ENTERED Front unit 14/8/98

ASHBURTON DISTRICT COUNCIL - INSPECTION CHECK

APPLICANTS NAME: M Van der Kroft

ADDRESS: 20 Falcon Dr

CONTACT NAME:

ADDRESS:

PHONE NO: 3083304

BUILDER: Owner

CONSENT NO: 980149

DATE ISSUED: 24 MAR 1998

PROJECT LOCATION: 268 Moore Street

PROJECT DESCRIPTION: Erect 3 detached townhouses

VALUATION NO: 24555/060

~~LOT~~: TS 336 ~~DP~~:

SOLID FUEL HEATER	COMPLIES	COMMENTS
MAKE & TYPE:	Y/N	
SECOND HAND:	Y/N	
CERTIFICATE:	Y/N	
CLEARANCE:	Y/N	
FLUE INSTALLATION:	Y/N	
CAVITY:	Y/N	
SCREEN TYPE:	Y/N	
TEMPERING VALVE 55 :	Y/N	
HEARTH & SEISMIC REST:	Y/N	

DATE INSPECTED: SIGNED:

ACCESSORY BUILDINGS	COMPLIES	COMMENTS
TYPE:	Y/N	
FOUNDATION TYPE:	Y/N	
DEPTH/WIDTH:	Y/N	
STEEL:	Y/N	
FRAMING & CLADDING:	Y/N	
STORMWATER:	Y/N	
FIRE WALL:	Y/N	
PRELINE:	Y/N	
COMPLETION:	Y/N	

DATE INSPECTED: SIGNED:

DATE INSPECTED: SIGNED:

Document Set ID: 1078987
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DWELLINGS AND ADDITIONS

FOUNDATION		COMPLIES	COMMENTS
			Rear Unit / Middle Unit / Front Unit
DEPTH/WIDTH:	To Solid x 210	Y/N	210 x to solid. / 210 x solid
STEEL:	3 12mm Rods	Y/N	3/D12 horiz. / 3/D12.
SITING:	ok	Y/N	✓ / ✓
HEIGHT:	300	Y/N	✓ / ✓
ENGINEERS CERTIFICATE:	/	Y/N	— / —
FOOTPATH CONDITION:	ok	Y/N	✓ / ✓

DATE INSPECTED: 21/4/98 / 28/4/98 / 5.5.98 SIGNED: [signature]

CONCRETE FLOOR		COMPLIES	COMMENTS
			Rear Unit / Middle Unit. / Front Unit.
FILL:	20mm Washed Stone	Y/N	Same as Rear Unit. ok JB 1/5/98 / 20mm stones
MOISTURE BARRIER:	Poly	Y/N	0.25 Poly.
THICKNESS:	100mm	Y/N	100 thk.
SECURITY:	D.10 @ 600	Y/N	D10@600
MESH & THICKENING:	Garage	Y/N	Crackmasters-No mesh
PLUMBING:	Logging ok	Y/N	W.C. needs logged. (Mitch instructed)

DATE INSPECTED: 23.4.98 / 7.5.98 SIGNED: [signature]

WOODEN FLOOR		COMPLIES	COMMENTS
PILES & BRACING:		Y/N	
BEARERS & FIXING:		Y/N	
JOISTS:		Y/N	
INSULATION:		Y/N	
TIMBER TREAT. GRADE (H3):		Y/N	

DATE INSPECTED: ..... SIGNED: .....

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PRE-LINE	COMPLIES	COMMENTS
CONCRETE FLOOR CUTTING: Front Unit	Y/N	Not cut but no cracks
MOISTURE CONTENT: 21 – 24%	Y/N	To High – Retested 22/6/98 18-21% ok.
BRACING:	Y/N	Dyna Bolts Req'd at Bottom.
TRUSS FIXING:	Y/N	
PLATE FIXING:	Y/N	
POST FIXING:	Y/N	
INSULATION:	Y/N	in Ceilings only
UNDERLAYS & BUILDING PAPER: Black paper	Y/N	
LINTELS:	Y/N	
FRAMING: 100 x 50	Y/N	
PLUMBING - PIPE TYPE		
- HOT: Poly	Y/N	
- COLD: Poly	Y/N	
PRESSURE TESTED:	Y/N	
H.W.C		
- LOW PRESSURE:	Y/N	
- MAINS PRESSURE:	Y/N	
H.W.C SEISMIC RESTRAINT:	Y/N	
H.W.C TRAYS - OVERFLOW:	Y/N	
H.W.C. PRESSURE RELIEF VALVE:	Y/N	
ROOF TANK - TRAY - OVERFLOW:	Y/N	
TOOF TANK		
- SEISMIC RESTRAINT:	Y/N	
- LID:	Y/N	
H/W TEMPERING VALVE: Not a	Y/N	
PIPE LAGGING:	Y/N	
EXTRA INSPECTION REQ'D:	Y/N	

Check at final

Backunits P/C yes
Moisture cont 8-9%
Bracing ok
Truss Fixing Brkts
Plate Fixing ok
Insulation yes
U/Lay B/Paper Black
Lintels ok
Framing 100x50 ✓
Plumbing Poly H+C
P Tested yes
Mains

T/V not in
Pipes Lagged yes
24/2/99

DATE INSPECTED: 12/6/98 SIGNED:

DRAINS	COMPLIES	COMMENTS
SEPTIC TANK:	Y/N	
SOAKAGE:	Y/N	
CRC REQUIREMENTS:	Y/N	
NETWORK OPERATOR:	Y/N	
VENTS:	Y/N	
INSPECTION:	Y/N	
DRAIN UNDER BLDG:	Y/N	
DRAIN IN GENERAL:	Y/N	

DATE INSPECTED: 29/5/98 SIGNED:

-----DRAINAGE PLAN ENCLOSED-----

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PRE-LINE — **COMPLIES** — **COMMENTS**

Middle Unit

CONCRETE FLOOR CUTTING:	Y/N	No cuts - no cracks. - ok.
MOISTURE CONTENT:	Y/N	Generally 16-21,22%. Some areas still 25-27%. - need rechecking Ceiling - 16%.
BRACING:	Y/N	
TRUSS FIXING:	Y/N	
PLATE FIXING:	Y/N	Mitch' will ensure secondary bracing elements to sheet braces in before lining. (6KN etc)
POST FIXING:	~~Y/N~~	
INSULATION:	Y/N	Ceilings only (Walls will be done this afternoon)
UNDERLAYS & BUILDING PAPER:	Y/N	Moisture rechecked 31/8/98 - 17-19% ok
LINTELS:	Y/N	
FRAMING: 100x50	Y/N	
PLUMBING - PIPE TYPE		
- HOT: Polybutylene	Y/N	
- COLD: polybutylene	Y/N	
PRESSURE TESTED:	Y/N	
H.W.C		
- LOW PRESSURE:	Y/N	
- MAINS PRESSURE:	Y/N	
H.W.C SEISMIC RESTRAINT:	Y/N	
H.W.C TRAYS - OVERFLOW:	Y/N	
H.W.C. PRESSURE RELIEF VALVE:	Y/N	
ROOF TANK - TRAY - OVERFLOW:	Y/N	Check @ final.
TOOF TANK		
- SEISMIC RESTRAINT:	Y/N	
- LID:	Y/N	
H/W TEMPERING VALVE:	Y/N	
PIPE LAGGING:	Y/N	
EXTRA INSPECTION REQ'D:	Y/N	

DATE INSPECTED: 20.8.98 ..... SIGNED: .....

DRAINS — **COMPLIES** — **COMMENTS**

SEPTIC TANK:	Y/N
SOAKAGE:	Y/N
CRC REQUIREMENTS:	Y/N
NETWORK OPERATOR:	Y/N
VENTS:	Y/N
INSPECTION:	Y/N
DRAIN UNDER BLDG:	Y/N
DRAIN IN GENERAL:	Y/N

DATE INSPECTED: ..... SIGNED: .....

-----DRAINAGE PLAN ENCLOSED-----

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PRE-LINE Rear Unit.	**COMPLIES**	**COMMENTS**
CONCRETE FLOOR CUTTING:	Y/N	
MOISTURE CONTENT:	Y/N	
BRACING:	Y/N	
TRUSS FIXING:	Y/N	
PLATE FIXING:	Y/N	
POST FIXING:	Y/N	
INSULATION:	Y/N	
UNDERLAYS & BUILDING PAPER:	Y/N	
LINTELS:	Y/N	
FRAMING:	Y/N	
PLUMBING - PIPE TYPE		
- HOT:	Y/N	
- COLD:	Y/N	
PRESSURE TESTED:	Y/N	
H.W.C		
- LOW PRESSURE:	Y/N	
- MAINS PRESSURE:	Y/N	
H.W.C SEISMIC RESTRAINT:	Y/N	
H.W.C TRAYS - OVERFLOW:	Y/N	
H.W.C. PRESSURE RELIEF VALVE:	Y/N	
ROOF TANK - TRAY - OVERFLOW:	Y/N	
TOOF TANK		
- SEISMIC RESTRAINT:	Y/N	
- LID:	Y/N	
H/W TEMPERING VALVE:	Y/N	
PIPE LAGGING:	Y/N	
EXTRA INSPECTION REQ'D:	Y/N	

DATE INSPECTED: ..... SIGNED: .....

DRAINS	**COMPLIES**	**COMMENTS**
SEPTIC TANK:	Y/N	
SOAKAGE:	Y/N	
CRC REQUIREMENTS:	Y/N	
NETWORK OPERATOR:	Y/N	
VENTS:	Y/N	
INSPECTION:	Y/N	
DRAIN UNDER BLDG:	Y/N	
DRAIN IN GENERAL:	Y/N	

DATE INSPECTED: ..... SIGNED: .....

-----DRAINAGE PLAN ENCLOSED-----

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COMPLETION	COMPLIES	COMMENTS	
		front unit. Middle Unit	Rear Unit
ELECTRIC COMPLIANCE:	(Y)/N		
H.W.C FIXING:	(Y)/N	✓	✓
ROOF TANK:	~~Y/N~~	—	—
TEMPERING VALVE:	(Y)/N	✓	✓
HANDRAIL TO STAIRS:	~~Y/N~~	—	—
LININGS TO WET AREAS:	(Y)/N	✓	✓
VENTILATION RANGES/SHOWERS ETC:	(Y)/N	✓	✓
LAUNDRY FACILITIES:	(Y)/N	✓	✓
COOKING FACILITIES:	(Y)/N	✓	✓
PERSONAL HYGIENE:	(Y)/N	✓	✓
FOOD PREPARATION AREA:	(Y)/N	✓	✓
WATER SUPPLY:	(Y)/N	✓	✓
GLASS:	(Y)/N	✓	✓
S.F.H. (see page 1): Heat pump	~~Y/N~~	Heat pump	Heat pump
FIRE WALL/SOUND/WALLS:	~~Y/N~~	—	
GULLY TRAPS:	(Y)/N	needs sealing around waste pipes - check @ next unit insp.	✓
FLASHING ETC:	(Y)/N		✓
STORMWATER:	(Y)/N		✓
SURFACE WATER:	~~Y/N~~	Siteworks incomplete	✓
FOOTPATH CROSSING:	~~Y/N~~	Check when other units complete.	✓
VEHICLE CROSSING:	(Y)/N		✓

DATE INSPECTED: 14.8.98 SIGNED: ✓

CAN CODE COMPLIANCE CERTIFICATE BE ISSUED: (YES)/~~NO~~

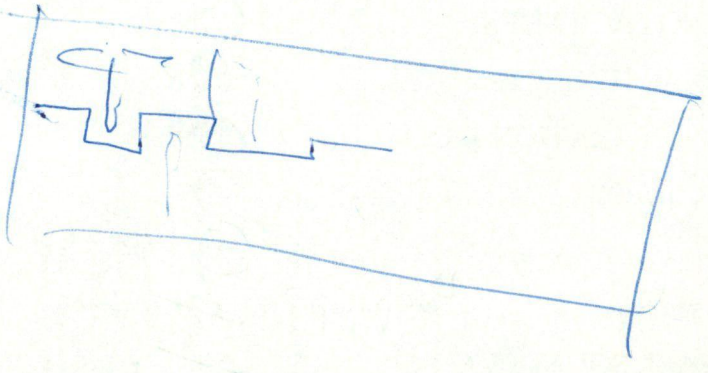
18/5/99

GENERAL COMMENTS

Issue Partial C.C.C. for front unit only.

ok Issue c/c for all units

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Electrical Workers Registration Board

EWRB 27

Ministry of Commerce Building • 33 Bowen Street • Wellington
PO Box 10-156 • Wellington
Telephone NZ 0-4-472 0030 • Fax 0-4-473 2395

ELECTRICAL CERTIFICATE OF COMPLIANCE TYPE "S" (DOMESTIC) for the certification of –

(a) The installation, alteration, or extension of subcircuits (including submains) carried out by homeowners under section 110 of the Electricity Act 1992 and regulation 40 of the Electricity Regulations 1993; and
(b) Electrical installation work in homes carried out by qualified persons – including details of fittings connected *(please print all details)*

Cert. No. **S94** 453662

SECTION A – Details of work

~~Client~~/**Homeowner** (delete that which is inapplicable) **details**

Name Mr B Oldham

Address (where work described below was carried out) Moore St front unit

Description of work *(in this certificate referred to as "the described work")*

New town house 16mm mains, outside meter box 6mm main earth, Range, water heater, power points etc as per attached plan

Fittings connected

SECTION B – Certification of Homeowner work

1. Testing
I have tested the *described work* in accordance with the New Zealand Electrical Code of Practice for Inspection and Testing of Low Voltage Installations for Certification Purposes (NZECP 11:1993); and

2. Certification
I certify that the *described work* has been tested and complies with the Electricity Act 1992 and the Electricity Regulations 1993 –

Inspector's Name _____ Practising Licence No. _____

Registration No. _____ Signature _____ Date _____

SECTION C – Electrical Installation Work by qualified persons

1. Certification
The *described work* was carried out by Graeme Wells. *(name of person carrying out the work)*

holding ~~G Wells~~ Electrician *(description of electrical qualifications of person carrying out the work)* and I have tested it in accordance with the New Zealand Electrical Code of Practice for Inspection and Testing of Low Voltage Installations for Certification Purposes (NZECP 11:1993), and I certify that it complies with the Electricity Act 1992 and the Electricity Regulations 1993:

Name G Wells Practising Licence No. E101

Registration Type & No. E101 Signature G Wells Date _____

2. Inspection *(where applicable)* MAINS SWITCHBOARD EARTHING SYSTEM INSPECTED
I have inspected *the described work* and I am satisfied that the work complies with the requirements of the Electricity Act 1992 and the Electricity Regulations 1993:

Inspector's Name M W REEVES Practising Licence No. YES

Registration No. E1424 Signature _____ Date 12-8-98

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

ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.
e-mail info@ashburtondc.govt.nz

In reply, please quote: If calling, please ask for:

23 March, 1998

M VAN DER KROGT
20 FALCON DRIVE
ASHBURTON

Dear Sir/Madam

Re: Your building consent application no. 980149
Erect 3 detatched townhouses.
268 MOORE ST

Your application for a building consent has been checked.

The proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

- Show spouting on fire wall [must not be over adjacent property].
- Specifications required for:
  i drain under building
  ii ventilation to toilet front unit.

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

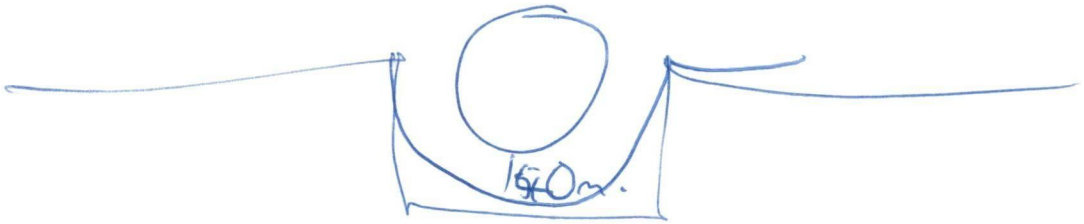
Yours faithfully

Dennis Burridge
Building Control Officer

NOTE: DRAIN UNDER BUILDING TO HAVE NO BENDS THROUGH TO OUTSIDE OF BUILDING.
VENTILATION WILL BE A CEILING FAN SWITCHED WITH LIGHT IN TOILET.

P.O. Box 94, Ashburton, New Zealand. Telephone (03) 308 5139, Fax (03) 308 1836

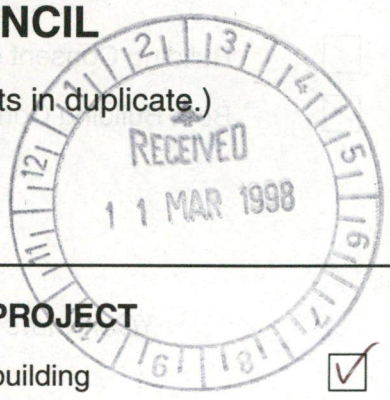
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APPLICATION FOR BUILDING CONSENT TO ASHBURTON DISTRICT COUNCIL

(Cross each applicable box. Attach relevant documents in duplicate.)



Part A: General

(Complete Part A in all cases)

APPLICANT*

Name: M VAN DER KROGT

Mailing Address: 20 FALCON DR.

Contact (print name, address and position):

Phone: 30833304 Fax: SAME

* Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

P.I.M./Consent No: BC980149

Received: 12 / 3 / 98

P.I.M./Consent Fee: $ 150

Receipt No: 478605

Invoice No: 48011

Consent No:

Received: 15 / 4 / 98

Consent Fee: $ 2180

Receipt No: 481895

Invoice No: 48143

PROJECT

New or relocated building ☑

Alterations/Additions ☐

Demolition ☐

Proposal to ERECT 3 TOWNHOUSES

Intended use(s) (in detail):

DWELLING

Intended life:

Indefinate but not less than 50 years ☑

Specified as ..... years

Being stage ..... of an

intended ..... stages

Estimated value (inclusive of GST):

$ 300 000

PROJECT LOCATION

Street address (if any):

268 MOORE ST.

Legal description (as shown on certificate of title or rates notice, if any):

T8 336 Ash Tn

Valuation No: 2455506000

(For example: Lot ..... DP ..... ; or Section ..... SO ..... Survey or Registration District .....; or Maori block number and name; or combination of those. If none apply, give whatever information is necessary to identify the location.)

Cont . . .

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THIS APPLICATION IS FOR:

☐ Building Consent only, in accordance with Project Information Memorandum No.: .....

☑ Both Building Consent and a Project Information Memorandum.

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 (cross 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.

☐ New provisions to be made for vehicular access, including parking.

☐ 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.

☐ 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.

☐ Provisions to be made in any demolition work for the public, suppression of dust, disposal of debris, disconnection from public utilities, and supression of noise.

☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

Part C: Building Details

(Complete Part C in all cases)

This application is accompanied by (cross 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.

Cont . . .

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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): M VAN DER KROGT

Building certifier(s):

Builder(s) M VAN DER KROGT

Registered drainlayer: G SMITH

Registered plumber: "

Registered gasfitter:

Registered electrician: G WELLS

Other:

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 (cross each applicable box and attach proposed inspection, maintenace, 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 or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a portable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

Cont . . .

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☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the New Zealand Building Code.

☐ Building maintenance units for providing access to the exterior and interior walls of buildings.

☐ Such signs as are required by the New Zealand 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 (cross each applicable box and attach proposed inspection, maintenace, 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 New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed by/for and on behalf of the applicant:

Name: M [illegible]

Position: OWNER

Date: 11 March 98

Bruce 350—6/97

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P.I.M/BUILDING CONSENT APPLICATION NO. BC 980149

OWNER: M Van Der Kroat
ADDRESS: 20 Falcon Drive
Ashburton

BUILDER: Owner
ADDRESS:

NUMBER: 268
STREET: moore St
DISTRICT: Ashburton

VALUATION REFERENCE NUMBER: 2455506000

ESTIMATED VALUE OF WORK: $300,000

P.I.M	REDUCED/INTERMEDIATE/FULL	$	150
	Receipt No: 478605	Date Paid:	12 / 3 / 98
CONSENT -	ADMINISTRATION	$	50.00
	INSPECTIONS (13)	$	715.00
	BUILDING RESEARCH LEVY	$	300.00
	B.I.A LEVY	$	195.00
	VEHICLE CROSSING	$	
	SERVICE CHARGES 1 + 1 extra water + Storm/waste	$	770.00
	FIRE SERVICE CHARGE	$	200.00 - existing
	DLR INCOME	$	
	COMPLIANCE SCHEDULE	$	
	CCC REDUCED/INTER/FULL	$	150.00
	TOTAL	$	2380.00
	Receipt No: 481875	Date Paid:	15 / 4 / 98

Issue PIM with I/C
Print Consent & Hold for fees & Info

FURTHER PAYMENT REQUIRED: Y/N $2380

34(2) INFORMATION REQUIRED: Y/N Spouting ✓ Drain & ventilation specs ✓

OTHER INFORMATION REQUIRED: Y/N

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UNIT 1

RECEIVED

Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

box 1

Name MITCH VAN DER KROGT

Street and Number 268 MOORE ST.

Lot and DP Number

City/Town/District TOWN.

Location of Storey: single/upper of two/lower of two

Building height to apex	4.3 m	Roof weight	light/~~heavy~~
Roof height above eaves	1.9 m	Cladding weight	light/~~heavy~~
Stud height	2.4 m	Room in roof space	~~y~~/n
Average roof pitch	23°		
Building length BL =	13.7 m	Gross Building	
Building width BW =	12.3 m	Plan Area,	GPA = 132 m2

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

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

Wind Zone

box 2

Region:		Terrain:		Exposure:		Topography:	
R1	0 ✓	Inland	0 ✓	Sheltered	0 ✓	Gentle	0 ✓
R2	1	Coastal	1	Exposed	1	Moderate	1
						Extreme	3

Total points 0

Wind zone: ✓ Low (0) ___ Very high (3)

___ Medium (1) ___ Specific Design (4)

___ High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B ✓ C

BUs required Wind

box 4

From Table W1A/W1B

W along = 28 BUs/m

W across = 33 BUs/m

Total wind load,

W ALONG:

W along x BW = 344 BUs

W ACROSSL

W across x BL = 452 BUs

BUs required Earthquake

box 5

From Table EQ1

E = 2 BUs/m2

Note: For a room in the roof space use E+1

Total earthquake load,

EQ ALONG and EQ ACROSS:

E x GPA BUs = 264 BUs

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UNIT 1

Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
A	137	1	GIB1	3.4			55	187
B	70	1	GIB2	2			75	150
C	59	1	GIB1	2			55	110
D	64	1	GIB1	2			55	110
E								
Totals Achieved					W		EQ	557
From Sheet A		Totals Required			W		EQ	330
Wreq/EQreq =		1.3 *						

***If Wreq/EQreq is 1 or less complete EQ column only**
If Wreq/EQreq is 1.5 or more complete W column only
Otherwise complete both W and EQ

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
M	137	1	61	4	55	220		
N	80	1	GIB2	4	75	300		
O	80	1	62	2	75	150		
P	70	1	61	1.3	55	71		
Q								
Totals Achieved					W	741	EQ	
From Sheet A		Totals Required			W	367	EQ	
Wreq/EQreq =		1.71 *						

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SPECIFICATION

GENERAL CONDITIONS

The following Specification shall comply with the Building Industry Authority Reivew July 1992 to satisfy the objectives of the New Zealand Building Code and N.Z.S.S. 3604 (1990).

CONSENTS. The Contractor is to obtain and pay for the building consent. All work is to comply with the local Territorial Authority.

INSURANCE. The Contractor is to insure all work in progress against loss or damage by fire etc.

ATTENDANCE. The Contractor shall attend upon, cut away for, and make good after all trades mentioned in this Specification.

MATERIALS AND WORKMANSHIP. Materials are to be the best of their respective kinds specified, and workmanship must be careful, thorough, and in accordance with the best trade practice.

MAINTENANCE PERIOD. To be 60 days after completion.

DOUBTFUL BEARING. The Owner will be responsible for the cost of any additional foundation work required through encountering ground of doubtful bearing capacity.

CLEANING. The Contractor is to leave all work clean on completion, and all debris cleared from the site.

EXCAVATOR

EXCAVATOR. Excavate for the foundations, floors, terrace, etc. All spoil is to be placed on the site where directed.

HARDFILL. Hardfill for floor, etc, shall be composed of round stones not less than 20 mm diam, carefully consolidated, and screened off before pouring the concrete.

CONCRETOR

The following concreting sub-contract shall comply with the Building Industry Authority Review July 1992 to satisfy the objectives of the New Zealand Building Code and N.Z.S.S. 3604 (1990).

CONCRETE. Is to be composed of 4 parts of shingle and 2 parts of sand, to 1 part of cement, to a compressive strength of 17.5 MPA.

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REINFORCING. The foundations to be reinforced with 3 – 12 mm round mild steel rods which are to be hooked at the ends and lapped 30 diameters. One row to be above vents.

CONCRETE FLOORS

Foundations to be 230 mm in width, and to be dug to solid, and trenches to be square at bottom. Finished floor level to be 150 mm minimum above ground level, with blockwork 100 mm below this level. Foundations to be reinforced with 3 – 12 mm mild steel rods. All top soil to be removed under concrete floors. Lay a 50 mm pad of sand on hardfill, apply dampproof course as specified hereunder, and then lay a 100 mm thick concrete slab. The floors shall be laid in sections with a small v joint, and as many joints as possible to be concealed under plates. Leave minimum openings through floors where required for wastes, etc. Floor surfaces to be finished to a perfectly smooth and level finish, with cement driers. The slabs must be kept wet for not less than 3 days after being finished.

The dampproof course to be "Moistop 737". The Moistop shall be unrolled directly to top of the site concrete, parallel with the direction of the floor pour, with yellow side of barrier facing upwards, lapped 50 mm and taped with "Blaxstrap". Turn up dampcourse to exterior, finishing behind building paper to exterior walls, and thoroughly seal around all pipes and openings. Dampproofing to be carried out immediately prior to the pouring of the floor slab, and its surface must be protected from damage of any kind. Any damage to the barrier shall be repaired before placing concrete.

STEPS. To be concrete, boxed and poured with the foundations.

BLOCKLAYER

The following blocklaying sub-contract shall comply with the Building Industry Authority Review July 1992 to satisfy the objectives of the New Zealand Building Code and N.Z.S.S. 3604 (1990).

WALLS. Build the exterior walls where shown with the materials as shown in the "Summary of Specification", and cement mortar to approval. Build in wall ties as required, at 450 mm max. centres horizontally and 400 mm max. centres vertically. Provide ventilation and weep holes as required. Clean down on completion and finish mortar joints as approved.

SILLS. Are to be matching sills to suit walls and finished as for walls.

DAMPCOURSE. All blockwork etc. is to rest on a 3 ply malthoid dampcourse.

FIREPLACES AND CHIMNEYS ETC. Allow to supply and build in fireplaces, surrounds, solid fuel heaters, etc where shown on the plan, and as shown on the "Summary of Specification: and leave complete with chimneys, flues, grates, etc. as required.

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DRAINLAYER

The following foul water drainage sub-contract shall comply with the Building Industry Authority Review July 1992 to satisfy the objections of the New Zealand Building Code. These will be in reference to **Foul Water Drainage – Acceptable Solutions G13/AS2.**

PIPES. Shall be PVC socketed pipes complete with bends, junctions, traps, wastes etc and to be rubber ringed at joints with approved surround PVC pipes as required.

MATERIALS FOR DRAINAGE PIPES. See Table 3 Paragraph 7.1.1 for the relevant materials to be used.

MATERIALS FOR DRAINAGE PIPES – Paragraph 7.1.1

Material	Standard
Cast iron	BS 437
Ceramic	NZS 3302
Concrete	NZS 3107
Steel	NZS 4442
UPVC	NZS 7649
Polyethylene	NZS 7604 or AS 1159
Cement lined ductile iron	AS 2280: Class K9
ABS	NZS 7609
Copper	NZS 3501

DRAINS. Drains shall be constructed to withstand the combination and frequency of loads likely to be placed upon them without collapse, undue damage or undue deflection. In addition adequate support needs to be provided to prevent gradiance becoming less than those required by Table 1 as a result of:-

A. Differential settlement.
B. Deflection of an unsupported span.

CONSTRUCTION METHODS. Figure 6 gives Acceptable Solutions for the beding and back filling of the drainage pipes listed in Table 3 accept where:-

A. The trench is located within or above peat.
B. Scouring of the trench due to unstable soils or
C. The horizontal separation between any building foundation and the under side of the pipe trench is less than required by Paragraph 8.2.5. or
D. The cover H to the pipe is more than 2.5 metres.

TRENCH WIDTH. The width B of the trench shall be the pipe diameter D plus 200 mm.

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The width of the trench at the top of the pipe shall be no more than 600 mm unless the pipes and the trench are covered with concrete.

FILL MATERIALS. Fill materials as shown in Figure 6 shall be:-

A. Beding material of clean granular non-cohesive material with a maximum particle size of 20 mm.
B. Selected compacted fill of fine-grain or granular material which is free from top soil and rubbish and has a maximum particle size of 20 mm.
C. Ordinary fill of excavated material.

See also G13/AS2 for placing and compacting of trenches, also proximity of trench to building.

TYPICAL DRAINAGE CONNECTION. See Figure 5 and refer Paragraphs 6.1.4 for details of typical drainage connection.

GULLY TRAPS. Gully trap construction shall prevent the ingerss of surface water and foreign bodies likely to cause a blockage and shall be installed as for Figure 2 Detail of Gully Traps Paragraph 3.2.1 G13/AS2. They shall be positioned so that the top of the gully dish is not less than 50 mm below the overflow level of the lowest sanitary fixture served by the drainage system. They shall be located within the legal boundary of the land on which the building is erected.

GREASE TRAPS. Grease traps shall be provided for any waste pipe serving a sink(s) where the foul water discharges to a soak pit. In buildings other than housing grease traps shall be provided where waste water is likely to convey grease. See Figure 3 details of Grease Traps Paragraph 4.3.1 G13/AS2.

SEPTIC TANKS. Septic tanks are to be constructed upon the recommendations of the Local Authority Building Inspector and the relevant Regional Councils particular requirements as to land variety and unique qualities. Specific design of these septic tanks may be necessary to gain local body compliance.

STORM WATER. Where possible and at all practical storm water shall discharge to street channel. Where it is not practical to do this dig and fill pits to dispose of storm water and lay drains from downpipes. Again it may be necessary to obtain local body consents for discharge in certain locations.

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PLUMBER

The following plumbing sub–contract shall comply with the Building Industry Authority Review July 1992 to satisfy the objectives of the New Zealand Building Code. These will be in the reference **Water Supplies – Acceptable Solutions G12/AS1.**

WATER SUPPLY. Lay on cold water supply in Polythene piping atleast 300mm below ground level. Cold water supply shall be in approved PVC piping.

Note: Reference to NZBC A1 for classification of buildings.

WATER SUPPLY PIPE WORK. Shall comply with the following standards.

Material	**Standard**
Copper	NZS 3501
Steel	NZS 4442
UPVC	NZS 7649
Polyethylene	NZS 7604 or AS 1159

WATER TANKS. Water tanks shall comply with Figure 5 G12/AS1 Paragraphs 3.2.2, 3.2.3, and 3.2.5. Water tank located over low bearing walls with safe tray 40mm diameter overflow into safe tray or separately into roof. Minimum cover from under side of rafter to cover of water tank to be 350mm minimum.

STRUCTURAL SUPPORT FOR WATER TANKS (200 litre maximum capacity). See Figure 6 Paragraph 3.2.6 for detail.

RELIEF VALVES. See Table 4 Paragraph 4.2.2(C). and 4.2.2 for acceptable valves.

Value Type	**Standard**
Cold water expansion valves.	BS 6283:Part 1 AS 1357:Part 1
Temperature/pressure relief valve.	BS 6283:Part 3 AS 1357:Part 1
Non–return valves.	AS 1357:Part 1
Vacuum relief valves.	AS 1357:Part 1
Pressure reducing valves & Pressure limiting valves.	BS 6283:Part 4 AS 1357:Part 2

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RELIEF VALVES INSTALLATION. Cold water expansion valves and relief valves shall be installed as shown in Figure 12.

RELIEF DISCHARGE PIPE. Every cold water expansion valve and relief valve shall discharge to a relief discharge pipe constructed in shown in Figure 15 and shown in Figure 12. In locations where freezing is likely the air break shall be located no more than 300mm away from the valve and the relief discharge pipe shall be insulated.

INSULATION. Closed ceil form polymer insulation for fibreglass insulation which is preformed to the shape of the pipe and not less than 30 mm thick is acceptable material for preventing pipes up to 40 mm diameter from freezing. Any insulation material which absorbs moisture shall be protected in a waterproof membrane. Where the discharge pipe is likely to be subjected to freezing it shall be insulated between the top of the storage water heater and at a point no less than 300 mm above the normal standing water level in the vent pipe.

SEISMIC RESTRAINT OF STORAGE WATER HEATERS – Less than 350 litres. See Figure 16 G12/AS1 and Paragraph 4.10.3(B) for securing these heaters.

PIPE SUPPORTS. Pipes and their supports shall be electrochemically compatible. Except where anchor points are necessary, the pipes shall be supported in a way which permits free movement of the pipe along its length. Acceptable methods include lagging the pipe at the support with flexible material or passing the pipe through a sleeve.
Support spacing above ground water supply pipework shall be securely supported at centres no greater than those given in Table 7 G12/AS1.

SCOPE. Allow to connect the cold to sink, roof tank, tub, bath, basin, WC, shower and 2 outside taps. Connect the roof tank to the cylinder. From the cylinder connect the hot water supply in copper or polytherm piping to the bath, basin, shower, tub and sink.

TAPS. Interior shall be approved CP. Exterior shall be brass with hose connections.

SUPER TUB. Tub shall be as shown in the Summary of Specification. Connect and provide waste.

BATH. Supply and fix a 1675 mm long bath as shown in the Summary of Specification and provide waste.

SHOWER. Provide and fix CP wall rose with Topliss mixer set. Tray to be as shown in the Summary of Specification. Waste to be regulation with CP grating.

BASIN. If a bracket basin is indicated in Summary of Specification and 550 x 400 basin is to be supplied and fixed by the plumber. Connect to basin as required and supplied waste.

VANITY. Allow to connect taps and provide waste to vanity unit supplied by Joiner.

SINK TOP. Sink top to be supplied by the Carpenter. Allow to connect and provide waste.

WASHING MACHINE. Washing machine to be supplied by the Owners.

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W.C. Provide and fix approved earthernware pan with white standard plastic seat and fit plastic centre flushing system to W.C. and leave complete.

WASTES ETC. Wastes shall comply with the drainage section **Acceptable Solution GS13/AS2** (see also Drainlayer).

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Figure 5: Water tanks
Paragraphs 3.2.2, 3.2.3 and 3.2.5

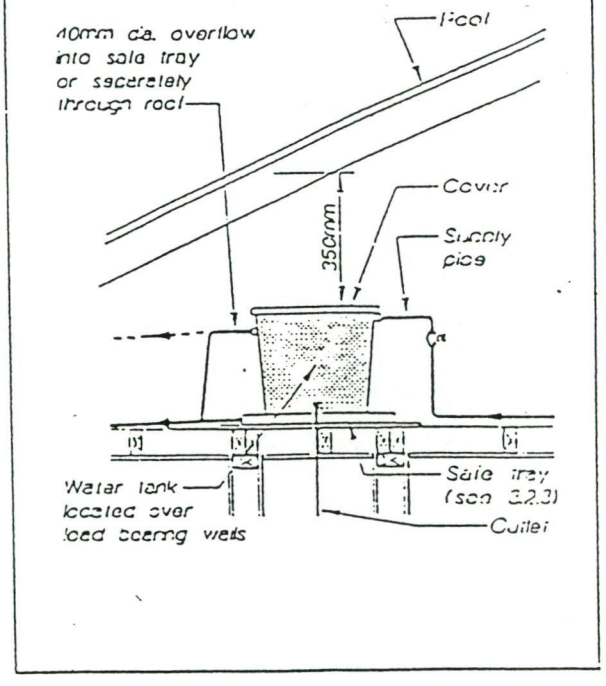
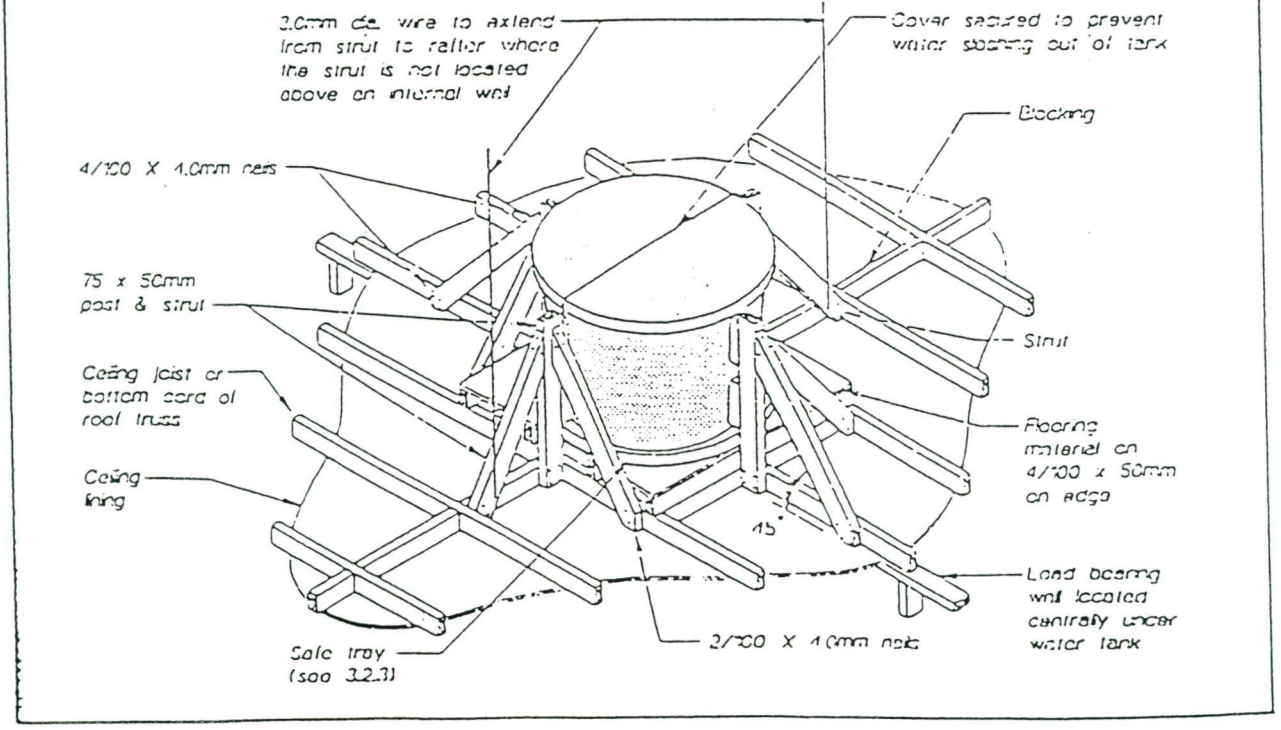
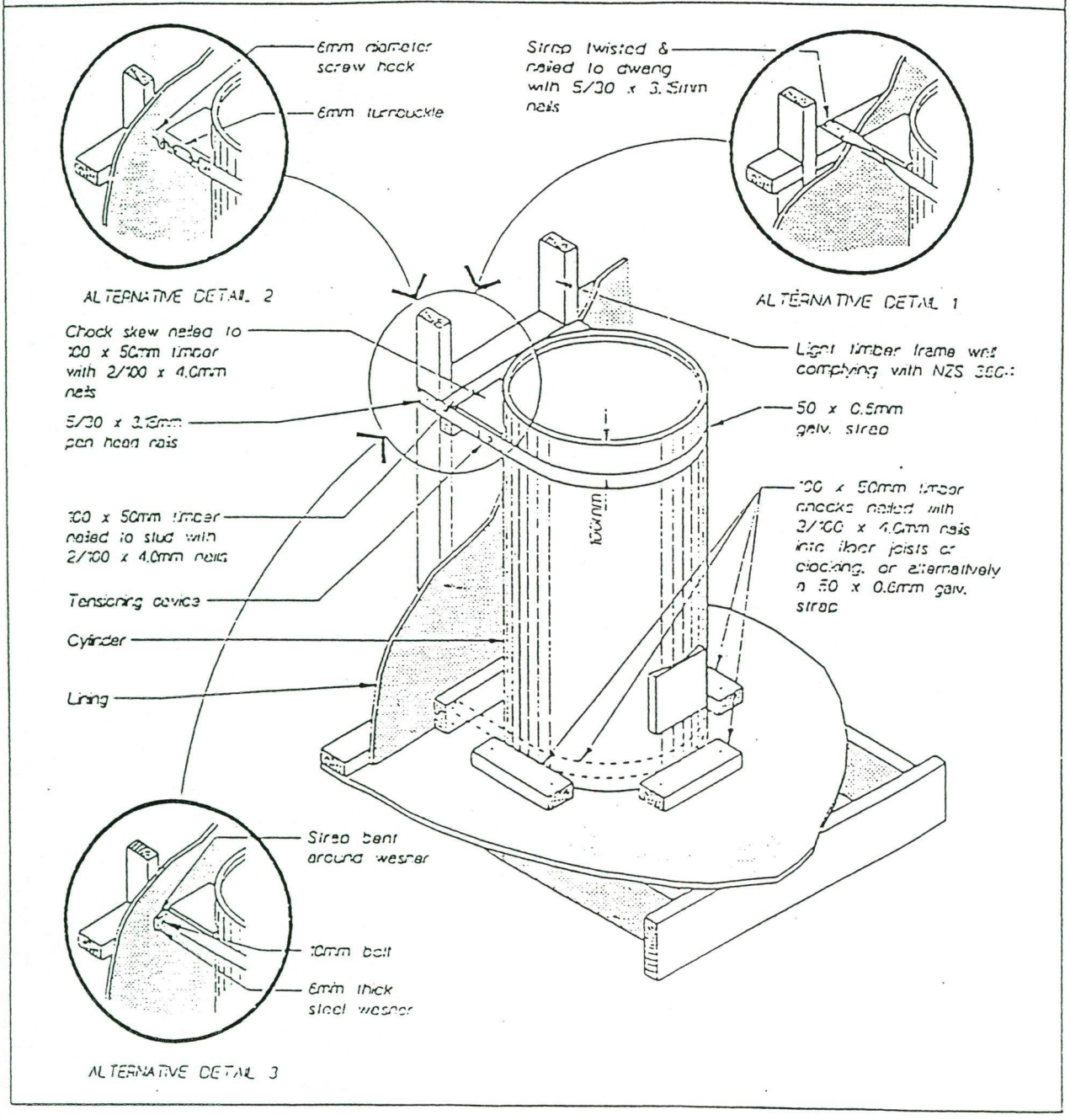


Figure 6: Structural support for water tanks
(200 litre maximum capacity)
Paragraph 3.2.6



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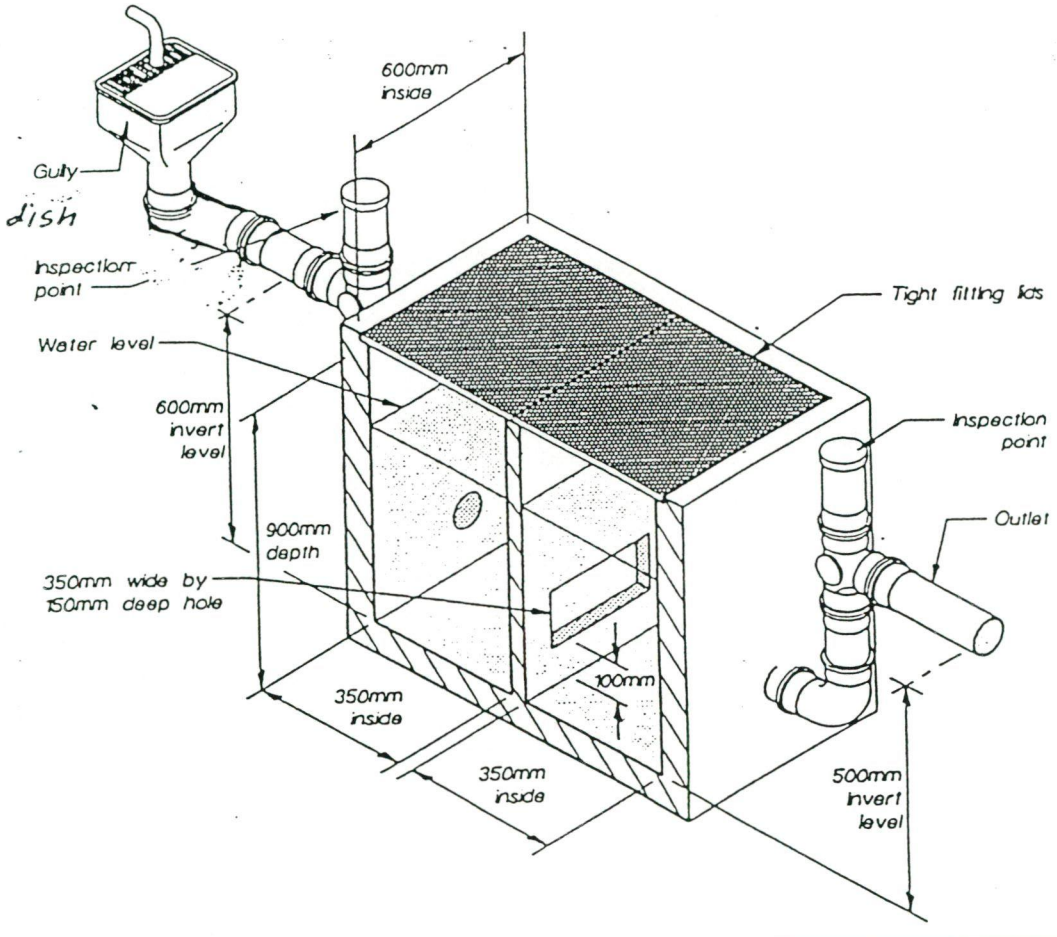
Figure 16: Seismic restraint of storage water heaters - less than 350 litres
Paragraph 4.10.3(b)



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Proposal

Figure 3: Details of grease traps - up to 150 litres capacity
Paragraph 4.3.1



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PROPOSED AMENDMENTS G13/AS2

1. G13 Definitions: Vent stack

Background

Editorial.

Proposal

Reword definition on page ix as follows:

"Vent stack" A main vertical *vent pipe*, to which two or more branch *vent pipes* are connected.

2. G13/AS2 Figure 3 Grease traps

Background

Figure 3 was inadvertently drawn with a gully trap. It is normal practice to incorporate only a gully dish. (See Figure on next page).

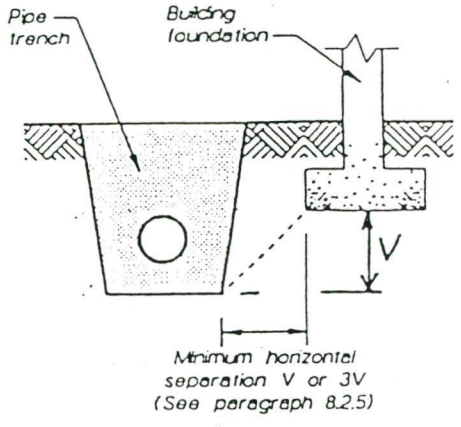
3. G13/AS2 Figure 7 - Trenches

Background

Figure 3 was unclear as to whether the dimension `V' is measured from the top of the pipe or from the underside of the foundation

Proposal

Figure 7: **Relationship of pipe trench to building foundation**
Paragrapn 8.2.5



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CARPENTER AND JOINER

The following carpentry sub-contract shall comply with the Building Industry Authority Review July 1992 to satisfy the objectives of the New Zealand Building Code and N.Z.S.S. 3604 (1990) and nailed in accordance with the Nailing Schedule contained therein. All timber to be the best of their respective kinds specified.

SCHEDULE OF TIMBERS. All measurements are shown in millimetres.

Bearers on edge – 1300 max. span		100x75 D.A.H.R.P.
Floor joists at 450 centres 1750 max. span		100x50 D.A.H.R.P.
Plates		100x50 D.A.R.P.
Studs to 400 centres, 2425 floor to ceiling		100x50 D.A.R.P.
Trimming studs	2/	100x50 D.A.R.P.
Dwangs		100x50 D.A.R.P.
Braces		100x50 D.A.R.P. or 22x22x1.2 galv. steel angle or 6 mm 3 ply where shown

Lintels in loadbearing wall:

Up to 900 long	2/	100x50
Up to 1.500 long	2/	125x50
Up to 1.800 long	2/	150x50
Up to 2.400 long	2/	200x50
Up to 3.000 long	2/	250x50
Up to 3.600 long	2/	300x50

Purlins at 900 max. centres	75x50 D.A.R.P.
Roof framing	Nail plate trusses

Interior finishing timbers: D.A.R.P.
Exterior finishing timbers: D.A.Ht. or treated R.P.

Pinus Radiata, treated by an approved treatment process, may be used in lieu of R.P. framing timbers.

MALTHOID. All timbers resting on concrete to be protected for the full bearing surface by a 3 ply malthoid pad.

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WALL FRAMING. The plates are to be checked to receive the studs and to be halved at intersections over solid bearing. Trimming studs are to be 2 – 100x50 (1 under lintels). Brace with braces cut accurately to studs are required, in accordance with NZS 3604:1978. Cut bracing into studs. Cut into the walls 2 rows of dwangs. The stud height is to be 2400 mm floor to ceiling.

CEILING BATTENS. To be 75x30 to underside of bottom chords of trusses at 400 mm centres. Straighten ceilings and leave ready for linings.

INSULATION. Insulate exterior walls of house with 75 mm fibreglass and ceilings with 100 mm fibreglass.

ROOF. Roof framing to be "Pryde" or "Gangnail" nail plate trusses at 900 mm centres. Rafter chords are to project at the foot to form eaves overhang as shown. At G.C. iron roofs fix the purlins to suite the iron but with a maximum spacing of 900 mm centres.

Eaves are to be formed with a fascia board ex 40 mm D.A.Ht. or treated R.P. Cut in the soffit farming to the wall studs and line underside with Hardiflex. Fix a scotia mould and cover the joints in the Hardiflex with approved moulding.
Line porch and verandah ceilings as for soffits.

INTERIOR LININGS. Refer to "Interior Linings" in the "Summary of Specification".
All Gibraltar Board to be supplied and fixed by the carpenter, and nailed with "Gib-clouts", and all joints stopped by the plasterer. Pre-finished wallboards to have PVC wallboard mouldings at joints stopped by the plasterer. Pre-finished wallboards to have PVC wallboard mouldings at joints and angles and finish to lip of bath with PVC bath flash moulding. Hardboard to be well nailed to framing with coated panel pins, and finished with a small v joint.

MANHOLES. Provide manhole in the ceiling where directed, and fill with matching panel.

BATHROOM. Build up the front to bath allowing for a tope space and cover with approved lining.
Where a vanity is indicated in the "Summary of Specification" allow to provide and fix an approved vanity unit, complete with basin, to P.C. sum as shown in the "Summary of Specification".

SHOWER. The opening to have jambs finished with architraves, with sill draining inot tray. Front wall of shower to have track for opening over.

SHOWER DOOR. Refer Summary of Specification.

ARCHITRAVES. Fix all architraves where required. Angles to be mitred. All to be sanded.

SKIRTINGS. Shall be ex 75x15 R.P. with a bevelled top edge. All to be sanded.

DOOR JAMBS. Are to be ex 25 mm R.P. dar, rebated for the door thickness and securely

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fixed with at least 3 full packing pieces. All to be sanded.

DOOR FRAMES. Shall be constructed with heads and styles ex 50 mm D.A.Ht or treated R.P. and with weathered sills.

DOORS. Sliding exterior doors to be approved finish aluminium with crash rail and fitted with thumb turn latch sets, or key operated cylinder lock sets as required. Back entry door to be D.A.Ht. or treated R.P. frame ledge, glass top, flush inside door. Interior doors to be flush, sheathed both sides with approved plywood and having a clashing strip. Hang with 3 – 89 mm flor. bronze butts. Supply and fit lock or latch sets as directed, and approved furniture.

WINDOWS. All windows to be approved finish aluminium, allowed for complete with glass, with approved obsecure to Bathroom–Washroom and W.C. To have factory fitted reveal linings, etc, 25 mm Customwood and to be complete with approved catches.

HARDWARE. Allow the P.C. sum as shown in the "Summary of Specification" for the cost only of all door locks, door latches, door furniture (except at aluminium doors), cupboard catches, drawer pulls, wardrobe fasteners, socket bolts and hooks. Any variation to the above allowance is to be charged for accordingly, or a refund allowed. The Contractor is to allow for fixing.

WARDROBES. All are to be full height to the ceiling in 2 tiers of doors. Each to have 2 full width shelves, the lower of which is to be mounted on a hookrail, and is to be complete with hooks and hanging rod. The doors to be sheathed both sides with approved ply as for interior doors.

CYLINDER–LINEN CUPBOARDS. To be full height in 2 tiers of doors. The shelving is to be battened. Provide fixing for cylinder. The doors to be sheathed both sides with approved ply as for interiors doors.

KITCHEN CUPBOARDS. To be set on toe space. Allow for 4 drawers, with 2 of them deep. Fill in the balance of the fronts with doors. The shelving shall be full depth, and shall be spaced approx. 300 mm apart. Cupboards to have Formica or Laminex tops. Sink top to be as shown in the "Summary of Specification".

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ROOFER.

Fix roofs as shown on the plan.

Where shown for galvanised corrugated iron in the "Summary of Specification" provide and fix self supporting building paper over the purlins, and cover roofs with 0.45 mm Colorsteel iron and fixed with PVC capped nails. Fix all lead edged galv. ridging, and cap etc as required.

Where shown for metal tiles in the "Summary of Specification: allow to provide and fix tile battens over the rafters at the required spacings. Lay metal tiles to approved colour, to the manufacturers instructions, complete with matching ridge and barge cap flashings.

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PLASTERER

The following plastering sub-contract shall comply with the Building Industry Authority Review July 1992 to satisfy the objectives of the New Zealand Building Code and N.Z.S.S. 3604 (1990).

INTERIOR. Flush off all Gibraltar Board to walls and ceilings where shown in the "Summary of Specification" with plaster of paris and leave ready for papering to walls and painting to ceilings. Allow to light stipple Gibraltor Board ceilings.

EXTERIOR. Plaster foundations to roughcast finish. Provide and set in galv. wire vents where shown and as required. Plaster terrace, verandah, porch floor and steps to a smooth finish to approval. Where "solid plaster exterior wall finish" is stated in the "Summary of Specification" the materials, proportions, mixes, reinforcement and application of solid plaster is to be in accordance with NZS 4251.

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ELECTRICIAN

The following electrical sub-contract shall comply with the Building Industry Authority Review July 1992 to satisfy the objectives of the New Zealand Building Code and relevant Local Power Authority Standard.

SUPPLY. Lay on the supply to the switchboard as required.

SWITCHBOARD. To be regulation. Case in a galv. iron box and position meter board on an exterior wall where directed.

LIGHT FITTINGS. Interior light fittings to be white opal shades as in general use.

LIGHT POINTS. Allow to provide exterior light points complete with circular bowls and fittings, and interior ceiling light points, as set out in the "Summary of Specification". All to be complete with switches where directed.

POWER POINTS. Allow for power points as set out in the "Summary of Specification: where directed, complete with switches.

WATER HEATER. Supply and connect 2000 watt element and thermostat to cylinder.

RANGE. Allow to provide and connect an electric range to P.C. Sum as set out in "Summary of Specification".

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PAINTER AND GLAZIER

GLAZING. Aluminium doors and windows are to be allowed for complete with glass by the supplier of the units. Glaze the back door with approved obscure glass.

EXTERIOR PAINTING. All woodwork to be primed and then to receive 2 coats, the finish coat exterior enamel. The spouting and downpipes to be painted. The soffits to receive 2 coats of approved PVA paint. If indicated in the "Summary of Specification" exterior blockwork to receive 2 coats of approved PVA paint.

INTERIOR PAINTING. The walls, ceilings and finishing woodwork at kitchen, W/H, W.C. and Bathroom Washroom where shown in the "Summary of Specification" to receive 2 coats, plus 1 finishing coat of approved enamel. The ceilings at living, dining, entry, passage and bedrooms to receive 2 coats of approved paint. Insides of all cupboards to be enamelled or painted as specified above. All doors and finishing woodwork, except where painted are to be sealed with an approved sealer, and finished in 2 coats of approved Polyurethane clear.

PAPERHANGING. The walls as indicated for papers in "Summary of Specification" are to be sized and hung with papers to be selected by the employers to the P.C. sum shown in the "Summary of Specification".

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References
Prior C/T. 12/90

Transfer No.
C/C. Order No. 702882

6D/928

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

RECEIVED 11 MAR 1998

This Certificate dated the 31st day of January one thousand nine hundred and sixty-seven under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that CLARA JANE SPARROW of Ashburton Widow

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, and be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1 rood thereabouts situated in the Borough of Ashburton being Section 336 Town of Ashburton

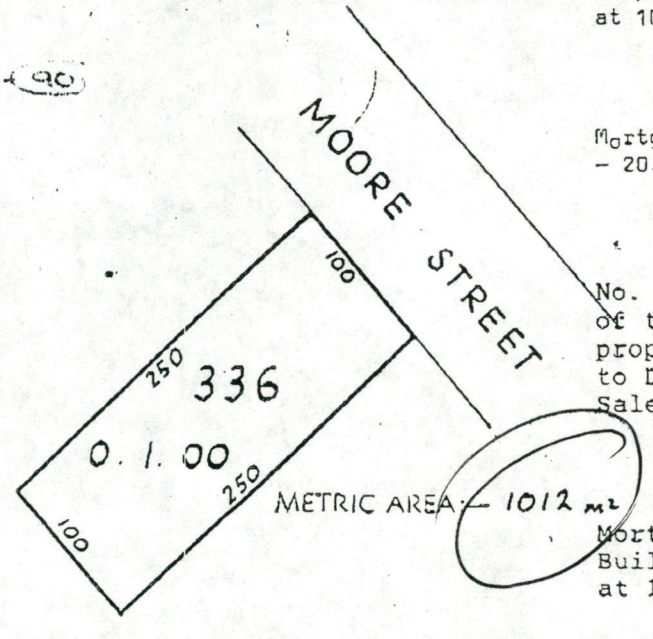
DISTRICT LAND REGISTRAR CANTERBURY, N.Z.

District Land Registrar

Transmission 702700 to the Public Trustee Entered 27/1/1967 at 2.45 p.m.
D.L.R.

Transfer 702702 to Edna Rule Corbett of Ashburton Widow - 27/1/1967 at 2.45 p.m.
D.L.R.

1/13/1 - 90



Scale: 1 inch = 1 chain

Transfer 301587/1 to David Andrew Shaw Salesman and Susan Janette Findlay, Saleswoman both of Ashburton - 20.11.1980 at 10.31 a.m.

for A.L.R.

Mortgage 301587/2 to the Housing Corporation of New Zealand - 20.11.1980 at 10.31 a.m. DISCHARGED 2/11/87

for A.L.R.

Mortgage 301587/3 to Bank of New Zealand - 20.11.1980 at 10.31 a.m. DISCHARGED 23/12/87

for A.L.R.

No. 719926/2 Notice of Marriage of the abovenamed registered proprietors Susan Janette Shaw to David Andrew Shaw of Ashburton, Salesperson - 23.12.1987 at 11.02am

for A.L.R.

Mortgage 719926/3 to United Building Society - 23.12.1987 at 11.02am DISCHARGED 2/11/92

for A.L.R.

OVER

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6D/928

Mortgage 772404/3 to The National Bank of New Zealand Limited - 2.7.1988 at 11.05am

for A.L.R.

Mortgage A103704/2 to ANZ Banking Group (New Zealand) Limited - 28.3.1994 at 9.10am

for A.L.R.

CAVEAT A294658/1 BY FAIR CITY FINANCE LIMITED - 30.4.1997 at 10.40am

for A.L.R.

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UNIT 3

Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

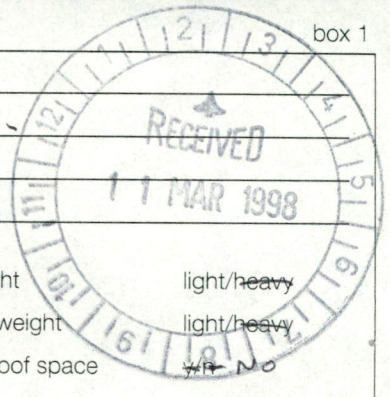
box 1

Name M VAN DER KROGT

Street and Number 268 MOORE ST.

Lot and DP Number

~~City~~/Town/District TOWN.



Location of Storey: single/upper of two/lower of two

Building height to apex	4.4 m	Roof weight	light/~~heavy~~
Roof height above eaves	1.8 m	Cladding weight	light/~~heavy~~
Stud height	2.4 m	Room in roof space	~~YES~~ NO
Average roof pitch	23°		
Building length BL =	17.3 m	Gross Building	
Building width BW =	8.5 m	Plan Area, 130 m^2	GPA = 130 m2

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

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

Wind Zone

box 2

Region:		Terrain:		Exposure:		Topography:	
R1	0 0	Inland	0 0	Sheltered	0 0	Gentle	0 0
R2	1 ____	Coastal	1 ____	Exposed	1 ____	Moderate	1 ____
						Extreme	3 ____

Total points 0

Wind zone: 0 Low (0) ____ Very high (3)

____ Medium (1) ____ Specific Design (4)

____ High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B ✓ C

BUs required Wind

box 4

From Table W1A/W1B

W along = 28 BUs/m

W across = 33 BUs/m

Total wind load,

W ALONG:

W along x BW = 484 BUs

W ACROSSL

W across x BL = 280 BUs

BUs required Earthquake

box 5

From Table EQ1

E = 2 BUs/m2

Note: For a room in the roof space use E+1

Total earthquake load,

EQ ALONG and EQ ACROSS:

E x GPA BUs = 260 BUs

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rsion: 1, Version Date: 19/11/2023

UNIT 3.

Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5.	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
A	170	1	GIB1	2	55	110		
		2	GIB1	3	75	225		
		3	GIB1	4	75	300 ✓		
B	66	1	GIB2	2	75	150		
		2	GIB2	4	80	320 ✓		
C	160	1	GIB1	0.8	55	44 ✓		
		2	GIB1	1-2	55	166 ✓		
		3	GIB1	2	55	110 ✓		
D								
E					ACHIEVED	620		
					REQUIRED	484		

Totals Achieved		W	1105	EQ	
From Sheet A	Totals Required	W	484	EQ	260
Wreq/EQreq =	0-537 *				

***If Wreq/EQreq is 1 or less complete EQ column only**
If Wreq/EQreq is 1.5 or more complete W column only
Otherwise complete both W and EQ

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
M		1	GIB1	1-8			55	99
		2	GIB1	1-2				
		3	GIB1	0-8				
N		1	GIB2	4			80	320
O		1	GIB2	2-8			80	224
P		1	GIB2	2				
		2	GIB2	1-4				
Q								

Totals Achieved		W		EQ	643
From Sheet A	Totals Required	W	260	EQ	280
Wreq/EQreq =	1-08 *				

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UNIT 2

Please Photocopy

Wall Bracing Calculation Sheet A

Job Details

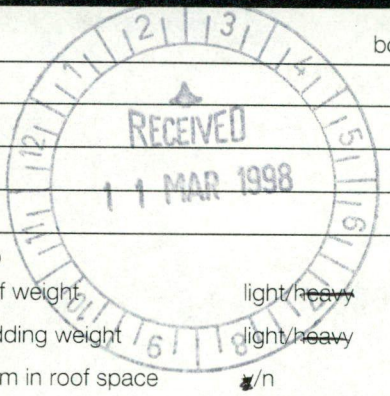
box 1

Name MITCH VAN DER KROGT

Street and Number 268 MOORE ST

Lot and DP Number

City/Town/District TOWN.



Location of Storey: single/upper of two/lower of two

Building height to apex	4-3 m	Roof weight	light/~~heavy~~
Roof height above eaves	1-9 m	Cladding weight	light/~~heavy~~
Stud height	2-4 m	Room in roof space	✓/n
Average roof pitch	230		
Building length BL =	13-7 m	Gross Building	
Building width BW =	12-3 m	Plan Area,	GPA = 125 m2

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

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

Wind Zone

box 2

Region:		Terrain:		Exposure:		Topography:	
R1	0 ✓	Inland	0 ✓	Sheltered	0 ✓	Gentle	0 ✓
R2	1	Coastal	1	Exposed	1	Moderate	1
						Extreme	3

Total points 0 ✓

Wind zone: ✓ Low (0) ___ Very high (3)

___ Medium (1) ___ Specific Design (4)

___ High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B ✓ C

BUs required Wind

box 4

From Table W1A/W1B

W along = 28 BUs/m

W across = 33 BUs/m

Total wind load,

W ALONG:

W along x BW = 344 BUs

W ACROSSL

W across x BL = 439 BUs

BUs required Earthquake

box 5

From Table EQ1

E = 2 BUs/m2

Note: For a room in the roof space use E+1

Total earthquake load,

EQ ALONG and EQ ACROSS:

E x GPA BUs = 250 BUs

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UNIT 2

Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
A	130	1	GIB1	2.4			55	132
B	70	1	GIB2	2			75	150
C	32	1	GIB1	2			55	110
D	64	1	GIB1	2			55	110
E								
Totals Achieved					W		EQ	502
From Sheet A	Totals Required				W		EQ	296
Wreq/EQreq =	~~1.57~~ 1.37							

***If Wreq/EQreq is 1 or less complete EQ column only**
If Wreq/EQreq is 1.5 or more complete W column only
Otherwise complete both W and EQ

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
M	133	1	GIB1	2.4	55	132		
		2	GIB1	2.4	55	132		
N	35		GIB2	2.4	75	180		
O	63		GIB2	2.4	75	180		
P	70		GIB1	2.4	55	110		
Q								
Totals Achieved					W	734	EQ	
From Sheet A	Totals Required				W	301	EQ	
Wreq/EQreq =	1.76							

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BC980149

(1) Show spouting on fire wall [must not be over adjacent property]

(2) Specifications required for

2:1 Drain under building

2:2 Ventilation to toilet

front unit

DMS

23/3/98.

ENTERED

Document Set ID: 1078987
Version: 1, Version Date: 19/11/2023

P I M C H E C K L I S T 980149

APPLICANT: M VAN DER KROGT
20 FALCON DRIVE
ASHBURTON

PHONE: 308 3304
PROJECT LOCATION: 268 MOORE ST
LEGAL DESCRIPTION: T S 336 ASHBURTON TN
PROJECT DESCRN: Erect 3 detatched townhouses.
BUILDER: Owner :
DRAINLAYER: G Smith :
PLUMBER: G Smith :
VALN NO: 2455506000
DATE OF APPLICN: 13/3/98 ~~00~~

FILL	FLOODING	SLIPS	EASEMENTS
N/A	No	—	—

Service Details
(a) Sewer Existing
(b) ~~S/Tank~~ —
(c) Water 1 Existing 2 Extra Reqd.
(d) S/Water Reqd.

Town Planning UNIT 1
(a) Zoning Residential
(b) Siting ~~ok~~ NOT OK - 1.5 M SETBACK REQ'D [illegible] UNIT 1, UNIT 2.
(c) Resource Consent required (~~Yes~~/No)?
(d) Site coverage ok.
(e) Landscaping —
(f) Recession planes ok.
(g) Loading areas, etc —
(h) Outdoor living space ok
(i) Outdoor service space ok
(j) Carparking ok
(k) Other? —

NEW PLANS ALL OK ~~[illegible]~~ 19/03/98

Signed: ~~[illegible]~~
Date: 17/03/98

Public Health Comments 34(2) 23 MAR 1998

Signed: DMP
Date: 25/3/98

Other relevant information?
Demolition Permit Reqd. for Existing Dwelling

PIM Notes.

1/ All Services are available.
2/ 2 New water connection have been allowed for.
3/ Sewer connection is existing
4/ Vehicle crossing is existing.
5/ Demolition permit is required for existing dwelling
6/ 1 Stormwater connection has been allowed for.

PTO

Document Set ID: 1078987
Version: 1, Version Date: 19/11/2023

PIA Notes Continued.

7/ Pay attached invoice & supply requested information to uplift Building Consent.

Consent Notes.

S.C. 2-4 & 6

N.C. 13 Inspection have been allowed for, 3 Foundation, 3 preflor, 1 drainage, 3 prelines, & 3 Finals.

Document Set ID: 1078987
Version: 1, Version Date: 19/11/2023

P I M C H E C K L I S T 980149

APPLICANT: M VAN DER KROGT
20 FALCON DRIVE
ASHBURTON

PHONE: 308 3304
PROJECT LOCATION: 268 MOORE ST
LEGAL DESCRIPTION: T S 336 ASHBURTON TN
PROJECT DESCRN: Erect 3 detatched townhouses.
BUILDER: Owner :
DRAINLAYER: G Smith :
PLUMBER: G Smith :
VALN NO: 2455506000
DATE OF APPLICN: 13/3/98 ~~00~~

FILL FLOODING SLIPS EASEMENTS

Service Details
(a) Sewer
(b) S/Tank
(c) Water
(d) S/Water

Town Planning UNIT 2
(a) Zoning Residential
(b) Siting NOT OK
(c) Resource Consent required (Yes/(No)?
(d) Site coverage
(e) Landscaping 0 —
(f) Recession planes OK
(g) Loading areas, etc —
(h) Outdoor living space
(i) Outdoor service space ok
(j) Carparking OK
(k) Other? —

NEW PLANS ALL OK 19/03/98

Signed:
Date: 17/04/98

Public Health Comments

Signed:.....
Date: ../../..

Other relevant information?

Document Set ID: 1078987
Version: 1, Version Date: 19/11/2023

P I M C H E C K L I S T 980149

APPLICANT: M VAN DER KROGT
20 FALCON DRIVE
ASHBURTON

PHONE: 308 3304
PROJECT LOCATION: 268 MOORE ST
LEGAL DESCRIPTION: T S 336 ASHBURTON TN
PROJECT DESCRN: Erect 3 detatched townhouses.
BUILDER: Owner :
DRAINLAYER: G Smith :
PLUMBER: G Smith :
VALN NO: 2455506000
DATE OF APPLICN: 13/3/98 ~~00~~

FILL FLOODING SLIPS EASEMENTS

Service Details
(a) Sewer
(b) S/Tank
(c) Water
(d) S/Water

Town Planning UNIT 3
(a) Zoning Residential
(b) Siting O.k
(c) Resource Consent required (Yes/No)?
(d) Site coverage ok
(e) Landscaping —
(f) Recession planes ok
(g) Loading areas, etc —
(h) Outdoor living space
(i) Outdoor service space Ok
(j) Carparking ok
(k) Other? -

NEW PLANS
ALL OK 19/3/98

Signed: ~~...~~
Date: 19/03/98

Public Health Comments

Signed: .....
Date: ../../..

Other relevant information?

Document Set ID: 1078987
Version: 1, Version Date: 19/11/2023

SUMMARY OF DWELLING SPECIFICATIONS

CHECKED FOR ISSUE OF CONSENT

Owner M. Van Der Krogt.

Address 268 Moore St

Consent No. 980149

Specified Correctly

Specifications Incomplete

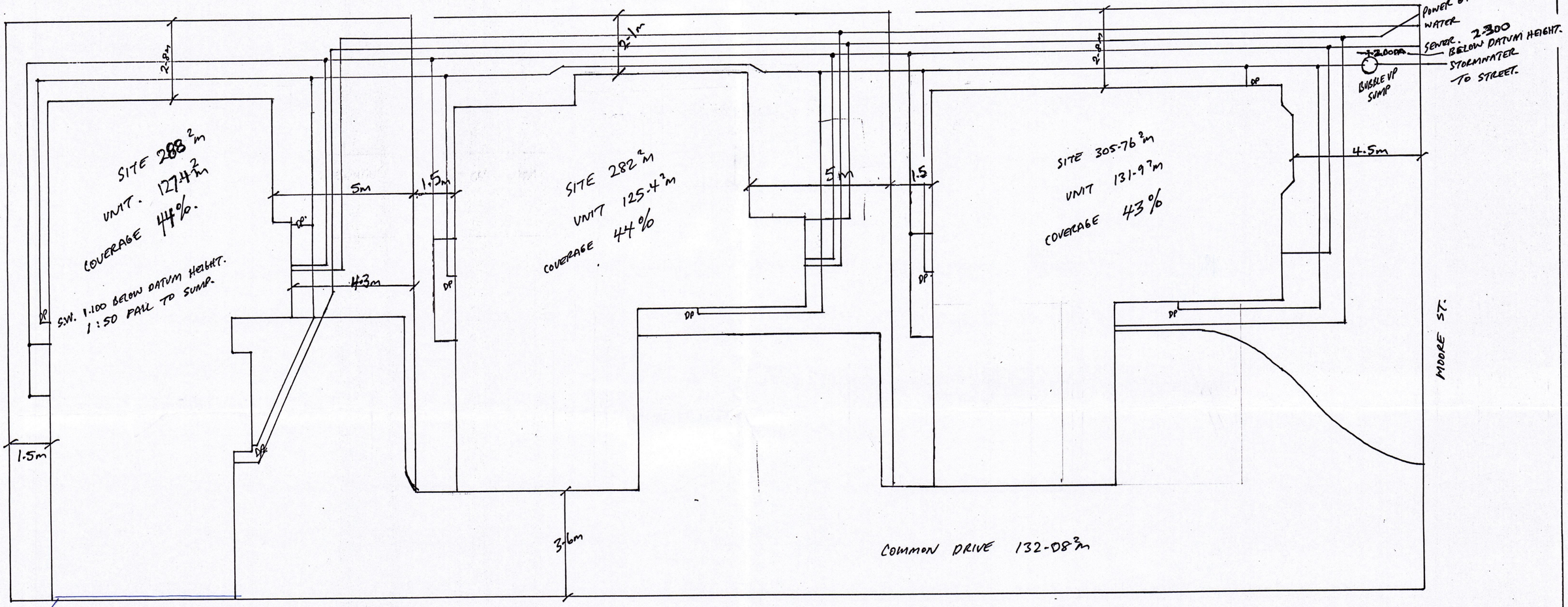
Site Plan	✓
Foundation	
1. Depth	✓
2. Width	✓
3. Reinforcing	✓
4. Vents	
Concrete Floor	
1. Hardfill	✓
2. Site Concrete	—
3. Damp-proof Course	✓
4. Main Floor Slab	✓
5. Reinforcing	—
6. Bottom Plate	✓
Wooden Floor	
1. Sleepers	
2. Joists	
3. Bottom Plate	
4. Flooring	
Framing	
1. Studs	✓
2. Opening Studs	✓
3. Trimmers	✓
4. Top Plate	✓
5. Braces	✓
6. Ceiling Joists	—
7. Runners	—
8. Rafters	—
9. Collar Ties	—
10. Purlins	✓
11. Ceiling Battens	✓
12. Trusses	✓
Roof Covering	
1. Corrugated Iron	✓
2. Netting and Building Paper	✓
3. Tiles	
Insulation	
1. Walls	✓
2. Ceilings	✓
3. Underfloor	

Exterior Wall Sheathing	
1. Weather Boards	
2. Building Paper	✓
3. Veneer	✓
4. Other	
Gable Ends	
1. Lining	✓
2. Building Paper	
Plumbing	
1. Type of Water Pipe	
(a) Cold	
(b) Hot	
2. Supply Tank	
(a) Tray	
(b) Overflow	
3. Cylinder	
(a) Exhaust	
(b) Tempering Valve	
(c) High Pressure	
4. Wastes	
5. Back Vents	
6. Terminal Vent	
Durability 50 years	✓
Drainage	
1. Connect to Sewer	✓
2. Septic Tank	
3. G.A. Required	
Stormwater	
1. To Street Channel	✓
2. To Soak Pits	
Heating	
1. Open Fire	
2. Electric	✓
3. Gas	
4. Space Heater	
Internal Linings	✓
Isolation W.C. Compartment	✓
Issue P.I.M.	✓
Issue Consent	✓

P.T.O.

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Version: 1, Version Date: 19/11/2023

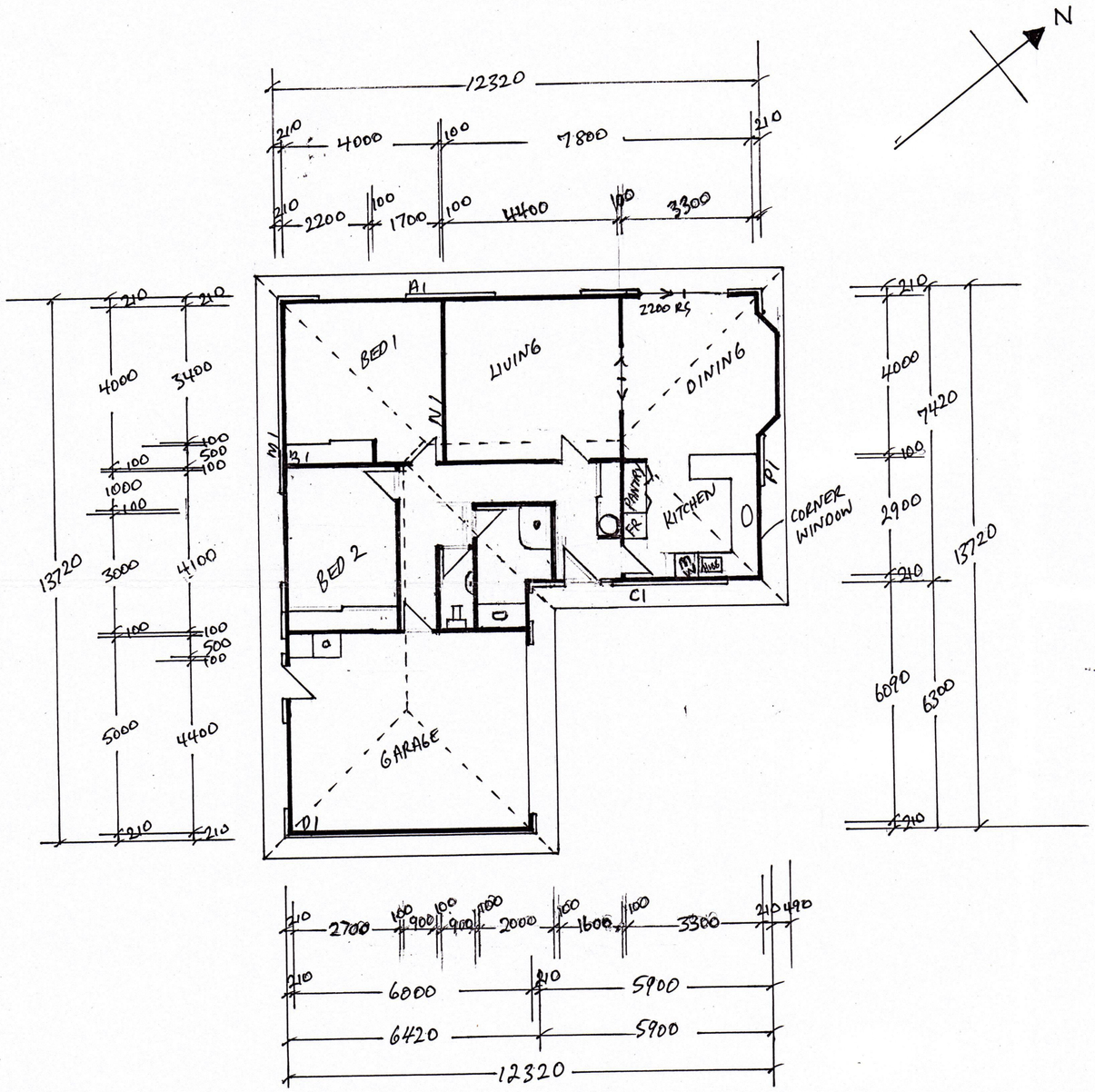
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18 MAR 1998



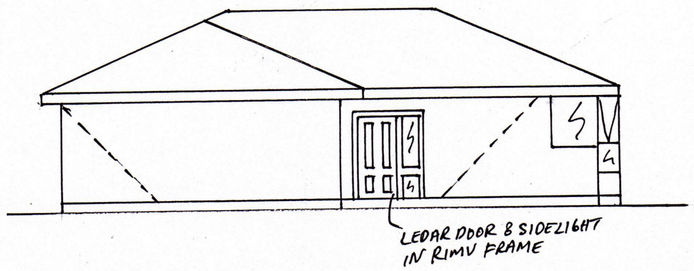
NOTE: SPOUTING NOT TO OVERHANG ON ADJACENT PROPERTY.

LOCATION!	DRAWN: MITCH VAN DER KROGT.	SITE PLAN	SIZE: 1012 m²
DATE:			SCALE: 1:100

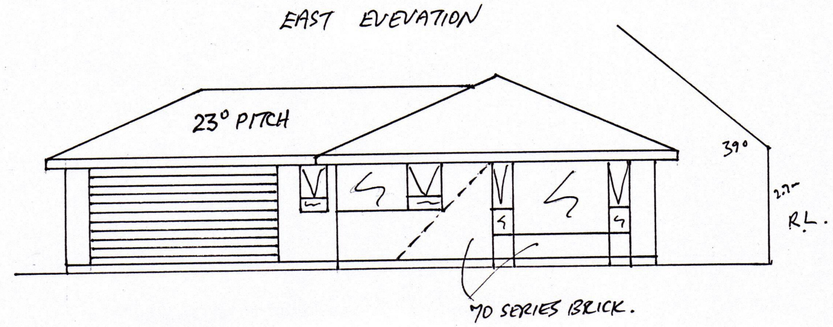
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Version: 1, Version Date: 19/11/2023



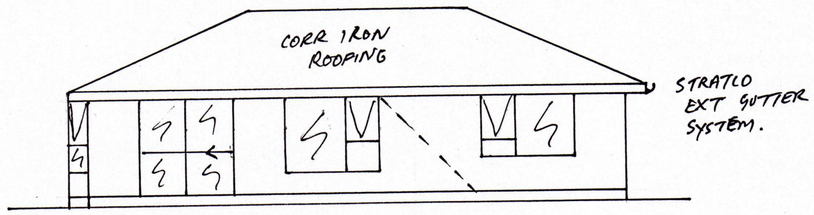
52-240



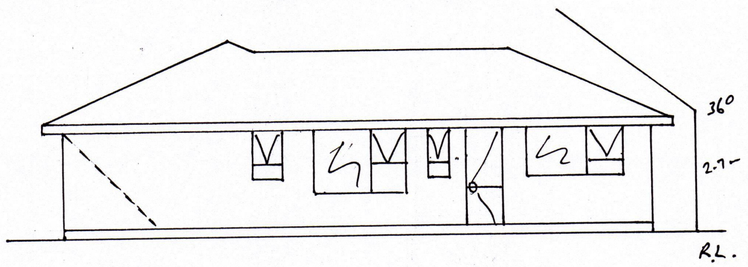
EAST EVEVATION



NORTH ELEVATION



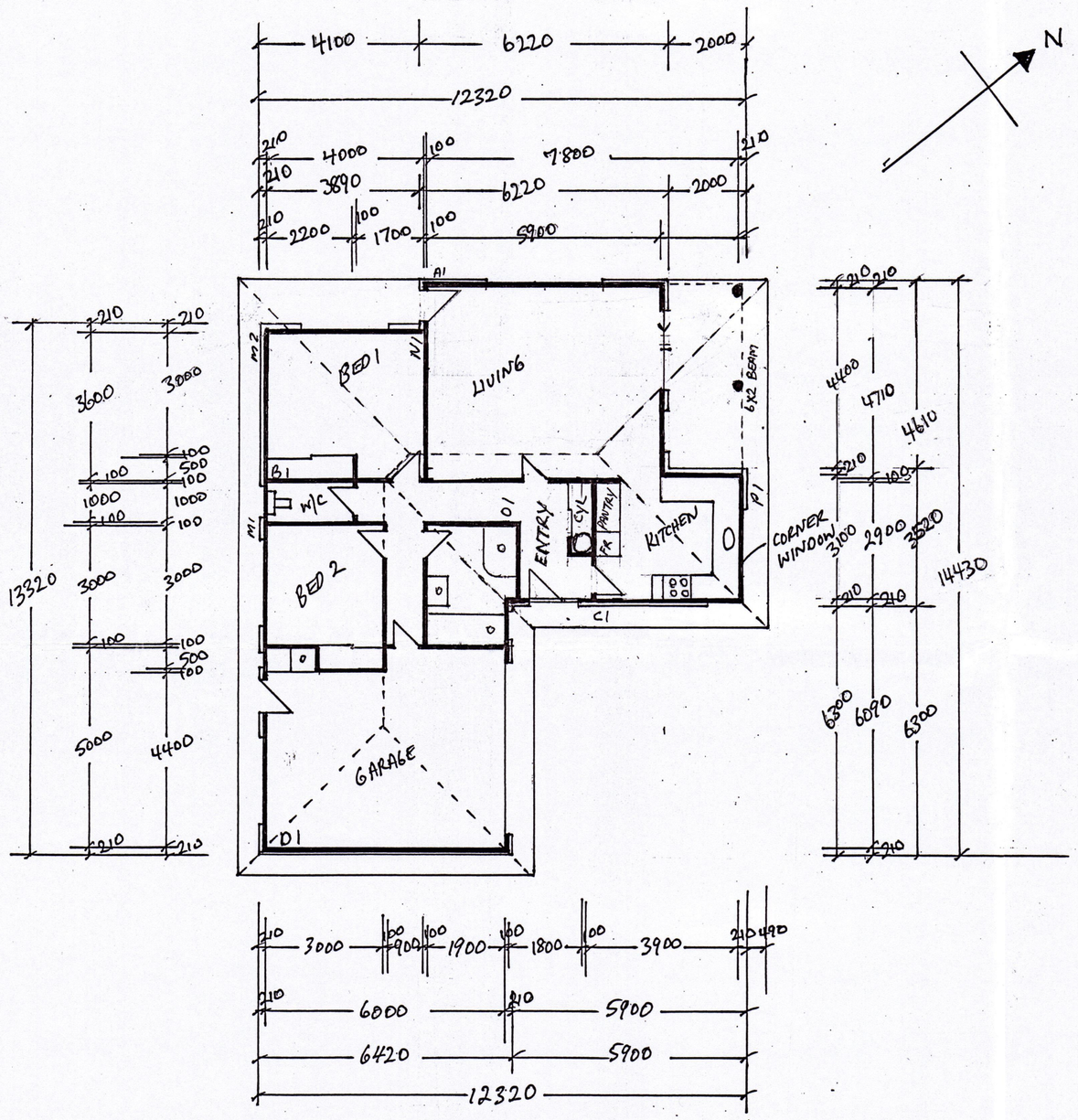
WEST ELEVATION

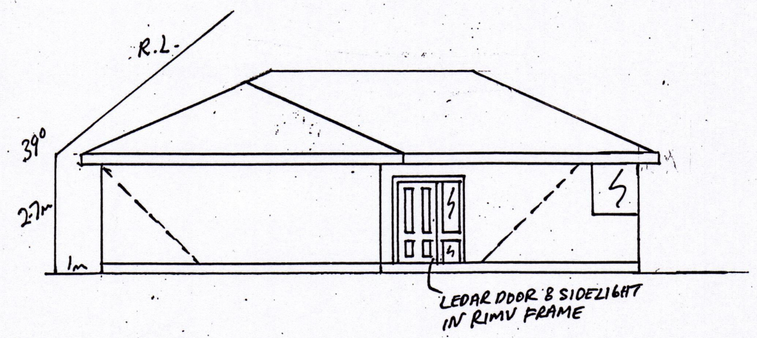


SOUTH ELEVATION.

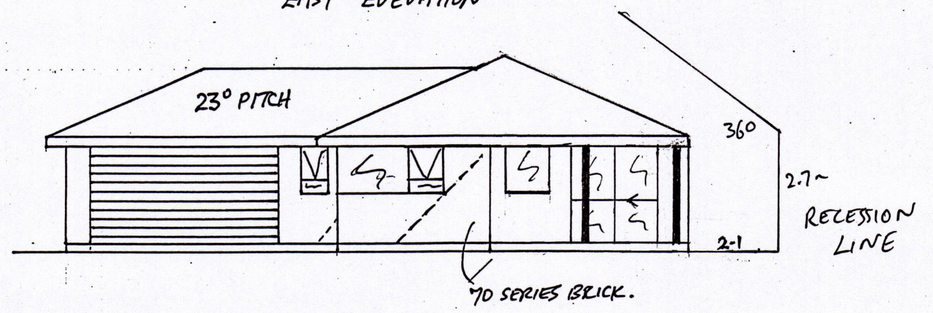
LOCATION	DRAWN. MITCH VAN DER KROGT.	UNIT 1	SIZE 131.86 ^{2}m
DATE			SCALE 1:100

Document Set ID: 10788
Version: 1, Version Date: 19/11/2023

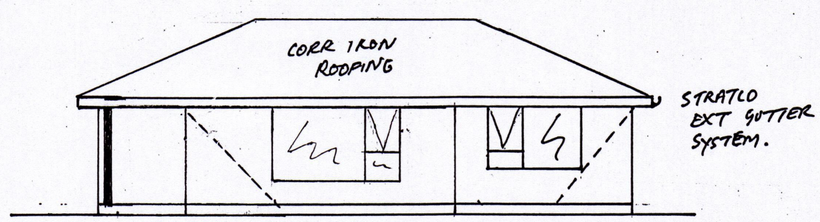




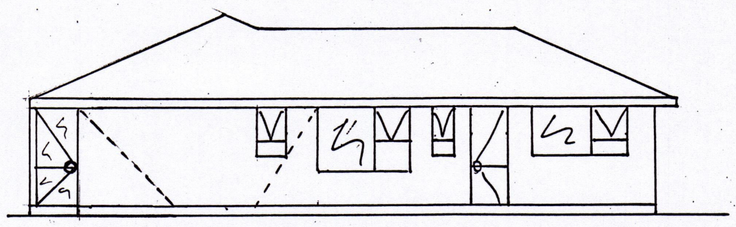
EAST ELEVATION



NORTH ELEVATION

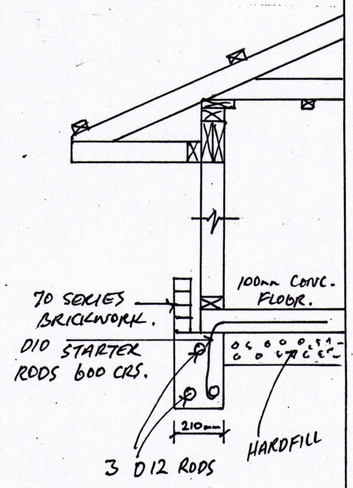


WEST ELEVATION



SOUTH ELEVATION.

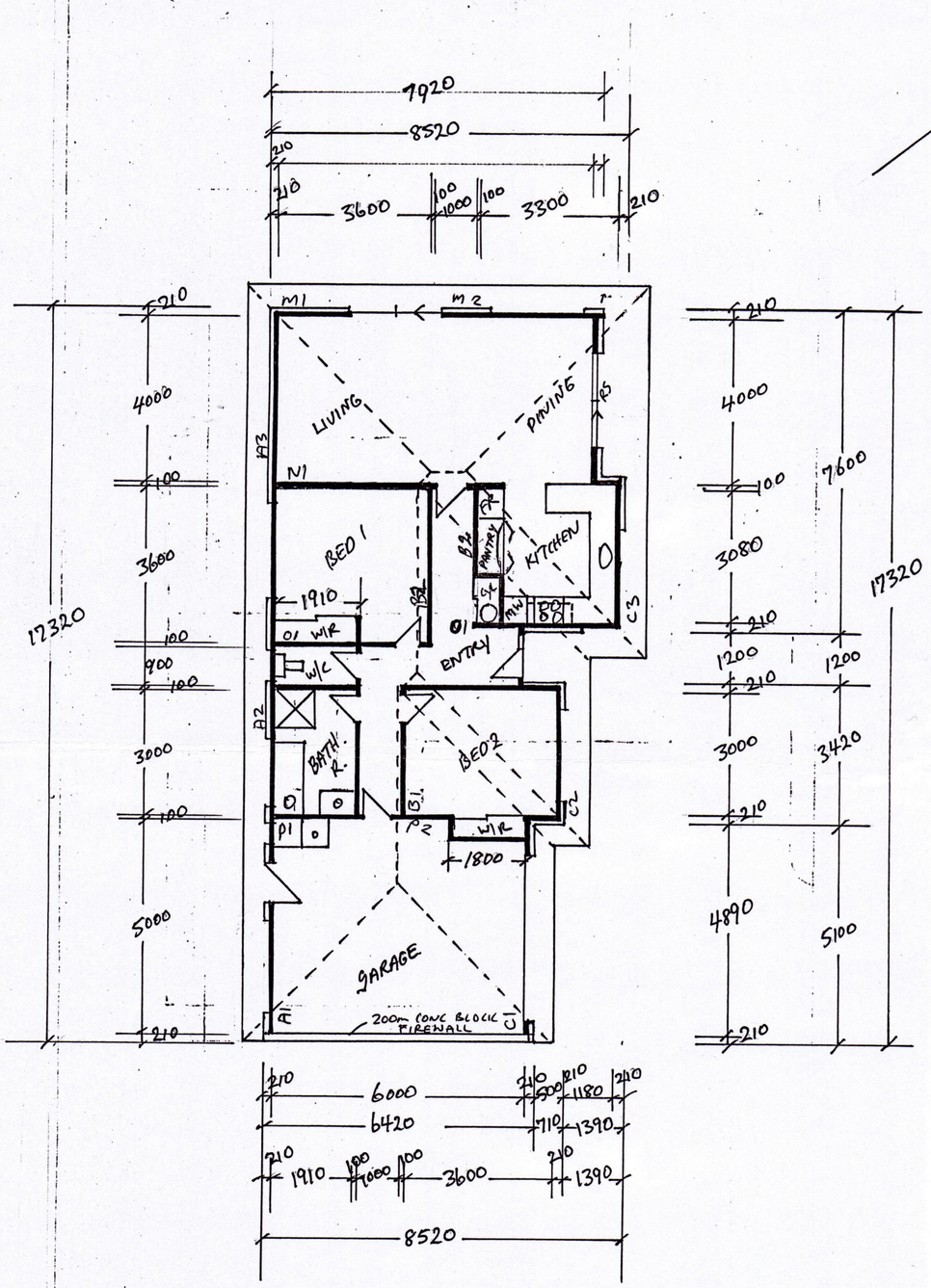
CROSS SECTION



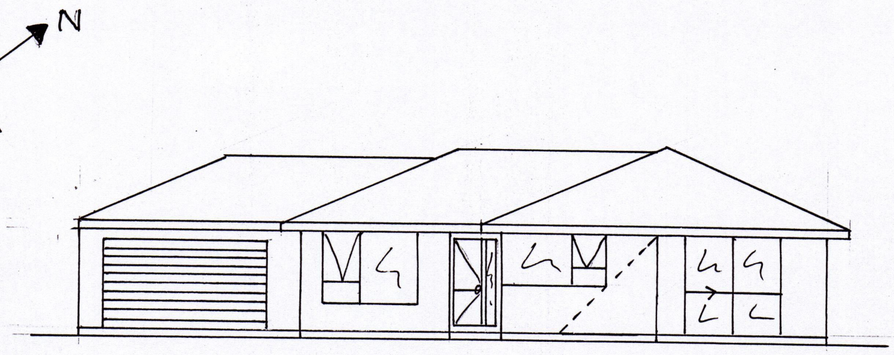
SCALE 1:50

LOCATION:	DRAWN. MITCH VAN DER KROGT.	UNIT 2	SIZE 125.4 m²
DATE:			SCALE 1:100

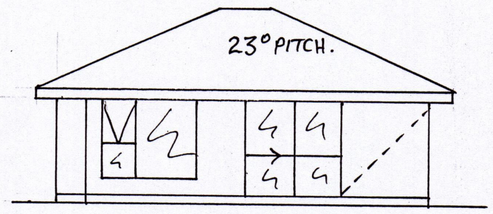
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Version: 1, Version Date: 19/11/2023



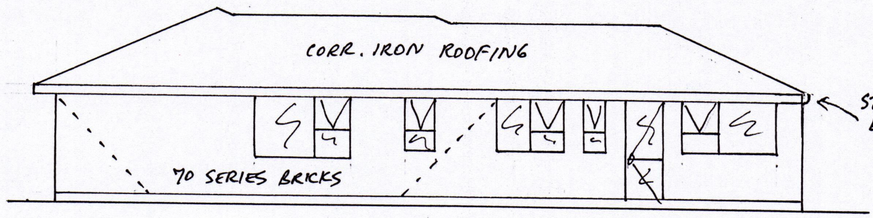
51.6 ϕ



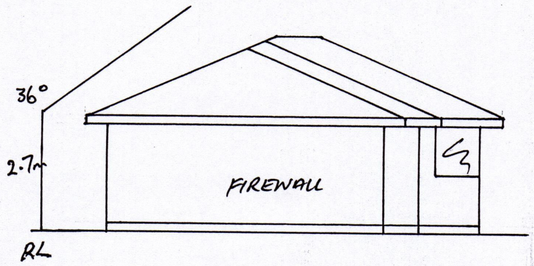
NORTH ELEVATION



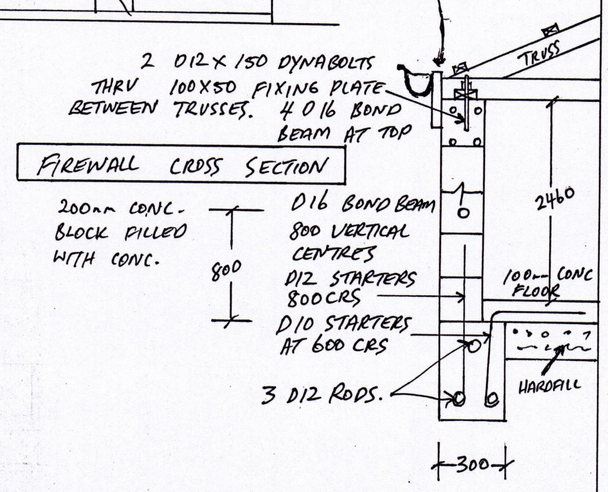
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



FIREWALL CROSS SECTION

SCALE 1:50

LOCATION:	DRAWN. MITCH VAN DER KROGT.	UNIT: 3	SIZE: 130 m^2
DATE:			SCALE: 1:100

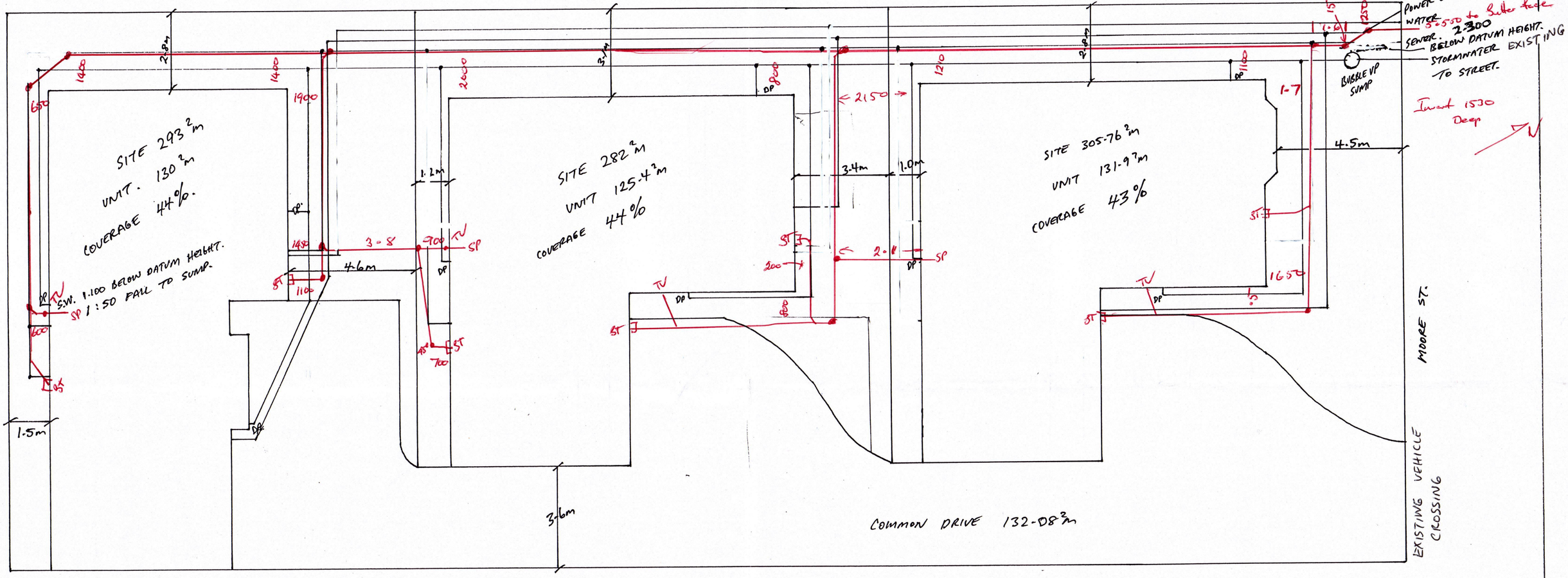
Document Set ID: 1078987
Version: 1, Version Date: 19/11/2023

As built Sewer in Red.

29/5/98

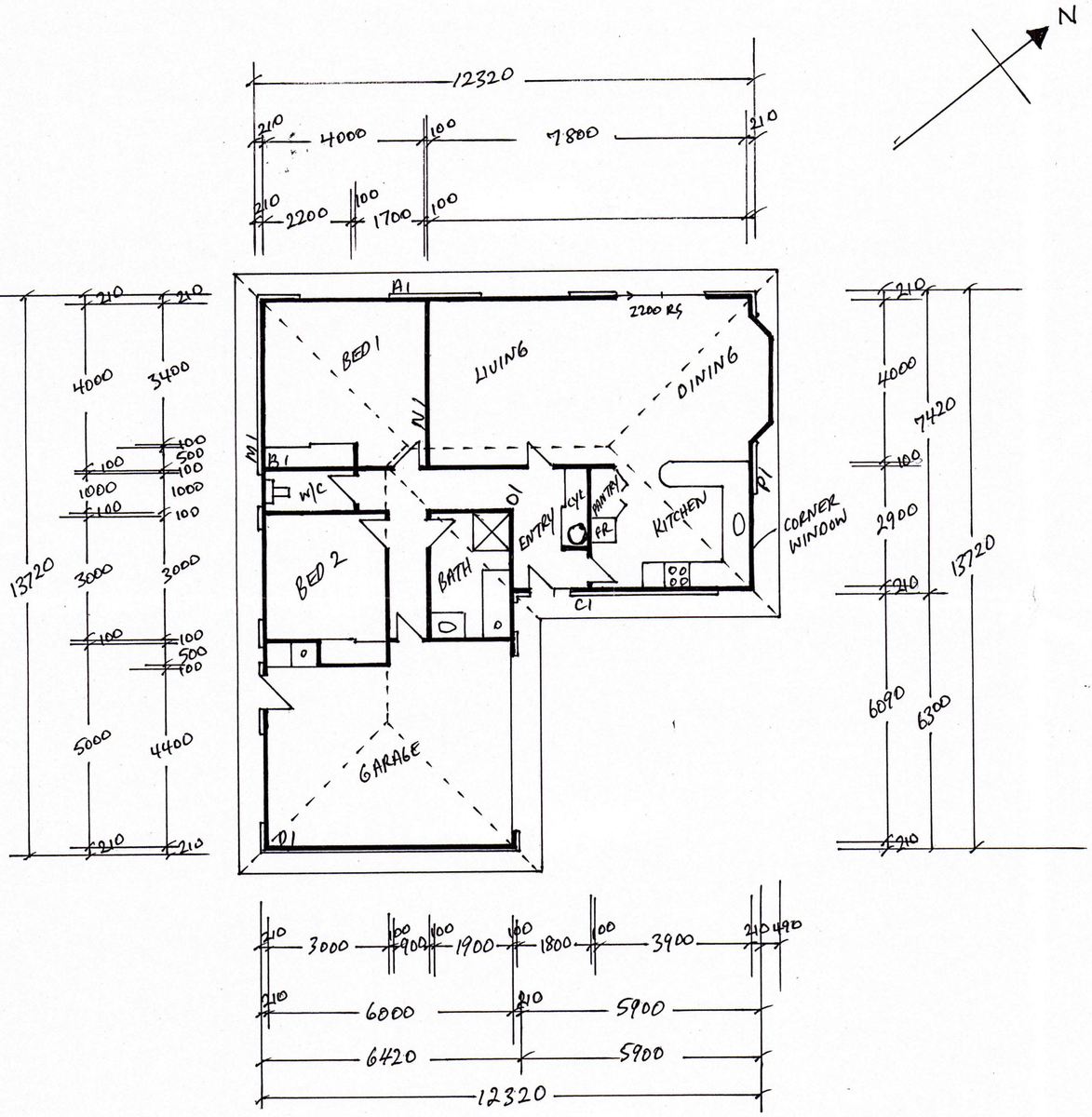
(B Smith)

RECEIVED
11 MAR 1998

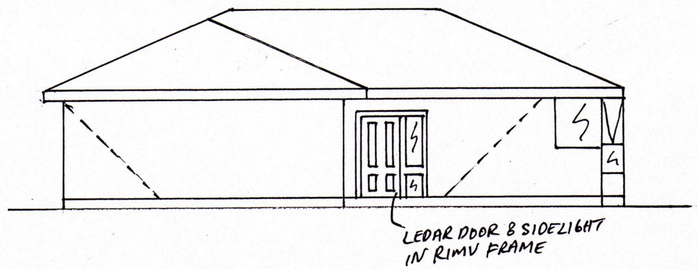


LOCATION: 268 Moore St	DRAWN: MITCH VAN DER KROGT.	SITE PLAN	SIZE: 1012 2m
DATE: March 98			SCALE: 1:100

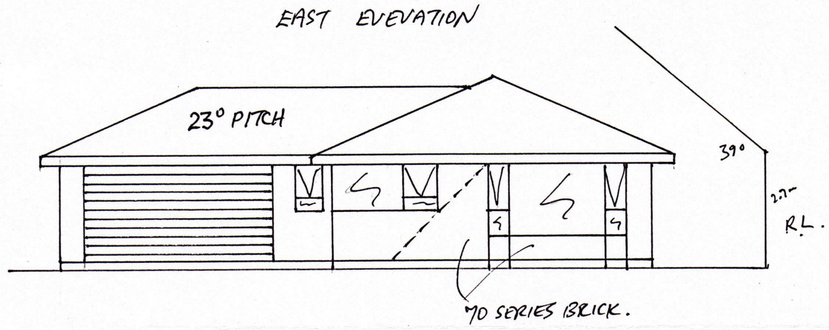
Document Set ID: 1078987
Version: 1, Version Date: 19/11/2023



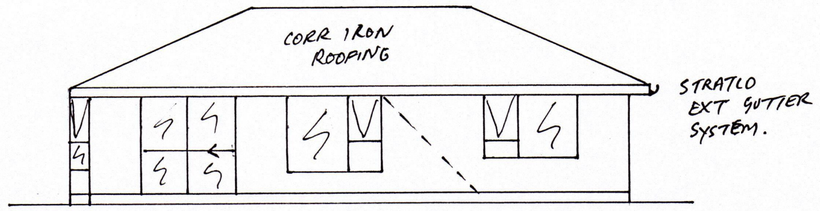
52-240



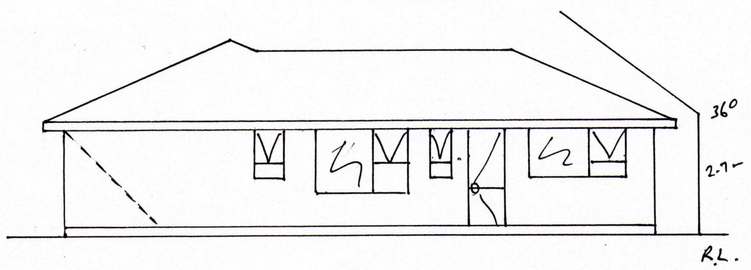
EAST ELEVATION



NORTH ELEVATION



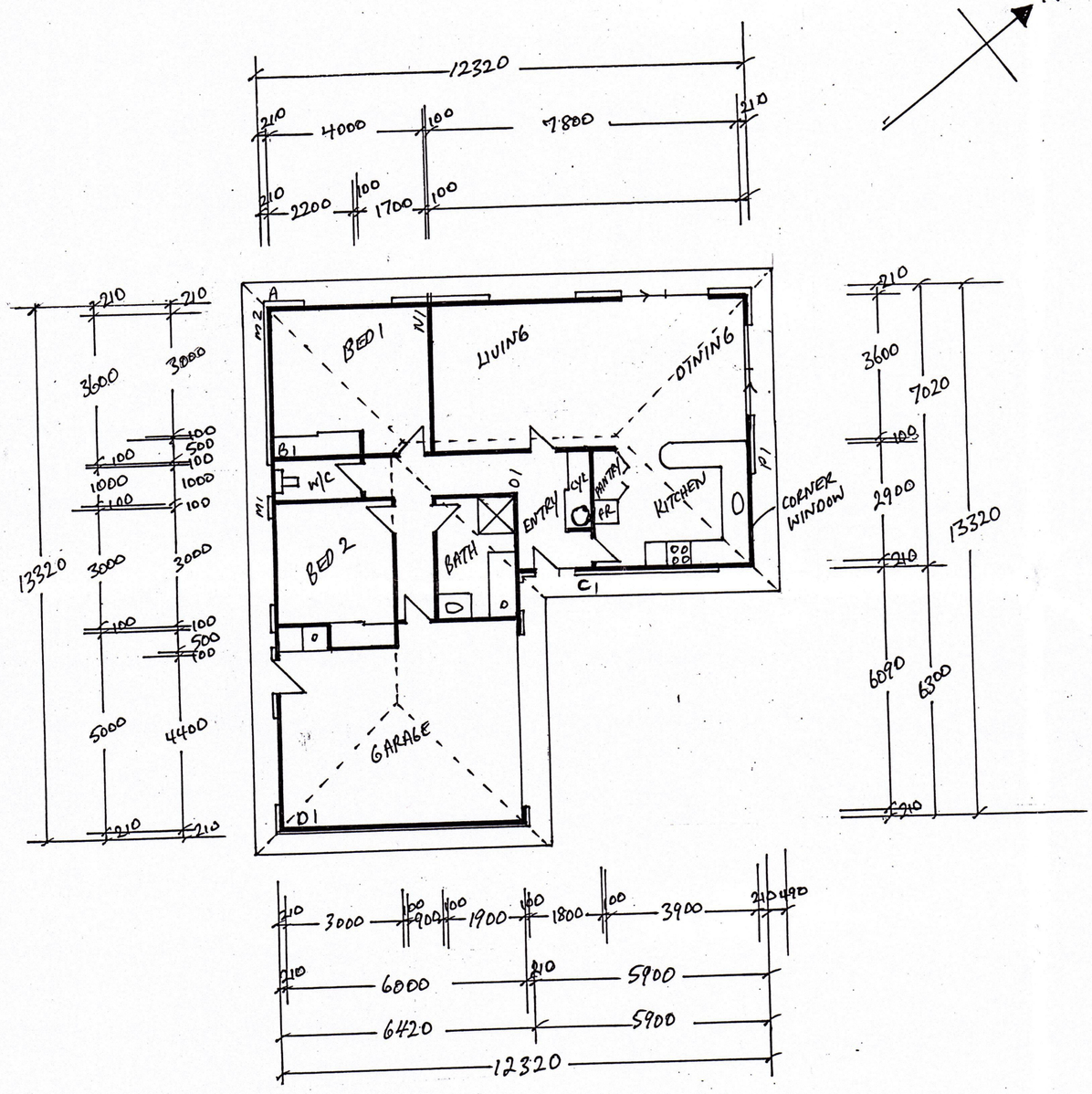
WEST ELEVATION

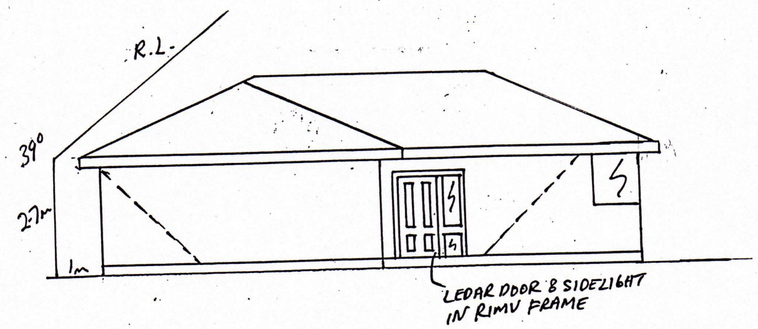


SOUTH ELEVATION.

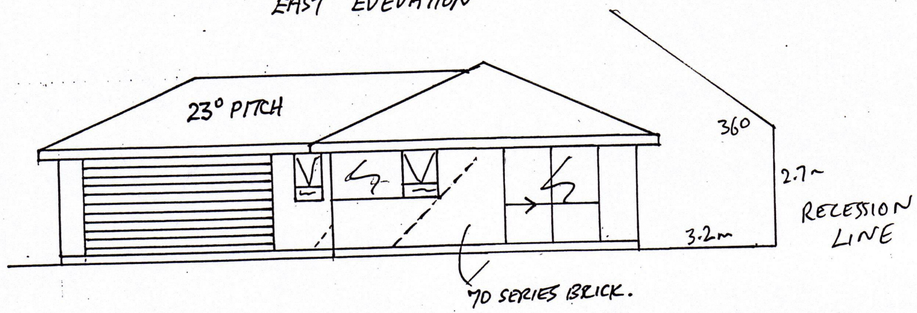
LOCATION	DRAWN. MITCH VAN DER KROGT.	UNIT 1	SIZE 131-86 ^{2}m
DATE			SCALE 1:100

Document Set ID: 1078987
Version: 1, Version Date: 19/11/2023

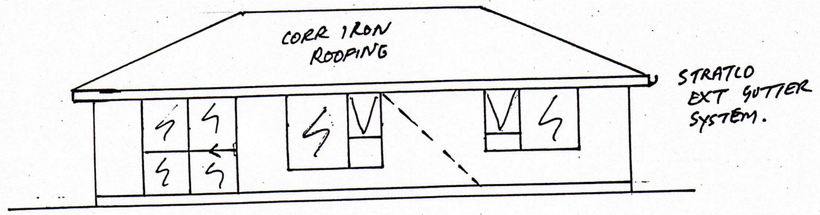




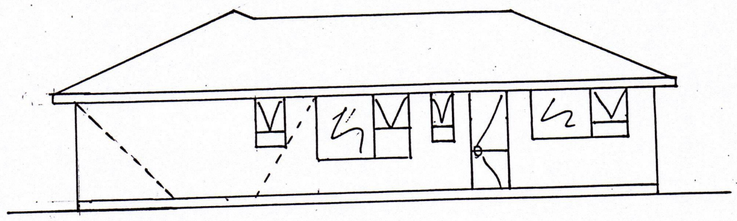
EAST ELEVATION



NORTH ELEVATION

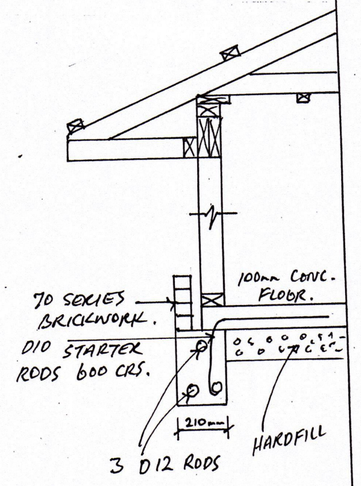


WEST ELEVATION



SOUTH ELEVATION.

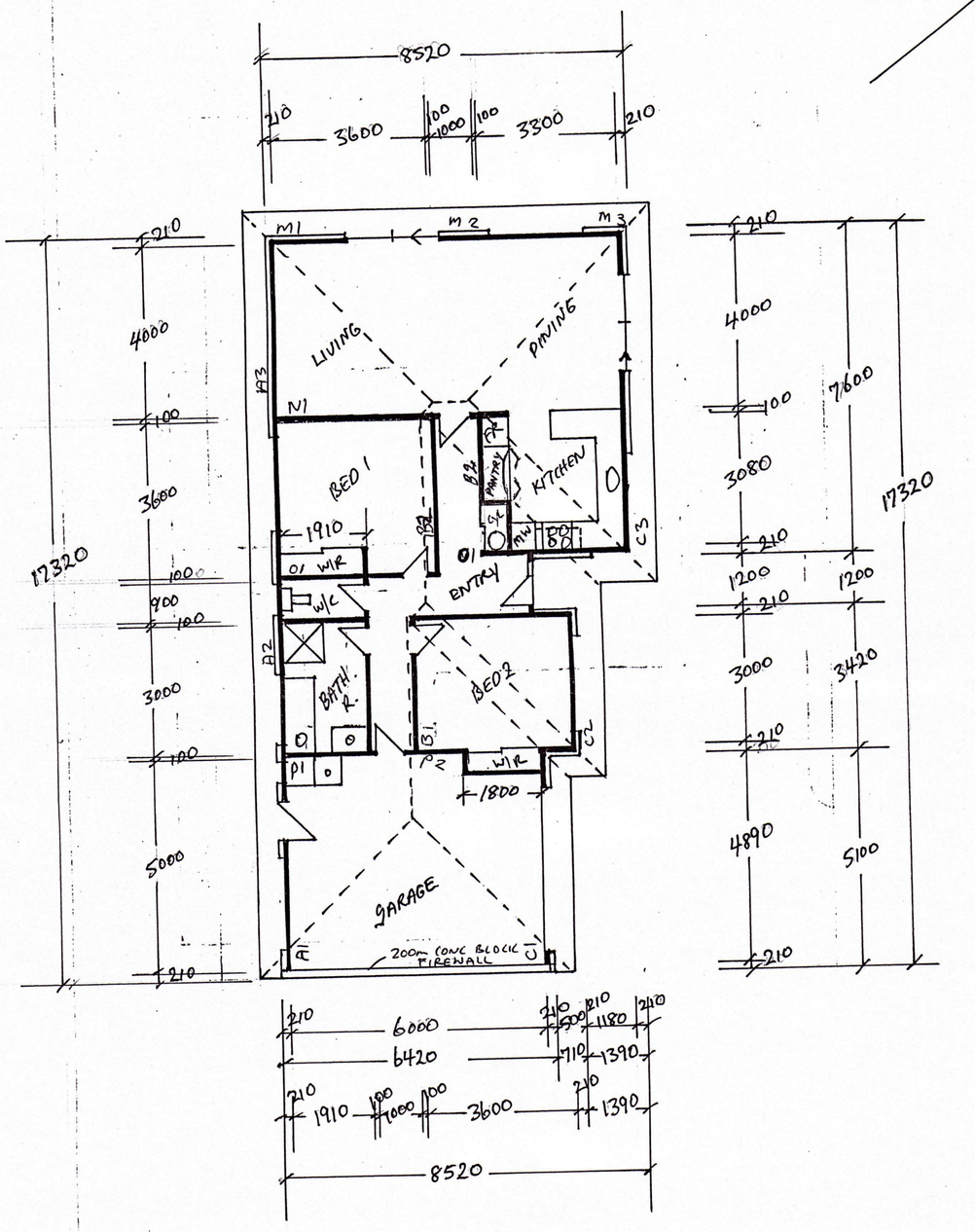
CROSS SECTION



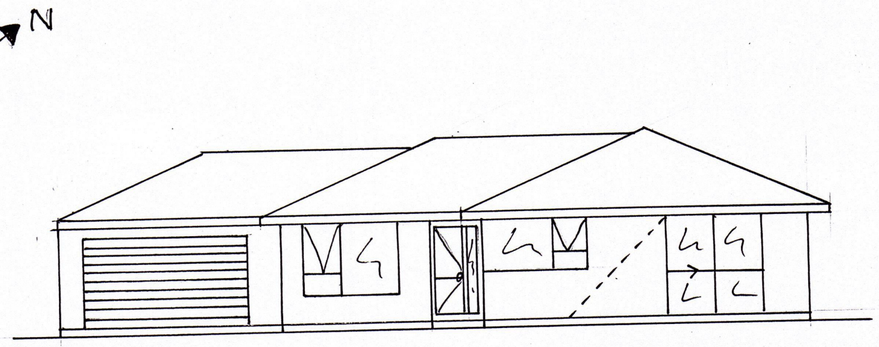
SCALE 1:50

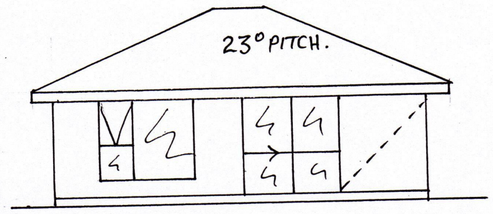
LOCATION	DRAWN. MITCH VAN DER KROGT.	UNIT 2	SIZE .125.4 ^{2}m
DATE			SCALE 1:100

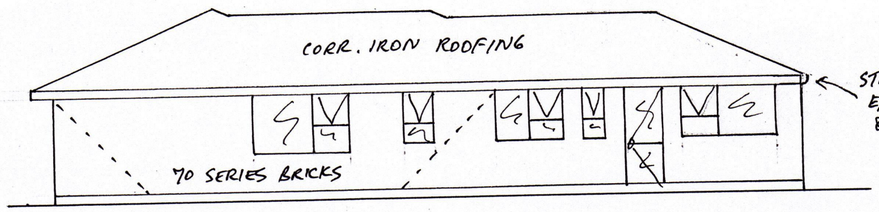
Document Set ID: 10788
Version: 1, Version Date: 19/11/2023

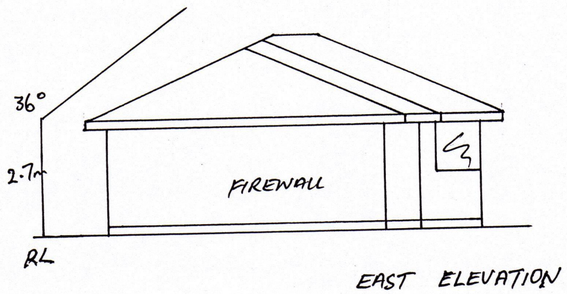


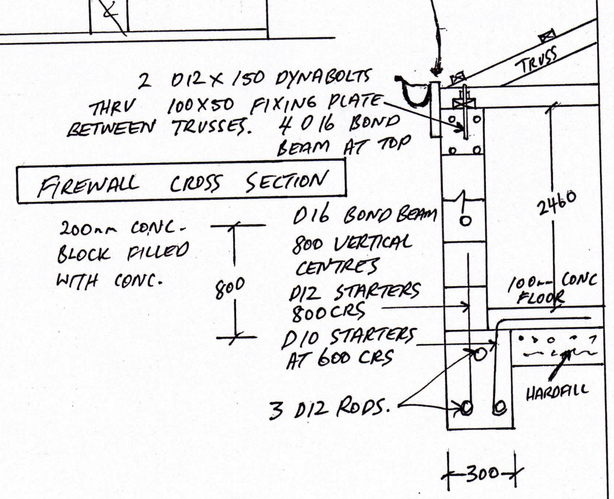
51.6 ϕ











LOCATION:	DRAWN. MITCH VAN DER KROGT.	UNIT: 3	SIZE: 130 m^2
DATE:			SCALE: 1:100

Document Set ID: 1078987
Version: 1, Version Date: 19/11/2023

04572

B.C.—Form 17.] 95

Office of the District Building Controller,
P. O. Box 469, Christchurch, C.1.
11th September, 1947.

Dear Sir,—

AUTHORITY TO PROCEED WITH A CONSTRUCTIONAL WORK

(Before commencing work, a formal Building Permit is to be obtained from the Local Authority)

APPLICANT: Mr. C. A. Sparrow,
BUILDER: Mr. E. F. Smith.
PROPOSAL: Erect dwelling at Moore Street, Ashburton.
ESTIMATED COST: £1850

The above proposal is approved subject to the work being carried out in accordance with Local Body By-laws, Building Control Regulations, Building Control Notices, and any special conditions shown hereunder.

Galvanised Iron Roofing Not Permitted.
Galvanised Iron Spouting and Downpipes Not Permitt

Mr. C.A. Sparrow,
C/- Mr. E. F. Smith,
98 Park Street,
ASHBURTON.

Mr. E. F. Smith,
98 Park Street,
ASHBURTON.

The Borough Engineer,
Ashburton Borough Council,
ASHBURTON.

District Building Controller.

100,000/8/47—6412]

Document Set ID: 1078985
Version: 1, Version Date: 19/11/2023

B.C.—Form 17.] 64

02521

Office of the District Building Controller,
P. O. Box 469, Christchurch,
25th June, 1948.

Dear Sir,—

AUTHORITY TO PROCEED WITH A CONSTRUCTIONAL WORK

(Before commencing work, a formal Building Permit is to be obtained from the Local Authority)

APPLICANT: Mr. C. A. Sparrow
BUILDER: Mr. E. F. Smith
PROPOSAL: Erect garage at Moore Street, Ashburton.
ESTIMATED COST: £30

The above proposal is approved subject to the work being carried out in accordance with Local Body By-laws, Building Control Regulations, Building Control Notices, and any special conditions shown hereunder.

Reject pinus and no cement to be used. Tradesmens' labour to be employed outside normal working hours.

Mr. C. A. Sparrow,
Moore Street,
ASHBURTON.

Mr. E. F. Smith,
Park Street,
ASHBURTON.

The Borough Engineer,
Ashburton Borough Council,
ASHBURTON.

J Andrews
District Building Controller.

Document Set ID: 1078985
Version: 1, Version Date: 19/11/2023

R.C.—Form 17.]

02521

Office of the District Building Controller,
P. O. Box 469, Christchurch,
25th June, 1948.

Dear Sir,—

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BUILDER: Mr. E. F. Smith
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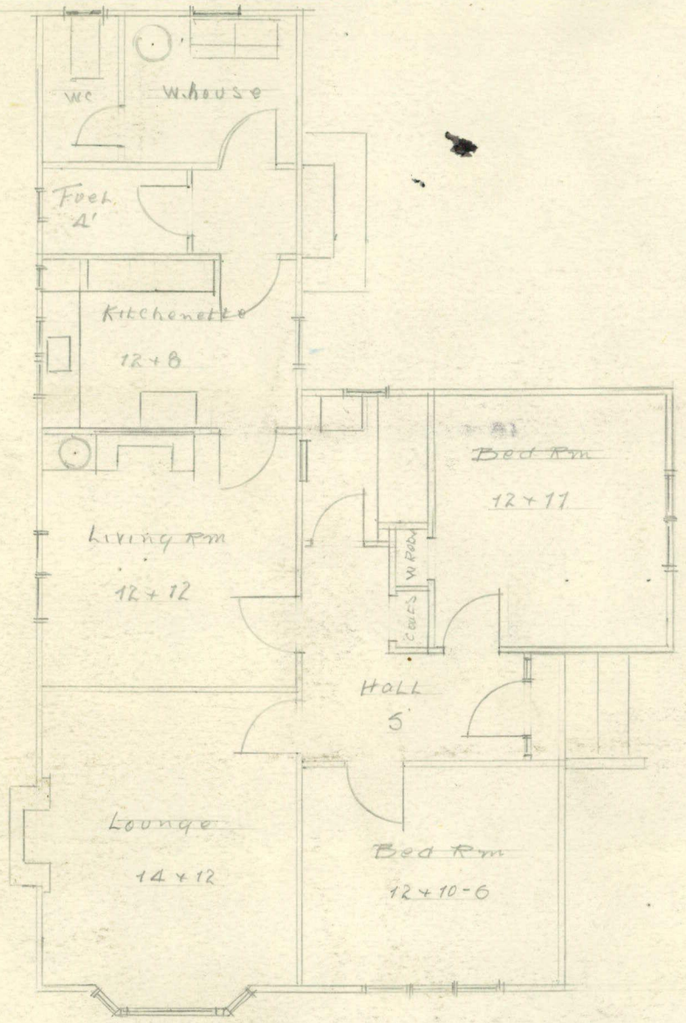
Mr. C. A. Sparrow,
Moore Street,
ASHBURTON.

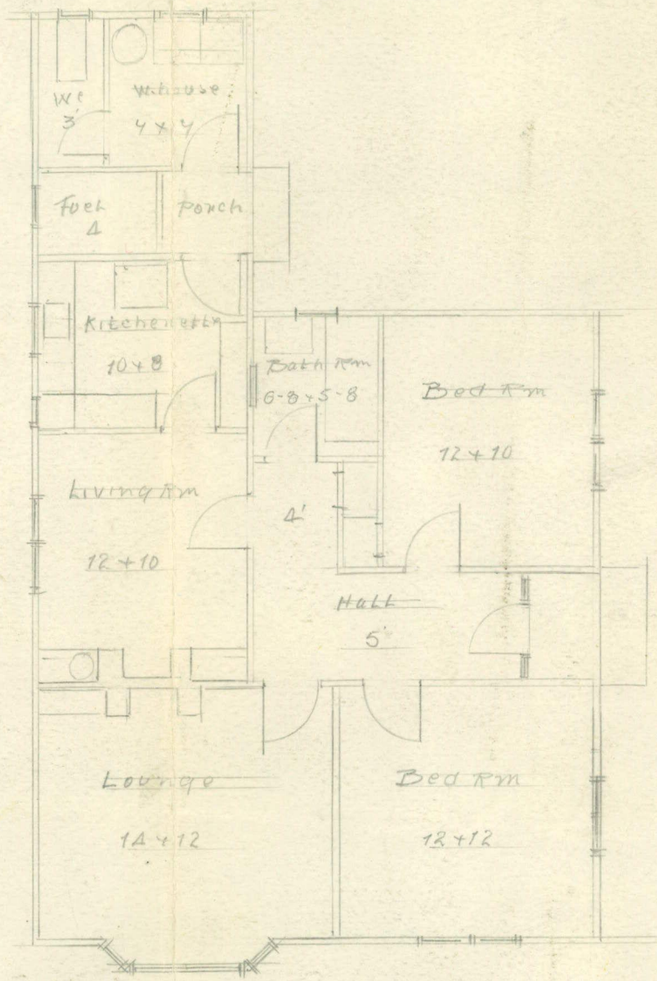
Mr. E. F. Smith,
Park Street,
ASHBURTON.

The Borough Engineer,
Ashburton Borough Council,
ASHBURTON.

J Andrew
District Building Controller.

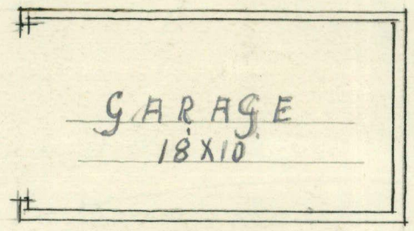
Document Set ID: 1078985
Version: 1, Version Date: 19/11/2023

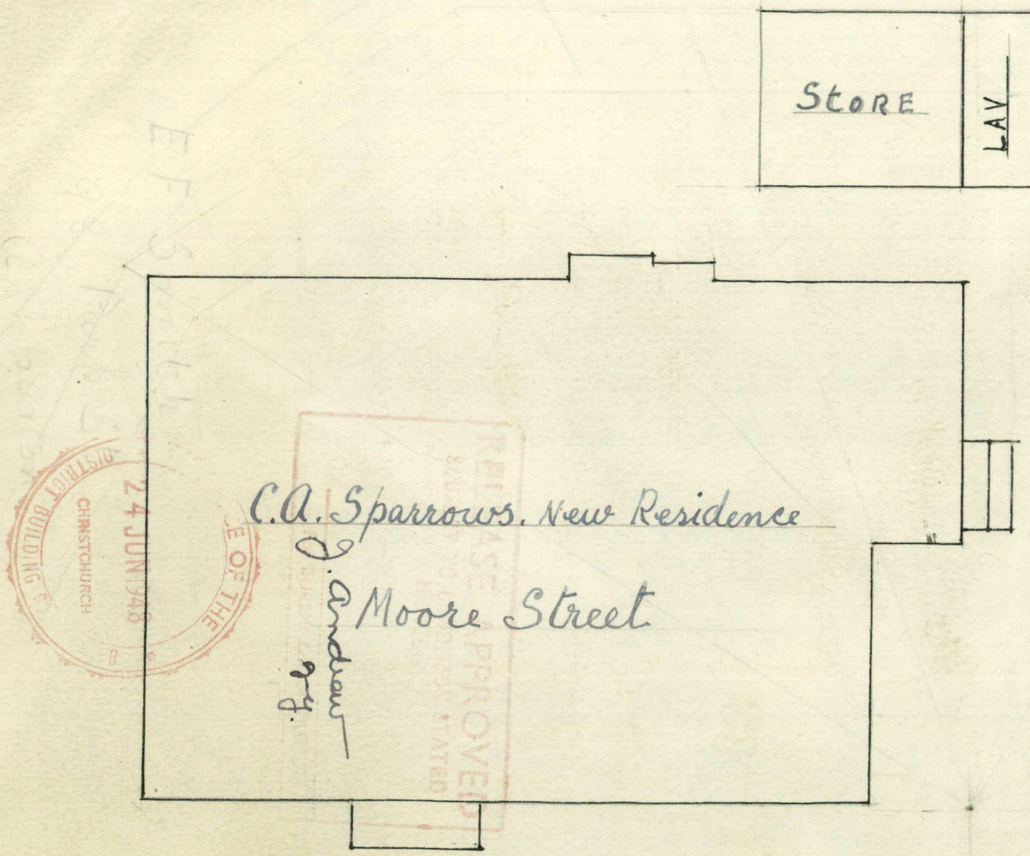




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Est. Value £30
Fee 5/— pd
Rec No 3995
1/7/48





Proposed Garage for C.A. Sparrow. Moore St

This building is to built on piles, with reject Pinus timber from house. Roof to be covered with old iron from a dismantled shed on site

£30-0-0

BUILDER Mr. E.F. Smith
Park Street.

permit issued
1/7/48.

1964

Document Set ID: 1078985
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ENTERED

ASHBURTON DISTRICT COUNCIL - INSPECTION CHECK

APPLICANTS NAME: DA Raymond Y RDS Ashburton

CONSENT NO: 980174

DATE ISSUED: 24 MAR 1998

PROJECT LOCATION: 268 Moore Street

CONTACT NAME:

ADDRESS:

PROJECT DESCRIPTION: Remove house off site

PHONE NO: 3037047

VALUATION NO: 21555/060

BUILDER:

~~LOT~~: TS ~~DP~~: 336

SOLID FUEL HEATER	**COMPLIES**	**COMMENTS**
MAKE & TYPE:	Y/N	
SECOND HAND:	Y/N	
CERTIFICATE:	Y/N	
CLEARANCE:	Y/N	
FLUE INSTALLATION:	Y/N	
CAVITY:	Y/N	
SCREEN TYPE:	Y/N	
TEMPERING VALVE 55 :	Y/N	
HEARTH & SEISMIC REST:	Y/N	

DATE INSPECTED: SIGNED:

ACCESSORY BUILDINGS	**COMPLIES**	**COMMENTS**
TYPE:	Y/N	
FOUNDATION TYPE:	Y/N	ok Issue c/c
DEPTH/WIDTH:	Y/N	
STEEL:	Y/N	
FRAMING & CLADDING:	Y/N	
STORMWATER:	Y/N	
FIRE WALL:	Y/N	
PRELINE:	Y/N	
COMPLETION:	Y/N	

DATE INSPECTED: 21/4/98 SIGNED:

DATE INSPECTED: SIGNED:

Document Set ID: 1078984
Version: 1, Version Date: 19/11/2023

APPLICATION FOR BUILDING CONSENT TO ASHBURTON DISTRICT COUNCIL

(Cross each applicable box. Attach relevant documents in duplicate.)

RECEIVED
2 0 MAR 1998

Part A: General

(Complete Part A in all cases)

APPLICANT*

Name: D A Raymond

Mailing Address: N° 5 RD
Ashburton

Contact (print name, address and position):
David Raymond
Fields Rd
N° 5 RD Ash

Phone: 03303704 7 Fax: 03303704 7
025 598601

* Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

P.I.M./Consent No: BC980174

Received: 23 / 3 / 98

P.I.M./Consent Fee: $ 105

Receipt No: 479035

Invoice No: 48127

Consent No: .....

Received: ..... / ..... / .....

Consent Fee: $.....

Receipt No: .....

Invoice No: .....

PROJECT

New or relocated building ☑

Alterations/Additions ☐

Demolition ☐

Proposal to Move Dwg from 268 Moore St Ash To Carters Rd Hinds now (McDougals Rd)

Intended use(s) (in detail):
Farm Staff accomodation

Intended life:

Indefinate but not less than 50 years ☑

Specified as ..... years

Being stage ..... of an

intended ..... stages

Estimated value (inclusive of GST):

$ 5,000

PROJECT LOCATION

Street address (if any):
268 Moore St

Legal description (as shown on certificate of title or rates notice, if any):
T8 336 Ash TN

Valuation No: 2455506000

(For example: Lot ..... DP ..... ; or Section ..... SO ..... Survey or Registration District .....; or Maori block number and name; or combination of those. If none apply, give whatever information is necessary to identify the location.)

Cont . . .

Document Set ID: 1078984
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THIS APPLICATION IS FOR:

☐ Building Consent only, in accordance with Project Information Memorandum No.: .....

☐ Both Building Consent and a Project Information Memorandum.

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 (cross 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.

☐ New provisions to be made for vehicular access, including parking.

☐ 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.

☐ 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.

☐ Provisions to be made in any demolition work for the public, suppression of dust, disposal of debris, disconnection from public utilities, and supression of noise.

☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

Part C: Building Details

(Complete Part C in all cases)

This application is accompanied by (cross 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.

Cont . . .

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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): .....

.....

Building certifier(s): .....

.....

Builder(s) J Reed.

.....

Registered drainlayer: K Body

Registered plumber: " "

Registered gasfitter: —

Registered electrician: Electroserve Lynda's Church.

Other: Removal - ~~Waitk~~ Waitaki Transport

.....

.....

.....

Part E: Compliance Schedule Details

E1: Systems necessitating a Compliance Schedule

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

NA

The building will contain the following (cross each applicable box and attach proposed inspection, maintenace, 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 or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a portable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

Cont . . .

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☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the New Zealand Building Code.

☐ Building maintenance units for providing access to the exterior and interior walls of buildings.

☐ Such signs as are required by the New Zealand 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 (cross each applicable box and attach proposed inspection, maintenace, 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 New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed by/for and on behalf of the applicant:

Name: .....

Position: .....

Date: .....

Bruce 350—6/97

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Version: 1, Version Date: 19/11/2023

P.I.M/BUILDING CONSENT APPLICATION NO. BC 980174

OWNER: D A Raymond ..... BUILDER: .....

ADDRESS: R D 5 ..... ADDRESS: .....

Ashburton ....

....

NUMBER: 268 ..... VALUATION REFERENCE

STREET: moore st ..... NUMBER

DISTRICT: Ashburton ..... 2455506000 .....

ESTIMATED VALUE OF WORK: $ 5,000 .....

P.I.M	REDUCED/INTERMEDIATE/FULL	$ 30
	Receipt No: 479035	Date Paid: 23/3/98
CONSENT -	ADMINISTRATION	$ 10.00
	INSPECTIONS	$ 55.00
	BUILDING RESEARCH LEVY	$
	B.I.A LEVY	$
	VEHICLE CROSSING	$
	SERVICE CHARGES	$
	FIRE SERVICE CHARGE	$
	DLR INCOME	$
	COMPLIANCE SCHEDULE	$
	CCC REDUCED/INTER/FULL	$ 10.00
	TOTAL	$ 105.00
	Receipt No: 479035	Date Paid: 23/3/98

FURTHER PAYMENT REQUIRED: Y/N $

34(2) INFORMATION REQUIRED: Y/N

OTHER INFORMATION REQUIRED: Y/N

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Version: 1, Version Date: 19/11/2023

P I M C H E C K L I S T 980174

APPLICANT: D A RAYMOND
FIELDS RD
R D 5
ASHBURTON
PHONE: 303 7047
PROJECT LOCATION: 268 MOORE ST
LEGAL DESCRIPTION: T S 336 ASHBURTON TN
PROJECT DESCRN: Remove house off site.
VALN NO: 2455506000
DATE OF APPLICN: 23/03/98

FILL FLOODING SLIPS EASEMENTS

Service Details
(a) Sewer
(b) S/Tank
(c) Water
(d) S/Water

Town Planning
(a) Zoning
(b) Siting
(c) Resource Consent required (Yes/No)?
(d) Site coverage
(e) Landscaping
(f) Recession planes
(g) Loading areas, etc
(h) Outdoor living space
(i) Outdoor service space
(j) Carparking
(k) Other?

Signed:.....
Date: ../../..

Public Health Comments

Signed:.....
Date: ../../..

Other relevant information?

No PIM

SC 2-6

NC Inspection

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