                                                                |  | P I M                                                                                     |  |
| Total Value of Work \$ _____                                                                                                |  | Building Consent                                                                          |  |
| <input type="checkbox"/> Application for Building Consent only, in accordance with Project Information Memorandum No: _____ |  | ERANZ Levy                                                                                |  |
| <input type="checkbox"/> Application for Building Consent and Project Information Memorandum                                |  | E I A Levy                                                                                |  |
|                                                                                                                             |  | TOTAL                                                                                     |  |
|                                                                                                                             |  | Receipt No: _____                                                                         |  |

Signed for and on behalf

Signature: R. Zimmerman

Name: U Date: 23/4/99

Please print

Note: Information regarding vehicle crossings & services eg water connection, sewerage & stormwater connections are handled by the Assets Department. Forms for these items are available from the Dargaville & Paparoa offices.

## PART B : PROJECT DETAILS

**(Complete Part B only if you have not applied separately for a Project Information Memorandum)**

**The project involves the following matters (Tick each applicable box, if any, and attach relevant information in duplicate)**

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings  
(Site Plan with elevations, topography, drawn to scale)
- ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site
- ☐ Provisions to be made for vehicular access, including parking (to be shown on site plan)
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater (to be shown on site plan)
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- ☐ New connections to public utilities ie water supply, stormwater system, wastewater system (Note: Council has no agreement with network utility operations to act as their agent)
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Details of any cultural heritage significance of the building site, including whether it is on a marae, or waahi tapu
- ☐ Copy or reference to, of any resource consent or planning approval **for** this project
- ☐ Details of volume. Proposed excavations : Include volumes for site preparation, basement and driveway.

## **(Complete Part C in all cases)** **PART C : BUILDING DETAILS**

**This application is accompanied by (Tick each applicable box, attach relevant documents in duplicate)**

- ☐ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including -
  - ☐ Building Certificates
  - ☐ Producer Statements
  - ☐ References to accreditation certificates issued by the Building Industry Authority
  - ☐ References to determinations issued by the Building Industry Authority
  - ☐ Proposed procedures, if any, for inspection during construction

۵۱

4. 说明：-

CONSENT NO:

Date inspected

1 Comments

9-8-99

Building removed: OK

## Code Compliance Certificate

Section 43(3), Building Act 1991

### Application

R ZIMMERMAN  
RD 1  
TE KOPURU

No. 990219  
Issue date 10/08/99

### Project

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Description       | DEMOLITION<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>REMOVE DWELLING FROM SITE |
| Intended Life     | DEMOLITION                                                                       |
| Intended Use      | OWNERS USE                                                                       |
| Estimated Value   | \$1,000                                                                          |
| Location          | 42 CRANLEY ST, DARGAVILLE                                                        |
| Legal Description | LOT 3 DP 140112-INT IN EASE                                                      |
| Valuation No.     | 0095067501                                                                       |

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

Signed for and on behalf of the Council:



Name:

Date: 10-8-99

CCC Please  
for

**Advice of Completion of Building Work**

**Section 43(1), Building Act 1991**

To: KAIPARA DISTRICT COUNCIL

**Consent Details**

|             |                  |          |
|-------------|------------------|----------|
| R ZIMMERMAN | No.              | 990219   |
| RD 1        | Issue date       | 26/04/99 |
| TE KOPURU   | Application date | 26/04/99 |

**Project**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Description       | DEMOLITION<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>REMOVE DWELLING FROM SITE |
| intended Life     | DEMOLITION                                                                       |
| Intended Use      | OWNERS USE                                                                       |
| Estimated Value   | \$1,000                                                                          |
| Location          | 42 CRANLEY ST, DARGAVILLE                                                        |
| Legal Description | LOT 3 DP 140112-INT IN EASE                                                      |
| Valuation No.     | 0095067501                                                                       |

You are hereby advised that

- ☐ All  
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

- ☐ A final  
☐ An interim

code Compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ☐ Building and energy certificates  
☐ A code compliance certificate issued by a building certifier  
☐ Producer statements

**Signed by or for and on behalf of the owner:**

Name: J.A. Zimmerman

Position: \_\_\_\_\_

Date: 2.5.99

**Business hours contact phone no.:** \_\_\_\_\_

Witness: \_\_\_\_\_

[Signature]

|                                                                               |
|-------------------------------------------------------------------------------|
| <b>Project Information Memorandum</b><br><b>Section 31, Building Act 1991</b> |
|-------------------------------------------------------------------------------|

Section 31, Building Act 1991

## Application

|             |                  |          |
|-------------|------------------|----------|
| R ZIMMERMAN | No.              | 990219   |
| RD 1        | Issue date       | 26/04/99 |
| TE KOPURU   | Application date | 26/04/99 |

## Project

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Description       | DEMOLITION<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>REMOVE DWELLING FROM SITE |
| Intended Life     | DEMOLITION                                                                       |
| Intended Use      | OWNERS USE                                                                       |
| Estimated Value   | \$1,000                                                                          |
| Location          | 42 CRANLEY ST, DARGAVILLE                                                        |
| Legal Description | LOT 3 DP 140112-INT IN EASE                                                      |
| Valuation No.     | 0095067501                                                                       |

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.

No relevant information has been located for this property.

Signed for and on behalf **of** the Council:

J. V. Lamm

Name:

Date: 26-4-99

## Building Consent

### Section 35, Building Act 1991

#### Application

|             |                  |          |
|-------------|------------------|----------|
| R ZIMMERMAN | No.              | 990219   |
| RD 1        | Issue date       | 26/04/99 |
| TE KOPURU   | Application date | 26/04/99 |

#### Project

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Description       | DEMOLITION<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>REMOVE DWELLING FROM SITE |
| Intended Life     | DEMOLITION                                                                       |
| Intended Use      | OWNERS USE                                                                       |
| Estimated Value   | \$1,000                                                                          |
| Location          | 42 CRANLEY ST, DARGAVILLE                                                        |
| Legal Description | LOT 3 DP 140112-INT IN EASE                                                      |
| Valuation No.     | 0095067501                                                                       |

#### Charges

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

|                                  |    |      |
|----------------------------------|----|------|
|                                  | \$ | 0.00 |
| Building Research Levy           | \$ | 0.00 |
| Building Industry Authority Levy | \$ | 0.00 |
| Total                            | \$ | 0.00 |

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.

Signed for and on behalf of the Council:



Name:

Date: 26-4-99

**PART D : KEY PERSONNEL**

(Complete Part D As far as possible in all cases. Give names, addresses and telephone numbers.  
Give relevant registration numbers **if** known)

**DESIGNER(S)**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

**BUILDER**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

**DRAINLAYER**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

**LUMBER**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

**CERTIFIERS**

Name \_\_\_\_\_ Reg No \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Certifying \_\_\_\_\_

Name \_\_\_\_\_ Reg No \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Certifying \_\_\_\_\_

**RELEASE OF INFORMATION**

Council provides building consent information to a number of organisations. Included in this is the names of applicants and the location of the projects. Much of this information has to **be** supplied in terms of the Local Government Information Act. however we can withhold personal identification if you wish. Please indicate below if you object to release of identifying information.

I WISH TO OBJECT TO THE ISSUE OF IDENTIFYING INFORMATION ON MY PROJECT ☐

## PART E : COMPLIANCE SCHEDULE DETAILS

### E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures.

- ☐ Automatic Sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire and other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems. Riser
- ☐ Mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems
- ☐ None of the above

### E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures)

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

# KAIPARA DISTRICT COUNCIL

Dargaville Office  
Private Bag, Dargaville  
Phone (0884) 7059

Paparoa Office  
P.O. Box 1, Paparoa  
Phone (089) 4317019

## APPLICATION FOR BUILDING PERMIT

To the Engineer (ATTENTION: Building Inspector)

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:

OWNER Name Mr & Mrs O'Keefe  
Postal Address 4% Cranley St  
Dargaville Phone \_\_\_\_\_

BUILDER Name Eric Windust  
Postal Address 36 Ranfurly St  
Dargaville Phone 7673

EXISTING USE OF SITE AND BUILDINGS Home elling

NATURE OF PROPOSED BUILDING WORK alteration for new bathroom  
e.g. additions to Dwelling, Bedroom, lounge extensions etc.

VALUATION DEPT. ASSESSMENT No: (from rate demand) 95/675

LEGAL DESCRIPTION OF SITE (from rate demand or title deeds) \_\_\_\_\_  
P1 2 P 859

ADDRESS OF SITE 42 Cranley St Dargaville

AREA OF SITE \_\_\_\_\_ Hectares \_\_\_\_\_ sq. metres

NATURE OF SOIL (rock, clay, sand, loam etc) \_\_\_\_\_

FLOOR AREA (proposed work-square metres)

| Basement | Ground Floor | Other Floors | Total |
|----------|--------------|--------------|-------|
|----------|--------------|--------------|-------|

Main Building See

Accessow Buildings \_\_\_\_\_

ESTIMATED VALUE OF WORK  
AND FEES

VALUE

|                                                                        |                   |
|------------------------------------------------------------------------|-------------------|
| Main Buildings (excluding plumbing and drainage)                       | \$ <u>3200.00</u> |
| Accessory Buildings (excluding plumbing and drainage)                  | \$ _____          |
| Plumbing                                                               | \$ _____          |
| Drainage                                                               | \$ <u>3200.00</u> |
| Sub Total                                                              | \$ _____          |
| Building Levy Fee (on Sub Total Value)                                 | ....              |
| Vehicle Crossing Deposit                                               | ....              |
| Vehicle Crossing Payment                                               | ....              |
| Footpath and Street Damage Deposit                                     | ....              |
| Sewer Connection                                                       | ....              |
| Water Connection                                                       | ....              |
| Other e.g. Hoarding Licence, Stormwater Inspection, Off Street Parking | ....              |

### FOR OFFICE USE ONLY

| Fees     | Receipt No. | Date           | Permit No. |
|----------|-------------|----------------|------------|
| \$ _____ | _____       | ____/____/____ | _____      |
| \$ _____ | _____       | ____/____/____ | _____      |
| \$ _____ | _____       | ____/____/____ | _____      |
| \$ _____ | _____       | ____/____/____ | _____      |
| \$ _____ | _____       | ____/____/____ | _____      |
| \$ _____ | _____       | ____/____/____ | _____      |
| \$ _____ | _____       | ____/____/____ | _____      |
| \$ _____ | _____       | ____/____/____ | _____      |
| \$ _____ | _____       | ____/____/____ | _____      |
| \$ _____ | _____       | ____/____/____ | _____      |

CERTIFICATE:

TOTAL FEE \$

I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Kaipara District Council Bylaws governing and regulating all matters the Subject of the foregoing.

Signature of Applicant Eric Windust Date 7.7.91

Checked and approved      Signature. ....  
Date ..... ..

**Checked and approved**

Signature .....

Date .....

Checked and approved Signature .....

Date .....

**Checked and approved**

Signature .....

Date .....

**Checked and approved**      Signature .....

                                                Date .....

[illegible]

.....

.....

.....

.....

|                          |                 |            |
|--------------------------|-----------------|------------|
| Building Permit No. .... | Signature ..... | Date ..... |
| Plumbing Permit No. .... | Signature ..... | Date ..... |
| Drainage Permit No. .... | Signature ..... | Date ..... |
| .....                    | .....           | .....      |
| .....                    | .....           | .....      |
| .....                    | .....           | .....      |
| .....                    | .....           | .....      |

**No**

Date Permit Issued 191 2 / 91

**BUILDER**

Name E. J. WINDUST

Mailing Address 36 WINDUST ST  
CHICKADEE

## SITE

## LEGAL DESCRIPTION

**LEGAL DESCRIPTION**

Valuation Roll No. 45/675

Lot P7 LOT 21, 12 DP. 859

Section \_\_\_\_\_ Block \_\_\_\_\_

Survey District \_\_\_\_\_

ADD Bathroom x W.C. TO EXISTING DWELLING-  
FOR MONKEY USE

**NATURE OF PERMIT (TICK BOX)**

| NATURE OF PERMIT (TICK BOX) |                                                                                                 |
|-----------------------------|-------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>    | NEW BUILDING<br>– exclude domestic garages and domestic outbuildings                            |
| <input type="checkbox"/>    | FOUNDATIONS ONLY                                                                                |
| <input type="checkbox"/>    | ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED<br>– include installation of heating appliances |
| <input type="checkbox"/>    | NEW CONSTRUCTION<br>OTHER THAN BUILDINGS – include demolitions                                  |
| <input type="checkbox"/>    | DOMESTIC GARAGES<br>AND DOMESTIC OUTBUILDINGS                                                   |

|                         |       | Water Connection |           |
|-------------------------|-------|------------------|-----------|
| Building Permit Deposit | \$ 95 |                  | \$        |
| Building Research Levy  | \$    |                  | \$        |
| Plumbing                | \$    |                  | \$        |
| Drainage                | \$ 72 |                  | \$        |
| Sewer Connection        | \$    |                  | \$        |
| Vehicle Crossing Levy   | \$    |                  | \$        |
| M.S. Plumbing           | \$    |                  | \$        |
|                         |       | G.S.T. (13%)     | \$        |
|                         |       | TOTAL:           | \$ 167.00 |
|                         |       |                  | \$ 167.00 |

Receipt No. 63228  
Date of Payment 10/2/91  
Authorised Officer [Signature]

**SPECIAL CERTIFICATE:**

REMARKS (e.g. stage reached with work)

(CONTINUED OVER)



K A I P A R A   D I S T R I C T   C O U N C I L

A P P L I C A T I O N   F O R   P E R M I T   F O R   S A N I T A R Y   P L U M B I N G   O R   D R A I N A G E   W O R K

To: The Engineer (Attn. Plumbing & Drainage Inspector)  
Kaipara District Council

Private Bag  
DARGAVILLE

P.O. Box 1  
PAPAROA

I, the undersigned Brian Boakes of 102 Jervois St.  
(full name) (full postal address)  
hereby apply for a Permit for the work described herein, and set out in the  
plans attached hereto, to be carried out in the premises situated at:

Valuation Number: \_\_\_\_\_ Legal Description: \_\_\_\_\_  
Lot No.: \_\_\_\_\_  
Street or Road: \_\_\_\_\_ Deposited land: \_\_\_\_\_  
Block: \_\_\_\_\_  
District: \_\_\_\_\_ Survey District: \_\_\_\_\_

Name and Address of Person for whom work is to be carried out:

Mr O'Keefe.

42 Cronley St DARGAVILLE  
Name and Address of Registered Craftsman Plumber, or Registered Drainlayer:

Plumber: Brian Boakes Drainlayer: Brian Boakes

Registration Number: \_\_\_\_\_ Registration Number: \_\_\_\_\_

DESCRIPTION OF WORK

State type of premises: Bathroom on House.

State extent of work: \_\_\_\_\_

ESTIMATED VALUE OF WORK

|          | Materials      | Labour        | Subtotal       |
|----------|----------------|---------------|----------------|
| Drainage | <u>200-00</u>  | <u>150-00</u> | <u>350-00</u>  |
| Plumbing | <u>2220-00</u> | <u>630-00</u> | <u>2850-00</u> |
|          |                | TOTAL         | <u>3200-00</u> |

Signed: Dulan Date: 8 July 91

- SEE NOTES ON REVERSE -

OFFICE USE ONLY

Fee Paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_ Date: \_\_\_\_\_

### SCALE OF PERMIT FEES PAYABLE

Labour Value up to \$200.00 ..... \$30.00  
Plus \$7.00 for every \$100.00 or part thereof up to \$2,000.00  
plus \$5.50 for every \$100.00 or part thereafter

#### NOTE:

Fees are calculated on the total value of the work less the cost of materials. Such items as digger hire should not be included in the value of materials. Where the value of materials is not stated these will be calculated at 60% of the total value of plumbing work and 40% of the total value of drainage work. The Council reserve the right to alter the estimated value of all work for permit fee purposes at the discretion of the Plumbing and Drainage Inspector.

#### Water Conservation Bylaw (Dargaville Only)

##### Dual Flush Toilets

All water closet flushing cisterns in new installations or where the cistern is being replaced shall be of a dual flush type approved by the engineer.

##### On Demand Urinal Flush Controllers

The flushing of all urinals in new installations or where the cistern is being replaced, shall be controlled by an on-demand controller or a type approved by the Engineer.

Work is to be carried out by a registered plumber or drainlayer.

A plan of the proposed work is to be submitted with this application.

"As built" plans of the completed work will be the responsibility of the Drainage and Plumbing Inspector.

All testing gear to be supplied by the Drainlayer and drains are to be pretested by air.

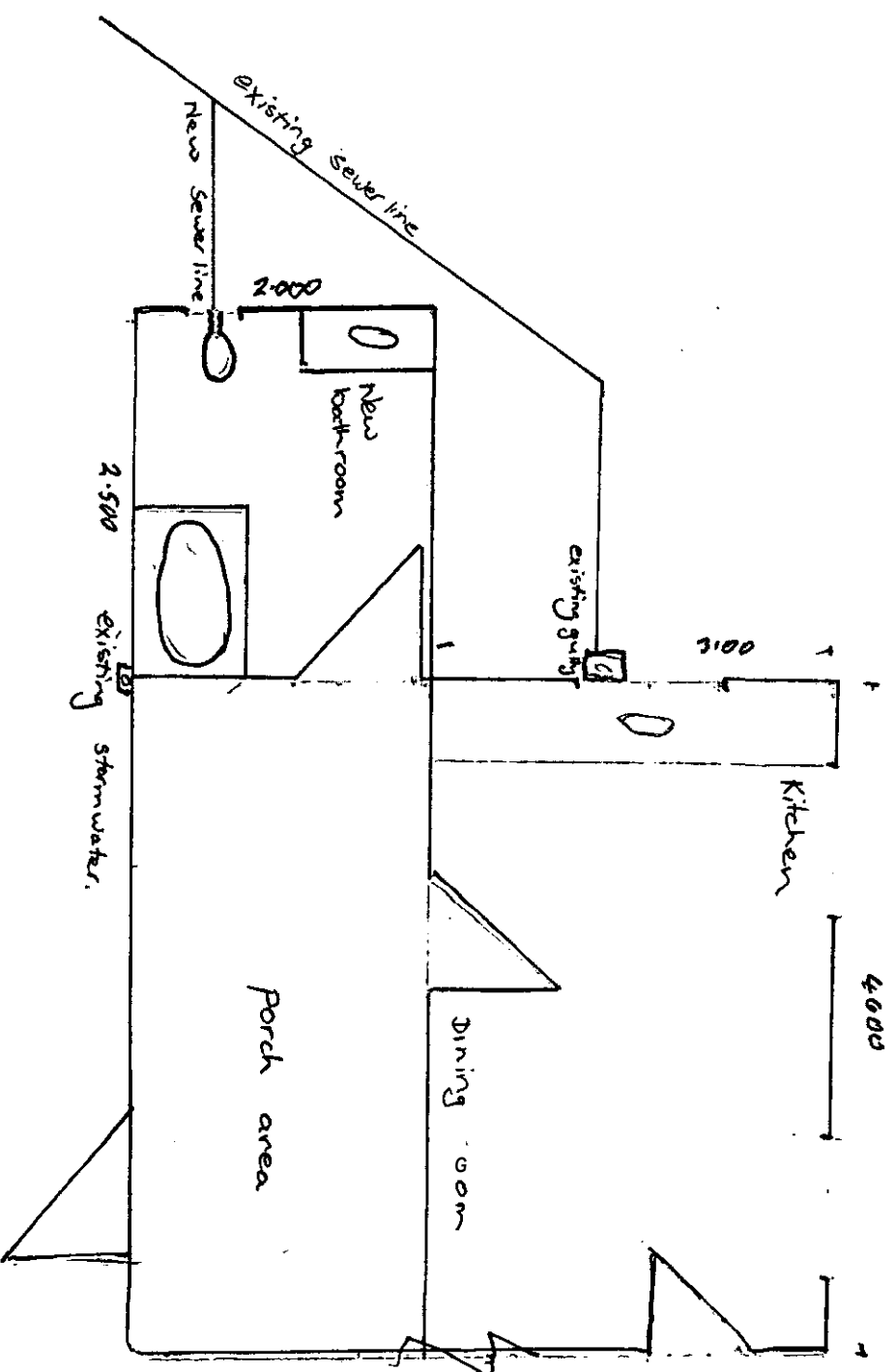
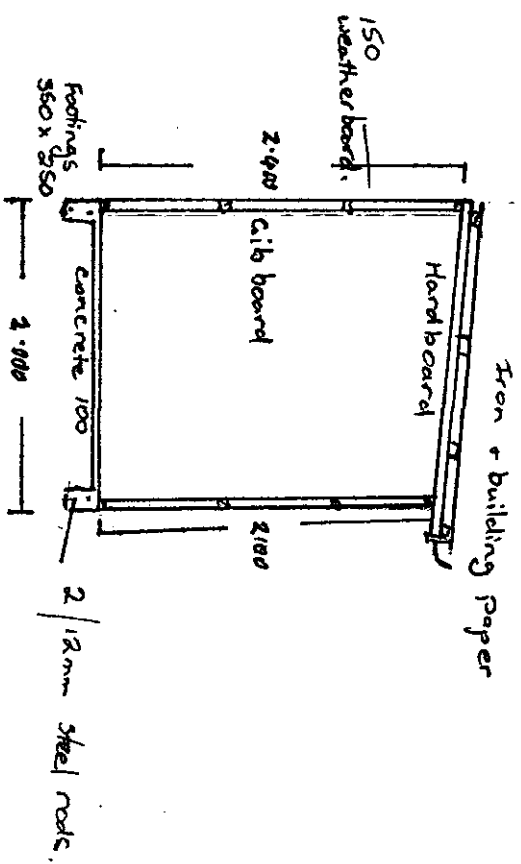
Permit fees are payable on sanitary plumbing and drainage, but not on roofing, Spouting etc.

#### Plan

A suitable plan should be provided here indicating position, and length of the walls of the building, the position of sanitary fittings, the proposed position of drainage and septic tank, distances from boundaries and the position and dimensions of effluent disposal.

**BUILDING INSPECTORS ADVICE OF PAYMENT**

Receipt No. 43228      Form No. 226      Date 10.7.91      Amount \$ 167.00



Mr & Mrs O'Keefe 49 Craighy St.

## GENERAL INFORMATION

- (1) The following MUST accompany this Application:

PLANS AND SPECIFICATIONS **TO** BE SUBMITTED IN DUPLICATE in ink or on print paper to an acceptable metric scale (eg. Plans and Elevations 1:100, Cross sections 1:50, Details 1:10, Site Plan 1:200 would be normal) and drawings shall be drawn or printed on quality paper preferably of Standard A1, A2 or A3 size.

The following shall be included:

- (a) A floor plan of each floor level showing position of all sanitary fittings and names and sizes of various rooms.
  - (b) Where the building is on a sloping site the correct height of foundations must be shown
  - (c) An elevation of each external wall
  - (d) Cross-sections showing framing, the type and location of cladding, insulation, sheathing and lining.
  - (e) The type and location of each foundation element (for example: reinforced masonry foundation wall, anchor pile, cantilevered pile, and so on).
  - (f) Adequate information on all subfloor, floor, wall, and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element.
  - (g) Where a building requires Plumbing and Drainage work a separate Application form must be filled in and fee paid before a Building Permit can be issued.
  - (h) Such drawings and information in details as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respect with the District Planning Scheme and with the By-laws.
  - (i) A report and calculations showing how the design complies with the Bylaws in the case of buildings requiring specific designs.
  - (j) Applications for (in so far applicable):
    - (1) Drainage and Plumbing
    - (2) Sewer Connections
    - (3) Water Supply Connection
    - (4) Footpath Damage Deposit
    - (5) Hoarding Licence
    - (6) Vehicle Crossing
    - (7) Stormwater Connection
  - (k) In duplicate a location drawing showing the site (all four boundaries) the buildings already on the site and the new proposed building shown in black. The measurements from the proposed buildings to all buildings on the site and the boundary lines should be given.
- (2) FEES may be forwarded later on advice of availability of permit and the amount of fees required.

## SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the Engineer shall have the absolute determination of the value of the proposed work or building.

## BUILDING PERMIT FEES

**ESTIMATED VALUE OF WORK** (Value to exclude value of Plumbing and Drainage work).

Values must be calculated at current market rates and include the GST content of the price of the building.

|                        |     |                 |
|------------------------|-----|-----------------|
| 0 to \$ 2,500          | fee | \$ 55.00        |
| \$ 2,501 to \$ 5,000   | fee | \$ 95.00        |
| \$ 5,001 to \$ 9,000   | fee | \$145.00        |
| \$ 9,001 to \$ 13,000  | fee | \$220.00        |
| \$ 13,001 to \$ 20,000 | fee | \$300.00        |
| \$ 20,001 to \$ 30,000 | fee | \$370.00        |
| \$ 30,001 to \$ 45,000 | fee | \$425.00        |
| \$ 45,001 to \$ 60,000 | fee | \$465.00        |
| \$ 60,001 to \$ 80,000 | fee | \$525.00        |
| \$80,001 to \$110,000  | fee | \$585.00        |
| \$110,001 to \$150,000 | fee | <b>\$650.00</b> |
| \$150,001 to \$200,000 | fee | \$750.00        |

\$200,001 and above — \$750.00 for the first \$200,000 plus \$100.00 for every \$50,000 or part thereof thereafter

That where a design certificate or structural checking is required, that the fee be increased by 25%.

## BUILDING RESEARCH LEVY FEE

In addition to the above fee, there will also be payable a Building Research Levy in accordance with the Building Research Levy Act 1969, which is set at \$1.00 in each \$1,000 or part thereof of the value of each Building Permit issued. Permits for work of a value less than \$20,000 are exempted.

## PLUMBING AND DRAINAGE PERMIT FEE

See Drainage and Plumbing Application Form

A minimum fee of \$30.00 for the first \$200 worth of work (labour without materials).

\$6.00 per \$100.00 worth of work thereafter.

All the above fees include GST.

DARGAVILLE BOROUGH COUNCIL.

APPLICATION FOR BUILDING PERMIT

POSTAL ADDRESS: Beach Rd.

Dargaville

DATE 6 Aug 69

The Engineer,  
Dargaville Borough Council,  
DARGAVILLE.

I hereby apply for permission to

Erect a temporary dwelling,

at Cranley Street/Road Dargaville

for Mr W. Sanford  
(Owners Name)

of Cranley St according  
to locality plan and detailed plans, elevations, cross sections, and specifications  
of building deposited herewith.

PARTICULARS OF LAND...... PARTICULARS OF BUILDING......

Valuation Number 5/675..... Foundations Concrete.....

Lot Number 211, 212..... Walls Timber + Vertical slatting.....

D.P. Number 859..... Roof Iron.....

Block Kaituma 20..... Area of Ground Floor 620 sq.ft...

Area 0-2-00..... Area of Outbuildings NIL sq.ft....

ESTIMATED VALUE:..... Building \$ 2500.00

Plumbing & Drainage \$ NIL

TOTAL \$ 2500.00

Proposed purpose for which every part of building is to be used or occupied,  
(describing separately each part intended for the use or occupation for a separate  
purpose.)

Temporary Residence

Nature of ground on which building is to be placed and of the subjacent strata.

Clay

Yours faithfully,

A. J. Matheson Ltd  
Per A. J. Matheson  
Builder or Owner.

FOR OFFICE USE.

FOR OFFICE USE:

Fees where applicable.

Building Permit \$.12.00.....  
Approved for Permit..... Plumbing & Drainage Permit.....  
Footpath Damage Deposit \$20.00.....  
Permit No. A068116..... Sewer Connection .....  
Water Connection.....  
Receipt No. 12756..... Hoarding Licence.....  
Vehicular Crossing.....  
Date. 18th Aug. 1969.....

To obtain a building permit it is required to submit together with the application:

1. In duplicate, detailed plans, elevation of all outside walls, cross section, details of foundation and specification, to furnish complete details, quantities and description of all material used (scale of drawings  $\frac{1}{8}$ " or  $\frac{1}{4}$ " to the foot.)  
These drawings to show the exact nature and character of the proposed undertaking.
2. In duplicate a location drawing showing the site (all four boundaries) the buildings already on the site and the new proposed building shown in black. The measurements from the proposed building to all buildings on the site and the boundary lines (see example.)
3. Applications for (in so far applicable).
  - (a) Drainage and plumbing.
  - (b) Sewer Connections.
  - (c) Water supply Connection.
  - (d) Crossing.
  - (e) Footpath Damage Deposit.
  - (f) Hoarding Licence.
  - (g) Vehicular Crossing.
4. In addition to above for commercial builders.  
Stress diagrams and calculations for steel construction spanning 10ft or more, and all cantilevered structures.
5. Stress calculation for concrete lintels and beams spanning more than 10ft columns etc., drawings in duplicate of reinforcing are required (special attention shall be paid to beam on wall or beam column connections).

ALL COMMUNICATIONS TO BE  
ADDRESSED TO "THE TOWN CLERK"

Réf 69/434



P.D. BOX 34, DARGAVILLE  
PHONE 20

NORTHLAND, NEW ZEALAND

Office of the Town Clerk  
Municipal Chambers

31st July, 1969

Mr D.A. Sanford,  
42 Cranley St.,  
DARGAVILLE

Dear Sir,

I refer to your letter of 25th July, and advise that my Council is prepared to consent to the erection of a temporary building on the property of your father at the above address, subject to certain conditions.. The permit would be available to your father, as the owner of the property, provided that he signs a bond to secure its vacation after one year and provided also that its tenancy is available only to yourself.

When Mr F. Sanford advises his approval of the above conditions a bond will be prepared for execution by him. The way will then be clear for him to interview the Borough Engineer with a view to establishing conditions of permit and the issue of a Building Permit in the normal manner.

Yours faithfully,

I.R. ANDERSON  
TOWN CLERK

*Borough Engineer  
copy for your information*  


# Dargaville Borough Council

## ~~MEMO FROM COUNCIL TO COMMITTEE CHAIRMAN~~

DATE

Abeno Building Inspector

Temporary Dwelling - Sanford

The Bond has been signed by Mr F. Sanford and the account for legal fees have been settled.

It is now in order to issue the building permit, subject to any other conditions which Mr Beaman may see fit to impose.

..... : Chairman

Town Clerk's Office

8-8-69

..... Date

*M. Henderson*

16th December, 1975

TO WHOM IT MAY CONCERN

DWELLING FOR REMOVAL FROM 45 STANLEY STREET, DARGAVILLE

This building was constructed in August 1969 under permit control for temporary habitable accommodation, as such it was under "Bond" control as to the length of time it was to be used for this purpose.

At the termination of this period it was the intention of the then owner to shift the structure to Tauranga for an end use of a garage-workshop. With this end use in mind the structure was built in sections, but was later altered and now would be capable of being shifted as one unit.

This building of 57.96 m<sup>2</sup> (9.2m x 6.3m) which complies with the minimum requirements for a residential building, would be acceptable in the two local authorities under my control.

Structurally the only requirement I would make is that more bearers be provided under the 125 x 50 joist where they have been notched to take a ribbon piece for the particle board flooring joints.

Yours faithfully,

N. NEWBY,  
BUILDING INSPECTOR FOR:

HOBSON COUNTY COUNCIL  
DARGAVILLE BOROUGH COUNCIL

72/38

4 December, 1972.

The Building Inspector,  
Whangarei County Council,  
P.O. Box 4102,  
WHANGAREI.

Dear Sir,

re: Temporary Dwelling situated at 42 Cranley St Dargaville

As requested by a Mr N. Dyer I have inspected the abovementioned building and make the following comments for your consideration.

1. The building was constructed August - September 1969 as temporary habitable accommodation with a proposed end use of a garage - workshop complex.
2. All timbers are treated pine.
3. Joist are 5" x 2" at 18" c-c spanning 5' but have been notched to take a 2" x 2" ribbon piece for Particle Board Flooring joints.
4. Sub Floor is made up of 4 sections (main building) there being no continuity across the structure.
5. Room partitions are 2 x 2 Framing lined both sides with P/Hardboard, to a height of 6'9".
6. Fixed glazing was added from partition up to coved ceilings.
7. Collar ties are short at 3' c-c and are supplemented by 2 - 1/2" diam R H S tie rods.
8. Exterior sheathing is verticled galvanised board. (Building paper behind is an unknown quantity).
9. There are no service areas or amenities.
10. Several windows are provided giving adequate light and ventilation.
11. Joinery and other timber facings have been painted but all galvanised areas are unpainted.

Cont'd ...

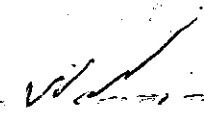
Building Inspector,  
Whangarei County Council

4 December, 1972.

12. The *general* appearance is quite neat.

In conclusion it is the ~~writer's~~ opinion that this structure would require substantial capital investment to meet the minimum requirements of the Building Code and Drainage and Plumbing Regulations as regards a Habitable Building.

Yours faithfully,

  
W. NEWBY,  
BUILDING INSPECTOR.

ENCL.

Architectural drawing showing two elevations of a building.

**Elevations:**

- SIDE ELEVATION** (Left side)
- FRONT ELEVATION** (Right side)

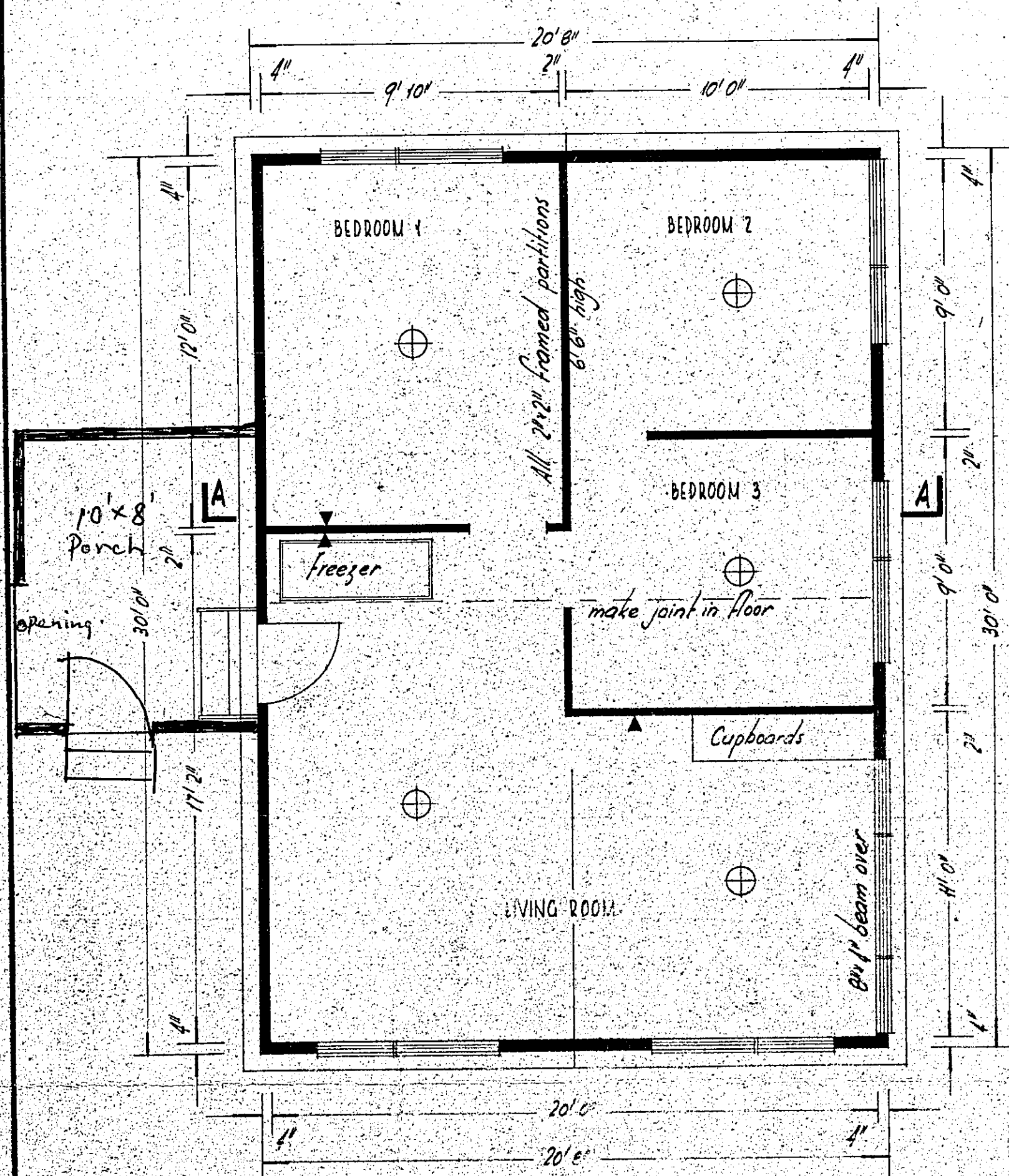
**Handwritten Notes:**

- All interior lining including ceilings 1/8" hardboard
- Step window lintel 1/2"
- Caly Vertical clad wall Sheathing
- Gill Messing 1/2" base board
- Floor joists floor joists fixed to rock third
- 17-1/2" x 10" x 10" joist
- 6x10" post
- SEGMENT

**Dimensions:**

- 12'-10"
- 10'-5"
- 16'-19"





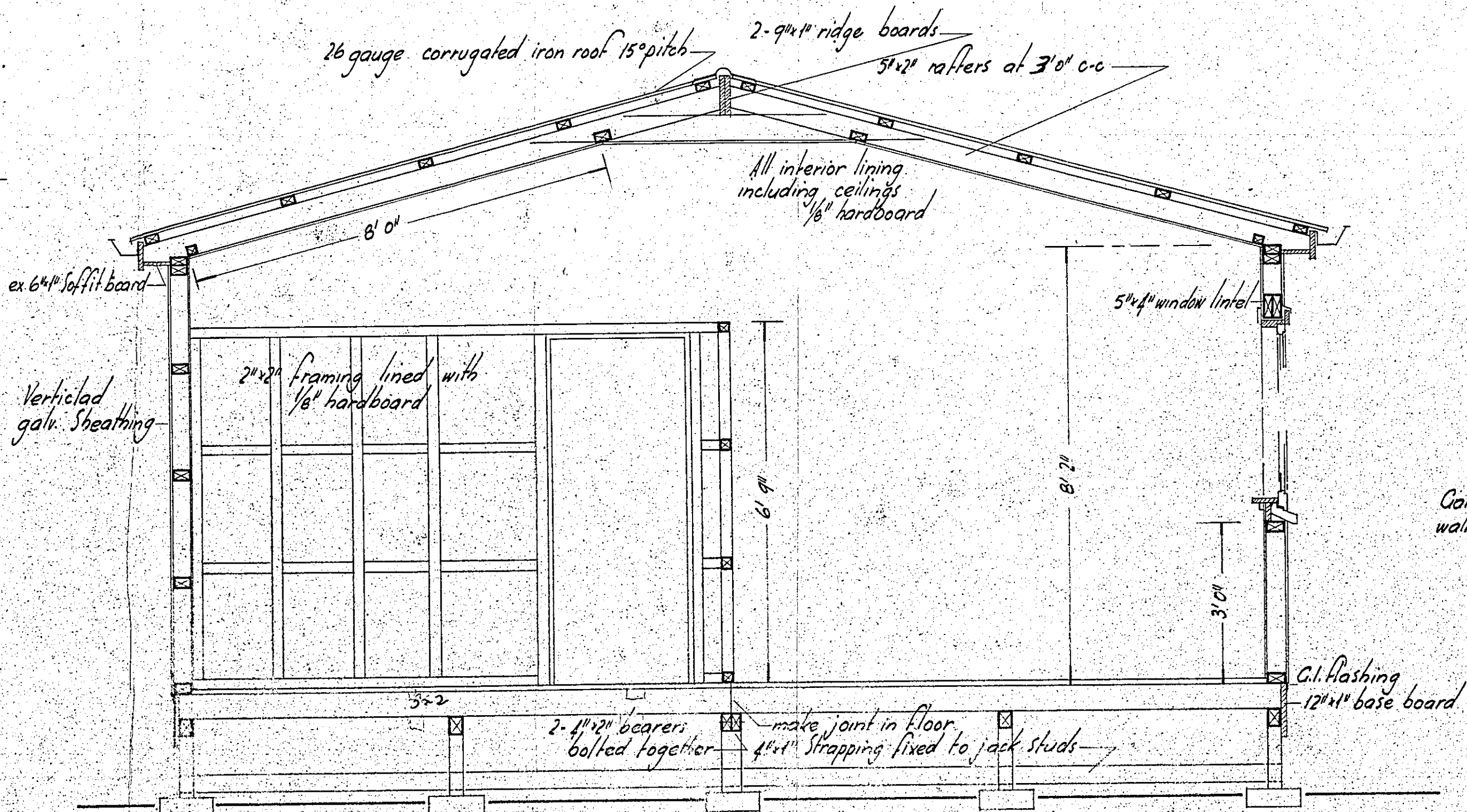
FLOOR PLAN

SCALE 1" = 4' 0" — 1" = 8' 0"

FLOOR AREA 620 SQ. FT.

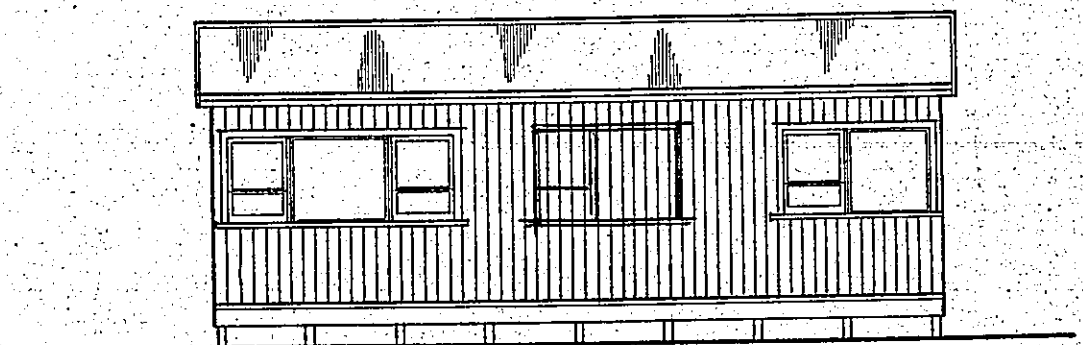
PROPOSED TEMPORARY DWELLING FOR  
CARRINGTON ST.

PLAN NO 344

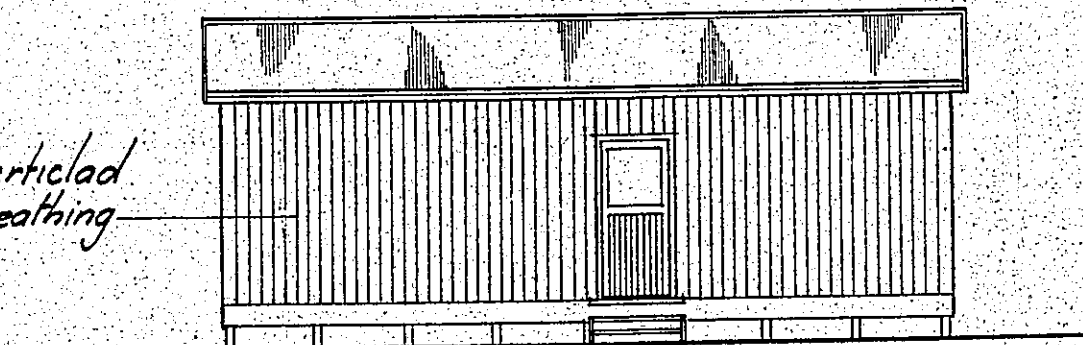


SECTION A-A

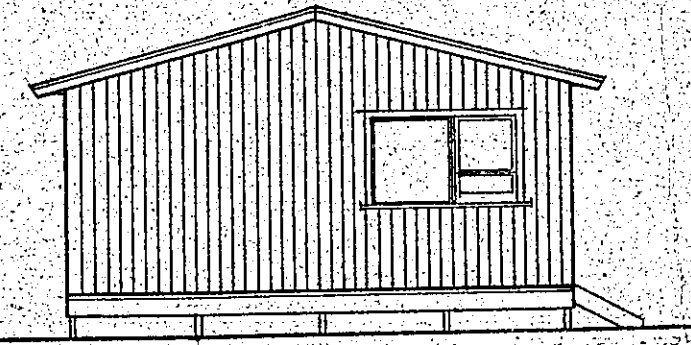
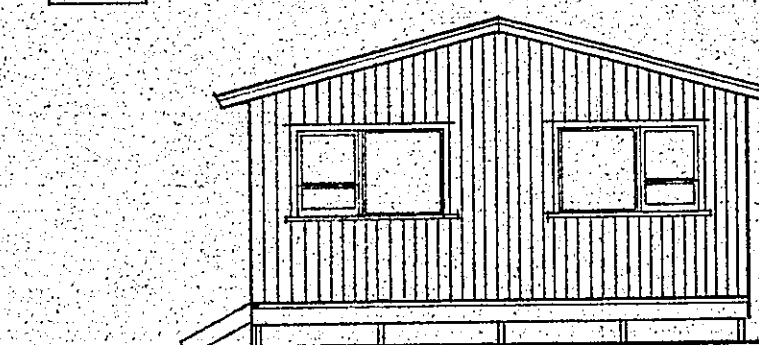
SCALE 1/2" = 1' 0"



SIDE ELEVATION



SIDE ELEVATION



END ELEVATIONS

D. A. SANFORD ESQ.

DARGAVILLE

DRAWN I. EDMONDSON A.M.N.Z.I.D.