WAIMAKARIRI
DISTRICT COUNCIL

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

CONS

Building Consent

Section 35, Building Act 1991

Application

P & L CHAMBERLAIN	No.	002053
C/-DIRECT BUILDING CERTIFIERS	Issue date	3/10/00
		3/10/00
PO BOX 79	Application date	22/09/00
RANGIORA		

Project

Description	New Construction
	Being Stage 1 of an intended 1 Stage
	NEW DWELLING/ATTACH GARAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	$185,500
Location	1 THE STABLES, WOODEND
Legal Description	LOT 1 DP 82878
Valuation No.	2161305401

Charges

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

	$	200.00
Building Research Levy	$	186.00
Building Industry Authority Levy	$	120.90
Total	$	506.90

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

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 002053.

Signed for and on behalf of the Council:

Name: [signature] **Date:** 3.10.00

2 Conditions of Building Consent 002053

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

PRIME BUILDING COMPLIANCE LIMITED

REFERRAL & COSTING INFORMATION

REFERRAL FORM	Client N°: 20002322	TA:	Documents Rec'd DATE STAMP

	CONSENT TYPE	N° of Inspections	INFORMATION TO COME & COMMENTS:	Info rec'd date
	PIM ONLY		Note. Trusses excluded from B. Certif.	
			3/40 Truss info & amended site plan recvd. DC	✓
	FAST TRACK - P&D only			
	FAST TRACK - Nil return			
	MINOR WORKS with PIM			
	MAJOR WORKS with PIM			
	PIM prev. issued N°.			

	PROCESS REQUIRED	Initial & Date When Complete	
	VETTING WITH CLIENT		STANDARD CONDITIONS: 00, 01, 02, 05, 08, 12
	PRE PROCESSING Site Inspection		PRODUCER STATEMENTS:
	LOG IN / ADMIN. PROCEDURES		Place makers — roof trusses.
	B1 - PROCESS		
	PDI – PROCESS		SPECIAL CONDITIONS:
	EHO – PROCESS		
	FIRE REVIEW		
	STRUCTURAL REVIEW		
	LOG FIRE		
	PEER REVIEW/ Other		
	Other		
	VALIDATION		PIM Requirements
			PIM Requirements
	ISSUE		

PRIME BUILDING COMPLIANCE LIMITED

REFERRAL &

APPLICATION NO:002053
PRIME NO: 20002322
NAME: P & L CHAMBERLAIN
PHONE:

LOCATION: THE STABLES WOODEND

BUILDER:
PHONE:

TYPE: DWELLING
DISTRICT: WAIMAK
DATE RECEIVED 22 SEPT 2000

COSTING SHEET

Owner: _____

Address: _____

Date Received: _____

Consent Type: _____

Function	Date	Actioned By	Units (6 Mins)	Comments	Value	Cost
Counter						
CSO Prelim						
Admin. Prelim	25/9	J	3			
Process Bldg			~~8~~			
Process P & D						
Process Other						
Admin. General						
Validation	27/9	~~DJC~~	13			
~~Comp Update~~	3/10	DJC	4			
Correspondence						
Filing						
Research						
Other						
Issue						
Photocopying						
		Total Hours		Total Cost		
				Less Deposit		
Date				BALANCE REQUIRED		

WAIMAKARIRI DISTRICT COUNCIL

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

CONSENT NO: 002053

DATE STAMP: RECEIVED 22 SEP 1998

APPLICATION FOR A BUILDING CONSENT NON COMMERCIAL PROJECTS

Section 33, Building Act 1991
(Please attach all relevant documents in triplicate)

1. OWNER

Name: P + L Chamberlain
Postal Address: c/o 307 Oxford Rd Rangiora RD1
Phone No.:
Fax No:

2. AGENT (Owner's Representative)

Contact Name: Des Schumacher
Postal Address: DIRECT BUILDING CERTIFIERS LIMITED ~~P.O. BOX 79~~ RANGIORA
Phone No.: 313 1288
Fax No: 313 1299

ACCOUNT TO: OWNER ☐ AGENT ☑

3. PROJECT LOCATION

Street Address: THE STABLES WOODEND

4. LEGAL DESCRIPTION

Valuation Number: 2613054401

OFFICE USE ONLY
Property ID:

Lot:(s) (Section): 1
DP:/S (Block): 82878
Lot Area:(s) square metres hectares

5. PROJECT

5.1
☑ New Building
☐ Alteration
☐ Relocation
☐ Demolition

5.2 Intended Life:
☑ Indefinite but not less than 50 years
OR specified
as _____ years

5.3 PROJECT (Description of Work): CONSTRUCT DWELLING
5.4 INTENDED USE (Use of Building): DOMESTIC LIVING
5.5 FLOOR AREA (New Building Work): 266 m^2
5.6 WORK VALUE (GST Inc.) Total Estimated Value: $ 185 500.

6. KEY PERSONNEL

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

6.1 Builder:
6.2 Craftsman Plumber:
6.3 Registered Drainlayer:
6.4 Designer:

☑ Application for Building Consent only, in accordance with Project Information Memorandum No: 002053

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

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

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

Signature: _____ Name: Des Schumacher (Please Print) Date: 22/9/98

7. PROJECT DETAILS

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

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

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

BUILDING CONTROL USE ONLY

Signatures

Building Officer: _____ Date: 3/10/00

Plumbing & Drainage _____

for Senior Building Officer : _____ Date: _____

Zone: _____ Date: 3/10/00

COUNCIL USE ONLY

Date Received: _____ Receipt No. _____

PAYMENT TYPE: Cash ☐ Cheque ☐ Eftpos ☐ Credit Card ☐ Monthly Account ☐

Prepaid Fee: _____

Receiving Officer: _____

Nationwide Building Certifiers Limited

Incorporating

DIRECT BUILDING CERTIFIERS

42 Lineside Road. Southbrook. P O Box 79 Rangiora Telephone (03) 313 1288 Fax. (03) 313 1299

FACSIMILE MESSAGE

To: Prime
Attn: Peter S
Fax: 313 1645

From: Des S.
Date: 2-Oct
Pages: 4

Please note: The information contained in this facsimile message is confidential.
If you have received this message in error, please notify us immediately and return the message. Thankyou

Peter

Truss Design & amended site plan for Chamberlain Lot 1 Stables Woodend BC 002053

Kind Regards

Des

02/10/2000 10:40 03-313-1299 DIRECT BLDG CERT LTD PAGE 01
03 313 1299

Project Information Memorandum

Section 31, Building Act 1991

Application

A & L CHAMBERLAIN	No.	002053
C/-DIRECT BUILDING CERTIFIERS	Issue date	21/09/00 00
PO BOX 79 RANGIORA	Application date	19/09/00

Project

Description	New Construction
	Being Stage 1 of an intended 1 Stage
	NEW DWELLING/ATTACH GARAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC LIVING
Estimated Value	$140,000
Location	1 THE STABLES, WOODEND
Legal Description	LOT 1 DP 82878
Valuation No.	2161305401

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned

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

___ Details of relevant utility systems

Signed for and on behalf of the Council:

Name: [signature] **Date:** 21/9/00

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

No part of the structure is to exceed the Councils recession plane.

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

3 Project Information Memorandum 002053 [continued]

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

INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND

Wind Zone Medium

Snow Load Zone 4

Earthquake Zone B

Hazard Identification - Filled ground

Comments :

This property was subject to earthworks at the time of subdivision.

Attachments :

Fill information.

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

Nil.

DETAILS OF RELEVANT UTILITY SYSTEMS (administered by the Waimakariri District Council)

Comments :

Water, sewer and storm water services are available to this property.

Attachments :

Services information.

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN GRANTED

Nil,

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

Resource Consent.

Comments :

A Resource Consent is required to erect the proposed dwelling within the minimum 4.5 metre set back from the road.

Attachments :

Resource Consent application forms

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN REFUSED

Nil.

This project information memorandum is confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 1991 and any requirements of the building consent not yet approved.

STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT

To The District Manager
Waimakariri District Council
Private Bag 1005
RANGIORA
ATTENTION:- MR BOB BENNETT

STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT

Subdivision WROXTON DEVELOPMENTS SUBDIVISION – THE STABLES – WOODGLEN DRIVE - WOODEND

Owner/Developer WROXTON DEVELOPMENTS LIMITED

Location THE STABLES, WOODEND

The earth fills (engineering fills) shown on the attached plan No. C18649S Sheet 17/A have been placed in compliance with the terms of NZS 4431.

During the work, the contract engineer made periodic visits of inspection to the site. Soil testing was carried out to check the quality of the fill.

The attached plan No C18376S Sheet 17/A shows the extent of the engineering fill.

In the opinion of the Registered Engineer the following special limitations should be observed:-

NO SPECIAL LIMITATIONS ARE REQUIRED ON THE EARTH FILL (ENGINEERING FILL) AREAS

This certification, that the earth fills (engineering fills) have been placed in compliance with the terms of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

..... (signature)

SENIOR ENGINEER ..... (position)

6. 6. 2000 ..... (date)

on behalf of WROXTON DEVELOPMENTS LIMITED (name of owner/developer)

Connell Wagner Limited

Level 4, Torrens House
195 Hereford Street
PO Box 1061
Christchurch
New Zealand

Telephone : 03-366 0821
Facsimile : 03-379 6955
BBS : 03-365 1562 (on request)
Email : cwchc@xtra.co.nz

Connell Wagner

Client:	Wroxton Developments Limited	JOB NO	18649	DATE	15/05/00
Project:	The Stables	LOG	1	PAGE	1
		SITE	LOT 1	BY	BDT

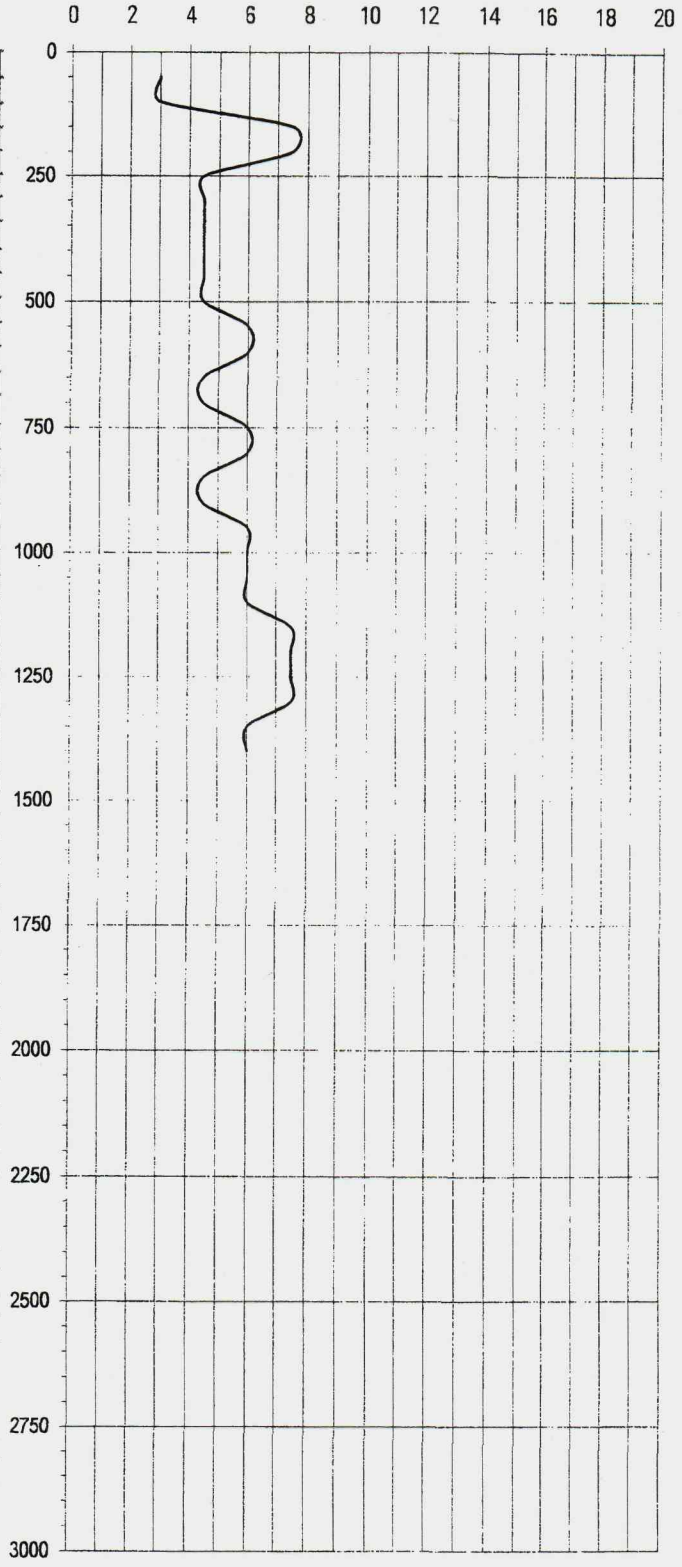
Soil Description

Topsoil-mid brown
Damp and firm

Light brown silt (with some clay)

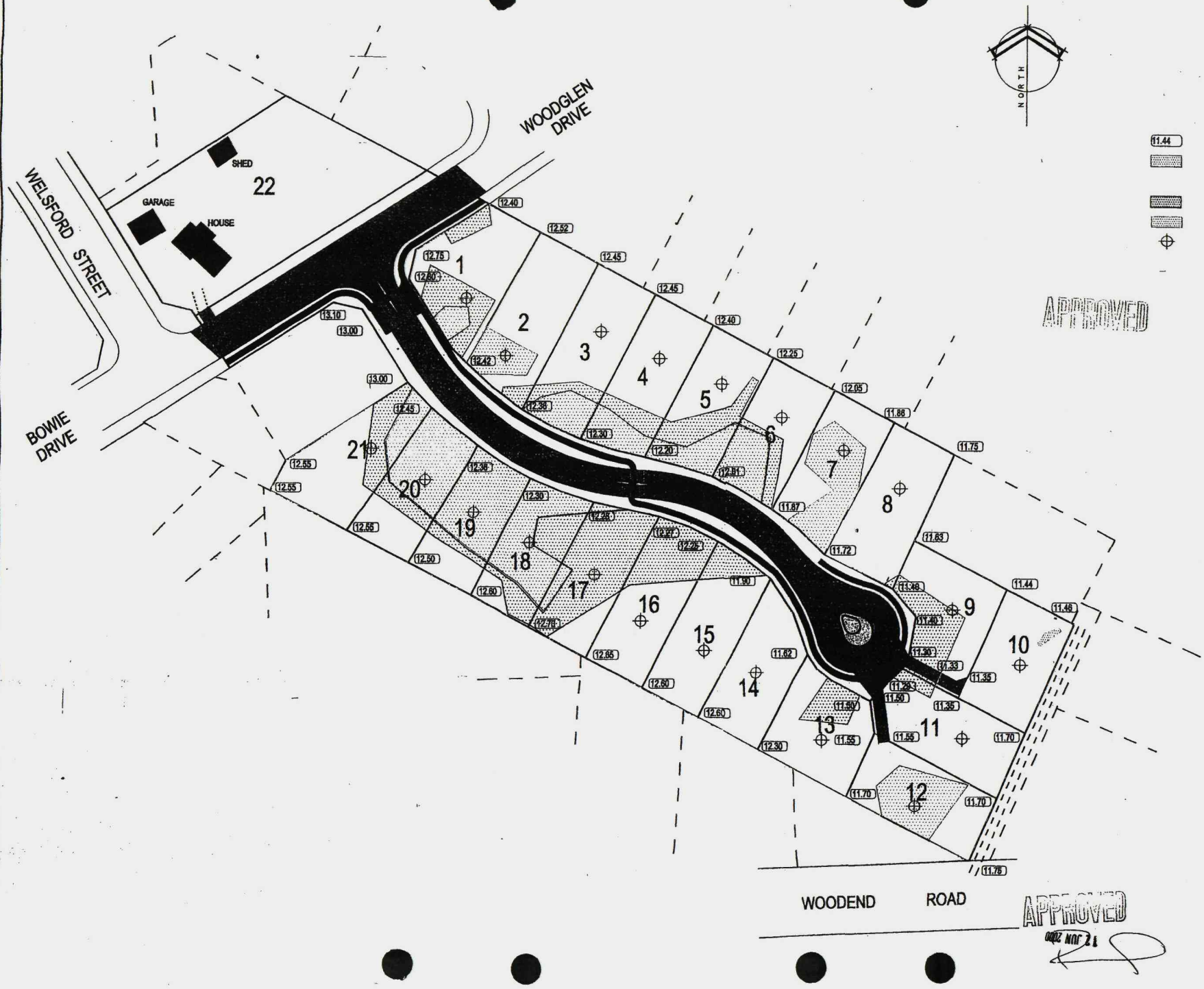
Minor grey mottling
increasing sand

Base of hole



A2

APPROVED



APPROVED

APPROVED

2002 NOV 21

Rev	Date	Revision Details	By	Ver.	App.
A	05/00	WDC APPROVAL	BDT		

Connell Wagner

Connell Wagner Limited
First Floor 320 High Street (PO Box 329)
Rangiora New Zealand

Telephone:+64 3 313 8776
Facsimile: +64 3 313 6035
Email: cwrgo@conwag.com

A person using Connell Wagner drawings and other data accepts the risk of:
1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;
2. using the drawings or other data for any purpose not agreed to in writing by Connell Wagner.

Client:

WROXTON DEVELOPMENTS LIMITED

Project:

THE STABLES WOODEND

Drawing

EARTHWORKS PLAN

Drawn	Signed	Date	Verified	Signed	Date
TS			BDT		
Designed	Signed	Date	Approved	Signed	Date
ASM			BDT		

CW Project No. 18649 - 01

Scale: 1:750

Drawing No. 17

Revision: A

WAIMAKARIRI
DISTRICT COUNCIL

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

Services Connection Information

Information on standard requirements for the connection of a property to Council services, for use in Property Information Memorandums and Building Consents.

Application No: 002053 Date: 21/09/00

OWNER DETAILS **PROPERTY DETAILS**

Name: A & L CHAMBERLAIN Legal Des: Lot 1 DP 82878 Customer No: BC002053
Address: C/-DIRECT BUILDING CERT Val No: Invoice No:
PO BOX 79 Property Addr: 1 THE STABLES, WOODEND Receipt No:

Phone Work: 03 313 1288 Home:

CHARGES PAYABLE
Payment of the following charges is required before work can commence.

WATER **WATER CHARGES**

Is a connection to a public water supply available?	Yes		
If yes, which public water supply?	Woodend		
Is the property already connected?	Yes	Connection Fee $	0.00
What size connection is	mm	Capital Charge $	0.00

Comments: Lateral provided as part of subdivision compliance

NOTE: - Water connections to property boundaries are installed by the Council after the receipt of charges payable.
- A capital charge is payable where the property has not previously paid water rates.

SEWER **SEWER CHARGES**

Is a connection to a public sewer scheme available?	Yes	Connection Fee $	0.00
If yes, which public sewer scheme?	Woodend	Capital Charge $	0.00
Is the property already connected?	Yes	Inspection Fee $	0.00

Comments: Lateral provided as part of subdivision compliance

NOTE: - Sewer connections must be installed by registered drainlayers. It is the property owner's responsibility to arrange connection. New connections to sewer mains must be inspected and approved by the Council prior to backfilling.
- A trench opening permit is required to open a footpath or street.
- A Capital charge is payable where the property has not previously paid sewer rates.

STORMWATER

Is a connection to a public drainage system available? Yes
Is the property already connected?
Discharge point: Kerb and Channel

Comments:

STORMWATER CHARGES

Connection Fee $	0.00
Capital Charge $	0.00
Inspection Fee $	0.00

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

- A trench opening permit is required if crossing a footpath.

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

VEHICLE CROSSING (ENTRANCEWAY)

Is formation of a vehicle crossing from road edge to property boundary required? Yes
Type of access required: Residential

Comments: If you have not already done so, please complete and return the vehicle crossing application form (QP-C289-AA)

ACCESS / CROSSING CHARGES

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

TYPE OF FRONTAGE

Sealed road, Grass berm, Kerb & Channel, Footpath

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

TRENCH OPENING PERMIT

Total length of road and footpath trench seal restoration

Trench Restoration Cost $	0.00
Trench Inspection Fee $	0.00

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

Contact Name for further enquiries: ***PETER JOLLY*** **Phone Rga 313-6136, CHCH 327-6834**

Dated : 21 September 2000



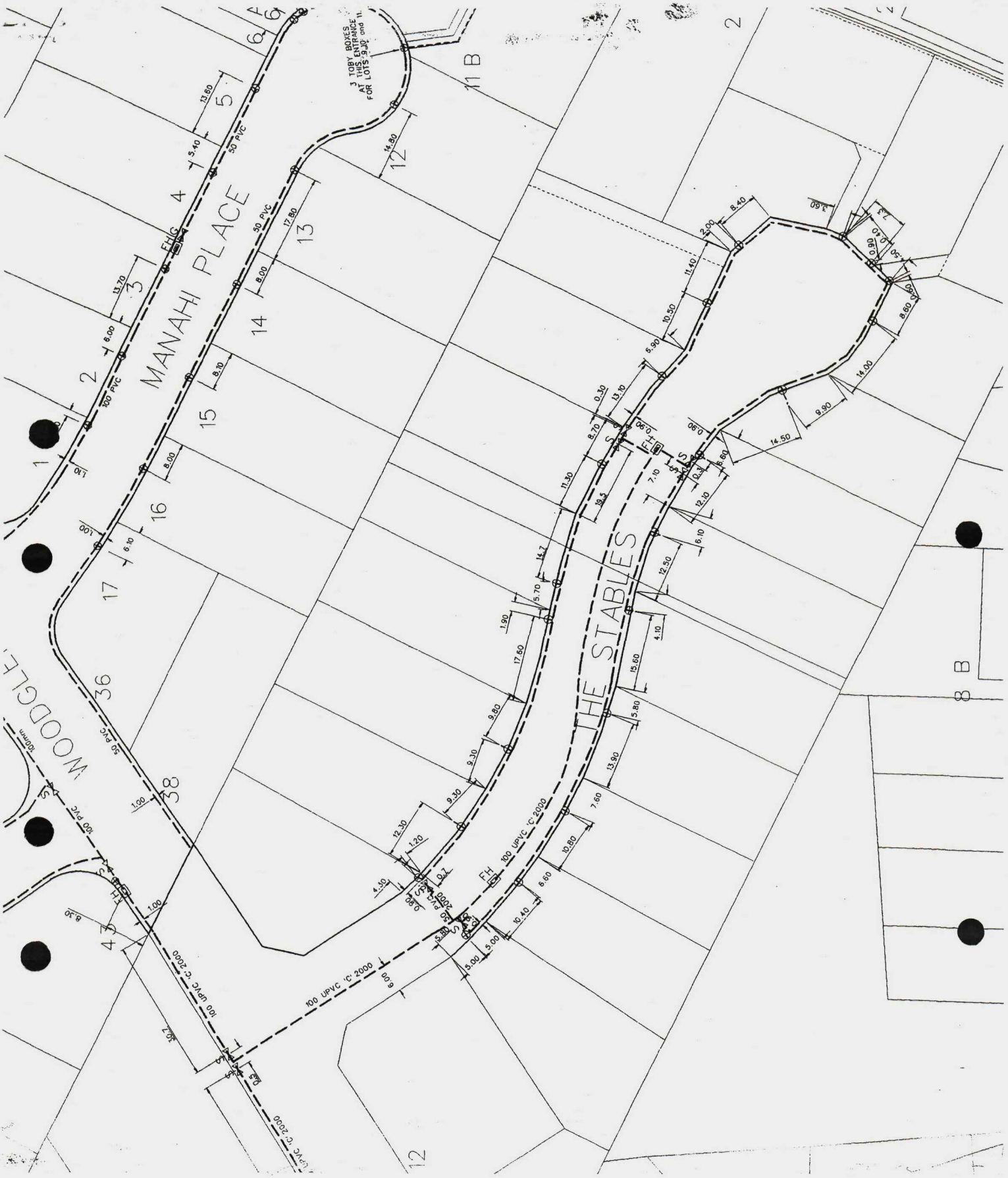
WARNING: Measurements shown are subject to reasonable tolerance and have been provided from the Council records. The accuracy of the plan is not guaranteed. The user of this information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of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

SERVICE:

___ WATER
___ SEWER
___ STORMWATER

WAIMAKARIRI
DISTRICT COUNCIL

DATE 21 / 9 / 07



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

SERVICE:

✓ WATER
___ SEWER
___ STORMWATER

WAIMAKARIRI
DISTRICT COUNCIL

DATE 21/9/00.

PROJECT INFORMATION MEMORANDUM CHECKLIST

Application No: 00 12053 Date: 21 / 9 / 00

Map ☐ C/T ☑ Valuation No: 21613/054/01

83 Enquiry Screen ☑ Property File ☐ Drainage ☐

		1		2	3	Authorisations Approved 4	Authorisations Required 5	Authorisations Refused 6
PBP	☑	Wind	WM	CRC	SE ✓			
PREC	☑	Snow	SN	Transpower	ST ✓			
PCOV	☑	Earthquake	EB	Clear Air	WS			
P2M	☒	Hazard	HFG	GA	WR			
PCA	☒	Fill		Historic Place				
PCT	☒	Ground Instability						
		Public Drains						

Comments:

Coverage 29%.

Setback of crossing from corner ✓

Setback of house from Road → closest point 3.2 m
Resource Consent required.

Plans Accepted: Yes ☐ No ☐

Vetted by:

PIM authorised for issue:

Customer Services Officer PIMS

Date:

Project Information Research Checklist for Dwellings and Major Construction

	Information Relevant to Project YES / NO	Information Attached	Information Available
Zoning			
Road Widening			
Designations			
Limited Access Road Frontage			
Historic Buildings			
Protected Trees			
Site Subject to Flood Hazard			
- APP21 HCC			
- Rural 3/C Zone			
Property File / Domestic Drainage Plan			
Resource Consent			
- Land Use No:			
- Subdivision No:			
- Cross Lease No:			
Land Fill			
Overhead Power Lines			
Known Natural Hazards			
Site Subject to Flood Hazard – not in District Plan			
CRC Advice Received – Flood Hazard			
Harmful Contaminants, eg Asbestos, Timber Treatment Chemicals			
Water Supply / Sewer – Council Service			
- Well Water Supply			
- Septic Tank			

Action Officer: _____

Date Actioned: _____

WAIMAKARIRI DISTRICT COUNCIL

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

PIM NO: B000253

APPLICATION FOR PROJECT INFORMATION MEMORANDUM

Section 30, Building Act 1991

(Please attach all relevant documents in duplicate)

19 SEP 1998

1. OWNER (chq # 5114 96 $90)

Name: A & L CHAMBERLAIN

Postal Address: C/ 307 Oxford Rd
Fernside.

Phone No.:

Fax No:

2. CONTACT (if not owner)

Contact Name: DES SCHUMACHER

Postal Address: DIRECT BUILDING CERTIFIERS LIMITED
~~P.O. BOX 79~~
RANGIORA

Phone No.: 313288

Fax No: 313299

3. PROJECT LOCATION

Street Address: LT 1 THE STABLES WOODEND

4. LEGAL DESCRIPTION

Valuation Number: 2613054001

OFFICE USE ONLY
Property ID:

Lot /s: (Section) 1

DP /s: (Block) 82878

Lot Area /s: square metres / hectares

5. PROJECT

☐ ~~New Building~~
☐ Alteration
☐ Relocation
☐ Demolition

Intended Life:

☐ ~~Indefinite but not less than 50 years~~

OR specified

as _____ years

Description of Work: CONSTRUCT DWELLING

Intended Use/s (in detail): DOMESTIC LIVING

Estimated Value (GST Incl.): $

6. CHARGES

The Council's charges payable on the making of this application are:

$ 90 - Receipt No: _____ Date: _____

This Application will not be processed until the Application Fee is paid.

NOTE: You are advised that a Certificate of Title MUST be attached to this PIM Application. If a Certificate of Title is not provided, Council will place this application on hold.

Signed by or for and on behalf of the owner

Signature: _____

Name: DES SCHUMACHER (Please Print) Date: 19-9-2000

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

7. PROJECT DETAILS

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

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

Signed by or for and on behalf of the owner

Signature: _____

Name: _____ Date: _____

(Please Print)

Reference:
Prior CT: 47C/989
Document No.: A462244.3

LT69

47D/757

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 22nd day of June Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of CANTERBURY

WITNESSETH that **WROXTON DEVELOPMENTS LIMITED**

is seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 921 square metres, more or less being **LOT 1 DEPOSITED PLAN 82878**

GENERAL
for Registrar-General of Land

Appurtenant hereto is a right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications over part Lot 1 coloured blue on DP 30068 CT 15B/1137 created by Transfer 42379.1 - 11.7.1975 at 1.54

Appurtenant hereto is a right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications over part Lots 1 and 2 marked A, C and B respectively on DP 48360 CsT 27F/131, 132 created by Transfer 251319.1 - 8.11.1979 at 11.13

A462244.4 Transfer to Wroxton Developments Limited

Land covenant in Transfer A462244.4

Fencing covenant in Transfer A462244.4

All Produced 14.6.2000 at 11.26 and Entered 22.6.2000 at 9.00

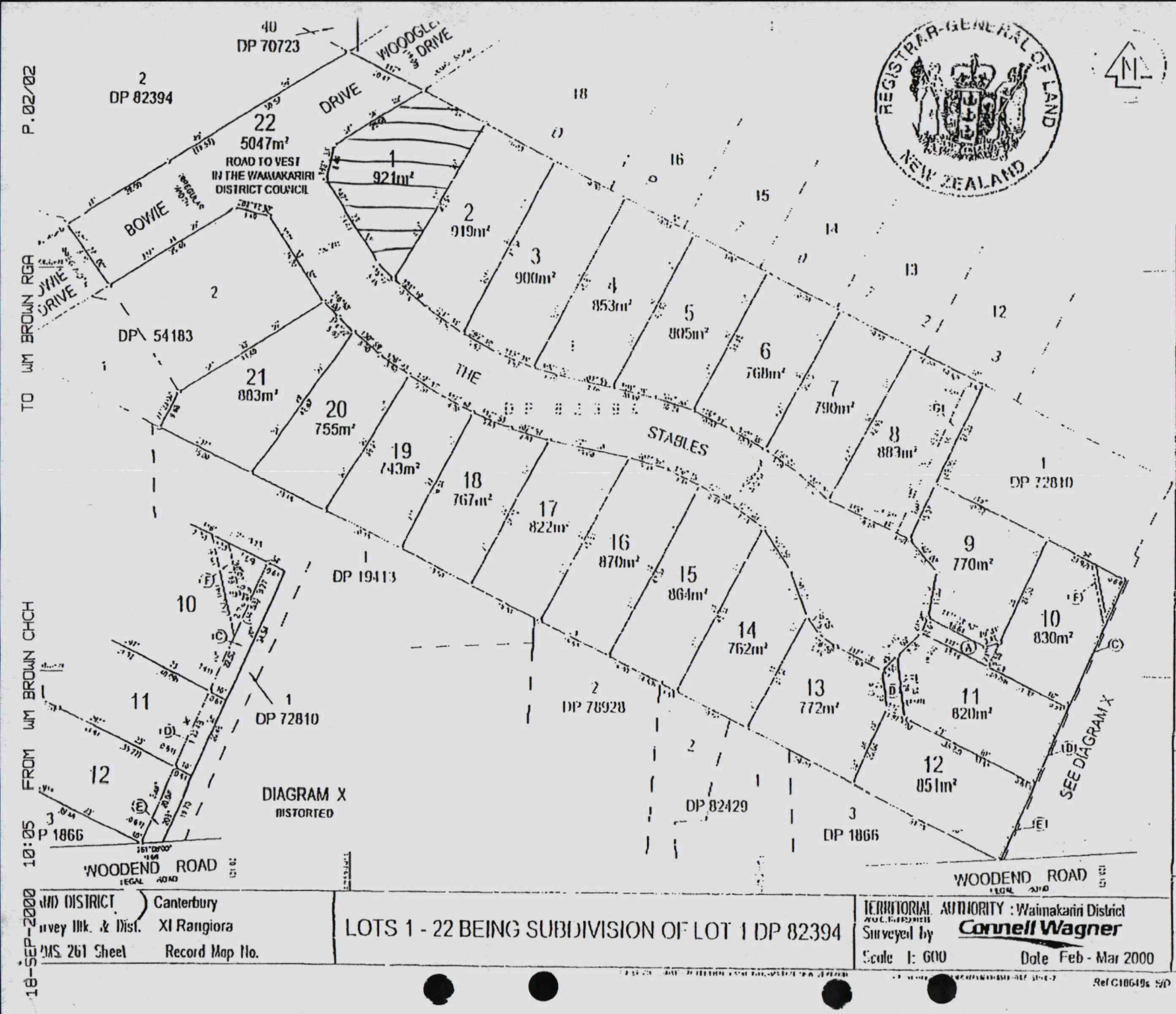
For RGL

A469288.2 Transfer to Anthony Peter Chamberlain and Lois Grace Chamberlain

A469288.3 Mortgage to Bank of New Zealand

all 9.8.2000 at 9.38

for RGL



I hereby certify that this plan was approved by the Waimakariri District Council pursuant to Section 223 of the Resource Management Act 1991 on the 17th day of May 2000 subject to the granting or reserving of the easements set out in the Memorandum hereon.

Authorised Officer

MEMORANDUM OF EASEMENTS

PURPOSE	SERVIENT TENEMENT (Lot No.)	DOMINANT TENEMENT (Lot No.)
Right of Way	12	11
Right to Drain Water	13	11
Right to Drain Sewage & Water & Gas	1	Grantee

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SERVIENT TENEMENT (Lot No.)	DOMINANT TENEMENT (Lot No.)	CREATION
Right of Way, Right to Drain Water and Sewage (Right)	10	9	T 703151
Convey Water, Electric Power and Telephonic Communications	11	9	EC 4267153
Right to Convey Water, Electric Power and Telephonic Communications	12	9	EC 4267153

CERTIFICATES OF TITLE ALLOCATED

Lot 1	703151	Lot 11	703186
Lot 2	703150	Lot 12	703169
Lot 3	703151	Lot 13	703170
Lot 4	703160	Lot 14	703171
Lot 5	703161	Lot 15	703172
Lot 6	703162	Lot 16	703173
Lot 7	703163	Lot 17	703174
Lot 8	703164	Lot 18	703175
Lot 9	703165	Lot 19	703176
Lot 10	703166	Lot 20	703177
Lot 11	703167	Lot 21	Land

Class of Survey: I

Total Area 2.2305 ha

Comprised in CT 47C/999

I, Grant David Toms

June

Approved as to Survey

21/6/00

Deputy Chief Surveyor

Deposited this 22nd day of June 2000

for Registrar-General of Land

DP82878

LAND DISTRICT Canterbury
Survey Dist. & Dist. XI Rangiora
SMS 261 Sheet Record Map No.

LOTS 1 - 22 BEING SUBDIVISION OF LOT 1 DP 82394

TERRITORIAL AUTHORITY : Waimakariri District
Surveyed by Connell Wagner
Scale 1: 600 Date Feb - Mar 2000

Ref C10649s 9D

Nationwide Building Certifiers Limited

Incorporating DIRECT BUILDING CERTIFIERS

P O Box 79 Rangiora . Telephone (03) 313 1288 . Facsimile (03) 313 1299

Building Certificate No. 00/229
Section 56, Building Act 1991

Issued by Desmond John Schumacher, trading as Direct Building Certifiers, who is currently approved and registered as a building certifier in the area of **detached dwellings in accordance with clause A2.0.2 of the building code.**

To **Waimakariri District Council**
Project Information Memorandum No. **002053**

Building Consent No. **002053**

PROJECT
New or relocated building **X**
Alteration _____
intended use(s) **Domestic Living**

PROJECT LOCATION
Street Address
The Stables
Woodend
Legal description
Lot 1 DP 82878

Intended life:
Indefinite but not
less than 50 years **X**
Specified as _____ years
Demolition _____

Being stage 1 of an intended 1 stages

This is to certify that:
The building certifier has been engaged to inspect specified building work in relation to the listed provisions of the building code as detailed in the 2 page(s) headed "Scope of Building Certifier's Engagement No. 15 ", attached to this notice.

The building certifier is satisfied on reasonable grounds that:

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

__ The building work complied with the listed provisions of the building code on the date of certification.

Features not covered by this Certificate: Truss design

DIRECT BUILDING CERTIFIERS

Signed by *or* for and on behalf of Desmond John Schumacher, (Building Certifier)

Name: Mr D J Schumacher

Position: Building Certifier

Signature: _____ **Date: 22 / 09 / 2000**

No. 15

Register of Building Certifiers

established under section 53
of the Building Act 1991

Building Industry Authority

Name: SCHUMACHER, Desmond John

Registration No: 15

Date of approval: 25/5/1998
Date of renewal: 25/5/2000

Date of expiry of approval: 25/5/2001

Address:
Direct Building Certifiers Limited
179 High Street, Oxford
Phone 03 313 1288, Fax 03 313 1299
Mobile 025 336 651

Approved by the Building Industry Authority under Part VII of the Building Act 1991 in respect of the provisions of the building code listed below subject to the limitations listed below:

General limitations
Detached dwellings in accordance with clause A2.0.2 of the building code, and Multi-unit dwellings in accordance with clause A2.0.3 of the building code in which no household unit has more than one other household unit vertically above it, and in which each household unit has an escape route that is not shared with any other household unit. Outbuildings and ancillary buildings in accordance with clauses A7.0.1 and A8.0.1 respectively of the building code and associated with such dwellings.

Provisions of the building code in respect of which the approval applies and any limitations in respect of each such provision	
Provision	***Limitations***
B1 "Structure"	In respect of proposed building work for building consent purposes: Compliance with B1/AS1, B1/AS2, B1/AS3 and B1/AS4 only. In respect of completed building work for code compliance certificate purposes: Compliance with B1/AS1, B1/AS2, B1/AS3, B1/AS4, including proprietary fixings and the use of proprietary materials for bracing elements, and with B1/VM1 and B1/VM4.
B2 "Durability"	Compliance with B2/AS1 only in relation to the other provisions of the building code listed herein.
C1 "Outbreak of fire"	Compliance with C1/AS1 for solid fuel appliances and chimneys only.

Provision	*Limitations*
C2 "Means of escape"	Compliance with C2/AS1 only.
C3 "Spread of fire"	Compliance with C3/AS1 only.
D1 "Access routes"	Compliance with D1/AS1 only.
E1 "Surface water"	Compliance with E1/AS1 only.
E2 "External moisture"	In respect of proposed building work for building consent purposes: Compliance with E2/AS1 only. In respect of completed building work for code compliance certificate purposes: Compliance with E2/AS1, including proprietary cladding systems, and with E2/VM1.
E3 "Internal moisture"	Compliance with E3/AS1 only.
F2 "Hazardous building materials"	Compliance with F2/AS1 only, and only in relation to the other provisions of the building code listed herein.
F4 "Safety from falling"	Compliance with F4/AS1 only.
F5 "Construction and demolition hazards"	Compliance with F5/AS1 only.
F8 "Signs"	Compliance with F8/AS1 only in relation to the other provisions of the building code listed herein.
G1 "Personal hygiene"	Compliance with G1/AS1 only.
G2 "Laundering"	Compliance with G2/AS1 only.
G3 "Food preparation and prevention of contamination"	Compliance with G3/AS1 only.
G4 "Ventilation"	Compliance with G4/AS1 only, but excluding mechanical systems.
G5 "Interior environment"	Compliance with G5/AS1 only.
G6 "Airborne and impact sound"	Compliance with G6/AS1 only.
G7 "Natural light"	Compliance with G7/AS1 only.
G12 "Water supplies"	Compliance with G12/AS1 only.
G13 "Foul water"	Compliance with G13/AS1 and G13/AS2; and G13/VM1 and G13/VM2 excluding British Standards.
G15 "Solid waste"	Compliance with G15/AS1 only.
H1 "Energy efficiency"	Compliance with H1/AS1 only.
Each of the provisions listed above	Compliance with a current certificate of accreditation.

Amendments and updates to this register entry will be notified in BIA News, the monthly newsletter published by the Building Industry Authority, and on http://www.bia.co.nz

Building Industry Authority, PO Box 11-846, Wellington, New Zealand. Ph (04) 471 0794; fax (04) 471 0798.

WAIMAKARIRI
DISTRICT COUNCIL

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

Project Information Memorandum

Section 31, Building Act 1991

Application

A & L CHAMBERLAIN	No.	002053
C/-DIRECT BUILDING CERTIFIERS	Issue date	21/09/00 00
PO BOX 79 RANGIORA	Application date	19/09/00

Project

Description	New Construction
	Being Stage 1 of an intended 1 Stage
	NEW DWELLING/ATTACH GARAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	DOMESTIC LIVING
Estimated Value	$140,000
Location	1 THE STABLES, WOODEND
Legal Description	LOT 1 DP 82878
Valuation No.	2161305401

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned

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

___ Details of relevant utility systems

Signed for and on behalf of the Council:

Name: [signature] **Date:** 21/9/00

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

No part of the structure is to exceed the Councils recession plane.

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

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

INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND

Wind Zone Medium

Snow Load Zone 4

Earthquake Zone B

Hazard Identification - Filled ground

Comments :

This property was subject to earthworks at the time of subdivision.

Attachments :

Fill information.

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

Nil.

DETAILS OF RELEVANT UTILITY SYSTEMS (administered by the Waimakariri District Council)

Comments :

Water, sewer and storm water services are available to this property.

Attachments :

Services information.

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN GRANTED

Nil,

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

Resource Consent.

Comments :

A Resource Consent is required to erect the proposed dwelling within the minimum 4.5 metre set back from the road.

Attachments :

Resource Consent application forms

DETAILS OF AUTHORISATIONS WHICH HAVE BEEN REFUSED

Nil.

This project information memorandum is confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 1991 and any requirements of the building consent not yet approved.

Job: A2344 Client: PRIME BUILDERS Site: CHAMBERLAIN RESIDENCE
LOT 1 THE STABLES
WOODEND

Phone: Phone:

Description:

MiTek 2000 - Engineering 4.2 Gamma / (Build 462-40) Gang-Nail Group Ltd. Printed: 11:21.15 20 Sep

PRODUCER STATEMENT
MiTek 2000™ TRUSS DESIGN PROGRAM

Certification of Mitek 2000™ Truss Design Program

The MiTek 2000™ truss design program has been developed by Gang-Nail Group Ltd for the design of Gang-Nail timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1.Structure of the Building Regulations 1992. The computer design for the proposed building compli with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 2000™ Truss Design Data and Output

The MiTek 2000™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

Job Details

Roof Truss

Timber Group:	90x35MGP10	Pitch:	28.00 deg	Std Overhang:	600 mm
Roof		Ceiling		Wind	
Material:	Light	Material:	Standard	Area:	Medium (37.0 m/s)
Dead Load:	0.250 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	400 mm centres	Snow	
Live Load:	Qur = 0.250 kPa			Location:	Christchurch at 100 m
	Qc = 1.000 kN			Open Ground Load:	0.550 kPa
				Basic Roof Load:	0.444 kPa

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

Truss List

Legend: * = detail only, ? = input only, Tas = failed design, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
HB01	2	4250	20.61	900	J05A	1	2183	28.00	900	J09F	1	2107	28.00	900	T10	1	7009	28.00	900
HB02	1	5073	20.60	900	J05B	1	2183	28.00	900	PTG01	1	6475	0.00	900	T11	10	7009	28.00	900
HB03	1	8803	20.61	900	J05C	1	2183	28.00	900	*R01	1	1227	28.00	900	T12	1	11450	28.00	900
HB04	2	5190	20.60	900	J05D	1	2183	28.00	900	*R01A	1	1227	28.00	900	T13	1	6200	28.00	769
HB05	2	5782	20.60	900	J06	1	1283	28.00	900	*R02	6	910	28.00	900	T13A	2	6200	28.00	769
HB06	1	4282	20.61	900	J06A	1	1283	28.00	900	*R02A	6	910	28.00	900	T13B	1	6200	28.00	769
HB07	1	4889	20.60	900	J06B	1	1283	28.00	900	*R02B	1	910	28.00	900	T14	10	6200	28.00	769
J01	1	2417	28.00	900	J06C	1	1283	28.00	900	*R03	1	1810	28.00	900	T15	1	11450	28.00	907
J01A	1	2417	28.00	900	J07	1	2587	28.00	900	*R04	1	2710	28.00	900	T16	6	11450	28.00	907
J01B	1	2417	28.00	900	J07A	1	2587	28.00	900	*R05	1	918	28.00	900	T16A	1	11450	28.00	907
J02	1	1517	28.00	900	J07B	1	2587	28.00	900	*R06	1	993	28.00	900	TR01	1	11450	28.00	900
J02A	1	1517	28.00	900	J07C	1	2587	28.00	900	*R06A	1	993	28.00	900	TRG2	1	11450	28.00	900
J02B	1	1517	28.00	900	J07D	1	2587	28.00	900	*R07	1	1397	28.00	900	TR03	1	11450	28.00	900
J02C	1	1517	28.00	900	J08	1	1687	28.00	900	*R07A	1	1397	28.00	900	V01	1	2046	28.00	900
J03	1	2108	28.00	900	J08A	1	1687	28.00	900	T01	1	4870	28.00	900	V02	1	1146	28.00	900
J03A	1	2108	28.00	900	J08B	1	1687	28.00	900	T02	1	11450	-28.00	900	V03	1	4247	28.00	900
J03B	1	2108	28.00	900	J08C	1	1687	28.00	900	T03	1	11450	28.00	900	V04	1	2447	28.00	900
J03C	1	2108	28.00	900	J09	1	2107	28.00	900	T04	1	11450	28.00	900	V05	1	847	28.00	900
J03D	1	2108	28.00	900	J09A	1	2107	28.00	900	T05	1	11450	28.00	900	V06	1	2279	28.00	900
J03E	1	2108	28.00	900	J09B	1	2107	28.00	900	T06	1	11450	28.00	900	V07	1	1379	28.00	900
J04	1	1208	28.00	900	J09C	1	2107	28.00	900	T07	2	4870	28.00	894	V08	1	479	28.00	900
J04A	1	1208	28.00	900	J09D	1	2107	28.00	900	T08	1	6200	28.00	900	V09	1	1752	28.00	900
J05	1	2183	28.00	900	J09E	1	2107	28.00	900	T09	1	6200	28.00	900	V10	1	852	28.00	900

Total quantity : 112

02/10/2000 10:40 03-313-1299 DIRECT BLDG CERT LTD PAGE 03

LINTEL DESIGN

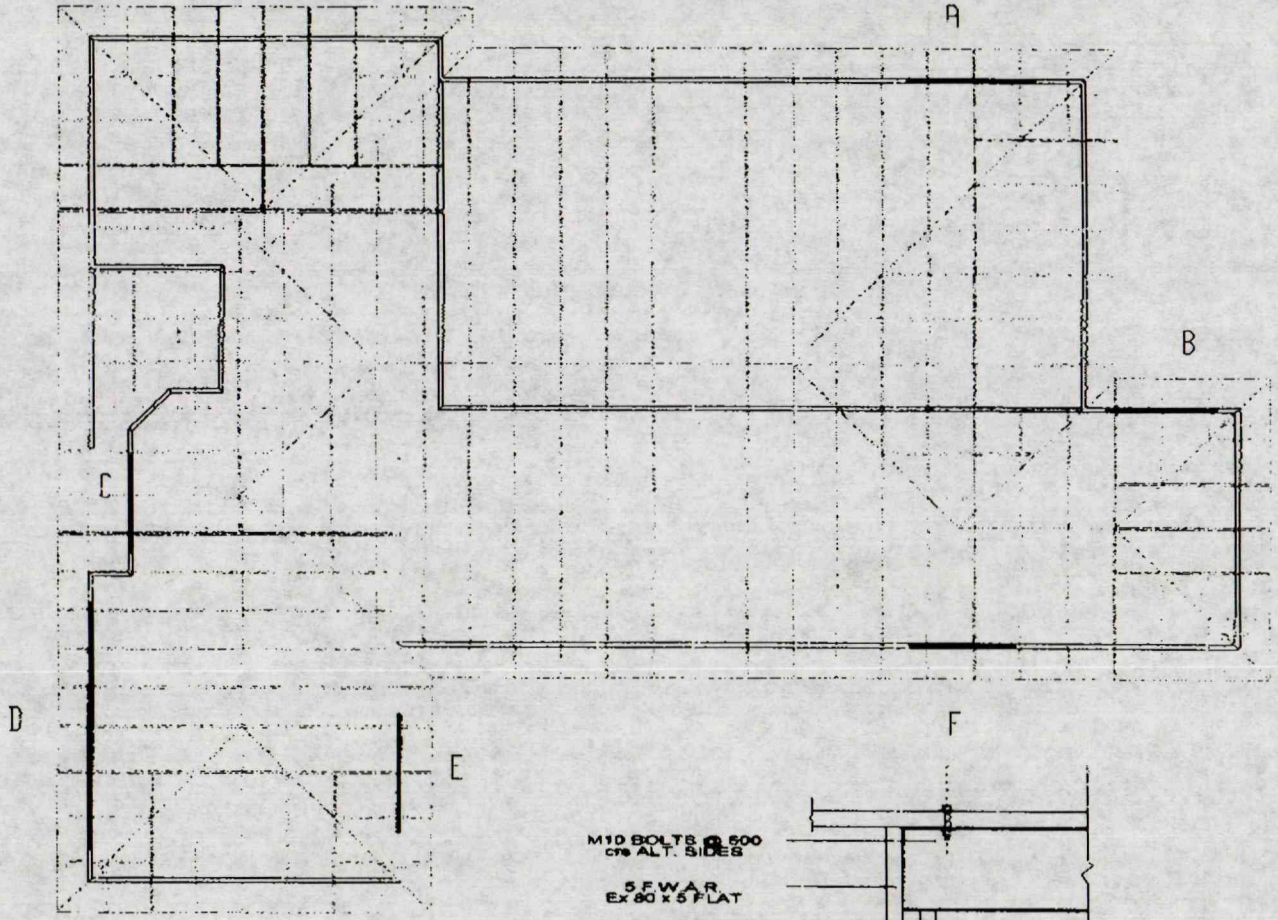
Snow load	0.444 KPA
Roof material	LIGHT

These lintels have been sized according to the Gang-Nail Ganglam selection manual and Gang-Nail charts 4153 1a and 2a, 4153 4b and 5b.

Steel beams have been sized using R.D.Sullivans selection charts titled Placemakers Beams Spanning 4.2m,4.8m,5.4m and Standard Post Details.

LINTEL	LENGTH	SIZE
A	2600	250 X 100
B	2000	200 X 100
C	2000	250 X 100
D	4800	180 UB 18
E	2400	200 X100
F	2000	200 X 100

Placemakers
Riccarton



END DETAIL FOR STEEL BEAMS

Client	Job	Date	Drawn
PRIME BUILDERS	CHAMBERLAIN RESIDENCE LOT 1 THE STABLES WOODEND	29/09/00	B MEE
		Reff. A2344	

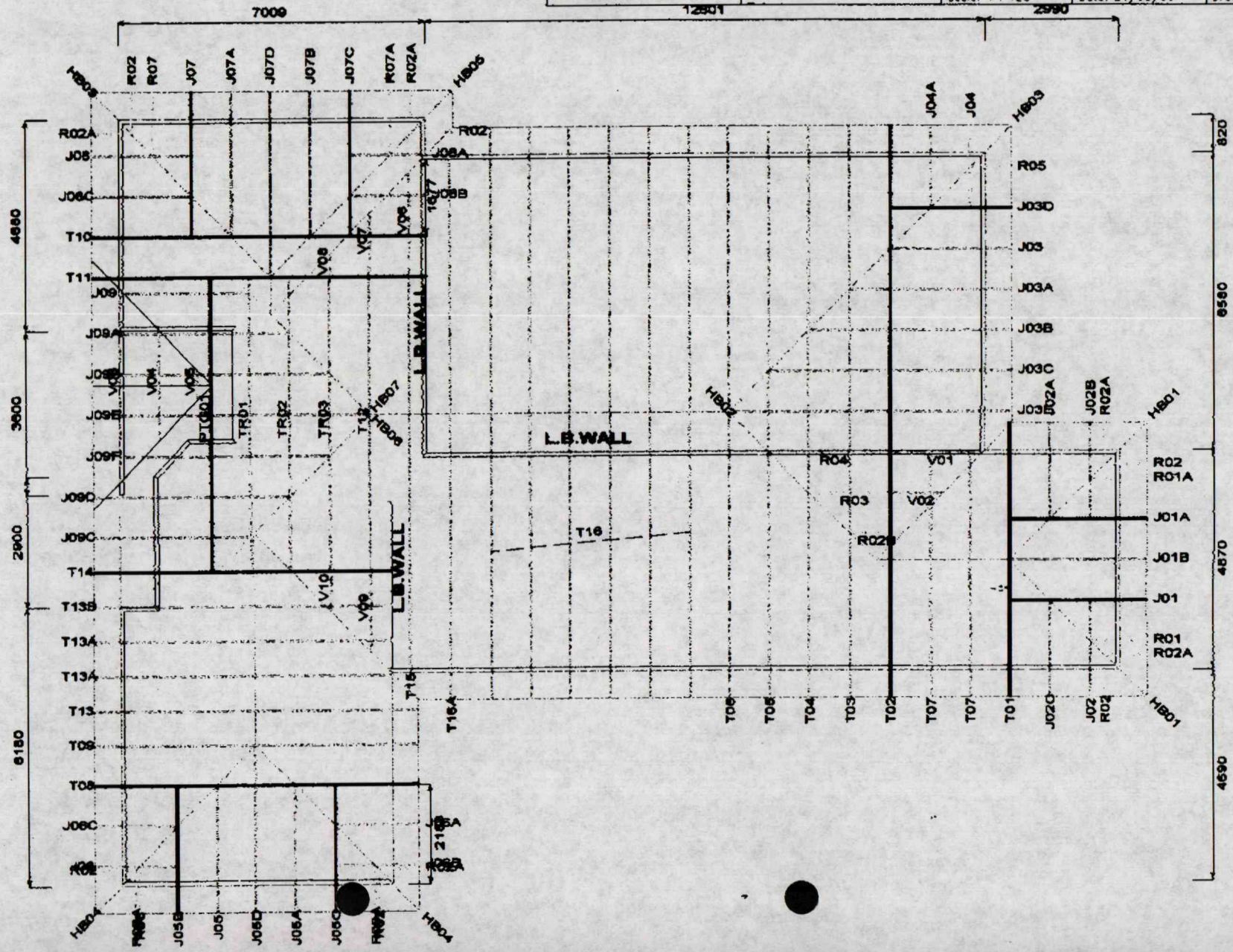
02/10/2000 10:40 03-313-1299 DIRECT BLDG CERT LTD PAGE 04

DIRECT BLDG CERT LTD

02/10/2000 10:40 03-313-1299

PlaceMakers - Riccarton

Mondeville Street Riccarton Christchurch New Zealand Telephone: Larry Santy Fax: 03 348 2039	Name: PRIME BUILDERS Address: CHAMBERLAIN RESIDENCE LOT 1 THE STABLES WOODEND	Job: A2344 Scale: 1 : 125 | Date: 21/09/00 | Drawn By: B MEE



PRIME BUILDERS
CANTERBURY LTD

Lewis Turnbull - *Builder*
Sally Turnbull - *Architectural Design*

Phor Prime Builders Canterbury Ltd 6
307 Oxford Rd, Rangiora RD1
Lewis Turnbull 025 396 106
Ph/Fax 03 313 2226

Master Builder
MEMBER

GENERAL SPECIFICATIONS

NEW HOUSE

AT

Lot 1 The Stables
Woodend

for

Peter & Lois Chamberlain

DIRECT BUILDING CERTIFIERS LTD

Plans and Specifications Approved in accordance with the Building Act 1991, clause 34(3) and the Building Regulations 1992, clause 3.

Date 21-9-00 Signed

AWARD WINNING BUILDERS

PRELIMINARY AND GENERAL

SAFETY

Procedures and recommendations of the Occupational Health and Safety Act 1992 shall be adhered to at all times. Hazards and potential hazards on the building site shall be identified and minimized. All persons entering the building site shall be required to report to the site foreman.

STANDARDS

All work shall be in accordance with the Building Act 1991.
All building works shall be carried out in accordance with the New Zealand Building Code (NZBC) as administered by the Building Certifier.
Unless otherwise stated materials, components and construction methods shall be in accordance with the NZBC Approved Documents and NZS 3604; 1999.

DRAWINGS AND SPECIFICATIONS

Drawings and specifications shall be read in conjunction with each other. The drawings and specifications shall be accepted as sufficient for the description generally of the works.
Figured dimensions are to be taken in preference to scaled dimensions.

EXCAVATION

Clear off all vegetation and 150mm top soil over building area and deposit on site as directed.
Excavate to levels indicated on the drawings or to the requirements for the foundations to reach solid bearing.
Foundation excavations are to be kept level at the bottom, maintained free from water, fallen material, and shall be firm before placing reinforcing and concrete.

CONRETE FOUNDATIONS AND FLOOR

Set out boxing and place reinforcing as detailed on the drawings. Reinforcing shall be round and deformed steel rods to NZS 3402. Reinforcing is to be tied to maintain it's relative position during concrete placement.
150mm of round stone tailings shall be placed under the floor slab and leveled and compacted in accordance with NZS 3604 1990 E5.
Polyethelene vapour barrier shall be placed over hardfill in accordance with NZS 3604.
Ensure all drain pipes and services are in the correct position prior to pouring any concrete.
Concrete placement shall be carried out carefully and to best trade practices in accordance with NZS 3109 and 3402.

CARPENTRY
Unless otherwise stated in this specification or shown on the drawings all timber sizes shall be as set out in NZS 3604 1999. All fixings, nailing etc shall be in accordance with the above standard.
Timber grading shall be in accordance with NZS 3631.
Timber treatment shall be in accordance with the Timber Preservation Authority.
Framing timbers shall be dry and tested for moisture content to the satisfaction of the lining manufacturers prior to enclosing with linings.
All exterior bolts, connectors, washers and nails shall be hot dip galvanized.
Damp-proof course of malthoid strip shall be placed between all framing timber and concrete.

FRAMING
The framing is to be 90 x 35 Laserframe with 2.42 metre studs and with three rows of dwangs to exterior walls and two rows of dwangs to internal walls. The top row of dwangs shall be at soffit height for the fixing of polystyrene sheets. Ensure adequate timber blocking is in place for fixing of downpipes, lights, outside taps, etc. Lintel sizes shall comply with NZS 3604; 1999. Cut in galvanized angle braces shall be placed as shown on the drawings and fixed as stated in NZS 3604. Z-nails shall be fixed to both sides of each truss and top plates, and wire dogs shall be fixed to all exterior studs and top plates. All bracing elements shall be constructed in strict accordance with NZS 3604; 1999 and Winstone's specifications.

BUILDING PAPER
Fire retardant breather-type building paper shall be placed over all exterior framing and fixed firmly in place to NZS 2295 1988.

MANHOLE
A manhole is to be provided to the roof space.

TRUSSES
Trusses shall be designed, certified and fabricated by a registered engineer and fabricator. They shall be 28 degree nail-plate trusses at 900 centres.

ROOF CLADDING
Roof cladding shall be coloursteel long run "Plumdek" profile roofing, flashed and fixed to manufacturers recommendations and laid over 860 self-support building paper.

FASCIA AND GUTTERING
Fascia and guttering shall be colour steel fixed to manufacturers recommendations.

EXTERIOR CLADDING
60mm expanded polystyrene sheets (EPS) plastered with Equus plaster system.
Ensure all exterior joinery and flashings are in place and the building paper is in place.

Polystyrene sheets shall be erected by an approved fixer and plastering shall be by a licenced and approved applicator. Protect all joinery, glass and fittings from plaster prior to applying any plaster coats. Ensure all work likely to cause vibration e.g. Gib fixing, is completed prior to applying any plaster coats. Ensure all flashings are in place and a weathertight seal around all openings in the cladding. Apply plaster to polystyrene within four weeks of its erection.

SOFFITS
Soffits shall be lined with 4.5 mm hardiflex with PVC jointers and shall be paint finished.

INSULATION
60mm polystyrene sheets to exterior walls and R 2.6 fibreglass pink Batts to ceilings and exterior walls above soffit height.

WINDOWS
Windows are to be aluminium framed with pine treated reveals and are to be fixed in position, and flashed to manufacturers recommendations. All glazing shall comply with NZS 4211 and 4223 1985. All aluminium shall comply with NZS 4211 1985. All units to have identification of approved manufacture.

GARAGE DOOR
The tilta garage doors shall be of colour steel and shall be installed according to the manufacturers recommendations.

INTERNAL FINISHINGS

Internal linings shall be 9.5mm gib-board (Braceline where shown) to all ceilings and walls fixed and stopped to a paint quality finish according to manufacturers recommendations.
Skirting shall be painted customwood.
Internal doors shall be paint finished four panel "Settler" doors in customwood painted reveals.
Cupboard doors shall be aluminium framed Gib infill sliding doors.
Ceramic wall tiles shall be laid to best trade practice above the bath, vanities, and hobs.
The ground floor shower shall be have ceramic non-slip floor tiles and wall tiles on Hardiflex sheets.
Cupboard shelving shall be customwood and galv. pipe rails.

PLUMBING

Comprises the reticulation of the building for hot and cold water, and gas supply, and the installation of appliances and fittings as selected by the owners as shown on the drawings and the connection of such appliances to water and gas supplies and drainage sysyems.
All plumbing work shall be carried out in accordance with the NZBC sections G12 and G13 and to the approval of the Building Certifier.

DRAINLAYING

Comprises the excavation of trenches and laying of sewer and stormwater disposal systems as shown on drawings and connection to the sewer lateral on site and the stormwater street channel. Generally the drainlaying work shall connect to work done by the plumber and shall be arranged prior to placing foundation concrete to fix the exact position of all waste outlets and drains.

All drainage work shall be carried out in accordance with the NZBC sections G12 & G13.

No backfilling of trenches may proceed until the drainage work has been tested and approved by the Drainage Inspector.

Backfilling shall proceed carefully to avoid damage to the pipes.

ELECTRICAL

Comprises the supply and installation of the electric wiring system complete.

All electrical work shall be carried out in accordance with the NZBC section G9 and to the approval of the supply authority.

The installation shall be carried out in accordance with sound trade practices by a registered electrician who shall co-operate with other trades to avoid delays. All wiring shall run concealed behind linings and in the roof space. All parts required to be concealed in other work shall be installed in advance of the said work and in co-operation with the other trades concerned.

Supply and set up as required one switch board recessed into the thickness of the wall where shown on drawing.

Supply and set up one metre board and box where shown on the drawings as required by the local supply authority.

Install all earthing required, including an approved earthing electrode and main earthing lead to switchboard.

Bracing calculations

New house for

Peter & Lois Chamberlain

Lot 1

DP

Earthquake zone	A (B) C
Wind Region	(R1) R2
Ground roughness	(URBAN) RURAL OPEN
Site exposure	(SHELTERED) EXPOSED
Topographic class	(T1) T2 T3 T4 T5
Wind zone	LOW (MED) HIGH V HIGH
Roof type	(HIP) GABLE
Roof cladding weight	(LIGHT) HEAVY
Roof pitch	28° DEGREES
Wall cladding	LIGHT MEDIUM (HEAVY)
Storey	FOUNDATION (SINGLE) LOWER UPPER
Floor type	(CONCRETE SLAB) TIMBER
Roof height above eaves	3.6
Stud height	2.4
Roof or Building length (L)	23.8
Roof or Building width (W)	18.2
Gross plan area (GPA) SQ M	265
Eave overhang	600
Gross roof area (GRA)	n/a

Bracing demand for wind across ridge	81 BU's / m
Bracing demand for wind along ridge	64 BU's / m
Bracing demand for earthquake	3.4 BU's / sq m
Bracing demand for wind across ridge	x BL = 81 x 23.8 = 1928 BU's
Bracing demand for wind along ridge	x BW = 64 x 18.2 = 1165 BU's
Bracing demand for earthquake	x GPA = 3.4 x 265 = 901 BU's

Bracing calculations for: Chamberlain House

GROUND FLOOR

BU's required for wind / ~~earthquake~~ ALONG - 1165

Line label	Min BU's Reqd	Brace No.	Brace Type	Rating BU's/m	Length	BU's provided	Total for line
A	210	A1	G1	55	1·8	99	
		A2	BR4	100	0·9	90	
		A3	BR5	115	1·5	173	
		A4	BR4	100	1·0	100	462
B	70	B5	G1	75	2·5	188	188
C	240	C6	G1	75	2·7	203	
		C7	G2	80	3·0	240	
		C8	G2	80	3·0	240	
		C9	G2	80	3·0	240	923
D	240	D10	G2	80	3·0	240	
		D11	G1	75	2·9	218	458
E	72	~~DE12~~	G1	75	2·4	180	
		E13	G1	75	2·4	180	360
BU's acheived ALONG							2391

BU's required for wind /~~earthquake~~ ACROSS - 1928

M	180	M14	BR9	110	0·6	66	
		M15	BR9	110	0·6	66	
		M16	BR4	100	0·9	90	
		M17	BR4	100	0·9	90	312
N	180	N18	BR9	110	0·7	77	
		N19	G2	75	2·2	165	
		N20	G2	80	3·0	240	472
O	126	O21	G2	80	2·7	216	
		O22	G2	80	3·0	240	
		O23	G3	65	1·2	78	547
P	126	P24	G2	80	3·6	288	
		P25	G3	65	1·2	78	366
Q	126	Q26	BR5	115	1·7	196	
		Q27	BR5	115	1·7	196	392
R	62	R28	G1	75	2·4	180	
BU's acheived ACROSS		R29	G1	75	214	180	360
							2449

SCHEDULE OF MATERIALS:

Hardfill	150mm of 40mm round stone tailings
Concrete underlay	250 micron black polythene
Reinforcing	round or deformed mild steel
Concrete	17.5 mpa ready mix
Damp-proof course	malthoid strip
Framing	90 x 35 Laserframe
Ceiling battens	70 x 35
Bracing	22 x 22 x 1.2mm continuous galvanized steel angle Braceline Gib-board as shown on bracing layout
Building paper	850 breather type
Windows and Doors (Exterior)	Aluminium with treated pine reveals fabricated to NZ standards. Glazing as per window schedule and elevations. All window units to have identification of approved manufacture.
Cladding	60mm polystyrene Equus plastered .
Column	300 diameter PVC concrete filled & Equus plastered
Insulation	fibreglass R 2.6 Batts to ceiling and walls above soffit line and 60mm polystyrene sheets.
Soffits	4.5mm hardiflex painted
Roofing timber	douglas fir trusses by approved manufacturer
Roof underlay	860 self-support building paper
Roof cladding	coloursteel "Plumdek" long run
Internal linings	9.5mm Gib-board to walls and ceilings. Braceline Gib where necessary. Hardiflex sheets to ground floor tiled shower.
Fascia	colour steel
Garage door	colour steel tilta
Entry door	selected aluminium with selected glazing
Internal doors	MDF Settler 4 panel, selected glazing.
Cold water pipes	permathene
Hot water pipes	permathene
Lagging	75mm felt wool
Stormwater & sewerage pipes	PVC
Guttering	125 x 125mm coloursteel
Downpipes	65mm PVC
Skirting	65 x 12 MDF
Heating	Selected gas fire
Plumbing	135 l cold water tank in roof space Selected gas hot water appliance Fibreglass spa bath with tiled surround "Dux" toilets and cisterns "Dorf" tapware Selected laundry tub set in bench top

	Selected kitchen sink unit
	Ducting from clothes dryer to exterior
	Fibreglass shower with safety glass doors
Kitchen	Wall oven
	Range hood with ducting to exterior
	Melamine cupboards with formica top
	Ceramic hob
	Dishwasher
Joinery	Selected kitchen and laundry cupboards & benchtops
	Selected vanities (3)
Painting	vinyl paint throughout except bathrooms - enamel
Patios and paths	concrete